AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 10, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *December 13, 2016* Planning and Zoning Commission meeting.

2. **P2016-053** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VI containing 77 single-family residential lots on 31.254-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

3. **P2016-054** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a preliminary plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

APPOINTMENTS

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

PUBLIC HEARING ITEMS

5. **Z2016-033** **(Korey)**
   Hold a public hearing to discuss and consider a request by Himmat Chuhan on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

6. **Z2016-041** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

7. **Z2016-044** **(David)**
   Hold a public hearing to discuss and consider a request by Robert Miklos of Miklos Law, PLLC on behalf of Hacienda Car Wash, Inc. for the approval of a Specific Use Permit (SUP) for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

8. **Z2016-045** **(Korey)**
   Hold a public hearing to discuss and consider a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Hotel, Residence in a Commercial (C) District on an approximately 3.0-acre tract of land be a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

9. **Z2016-046** **(David)**
   Hold a public hearing to discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD Development Plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

ACTION ITEMS

10. **MIS2017-001** **(Ryan)**
    Discuss and consider the approval of a special request by Michael Hunter of the North Texas Community Development Corporation for a waiver to building setback requirements for the purpose of constructing a duplex on a 0.09-acre parcel of land identified as Lot 1B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, being zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 504 Ross Street, and take any action necessary.

11. **SP2016-032** **(Korey)**
    Discuss and consider a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

12. **SP2016-034** **(David)**
    Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

13. **SP2016-036** **(David)**
    Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a multi-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

14. **SP2017-001** **(Korey)**
    Discuss and consider a request by Jeffery Dolian, PE of Kimley-Horn and Associates, Inc. on behalf of Eames Gilmore, Sr. of the Target Corporation for the approval of an amended site plan to change the exterior façade of an existing retail building situated on a 10.37-acre parcel of land identified as Lot 2, Block A, Steger Towne Crossing, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 850 Steger Towne Drive, and take any action necessary.

15. SP2017-002 (David)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amended site plan for the addition of a warehouse building on an existing facility situated on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

DISCUSSION ITEMS

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ MIS2016-011: Masonry Exception for 102 N. Taylor Street [*Approved*]
- ✓ Z2016-033: SUP for a Residence Hotel at 700 E. IH-30 (*1st Reading*) [*Remanded back to P&Z*]
- ✓ Z2016-038: SUP for an Accessory Building at 1950 Copper Ridge Circle (*2nd Reading*) [*Approved*]
- ✓ Z2016-039: Amendment to PD-65 (*2nd Reading*) [*Approved*]
- ✓ Z2016-040: Amendment to PD-68 (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of January, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 10, 2017
4:00 P.M.

ACTION ITEMS

1. **SP2016-032** **(Korey)**
   Discuss and consider a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

2. **SP2016-034** **(David)**
   Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

3. **SP2016-036** **(David)**
   Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a multi-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

4. **SP2017-001** **(Korey)**
   Discuss and consider a request by Jeffery Dolian, PE of Kimley-Horn and Associates, Inc. on behalf of Eames Gilmore, Sr. of the Target Corporation for the approval of an amended site plan to change the exterior façade of an existing retail building situated on a 10.37-acre parcel of land identified as Lot 2, Block A, Steger Towne Crossing, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 850 Steger Towne Drive, and take any action necessary.

5. **SP2017-002** **(David)**
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amended site plan for the addition of a warehouse building on an existing facility situated on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6rd day of January, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 13, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Tracey Logan, Annie Fishman, and Johnny Lyons. Absent were Commissioner Mark Moeller and Sandra Whitley. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the November 15, 2016 Planning and Zoning Commission meeting.

2. SP2016-025

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a site plan for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

3. MIS2016-012

Discuss and consider a request by John Arnold of BH Balance I LLC for the approval of a tree mitigation plan for Breezy Hill, Phase VI being 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

Commissioner Fishman made a motion to approve the consent agenda. Commissioner Lyons seconded the motion, which passed by a vote of 5-0, with Commissioners Whitley and Moeller absent.

III. APPOINTMENTS

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

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

IV. PUBLIC HEARING ITEMS

5. Z2016-038

Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant Michael Scott is requesting the approval of a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements stipulated by the Unified Development Code. Specifically, the applicant is proposing to construct a metal building that will be 30-feet by 40-feet, or approximately 1,200 sq. ft. in area. And according to the UDC, in an SFE/1.5 District, a property can have a maximum of two accessory structures as long as each structure does not exceed 625 sq. ft. or a single accessory building no larger than 1,250 sq. ft. and 15-feet in height, or less, provided the exterior materials contains the same materials as found on the main structure. In this case the main structure is brick and the proposed accessory building will be 100% metal panel.

Mr. Gonzales added that the accessory building does conform to the size and height requirements of the UDC. The applicant has also included a letter indicating the removal of an existing accessory building located in the rear yard, this will bring the property into compliance with the UDC's requirements regarding the number of accessory structures to be located on one SFE/1.5 lot. This will be added as a condition of approval. Additionally, the accessory building will be located behind the main structure and should not be visible from the street. A request for an SUP is a discretionary decision for the Planning and Zoning Commission and the City Council.

Mr. Gonzales further stated that on November 29, 2016, staff mailed 35 notices to property owners and occupants within 500-feet of the subject property and also notified the Loveland Farms and Timber Creek Estates HOAs, which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. Staff received one notice in favor of the request.

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

Michael Scott
1950 Copper Ridge Circle
Rockwall, TX

Mr. Scott came forward and stated he is requesting approval of the accessory building and did not have much more to add from what Mr. Gonzales stated.

Chairman Renfro asked for questions for the applicant from the Commission.

Commissioner Trowbridge asked if there would be a business ran out of the building. Mr. Scott stated there would not.

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

Commissioner Trowbridge made a motion to approve Z2016-038 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Moeller absent.

6. Z2016-039

Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [*N. SH-205*] and N. Lakeshore Drive, and take any action necessary.

Planning Director, Ryan Miller, provided a parcel map of subject property and gave brief explanation of request stating that the subject property is all of Planned Development 65 which is zoned for General Retail and Assisted Living Uses and was approved in 2006. At the time of approval the applicant incorporated a concept plan that laid out a development for the area, specifically it broke it up into five parcels. The original plan showed that parcels 3, 4 and 5 which were adjacent to 205 would have General Retail Commercial type uses and parcels 1A and 1B

would be a church which is closest to the neighborhood, and then an Assisted Living Facility on Parcel 3. At that time the PD allowed for a retail store with gasoline sales limited to six dispensers on Parcel 4 which is currently where the Walgreens and Urgent Care Center are located. The PD was amended in 2008 to change the height permitted for Parcels 3, 4 and 5 from 28 feet to 36 feet and moved the gas station from Parcel 4 to Parcel 5 which is currently the portion at the southwest corner of North Lakeshore and SH-205. An application was received from the applicant requesting to amend the PD again. The applicant is first requesting to remove some standards out of the Planned Development District. When the PD was originally approved in 2006, staff was in the process of ratifying the North SH-205 Overlay District, and the standards that were eventually approved and currently regulate property within that Overlay District were incorporated into the Planned Development District Ordinance; however no section was approved that would allow Council to grant a variance, making the standards obligatory for development moving forward. What the applicant would like to do is remove those standards in order to allow Council to grant variances to the Overlay District Standards, the standards however would still be in effect because the properties are in the Overlay District themselves, and all that is being requested is for the ability for future development to come through and request variances to things such as the pitched roof requirement for properties under 6,000 square feet, the minimum masonry requirements most things that have come before the Commission in previous cases. The second request the applicant is asking for is to move the gas station entitlement. Originally the gas station entitlement was on Parcel 4 that was then moved to Parcel 5, and now the applicant is requesting to move that entitlement to Parcel 3, which is the area that includes the Children's Lighthouse. This request would not leave the gas station on Parcel 5, it would remove it therefore not increasing the entitlement it would simply shift it from Parcel 5 to Parcel 3.

Mr. Miller went on to state that this request does not have an effect on the Comprehensive Plan and therefore does not change the conformity of the request; however it is a discretionary decision for both the Planning and Zoning Commission as well as City Council.

Mr. Miller further stated that on November 23 staff mailed 36 notices to all properties within 500 feet of the subject property. At the time the packets were sent staff has received 3 notices and 6 emails in opposition of the request since that time staff has received several others which were placed before the Commission for review. The majority of the opposition appears to be to the gas station changing location.

Chairman Renfro asked the Commission for questions for staff.

Commissioner Trowbridge asked for clarification if by removing the variances from the PD, would they still be subject to the SH-205 Overlay restrictions. Mr. Miller stated that was correct.

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

Worth Williams
7700 Eastern Avenue
Dallas, TX

Mr. Williams came forward and stated he was primarily present on behalf of Chic-fila-A, Starbucks, and 7-11 all buildings are less than 6,000 square foot buildings and want to be consistent and in conformity with other architecture in the area, they would like to have the pitched roof provision waived. As far as moving the pumps from Parcel 5 to Parcel 3 that is the request from 7-11 due to it being a commercial corridor and they would not asking for any additional uses aside from what is already provided under the zoning.

Chairman Renfro asked if 7-11 offered any insight as to why they wanted to relocate the gas station from Parcel 5 to Parcel 3. Mr. Williams stated they are considering Parcel 3 because there is not enough room on Parcel 5 because of Chick-fila-A, Starbucks and two other retail centers they are proposing.

Commissioner Lyons asked if it would be possible for 7-11 to ask Chick-fil-A and Starbucks to switch places if the wanted the gas station on Parcel 5 or is that they just simply want it on Parcel 3. Mr. Williams stated they have already made commitments on Parcel 5 to those other retailers and there is not enough room to accommodate them there.

Chairman Lyons expressed concern of not having the gas station on a hard corner due to traffic issues it may pose.

Chairman Renfro opened the public hearing and asked for anyone who wished to speak to come forward and do so.

Michael Hunter
220 W. Quail Run Road
Rockwall, TX

Mr. Hunter came forward and stated he resides behind where the 7-11 is being proposed to be built. He was involved in the creation of the PD representing the surrounding neighborhoods and there was a reason why it was made with a hard and fast rule at the time on not allowing changes. At the time it was created that it was agreed upon to put a filling station where the Walgreens is currently is because it would be on a hard corner and would have access to two thoroughfares and at that time there was no indication there would be any other filing stations near the community. When it was changed to Parcel 5 it would still be meet the hard corner criteria. Mr. Hunter generally went on to express his opposition to the request not so much for the variance they are asking on the pitch roof but for changing the location of the gas station because of the traffic problems it will cause to the surrounding communities.

Bob Wacker
806 Mira Mar Drive
Rockwall, TX

Mr. Wacker came forward and stated his opposition of the request with the concern that 60 foot buildings would be allowed as well as lighting that is not currently allowed and mainly that the Architectural Review Board would no longer be involved in development coming in.

Mr. Miller clarified that those requirements would not be removed they would still be subject to all of the requirements that are contained in the Overlay District.

Mr. Wacker went on to state he lives in Stone Creek Estates and there is a floodplain and is concerned what impact that would have. He is also concerned with the traffic problem adding the gas station will have.

Mary Puckett
1605 Plumber Drive
Rockwall, TX

Ms. Puckett came forward and stated her opposition of the request; she believes building a gas station next to a daycare would not work. She agrees with the previous speakers points of opposition as well and urged the Commission to vote against the request.

Gary Jackson
1885 Creekside Drive
Rockwall, TX

Mr. Jackson came forward and stated he is in opposition of the request agreeing with the reasons the previous speakers gave.

Chairman Renfro asked if there was anyone else who wished to speak to come forward and do so, there being no one indicating such; Chairman Renfro asked the applicant to come forward to offer any rebuttal.

Mr. Williams came forward and stated concerning the question of the floodplain situation, there is approximately 2.56 acres of gross land area on Parcel 3 of which they are proposing to develop approximately 1.5 acres. The detention that has been created, is on lot 2 Block A, is a retention pond that is servicing not only Parcel 3 but the Children's Lighthouse as well therefore that issue has been addressed. Mr. Williams went on to state it is a Commercial corridor and unfortunately there is a lot of traffic, but TXDOT will be widening SH-205 ultimately and 7-11 feels that there is a need to service the community from this location and that is the reason for the request.

Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Lyons asked staff what the rule was for how far a school could be away from an underground storage tank for a fuel facility. Mr. Miller stated there was no proximity requirement. Commissioner Lyons asked if alcohol sales would be permitted due to the proximity of the daycare. Mr. Miller stated that the daycare does not currently meet the States requirement for a private school which is to have an enrollment of 100 kids with a defined curriculum ; however they are constructing just north of them a private school that has not received a Certificate of Occupancy and would depend on when the 7-11 came in.

Commissioner Logan asked if the plan was still to widen SH-205 or were there other options. Assistant City Engineer, Amy Williams, stated other options are still being looked at however SH-205 will eventually have to be widened whether the State or City do it that is still being discussed.

Commissioner Trowbridge asked staff if when making a motion could the two requests be considered separately. Mr. Miller stated the Commission could approve the removal of the Overlay District requirements without approving the gas station. Commissioner Trowbridge added that it appeared from the residents comments there did not seem to be as much opposition regarding the architectural requirements as there was to having the Parcels for the gas station moved.

Commissioner Trowbridge made a motion to approve item Z2016-039 in regards to only the standards that are repeated in the Overlay District, but not approving the moving of the gas station from Parcel 5 to Parcel 3. Commissioner Lyons seconded the motion, which passed by a vote of 5-0, with Commissioner Whitley and Moeller absent.

7. Z2016-040

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to allow 47 single-family homes in Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [*S. SH-205*] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating the subject property is Planned Development District 68 which was originally approved in 2006 and included entitlements for an Assisted Living Facility, an Independent Active Senior Living Community, an office/commercial/medical development, and four retail pad sites. Mr. Miller provided a slide that showed the concept plan that was originally approved which showed the four retail sites and an acre and a half of park and detention area. Also in 2006 a site plan was approved which allowed for a 141 unit age restricted senior living facility, and age restricted implies 55 years or older.

Mr. Miller went on to state the applicants request only deals with about 14 ½ acres of the total Planned Development District; however they are amending the PD as a whole. The applicant is proposing 46 lot single family residential development that is age restricted; the 46 lots will be a minimum of 65x82 feet and will incorporate dwellings that are a minimum of 1300 square feet with a minimum lot size 5, 330 square feet. The design that the applicant is looking at is a one story house that incorporates a tandem garage, which means from the front of the house it will look like a one stall garage however the garage will be 46 feet deep allowing cars to park in a forward to back format as opposed to the typical two car garage which is a side to side format. The other aspect to the development is that all exterior areas will be maintained by the HOA, the idea being to provide a retirement community. The applicant has submitted proposed building elevations depicting four product types all of which will be single story homes. The exteriors will be a combination of brick and stone and will contain 100% masonry materials. Of the four building elevations, the applicant has stated that four variations of each building elevation exist. This creates 16 different possibilities of housing design which will meet the City's minimum anti-monotony restrictions contained in the Unified Development Code. There is a slight issue with the garage, the Comprehensive Plan, Unified Development Code, and Engineering Standards of Design require alley served developments, however there has not been an alley served

development approved since 2007-2008. The Unified Development Code also allows J-swing or recessed garages, recessed being behind the front façade of the home twenty feet. In this case the applicant is proposing a narrow wide lot which makes it difficult for him to recess the garage since it is 46 feet long; therefore what the applicant is requesting to be approved through the Planned Development District is a flat front or a garage that extends 5 feet beyond the front façade towards the street.

Mr. Miller further noted that staff made a couple of recommendations to the applicant concerning the Comprehensive Plan, but the request does meet the majority of the guidelines and policies of the Comprehensive Plan; in addition, the Future Land Use Map contained within the Comprehensive Plan, designates the subject property for commercial land uses and since the applicant is proposing a development that would require a 3.6 units per gross acre that is considered a High Density Residential development which according to the Comprehensive Plan should be used as transitional uses from Commercial uses or where it serves as a logical extension of an existing high density development. In this case to the east is Evergreen which is currently 21 ½ units per acre; therefore if the Commission chooses to recommend approval to the City Council, staff has included a condition of approval that would recommend making the change from a Commercial designation to a High Density Residential designation.

Mr. Miller further noted that staff mailed 76 notices to property owners and residents within 500-feet of the subject property and also emailed the Waterstone Homeowner's Association. Of the notices sent out staff received 1 notification in opposition to the request.

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

Dub Douphrate
Douphrate & Associates
2235 Ridge Road Suite 200
Rockwall, TX

Mr. Doupbhrate came forward and stated he is representing his client Mr. Bill Haney with Fireside Custom Homes and both he and Mr. Haney are available to answer any questions regarding the housing.

Chairman Renfro opened the public hearing and asked anyone who wished to speak concerning the case to come forward and do so. There being no one indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Logan asked how the senior citizen designation would be maintained. Mr. Miller stated it would not be maintained by the City, it would be inserted by the applicant into the zoning ordinance, but it is staffs understanding that it will be enforced through the deed restriction established on the property which are the private covenants of the property owner and the owner of the land that is selling it.

Commissioner Logan asked how that could be subject to change that. Mr. Miller stated it would be difficult to change without changing the deed restrictions on the property itself which would probably take the entire neighborhood agreeing to any change in the documentation.

Chairman Renfro asked if in the Comprehensive Plan this request which is a high density buffer, is it one of the best transitions to have rather than commercial, does this meet the criteria of the Comprehensive Plan. Mr. Miller stated anything over 3 units per acre is considered high density in the current Comprehensive Plan.

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

Commissioner Trowbridge made a motion to approve the Z2016-040 with staff recommendations. Commissioner Fishman seconded the motion which passed with a vote of 4-0 with Commissioner Lyons dissenting and Commissioners Moeller and Whitley absent.

8. Z2016-041

Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

Planning Director, Ryan Miller, provided the Commission a memo from the applicant asking to postpone the case to the January 10th Planning and Zoning Commission meeting due to an unexpected family emergency.

Mr. Miller further stated that because it was an advertised public hearing, the Commission would have to take action to accept the postponement.

Chairman Renfro made a motion to accept the applicant's request to postpone. Commissioner Lyons seconded the motion which passed by a vote of 5-0, with Commissioners Moeller and Whitley absent.

9. Z2016-042

Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

Planning Director, Ryan Miller, gave a background of the case stating that earlier this year there was an application to rezone this 17 ½ acre tract of land from a Commercial District to a Planned Development District for a multi- family apartment complex that consisted of 272 units. That request was denied by the Planning and Zoning Commission on April 12th and the applicant was granted a withdrawal by City Council on April 18th since no action was taken on the case the applicant was permitted to resubmit an application requesting the same thing that was requested on March 11th. The subject property was annexed into the City in 1960 and was platted in 2003 and then replatted in 2007 in its current configuration. Mr. Miller provided in a power pointe that showed that there is an area that is currently public right of way which was dedicated as part of the 2007 replat and should the case be approved that right of way will have to be abandoned and will have to be purchased by the applicant. The applicant has resubmitted the Concept Plan shows that the applicant is proposing a 272 unit apartment complex that will consist of eight buildings that will range in height from 3 to 4 stories and contain 24 to 36 units in each building and will also have an amenity center that will have an exterior pool adjacent to it.

Mr. Miller went on to state that the 272 units will consist of units that range in size from 667 square feet to 1,445 square feet and have an average size of 1,032 square feet. The applicant is requesting 15.45 units per acre which is a gross density that exceeds the current High Density Residential District which is the Multi-Family 14 District which allows for 14 units per acre. In this case the applicant is requesting a Planned Development District which allows both Planning and Zoning and City Council to consider densities higher than Multi-Family 14 District. As part of the request that was submitted on March 11th staff asked the applicant to perform a traffic impact analysis which was provided.

Mr. Miller further stated that looking at the Future Land Use Map, contained within the Comprehensive Plan; it designates the subject property for Commercial land uses. The proposed development would require this designation to be changed to a High Density Residential designation, which according to the Comprehensive Plan is defined as any use that exceeds three units per acre. In addition, the Comprehensive Plan states that high density residential should be used as a transitional use from commercial use, or where it will serve as a logical extension of an existing high density development. In this case, the proposed subject property and zoning change does appear to conform to the majority of the Comprehensive

Plan's policies and guidelines with regard to High Density Residential designation. The density being proposed and any change to the Future Land Use Map is a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a Commercial designation to a High Density Residential designation.

Mr. Miller added that On November 23, 2016 and on December 2, 2016 for the purpose of correcting the caption in the original notice, staff mailed 95 notices to property owners and residents within 500-feet of the subject property and also emailed notices to the Lakeside Village and Turtle Cove Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property. Of the 95 notices sent out staff did receive 1 notice in support of the request, 11 owner notices in opposition, 131 on non-City forms in opposition, 119 emails in opposition and two letters in opposition of the request.

Mr. Miller advised the Commission the applicant was present and both he and staff were available for questions.

Chairman Renfro asked for questions for staff.

Commissioner Logan asked what the previous vote the Commission took on the original submittal. Mr. Miller stated that vote had been 6-1 to recommend the request be denied.

Chairman Renfro opened the public hearing and asked the applicant and any representatives to come forward.

Sal Villasana
809 Village Green Drive
Rockwall, TX

Mr. Villasana stated he is the representative for the land owners and advised the Commission that present were the property owner, Gene Babb with Davis Development and David English who is the real estate broker. He went on to introduce the property owners Mr. John Hammerback and Jim Kirby.

John Hammerback
(No address given)

Mr. Hamberback came forward and stated he is the general partner for Rockway Partners and the property was purchased from a previous developer in 2002 and it came with a pre-approved engineering that that previous developer had intended to do. At that time they came to the City with that engineering and worked with the City because they did not feel that the retention ponds were big enough or that the streets were quite big enough to fit their needs and ended up modifying the retention ponds almost double to comply with the City's issue and created what at the time was a 100 year flood plan for those retention ponds. Mr. Hammerback further stated that they built Laguna Point and La Jolla Drive that were not there at the time and where Ridge Road was accessed there used to be a car wash which they bought and tore down to come up with a more comprehensive entry to the property that was initially a small boulevard area to allow an in and out access. When that was done, they knew at that time that a traffic light would have to be put there, it was never envisioned to have access to the property through Lakeshore Drive. Mr. Hammerback went on to state that ten years ago before the recession they had a signed contract with a regional developer for a Sam's Wholesale, that contract fell through. He explained that one of the reasons the signs and website were put up was to try to illustrate to the people in the area the difference between what a commercial development in that property could mean versus a high end multi-family residential.

Gene Babb
1220 Blue Bell Court
Celina, TX

Mr. Babb came forward and gave brief explanation of request and provided a slide show that provided background information about the company and about the proposal. He stated the company is based in Georgia and are vertically integrated; they are the construction company, manager as well as the developer. The equity comes from one source and that would be from Mr.

Davis. The slide show provided pictures of developments they have built including one in Fairview that will be very similar to the proposed request due to the topography of that one being very similar to the subject property. Mr. Babb stated they met with Turtle Cove and Lakeside Village and they understand their concerns but added that there is not much that could be done about the traffic concerns, feels that traffic is an issue in all areas. The standards that will be placed on this development will be unequal to any other product or project in Rockwall and they feel this proposal would be a great fit to the community.

Chairman Renfro asked if there were any questions from the Commission.

Commissioner Trowbridge asked if there were any changes done to the proposal from the original submittal. Mr. Babb stated there were not, when they were before the Commission during the last proposal there were no real requests to make any material changes, the common denominator was the traffic issue but if the traffic study showed a traffic light would help they would be more than willing to assist with that.

Chairman Renfro asked the applicant concerning traffic what have they found from their other similar developments what impact has it been on traffic with these projects versus what could go in there. Mr. Babb stated that any use will generate traffic, but the traffic studies tell that multi-family will generate less traffic than a retail or a commercial use.

Mr. Babb added that he felt a concern surrounding residents have was if the property were to be sold could it be possible it may become Section 8 Housing and that could not because there are laws in place to prevent that.

Mr. Villanueva came forward and added that they met with both Lakeside Village and Turtle Cove Homeowners Association and the main concern they expressed was the traffic matter. But they believe a commercial office, which is allowed by right, would generate double the daily traffic as opposed to what a multi-family use would generate and that is why they are respectfully asking that the request be approved.

Chairman Renfro opened the public hearing and asked anyone who wished to speak to come forward and do so.

Sally Meek
939 Briarbrook
Rockwall, TX

Ms. Meek came forward and stated her opposition of the request for the reason that she believes it is contrary to the public interest of the citizens of Rockwall; the rational is that conversion from commercial to residential forever precludes the collection of sales tax from businesses that would likely build on that land and from living in the neighborhood she would like to see retail. She strongly recommends the request be denied by the Commission.

Tom Galli
645 Stafford Circle
Rockwall, TX

Mr. Galli came forward and expressed his strong opposition to the request. He spoke of conflicting information Davis Development provided which does not go with the City's Comprehensive Plan and urged the Commission to vote against approval.

Nick Hastings
664 Turtle Cove
Rockwall, TX

Mr. Hastings came forward and stated his opposition to the request. He is an army officer serving with the Texas Army National Guard and as such he works with topographical maps. The City's Comprehensive Plan cautions against the developing of high building footprints and large parking areas in areas of land with steep or rolling topography, such as what the subject property is. He feels the topography of this land is not suitable for a massive high density apartment complex and urged the Commission to vote against approval.

Barry Clinger
608 Cliffview Court
Rockwall, TX

Mr. Clinger came forward expressed his opposition of the request. He feels child safety and welfare concerns will be created by this development with 153 multi bedroom units proposed which suggests children would reside there. The sleep slopes are not suitable for outdoor play areas and noted that there is no oriented park in the development. His concern is stemmed from the high compact nature of the high density development because much of the 17 plus acres of the land is unusable because of the steep slopes and the existing rain water detention ponds. He believes this development belongs somewhere else and strongly recommends the Commission not approve the request.

Mary Puckett
1605 Plummer Drive
Rockwall, TX

Ms. Puckett came forward and stated she is in opposition of the request.

Dick Clark
2917 Saratoga Drive
Rockwall, TX

Mr. Clark came forward and stated his opposition of the request due to the increased traffic, drainage issues, lowering property values, and the impact it will have on the schools. He urged the Commission to vote against the proposal.

David Lindsay
931 Lexington Drive
Rockwall, TX

Mr. Lindsay came forward and stated his opposition of the request. He spoke of how the Davis Developments architectural design is all very similar and this proposal will not be unique to Rockwall. He also spoke of concern with the development being built and then sold the consequence that will bring. He urged the Commission to not approve the request.

Brett Garfield
677 Channel Ridge
Rockwall, TX

Mr. Garfield came forward and stated his opposition to the request. He is concerned with what social economic effect a multi-family will bring to the area. He is also concerned with the impact it will have on traffic. He urged the Commission to vote against the proposal

David Nelson
3104 Lakeside Drive
Rockwall, TX

Mr. Nelson came forward and stated his strong opposition to the request. He is concerned with the amount of traffic it will cause.

Pam Griffin
3324 Augusta Blvd.
Rockwall, TX

Ms. Griffin came forward and stated her opposition of the request. She is a former educator and feels the schools are already over- crowded and adding multi-family will only add to that issue. She is also concerned with the property values will be impacted in a negative way. She is a former board member of the HOA of Lakeside Village and has seen that there is a problem with trespassing on their amenities she is concerned with an apartment complex right next door it will add to the problem. She strongly urged the Commission to vote against the proposal.

Kristen Minth
3406 Lakeside Drive
Rockwall, TX

Ms. Minth came forward and stated her strong opposition to the request. She spoke on behalf of residents of Lakeside Village who share many of the same concerns previous residents spoke about. She urged the Commission to not approve.

Eric Johnson
2025 Pontchatrain
Rockwall, TX

Mr. Johnson came forward and stated his opposition of the request. His concern is with the major impact this development will have on traffic. He asked the Commission to please vote no.

John McCutcheon
1817 Bayhill Drive
Rockwall, TX

Mr. McCutcheon came forward and stated his opposition to the request. He served as a Commissioner on the Planning and Zoning Commission when the original submittal came before the Commission and at that time voted against the proposal and since that time they have not changed anything or added anything to the proposal to change his mind and therefore the vote should remain not to approve the request.

Chairman Renfro asked the applicant to come forward for rebuttal.

Mr. Babb came forward and stated there were no material changes because at the initial request there were no comments as to changes being needed, they were not asked to make any changes to the product. He added that as a developer there was never any promise that they would be building a bridge or an onramp, it was brought to their attention that an onramp would be built at some point in time, but it was not something they committed to do.

Mr. Hammerback came forward and stated they are currently in negotiations with a 50,000 square foot box type development although there is not a signed contract at this time he wanted to make the residents aware that it may be something that will be developed in the near future.

Mr. Villasana came forward and addressed the concern of the overcrowding of the schools adding that several of the schools are not currently at capacity. He asked the Commission to weigh the options and added that they feel this development is the best use for this land, respectfully asked the Commission to approve.

Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Chairman Renfro asked concerning the allotted number of units that are in process in PD32. Mr. Miller stated there are 1161 units entitled in PD32 consisting of about 78 acres. Chairman Renfro asked what the Comprehensive Plan says concerning rooftops versus apartment rooftops. Mr. Miller stated that is not currently addressed in the Comprehensive Plan.

Commissioner Trowbridge expressed concern with adding more multi-family when there has been approval for units that have already been allotted for, feels that although the site may be ideal for this type of development it is not suited for Rockwall.

Commissioner Lyons expressed that his position has not changed from the previous request when he voted against the request.

Commissioner Fishman stated her position has not changed since the previous request which was against, feels the responsibility of the Commission is to listen to the residents.

Chairman Renfro added that the property is currently commercial and asked staff to give examples of what Commercial by right uses could be allowed. Mr. Miller stated any type of commercial retail use.

General discussion took place concerning what uses would be allowed by right to give the residents an idea of what could be allowed with the current zoning.

Commissioner Lyons made a motion to deny Z2016-042. Commissioner Trowbridge seconded the motion which passed by a vote of 5-0, with Commissioners Moeller and Whitley absent.

Chairman Renfro called a recess at 8:25 p.m.

Chairman Renfro called the meeting back to order at 8:39 p.m.

V. ACTION ITEMS

10. SP2016-026

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of Tim & Ray Seymore for the approval of a site plan for the construction of a commercial/industrial building on an existing 1.5-acre commercial/industrial facility identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 242 National Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the applicant is looking to expand his operation by adding a 4,900 square foot building that will serve as an additional building for office space and storage space and the reason why the request is before the Commission is because the building will consist of 100% metal exterior, thereby not meeting the exterior material requirements of the Unified Development Code which calls for 90% masonry and stone.

Mr. Gonzales went on to state that the applicant will be extending the use of a septic system for the entire site, which includes the new building; however, Rockwall's County Health Coordinator, Ron Merritt, has indicated there would be no issue with both buildings using the same system as long as the buildings were not sold separately or the property not being subdivided and this has been added as a condition of approval and will be added as a note on the final plat.

Mr. Gonzales advised the Commission the applicant was present and he and staff were available for questions.

Chairman Renfro asked the Commission for any questions.

Commissioner Logan asked if there was currently City sewer available in that area and if there is not when would that be put in. Mr. Gonzales stated currently there is no City sewer and there is no estimated date as to when that will happen.

Commissioner Trowbridge made a motion to approve SP2016-026 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Moeller absent.

11. SP2016-027

Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that on July 20, 2015; a site plan was approved showing the proposed layout of a 6,800 SF restaurant on a 0.90-acre parcel of land. At that time, the applicant was granted variances to the masonry and stone requirements. The purpose of this application is to amend the building elevations for this site. It should be noted that the changes the applicant is requesting does not increase the variances that were originally approved in July of 2015; therefore, the prior approval is considered to remain in effect. The Architectural Review Board took a look at the site plan on November 29th and expressed concern with the changes made from the originally approved 2015 elevations, and more specifically with the north and east elevations as being to monochromatic and

requested to see more detail with the overall appearance of these two elevations. To address these concerns the ARB recommended that the applicant extend the lateral wood screen wall elements through the entire north elevation and include additional contrasting elements on both elevations. The applicant has since made the changes that ARB recommended.

Chairman Renfro made motion to approve SP2016-027 with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Moeller absent.

12. SP2016-028

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 18.407-acre tract of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the reason it is before the Commission is due to the location of the dumpster, in looking at the site plan they have the dumpster that is located at the front of the building and the Unified Development Code requires that it be located towards the back to be able to have access, however, being where the location of that is, what they have done is reorient the dumpster in a 45 degree angle to have less visibility from the street. That will take approval of the Planning and Zoning Commission.

Mr. Gonzales further noted that three trees that they are removing on the site that are elms within a detention area require P&Z approval in order to be removed.

Chairman Renfro asked if there was anything that could be mitigated without removing the trees. Mr. Gonzales stated that they have satisfied the mitigation by 135 inches that they removed and they are providing 136 inches aside from those three trees that require P&Z approval for removal.

Commissioner Lyons asked if by the trees being in the detention area, what makes them need to be removed. Mr. Gonzales stated they will be within a detention pond and probably would not survive in the detention area.

Commissioner Lyons made a motion to approve SP2016-028 with staff recommendations. Commissioner Trowbridge seconded the vote, which passed by a vote of 5-0, with Commissioners Moeller and Whitley absent.

13. SP2016-029

Discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is requesting approval of a site plan for the purpose of constructing a two-story, 150,848 sq. ft. public school facility, a College and Career Academy. The CCA will be located on a 24.209-acre portion of a larger 173.0-acre tract of land zoned Agricultural District. A Specific Use Permit to allow for the public school was approved by the City Council on December 6, 2016. The submitted site plan, building elevations, landscape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code, with the exception of the elevations which ARB was unable to make a recommendation to forward to the Commission this evening however the what applicant will be seeking at this time for this property is variances to the stone requirements on the north elevation as well as to the secondary material requirements.

Mr. Gonzales stated the applicant was present and he as and staff were available for questions.

Commissioner Trowbridge asked what the fire coverage variance was. Mr. Gonzales stated what the applicant is requesting is to extend the fire lane and they have indicated the building will be fully sprinkled. Fire Marshall, Arianna Hargrove, added that there is not a waiver, the fire codes have changed recently going from the 2009 to the 2015 when that was done some of the amendments changed, what the school is asking is to be able to utilize the fire code as written.

No further discussion took place concerning this agenda item.

Commissioner Trowbridge made a motion to approve SP2016-029 with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 5-0, with Commissioners Moeller and Whitley absent.

14. SP2016-030

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 228 unit, condo development situated on a 2.87-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that he applicant is requesting approval for a site plan of a 228-unit condominium development on the 2.87-acre tract of land being a portion of a larger 6.915-acre tract of land and is situated within the Interior Sub-district, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road and Summer Lee Drive, and is zoned Planned Development District 32.

Mr. Gonzales further stated that the applicant has provided a treescape plan indicating a total of 3,561 caliper inches of trees will be removed from the subject property and will require mitigation. Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Cedar and Hackberry trees that are less than 11 inches dbh shall not be considered a protected tree. Also being removed from the site are 126 feature trees that are considered to be protected and those trees may not be removed without the approval of the Planning and Zoning Commission. Feature trees are mitigated on an inch-for-inch basis. It should be noted that credit is being applied to the mitigation balance for a 36-inch pecan that is being saved. Taking into account the protected and feature trees being removed, the amount of landscaping to be installed, and the credit applied being for the saved tree, the total mitigation due for the site is 2,529 caliper inches. The total mitigation balance due has been added as a condition of approval. The applicant will go before the Parks Board for their review of the hardscape plan and that will take place December 14th.

Mr. Gonzales went on to discuss the building elevations stating that in the packets prepared for the Commission a side by side comparison of elevations was provided of what was brought before the ARB two weeks ago and ARB's recommendation. Mr. Gonzales provided picture of the two options the applicant has brought forward. Option 2 has a roof element as opposed to the option 1 which is a flat roof. ARB took a look at the changes and they made a recommendation of approval for option 2 which is the one with the roof element, however Mr. Lentz has indicated they want to come forward to P&Z and provide some options that they were not able to provide to ARB.

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

Jason Lentz
5339 Alpha
Dallas, TX

Mr. Lentz came forward and stated they are seeking site plan approval and discussed elevation options. The ARB met and did approve one of the options but they want to get thoughts from the Commission on the alternate elevation option which they have provided. He introduced Michael Smith who is on the architecture team to further elaborate.

Michael Smith
5339 Alpha Road
Dallas, TX

Mr. Smith came forward and provided a rendering of the option that they have which is just the roof element. He stated the option that they prefer is the flat roof compared to the option that the ARB recommended which has the pitched roof. He stated there are two main reasons they prefer the flat roof, the first being that in their opinion with the pitched roof it looks like a more massive apartment building and that is not the look they are looking to achieve. What they are going for as far as what their inspiration for the project is the city of Florence in Italy and their desire is to have a Tuscan look. Although they prefer that option they will move forward with whichever the Commission chooses, they are just seeking approval.

Chairman Renfro noted that the Architectural Review Board had the opportunity to review both renderings and chose the one with the softer roof line and asked staff what was approved thru the PD 32 concerning roof lines. Mr. Miller explained that what originally came through with the PD Development Plan incorporated a sloped roof and that sloped roof would meet what was approved with PD Development Plan more so than the flat roof, however what the applicant is requesting is for the Commission to look at it and determine if it generally conforms to what was approved.

Chairman Renfro commented that the area of expertise falls on the Architectural Review Board and if they reviewed both options and made their recommendation, would it at this point be a matter of preference.

General discussion took place between the Commission concerning how each option would be a better fit as well as cost involved between the two.

Commissioner Lyons made a motion to approve SP2016-030 with staff recommendations and incorporating the flat roof (option 1). Commissioner Fishman seconded the motion which passed by a vote of 4-1 with Chairman Renfro dissenting and Commissioners Moeller and Whitley absent.

15. SP2016-031
Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 4.03-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

Senior Planner, David Gonzales, stated this project ties in with the item the agenda item that was just discussed (SP2016-030) the only difference being that these will be townhomes. There will be 36 townhomes directly behind where the condominiums will be. As with the previous case they do meet all the criteria within the Planned Development that they are required to, other than ARB reviewing on a side by side basis and in this case looking at the stone that was presented at the previous ARB meeting two weeks ago. However the applicant forwarded changes today and now is in compliance with the ordinance and ARB did approve unanimously.

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

Michael Smith
5339 Alpha Road
Dallas, TX

Mr. Smith came forward and stated as they were going thru the design on the condominiums they felt they needed to fit with that product and it will be a for sale product and felt it needed to be as nice as possible and fit in with the whole Master Plan Development and respectfully are requesting approval.

Chairman Renfro asked the Commission for any questions, discussion or action.

Commissioner Lyons made a motion to approve SP2016-031 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Moeller absent.

I. DISCUSSION ITEMS

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

- ✓ P2016-050: Lots 3 & 4, Block A, Walker Addition [*Approved*]
- ✓ P2016-051: Lots 4 & 5, Block A, Platinum Storage Addition [*Approved*]
- ✓ MIS2016-010: Masonry Exception for 306 Harborview Drive [*Approved*]
- ✓ Z2016-034: NWC of FM-549 & SH-205 (AG to C) (*2nd Reading*) [*Approved; General Retail (GR) District*]
- ✓ Z2016-035: SUP for the CCA (*2nd Reading*) [*Approved*]
- ✓ Z2016-036: Amendment to PD-79 (*1st Reading*) [*Denied*]
- ✓ Z2016-037: The RISE (AG to C) (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

ADJOURNMENT

Chairman Renfro adjourned the meeting at 9:21 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Chase Finch; *Corwin Engineering, Inc*.

AGENDA ITEM: **P2016-053**; *Breezy Hill, Phase VI*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VI containing 77 single-family residential lots on 31.254-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

PLAT INFORMATION:

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 776 single-family lots on ~385-acres of land, and to be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*	*60*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*	*120*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*	*7,200*
Number of Units	*186*	*117*	*326*	*107*	*40*
Dwelling Unit %	*23.97%*	*15.08%*	*42.01%*	*13.79%*	*5.15%*

☑ The purpose of this request is to *final plat* Phase VI of the Breezy Hill Subdivision for the purpose of laying out 77 of the 776 lots. The 77 proposed lots will be constructed to the Type 'B' [*42 lots*], 'C' [*15 lots*], and 'D' [*20 lots*] standards (*all standards are displayed in the above table*) and be situated on approximately 61.528-acres. All of the lots will be subject to PD-74 District and the 205 By-Pass Overlay (205 BY-OV) District Standards.

☑ The proposed *final plat* generally conforms to the revised concept plan approved by the City Council on July 7, 2014 under *Case No. Z2014-007* [Ordinance No 14-26].

☑ On January 4, 2017 the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:

1) The developer is to pay the pro-rata equipment fees required in the amount of $16,478 [i.e. 77 Lots @ $214.00 Per Lot].

2) The developer shall reflect only the disturbed area necessary for the drainage channel on the drainage easement boundaries within the dedicated park area south of Phase VI.

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

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

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the Final Plat for Breezy Hill Phase VI, staff would recommend the following conditions of approval:

1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The development shall adhere to the recommendations of the Park Board as noted in this report;

3) The applicant will need to submit a treescape plan;

4) The development will need to have an approved *site plan* before any building permits will be released; and,

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

City of Rockwall

Project Plan Review History

Project Number	P2016-053	**Owner**	BREEZY, HILL 405 LTD	**Applied**	12/16/2016 LM
Project Name	Breezy Hill VI	**Applicant**	Corwin Engineering, Inc	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	12/16/2016 LM

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 4	7	NULL	7	0187-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	12/16/2016	12/23/2016	12/22/2016	6	COMMENTS	See Comments
(12/22/2016 7:57 AM AW) Lot 20 and 21 Block D needs minimum finished floor elevations The drainage easement only needs to be for the channel and not the entire "square" area Need all offsite easements to be filed and document numbers on plat prior to filing Add 10' sanitary sewer easement with a 7.5' utility easement behind it along Seney (see markup).							
FIRE	Ariana Hargrove	12/16/2016	12/23/2016	12/22/2016	6	APPROVED	
GIS	Lance Singleton	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	
PLANNING	Korey Brooks	12/16/2016	12/23/2016	12/23/2016	7	COMMENTS	Comments

Planning Comments on Next Page

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

(12/23/2016 8:34 AM KB)

P2016-053 Breezy Hill Phase VI Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VI containing 77 single-family residential lots on 31.254-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive,

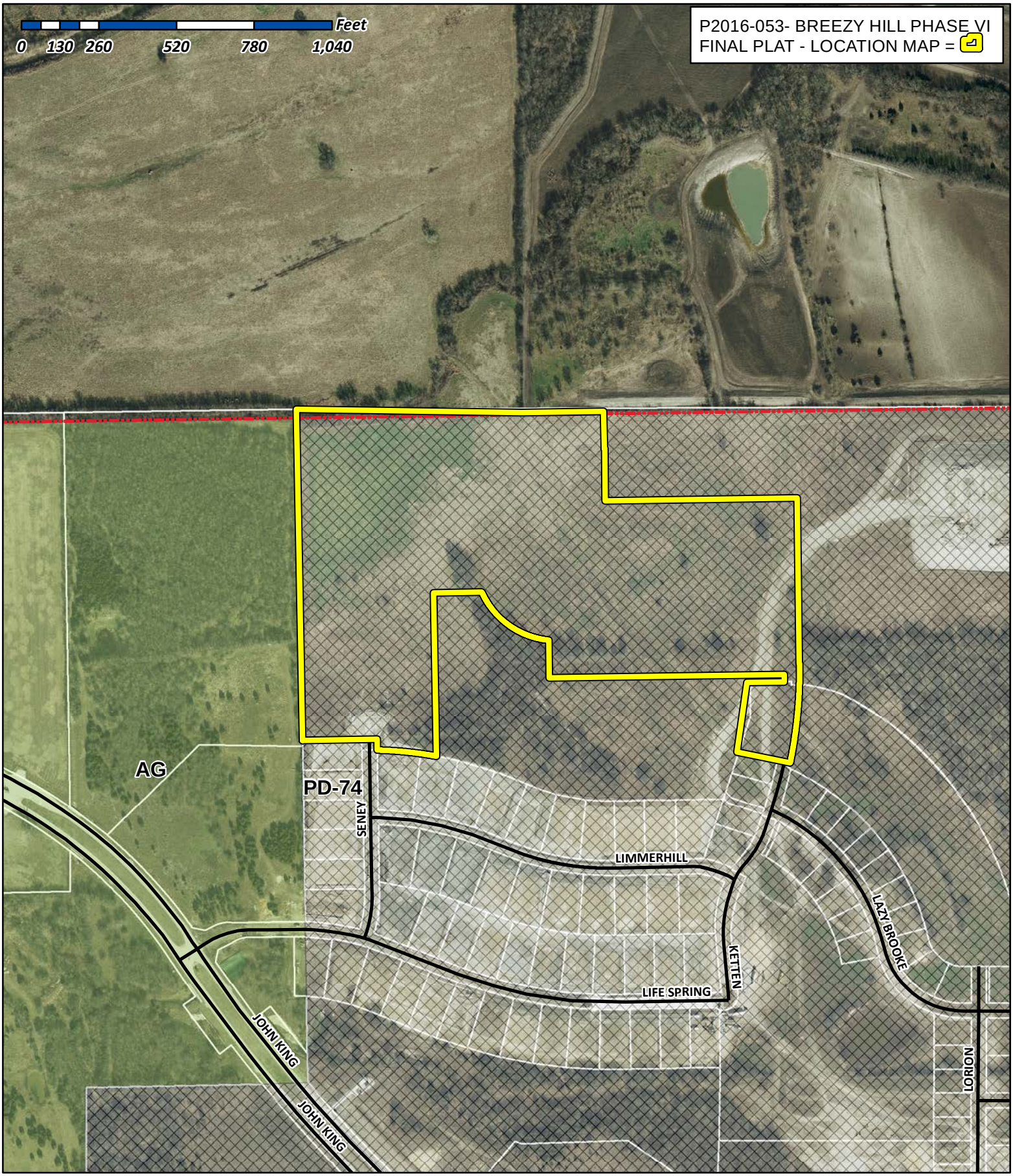
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-053) in the lower right hand corner of all pages on future submittals.

M.4 There are two lots (i.e Lot 1 Block M and Lot 11 Block L) that were on the preliminary plat that are not on the finat plat. Will these be platted with the next phase?

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2017 The Park Board Meeting is January 3, 2017. The Planning & Zoning Worksession date for this case will be December 27, 2016. The Planning and Zoning Meeting for this case is January 10, 2017.

I.6 The City Council meeting date and subsequent approval for this plat is January 27, 2017.



City of Rockwall

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

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

FINAL PLAT
OF
BREEZY HILL PHASE VI

77 LOTS, BEING 31.254 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE VI, SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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

DECEMBER 2016 SCALE 1" = 100'

CASE #XXXX P2016 053

SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLES

S88° 00'26"E 755.13'
S89° 39'37"E 274.64'
S89° 39'50"E 1.14
S89° 39'50"E 642.40'
S89° 39'50"E 378.14'
S89° 39'50"E 356.41'
S89° 39'50"E 787.71'
S89° 39'50"E 783.32'
N89° 39'50"W 161.39'
N89° 39'50"W 788.48'
N89° 53'46"W 250.00'
N00° 06'14"E 36.78'
N00° 06'14"E 1109.66'
S00° 13'32"W 546.82'
N00° 20'10"E 126.71'
S00° 20'10"W 125.00'
S00° 20'10"W 175.00'
S00° 21'41"W 553.78'
N09° 26'51"E 235.35'
N77° 16'23"W 181.76'
S89° 39'50"E 125.11'

SINGING WATER DRIVE (50' R.O.W.)
SUMMER OAKS DRIVE (50' R.O.W.)
WINDY RIDGE LANE (50' R.O.W.)
KETTEN DRIVE
SENEY DRIVE

LOT 19 BLK D
OPEN SPACE
3.589 ACRES

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS. REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

W.W. CARUTH, JR.
VOLUME 66, PAGE 493
D.R.C.C.T.

DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.C.C.T.

LIFE SPRING CHURCH
31.012 ACRE TRACT
DOC. NO. 2012-474555

405.184 ACRE TRACT
CLERKS FILE NO. 2007-00375392

6.705 ACRE TRACT
CLERKS FILE NO. 20150000004156

10.758 ACRE TRACT
PARK
CLERKS FILE NO. 20150000004156

BREEZY HILL PHASE 4
CAB. I, PGS. 155-156

BREEZY HILL PH. 5
(UNDER CONSTRUCTION)
25.598 ACRE TRACT
DOC. NO. 20150000004838

COLLIN COUNTY
ROCKWALL COUNTY

TEMP. TURNAROUND ESMT.
DOC. NO. _____

15' WATER EASEMENT
DOC. NO. _____

20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT.
VOL. 812, PG. 23

DRAINAGE ESMT.
DOC. NO. _____

60' DRAINAGE ESMT.
DOC. NO. _____

DRAINAGE & DETENTION ESMT.
DOC. NO. 20160000018056

POINT OF BEGINNING

Δ= 09° 07' 03"
R= 1252.00'
T= 99.83'
L= 199.23'
C= 199.02'
B= N82° 57' 10"W

Δ= 60° 02' 01"
R= 275.00'
T= 158.88'
L= 288.14'
C= 275.14'
B= N53° 15' 32"W

Δ= 12° 23' 27"
R= 1550.00'
T= 168.26'
L= 335.20'
C= 334.55'
B= S06° 31' 54"E

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2594641.57	7045353.14

ELEV = 473.10

CITY OF ROCKWALL GRID SYSTEM COORDINATES

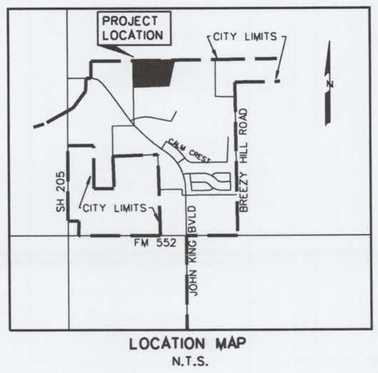
X	Y
2596097.25	7045326.86

ELEV = 504.0

NOTES

1. Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.M.S.E. - Visibility, Maintenence & Sidewalk Easement
   H.O.A. - Homeowners Association
   ◊ - Street Name Change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
6. No building permits will be issued until all public improvments are accepted by the City.
7. Lots 15-18 Block C, Lots 1 & 24 Block N, Lot 1 Block O, No fencing on or across existing NTMWD easement.

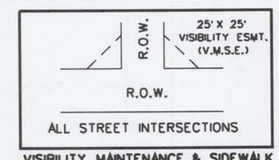
0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.

DRIVEWAY CULVERT SIZE REQUIREMENTS

Block	Lot	Pipe Size (in)	No. of Barrels
C	29	18	1
C	30	24	2
C	31	24	2
C	32	21	2
C	33	21	2
C	34	21	2
C	35	21	2
C	36	24	1
D	7	18	1
D	8	18	1
D	9	18	1
D	10	21	1
D	11	21	1
D	12	24	1
D	13	24	1
D	14	24	1
D	Lift Station	21	2
D	15	21	2
D	16	18	1
D	17	18	1
D	18	18	1



VISIBILITY MAINTENANCE & SIDEWALK EASEMENT DETAIL
N.T.S.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of Tract 1, as described in Clerks File No. 20130000498889 in the Deed Records of Rockwall County, Texas and a 39.298 acre tract, as described in Clerks File No. 20130000498882 in said Deed Records and being more particularly described as follows:

BEGINNING, at an "x" cut set at the northwest corner of Breezy Hill Phase 4, an addition to the City of Rockwall, Texas, as described in Cab. I, Pgs. 155-156, in the Plat Records of Rockwall County, Texas, also being in the east line of a 31.012 acre tract, as described in Doc. No. 2012-474555, in said Deed Records same being in the west line of said Tract 1;

THENCE, North 00° 06'14" East, along the west line of said Tract 1 and the east line of said 31.012 acre tract, for a distance 1109.66 feet, to a 5/8 inch iron rod found the northwest corner of said Tract 1 and the northeast corner of said 31.012 acre tract;

THENCE, South 88° 00'26" East, along the north line of said Tract 1, for a distance of 755.13 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 39'37" East, continuing along said north line, for a distance of 274.64 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 20'10" West, departing said north line, for a distance of 125.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 39'50" East, for a distance of 1.14 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 20'10" West, for a distance of 175.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 39'50" East, for a distance of 642.40 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 21'41" West, for a distance of 553.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being on a curve to the right, having a radius of 1550.00 feet, a central angle of 12° 23'27" and a tangent of 168.26 feet;

THENCE, along said curve at 36.22 feet, passing the northwest corner of a 6.705 acre tract, as described in Clerks File No. 20150000004156, in said Deed Records, at 56.23 feet, passing the southwest corner of said 6.705 acre tract and at 72.50 feet, passing a north line of said 39.298 acre tract, for a total arc distance of 335.20 feet Chord Bearing South 06° 31'54" West - 334.55 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of a 25.598 acre tract, as described in Clerks File No. 2015000004838, in said Deed Records and being in the south line of said 39.298 acre tract;

THENCE, North 77° 16'23" West, continuing along said north and south lines, for a distance of 181.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said 25.598 acre tract also being the southwest corner of said 39.298 acre tract same being in the east line of a 10.758 acre tract, as described in Clerks File No. 20150000004156, in said Deed Records;

THENCE, North 09° 26'51" East, along the east line of said 10.758 acre tract, for a distance of 235.35 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 39'50" East, continuing along said east line, for a distance of 125.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1500.00 feet, a central angle of 00° 57'20", and a tangent of 12.51 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 25.01 feet (Chord Bearing North 02° 11'51" East - 25.01 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 10.758 acre tract;

THENCE, North 89° 39'50" West, along the north line of said 10.758 acre tract, for a distance of 788.48 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 20'10" East, continuing along said north line of said 10.758 acre tract, for a distance of 126.71 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 275.00 feet, a central angle of 60° 02'01", and a tangent of 158.88 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 288.14 feet (Chord Bearing North 53° 15'32" West - 275.14 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 39'50" West, continuing along said north line, for a distance of 161.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said 10.758 acre tract;

THENCE, South 00° 13'32" West, along the west line of said 10.758 acre tract, for a distance of 546.82 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said Breezy Hill Phase 4, being on a curve to the left, having a radius of 1252.00 feet, a central angle of 09° 07'03", and a tangent of 99.83 feet;

THENCE, along the north line of said Breezy Hill Phase 4 and with said curve to the left for an arc distance of 199.23 feet (Chord Bearing North 82° 57'10" West - 199.02 feet), to a 1/2 inch iron found with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 06'14" East, continuing along said north line, for a distance of 36.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 53'46" West, continuing along said north line, for a distance of 250.00 feet, to the POINT OF BEGINNING and containing 31.254 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2016.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2016.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE VI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE VI, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

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

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

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE VI SF, LTD.
a Texas limited partnership
By: BH PHASE VI SF, GP Corporation,
a Texas corporation, its General Partner

_____
Richard M. Skorburg
President

_____
Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of _____, 2016.

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

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of _____, 2016.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2015.

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

WITNESS OUR HANDS, this_____day of _____, 2015.

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°39'50" E	34.47'
2.	S 82°13'34" E	27.59'
3.	S 44°39'50" E	14.14'
4.	S 48°43'42" E	15.26'
5.	S 29°24'41" E	40.10'
6.	N 70°25'50" E	14.69'
7.	S 68°27'25" E	13.82'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	01°02'21"	1550.00'	28.11'	14.06'	28.11'	S01°53'42"W
2.	12°48'03"	400.00'	89.37'	44.87'	89.18'	S72°16'09"E
3.	04°19'35"	275.00'	20.77'	10.39'	20.76'	S63°42'20"E
4.	00°57'20"	1500.00'	25.01'	12.51'	25.01'	N02°11'51"E
5.	20°41'02"	250.00'	90.25'	45.62'	89.76'	S71°53'03"E
6.	03°28'36"	991.00'	60.13'	30.08'	60.12'	S59°48'14"E
7.	04°57'12"	1525.00'	131.84'	65.96'	131.79'	N10°15'01"E
8.	07°26'16"	1525.00'	197.96'	99.12'	197.82'	N04°03'18"E
9.	111°21'41"	250.00'	485.91'	366.22'	412.95'	N33°59'00"W
10.	106°22'47"	105.00'	194.95'	140.30'	168.13'	N36°28'26"W
11.	30°16'22"	300.00'	158.51'	81.15'	159.67'	N74°31'39"W
12.	17°31'47"	250.00'	76.49'	38.55'	76.19'	N68°09'22"W
13.	12°44'34"	250.00'	55.60'	27.92'	55.49'	N83°17'33"W
14.	03°36'16"	300.00'	18.87'	9.43'	18.87'	N19°53'43"E
15.	17°45'25"	300.00'	92.97'	46.86'	92.60'	N09°12'53"E
16.	16°37'00"	400.00'	116.01'	58.41'	115.60'	S67°41'58"E
17.	30°16'22"	150.00'	79.25'	40.58'	78.33'	S74°31'39"E
18.	178°51'14"	50.00'	158.08'	----'	100.00'	N45°20'10"E
19.	151°47'15"	50.00'	181.70'	----'	96.98'	N46°13'48"E

FINAL PLAT
OF

BREEZY HILL PHASE VI

77 LOTS, BEING 31.254 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE VI, SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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

CASE #XXXX

DECEMBER 2016 SCALE 1" = 100'

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Chase Finch; *Corwin Engineering, Inc*.

AGENDA ITEM: **P2016-054**; *Breezy Hill, Phase X*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a preliminary plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

PLAT INFORMATION:

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 776 single-family lots on ~385-acres of land, and to be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*	*60*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*	*120*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*	*7,200*
Number of Units	*186*	*117*	*326*	*107*	*40*
Dwelling Unit %	*23.97%*	*15.08%*	*42.01%*	*13.79%*	*5.15%*

☑ The purpose of this request is to *preliminary plat* Phase X of the Breezy Hill Subdivision for the purpose of laying out 79 of the 776 lots. The 79 proposed lots will be constructed to the Type 'A' [*39 lots*] and 'E' [*40 lots*] standards (*all standards are displayed in the above table*) and be situated on approximately 19.784-acres. All of the lots will be subject to PD-74 District and the 205 By-Pass Overlay (205 BY-OV) District Standards. In addition to the preliminary plat, the applicant submitted a preliminary water, sanitary sewer, and storm water plans establishing that the developer can provide adequate utilities to the proposed phase.

☑ The proposed *preliminary plat* generally conforms to the revised concept plan approved by the City Council on July 7, 2014 under *Case No. Z2014-007* [Ordinance No 14-26].

☑ On January 4, 2017 the Parks Board reviewed the *preliminary plat* and made a recommendation to approve the plat with the following conditions:

1) The developer is to pay the pro-rata equipment fees required in the amount of $16,906 [i.e. 79 Lots @ $214.00 Per Lot].

2) The developer shall continue the ten (10) foot concrete trail portion that is adjacent to John King Blvd. within Phase X.

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

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

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the preliminary plat for Breezy Hill, Phase X, staff would recommend the following conditions of approval:

1) The Preliminary Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The development shall adhere to the recommendations of the Park Board as noted in this report;

3) The applicant will need to submit a treescape plan;

4) The development will need to have an approved *site plan* before any building permits will be released; and,

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

City of Rockwall

Project Plan Review History

Project Number	P2016-054	**Owner**	BH BALANCE IV LLC	**Applied**	12/16/2016 LM
Project Name	Breezy Hill X	**Applicant**	Corwin Engineering, Inc	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	12/16/2016 LM

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 2A & 2B	7-5	NULL	7-5	0187-0000-0007-05-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	12/16/2016	12/23/2016	12/22/2016	6	COMMENTS	See Comments
(12/22/2016 8:04 AM AW) Need street names Sewer pro-rata $345.75/acre Show detention/drainage easement Note to be changed to read: "All open space and detention/drainage easements to be maintained, repaired, and replaced by the HOA."							
FIRE	Ariana Hargrove	12/16/2016	12/23/2016	12/22/2016	6	COMMENTS	see comment
(12/22/2016 5:01 PM AA) FDC shall be located within 100-ft. of a fire hydrant. Consider relocating a fire hydrant into the parking island closer to the building.							
GIS	Lance Singleton	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	See Comments
(12/20/2016 4:52 PM LS) Please submit street names for Street A, B & C so addressing can begin.							
PLANNING	Korey Brooks	12/16/2016	12/23/2016	12/23/2016	7	COMMENTS	Comments

Planning Comments on Next Page

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

(12/23/2016 8:42 AM KB)

P2016-054 Breezy Hill, Phase X Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a preliminary plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552.

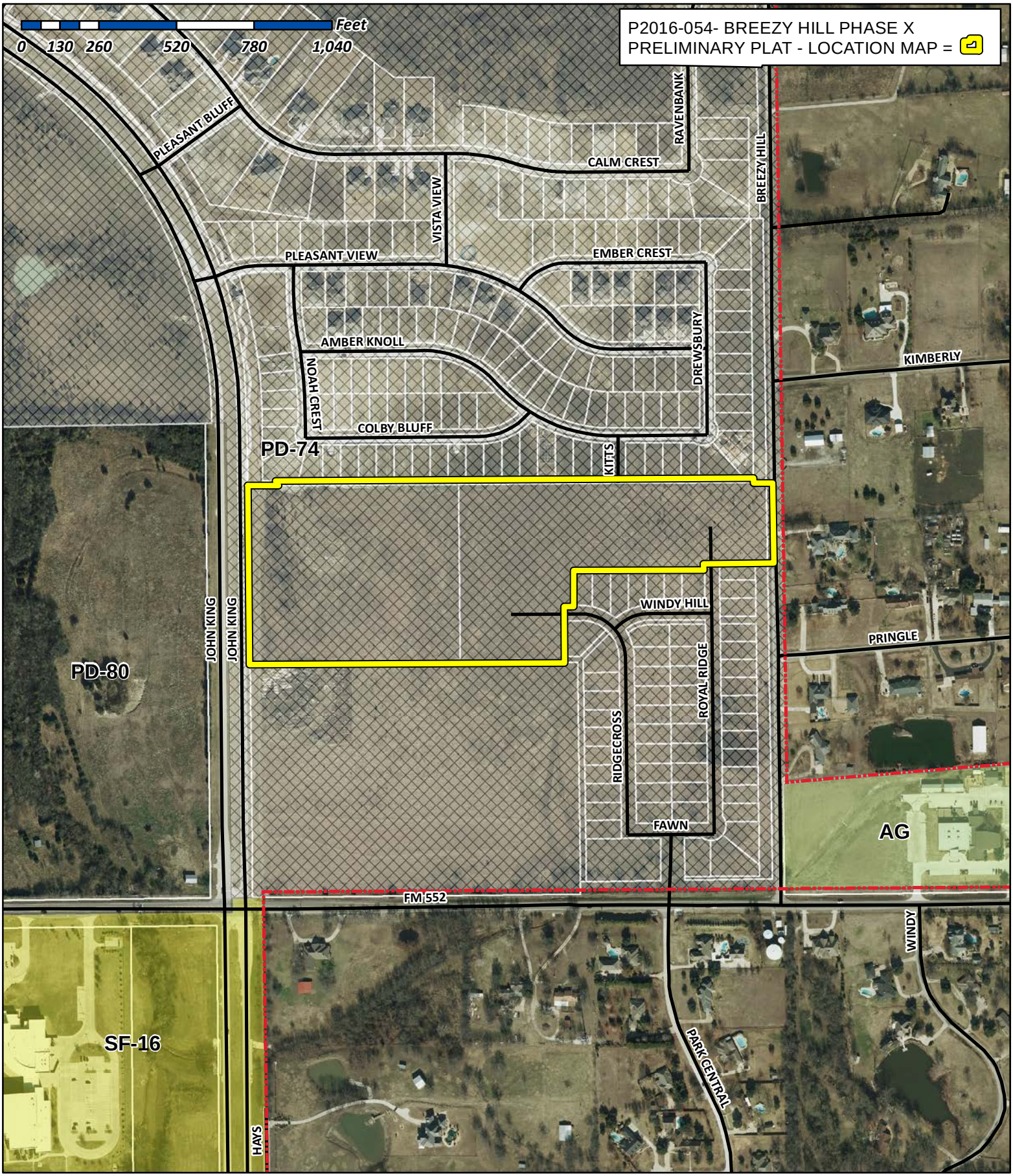
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-054) in the lower right hand corner of all pages on future submittals.

M.4 Please see GIS comments on street names.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2017. The Planning and Zoning Worksession will be December 27, 2016. The Park Board meeting for this case will be January 3, 2017. The Planning & Zoning meeting date for this case will be January 10, 2017.

I.6 The projected City Council meeting date and subsequent approval for this plat is January 17, 2017.



City of Rockwall

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

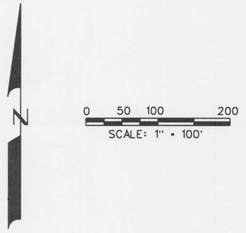
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

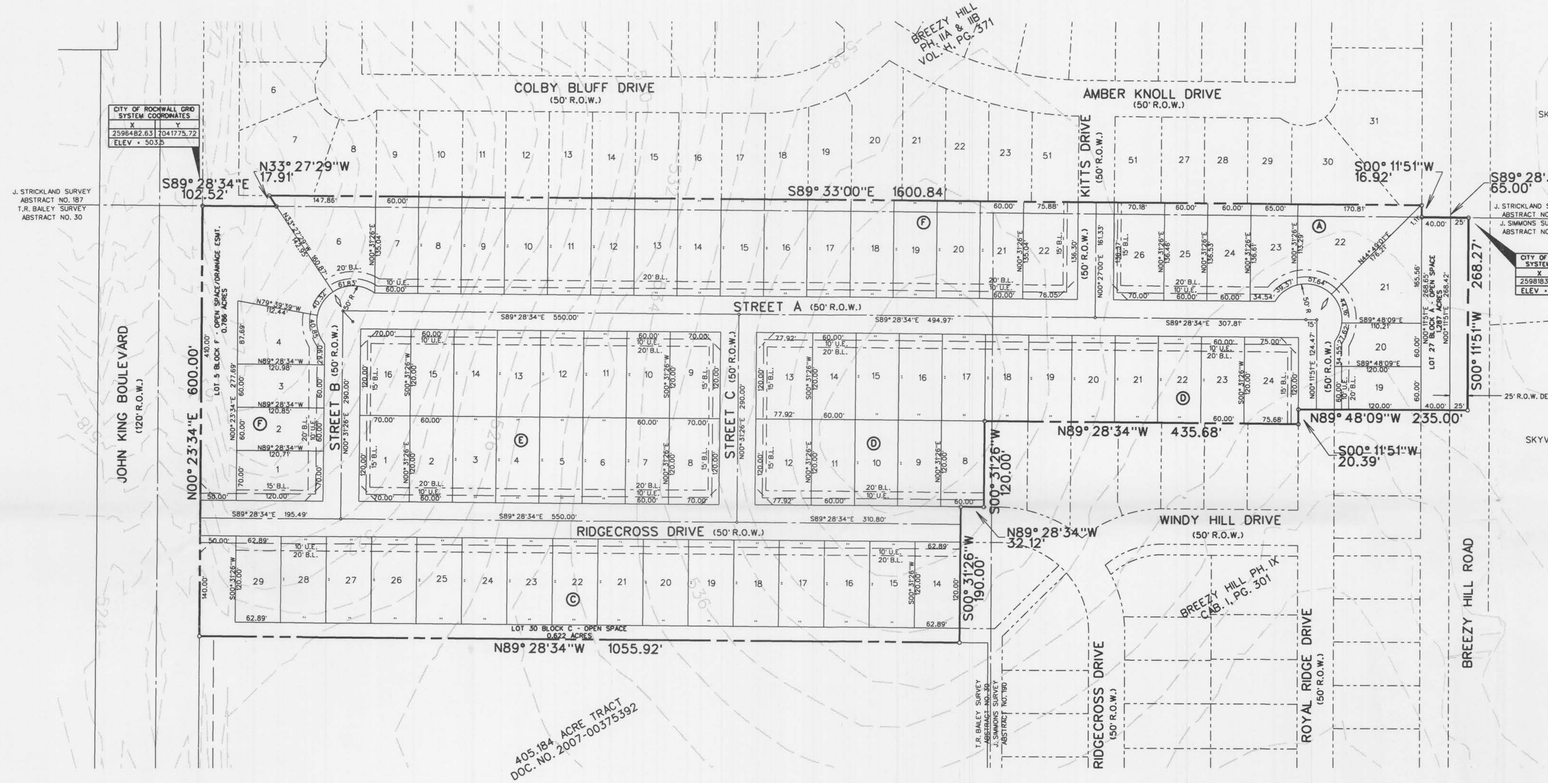
Reviewed for preliminary Approval:

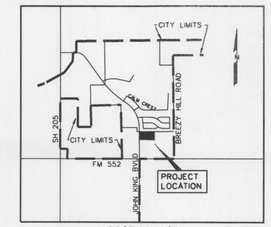
Planning & Zoning Commission Chairman — Date

Approved for Preparation of Final Plat:

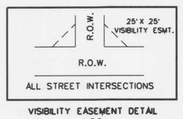
Mayor, City of Rockwall — Date





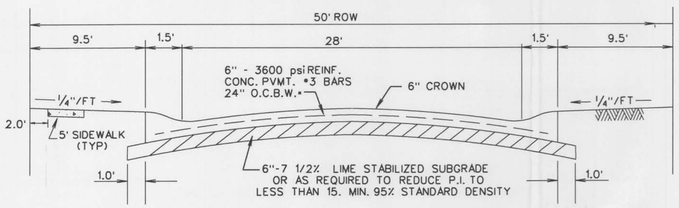


LOCATION MAP
N.T.S.



VISIBILITY EASEMENT DETAIL
N.T.S.

LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION
◊ - STREET NAME CHANGE



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
*MIN. 6 1/2 SACK MIX IF HAND PLACED

NOTE:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT
OF
BREEZY HILL PHASE X
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
J. SIMMONS SURVEY, ABSTRACT NO. 190
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

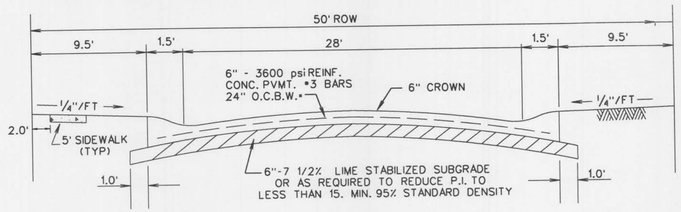
TOTAL ACRES 19.784
TOTAL RESIDENTAL LOTS 79
DENSITY 3.99

OWNERS
BH 60's POD, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
BH BALANCE 4, LLC.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

P2016 054

DECEMBER 2016 SCALE 1" = 100'

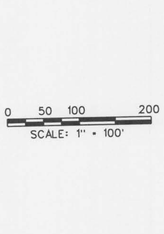
CASE #P2016-XXX

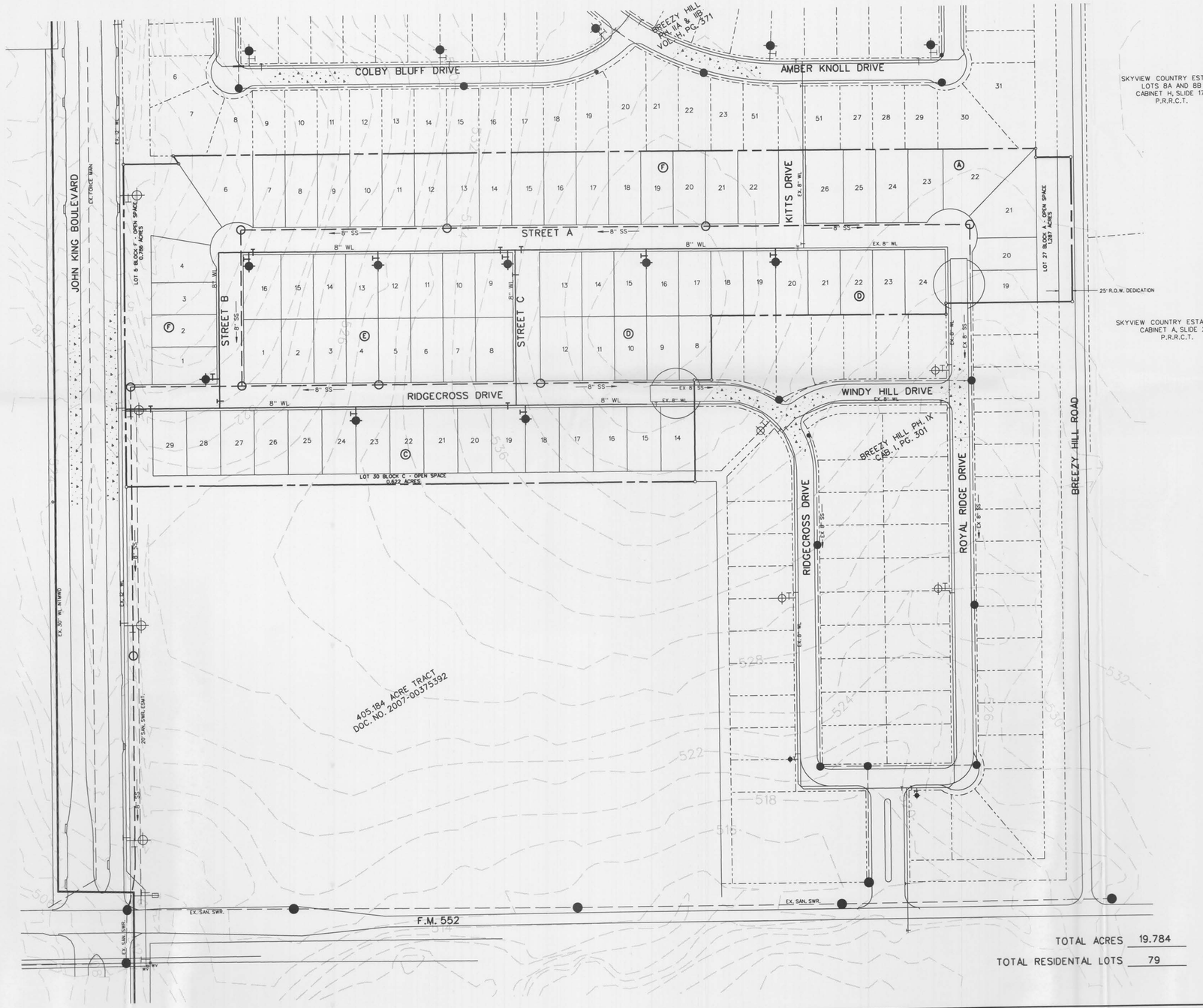


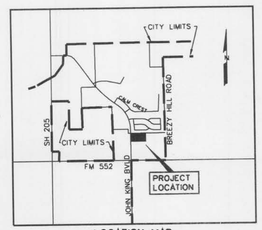
TYPICAL PAVEMENT SECTION - LAYDOWN CURB

N.T.S.

*MIN. 6 1/2 SACK MIX IF HAND PLACED







LOCATION MAP

N.T.S.

TOTAL ACRES 19.784

TOTAL RESIDENTAL LOTS 79

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

BREEZY HILL PHASE X

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BH 60's POD, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

BH BALANCE 4, LLC.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

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

DECEMBER 2016 SCALE 1" = 100'

CASE #P2016-XXX

N

0 50 100 200
SCALE: 1" = 100'

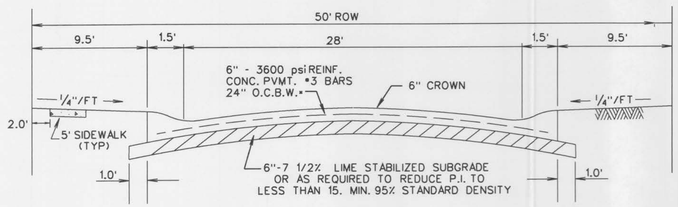


SKYVIEW COUNTRY ESTATES
LOTS 8A AND 8B
CABINET H, SLIDE 171
P.R.R.C.T.

SKYVIEW COUNTRY ESTATES NO. 2
CABINET A, SLIDE 296
P.R.R.C.T.



LOCATION MAP
N.T.S.



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
*MIN. 6 1/2 SACK MIX IF HAND PLACED

TOTAL ACRES 19.784

TOTAL RESIDENTAL LOTS 79

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL PHASE X

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BH 60's POD, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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214-522-4945

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

DECEMBER 2016 SCALE 1" = 100'

CASE #P2016-XXX

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Hammat Chauhan; *Best Western Plus, Rockwall Inn and Suites*

AGENDA ITEM: **Z2016-033**; Hotel on Vigor Way

SUMMARY:

Hold a public hearing and consider a request by Hammat Chauhan of Best Western Plus, Rockwall Inn and Suites, on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on a 1.74-acre parcel of land located north of IH-30 on Vigor Way. This property is currently zoned Commercial (C) District. According to the Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel, residence* requires an SUP in a Commercial (C) District.

On August 4, 2008, the City Council approved an SUP [*Ordinance No. 08-37*] to allow for a hotel in a Commercial (C) District. At that time, the ordinance restricted *hotel, residence* on the subject property. Additionally, the ordinance required that the building elevations *strictly adhere* to the elevations contained in the ordinance. Also, the ordinance required that the building be limited to a maximum of 58-feet in height. Since this original approval, the applicant has requested to change the SUP to allow a *residence hotel* with the provision that four (4) of the suites be residence suites. In addition, the applicant is proposing new building elevations, which would be required to generally conform to the building elevations in the attached ordinance at the time of site plan. The hotel will also be limited 65-feet in height.

With the exception of the proposed residence suites, the applicant's request conforms to all applicable requirements; however, granting a Specific Use Permit (SUP) is a discretionary act to the City Council. If approved, the applicant will be required to submit a site plan and replat conforming to all applicable requirements. Additionally, this SUP shall supersede all requirements stipulated in Ordinance No. 08-37. Contained in the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

On November 21, 2016, and on December 19, 2016, City Council made motions to approve the applicant's request to postpone the public hearing. Since then, the applicant has made changes to the building elevations. Due to these changes, City Council continued the public hearing and remanded the case back to the Planning and Zoning Commission on January 3, 2017. Additionally, the applicant has also made changes to the height of the building and is requesting that the building be 60-feet in height instead of 65-feet in height.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property there are two restaurants (i.e. Popeyes and Culvers). Beyond that is Ridge Road which is identified as an *M4D (major collector, four [4] lane divided highway)* in the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

South: Directly south of the subject property is a restaurant (*i.e. Denny's*), an automotive shop (*i.e. Valvoline Oil Change*), and a tire shop (*i.e. Goodyear*). Beyond this is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the subject property is Vigor Way, which is a private road. Beyond this street is a shopping center (*i.e. Rockwall Towne Centre*), which is zoned Commercial (C) District.

West: Directly west of the subject property there are two (2) restaurants (i.e. Wendy's and McDonalds), a shopping center (i.e. Rockwall Towne Centre), and a gas station (i.e. Chevron). Beyond this is Ridge Road which is identified as an M4D (major collector, four [4] lane, divided highway] on the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

NOTIFICATION:

On October, 27, 2016, staff sent 35 notices to property owners/residents within 500-feet of the subject property. Staff also mailed notices to the Lakeside Village and Turtle Cove HOA's, which are the only HOA's/Neighborhood associations that are within 1,500-feet and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.

2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (i.e. not contain kitchen facilities).

3) The building shall be no more than 60-feet in height.

4) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-033	**Owner**	PASTEM, CORP	**Applied**	10/14/2016 LM
Project Name	Rockwall Hotel on Vigor Way	**Applicant**	CRADDOCK ARCHITECTURE, PLLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

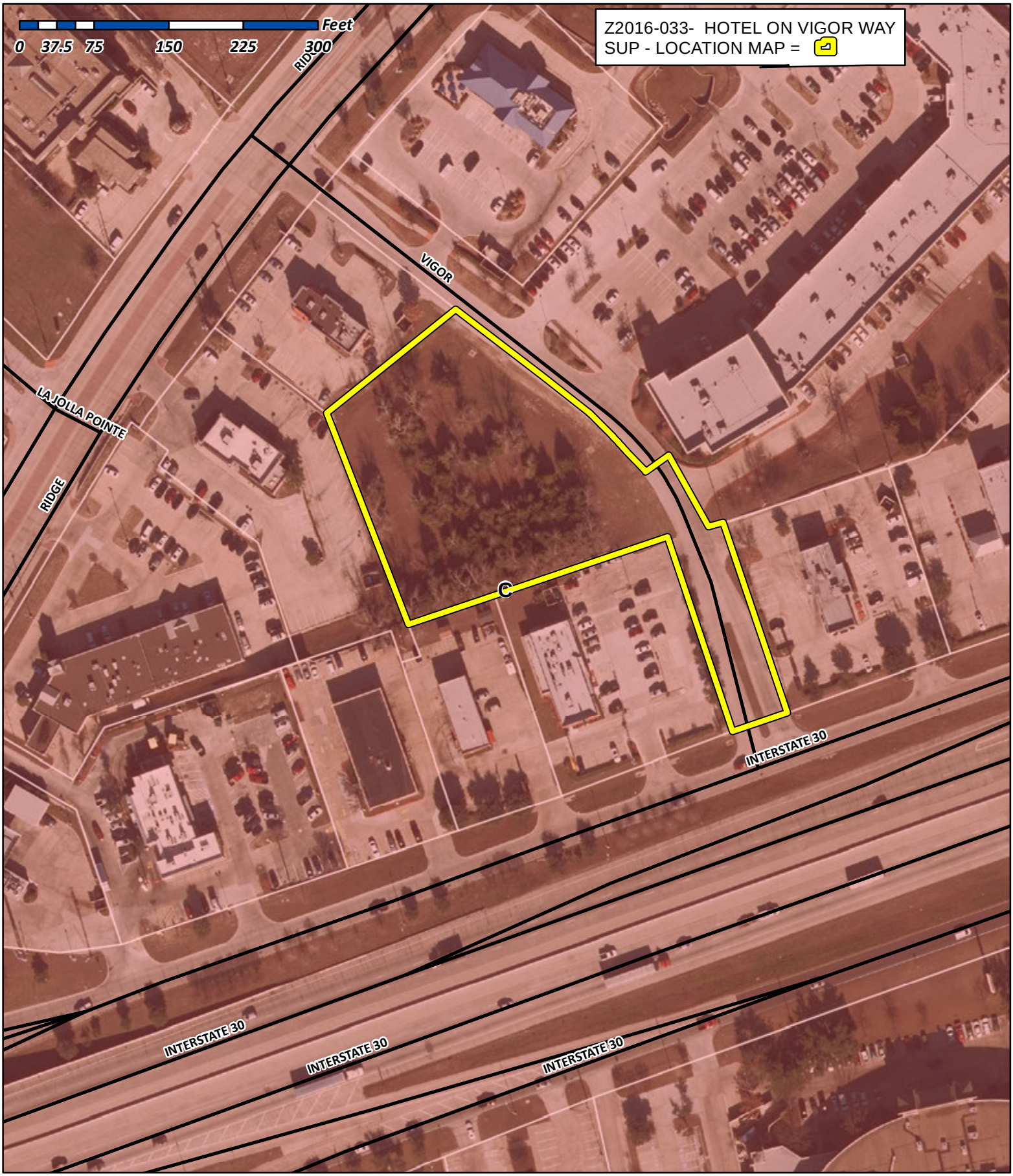
Site Address	**City, State Zip**	**Zoning**
VIGOR WAY	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	APPROVED W/ CONDITIONS	Condition
(10/18/2016 8:21 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

Z2016-033 SUP: Hotel on Vigor Way Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-033) in the lower right hand corner of all pages on future submittals.
M.4 Please provide North, East, South, and West Elevations
M.5 The original SUP states that a “Residence Hotel” is prohibited. Please provide a unit mix of suites vs. non suites.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.
I.7 The City Council meeting date and subsequent approval for this SUP is November 21, 2016 [1st Reading] and December 5, 2016 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

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

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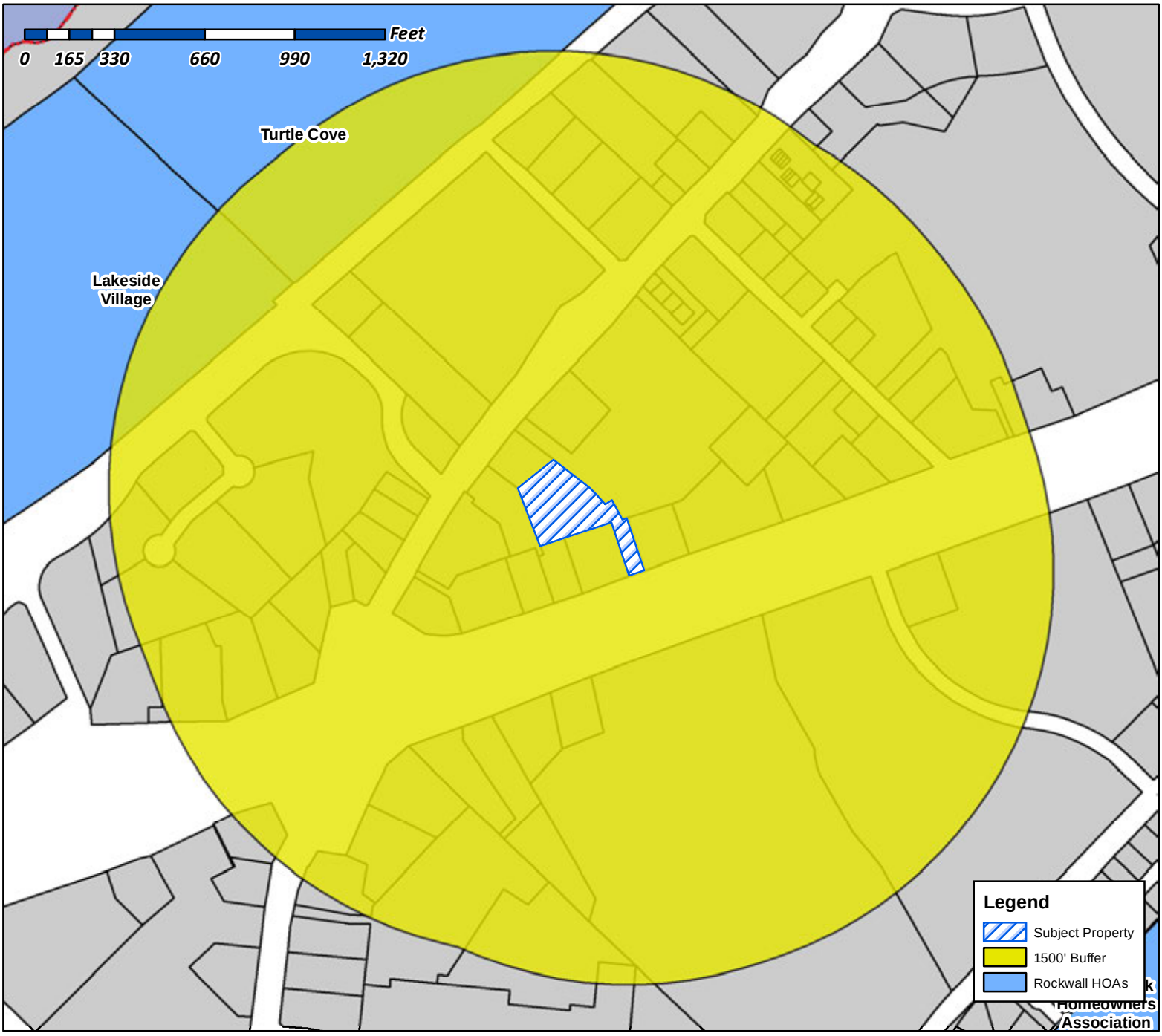
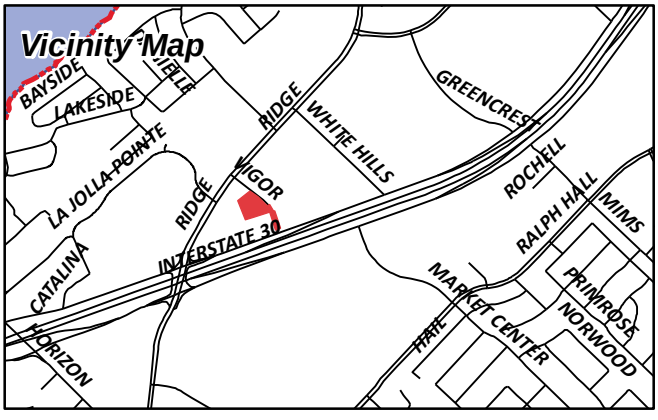


Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/16/2016

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

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:03:30 PM
Attachments: Z2016-033 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-033- Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.**

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

Sincerely,

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

City of Rockwall

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

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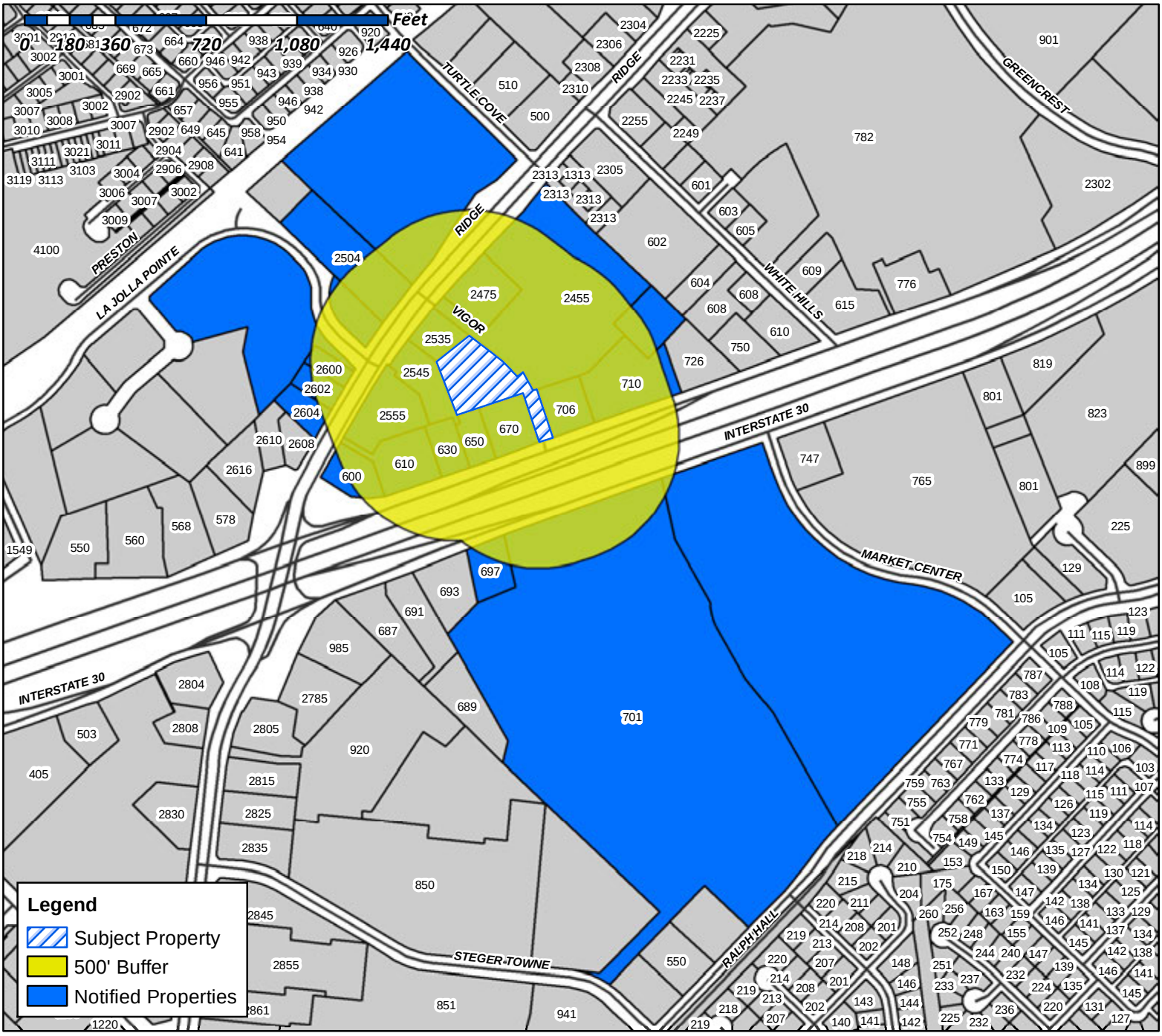
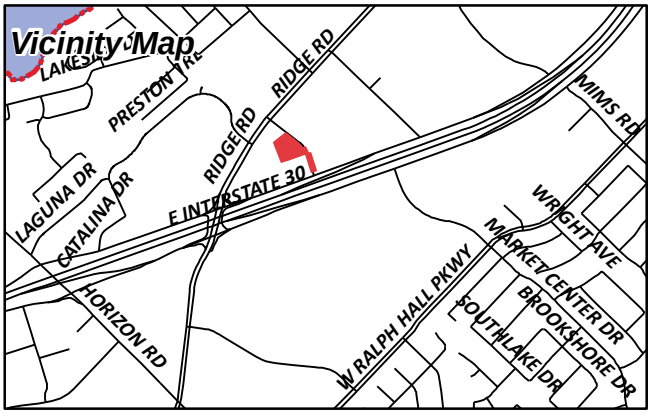


Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/14/2016

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

WENDY'S INTERNATIONAL INC
ATTN:PROPERTY TAX
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
200 GLENWOOD CIR BOX 316
MONTEREY, CA 92940

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

ROCKWALL AREA CHAMBER OF COMMERCE
2850 SHORELINE TRL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

MUZNA REAL ESTATE INC
3405 SPECTRUM BOULEVARD
RICHARDSON, TX 75082

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
670 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
697 I30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
706 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/0 KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

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

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

To Whom It May Concern:

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

Case No. Z2016-033: Residence Hotel on Vigor Way

Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-033: Residence Hotel on Vigor Way

Please place a check mark on the appropriate line below:

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

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

Opposed to Residence Facilities. We already have that type of facility and don't need to encourage hotels as long term housing solutions.
Not opposed to hotel without residence facility

Name: John Wardell / Lake Pointe

Address: 701 Interstate 30, Rockwall, TX

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

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

CONCEPT SITE PLAN
NEW HOTEL

ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4

E.P.G. CHISUM SURVAY, A-64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9, ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point in the Southwest line of said Lot 8, Block A;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec. , a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec. , a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

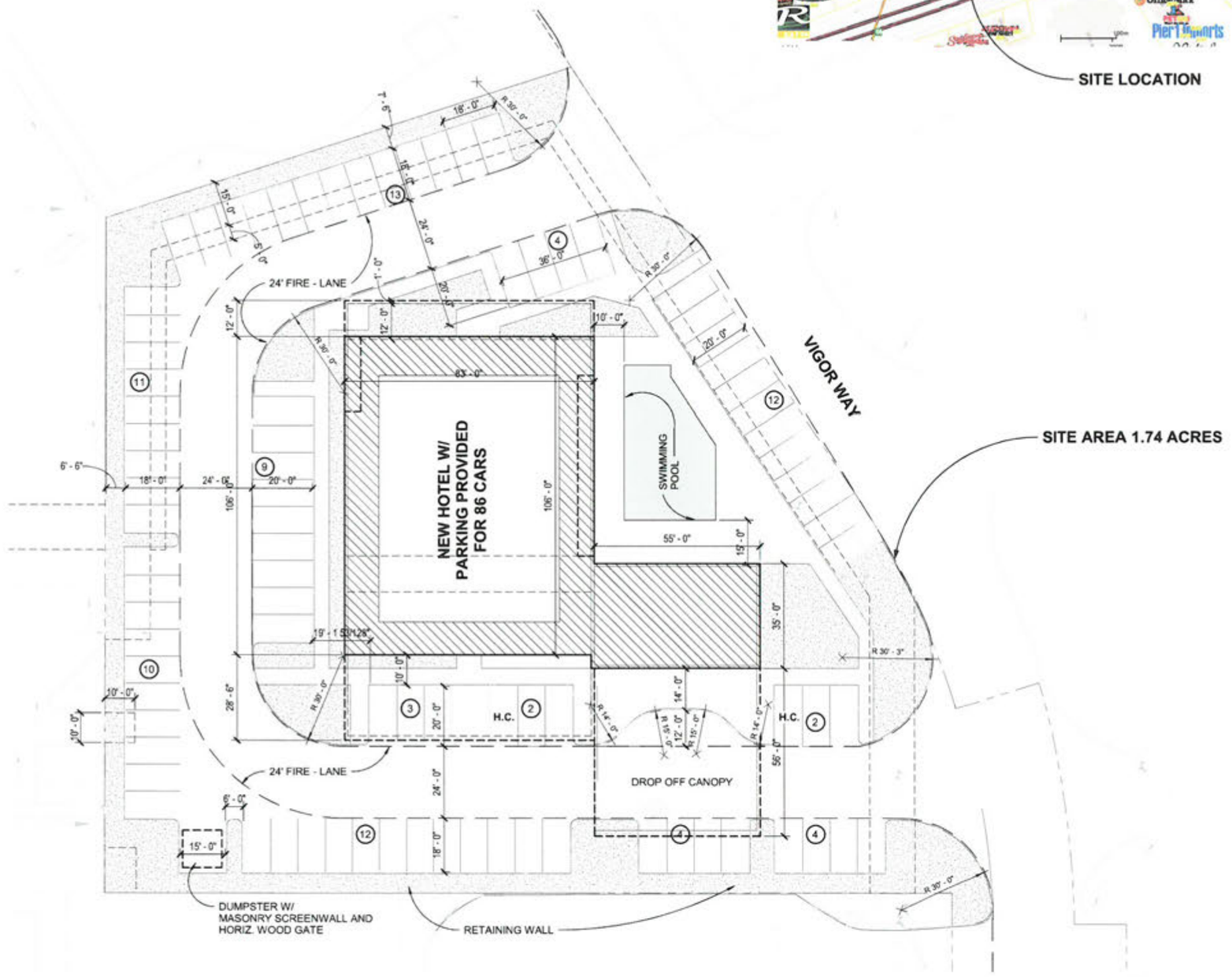
THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 8, Block A, and continuing along the Southeast line of said Lot 8, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.





PROPOSED MAX. HT = 60'-0"

1 **CONCEPT SITE PLAN**
1" = 20'-0"

10/14/2016 7:52:18 AM

ROCKWALL HOTEL



Best Western PLUS
Executive Residency
ROCKWALL, TX.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.783-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TOWNE CENTER, PHASE 4, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Himmat Chauhan of Best Western Plus, Rockwall Inn & Suites, on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.783-acre parcel of land being described as Lot 8, Block A, Rockwall Towne Center, Phase 4, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and the IH-30 Overlay (IH-30 OV) Districts, addressed as 700 E. IH-30, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-55 [*Ordinance No. 08-37*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 08-37*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *hotel* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

Section 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8,*

DRAFT ORDINANCE 03.08.17

Scenic Overlay (SOV) District, of Article V, District Development Standards, Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.

2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (i.e. not contain kitchen facilities).

3) The building shall be no more than 60-feet in height.

4) Freestanding signage associated with this development shall be limited to a monument sign (i.e. no pole sign shall be allowed).

5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF FEBRUARY, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 02.06.17

APPROVED AS TO FORM:

_____

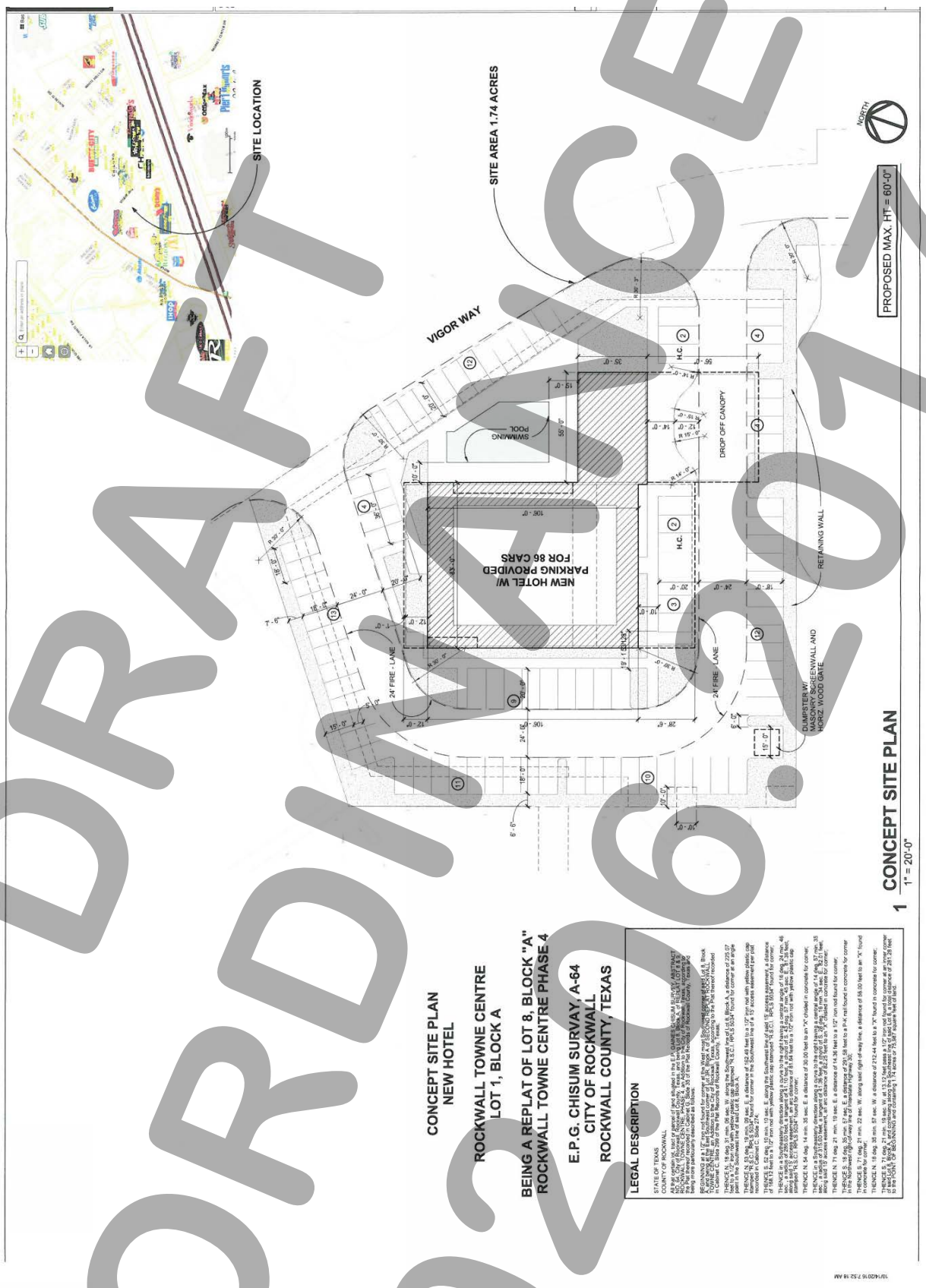
Frank J. Garza, *City Attorney*

1st Reading: *January 17, 2017*

2nd Reading: *February 6, 2017*

DRAFT ORDINANCE 02.06.2017

Exhibit 'A':
Site Plan



DRAFT ORDINANCE 02.06.2017

Exhibit 'B':
Building Elevations



DRAFT
ORDINANCE
02.06.2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 10, 2017

SUBJECT: Z2016-041; *Rockwall Lofts (AG to PD)*

On January 6, 2017, the applicant, Tony Austin of TAC, Inc., requested to withdraw *Case No. Z2016-041*. According to Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body.

From: Tony Austin
To: Miller, Ryan
Subject: Rockwall Lofts/Cameron property
Date: Friday, January 06, 2017 10:01:49 AM

Ryan-

Please let this letter serve as formal notice to inform the City of Rockwall that we would like to withdraw the above referenced zoning case from any further consideration at this time.

We sincerely appreciate all of your hard work and assistance in this case and I apologize for any inconvenience that our decision to withdraw may cause you or other city officials.

Respectfully,

Tony

Tony S. Austin
TAC, Inc.
tsaustin@tac-inc.net
214.507.9055

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Robert Miklos

AGENDA ITEM: **Z2016-044**; *Sonny's Carwash*

SUMMARY:

Hold a public hearing to discuss and consider a request by Robert Miklos of Miklos Law, PLLC on behalf of Hacienda Car Wash, Inc. for the approval of a Specific Use Permit (SUP) for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant Robert Miklos of Miklos Law, PLLC on behalf of Hacienda Car Wash, Inc. is requesting a Specific Use Permit (SUP) for the purpose of constructing a full service carwash on a 2.008-tract of land zoned Commercial (C) District. Typically, a *carwash/auto detail* within a Commercial (C) District is a use permitted *by-right*; however, in this case the property is located within the Scenic (*SOV*) Overlay District. According to the SOV, under Section 6.8.C, *Special Use Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "…the following uses may be considered on a case-by-case basis only and shall require a specific use permit … (*2*) Car wash (*all types*), subject to the conditions of Article IV, *Permissible Uses,* [*of the UDC*]." In addition, the standards for carwash/auto detail stated in Sec. 2.1.8 of Article IV of the UDC stipulates that, "(t)he following standards apply to any freestanding or accessory carwash or auto detail use:

1) Entrances and exists to the car wash shall not directly face any public street. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the director of planning.

2) The car wash shall be set back a minimum of 50-feet from any street frontage."

In this case, the proposed carwash tunnel will be situated approximately 170-feet from Ridge Road and the entrance to the carwash will not face Ridge Road. The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot. Contained in the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property and across Ridge Road [*FM-740*] is a 2.4-acre vacant tract of land zoned Commercial (C) District.

South: Directly south of the subject property is Wal-Mart, which sits on a 25.93-acre tract of land, and zoned Commercial (C) District.

East: Directly east of the subject property is a vacant tract of land zoned Commercial (C) District. This site has an approved SUP and a Site Plan for a RaceTrac convenience store and fuel center.

West: Directly west of the subject property is Big D Tire which is zoned Commercial (C) District.

NOTIFICATION:

On December 27, 2016, staff mailed 43 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove Homeowner's Association (*HOA*), which is the only HOA located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has not received any responses to the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Carwash* on the subject property then staff would recommend the following conditions of approval:

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

    (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the SUP ordinance; and,
    (b) The carwash shall be setback a minimum of 50-feet from Ridge Road.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-044	**Owner**	HACIENDA CAR WASH, INC	**Applied**	12/19/2016 LM
Project Name	SUP for a Carwash	**Applicant**	MIKLOS LAW, PPC	**Approved**	
Type	ZONING			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/19/2016 LM

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE WOODS AT ROCKWALL	1	A	1	5172-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/20/2016	12/27/2016	12/20/2016			
(12/21/2016 4:58 PM AW) Minimum width access isle for a 9' wide van handicap parking space is 96" wide. Minimum width access isle for an 11' wide van handicap parking space is 60" wide.							
ENGINEERING	Amy Williams	12/19/2016	12/26/2016	12/21/2016	2	APPROVED	See Condition
(12/21/2016 4:58 PM AW) Must meet all engineering requirements							
FIRE	Ariana Hargrove	12/19/2016	12/26/2016	12/22/2016	3	APPROVED	
PLANNING	David Gonzales	12/19/2016	12/26/2016	12/20/2016	1	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Robert Miklos of Miklos Law, PLLC on behalf of Hacienda Car Wash, Inc. for the approval of a Specific Use Permit (SUP) for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.21.2016

The following staff comments are to be addressed and resubmitted no later than Tuesday, January 3, 2017. Please provide three (3) copies and one PDF version for a subsequent review by staff:

• On all future plan submittals please include the Case Number (Z2016-044) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. According to Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards, of the Unified Development Code, development of a car wash within the SOV District requires the approval of a Specific Use Permit, which shall be considered on a case-by-case basis by the City Council and shall include the following conditions:
A) According to Article IV, Permissible Uses, of the Unified Development Code, the car wash/auto detail land use is subject to the following standards:
1. Entrances and exits to the car wash shall not directly face any public street. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning.
2. The car wash shall be set back a minimum of 50-feet from any street frontage.

2. The development must meet all Fire Department, Building Inspections, and Engineering standards.
3. If the SUP is approved, submittal and approval of a site plan, engineeringplans, plat and building plans are required prior to issuance of a C.O.
4. If approved, the development shall generally conform the the Concept Plan as depicted in the SUP ordinance.
4. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
5. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

* The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Mostimportantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales,AICP with the Planning Department at 972-771-7745 or e-mail at dgonzales@rockwall.com.

Meeting Dates to Attend:

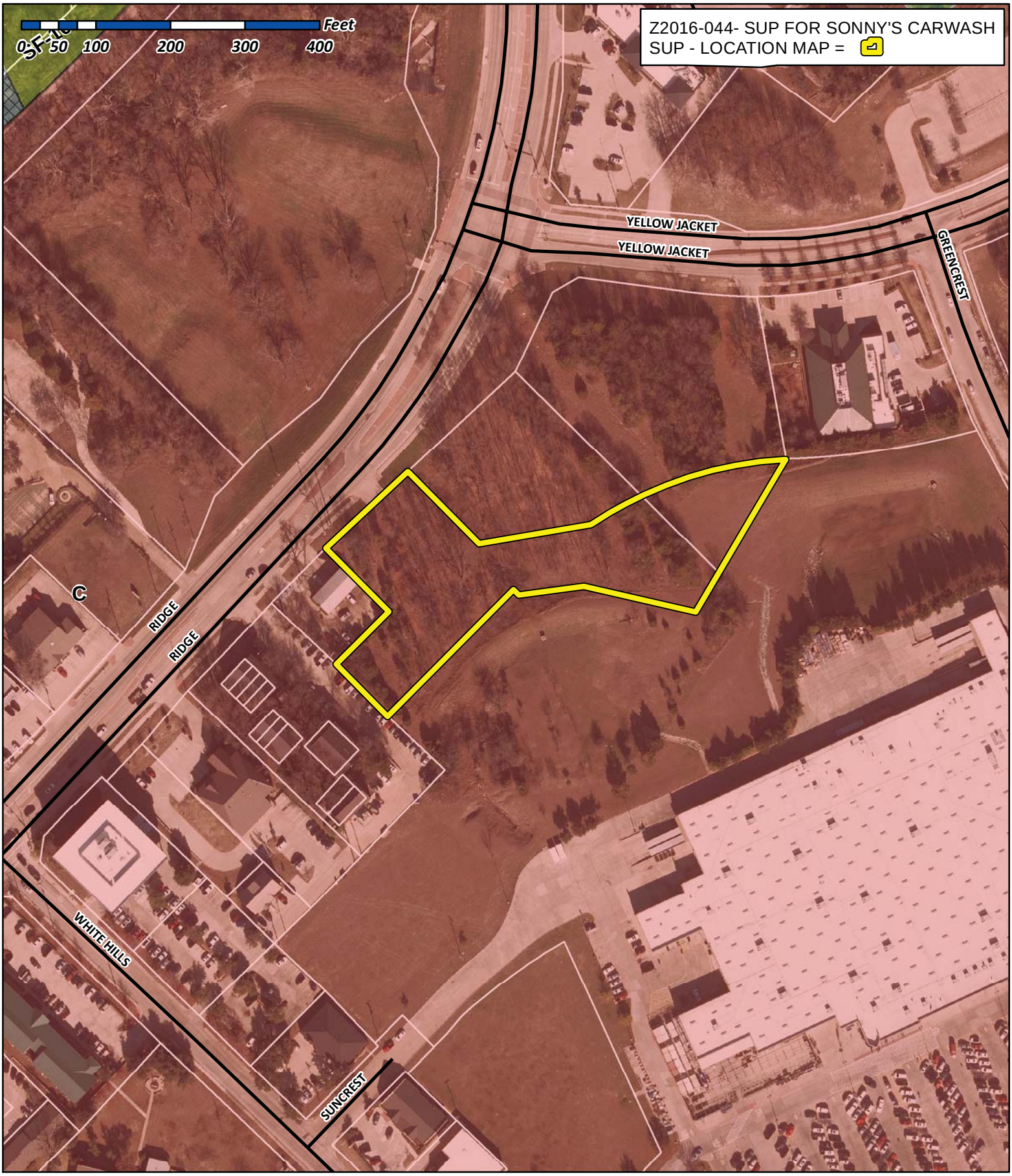
Planning - Work Session: December 27, 2016 (6:00 p.m.) [The applicant to present case to P&Z]
Planning - Public Hearing: January 10, 2017 (6:00 p.m.) [The applicant/representative required to be present for the public hearing process]

City Council - Public Hearing: January 17, 2016 (1st Reading of Ordinance) [6:00 p.m.]
City Council - February 6, 2016 [If approved during 1st reading of ordinance (2nd Reading of Ordinance)] [6:00 p.m.]

LETTER OF EXPLANATION

Hacienda Car Wash, Inc.
Request SUP for a Car Wash
At 2119 Ridge Road, Rockwall, Texas 75087
North of Highway 67, West of I-30 and South of W. Yellow Jacket Road

Pneuma Ventures, Inc. has authorized Hacienda Car Wash, Inc. to request a Specific Use Permit ("SUP") for a Car Wash on the property which is currently zoned as a Commercial zoning district. A Car Wash is currently not allowed by right in this Commercial zoning district as it is located in the Scenic Overlay District. A Car Wash is allowed by SUP in the commercial zoning district within the Scenic Overlay District. The size of the area of request is approximately 2.008 acres.



City of Rockwall

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

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

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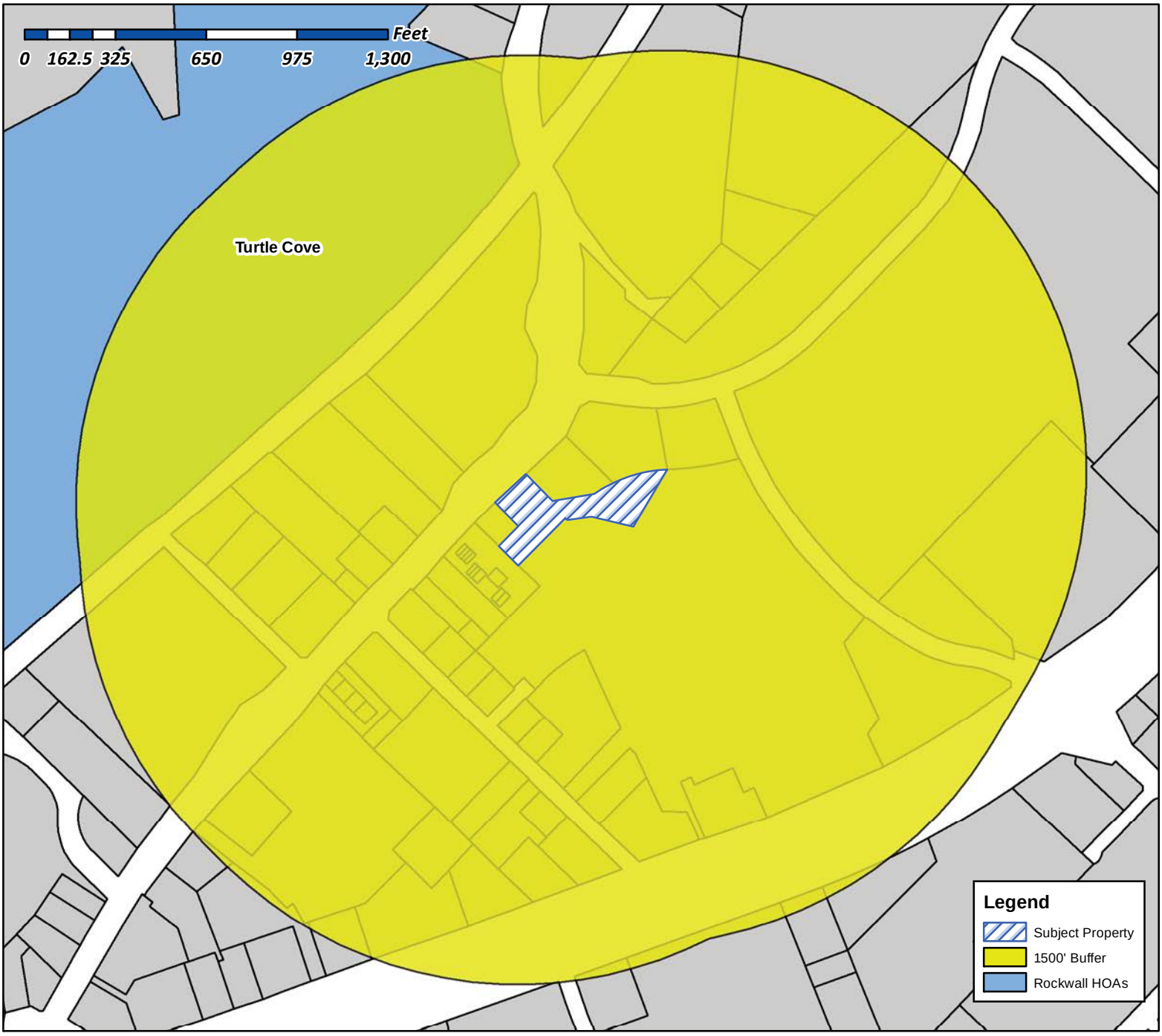
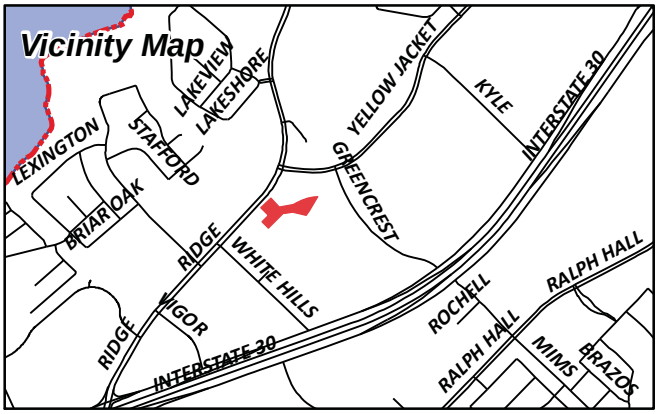


Case Number: Z2016-044
Case Name: SUP for Sonny's Carwash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the intersection of W. Yellow Jacket Lane and Ridge Road



Date Created: 12/19/2016

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

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

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

To Whom It May Concern:

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

Case No. Z2016-044: SUP for a Carwash

Hold a public hearing to discuss and consider a request by Robert Miklos of Miklos Law, PLLC on behalf of Hacienda Car Wash, Inc. for the approval of a Specific Use Permit (SUP) for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Tuesday, 1/17/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **1/17/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-044: SUP for a Carwash

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

City of Rockwall

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

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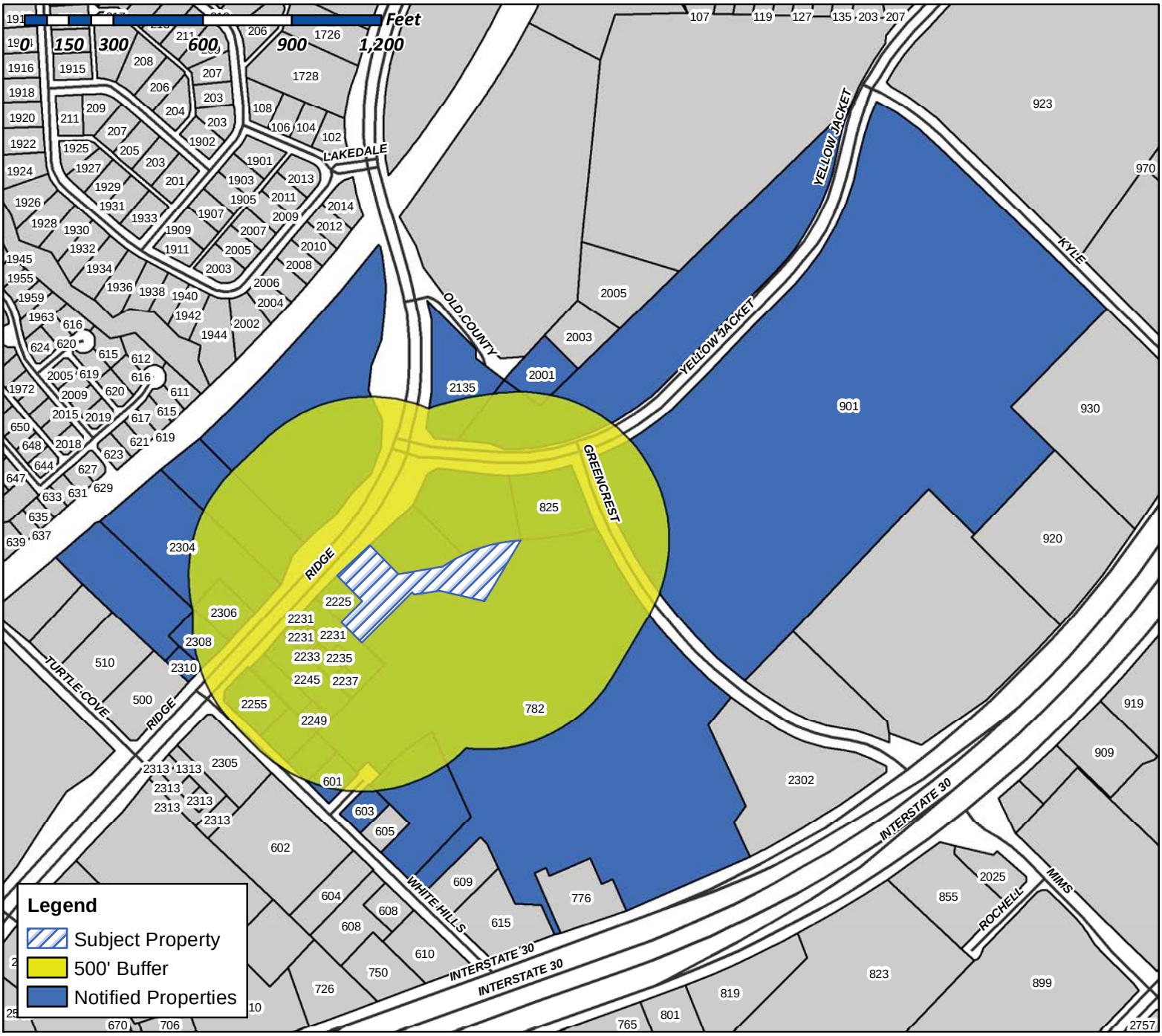
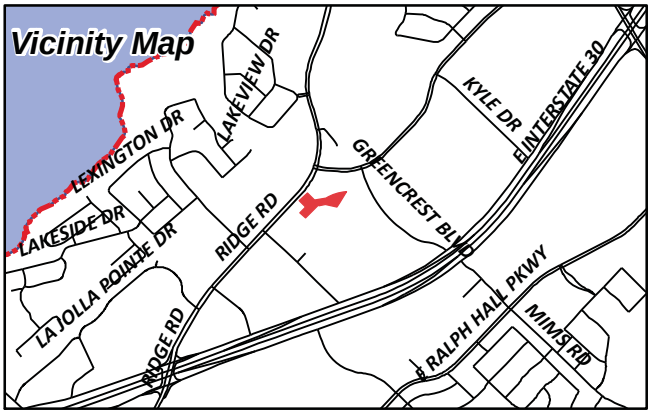


Case Number: Z2016-044
Case Name: SUP for Sonny's Carwash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the intersection of W. Yellow Jacket Lane and Ridge Road



Date Created: 12/19/2016

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

SKY INVESTMENT PROPERTY INC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

MAJESTIC CAST INC
1625 FERRIS RD
GARLAND, TX 75044

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
ROCKWALL, TX 75032

JARA PARTNERS LTD
1721 FAIR OAKS LN
ROYSE CITY, TX 75189

UNRUH CECIL J ESTATE
TAMARA SUE HARRIS INDEPENDENT EXECUTRIX
17627 CEDAR CREEK CANYON
DALLAS, TX 75252

THE TWO SHORT LP
A TEXAS LIMITED PARTNERSHIP
1810 KENTWOOD CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
2001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2235 RIDGE RD
ROCKWALL, TX 75032

DOUPHRATE PROPERTIES INC
2235 RIDGE RD 0
ROCKWALL, TX 75087

CURRENT RESIDENT
2237 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75032

ONE RIDGE PLACE LP
2245 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2255 RIDGE RD
ROCKWALL, TX 75032

MMF INVESTMENTS LLC
2255 RIDGE RD 0
ROCKWALL, TX 75087

HUDSPETH WARD
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD 0
ROCKWALL, TX 75087

CURRENT RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75032

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

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

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

PNEUMA VENTURES LTD
480 SMIRL DRIVE
HEATH, TX 75032

IN KYUNG H &
JUNG OH SOON
512 SUNSTONE DR
IRVING, TX 75060

CURRENT RESIDENT
601 WHITE HILLS DR
ROCKWALL, TX 75032

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

GAMEZ SUSAN AND
VICOR BALDERAS
602 LAURENCE
HEATH, TX 75032

CURRENT RESIDENT
603 WHITE HILLS DR
ROCKWALL, TX 75032

COIT RIDGE PROPERTIES LLC
6031 SHERRY LN 0
DALLAS, TX 75225

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
825 YELLOW JACKET LN
ROCKWALL, TX 75032

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75032

JARA PARTNERS LTD
9615 COUNTY ROAD 2432
ROCKWALL, TX 75160

ROCKWALL ASC REAL ESTATE LLC
PO BOX 1208
ROCKWALL, TX 75087

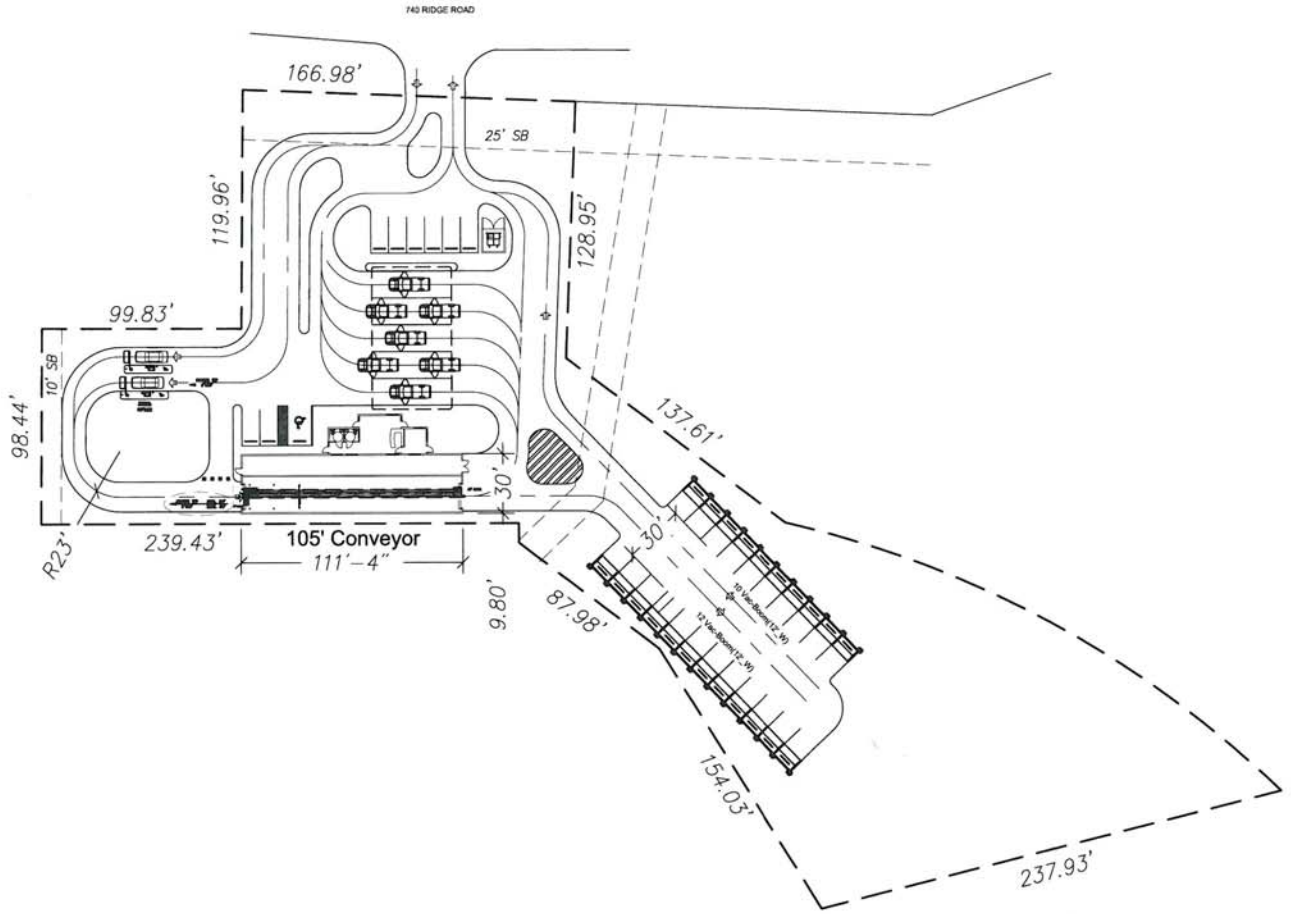
JORDAN MARK S &
ROSS I RAMSAY
PO BOX 328
MADISON, MS 39130

SHEIKHA SABRI H MD
PO BOX 734
ROCKWALL, TX 75087

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

SONNY'S CARWASH DESIGN SERVICES

The Tunnel Experts™



Z2016 044

FILE COPY

DEC 19 2016

SITE LEGEND

HANDICAP PARKING	&
PROPOSED CURB	
SITE BOUNDARY LINE	
CENTER LINE OF ROAD	
SETBACKS	

GENERAL NOTES

1. ALL CENTER LINE OF ROAD CURB RADII TO BE 23' UNLESS OTHERWISE NOTED.
2. ALL VACUUM SPACES ARE 9'-10" UNLESS OTHERWISE NOTED.

PRELIMINARY PLAN NOTE

THIS PLAN HAS BEEN PREPARED WITH THE BEST AVAILABLE INFORMATION PROVIDED BY THE CUSTOMER, WITHOUT THE BENEFIT OF A SURVEY IN SOME CASES. THE ENGINEER HAS NOT CONDUCTED ANY CODE RESEARCH REGARDING, BUT NOT LIMITED TO, PERMITTED USES, SETBACKS, BUFFERS, ACCESS, REQUIRED PARKING, LANDSCAPING, FAR, ISR, STORM WATER MANAGEMENT, UTILITIES, RIGHT OF WAY ACQUISITION OR EASEMENTS TO BENEFIT ACCURATE LAYOUT ORIENTATION AND CONFIGURATION.

SONNY'S CarWash Equipment — World's Best Selling!
SONNY'S CarWash Parts — 12,000 Parts In Stock!
SONNY'S CarWash Controls — Affordable Controls!
SONNY'S CarWash College — Hands-On Training!

DATE:	11.18.16
REVISION DATE:	11.22.16
CREATED BY:	LV
REVISED BY:	BPW
CHECKED BY:	

SONNY'S The CarWash Factory — http://www.SonnysDirect.com

SITE LAYOUT

"DRAFT"

© 2016 SONNY'S ENTERPRISES, INC. | 5605 Hiatus Road, Tamarac, FL. 33321 USA. TEL.800-327-8723

DISCLAIMER
ALTHOUGH BUILDING CODES HAVE BEEN CONSIDERED IN DEVELOPING THIS DRAWING, VERIFICATION OF SITE SPECIFIC CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES IS THE EXCLUSIVE RESPONSIBILITY OF THE CUSTOMER AND/OR ARCHITECT AND ENGINEER.
THESE DRAWINGS REFLECT REQUIREMENTS FOR SONNY'S FURNISHED EQUIPMENT ONLY UNLESS OTHERWISE NOTED. PLEASE REFER TO OTHER MANUFACTURERS, IF ANY, FOR THEIR EQUIPMENT REQUIREMENTS.

CONFIDENTIAL WARNING:
THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES AND TRADE SECRETS OF SONNY'S ENTERPRISES INC. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY OR PORTION THEREOF, IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF SONNY'S ENTERPRISES INC. ALL RIGHTS RESERVED.

16563-C11- MARCO VEGA

SCALE: N.T.S. | LOCATION: TX

Sheet	Rev.
01	-0-

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A CAR WASH WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, FOR A 2.008-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2-01, BLOCK A, THE WOODS AT ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Robert Miklos of Miklos Law, PLLC on behalf of the Hacienda Car Wash for the approval of a Specific Use Permit (SUP) to allow a *car wash* on a 2.008-acre tract of land identified as Lot 1 & 2-01, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *car wash* within the Scenic Overlay (SOV) District as stipulated by Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance, and as stipulated by Section 6.8, *Scenic Overlay (SOV) District*, Section 4.1, *General Commercial District Standards*, and Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

DRAFT ORDINANCE 01.10.2017

2.1 Operational Conditions

The following conditions pertain to the operation of a *car wash* on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

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

2) The c*ar wash* shall be setback a minimum of 50-feet from Ridge Road.

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF FEBRUARY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *January 17, 2016*

2nd Reading: *February 6, 2017*

DRAFT ORDINANCE 01.10.2017

TRACT 1:

Being a tract of land situated in the E.P. Gaines Survey, Abstract No. 64, and being a portion of Lot 1, Block A and Lot 2, Block A of the Woods At Rockwall Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet E, Slide 343 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most northerly west corner of said Woods At Rockwall Addition, also lying on the southeast line of F.M. 740 a variable width right-of-way;

THENCE, North 47 degrees 01 minute 01 second East along the southeast line of said F.M. 740 and the northwest line of said Lot 1, Block A, a distance of 166.98 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northwest corner of a tract of land described by deed to Mountainprize, Inc. recorded in Instrument No. 20140000002584 of the Official Public Records of Rockwall County, Texas;

THENCE, South 42 degrees 57 minutes 29 seconds East, along the westerly said Mountainprize tract, a distance of 128.95 feet to a 1/2 inch iron rod with cap stamped "TXHS" found at an angle point in same;

THENCE, North 81 degrees 58 minutes 49 seconds East, along the southerly line of said Mountainprize tract, a distance of 137.61 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the beginning of a non-tangent curve to the right having a radius of 536.81 feet, a central angle of 30 degrees 19 minutes 15 seconds, and a chord which bears North 73 degrees 24 minutes 15 seconds East, 280.17 feet;

THENCE, continuing along the southerly line of said Mountainprize tract and said non-tangent curve to the right, an arc distance of 284.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a reverse curve to the left having a radius of 772.78 feet, a central angle of 00 degree 07 minutes 47 seconds, and a chord which bears North 88 degrees 30 minutes 05 seconds East, 1.75 feet;

THENCE, along said reverse curve to the left, an arc distance of 1.75 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northeast corner of said Pneuma Ventures tract recorded in instrument No. 20140000002784, and the northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall county, Texas;

THENCE, South 30 degrees 33 minutes 42 seconds West, along the northwest line of said Wal-Mart Supercenter Addition, a distance of 237.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the northerly line of same;

DRAFT ORDINANCE 01.03.2017

THENCE, along the northerly line of said Wal-Mart Super Center Addition the following courses and distances:

North 76 degrees 57 minutes 22 seconds West, a distance of 154.03 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found for corner;

South 82 degrees 22 minutes 15 seconds West, a distance of 87.98 feet to a 1/2 inch iron rod found for corner;

North 45 degrees 10 minutes 32 seconds West, a distance of 9.80 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner;

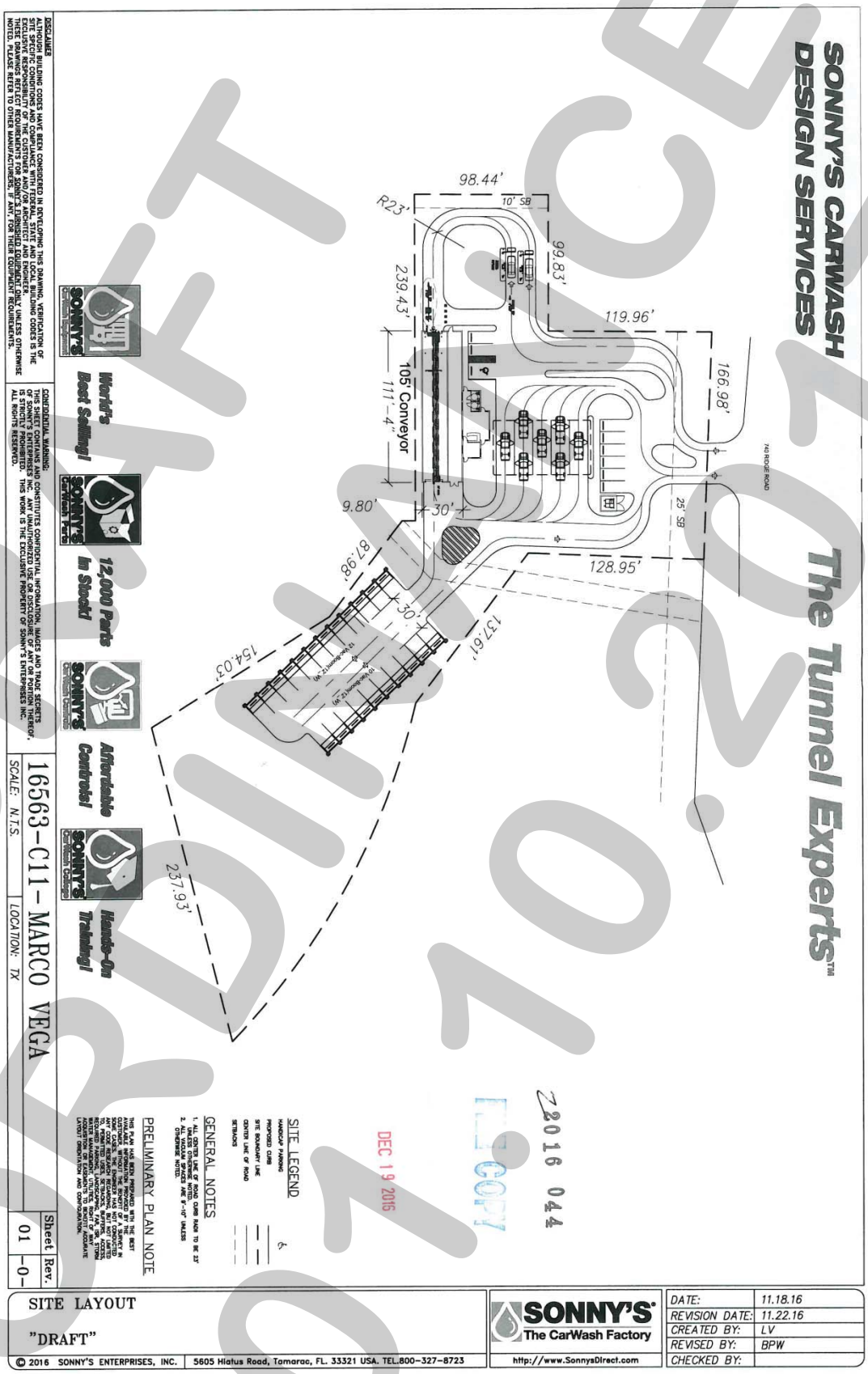
South 44 degrees 49 minutes 28 seconds West, a distance of 239.43 feet to a 3/8 inch iron rod found for the northwest corner of said Wal-Mart Supercenter Addition and the south corner of said Lot 1, Block A, also lying on the northeast line of Lot 1, Block A of Lakewood Park, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 10 of the Plat Records of Rockwall County, Texas;

THENCE North 44 degrees 45 minutes 15 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Lot 1, Block A, Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for the south corner of a tract of land described by deed to Layan Investments, Inc., recorded in Volume 7066, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE North 44 degrees 57 minutes 47 seconds East along the southeast line of said Layan Investments tract, a distance of 99.83 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found for the east corner of same, also for an ell corner of said Lot 1, Block A, Woods At Rockwall Addition;

THENCE North 44 degrees 42 minutes 26 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Layan Investments tract, a distance of 119.96 feet to the PLACE OF BEGINNING, and containing 87,469 square feet or 2.008 acres of land.

DRAFT ORDINANCE 01.10.2017


SONNY'S CARWASH DESIGN SERVICES
The Tunnel Experts™
98.44'
10' SB
R23'
99.83'
239.43'
119.96'
166.98'
105' Conveyor
111'-4"
30'
25' SB
9.80'
87.98'
128.95'
30'
154.03'
137.61'
237.93'
SITE LEGEND
HANDICAP PARKING
PROPOSED CURB
SITE BOUNDARY LINE
CENTER LINE OF ROAD
SETBACKS
GENERAL NOTES
1. ALL CENTER LINE OF ROAD CURB RADII TO BE 25' UNLESS NOTED.
2. ALL VACUUM SPACES ARE 9'-10' UNLESS OTHERWISE NOTED.
PRELIMINARY PLAN NOTE
DISCLAIMER
CONFIDENTIAL WARNING:
SONNY'S CARWASH FACTORY
World's Best Selling!
12,000 Parts In Stock!
Affordable Controls!
Hands-On Training!
16563-C11- MARCO VEGA
SCALE: N.T.S.
LOCATION: TX
Sheet 01
Rev. -0-
SITE LAYOUT
"DRAFT"
© 2016 SONNY'S ENTERPRISES, INC.
5605 Hiatus Road, Tamarac, FL. 33321 USA. TEL.800-327-8723
SONNY'S The CarWash Factory
http://www.SonnysDirect.com
DATE: 11.18.16
REVISION DATE: 11.22.16
CREATED BY: LV
REVISED BY: BPW
CHECKED BY:
2016 044
DEC 19 2016
DRAFT
10.17.2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Tom Kirkland; *TEKMAK Development Company*

AGENDA ITEM: **Z2016-045**; Towneplace Suites

SUMMARY:

Hold a public hearing to discuss and consider a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Hotel, Residence in a Commercial (C) District on an approximately 3.0-acre tract of land be a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on an 8.613-acre tract of land located north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road. This property is currently zoned Commercial (C) District. According to the Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel, residence* requires an SUP in a Commercial (C) District.

With the exception of the proposed residence suites, the applicant's request conforms to all applicable requirements; however, granting a Specific Use Permit (SUP) is a discretionary act to the City Council. If approved, the applicant will be required to submit a site plan and final plat conforming to all applicable requirements.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property there is a high school (Rockwall High School). Beyond that is W. Yellow Jacket Lane which is identified as an *M4D (major collector, four [4] lane divided highway)* in the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

South: Directly south of the subject property is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the subject property is vacant land. Beyond this is a car dealership (i.e. Heritage Buick GMC). This area is zoned Commercial (C) District.

West: Directly west of the subject property is Greencrest Boulevard which is identified as a Minor Collector on the City's *Master Thoroughfare Plan*. Beyond this is a strip center and a Wal-Mart store. This area is zoned Commercial (C) District.

NOTIFICATION:

On December, 27, 2016, staff sent 9 notices to property owners/residents within 500-feet of the subject property. Staff also mailed notices to the Turtle Cove and Flagstone Estates HOA's, which are the only HOA's/Neighborhood associations that are within 1,500-feet and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in support of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

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

    a. All development shall generally conform to the site plan and building elevations contained in the SUP ordinance;

    b. The building shall not exceed 60-feet in height;

2) Any construction or building necessary to complete this request must conform to the requements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-045	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	12/19/2016 LM
Project Name	SUP for a Residence Hotel (Towneplace Suites)	**Applicant**	TEKMAK DEVELOPMENT COMPANY	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	12/19/2016 LM

Site Address	City, State Zip	Zoning
I30	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HERITAGE BPG ADDITION	4	NULL	4	0145-0000-0004-00-0R	

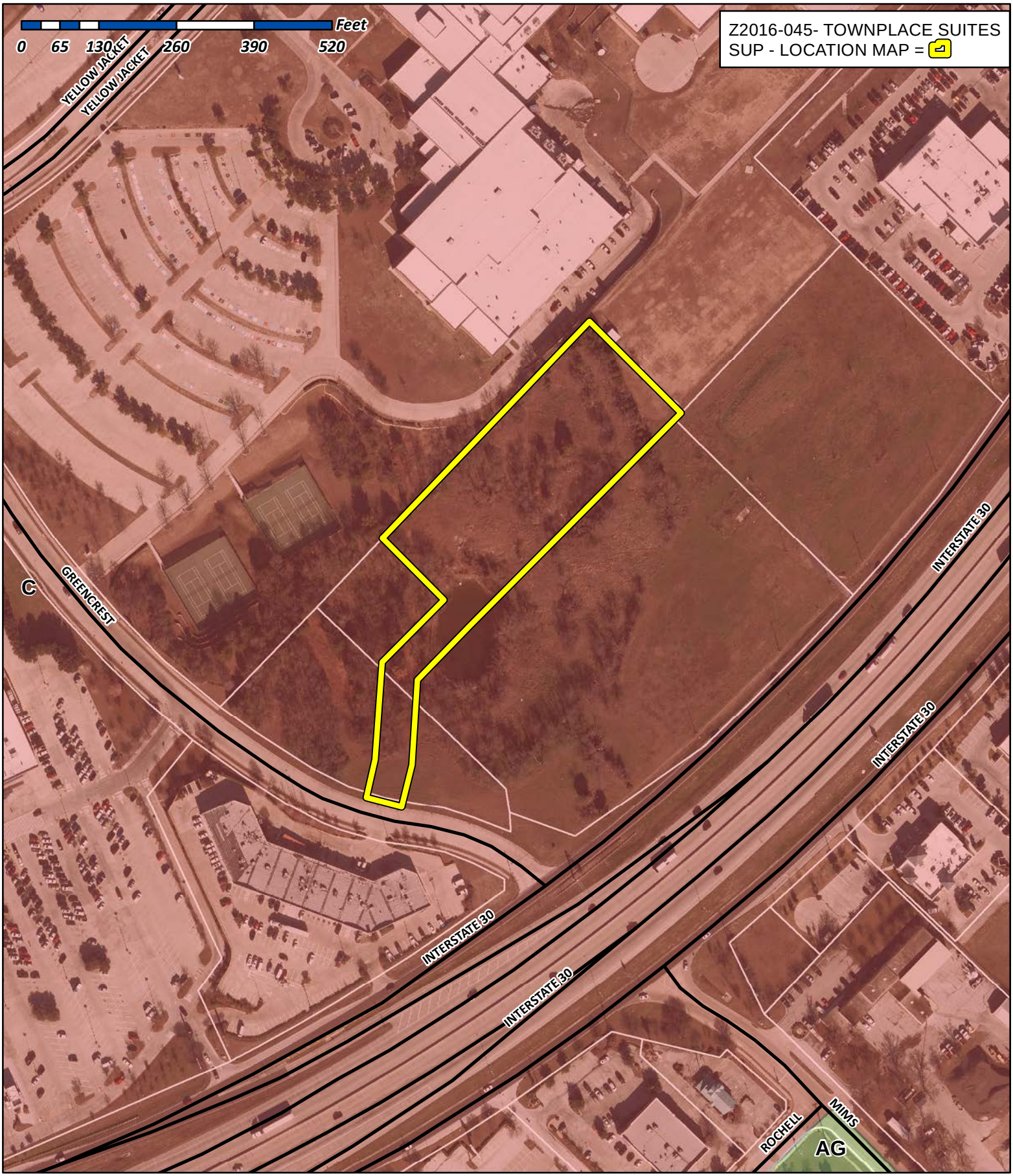
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/19/2016	12/26/2016				
ENGINEERING	Amy Williams	12/19/2016	12/26/2016	12/22/2016	3	APPROVED	See Conditions
(12/22/2016 7:54 AM AW) Need to adjust driveway spacing to be 360' apart Deceleration lane Need TIA Parking to be 20'x9' Fire lane radius 30' Detention is required Need cul-de-sac or hammerhead turn around on deadend parking							
FIRE	Ariana Hargrove	12/19/2016	12/26/2016	12/22/2016	3	APPROVED	
PLANNING	Korey Brooks	12/19/2016	12/26/2016	12/23/2016	4	COMMENTS	Comments

Planning Comments on Next Page

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

(12/23/2016 8:25 AM KB)
Z2016-045 SUP for Residence Hotel:
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Hotel, Residence in a Commercial (C) District on a 2.3-acre tract of land be a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-045) in the lower right hand corner of all pages on future submittals.
I.4 Since a portion of the rooms will have kitchen facilities, this will be considered a "residence hotel"
M.5 Please provide North, East, South, and West Elevations.
I.6 Exterior renderings are not required but highly recommended.
I.7 The Planning and Zoning Worksession is December 27, 2016. The Planning and Zoning Meeting is January 10, 2017.
I.8 The projected City Council meeting dates for this case will be January 17, 2017 [1st Reading] & February 6, 2017 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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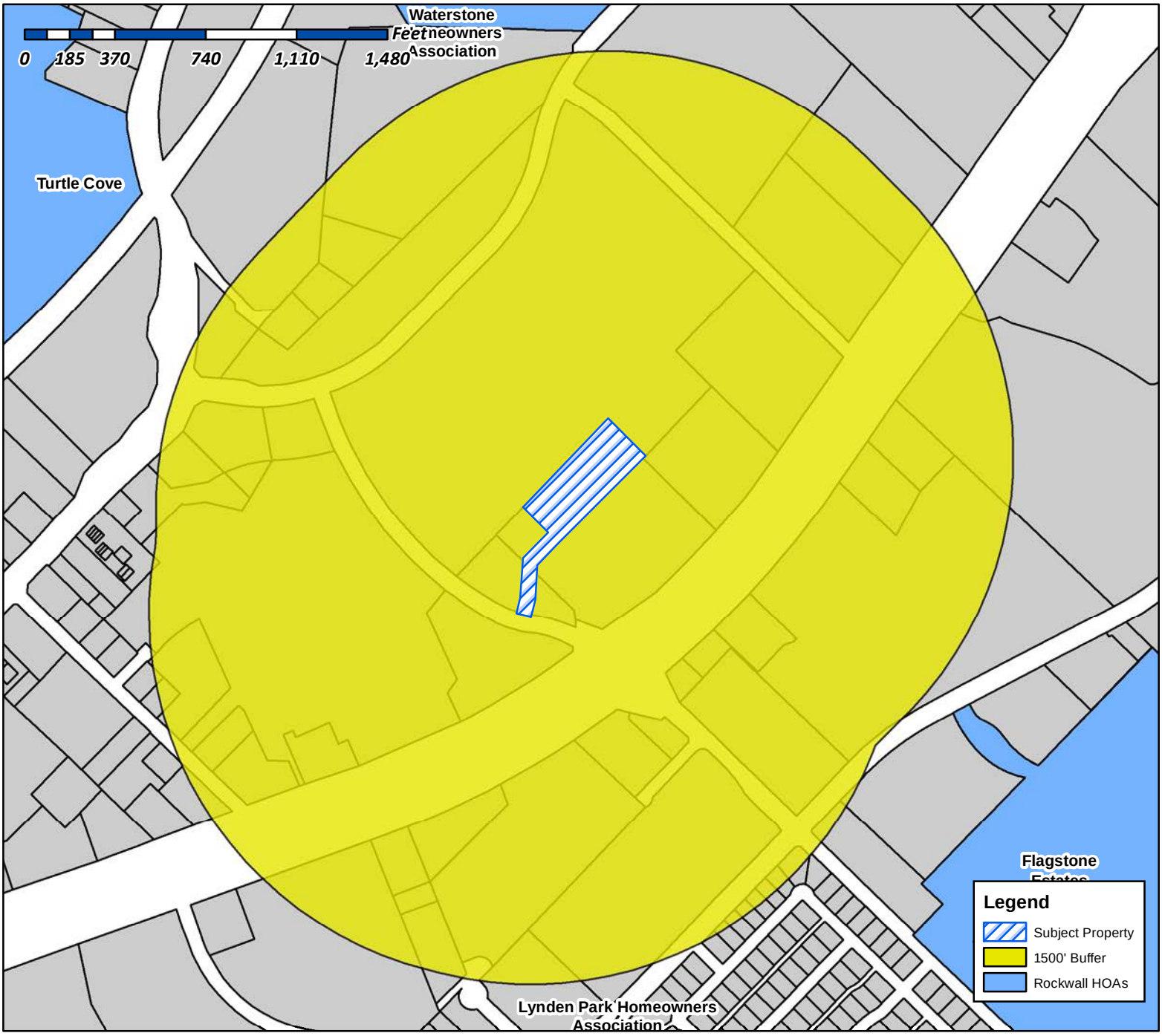
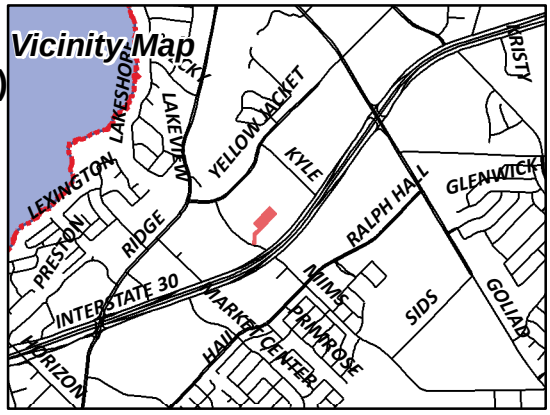


Case Number: Z2016-045
Case Name: SUP for Residence Hotel (Towneplace Suites)
Case Type: What is the Case Type?
Zoning: Commercial (C) District
Case Address: North of the intersection of Greencrest Blvd. and IH-30 frontage road.



Date Created: ***12/23/2016***

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

City of Rockwall

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

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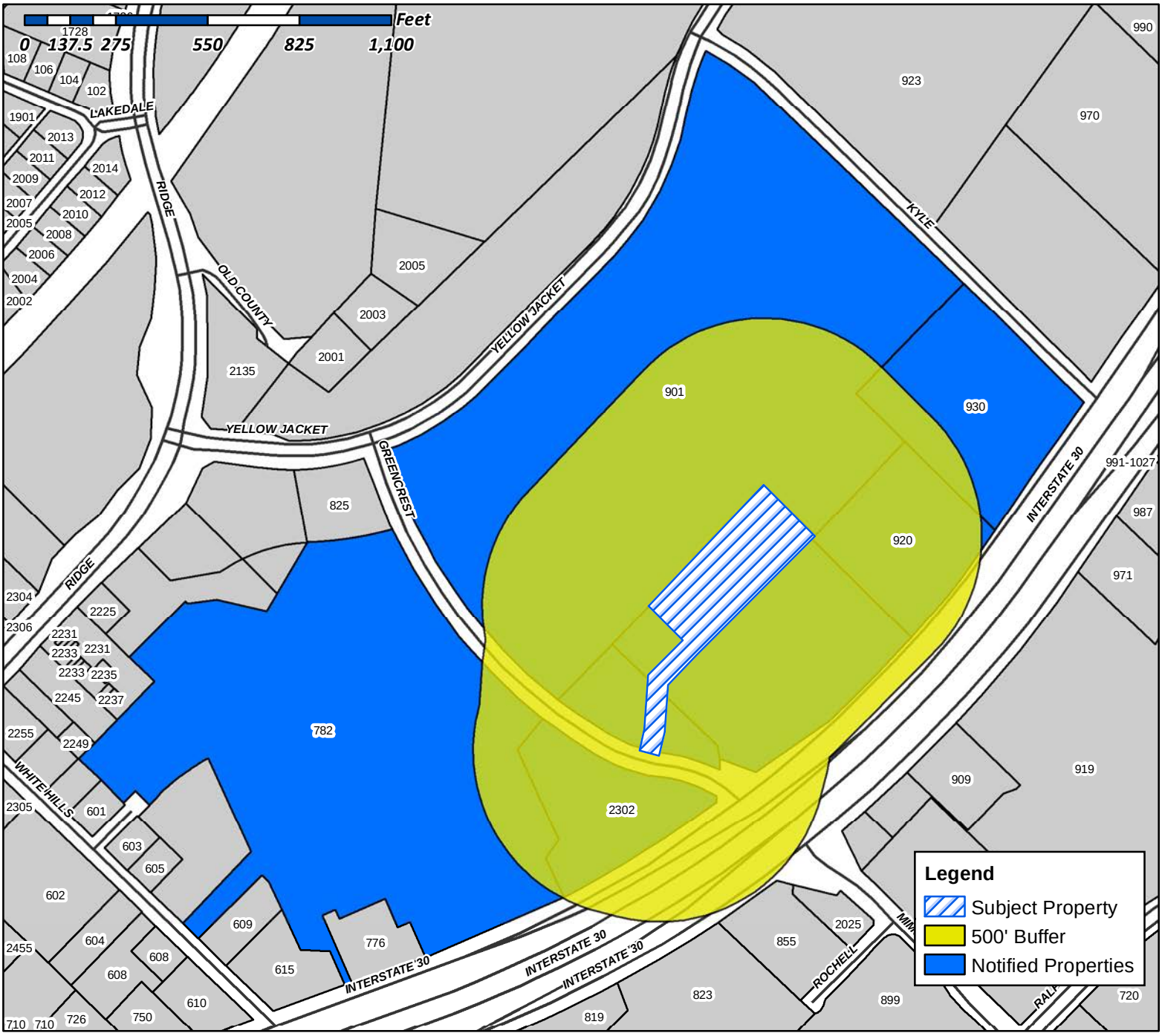
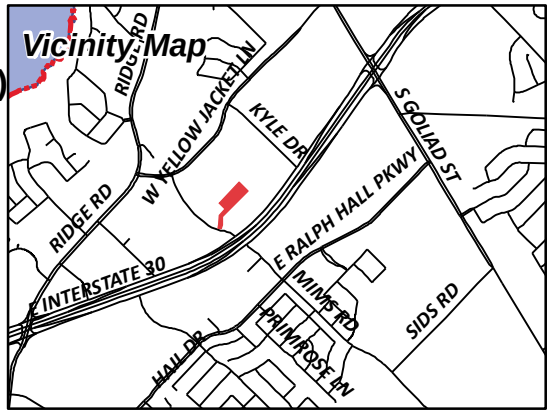


Case Number: Z2016-045
Case Name: SUP for Residence Hotel (Towneplace Suites)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: North of the intersection of Greencrest Blvd. and IH-30 frontage road.



Date Created: 12/23/2016

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

JLIU ASSET MANAGEMENT LTD
1711 E BELTLINE RD
COPPELL, TX 75019

CURRENT RESIDENT
2302 GREENCREST BLVD
ROCKWALL, TX 75087

ROCKWALL-PINE PROPERTIES LLC
400 PERIMETER CENTER TERRACE SUITE 800
ATLANTA, GA 30346

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75087

CURRENT RESIDENT
920 E INTERSTATE 30
ROCKWALL, 75087

TARBELL AUTOMOTIVE INC
930 E I-30
ROCKWALL, TX 75087

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

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160

PAD SITE
APPROX. 1.58 ACRES

POTENTIAL HOTEL SITE
APPROX. 2.80 ACRES

INCREASE SANITARY SEWER FROM 6" TO

60.00

60.00

PAD SITE
APPROX. 1.91 ACRES

POTENTIAL
BBQ AND COUNTRY
STORE SITE
APPROX. 2.6 ACRES

GREENCREST BLVD

N
W
E
S

0 50
1" = 50'

20' REAR BUILDING SETBACK

15' SIDE BUILDING SETBACK

407'

DUMPSTER ENCLOSURE

FRONT DOORS

24'

155 SP TOTAL PARKING

25' FRONT BUILDING SETBACK

12" WATER

202'

INTERSTATE HIGHWAY 30
(FRONTAGE ROAD)

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESIDENCE HOTEL IN A COMMERCIAL (C) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT, ON A 3.0-ACRE PORTION OF A LARGER 8.613-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 4 OF THE J. D. MCFARLAND SURVEY, ABSTRACT NO. 145, AND LOT 1, BLOCK B, GOLDENCREST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Tom Kirkland of TEKMAK Development on behalf of the owner Randall Noe of Rockwall Rental Properties for the approval of a Specific Use Permit (SUP) to allow for a *Residence Hotel* in a Commercial (C) District on a 3-acre tract of land of a larger 8.613-acre tract of land being described as tract 4 of the J.D. McFarland Survey Abstract No. 145 and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *residence hotel* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial District; Section 6.6, IH-30 Overlay (IH-30 OV) District of Article V, District Development Standards,* Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1) The building shall generally conform to the concept plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of this ordinance.

2) The building shall not exceed 57-feet in height;

DRAFT ORDINANCE 04.06.17

3) Any construction or building necessary to complete this request must conform to the requements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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

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

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

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

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF FEBRUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 17, 2017*

2nd Reading: *February 6, 2017*

DRAFT ORDINANCE 02.06.2017

Exhibit 'A':
Site Plan



DRAFT
02.07.17

Exhibit 'B':
Building Elevations



DRAFT ORDINANCE 04.07.17

CITY OF ROCKWALL
PLANNING AND ZONING MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Sarah Williamson *of Kimley-Horn and Associates*

AGENDA ITEM: **Z2016-046**; *PD Development Plan*

SUMMARY:

Hold a public hearing to discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD Development Plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

BACKGROUND:

On October 19, 2009, the City Council passed Ordinance No. 09-44 [Planned Development District 70 (PD-70)], which amended the concept plan and development standards for the approximate 395.075-acre tract of land commonly referred to as PD-70, or the Stone Creek Addition. The amendment to the PD concept plan and PD development standards designated an approximately seven (7)-acre area as "Retail" (*the subject property*) and required the approval of a PD Development Plan for this retail addition. Additionally on August 15, 2011, the City Council passed Ordinance No. 11-35 (PD-70), which amended Ordinance No. 09-44 in order to reconfigure and enlarge the "Retail" area from approximate seven (7)-acres to 8.402-acres; however, the development of the property shall continue to be governed by the PD Development standards established in Ordinance No. 09-44. Key characteristics built into the PD concept plan include the integration of adjacent uses such as pedestrian walkways, landscape buffers, and other urban design elements rather than the separation of uses by screening walls. The purpose of these requirements was to create compatibility with the surrounding neighborhoods.

The applicant Sarah Williamson is requesting approval of a *PD Development Plan* for a proposed 35,962 SF grocery store on a 7.46-acre tract of land being as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131 and zoned Planned Development District 70 (PD-70). The *subject property* is situated within the North SH-205 Overlay (*N-SH205 OV*) District and is generally located at the northwest corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205]. It should be noted that a PD site plan [SP*2016-034*] has been submitted concurrently with this request. Prior to the approval of the PD Site Plan, the PD Development Plan will require approval.

STAFF ANALYSIS:

According to Ordinance No. 09-44, the proposed *grocery store* is permitted by-right pending the maximum building area does not exceed 80,000 sq. ft. The ordinance also requires the design of the retail area to be pedestrian oriented and easily accessible to the adjacent residential

neighborhoods, integrating the design with the adjacent uses and not separating them by screening walls or other physical barriers. The design should also incorporate urban design elements with landscape buffers to create compatibility with the surrounding neighborhoods. It should be noted that a floodplain traverses through the western portion of the development and continues along the northern boundary of the *subject property*. This natural barrier separates the development from Stone Creek, Phase IV and prevents pedestrian accessibility to that area. The PD Concept Plan provides for a five (5) foot sidewalk connecting to the existing sidewalk along Quail Run Road. This path will allow pedestrians to access the property. The PD Concept Plan indicates this area to be landscaped and includes a sitting area that can be used for pedestrian activities. The concept plan also depicts the use of landscaping elements in lieu of screening walls as required by PD-70. Additionally, the PD concept plan indicates eastern red cedar trees will be planted along the northern property line, which will limit visibility of the development from the homes in Stone Creek, Phase IV. In addition, the concept plan indicates the loading dock and dumpster enclosure will be orientated facing Quail Run Road and only minimal landscaping will provide to screening to this area. The applicant intends to demonstrate that this areas' visibility is limited based on its topography and location. This will require approval by the City Council to allow the orientation facing onto the public street.

Considering the intent of PD-70 (*i.e. the creation of pedestrian oriented characteristics*) the proposed PD concept plan appears to conform to the intent of the ordinance with respect to creating a pedestrian oriented environment. It should be noted that the City Council retains discretionary approval of the *PD Development Plan*--with regard to the screening and pedestrian elements--for the purpose of ensuring the proposed request does not have a negative impact on the adjacent subdivisions.

NOTIFICATION:

On December 27, 2016, staff mailed 54 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Stone Creek, Quail Run, Lakeview Summit and Random Oaks/Shores Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property participating in the notification program. Additionally, staff posted a sign on the property along N. Goliad Street as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received six (6) responses opposed to the applicants' request; however, the majority of the opposition appears to be opposed to the grocery store use and not the elements being addressed in this *PD Development Plan*.

RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request for a *PD Development Plan* then staff would propose the following conditions of approval:

1) Development of this property shall generally conform to the *PD Development Ordinance*; and,

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

City of Rockwall

Project Plan Review History

Revised Comments Highlighted

Project Number	Z2016-046	**Owner**	STONE, CREEK SF LTD	**Applied**	12/23/2016 LM
Project Name	PD Development Plan -Grocery Store	**Applicant**	Kimley-Horn and Associates, Inc.	**Approved**	
Type	ZONING			**Closed**	
Subtype	CONCEPT PLAN			**Expired**	
Status	STAFF REVIEW			**Status**	12/23/2016 LM

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
QUAIL RUN RETAIL	3	NULL	3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	12/23/2016	12/30/2016	12/23/2016		APPROVED	
FIRE	Ariana Hargrove	12/23/2016	12/30/2016	12/23/2016		APPROVED	
PLANNING	David Gonzales	1/5/2017	1/12/2017	1/5/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	12/23/2016	12/30/2016	12/23/2016		COMMENTS	See Comments

PLANNING COMMENTS - DAVID GONZALES - 01.05.2017

All staff comments are to be addressed and resubmitted for a final review by staff:

Planning Department General Comments are as follows:

1. PD-70 requries a PD Development Plan to be approved prior to PD site plan approval.

Please addressthe following Planning Comments for the Concept Plan submitted:

1. Add the following to the PD Concept Plan: a) the landscape planning elements and b) screening of the loading dock and dumpster area with increased vegetation/berm elements.
2. Provide a line-of-sight study indicating proper screeing of the loading dock and dumpster area in relation to the height of the vegetation as screening.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural ReviewBoard: January 10, 2017 (5:00 p.m.) [applicant to receive recommendations from ARB]

Planning - Public Hearing: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: January 17, 2016 (6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Pulblic Hearing: February 6, 2016 (6:00 p.m.) [2nd Reading of PD Ordinance]

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

Hold a public hearing to discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD Development Plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.23.2016

All staff comments are to be addressed and resubmitted by Tuesday, January 3, 2017. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. PD-70 requries a PD Development Plan to be approved prior to PD site plan approval. However, the PD allows for concurrently submittal of both plans.
2. Adherence to Engineering and Fire Department standards shall be required.
3. Label revised PD Concept Plan documents with "Case No. Z2016-046" at the lower right corner of concept plan.

Please addressthe following Planning Comments for the Concept Plan submitted:

1. Relabel title as "PD Concept Plan"
2. Provide PD Development Plan elements on Concept Plan, highlighting the pedestrian orientation & accessibility, walking path, proposed access points to the site, tree & floodplain preservation, etc.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

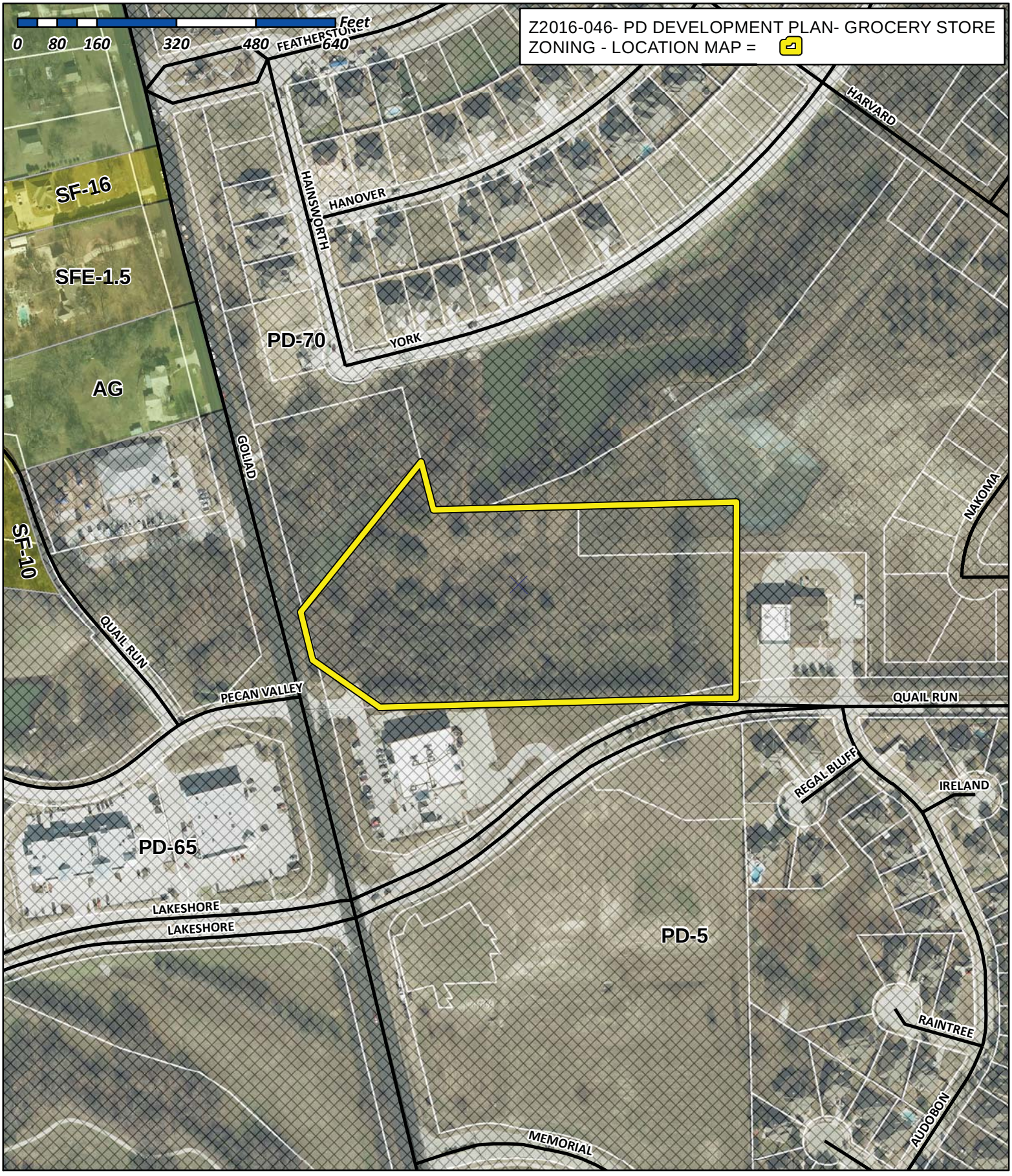
Architectural ReviewBoard: December 27, 2016 (5:00 p.m.) [applicant to receive recommendations from ARB]

Planning - Work Session: December 27, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: January 17, 2016 (6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Pulblic Hearing: January 17, 2016 (6:00 p.m.) [2nd Reading of PD Ordinance]



City of Rockwall

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

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

City of Rockwall

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

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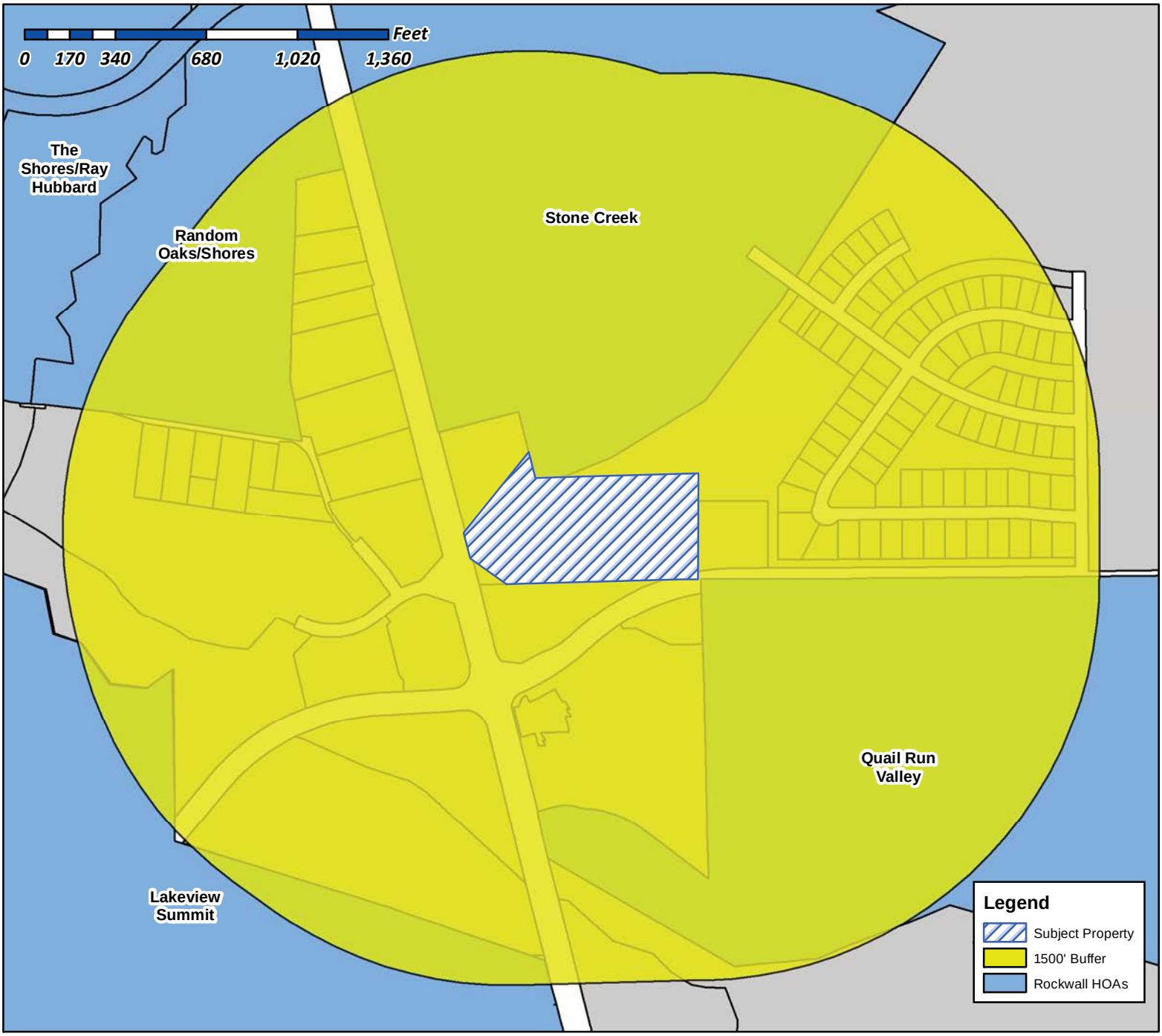
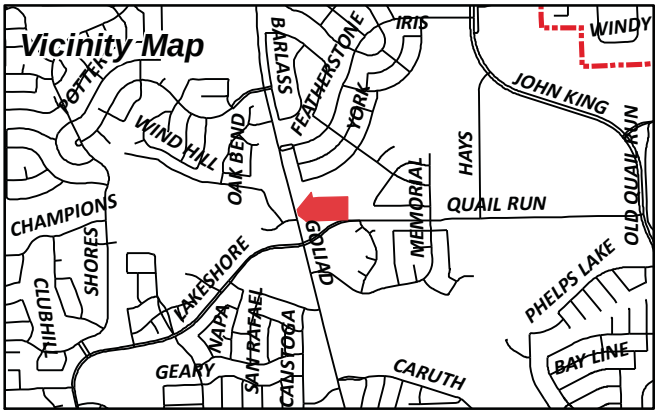


Case Number: Z2016-046
Case Name: PD Development Plan (Grocery Store)
Case Type: Zoning
Zoning: Planned Development 70
Case Address: NE corner of E. Quail Rund Road and N. Goliad Street

Date Created: *12/23/2016*

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



City of Rockwall

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

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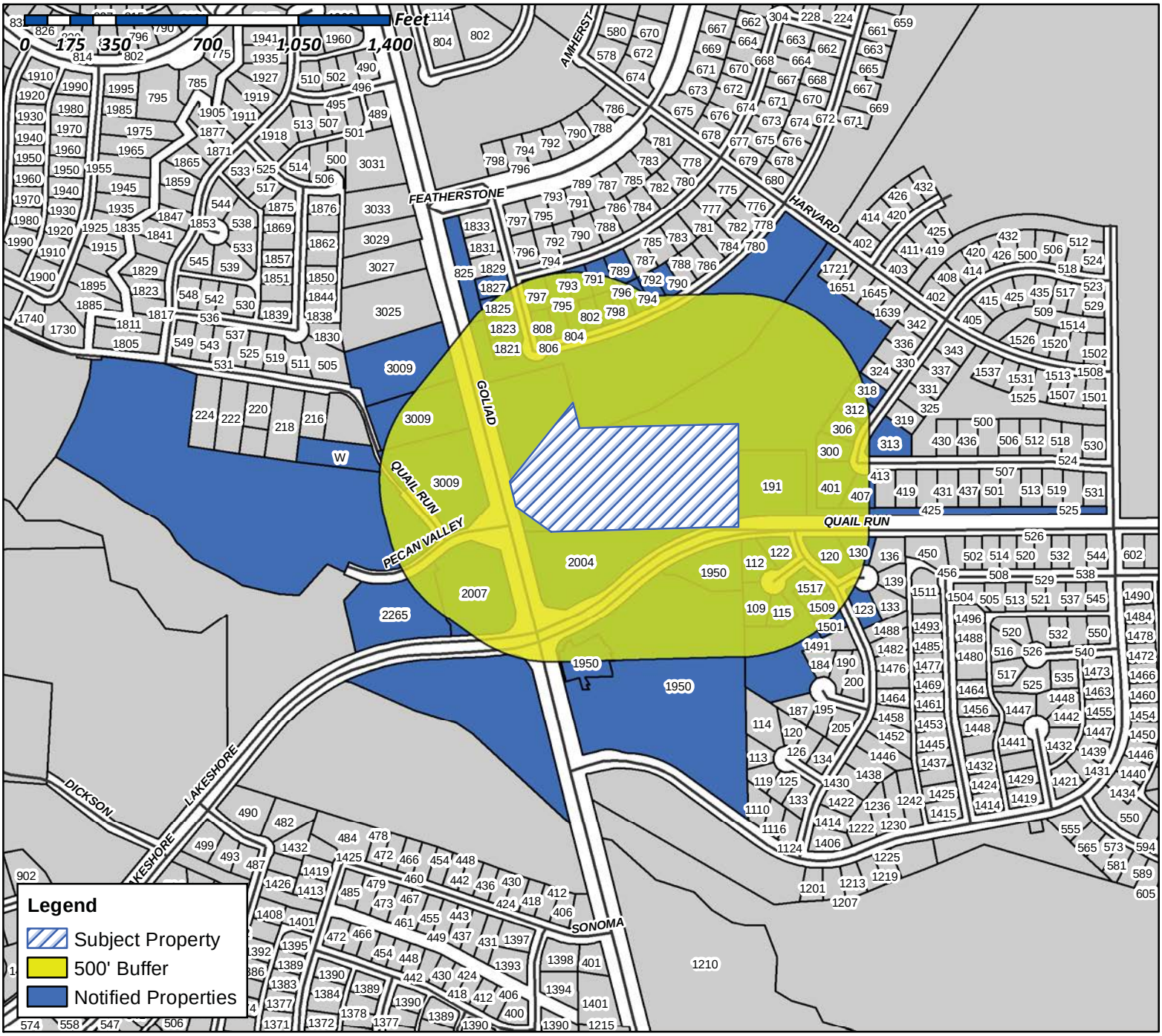

Case Number: Z2016-046
Case Name: PD Development Plan (Grocery Store)
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Zoning: Planned Development 70
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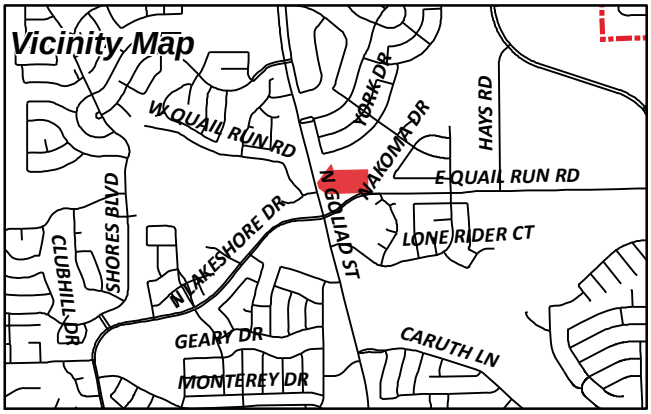
Date Created: 12/23/2016
For Questions on this Case Call (972) 771-7745



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

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

To Whom It May Concern:

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

Case No. Z2016-046: PD Development Plan - LIDL

Hold a public hearing to discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD Development Plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Tuesday, 1/17/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **1/17/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-046: PD Development Plan - Grocery Store

Please place a check mark on the appropriate line below:

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

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

Name:	
Address:	

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

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

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

HOWLETT BILLY FRANK & NEVA RAE
115 REGAL BLF
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

MILLS JASON AND KARI
123 IRELAND CT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1823 HAINSWORTH DR
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
191 QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O LONE STAR ASSOC MANAGEMENT
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
312 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
313 NAKOMA DR
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
318 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
401 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

HUNTON STEPHEN ERIC AND KRISTINE MARIE
790 YORK DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

NELSON BRUCE FRANK AND REBECCA SUE
794 YORK DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

CURRENT RESIDENT
825 GOLIAD ST
ROCKWALL, TX 75087

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
DALLAS, TX 75019

Gonzales, David

From: Planning
Sent: Tuesday, January 03, 2017 8:21 AM
To: Gonzales, David
Subject: FW: Case Number: Z2016-046..Case Name: PD Development Plan (Grocery Store)...Zoning: Planned Development 70..NE Corner of E. Quail Run Road& N. Goliad St.

From: elaine albritton [redacted]
Sent: Monday, January 02, 2017 2:24 PM
To: Planning
Cc: Elaine Albritton
Subject: Case Number: Z2016-046..Case Name: PD Development Plan (Grocery Store)...Zoning: Planned Development 70..NE Corner of E. Quail Run Road& N. Goliad St.

I am opposed to the request for the reasons listed below:

1. There are already too many grocery stores within this area....Kroger's, Tom Thumb, 7-11 convenience store, Sonic, Wal-Mart, Walgreens, and CVS (that sell food products). There is also likely to be something like this venue added to the site of land across from Kroger's, that is vacant at the present time. We have also been told that an Aldi's store is to be built in the vacant land next to Nebbie Williams Elementary School.
2. Will this facility sell alcoholic products or gasoline across from the Light House Child Care facility?
3. The traffic that will be added to this now over crowded, dangerous, area is also disturbing as the number of collisions has already increased, according to one of the managers at the Walgreen's store.
4.The map shows this shaded, blue striped area to be North of the CVS store in a area that has three stock tanks to hold or detain all of the water that was generated BEFORE the nearly 9 acre detention pond was built behind the Fire Station in the new Stone Creek Subdivision. All of this eventually flows under S6tate 205. There are Federally protected Beavers located in the area in question. I am sure the State and Federal authorities would be concerned if this habitat was destroyed or altered.
5. Common sense would dictate that this is a totally unacceptable project in its present, proposed, location for all the reasons I have stated above and probably a few more that I have not injected into this e mail.

Michael H. Albritton
791 Hanover Drive (top North area in yellow on your map)
Rockwall Texas 75087-7150

Home: 972-722-5348
Cell: 512-560-3874

[redacted]

Gonzales, David

From: Planning
Sent: Tuesday, January 03, 2017 8:22 AM
To: Gonzales, David
Subject: FW: Case Number Z2016-046

From: Doug Nurmi [redacted]
Sent: Saturday, December 31, 2016 12:02 PM
To: Planning
Subject: Case Number Z2016-046

Dear Planning & Zoning Department,

I would like to express my opposition to the proposed use of this site as a "Grocery Store." Kroger has recently opened a large store directly across the street, and it is within a mile of the previously existing Tom Thumb. I fail to see the need to put another one in this location. With a high concentration of grocery stores, the probability of at least one failing is high. An example is the cluster of three stores across the lake in Rowlett. The site has awkward access and there are terrain challenges that would require extensive site preparation. I would like to think that there are better options available for the use of this piece of property.

Regards,
Douglas B. Nurmi
795 Hanover Drive
Rockwall, TX 75087

Home: 469-338-5725

Gonzales, David

From: Planning
Sent: Wednesday, January 04, 2017 10:01 AM
To: Gonzales, David
Subject: FW: PD Development Plan - LIDL

From: White, Bobbi [redacted]]
Sent: Tuesday, January 03, 2017 3:27 PM
To: Planning
Subject: PD Development Plan - LIDL

Please note my exception to additional development in the form of yet another grocery store in the Quail Run/N. Goliad area. This continued development; i.e. Kroger, Chick Fil A, Starbucks, and now LIDL, grossly outweighs the areas' ability to withstand the extensive additional traffic. Frankly, Chick Fil A was bad enough but to add a Starbucks? Is it even possible to come up with any properties that would cause more of a traffic tie-up than the combination of these two stores? It boggles the mind what the plan might be. Now the addition of not one, but two grocery stores? I am baffled. Assuming that the goal is to cover every possible area of green with a tax paying business of some kind; surely it is possible to bring in a business that is not based purely on customers repeatedly coming in and out of the area? Again, the infrastructure of the area is not sufficient to sustain the kind, or rate, of development that is being continuously proposed.

Thank you for your consideration in this matter.

Bobbi White

PLEASE RETURN THE BELOW FORM

Case No. Z2016-046: PD Development Plan - Grocery Store

Please place a check mark on the appropriate line below:

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

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

Housing designed for that spot is what the developer said. We need a traffic Light at 205 and Featherstone. It will Just create more traffic.

Name: Bradford Compton

Address: 1827 Hainsworth Dr.

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

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

Lidl

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

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

To Whom It May Concern:

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

Case No. Z2016-046: PD Development Plan - LIDL

Hold a public hearing to discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD Development Plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Tuesday, 1/17/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **1/17/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-046: PD Development Plan - Grocery Store

Please place a check mark on the appropriate line below:

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

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

If it has a drive way entering Goliad st. it will be dangerous. We can't get on Goliad going either direction from West Quail Run Rd now.

Name: MARY F. DEAN

Address: 216 W. Quail Run Rd.

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-046: PD Development Plan - Grocery Store

Please place a check mark on the appropriate line below:

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

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

- already VERY congested corner-- traffic is terrible
- Another grocery store in this area is not needed.
- Rockwall needs more green space, there are beautiful mature trees in that area and it should be left that way - we don't want to destroy the natural beauty that makes Rockwall unique

Name: Kristine & Stephen Hunton

Address: 790 YORK DR, ROCKWALL TX 75087

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

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

LEGAL DESCRIPTION
7.456 ACRES

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip foe the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped “CORWIN” found;
North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped “CORWIN” found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped “CORWIN” found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire

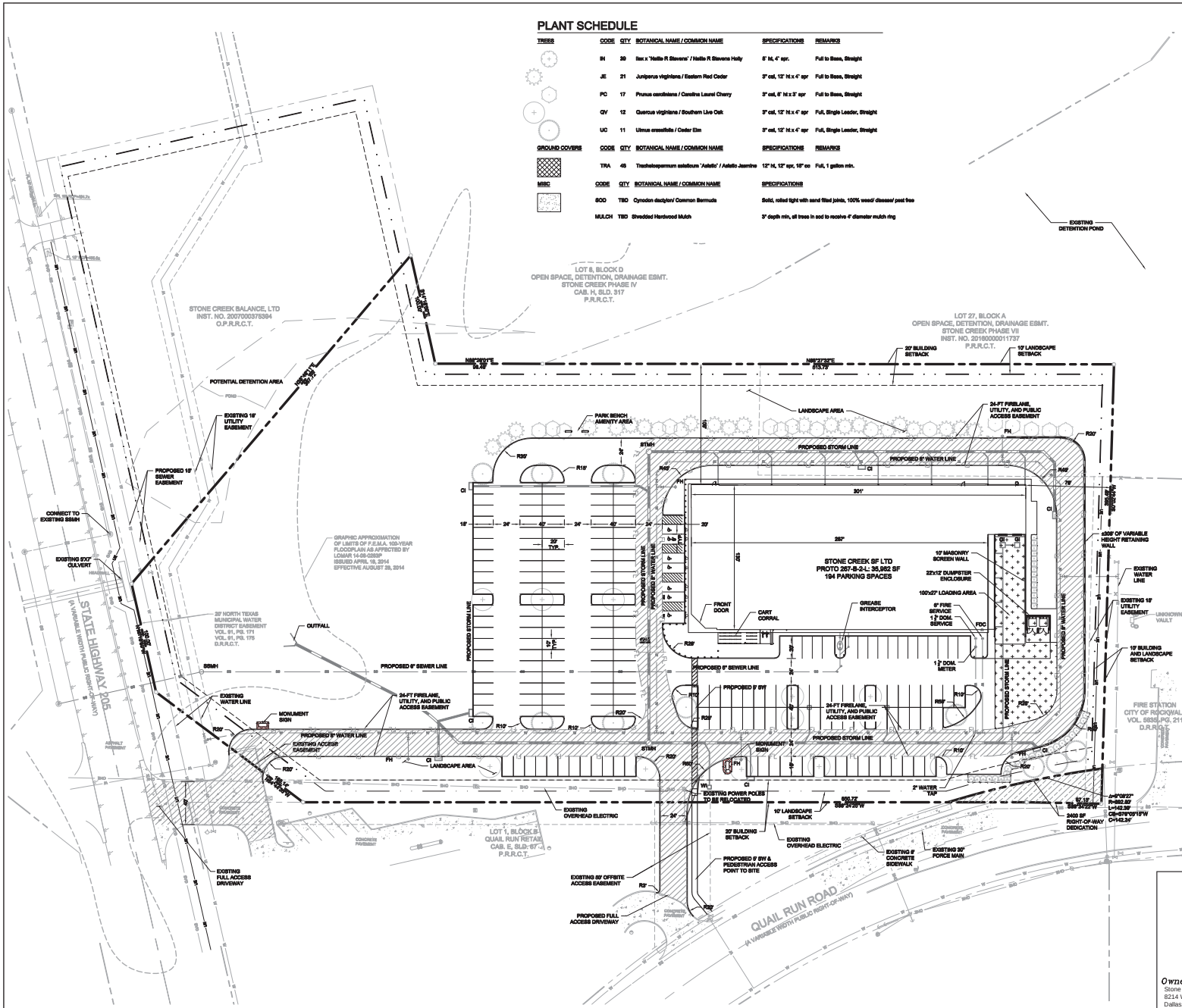
Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-iron rod with plastic cap stamped “CARTER & BUGESS” found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251 PHONE: 972.770.1300
TEXAS REGISTERED ENGINEERING FIRM F-928

NO.	REVISIONS	DATE	BY

PROJECT NO. 064500153
DATE: JAN. 2017
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY:
CHECKED BY:

RETAIL
NEC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

PD CONCEPT PLAN

SHEET NUMBER
SP-1

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Michael Hunter, *North Texas Community Development Corporation*

AGENDA ITEM: **MIS2017-001**; *Special Request for 504 Ross Street*

SUMMARY:

Discuss and consider the approval of a special request by Michael Hunter of the North Texas Community Development Corporation for a waiver to building setback requirements for the purpose of constructing a duplex on a 0.09-acre parcel of land identified as Lot 1B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, being zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 504 Ross Street, and take any action necessary.

BACKGROUND:

Michael Hunter of the North Texas Community Development Corporation has submitted a special request concerning the property at the corner of the intersection of Peters Colony and Ross Street (*i.e. 504 Ross Street*). The property is zoned Multi-Family 14 (MF-14) District and is located within the Southside Residential Neighborhood Overlay (SRO) District. On October 5, 2015, the City Council approved a special request for the subject property, which reduced the side yard setback adjacent to Ross Street from 20-feet to ten (10) feet. The purpose of this request was to allow a two (2) story duplex to be constructed on the subject property. Also requested on October 5, 2015 was an exception to the masonry requirements for the purpose of allowing 100% HardiePlank lap-siding. This request failed due to lack of a motion by the City Council.

PURPOSE OF REQUEST:

Mr. Hunter has submitted a letter to staff requesting that the City Council approve an additional variance of five (5) inches adjacent to the property line fronting on to Ross Street. This will reduce this building setback to 9'-7". According to the letter submitted by Mr. Hunter the additional five (5) inches is needed to support the stone veneer. The original house plans submitted by the applicant showed 100% HardiePlank lap-siding and did not account for the changes that were required due to the failure of the masonry exception. As was talked about in the previous case, the subject property is only 40-feet wide. Typically, properties require a minimum of 50-feet of street frontage; however, the subject property being annexed prior to 1959 and being platted prior to 1983 is consider to be a *Lot of Record*, "…or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance [*1983*] from which this [*the*] Unified Development Code (UDC) is derived which has not been divided since recording." Section 6.4, *Southside Residential Neighborhood Overly (SRO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) grants the City Council the ability to consider special requests within the district -- *including the ability to vary setbacks* -- "…in [the] furtherance of neighborhood preservation and enhancement …" This is a discretionary decision for the City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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North East Texas Community Development Corporation

787 Hail Drive
Rockwall, TX 75032
(972) 722-7316; (844) 432-2493 - Fax

Date: December 29, 2016

Mr. Ryan Miller
Director, Planning and Zoning Department
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

Mr. Miller:

Please consider this letter as our official request for a variance in North set back requirements in connection with the proposed construction of a duplex to be built on and located at 504 East Ross Street in the Southside Neighborhood Overlay District.

When we submitted the original request for a variance in the North and South setback requirements to 10 feet each, I was under the mistaken understanding that the setback was measured from the edge of the property line to the closest edge of the building foundation. I have since learned differently. Additionally, both the architect and foundation engineering firm increased the width of the foundation by 5 inches to accommodate the required stone veneer.

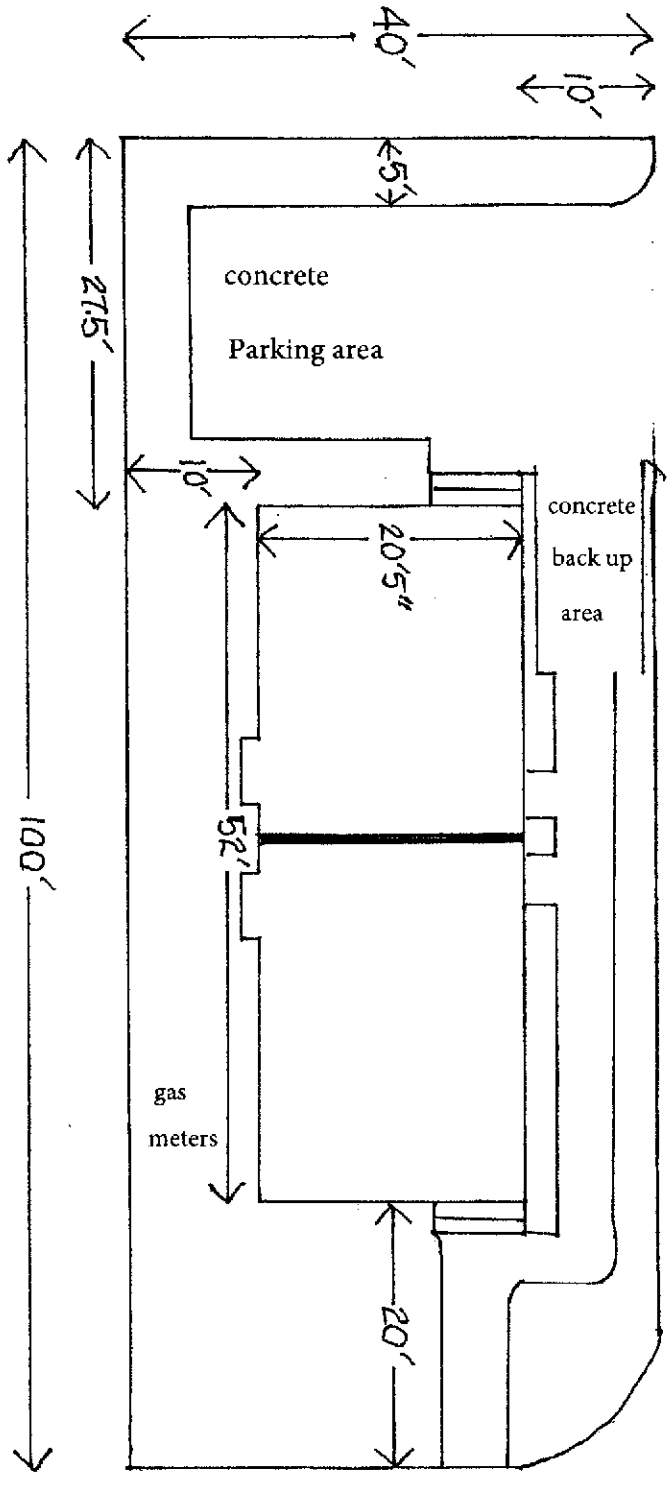
That being said, the current project as designed extends into the North side setback by approximately 5 inches on the due to the stone veneer requirement.

In order to fit the building on the site as currently designed with the current set-back requirements, the building foundation width would have to be reduced by 5 inches. Reducing the width of the building by 5 inches would equate to reducing the living space in the building by 43 square feet. Because the building is so compact to begin with, it would be very difficult to carve 43 square feet out of the current design and still have a workable duplex with two three bedroom units.

In order to make the building as designed fit on the lot, we respectfully request the City Council to consider approving a variance reducing North side setback by 5 inches.

Thank you for considering our request.

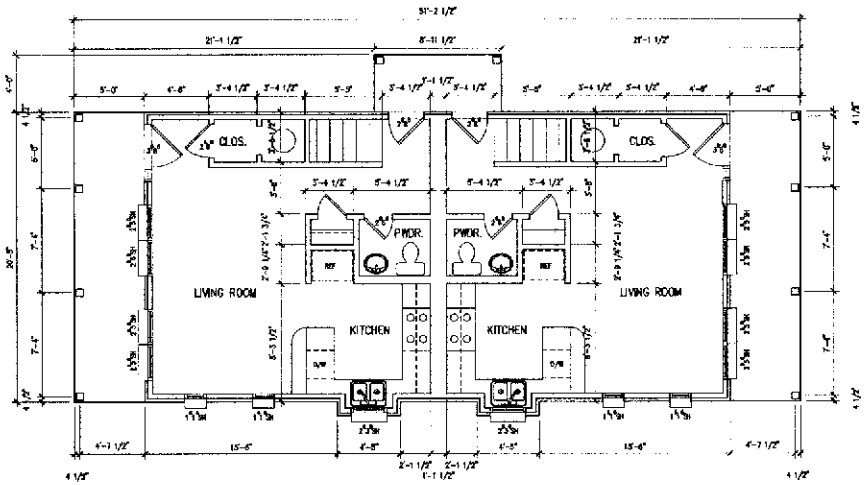
Sincerely
Michael Hunter
Executive Director


40'
10'
5'
27.5'
concrete
Parking area
10'
20'5"
concrete
back up
area
100'
52'
gas
meters
20'
ROSS
PETERS
COLONY

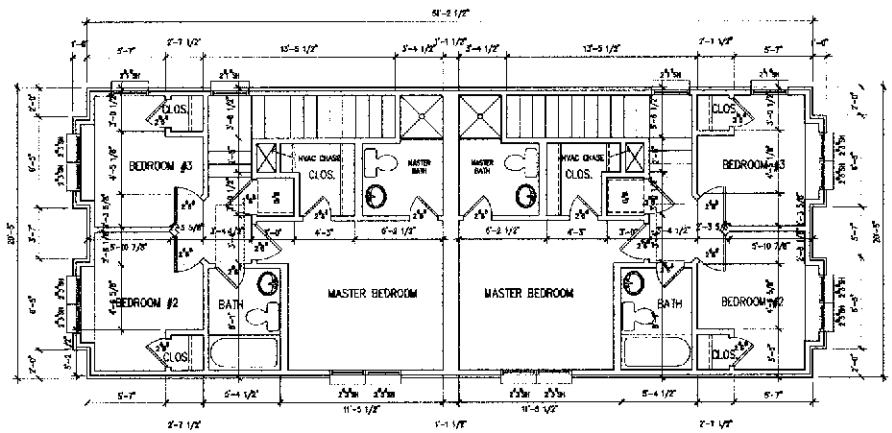
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

SQUARE FOOTAGE (PER UNIT)

1ST FLOOR	420
2ND FLOOR	480
TOTAL A/C	900
COVERED PORCH	102
COVERED PATIO	18
TOTAL UNDER ROOF	1020



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
3. ARCHITECT SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE VALUE OF THE CONTRACT INITIATED TO GENERATE THESE DRAWINGS.

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MEDICAL COMMERCIAL CHURCHES
MERSHAWN
RESIDENTIAL RESTAURANTS INSTITUTIONAL
ARCHITECTS
2315 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-8302
FAX: 972-288-2051

No.	Date	Revision	By

ROCKWALL HOUSING DUPLEX
ROCKWALL, TX

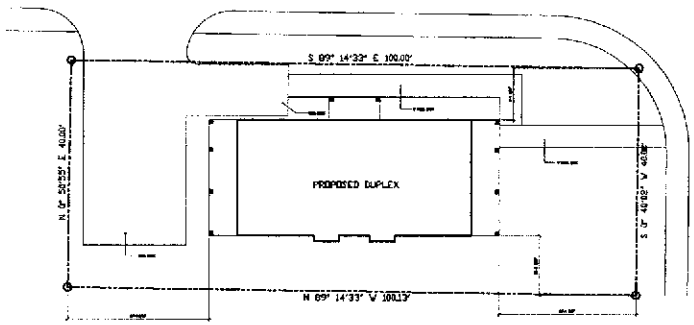
FIRST FLOOR PLAN

Scale:	1/4" = 1'-0"
Date:	03/18/2015
Project No.:	106304
Designed:	CS
Drawn:	CS
Checked:	GW

SHEET A2 OF 5

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF any DISCREPANCIES BEFORE CONSTRUCTION

E. ROSS AVENUE



GENERAL NOTES:

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2315 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9222
FAX: 972-340-3881

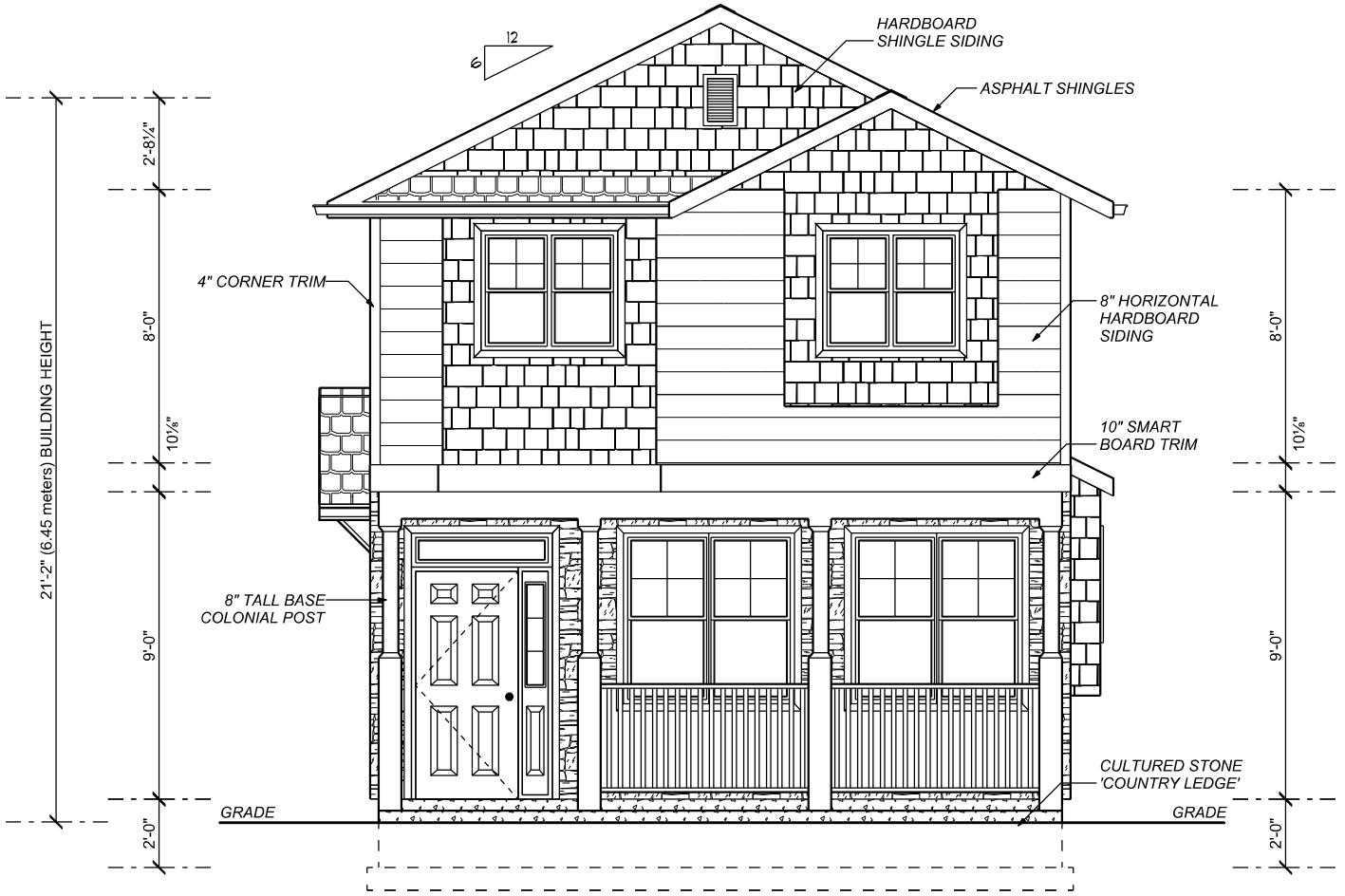
No.	Date	Revision	By

ROCKWALL HOUSING DUPLEX
ROCKWALL, TX

SITE PLAN

Scale:	1" = 10'-0"
Date:	08/18/2015
Project No.:	150804
Drawn:	CS
Check:	DM

SHEET
A1
5

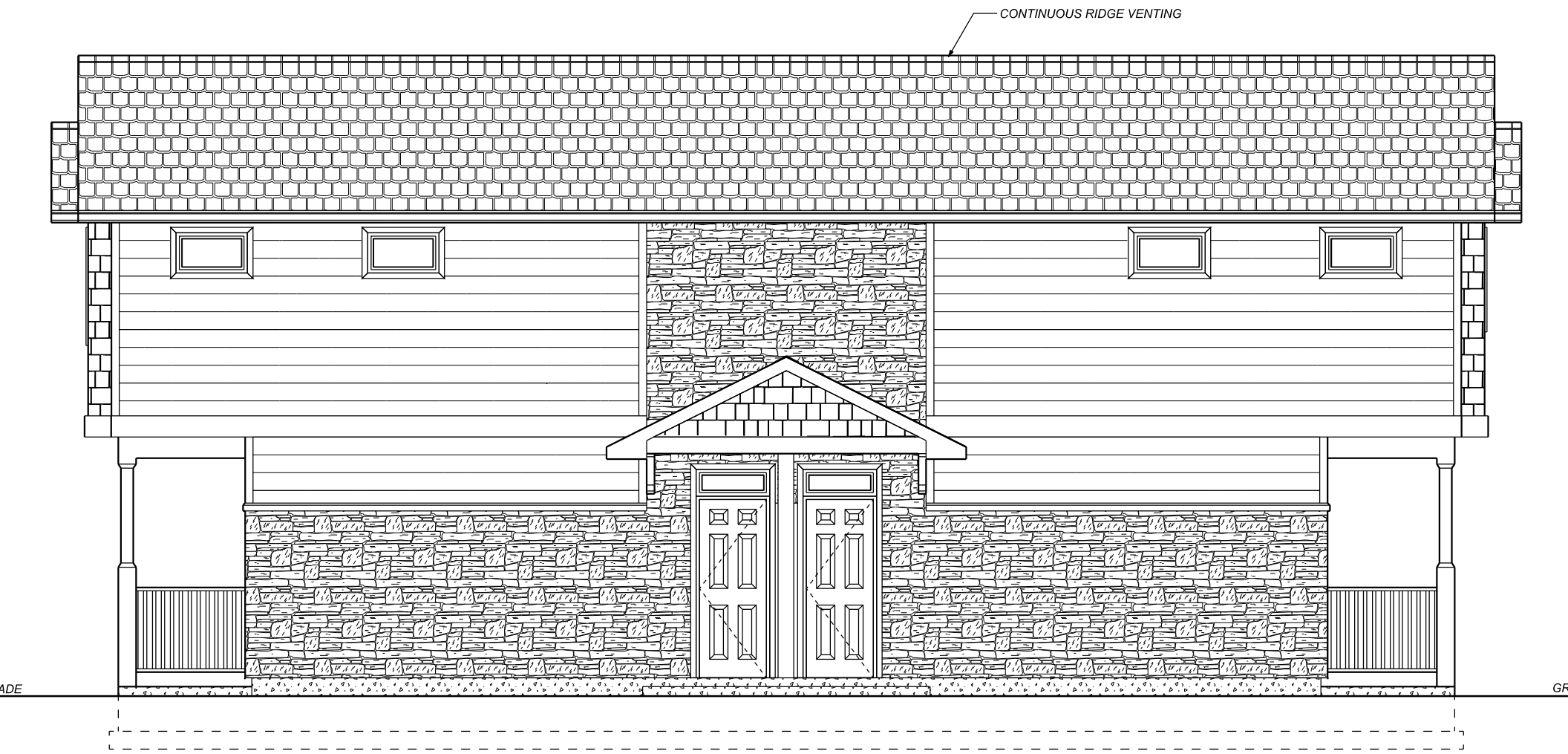


FRONT ELEVATION

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



RIGHT ELEVATION



LEFT ELEVATION

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2016

APPLICANT: John Wardell; *Lake Point Church*

AGENDA ITEM: **SP2016-032;** Lake Point Baptist Church

SUMMARY:

Discuss and consider a request by John Wardell of Lake Point Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of constructing a 44,873 sq. ft. *worship and education* building for an existing church. The proposed building is situated 2.55-acre portion of a larger 34.46-acre parcel of land [*Lot 1, Block A, Lake Point Baptist Church Addition*] and is zoned Commercial (C) District. The site is located east of the intersection of FM-740 and the IH-30 Frontage Road and is addressed as 695 E. Interstate 30. According to Article IV, *Permissible Uses*, of the Unified Development Code (UDC) the proposed use is permitted by right in a Commercial (C) District. The proposed worship and education building will be located behind an existing 2-story parking garage and will not have visibility from IH-30 or Ralph Hall Parkway. With the exception of the requested variances the submitted site plan and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in the IH-30 Overlay (IH-30 OV) District and zoned for Commercial (C) District land uses.

VARIANCES:

According to Section 6.6b, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code, secondary materials used on a façade of a building (e.g. aluminum, metal, EIFS, cast stone, and cultured stone) shall comprise less than ten (10) percent of an elevation area. In this case, the applicant is requesting a variance to the secondary materials standards and is proposing between 15% to 79% secondary materials per façade. A breakdown of secondary materials per façade is depicted in the *Table A*.

Table A: Secondary Materials Per Façade

Elevation	Material	Surface Area (Sq. Ft.)	% of Façade	Elevation	Material	Surface Area (Sq. Ft.)	% of Façade
North	Total Façade	6,765		West	Total Façade	8,219	
	Aluminum	410	6		Aluminum	129	1.5
	Cast Stone	504	7		Cast Stone	194	1.5
	EIFS	4,929	73		EIFS	6,470	79
	Stone Veneer	13	<1		Stone Veneer	966	12
	Storefront	906	13		Storefront	460	6

Elevation	Material	Surface Area (Sq. Ft.)	% of Façade	Elevation	Material	Surface Area (Sq. Ft.)	% of Façade
East	Total Façade	8,323		South	Total Façade	7,303	
	Aluminum	745	9		Aluminum	367	5
	Cast Stone	1,507	18		Cast Stone	1,099	15
	Concrete	103	1		EIFS	3,353	46
	EIFS	3,903	47		Steel Cross	52	<1
	Stone Veneer	1,259	15		Stone Veneer	1,806	25
	Storefront	806	10		Storefront	626	8.6

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-032	**Owner**	LAKE, POINTE BAPTIST CHURCH	**Applied**	12/16/2016 LM
Project Name	Lake Pointe Baptist Church	**Applicant**	LAKE POINTE CHURCH	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
701 I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
DRAKE 1	1	A	1	4191-000A-0001-00-0R	

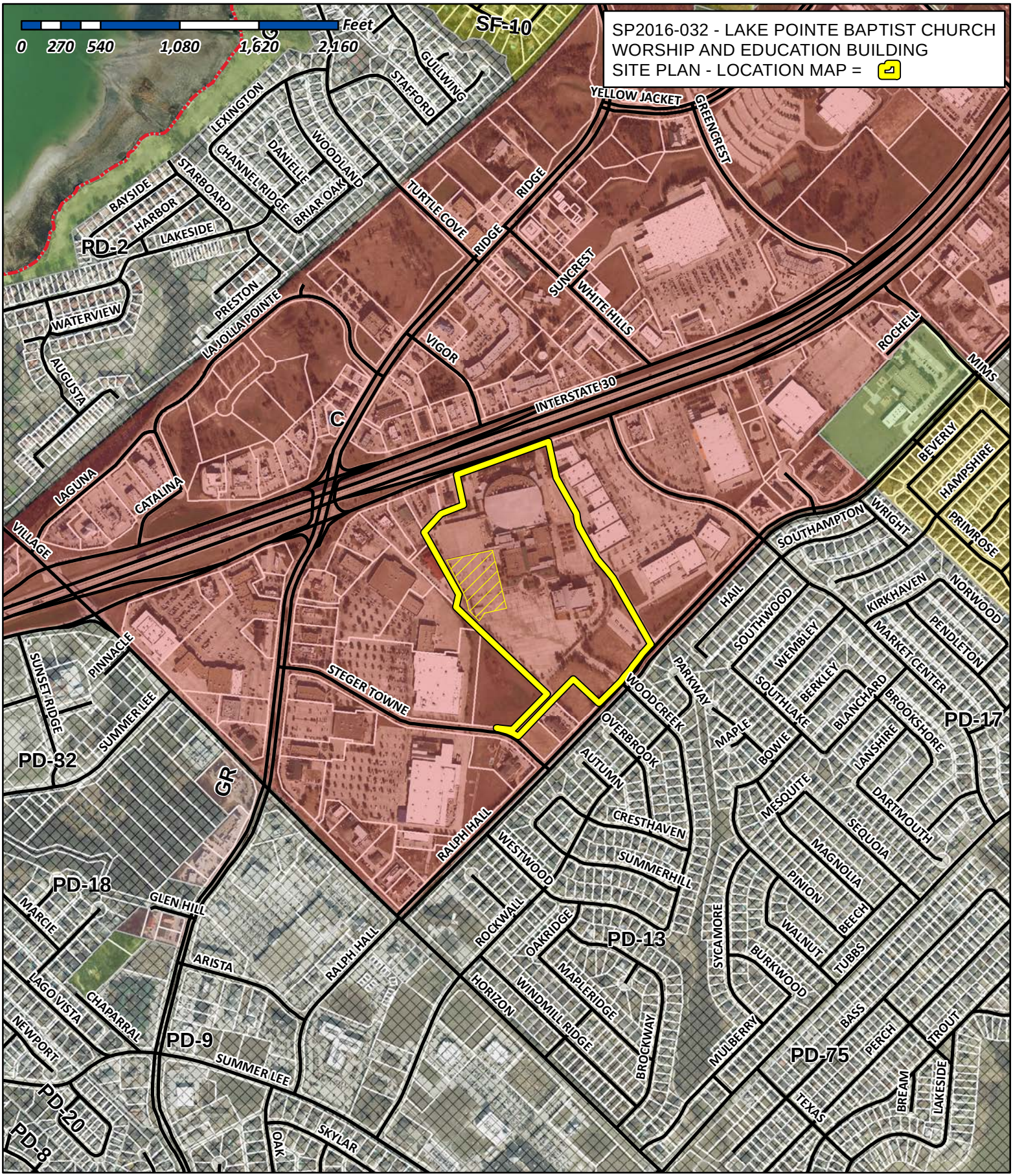
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	12/16/2016	12/23/2016	12/22/2016	6	COMMENTS	See Comments
(12/22/2016 8:08 AM AW) Parking to be 20'x9' (see markup) Show proposed water line darker to show where the tie in will be Show proposed water line in a 20' easement See markup highlighted area...what is this area? No structures or overhangs in easements. Concrete to be 3,600 psi (not 3,500 psi) and minimum of 6.5 sack mix Label dimension on drive aisle to be a minimum of 24' wide							
FIRE	Ariana Hargrove	12/16/2016	12/23/2016				
GIS	Lance Singleton	12/16/2016	12/23/2016	12/20/2016	4	COMMENTS	See Comments
(12/20/2016 4:58 PM LS) The new Worship / Education building will have an address of 695 E INTERSTATE 30, ROCKWALL, TX 75087 Please contact lsingleton@rockwall.com if you have any questions.							
PLANNING	Korey Brooks	12/16/2016	12/23/2016	12/23/2016	7	COMMENTS	Comments

Planning Comments on Next Page

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

(12/23/2016 9:10 AM KB)
SP2016-032 (Lake Point Baptist Church): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2016-032) in the lower right hand corner of all pages on future submittals.
I.4 This property is located in the IH 30 (IH-30 OV) District and is subject to stricter architectural/site design standards. Each exterior wall shall consist of 90% masonry including a minimum 20% natural or quarried stone. Cast stone and aluminum are considered to be secondary materials. Any secondary materials over 10% per façade will require a variance. Also the stone veneer may require a variance as well.
M.5 Site Plan. Please remove interior from the building footprint on the site plan.
M.6 Site Plan. Please provide color building elevations. Renderings are also very helpful.
~~M.7 Photometric. Please provide a Photometric Plan with cut sheets.~~
M.8 Building Elevations. Please provide a spec on stone used in elevation.
M.9 Building Elevations. Please provide height of the HVAC screening.
I.10 The Architectural Review Board (ARB) meeting for this case will be held on December 27, 2016.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 3, 2017; however, it is encouraged for applicants to submit revisions as soon a possible to give staff ample time to review the case prior to the January 10, 2017 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on December 27, 2016.
I.12 If necessary the projected City Council meeting date for this case will be January 17, 2017.



City of Rockwall

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

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I-30 FRONTAGE ROAD

EXISTING BUILDING FACILITIES

NEWLY CONSTRUCTED
PARKING DECK EXPANSION

PROPOSED WORSHIP/EDUCATIONAL BUILDING

CONSTRUCTION LIMITS = APPROXIMATELY 2.55 ACRES

N

0 30 60 90 120

SCALE: 1"=60'

LAKE POINTE CHURCH
NEW WORSHIP / EDUCATION BUILDING
701 linterstate 30 Rockwall, TX 75087

HALFF
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TEXAS 75034-8644
TEL: (214) 618-4570
FAX: (214) 347-7721
TBPE FIRM #F-312

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

DANIEL W. WARFIELD 95947
NAME P.E. NO.

DATE 12/15/2016
TBPE FIRM #F-312

Project No.:	31697
Issued:	12/15/2016
Drawn By:	CAD
Checked By:	BMS
Scale:	AS NOTED

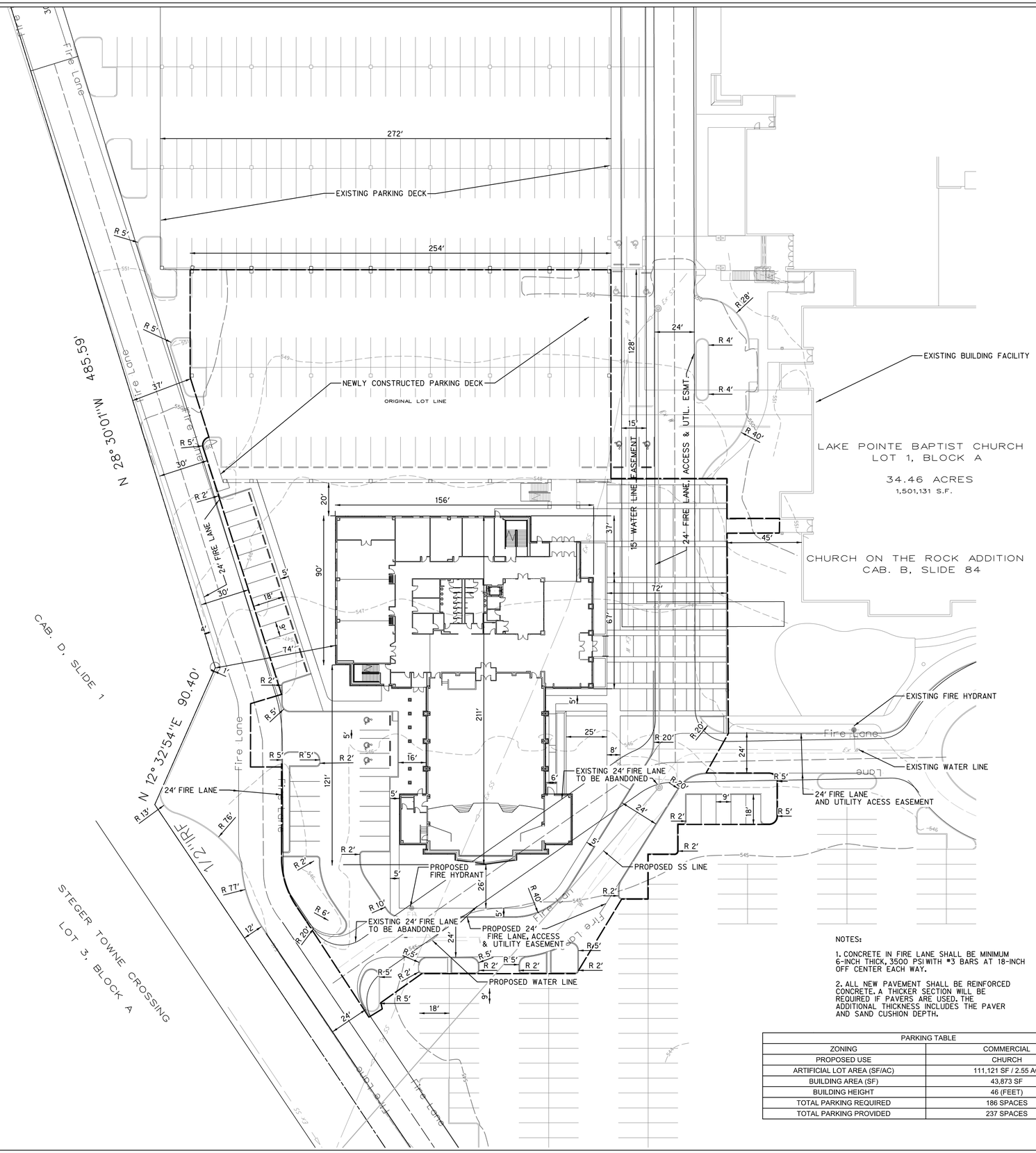
Sheet Title

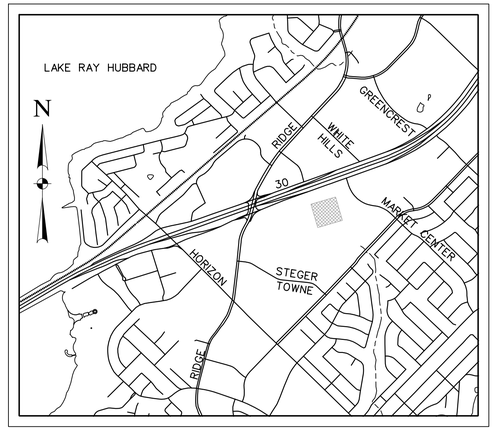
SITE LOCATION PLAN

C1.01

Sheet Number

12/15/2016 5:22:28 PM ah3087 HALFF I:\31000s\31697\CADD\Sheets\C101-LP-31697.dgn Design PDF_2D_MON_FW_CR_300.plt





LOCATION MAP
N.T.S.

N

0 15 30 45 60

SCALE: 1"=30'

LEGEND:

Ex F/O	EXISTING FIBER OPTIC
Ex TEL	EXISTING TELEPHONE LINE
Ex Gas	EXISTING GAS LINE
Ex SS	EXISTING SANITARY SEWER
Ex OHE	EXISTING OVERHEAD ELECTRIC
Ex UGE	EXISTING UNDERGROUND ELECTRIC
Ex W	EXISTING WATER LINE
	STORM SEWER
455	MAJOR CONTOUR LINE
454	MINOR CONTOUR LINE
460	EXISTING MAJOR CONTOUR LINE
461	EXISTING MINOR CONTOUR LINE
	PROPERTY LINE
	EASEMENT LINE
	ASPHALT
PP	POWER POLE
	SANITARY SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
	INLET PROTECTION
SF	SILT FENCE

NOTES:

1. CONCRETE IN FIRE LANE SHALL BE MINIMUM 6-INCH THICK, 3500 PSI WITH #3 BARS AT 18-INCH OFF CENTER EACH WAY.

2. ALL NEW PAVEMENT SHALL BE REINFORCED CONCRETE. A THICKER SECTION WILL BE REQUIRED IF PAVERS ARE USED. THE ADDITIONAL THICKNESS INCLUDES THE PAVER AND SAND CUSHION DEPTH.

PARKING TABLE	
ZONING	COMMERCIAL
PROPOSED USE	CHURCH
ARTIFICIAL LOT AREA (SF/AC)	111,121 SF / 2.55 AC
BUILDING AREA (SF)	43,873 SF
BUILDING HEIGHT	46 (FEET)
TOTAL PARKING REQUIRED	186 SPACES
TOTAL PARKING PROVIDED	237 SPACES

OWNER / DEVELOPER

JOHN WARDELL
LAKE POINTE CHURCH- ROCKWALL CAMPUS
701 INTERSTATE 30
ROCKWALL, TX 75087
(PH) 469-698-2244

ARCHITECT

SHANKS ARCHITECTS
5151 BELTLINE ROAD, SUITE 840
DALLAS, TX 75254
CONTACT: TIM BROYLES, RA
(PH) 972-788-9300

CIVIL ENGINEER

HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TX 75034
TBPE FIRM #F-312
CONTACT: DAN WARFIELD, P.E.
(PH) 214-618-4570

SITE PLAN
LAKE POINT CHURCH
PART OF BLOCK A LOT 1
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DECEMBER, 2016

CASE #: _____

LAKE POINTE CHURCH
NEW WORSHIP / EDUCATION BUILDING
701 linterstate 30 Rockwall, TX 75087

HALFF
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TX 75034
TEL: (214) 618-4570
FAX: (214) 345-1797
TBPE FIRM #F-312

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

DANIEL W. WARFIELD 95947
NAME P.E. NO.

DATE 12/15/2016
TBPE FIRM #F-312

Project No.:	31697
Issued:	12/15/2016
Drawn By:	CAD
Checked By:	BMS
Scale:	AS NOTED

Sheet Title
SITE PLAN

C1.02
Sheet Number

12/15/2016 5:23:04 PM ah3087 HALFF I:\31000s\31697\CADD\Sheets\C102-SP-31697.dgn Design PDF_2D_MON_FW_CR_300.plt

SHANKS
ARCHITECTS

December 16, 2016

Ryan Miller, Director of Planning
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

Re: Lake Pointe Church New Worship / Education Building – Site Plan Application Submittal

Ryan,

For the Photometric Plan, the exterior light intensity will not exceed 0.2 of one foot candle at the property line of a non-residential property. In addition, lighting in parking areas will not exceed an average of 1.5 foot candles at ground level and the pole height will be no higher than 30 feet.

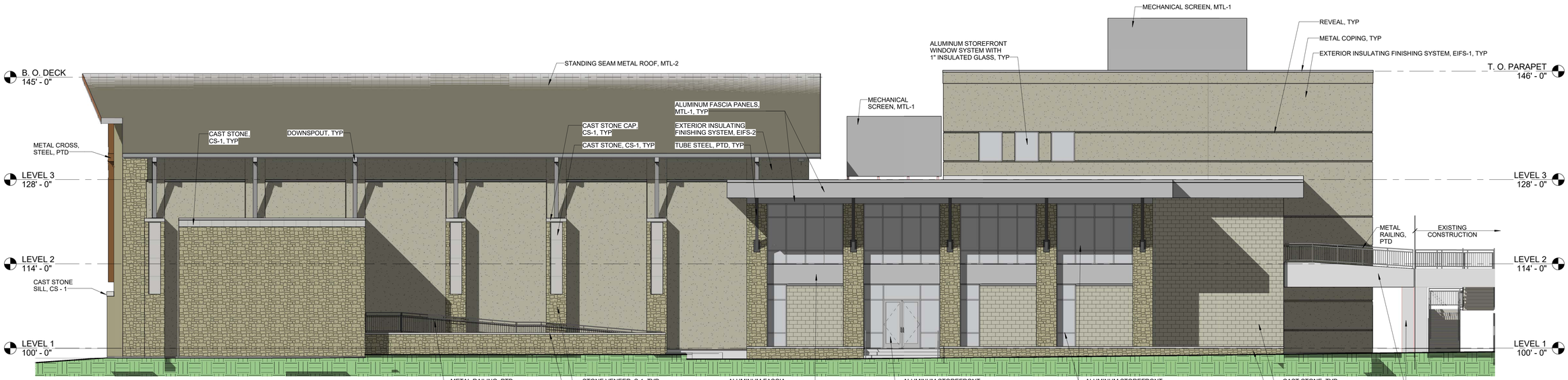
Regards,

Tim Broyles

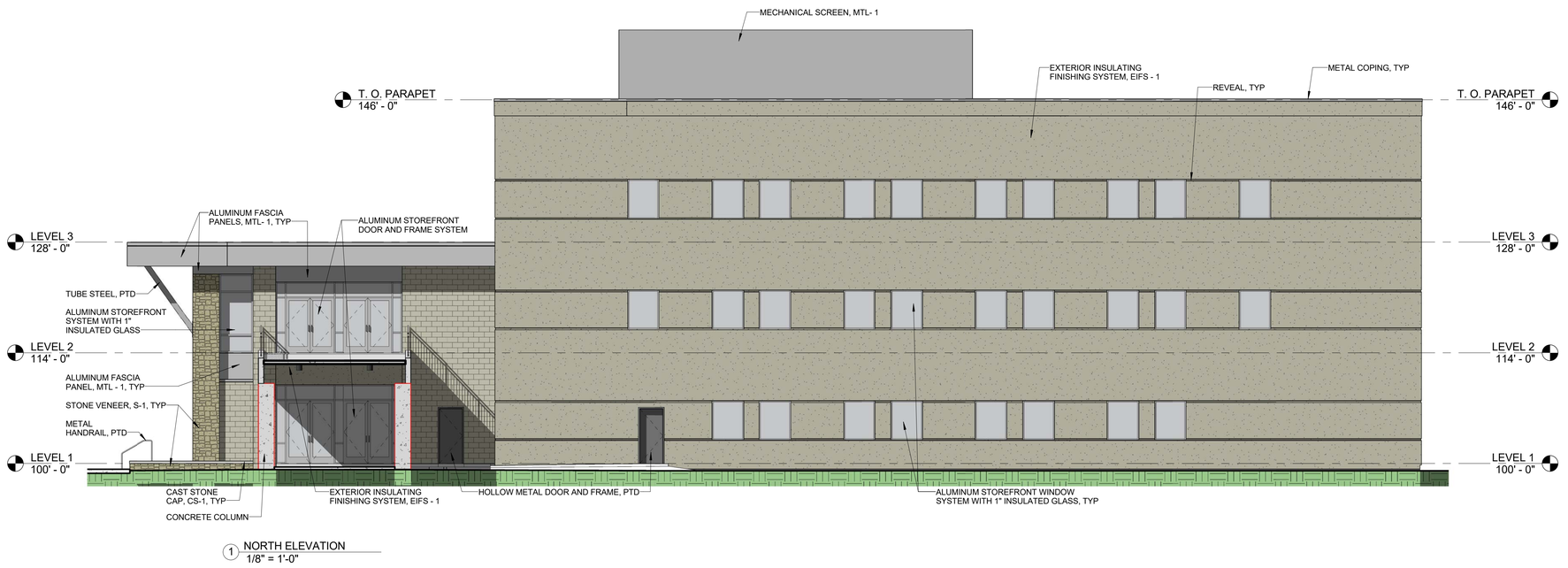
Tim Broyles, RA
Project Manager

5151 BELTLINE ROAD
SUITE 840
DALLAS, TX 75254
P 972.788.9300
F 214.594.5498

MTL-1: CLEAR ANODIZED ALUMINUM STOREFRONT AND FASCIA, PAC-CLAD
MTL-2: MEDIUM BRONZE, PAC-CLAD
EIFS-1: ALAMO, STO
EIFS-2: FRENCH VANILLA, STO
S-1: ROUGHBACK LEUDERS, MEZGER
CS-1: TEXAS CREAM LIMESTONE, DALLAS CAST STONE



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



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

ELEVATION	MATERIAL	SURFACE AREA (SQ FT)	% OF FAÇADE
NORTH	TOTAL FAÇADE	6765	
	ALUMINUM	410	6
	CAST STONE	507	7
	EIFS	4929	73
	STONE VENEER	13	< 1
	STOREFRONT	906	13
EAST	TOTAL FAÇADE	8323	
	ALUMINUM	745	9
	CAST STONE	1507	18
	CONCRETE	103	1
	EIFS	3903	47
	STONE VENEER	1259	15
	STOREFRONT	806	10
SOUTH	TOTAL FAÇADE	7303	
	ALUMINUM	367	5
	CAST STONE	1099	15
	EIFS	3353	46
	STEEL CROSS	52	< 1
	STONE VENEER	1806	25
	STOREFRONT	626	8.6
WEST	TOTAL FAÇADE	8219	
	ALUMINUM	129	1.5
	CAST STONE	194	1.5
	EIFS	6470	79
	STONE VENEER	966	12
	STOREFRONT	460	6

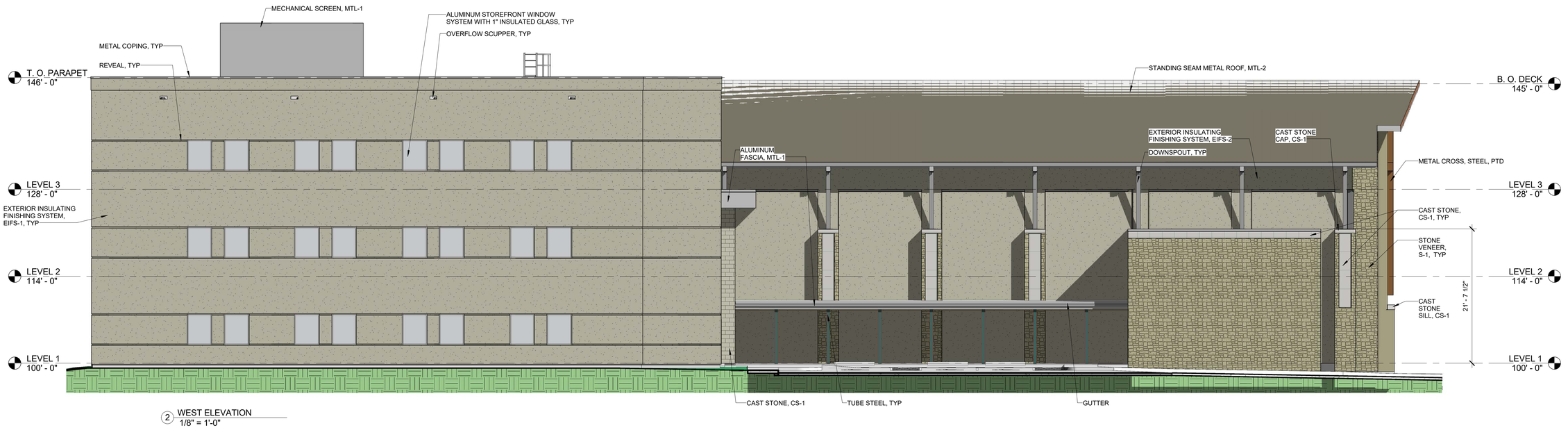
lakepointe CHURCH

December 16, 2016

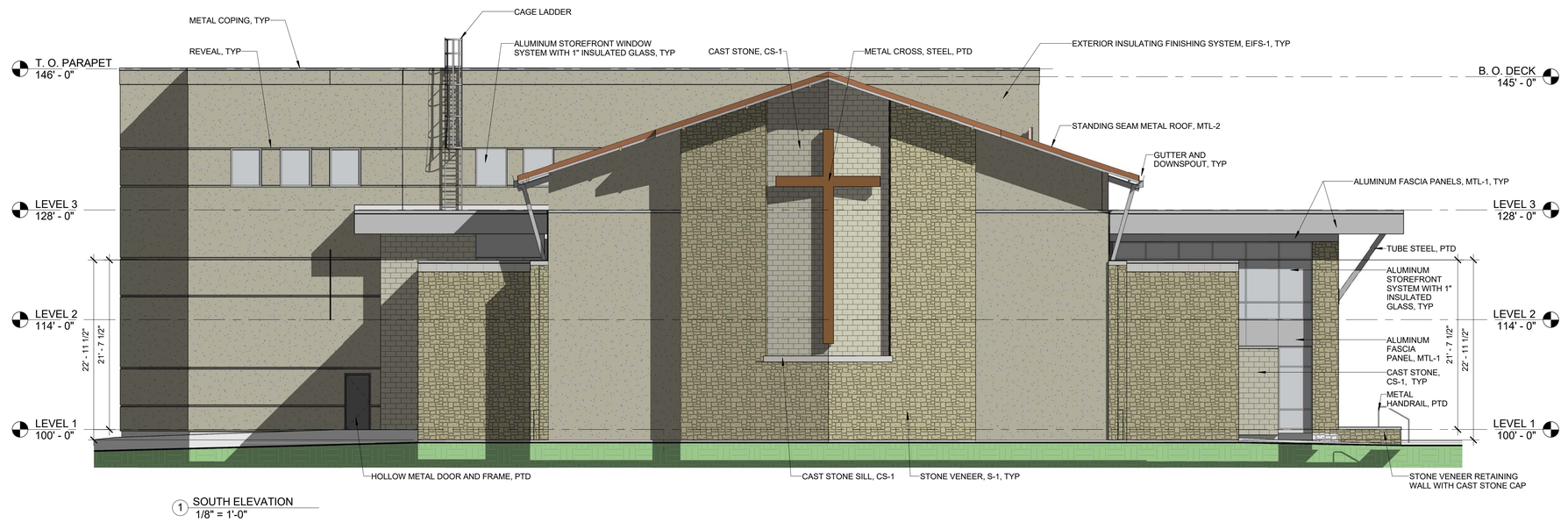
Color Elevations

SHANKS ARCHITECTS

MTL-1: CLEAR ANODIZED ALUMINUM STOREFRONT AND FASCIA, PAC-CLAD
MTL-2: MEDIUM BRONZE, PAC-CLAD
EIFS-1: ALAMO, STO
EIFS-2: FRENCH VANILLA, STO
S-1: ROUGHBACK LEUDERS, MEZGER
CS-1: TEXAS CREAM LIMESTONE, DALLAS CAST STONE



2 WEST ELEVATION
1/8" = 1'-0"



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

ELEVATION	MATERIAL	SURFACE AREA (SQ FT)	% OF FAÇADE
NORTH	TOTAL FAÇADE	6765	
	ALUMINUM	410	6
	CAST STONE	507	7
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lakepointe CHURCH

December 16, 2016

Color Elevations

SHANKS ARCHITECTS

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Sarah Williams *of Kimley-Horn and Associates*

AGENDA ITEM: **SP2016-034**; *PD Site Plan for Grocery Store.*

SUMMARY:

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

PURPOSE:

An application for a PD Site Plan has been submitted for approval of a 35,962 SF grocery store on a 7.46-acre tract of land identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131 and zoned Planned Development District 70 (PD-70). The subject property is situated within the North SH-205 Overlay (*N-SH205 OV*) District and is generally located at the northwest corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205]. A PD Development Plan [*Z2016-046*] has been submitted concurrently with this request; however, the PD Development Plan must be approved prior to approval of this PD site plan. This has been added as a condition of approval.

With the exception of the variance and exception requests, the submitted site plan, building elevations, photometric, treescape and landscape plans, conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 70 (PD-70), with the exception of the items listed in the *Recommendations* section of this case memo. A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000-SF*	*7.46-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*	*28.4-ft; Approved with SUP*
Max Building/Lot Coverage	*40%*	*X<40%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x=0%; Variance Requested*
Minimum Number of Parking Spaces	*144*	*194 Provided; In Conformance*

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 428 caliper inches being removed from the site. As a note, Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Cedar and Hackberry trees that are less than 11 inches dbh shall not be considered a protected tree. Also being removed from the site are feature trees (any pecan, elm, or oak) that are considered to be protected and require approval by the Planning and Zoning Commission. Replacement of hardwood trees requires replacement on an inch-for-inch basis. The applicant's landscape plan depicts the provision of 56, three (3) inch caliper trees leaving a mitigation balance of 260 caliper inches.

In order to satisfy the tree mitigation balance of 428 caliper inches, the applicant may choose one of the following:

a) provide additional trees on site,
b) provide the Parks Department with any number of trees (minimum 3 caliper inch) that totals the mitigation balance due,
c) provide a maximum 20% of the mitigation inches in cash at $125 per caliper inch to be paid to the City's Tree Fund with the remaining balance provide in trees to the Parks Department, or
d) Request an alternative tree mitigation plan to be approved by the City Council.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting the following variances and exceptions to the N. SH-205 OV and the *Unified Development Code* (UDC) for the sections outlined below. As a note, a variance request to the UDC requires passage of a simple majority vote by the City Council for approval; however, a variance to the *N. SH-205 OV District* requires passage by a ¾ majority vote of those City Council members present. The requests are as follows:

1. Art. V, Sec. 6.11.C.1a of the N. SH-205 OV requires each exterior wall to consist of 90% masonry materials, including 20% natural or quarried stone on walls which are visible from a public street or open space. The elevations as presented do not provide stone and does not meet this requirement. *Approval of the variance requested to the N. SH-205 OV requires passage by a 3/4 majority vote of City Council.*

2. Art. V, Sec. 6.11.C.5 of the N. SH-205 BY OV requires all buildings to be architecturally finished on all four sides with the same materials, detailing, and features. The east elevation does not meet this requirement. *Approval of the variance requested to the N. SH-205 OV requires passage by a 3/4 majority vote of City Council.*

3. Art. V, Sec. 4.1. of the UDC requires horizontal and vertical articulation. The building elevations on the north, south, and west do not meet the minimum requirements establish by the General Commercial District Standards for articulation. *Approval of exceptions to the horizontal and vertical articulation standards of the UDC requires a simple majority vote of City Council for approval.*

The approval of variances and exceptions are a discretionary decision for the Planning and Zoning Commission and City Council.

ARCHITECTURAL REVIEW BOARD (ARB):

On December 27, 2016, the Architectural Review Board (ARB) did not meet due to the lack of a quorum. The ARB is scheduled to meet on January 10, 2017 and should provide a recommendation to the Planning and Zoning Commission at this meeting.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the N SH-205 OV and the UDC with the exception of the requested variances. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be considered with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) The approval of this PD Site Plan shall constitute conditional approval until the approval of Case No. Z2016-044 (*i.e. the PD Development Plan*).

3) Development of this property shall generally conform to the *PD Development Plan* as approved by Case No. Z2016-044;

4) Any construction or building necessary to complete this PD Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED STAFF COMMENTS - HIGHLIGHTED

Project Number	SP2016-034	**Owner**	STONE, CREEK SF LTD	**Applied**	12/16/2016 LM
Project Name	LIDL	**Applicant**	KIMLEY-HORN AND ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
165 E QUAIL RUN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
QUAIL RUN RETAIL	3	NULL	3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	1/6/2017	1/13/2017	1/6/2017		COMMENTS	See Comments
(1/6/2017 10:26 AM AW) Quail Run pro-rata due Add Note: Detention maybe required after flood study is performed No walls or structures in easements. Will need to move the water line tie in (see markup) Dumpster area to drain to oil/water separator Meter size will need to be a 2" if tapping with a 2" service or tap with a 1 1/2" No grate inlets Label the area in the front that is "circled" in the markup Add note on landscaping "No trees to be planted within 5' of any utilities" Remove "potential detention area" from the flood plain. Detention isn't allowed in flood plain.							
ENGINEERING	Amy Williams	12/16/2016	12/23/2016	12/22/2016	6	COMMENTS	See Comments
(12/22/2016 8:02 AM AW) Quail Run pro-rata due Detention maybe required after flood study is performed No walls or structures in easements. Will need to move the water line tie in (see markup) Dumpster area to drain to oil/water separator Meter size will need to be a 2" if tapping with a 2" service or tap with a 1 1/2" No grate inlets Parking to be 20'x9' Label the area in the front that is "circled" in the markup Add note on landscaping "No trees to be planted within 5' of any utilities"							
FIRE	Ariana Hargrove	12/16/2016	12/23/2016				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	12/16/2016	12/23/2016	12/21/2016	5	APPROVED	See comments
(12/21/2016 8:11 AM LS) Address assignment will be: 165 E QUAIL RUN RD, ROCKWALL, TX 75087 Please contact lsingleton@rockwall.com with any questions.							
PLANNING	David Gonzales	1/5/2017	1/12/2017	1/6/2017	1	COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 01.05.2017

All staff comments are to be addressed and resubmitted for a final review by staff. Please provide three large folded copies [24" X 36" FOLDED] and one PDF version:

Planning Department General Comments are as follows:

1. PD-70 requries a PD Development Plan to be approved prior to PD site plan approval. However, the PD allows for concurrently submittal of both plans.
2. Adherence to Engineering and Fire Department standards shall be required.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.
4. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES and EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.11.C.1a of the N SH-205 OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or quarried stone on walls which are visible from a public street or open space. The elevations as presented do not provide stone and does not meet this requirement.
** 2. Art V, Sec. 6.11.C.5 of the N SH-205 BY OV requires all buildings shall be architecturally finished on all four sides with the same materials, detailing, and features. The esat elevation does not meet this requirement.

** Approval of the variance requested to the N SH-205 OV requires passage by a 3/4 majority vote ofCity Council.

EXCEPTION FOR CITY COUNCIL TO CONSIDER:
****1. ArtV, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings north, south, and west elevations as submitted are not meeting the minimum requirements establish by the General Commercial District Standards for articulation.

**** Approval of the exceptions to the horizontal and vertical articulation standards of the UDC requires passage by a simple majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Truck loading dock and dumpster are not to face a public street. Requires approval by the Planning and Zoning Commission and City Council.

Building Elevations:
1. Variance's and Exception to the N SH-205 OV as stated above requires approvals as noted by the City Council (of those Council members present).
2. Provide a materials samples board for the ARB review.

Landscape Plan:
1. Meets intent of UDC as revised.

Photometric Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
1. Meets intent of UDC as revised. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: January 10, 2017 (5:00 p.m.) [applicant to receive recommendations from ARB] Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.) City Council - Action: January 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]							
PLANNING	David Gonzales	12/16/2016	12/23/2016	12/20/2016	4	COMMENTS	See comments

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.21.2016

All staff comments are to be addressed and resubmitted by Tuesday, January 3, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. PD-70 requries a PD Development Plan to be approved prior to PD site plan approval. However, the PD allows for concurrently submittal of both plans.
2. Adherence to Engineering and Fire Department standards shall be required.
3. Label revised site plan documents with "Case No. SP2016-034" at the lower right corner of each plan.
4. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.
5. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES and EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.11.C.1a of the N SH-205 OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or quarried stone on walls which are visible from a public street or open space. The elevations as presented do not provide stone and does not meet this requirement.
** 2. Art V, Sec. 6.11.C.1a of the N SH-205 OV requires each exterior wall to consist of 90% masonry materials,..., and limits stucco to 50 percent of the buildings exterior finish. Also, stucco may not be located in the first four feet above grade where visible from a street or public area. The elevations indicate stucco exceeding 50% of the required masonry standard for the east and north elevations. Also, stucco is present at grade on the east elevation.
** 3. Art V, Sec. 6.11.C.5 of the N SH-205 BY OV requires all buildings shall be architecturally finished on all four sides with the same materials, detailing, and features. The esat elevation does not meet this requirement.

** Approval of the variance requested to the N SH-205 OV requires passage by a 3/4 majority vote of City Council.

EXCEPTION FOR CITY COUNCIL TO CONSIDER:
****1. ArtV, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings north, south, and west elevations as submitted are not meeting the minimum requirements establish by the General Commercial District Standards for articulation.

**** Approval of the exceptions to the horizontal and vertical articulation standards of the UDC requires passage by a simple majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Relabel title as "PD Site Plan"

2. Provide PD Development Plan elements on site plan (e.g. pedestrian orientation & accessibility, walking path, proposed access points to the site, tree & floodplain preservation, etc.)
3. Indicate and label firelane and access as: "24-ft Firelane (minimum), Utility, and Public Access Easement" or as appropriate.
4. Truck loading dock and dumpster are not to face a public street. Requires approval by the Planning and Zoning Commission.

Building Elevations:
1. Variance's and Exception to the N SH-205 OV as stated above requires approvals as noted by the City Council (of those Council members present).
2. PD-70 does not allow for outside storage, display or merchandising unless specifically shown and approved on the PD Site Plan. The cart storage area is considered outside storage and requires approval by the Planning and Zoning Commission.
3. RTU's are to be visually screened from right-of-ways and adjacent properties at the property line. Dash-in RTU's.
4. What is "R-1" TPO Roof - is this an actually roof (parrapet, mansard style) or an extension of the elevations wall? What materials are being used? What does the 39.39% represent in the materials legend?
5. Provide a materials samples board for the ARB review.

Landscape Plan:
1. Provide Sod in area's labeled as "seed" and remove the label "seed". Disturbed area's require erosion control prior to release of CO (see Engineerings standards of design).
2. Correct "Planting Notes" #9 by removing the words "grass seeding" from the statement.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the PD Ord. standards. Provide detail for pole standard. 2. Provide cut sheets for all exterior lighting fixtures.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

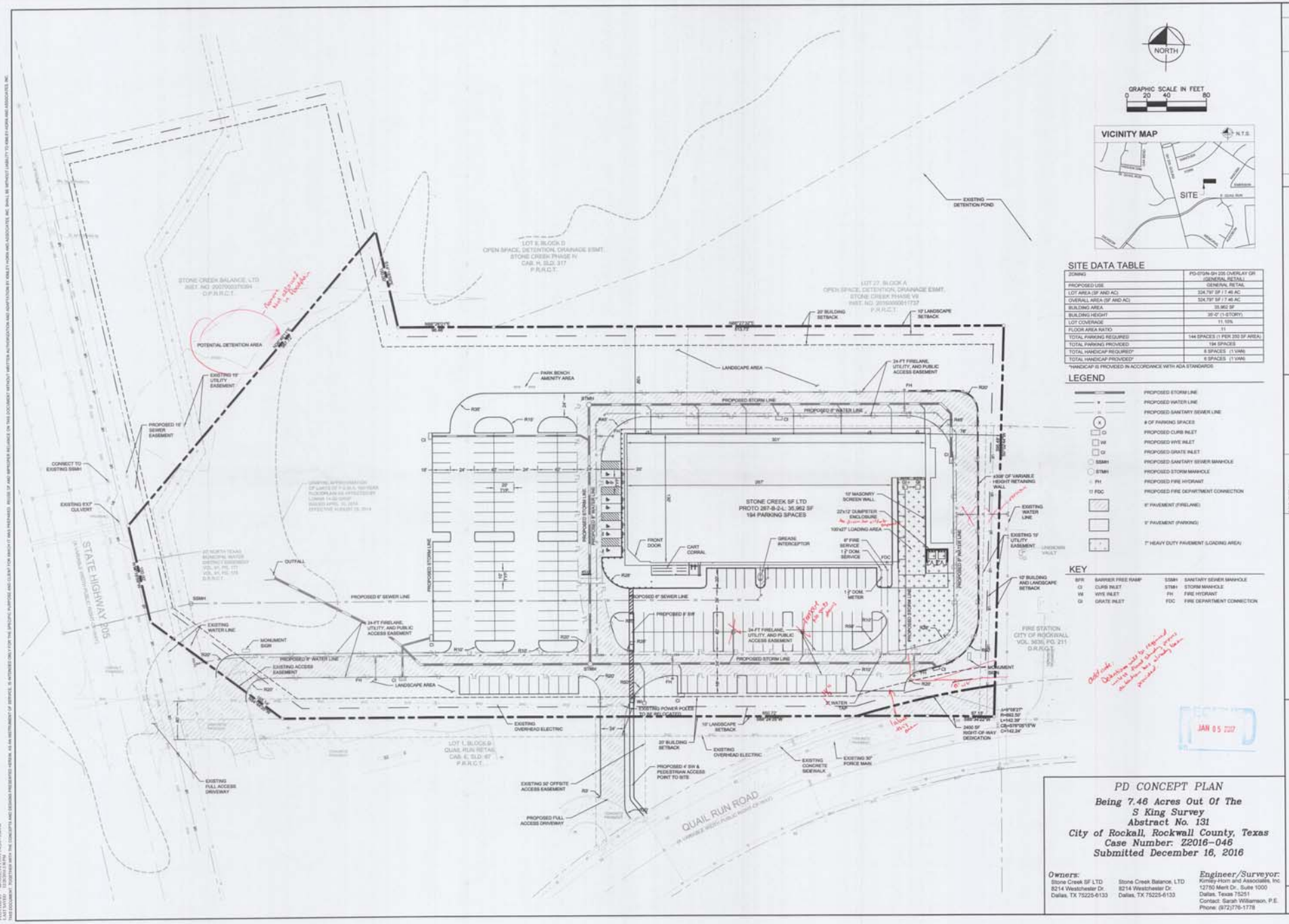
Meeting Dates to Attend:

Architectural Review Board: December 27, 2016 (5:00 p.m.) [applicant to receive recommendations from ARB]

Planning - Work Session: December 27, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Action: January 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]



SITE DATA TABLE

ZONING	PD-07SA-SH 205 OVERLAY DR (GENERAL RETAIL)
PROPOSED USE	GENERAL RETAIL
LOT AREA (SF AND AC)	324,797 SF / 7.46 AC
OVERALL AREA (SF AND AC)	324,797 SF / 7.46 AC
BUILDING AREA	35,962 SF
BUILDING HEIGHT	35'-0" (1-STORY)
LOT COVERAGE	11.10%
FLOOR AREA RATIO	11
TOTAL PARKING REQUIRED	144 SPACES (1 PER 250 SF AREA)
TOTAL PARKING PROVIDED	194 SPACES
TOTAL HANDICAP REQUIRED*	8 SPACES (1 VAN)
TOTAL HANDICAP PROVIDED*	8 SPACES (1 VAN)

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LEGEND

- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- # OF PARKING SPACES
- PROPOSED CURB INLET
- PROPOSED WYE INLET
- PROPOSED GRATE INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- 6" PAVEMENT (FIRELANE)
- 5" PAVEMENT (PARKING)
- 7" HEAVY DUTY PAVEMENT (LOADING AREA)

KEY

BFR	BARRIER FREE RAMP	SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET	STMH	STORM MANHOLE
WI	WYE INLET	FH	FIRE HYDRANT
GI	GRATE INLET	FDC	FIRE DEPARTMENT CONNECTION

PD CONCEPT PLAN

Being 7.46 Acres Out Of The
S King Survey
Abstract No. 131
City of Rockwall, Rockwall County, Texas
Case Number: Z2016-046
Submitted December 16, 2016

Owners:

Stone Creek SF LTD
8214 Westchester Dr.
Dallas, TX 75225-6133

Stone Creek Balance, LTD
8214 Westchester Dr.
Dallas, TX 75225-6133

Engineer/Surveyor:

Kimley-Horn and Associates, Inc
12750 Merit Dr., Suite 1000
Dallas, Texas 75251
Contact: Sarah Williamson, P.E.
Phone: (972)776-1778

No.	REVISIONS	DATE	BY

Kimley»Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972.770.1300 FAX: 972.239.3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No. 064000193
DATE: DEC. 2016
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY:
CHECKED BY:

RETAIL
NEC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

PD CONCEPT PLAN

SHEET NUMBER
SP-1

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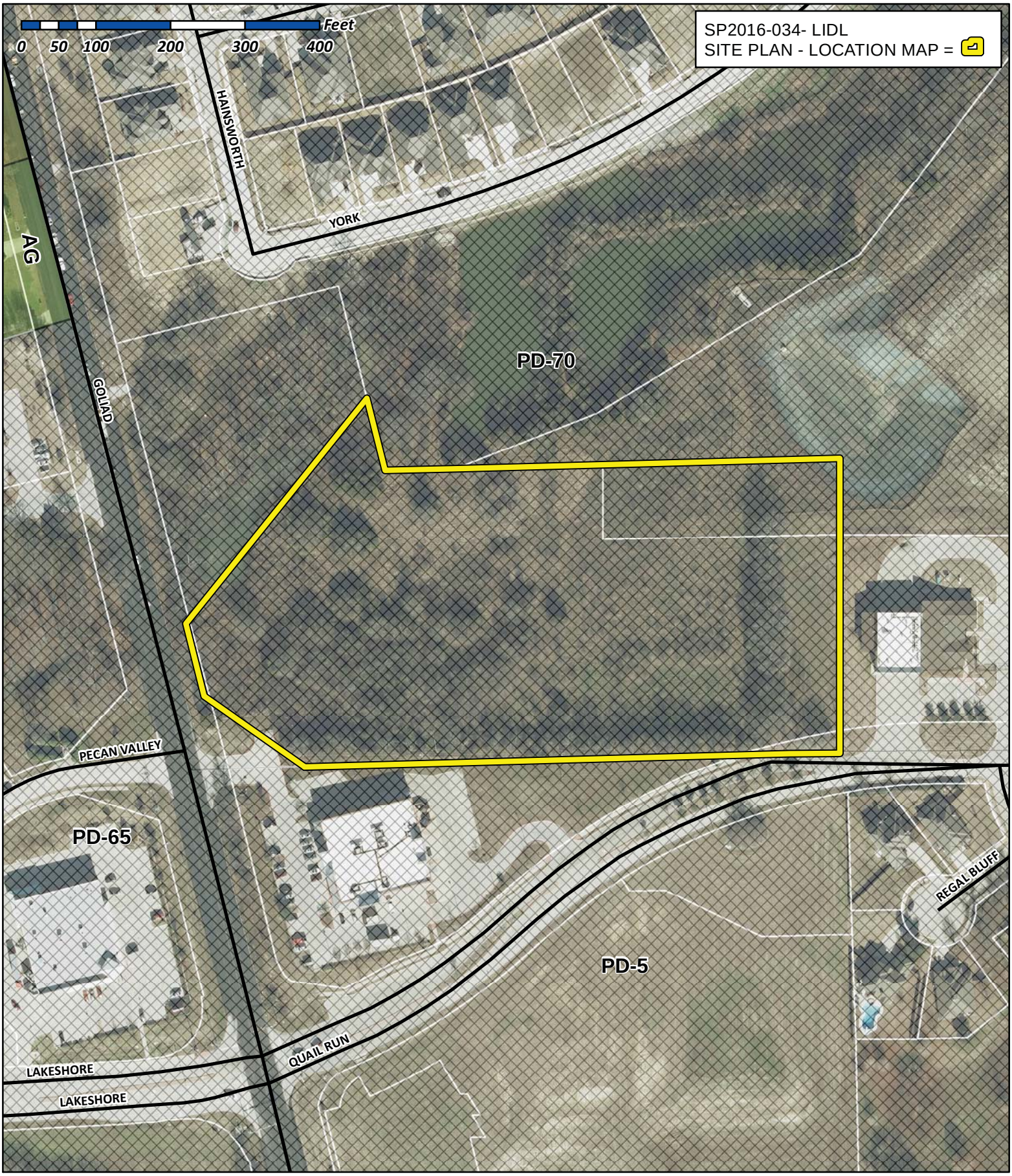

City of Rockwall

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

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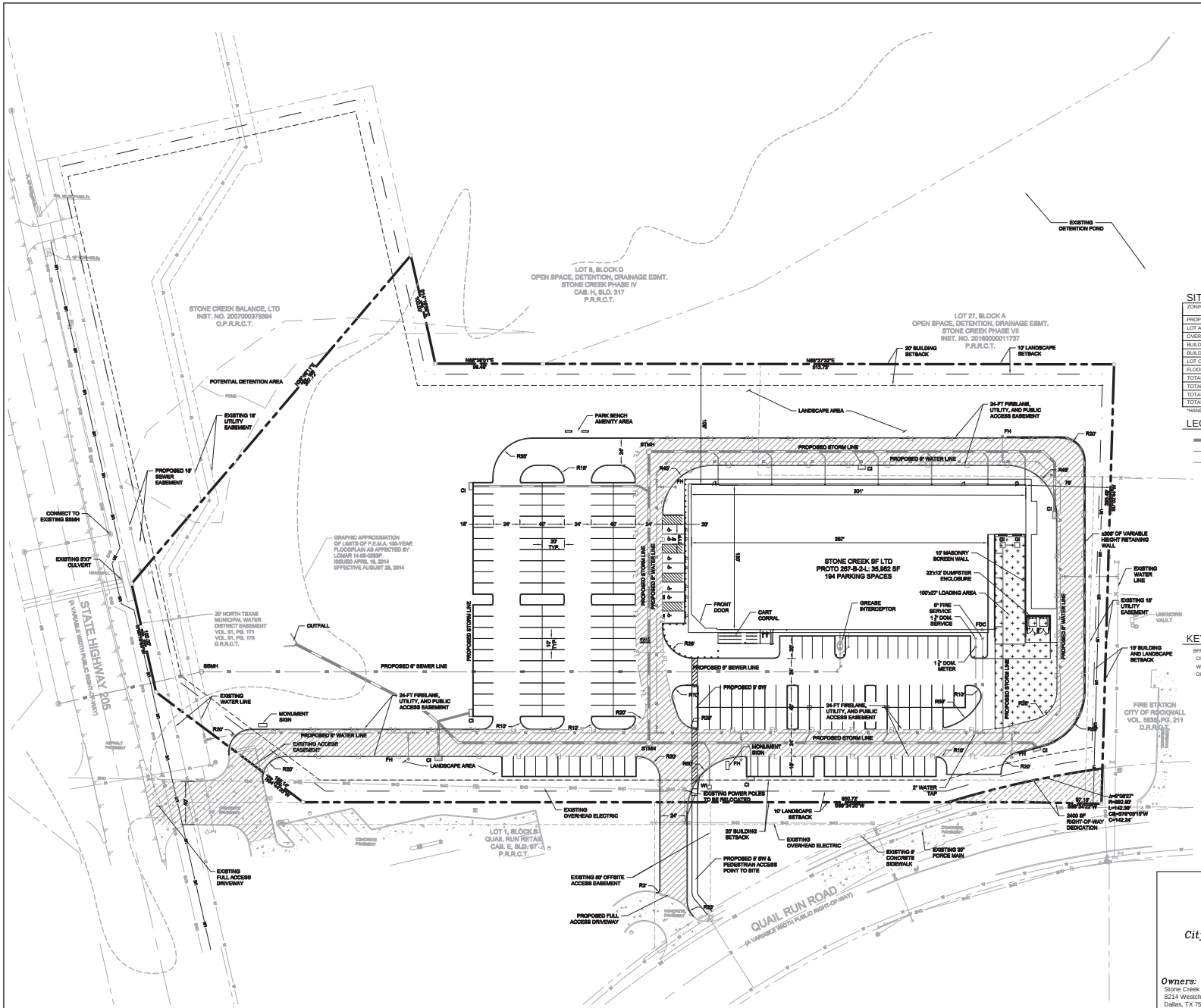

SITE DATA TABLE

ZONING	PD-070/N-SH 205 OVERLAY GR (GENERAL RETAIL)
PROPOSED USE	GENERAL RETAIL
LOT AREA (SF AND AC)	324,797 SF / 7.46 AC
OVERALL AREA (SF AND AC)	324,797 SF / 7.46 AC
BUILDING AREA	35,962 SF
BUILDING HEIGHT	35'-0" (1-STORY)
LOT COVERAGE	11.10%
FLOOR AREA RATIO	.11
TOTAL PARKING REQUIRED	144 SPACES (1 PER 250 SF AREA)
TOTAL PARKING PROVIDED	194 SPACES
TOTAL HANDICAP REQUIRED*	6 SPACES (1 VAN)
TOTAL HANDICAP PROVIDED*	8 SPACES (1 VAN)

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LEGEND

- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- # OF PARKING SPACES
- PROPOSED CURB INLET
- PROPOSED WYE INLET
- PROPOSED GRATE INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- 6" PAVEMENT (FIRELANE)
- 5" PAVEMENT (PARKING)
- 7" HEAVY DUTY PAVEMENT (LOADING AREA)

KEY

BFR	BARRIER FREE RAMP	SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET	STMH	STORM MANHOLE
WI	WYE INLET	FH	FIRE HYDRANT
GI	GRATE INLET	FDC	FIRE DEPARTMENT CONNECTION

PD SITE PLAN

Being 7.46 Acres Out Of The
S King Survey
Abstract No. 131
City of Rockall, Rockwall County, Texas
Case Number: SP2016-034
Submitted December 16, 2016
Resubmitted January 6, 2017

Owners:
Stone Creek SF LTD
8214 Westchester Dr.
Dallas, TX 75225-6133

Stone Creek Balance, LTD
8214 Westchester Dr.
Dallas, TX 75225-6133

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
12750 Merit Dr., Suite 1000
Dallas, Texas 75251
Contact: Sarah Williamson, P.E.
Phone: (972)776-1778

NO.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT NO: 064500153
DATE: JAN. 2017
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY:
CHECKED BY:

RETAIL
NEC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

PD SITE PLAN

SHEET NUMBER
SP-1

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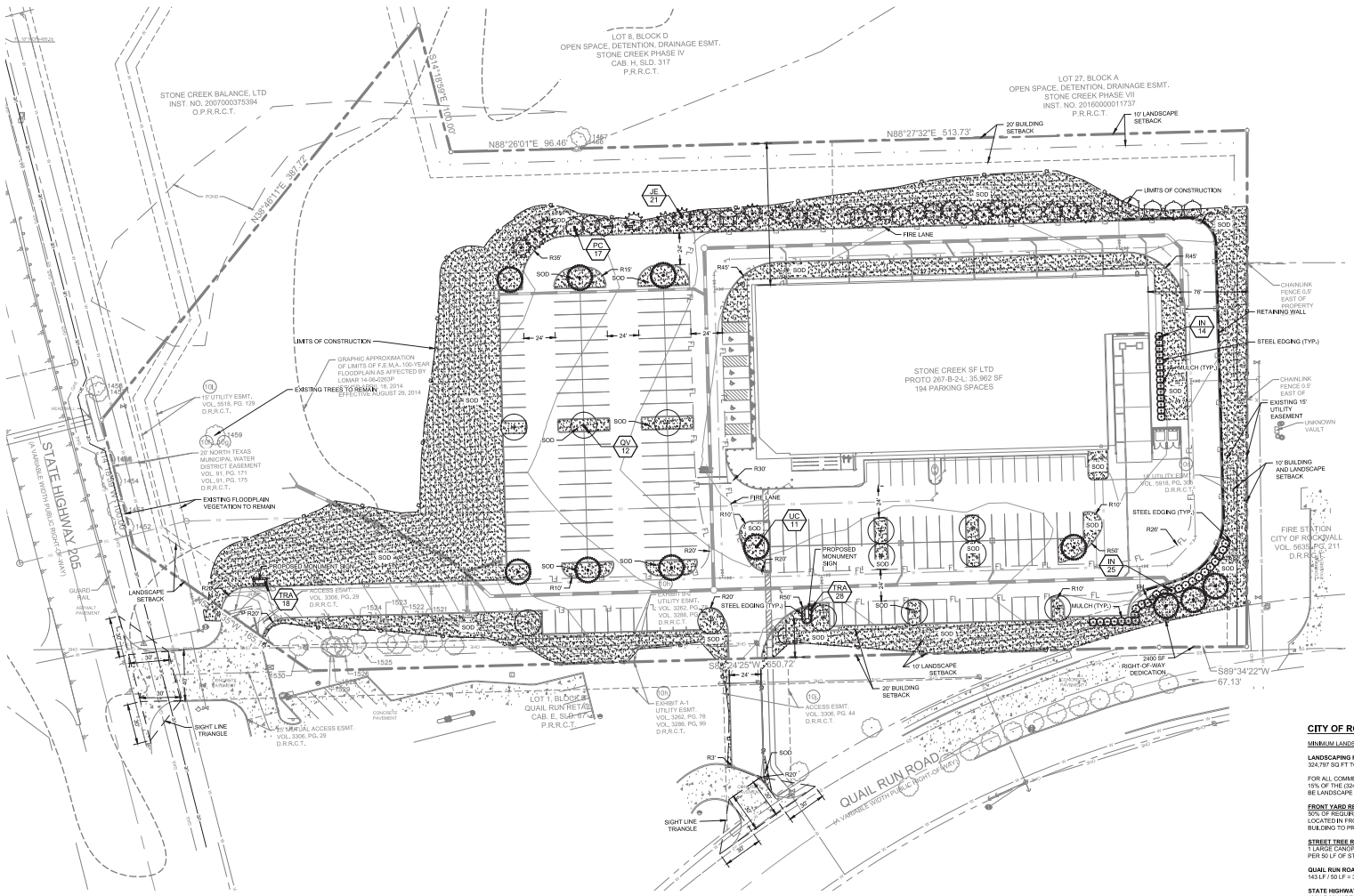
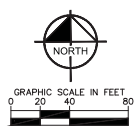
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.





PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT, IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE BERMUDA SOD FOR PROPOSED LAWN AREAS, TO ALL EDGES OF PAVEMENT, AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
LANDSCAPING REQUIRED 324,797 SQ FT TOTAL SITE AREA X 15% = 48,720 SQ FT	48,720 SQ FT	163,179 SQ FT
FOR ALL COMMERCIAL PARCELS 15% OF THE (324,797SQ FT) SITE SHALL BE LANDSCAPE AREA		
FRONT YARD REQUIREMENT PER GR ZONING DISTRICT 50% OF REQUIRED LANDSCAPE MUST BE LOCATED IN FRONT YARD FROM FACE OF BUILDING TO PROPERTY LINE	24,360 SQ FT	27,004 SQ FT
STREET TREE REQUIREMENTS 1 LARGE CANOPY TREE SHALL BE PLANTED PER 50 LF OF STREET FRONTAGE		
QUAIL RUN ROAD 145 LF / 50 LF = 3 TREES	3	3
STATE HIGHWAY 205 OVERLAY 183 LF 20' WIDE BUFFER STRIP MIN.	BERM OR SHRUB PLANTING	EX TREES
183 LF / 100 LF x 2 CANOPY TREES = 4 (4" INCH) CANOPY TREES =	4	EX TREES
183 LF / 100 LF x 4 ACCENT TREES = 8 ACCENT TREES, 4" HEIGHT MIN.	8	EX TREES
PARKING LOT REQUIREMENTS THERE SHALL BE A MINIMUM OF 1 TREE PER EVERY 10 PARKING SPACES WITHIN A PARKING LOT WITH MORE THAN 20,000 SQ FT		
194 SPACES / 10 = 20 TREES	20	20
INTERIOR LANDSCAPE REQUIREMENT 5% OF THE TOTAL PARKING LOT SHALL BE LANDSCAPE 83,804 SQ FT PARKING LOT: 5% = 4,191 SQ FT	4,191 SQ FT	6,206 SQ FT
LOADING DOCK BUFFER SCREENING REQUIRED FROM ALL PUBLIC STREETS AND RESIDENTIAL DISTRICTS	YES	YES
MITIGATION MITIGATION NEEDED = 429 IN. PROPOSED ADDITIONAL PLANTING = 114 IN. MITIGATION TO BE PAID INTO FUND = 315 IN. (429 IN. - 99 IN. = 315 IN.)		

NOTES:
MINIMUM LARGE TREE CALIPER MUST BE 3" OR LARGER
SH 205 CANOPY TREES REQUIRE 4" CALIPER
SH 205 ACCENT TREES REQUIRE 4' HEIGHT
SH 205 SHRUBS REQUIRED DECIDUOUS: 15", 2-GALLON MIN.
SH 205 SHRUBS REQUIRED EVERGREEN: 12", 2-GALLON MIN.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	IN	39	Ilex x 'Nellie R Stevens' / Nellie R Stevens Holly	8' ht, 4' spr.	Full to Base, Straight
	JE	21	Juniperus virginiana / Eastern Red Cedar	3" cal, 12' ht x 4' spr	Full to Base, Straight
	PC	17	Prunus carolniana / Carolina Laurel Cherry	3" cal, 8' ht x 3' spr	Full to Base, Straight
	QV	12	Quercus virginiana / Southern Live Oak	3" cal, 12' ht x 4' spr	Full, Single Leader, Straight
	UC	11	Ulmus crassifolia / Cedar Elm	3" cal, 12' ht x 4' spr	Full, Single Leader, Straight
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	TRA	46	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	
	SOD	TBD	Cynodon dactylon/ Common Bermuda	Solid, rolled tight with sand filled joints, 100% weed/ disease/ pest free	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth min, all trees in sod to receive 4' diameter mulch ring	

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	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
FH	PROPOSED FIRE HYDRANT

No.	REVISIONS	DATE	BY

Kimley»Horn
12700 HILL CREST DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972.770.1300 FAX: 972.239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
LEAH N. CAMPBELL
LA No. 2905 Date JANUARY 2017

PROJECT No.	064500141
DATE	DECEMBER 2016
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	TJH
CHECKED BY	KLP

RETAIL
NWC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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IMAGES
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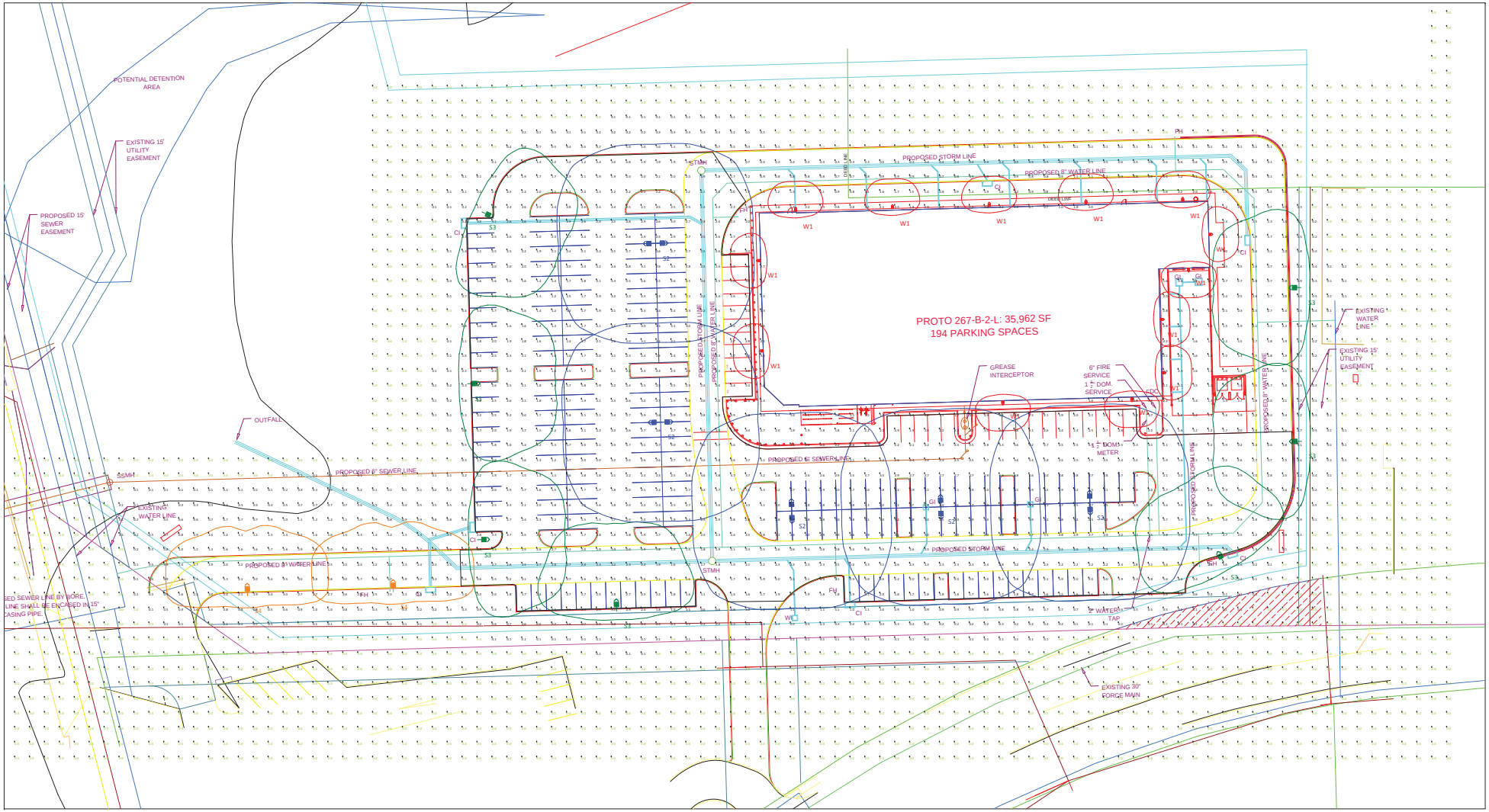
PHILIPS Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	BUG Rating
	5	S2	BACK-BACK	PHILIPS GARDCO	ECF-2-5-215LA-641A-NW @ 25'	0.850	20874	210.3	B5-U0-G3
	7	S3	SINGLE	PHILIPS GARDCO	ECF-1-4-215LA-641A-NW-IS @ 25'	0.850	15431	211.7	B2-U0-G3
	2	S4	SINGLE	PHILIPS GARDCO	ECF-1-3-215LA-641A-NW-IS @ 25'	0.850	16032	210.9	B2-U0-G3
	13	W1	WALL MOUNT	PHILIPS GARDCO	121-16L-700-NW-G3-3 @ 14'	0.850	3421	38.4	B1-U0-G1

Calculation Summary									
Label	Avg	Max	Min	Avg/Min	Max/Min	Units	CalcType	PtSpcLr	PtSpcTb
FULL SITE	0.84	4.1	0.0	N.A.	N.A.	Fc	Illuminance	10	10
PARKING LOT	2.44	4.1	1.0	2.44	4.10	Fc	Illuminance		

NOTE(S):
1. ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT GRADE
2. FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 1.0 FC FOR REFERENCE USE ONLY
3. VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT STREET OR PROPERTY LIGHTING

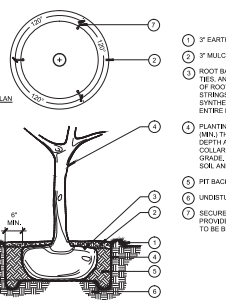


Scale: 1 inch= 30 Ft.

24"x 36"

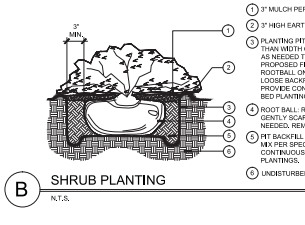
Rev. Date	Rev. #	Description
	B1	.....

Disclaimer
The information herein was based on proper input of data provided to PHILIPS. Actual measured results may vary from data shown due to, but not limited to, variations in calculation methods, testing procedures and tolerances, field conditions such as voltage, temperature, atmospheric/environmental conditions, and luminaire maintenance. Philips Lighting does not assume responsibility for any differences between actual measurements and those shown in this layout. Philips Lighting does not assume responsibility for any damages that may result from the use of this layout. Philips Lighting makes no warranties, expressed or implied, and shall not be responsible for the use of this information for purposes other than those specifically described herein. Actual performance of the luminaires is subject to the environment in which they are installed and operated. Philips Lighting does not recommend the use of any luminaire in a specific application without first testing the performance of the luminaire in that application under the conditions that will be encountered. Philips Lighting does not assume responsibility for the performance of luminaires that have been subjected to environments or conditions outside of the luminaire's published operating specifications



A TREE PLANTING

N.T.S.



B SHRUB PLANTING

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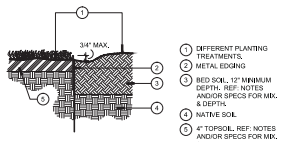

C STEEL EDGING

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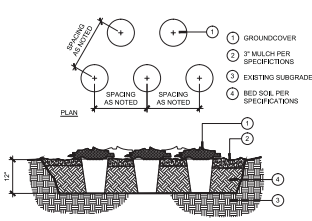


D GROUNDCOVER PLANTING

N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURIED SHALL THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY NOT SPECIFICALLY ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF THE TOP OF THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER, IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING THE PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 6.0 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ONSITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATIONS. REMOVE TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED BY ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.

4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

1. OBTAIN TOPSOIL OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.

2. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION FROM PROPERLY MAINTAINED AND ACTIVE.

3. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

5. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

F. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOD, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.

3. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.

3. COMPOST: DECOMPOSED ORGANIC MATERIAL, INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.

4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.

5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.

6. WORM CASTINGS: EARTHWORMS.

G. INORGANIC SOIL AMENDMENTS

1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.

2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.

3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.

4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.

5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

H. PLANTING SOIL MIX

1. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

2. SOD/SEED AREA TOPSOIL

ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 95.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE RE-DISTRIBUTED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER. IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 5-5-5 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE WATERFORM PLANTING TABLETS (21 GRAM OR EQUAL). THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURERS.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. WATER AND SPRAYING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING DUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT (WILTPRUF OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN, PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR; QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH STRAIGHT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR CONSTRUCTION MATERIALS, BALL WRAPPING, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER AND SHALL FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIVEROCK AND LIVEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN SOIL FROM ONSITE EXCAVATION, TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. LIVEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSTING DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS SUSTAINED IN GOOD HORTICULTURAL PRACTICE SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION, TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "LETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS, "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL PLANT
- THREE (3) TABLETS PER 3 GAL PLANT
- FOUR (4) TABLETS PER 15 GAL PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED, TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET, PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. "TILL INTO TOP 4" OF THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF SPECIFIED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS, PRIOR TO FINAL INSPECTION. TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE AFFILIATED DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REPAIRED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

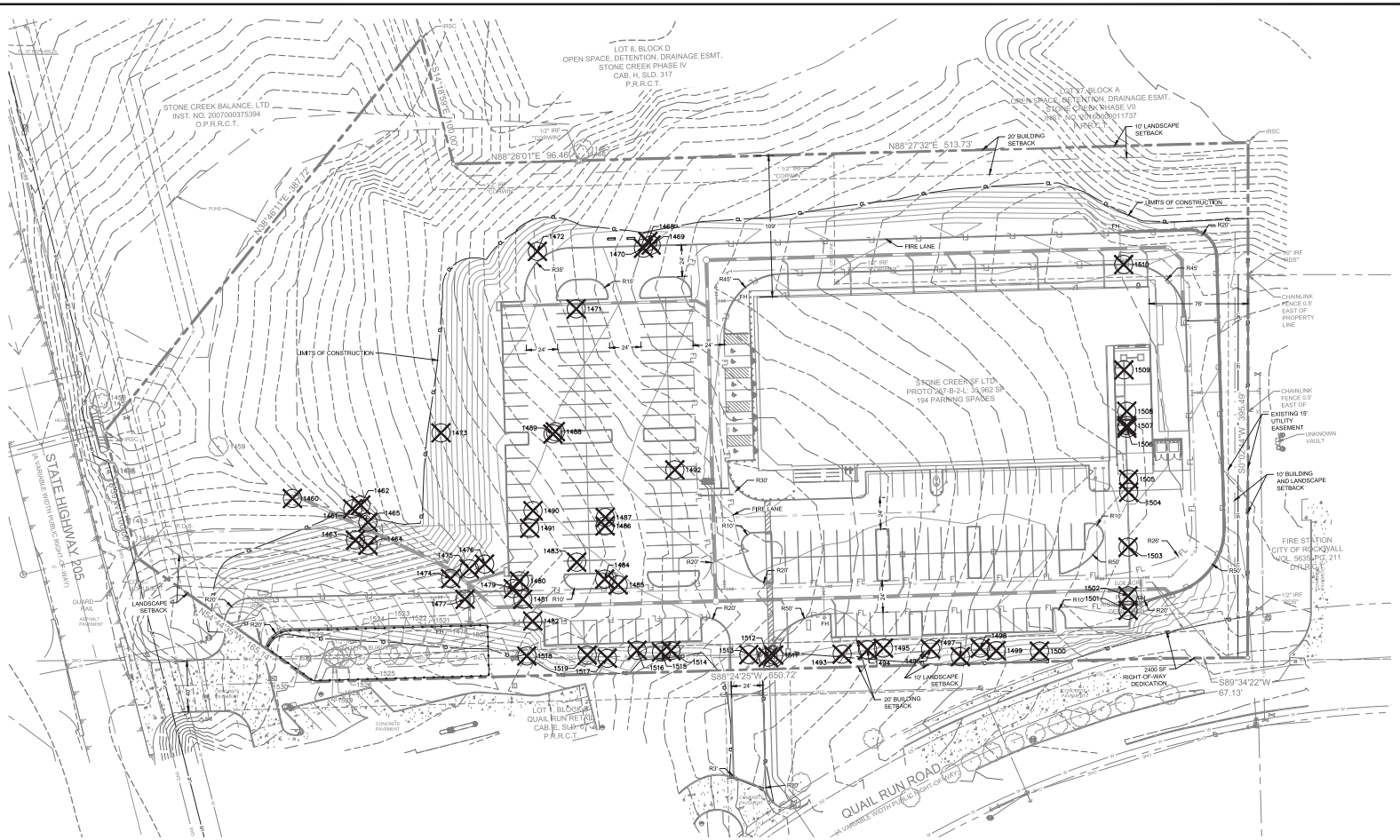
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A FOUR INCH MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESS



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PROTECTION FENCE
- FLOODPLAIN LIMITS
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- FH PROPOSED FIRE HYDRANT

NOTE:
ALL TREES ARE TO BE PROTECTED FROM DAMAGE, NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

SITE DATA TABLE

ZONING	PD-070/N-SH 205 OVERLAY GR (GENERAL RETAIL)
PROPOSED USE	GENERAL RETAIL
LOT AREA (SF AND AC)	324,797 SF / 7.46 AC
OVERALL AREA (SF AND AC)	324,797 SF / 7.46 AC
BUILDING AREA	35,962 SF
BUILDING HEIGHT	35'-0" (1-STORY)
LOT COVERAGE	11.10%
FLOOR AREA RATIO	.11
TOTAL PARKING REQUIRED	144 SPACES (1 PER 250 SF AREA)
TOTAL PARKING PROVIDED	194 SPACES
TOTAL HANDICAP REQUIRED*	6 SPACES (1 VAN)
TOTAL HANDICAP PROVIDED*	6 SPACES (1 VAN)

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LEAH M. CAMPBELL
L.A. No. 2908 Date JANUARY 2017

PROJECT No. 064500141
DATE: DECEMBER 2016
SCALE: AS SHOWN
DESIGNED BY: TJN
DRAWN BY: TJN
CHECKED BY: KLP

RETAIL
NWC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

TREESCAPE PLAN

SHEET NUMBER
LT 1.01

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TREE INVENTORY

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	WILL BE TRIMMED	STATUS	MITIGATION INCHES
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Live Oak	Quercus fusiformis	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Dead	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Live Oak	Quercus fusiformis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
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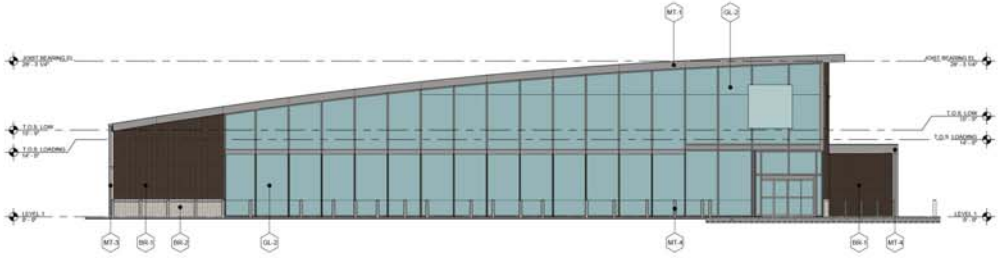
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata

MATERIAL PERCENTAGE CALCULATIONS				
	SOUTH	NORTH	WEST	EAST
TOTAL SURFACE AREA SQ.FT	8,650 SQ. FT.	5,275 SQ. FT.	3,378 SQ. FT.	3,406 SQ. FT.
BR-1	21.11%	4.50%	13.20%	11.04%
BR-2	7.40%	1.12%	1.80%	
BR-3	36.06%	71.28%		75.06%
MT-1	4.60%	6.60%	5.30%	4.60%
MT-2	2.52%	4.23%		7.80%
MT-3				
MT-4	4.68%	0.90%	0.90%	1.50%
GL-1	16.13%	11.37%		
GL-2	7.50%		78.80%	
R-1				

MATERIAL	DESCRIPTION
BR-1	BRICK TYPE A MANUFACTURER: ACME BRICK PRODUCT: BROWNWOOD MILL LOCATION: PRIMARY BRICK
BR-2	BRICK TYPE B MANUFACTURER: ACME BRICK PRODUCT: DOVE GRAY LOCATION: WAINSCOT
BR-3	BRICK TYPE C MANUFACTURER: ACME BRICK PRODUCT: SOFTER TAN LOCATION: LOADING DOCK & ACCENT
MT-1	PREFINISHED METAL FASCIA MANUFACTURER: BERRIDGE PRODUCT: PREWEATHERED GALVALUME LOCATION: FASCIA & ACCENTS
MT-2	METAL LOUVERS MANUFACTURER: TBD COLOR: SHERWIN WILLIAMS SW7067 / CITYSCAPE LOCATION: MECHANICAL UNIT SCREEN
MT-3	METAL GUTTER MANUFACTURER: TBD COLOR: SHERWIN WILLIAMS SW7067 / CITYSCAPE LOCATION: REAR ELEVATION
MT-4	PAINTED STEEL CANOPY & MISC MANUFACTURER: TBD COLOR: SHERWIN WILLIAMS SW7067 / CITYSCAPE LOCATION: CART RETURN / CANOPY
GL-1	ALUMINUM STOREFRONT & CURTAINWALL SYSTEMS MANUFACTURER: KAWNEER PRODUCT: CLEAR ANODIZED LOCATION: CLERESTORY / MAIN ENTRY
GL-2	GLASS MANUFACTURER: PPG PRODUCT: SOLARBAN 70XL, CLEAR LOCATION: STOREFRONT / CURTAINWALL
R-1	TPO ROOF MANUFACTURER: TBD COLOR: LIGHT GRAY LOCATION: ROOF



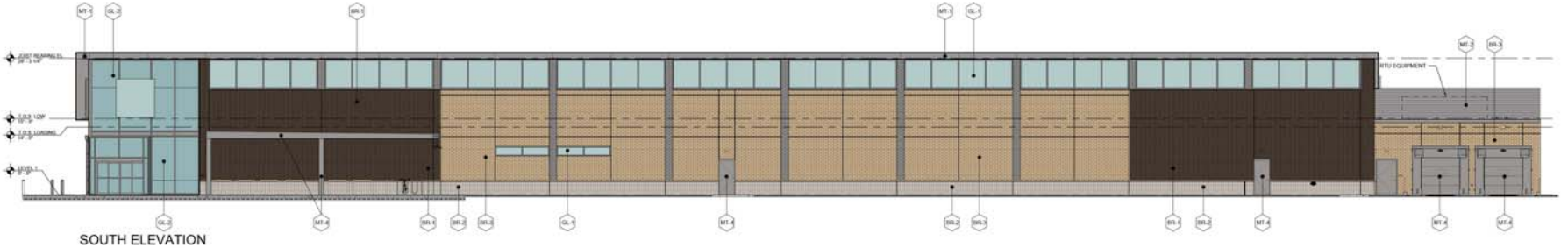
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

LIDL - EXTERIOR ELEVATIONS

KIMLEY-HORN

ROCKWALL, TEXAS

SCALE: 3/32"=1'-0" DATE:01.05.17

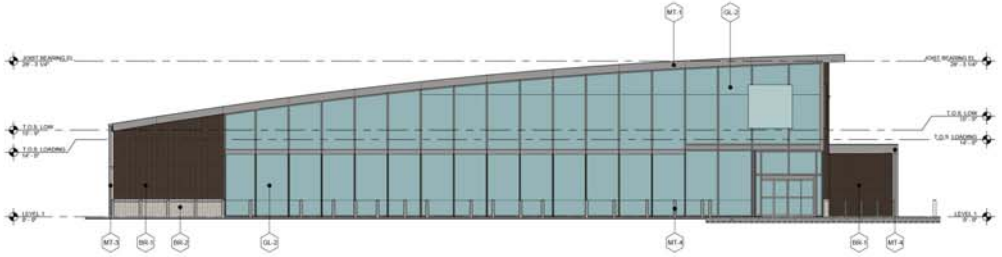
callaway architecture

MATERIAL PERCENTAGE CALCULATIONS				
	SOUTH	NORTH	WEST	EAST
TOTAL SURFACE AREA SQ.FT	8,650 SQ. FT.	5,275 SQ. FT.	3,378 SQ. FT.	3,406 SQ. FT.
BR-1	21.11%	4.50%	13.20%	11.04%
BR-2	7.40%	1.12%	1.80%	
BR-3	36.06%	71.28%		75.06%
MT-1	4.60%	6.60%	5.30%	4.60%
MT-2	2.52%	4.23%		7.80%
MT-3				
MT-4	4.68%	0.90%	0.90%	1.50%
GL-1	16.13%	11.37%		
GL-2	7.50%		78.80%	
R-1				

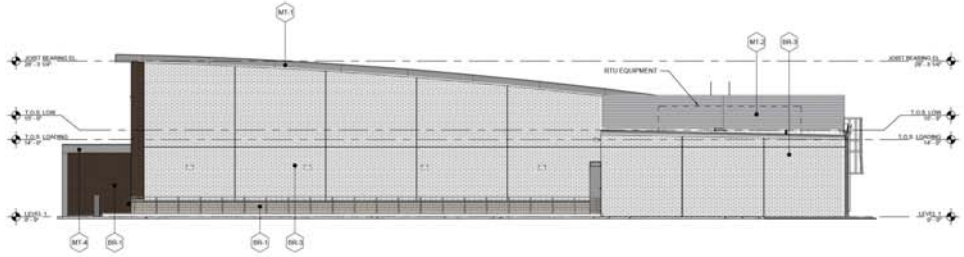
MATERIAL	DESCRIPTION
BR-1	BRICK TYPE A MANUFACTURER: ACME BRICK PRODUCT: BROWNWOOD MILL LOCATION: PRIMARY BRICK
BR-2	BRICK TYPE B MANUFACTURER: ACME BRICK PRODUCT: DOVE GRAY LOCATION: WAINSCOT
BR-3	BRICK TYPE C MANUFACTURER: ACME BRICK PRODUCT: WHITE LOCATION: LOADING DOCK & ACCENT
MT-1	PREFINISHED METAL FASCIA MANUFACTURER: BERRIDGE PRODUCT: PREWEATHERED GALVALUME LOCATION: FASCIA & ACCENTS
MT-2	METAL LOUVERS MANUFACTURER: TBD COLOR: SHERWIN WILLIAMS SW7067 / CITYSCAPE LOCATION: MECHANICAL UNIT SCREEN
MT-3	METAL GUTTER MANUFACTURER: TBD COLOR: SHERWIN WILLIAMS SW7067 / CITYSCAPE LOCATION: REAR ELEVATION
MT-4	PAINTED STEEL CANOPY & MISC MANUFACTURER: TBD COLOR: SHERWIN WILLIAMS SW7067 / CITYSCAPE LOCATION: CART RETURN / CANOPY
GL-1	ALUMINUM STOREFRONT & CURTAINWALL SYSTEMS MANUFACTURER: KAWNEER PRODUCT: CLEAR ANODIZED LOCATION: CLERESTORY / MAIN ENTRY
GL-2	GLASS MANUFACTURER: PPG PRODUCT: SOLARBAN 70XL, CLEAR LOCATION: STOREFRONT / CURTAINWALL
R-1	TPO ROOF MANUFACTURER: TBD COLOR: LIGHT GRAY LOCATION: ROOF



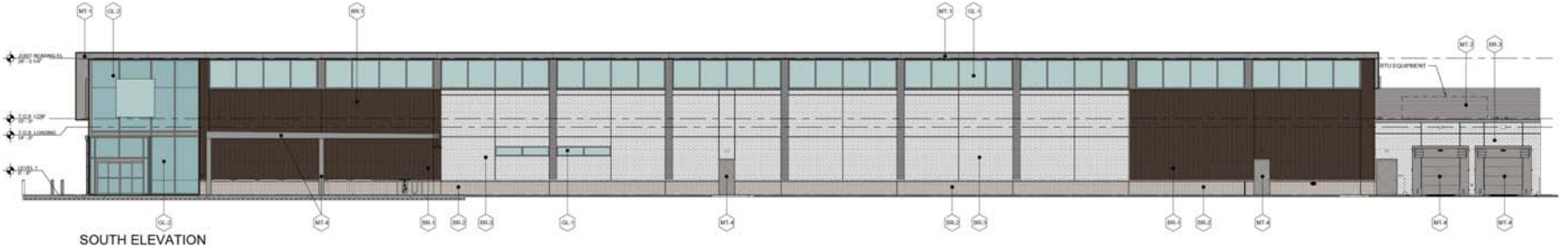
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

LIDL - EXTERIOR ELEVATIONS

KIMLEY-HORN

ROCKWALL, TEXAS

SCALE: 3/32"=1'-0" DATE:01.05.17

callaway architecture

PHILIPS

GARDCO

Wall Mount

LED wall sconce 121



Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Philips Gardco LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possiblilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 10,103 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Ordering guide

example: 121-32L-700-NW-G3-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options: Controls	Options: Electrical	Finish
121									
121 LED wall sconce	**16L** 16 LEDs (1 modules)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA **1200** 1200mA[2]	**CW-G3** Cool White 5700K, 70 CRI Generation 3 **NW-G3** Neutral White 4000K, 70 CRI Generation 3 **WW-G3** Warm White 3000K, 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[3,4] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**DD** 0-10V Dimming Driver[5] **DCC** Dual Circuit Control[6,7,8] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming[5,6] **CM50** Median 50% Dimming[5,6] **CE50** Economy 50% Dimming[5,6] **DA50** All Night 50% Dimming[5,6] **Photoelectric Systems** **PCB** Photocontrol Button[9,10,11] **Infrared Motion Response Systems** **IMRI2** Integral with #2 lens[3,5] **IMRI3** Integral with #3 lens[3,5] **Wireless Controls (luminaire mounted)** **LLC2** Module with #2 lens[5,6] **LLC3** Module with #3 lens[5,6]	**Fusing** **F1** Single (120, 277, 347VAC)[10] **F2** Double (208, 240, 480VAC)[10] **F3** Canadian Double Pull (208, 240, 480VAC)[10]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	32L 32 LEDs (2 modules)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA							

1. Only available with EBPC
2. Only available with 16 LEDs
3. Available in 120V or 277V only
4. EBPC available only in 530mA or 650mA
5. Not available with 1.2A drive current
6. Available in 120V thru 277V and UNV only.
7. DCC available only in 530mA with 32 LED
8. Not available with EBPC
9. Not available with DCC
10. Voltage must be specified
11. Not available in 480V

121 LED wall sconce

Wall mount

Luminaire Accessories (order separately)

Mounting Accessories	
Wall Mount	
WS	Wall Mounted Box for Surface Conduit

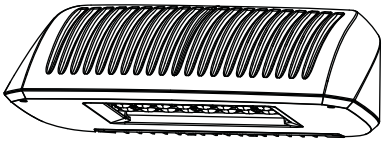
Controls Accessories	
Wireless controls remote mount module	
LLCR2-(F)	#2 lens - specify finish in place of (F)
LLCR3-(F)	#3 lens - specify finish in place of (F)

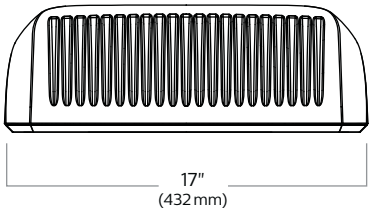
Wireless controls remote controller accessory

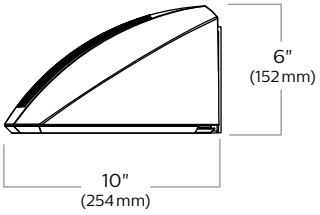
Wireless controls system offers a remote radio/sensor module that allows connectivity to Wireless system gateway. Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless Controls details.

Dimensions

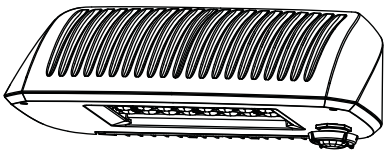
Standard Luminaire

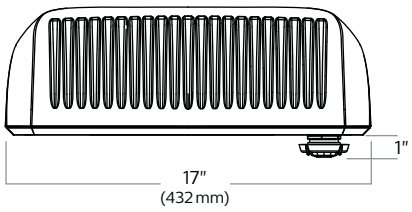


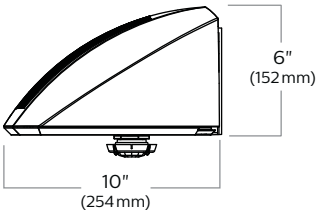




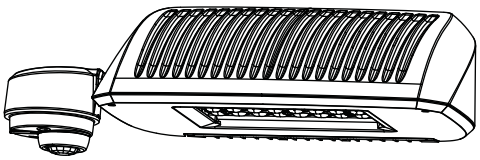
Motion Response

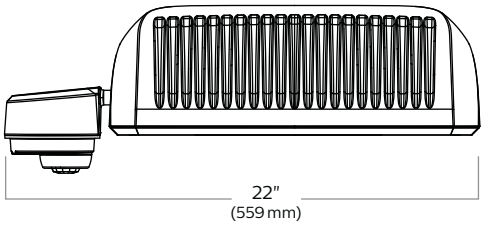


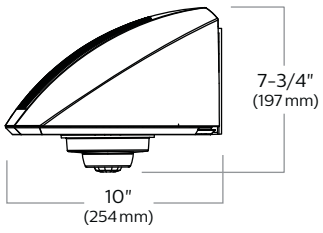




Wireless Controls







Luminaire Weights	
LED wall sconce 121	**Weight**
Luminaire	15.0 lbs
Luminaire - EBPC (EM battery pack)	18.5 lbs
Luminaire - Integrated Wireless Controls	17.0 lbs

121 LED wall sconce

Wall mount

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.[1]	Average System Watts[2]	Type 2			Type 3			Type 4		
					Lumen Output[2,3]	BUG Rating	Efficacy (LPW)	Lumen Output[2,3]	BUG Rating	Efficacy (LPW)	Lumen Output[2,3]	BUG Rating	Efficacy (LPW)
121-16L-530-NW-G3	16	530	4000K	28	2818	B1-U0-G0	100	2607	B1-U0-G1	93	2614	B1-U0-G1	93
121-16L-700-NW-G3	16	700	4000K	38	3698	B1-U0-G1	96	3421	B1-U0-G1	89	3430	B1-U0-G1	89
121-16L-1000-NW-G3	16	1000	4000K	55	4802	B1-U0-G1	88	4442	B1-U0-G1	81	4454	B1-U0-G1	81
121-16L-1200-NW-G3	16	1200	4000K	66	5364	B2-U0-G1	82	4962	B1-U0-G1	76	4975	B1-U0-G2	76
121-32L-530-NW-G3	32	530	4000K	52	5921	B2-U0-G1	114	5477	B1-U0-G2	105	5491	B1-U0-G2	106
121-32L-700-NW-G3	32	700	4000K	70	7534	B2-U0-G1	107	6969	B1-U0-G2	99	6988	B1-U0-G2	100
121-32L-1000-NW-G3	32	1000	4000K	107	10103	B2-U0-G1	95	9346	B2-U0-G2	88	9371	B2-U0-G2	88

LED Wattage and Lumen Values (Emergency Mode)[4]

						Lumen Outputs					
				Avg. System Watts		Type 2		Type 3		Type 4	
Ordering Code	LED Qty	LED Current (mA)	Color Temp.[1]	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
121-16L-530-NW-G3-EBPC (Normal Mode)	16	530	4000K	28	14	2818	1353	2607	1252	2614	1255
121-16L-650-NW-G3-EBPC (Normal Mode)	16	650	4000K	37	14	3510	1353	3248	1252	3256	1255
121-32L-530-NW-G3-EBPC (Normal Mode)	32	265	4000K	28	14	2808	1764	2597	1632	2604	1636
121-32L-650-NW-G3-EBPC (Normal Mode)	32	325	4000K	32	14	3497	1764	3235	1632	3244	1636

1. Contact outdoorlighting.applications@philips.com for details on cool or warm white color temperatures.
2. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
3. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
4. For emergency EBPC option, publish values are based on initial lumens.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50/CE50) offer safety, median, or economy settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. DA50 offers 50% instantaneous dimming all night (during all dark hours). 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Economy	9 PM - 6 AM	9 hours	50%
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%
Reactive 50	all night	dynamic	

IMRI2, IMRI3: Infrared Motion Response Integral (IMRI). IMRI module is mounted integral to the luminaire door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns). Motion response for option IMRI is set/operates in the following fashion: The motion sensor is set to a constant 25%. When motion is detected by the PIR sensor, the luminaire returns to 100% light output. Dimming on low is factory set to 25% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 75%, to 25% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected. Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens choice specified. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of 32L models only, where a quantity of (2) 16 LED modules are controlled independently by use of two sets of leads, one for each module.

Wireless Controls: Controller radio/sensor module attached to luminaire (included with LLC2 and LLC3 option) and includes radio, photocell and motion sensor. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall (see accessories and Wireless Controls information page 4).

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

EBPC: Emergency battery pack is cold weather rated down to -20C (-4F) and integral to the luminaire , allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Dual light engines (32L) are wired in parallel, both operating in emergency mode to meet various redundancy lamp requirements. Also available with single light engine (16L). Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost.

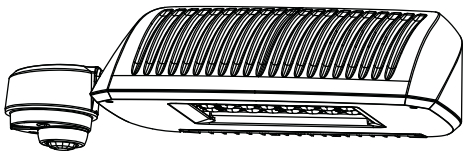
121 LED wall sconce

Wall mount

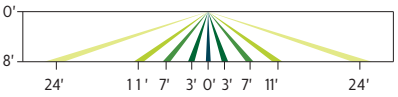
Infrared Motion Response and Wireless Controls Sensor Coverage Patterns

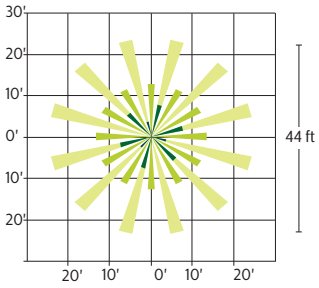
LLC2/3 Luminaire Mounted Controller

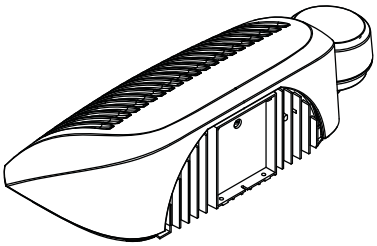
Controller attached to luminaire and Includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.



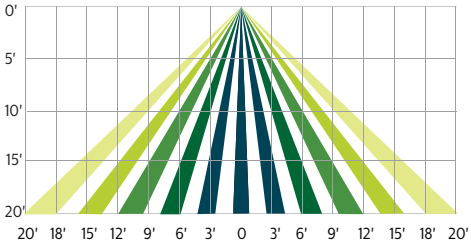
IMRI2/LLC2/LLCR2

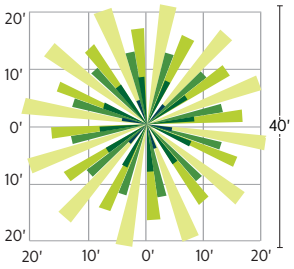






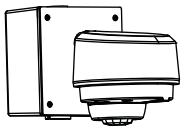
IMRI3/LLC3/LLCR3



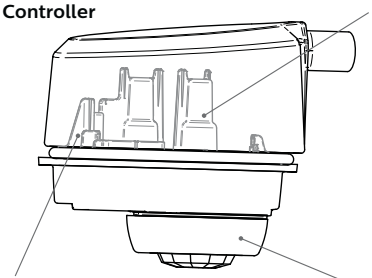


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

121 LED wall sconce

Wall mount

Luminaire Configuration Information – Sconce with wireless controls

Gateway

Overview: The gateway opens up communication with the wireless radios installed on equipped luminaires (or pole), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

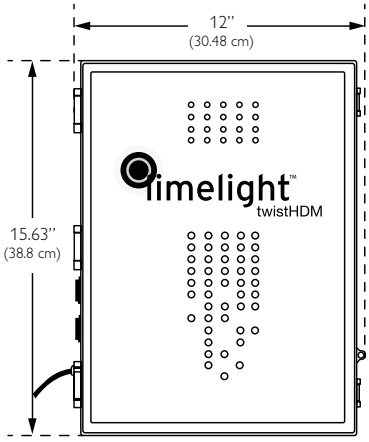
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

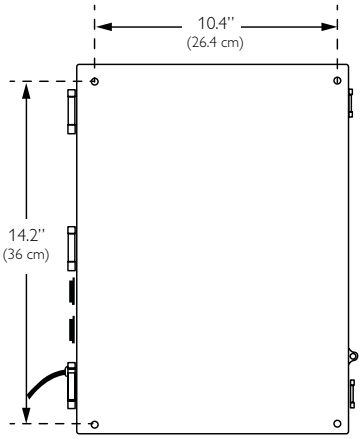
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing

Gateway Dimensions

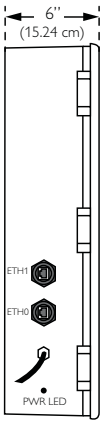
Front View



Back View



Side View



121 LED wall sconce

Wall mount

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink

Integral door/heat sink design made of low copper die cast Aluminum alloy for a high resistance to corrosion.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000K nominal (+/- 275K), CRI 70 Min. Available in other color temperatures including Cool White, 5700K and Warm White, 3000K.

Hardware

All exposed screws are stainless and/or corrosion resistant and captive.

Optical System

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Driver

High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protection

Each luminaire is provided as standard with surge protector (Philips designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

LED Performance

Predicted lumen depreciation data[1]				
Ambient Temperature (°C)	Driver mA	Calculated L_{70} hours[1,2]	L_{70} per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
25°C	up to 1200 mA	>100,000	>42,000	88%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.
4. 32L rated for 30°C at 1000mA.

Wiring (supplied by others)

Splices must be made in the junction box.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F)[4].

Limited Warranty

5-year limited warranty. See philips.com/warranties for details and restrictions.
Visit our eCatalog or contact your local sales representative for more information.

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philips.com/luminaires

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Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **Wireless Controls** (Remote wireless controller available. See p.2 for details) **LLC2**[1,4] #2 lens for 8' mounting heights **LLC3**[1,4] #3 lens for 9-20' mounting heights **LLC4**[1,4] #4 lens for 21-40' mounting heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[5] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[4,7,8] Photocell Button **PCR5**[4,9,10] Photocell Receptacle only with 2 dimming connections **PCR7**[4,10,11] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[12] Pole Top Fitter for 2 3/8"-3" Tenon **PTF3**[12] Pole Top Fitter for 3"-3 1/2" Tenon **PTF4**[12] Pole Top Fitter for 3 1/2"-4" Tenon **RPA**[13] Round Pole Adapter for 3"-3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 6-7 for more info.
5. Contact factory for lead times on warm white.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Works with 3-pin or 5-pin NEMA photocell/ dimming device.
10. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
12. Not configurable with 3@120 (3@120) Mounting.
13. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.

ECF EcoForm LED luminaire

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

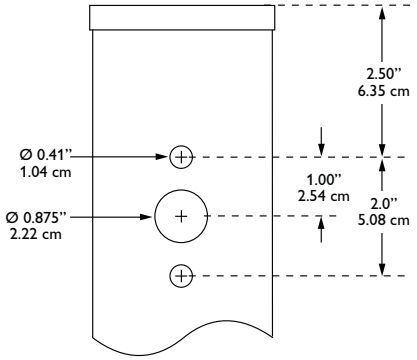
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



EcoForm Wireless Controls Accessories (for wall or pole mount)[1,2,3,4]

LLCR2-(F)

Standalone wall or pole wireless controller with #2 Lens.

LLCR3-(F)

Standalone wall or pole wireless controller with #3 Lens.

LLCR4-(F)

Standalone wall or pole wireless controller with #4 Lens.

1. When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size)
2. 120-277V only.
3. Must specify finish (F=Specify matching finish)
4. Luminaire configuration must include 0-10V Dimming 'ECF-DIM' option when Wireless Controls Accessories are specified

LED Wattage and Lumen Values (standard EcoForm luminaire)

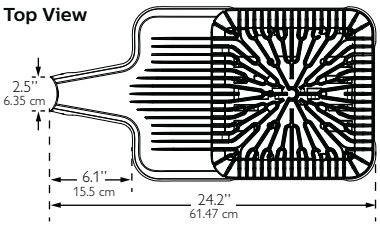
						Type 2			Type 3			Type 4			Type 5		
Ordering Code	No. of LED Modules (16 LEDs per Module)	Total LEDs	LED Current (mA)	Average System Watts[5]	Color Temp.	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating
55LA-3253	2	32	530	52	4000K	6,294	122	B1-U0-G1	6,190	120	B2-U0-G2	6,106	118	B1-U0-G2	5,867	114	B3-U0-G2
70LA-3270	2	32	700	69	4000K	7,754	112	B2-U0-G2	7,955	115	B2-U0-G2	7,659	111	B2-U0-G2	7,421	107	B3-U0-G2
75LA-4853	3	48	530	77	4000K	9,344	121	B2-U0-G2	9,191	119	B2-U0-G2	9,086	117	B2-U0-G2	8,712	113	B3-U0-G2
105LA-321A	2	32	1050	107	4000K	10,709	100	B2-U0-G2	10,981	103	B3-U0-G2	10,576	99	B2-U0-G2	10,255	96	B4-U0-G2
105LA-4870	3	48	700	104	4000K	11,513	111	B2-U0-G2	11,812	114	B3-U0-G2	11,373	110	B2-U0-G2	11,019	106	B4-U0-G2
100LA-6453	4	64	530	103	4000K	12,491	121	B2-U0-G2	12,285	119	B3-U0-G2	12,129	118	B2-U0-G2	11,645	113	B4-U0-G2
135LA-6470	4	64	700	139	4000K	15,390	111	B3-U0-G2	15,789	114	B3-U0-G2	15,192	110	B3-U0-G3	14,729	106	B4-U0-G2
160LA-481A	3	48	1050	158	4000K	15,901	101	B3-U0-G3	16,343	103	B3-U0-G2	15,696	99	B3-U0-G3	15,188	96	B4-U0-G2
215LA-641A	4	64	1050	211	4000K	21,255	101	B3-U0-G3	21,265	100	B4-U0-G3	20,984	99	B3-U0-G3	20,874	99	B5-U0-G3

5. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
6. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

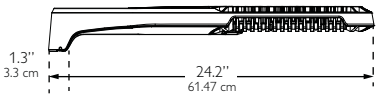
Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



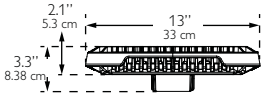
Side View



EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View

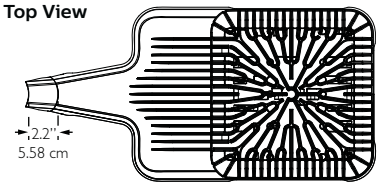


Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

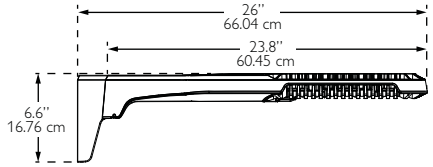
ECF EcoForm LED luminaire

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

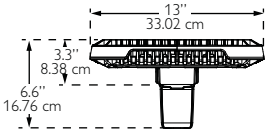
Top View



Side View



End View



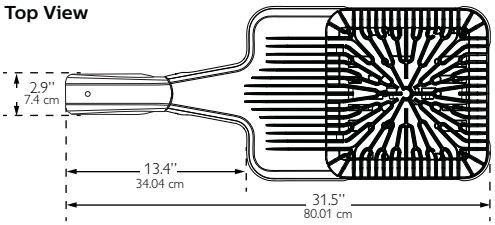
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

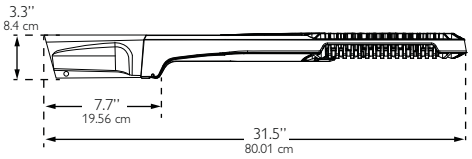
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

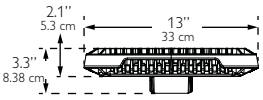
Top View



Side View



End View



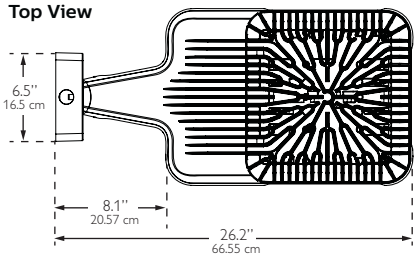
EPA (ft^2/m^2)

Single
0.51 / 0.047

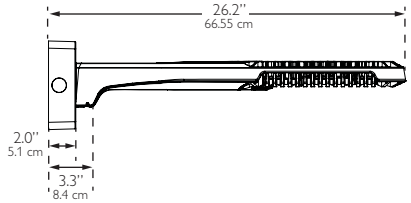
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

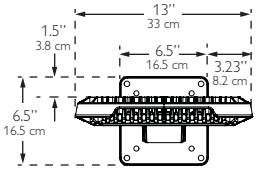
Top View



Side View



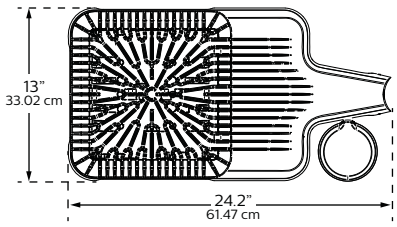
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with wireless controls (luminaire mounted controller)

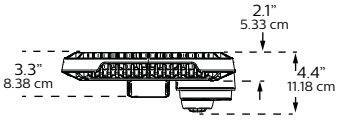
Top View



Side View



End View



ECF EcoForm LED luminaire

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

100%	2 hours	6 hours	100%
	50%	50%	

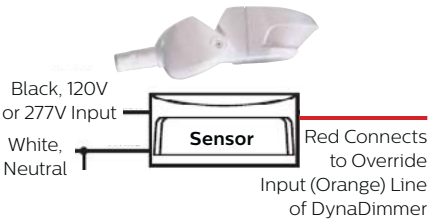
Power On **Mid Point** **Power Off**

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

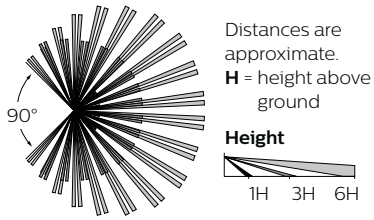
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



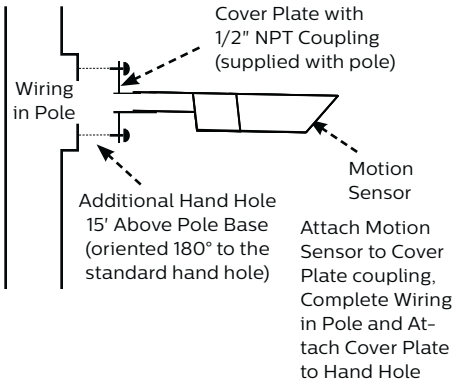
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

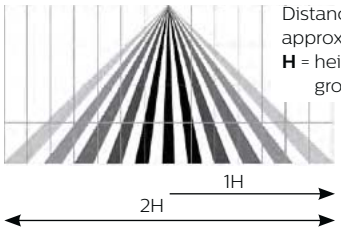
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

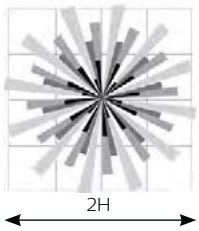
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

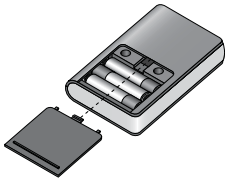
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

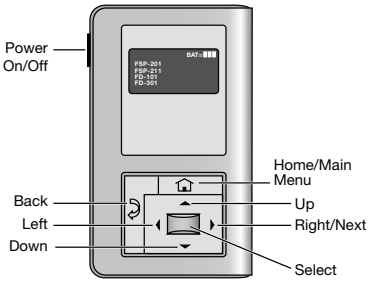
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



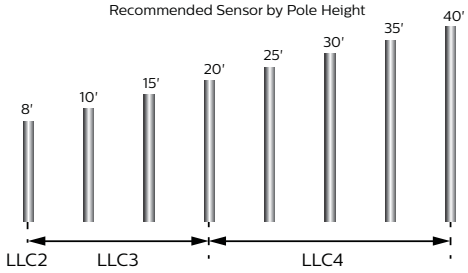
ECF EcoForm LED luminaire

Luminaire Configuration Information – EcoForm with wireless controls

ECF-LLC2/3/4 Luminaire Mounted Controller

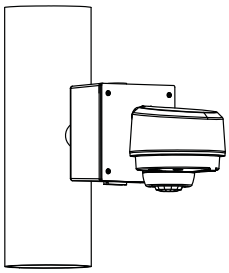
Wireless controller attached to luminaire and Includes radio, photocell and motion sensor with #2, 3, or 4 lens for 8-40' mounting heights.





LLCR2/3/4 Pole Mounted Controller

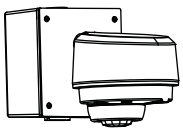
In this configuration, the wireless controller will be mounted to the pole at a fifteen foot mounting height. The number of luminaires on each pole, as well as the specific wattage chosen, will determine how many controllers will be required.



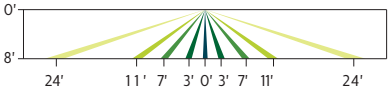
When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size). Confirm required orientation of luminaire and wireless controller. Indicate height above pole base and orientation to handhold. Recommended min pole height is 18ft, with option (CL) 15ft above pole base. Other heights are possible when choosing the appropriate sensor lens type. See pole specification sheets for more information.

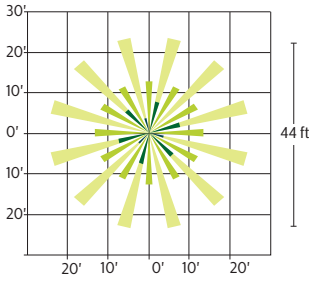
Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.

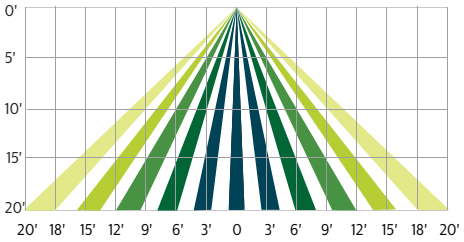


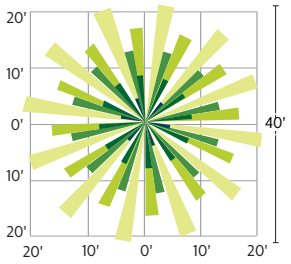
LLC2/LLCR2 (for pole or remote mount only)



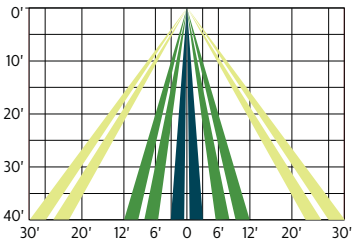


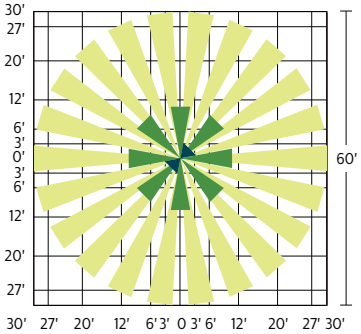
LLC3/LLCR3 (for luminaire, pole, or remote mount)



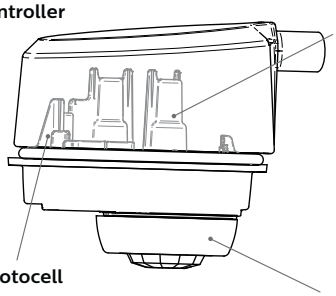


LLC4/LLCR4 (for luminaire, pole, or remote mount)





Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

ECF EcoForm LED luminaire

Luminaire Configuration Information (EcoForm with wireless controls)

Gateway

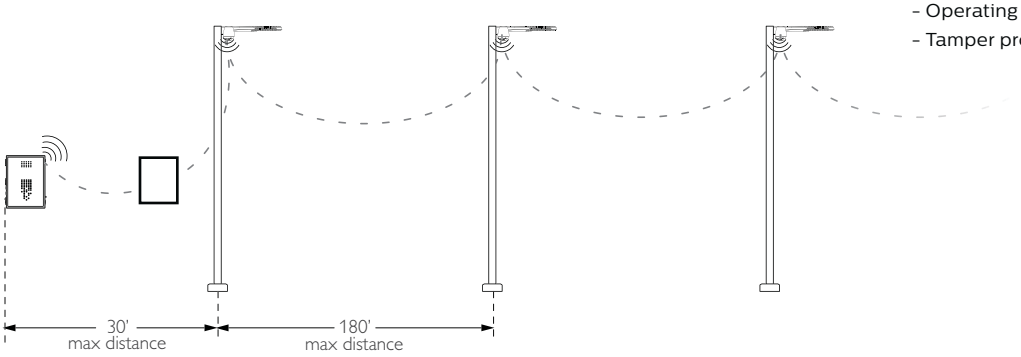
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

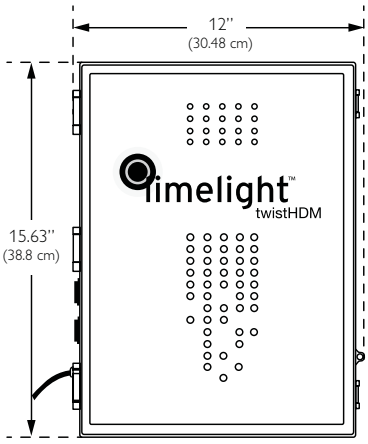
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

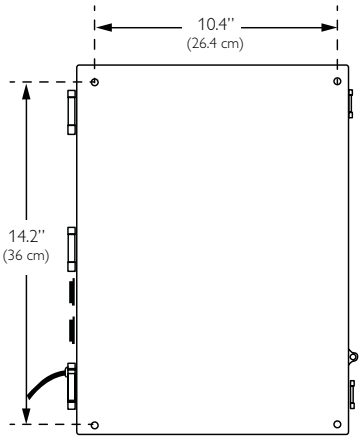
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



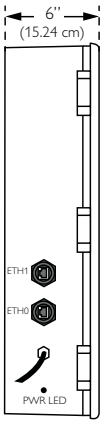
Front View



Back View



Side View



ECF EcoForm LED luminaire

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

LED Performance

Predicted Lumen Depreciation Data[1]

Ambient Temperature °C	Driver (mA)	Calculated L_{70} Hours[1,2]	L_{70} Per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Wireless Controls

The wireless controls system includes: gateway, controller (with wireless radio, motion response, and photocell), and commissioning/ training. This intelligent web-based system operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See wireless controls pages 6-7 for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

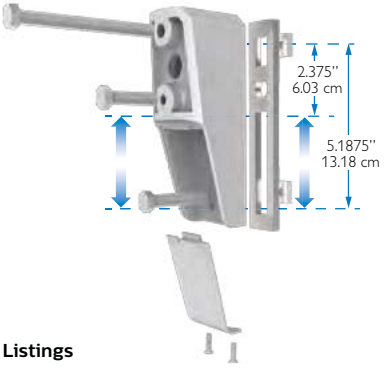
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

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philips.com/luminaires

Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

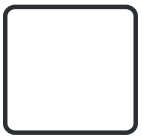
Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

Job: Lidl US Stores
Type: per schedule
Notes: Typical pole standard for site lighting in customer parking areas

Poles

5" / 6" Straight Square Steel

The Philips Gardco SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.



PREFIX	HEIGHT	SIZE	GAUGE	DRILLING	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

SSS5
SSS6

HEIGHT

22' (25' cut to 22"

SIZE

5"
6"

GAUGE

7
11

DRILLING

D1	1 Way
D2	2 Way
D2@90	2 Way at 90°
D3	3 Way
D4	4 Way
T2	2 3/8" OD Tenon
T4	4" OD Tenon

NOTE: This is a one or the other choice depending on number of luminaires per pole.

FINISH

PP	Prime Painted
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
GV	Galvanized *(No Paint)*
FPGV	Finished Paint over Galvanized *(specify color)*
OC	Optional Color Paint *Specify RAL designation ex: OC-RAL7024.*
SC	Special Color Paint *Specify. Must supply color chip.*

OPTIONS

FES	Festoon Outlet
AHH	Additional Hand Hole

For Festoon Outlets and Additional Hand Holes, indicate height above base and orientation to original hand hole. See Pole Orientation Information on Page 4.

Couplings

Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2".) Indicate height above base and orientation to hand hole. See Pole Orientataion Information on Page 4.

CL Coupling - Internal thread

Single Mount Bullhorn Brackets

Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.

GM-080-19	Single - 1.9" OD
GM-080-24	Single - 2.4" OD

Motion Response Provisions

GMR Provision for Gardco HID Motion Response System

Minimum Pole Height is 18'. Includes a 1/2" coupling placed 180° to the hand hole, 12' above the pole base.

MSM Motion Sensor Mounting Provision for LED Luminaires available with Motion Response

Minimum Pole Height is 18'. Includes a special hand hole with 1/2" coupling placed in the cover plate, 180° to the hand hole, 15' above the pole base.

Refer to Steel Pole Accessories sheet 79415-26 for additional accessories.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com
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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.
79415-18/0611

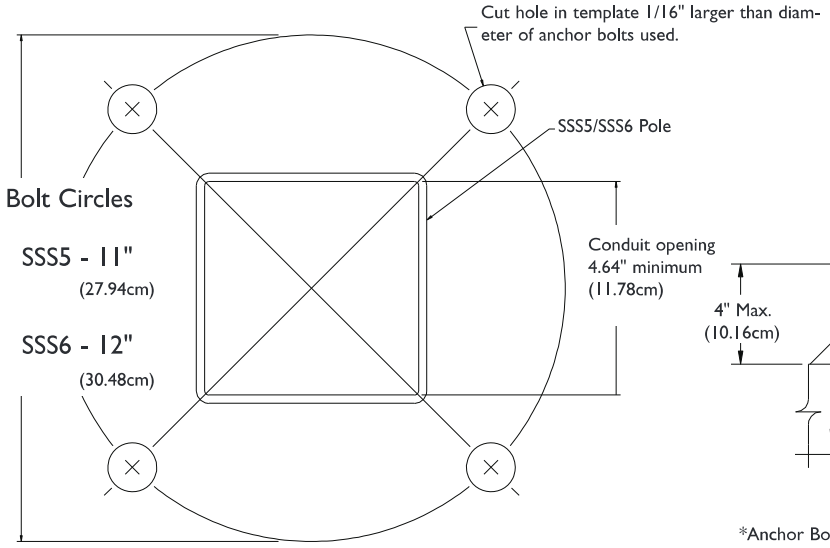
PHILIPS
GARDCO

POLE DATA

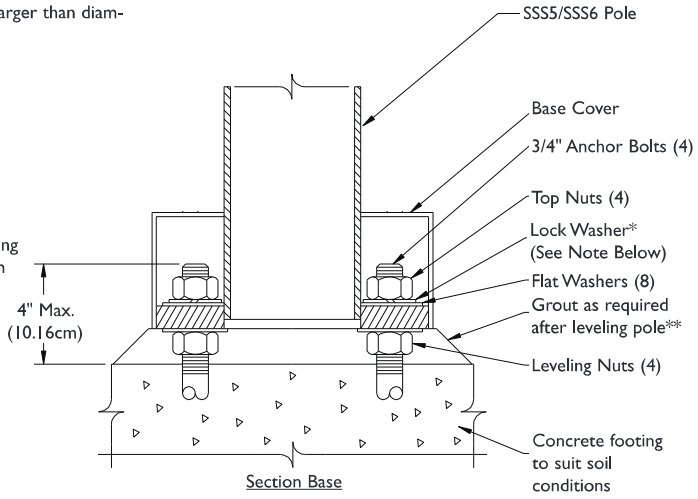
CATALOG NUMBER		POLE SIZE		MAXIMUM LUMINAIRE LOADING[1]									ANCHOR BOLT DATA[2]		
				HIGH WIND CONDITIONS						NORMAL WIND CONDITIONS					
				130 MPH		120 MPH		110 MPH		100 MPH	90 MPH	80 MPH			
PREFIX	HEIGHT (FT.)	POLE SIZE (inches)	GAUGE	EPA FT^2	Max Weight (lbs)	EPA FT^2	Max Weight (lbs)	EPA FT^2	Max Weight (lbs)	EPA FT^2	EPA FT^2	EPA FT^2	BOLT CIRCLE (inches)	BOLT SIZE (inches)	MAX PROJ. (inches)
SSS	20	5	11	3.5	88	5.0	125	7.0	175	9.4	12.7	17.7	11.0"	3/4 x 17 x 3	4.0"
SSS	20	5	7	6.2	155	8.2	205	10.7	270	16.2	21.4	28.1	11.0"	3/4 x 17 x 3	4.0"
SSS	25	5	11	-	-	-	-	2.1	53	3.7	6.3	9.8	11.0"	3/4 x 17 x 3	4.0"
SSS	25	5	7	2.7	68	4.3	108	6.3	158	9.5	13.3	18.5	11.0"	3/4 x 17 x 3	4.0"
SSS	30	5	11	-	-	-	-	-	-	-	2.0	4.7	11.0"	3/4 x 17 x 3	4.0"
SSS	30	5	7	-	-	-	-	2.0	50	3.9	6.7	10.7	11.0"	3/4 x 17 x 3	4.0"
SSS	30	6	7	-	-	3.3	83	5.6	140	9.0	13.2	19.0	12.0"	1 x 36 x 4	4.0"
SSS	35	5	7	-	-	-	-	-	-	-	2.5	5.9	11.0"	3/4 x 17 x 3	4.0"
SSS	35	6	7	-	-	-	-	-	-	4.2	7.6	12.4	12.0"	1 x 36 x 4	4.0"
SSS	40	6	7	-	-	-	-	-	-	-	3.0	7.2	12.0"	1 x 36 x 4	4.0"

1. **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.
2. Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.



*Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.
**** Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Philips Gardco is not responsible.**

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79415-18/0611

PHILIPS
GARDCO

SPECIFICATIONS

POLE SHAFT: The pole shaft is fabricated from a single-piece of 11 ga (.1196") or 7 ga (.1793") commercial carbon steel. The formed steel plate is longitudinally welded providing minimum yield strength of 46 KSI.

ANCHOR BASE: The pole anchor base is fabricated from A-36 structural quality carbon steel with a minimum yield strength of 36 KSI. The base plate telescopes the pole shaft and is circumferentially welded on both top and bottom.

ANCHOR BOLTS: Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar that meets or exceeds a minimum guaranteed yield strength of 50,000 psi. Bolts have an "L" bend on one end and threaded on the opposite end. Anchor bolts are galvanized a minimum of 12" on the threaded end. Four (4) properly sized bolts, each furnished with two (2) regular hex nuts and two (2) flat washers, are provided per pole, unless otherwise specified.

BASE COVER: A two-piece base cover completely conceals the entire base plate and anchorage.

HAND HOLE: The reinforced hand hole has a nominal rectangular 2" X 4" inside opening in the pole shaft. Included is a cover plate with attachment screws. The hand hole is located 18" above the base and 180° clockwise with respect to the luminaire arm when viewed from the top of the pole for one arm. For two arms the hand hole is located directly under one arm.

POLE TOP CAP: Each pole assembly is provided with a removable pole top cap.

FINISH: Poles are available with a bronze, natural, white or black electrostatically applied, thermally cured TGIC polyester powdercoat finish.

STOCK POLES: Poles provided from stock under the Quick Ship program are drilled for four (4) luminaires at 90° with three (3) hole sets plugged.

GENERAL POLE INFORMATION

DESIGN: The poles as charted are designed to withstand dead loads and predicted dynamic loads developed by variable wind speeds with an additional 30% gust factor under the following conditions:

The charted weights include luminaire(s) and/or mounting bracket(s).

The wind velocities are based on 10 mph increments from 80 mph through 100 mph. Poles to be located in areas of known abnormal conditions may require special consideration. For example: coastal areas, airports and areas of special winds.

Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Philips Gardco's recommendation.

Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

WARNING: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Philips Gardco assumes no responsibility for such proper analysis or product selections. **Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.**

GENERAL INFORMATION: Mounting height is the vertical distance from the base of the lighting pole to the center of the luminaire arm at the point of luminaire attachment. Twin arms as charted are oriented at 180° with respect to each other. For applications of two (2) arms at 90° or other multiple arm applications, consult the factory.

WARRANTY: Philips Gardco poles feature a 1 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

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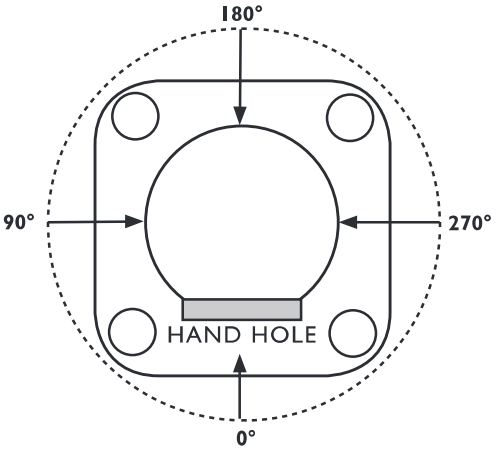
PHILIPS GARDCO

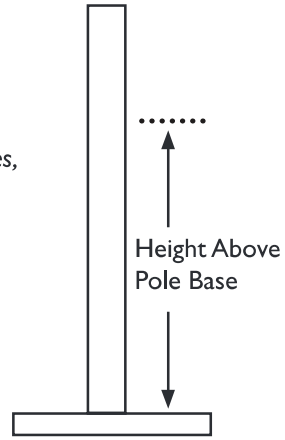
ORIENTATION INFORMATION

FACTORY INSTALLED OPTIONS AND ACCESSORIES



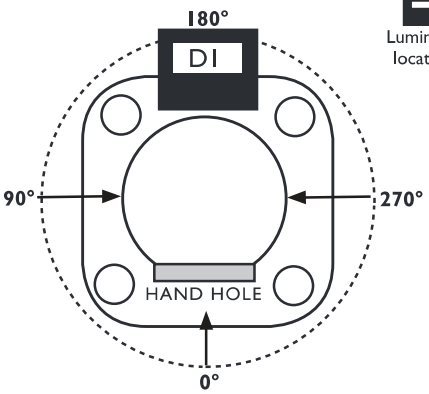
Orientation is measured clockwise from the Hand Hole Center.

For Factory Installed Options and Accessories, Specify Orientation from Hand Hole and Height Above Pole Base Where Required.



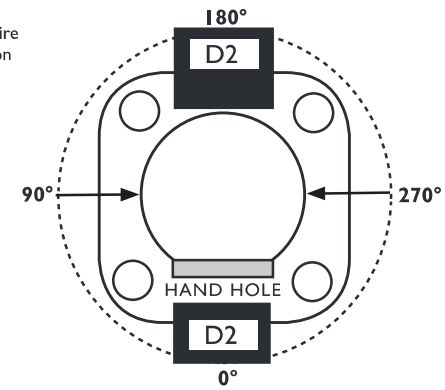
STANDARD ARM MOUNT LUMINAIRE ORIENTATION

D1 Drilled for Single Luminaire

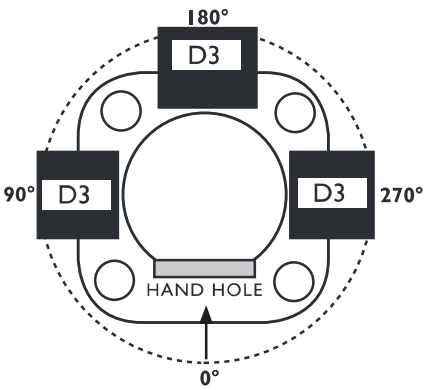


Luminaire location

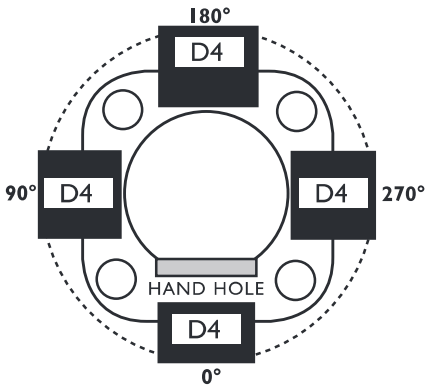
D2 Drilled for 2 Luminaires at 180°



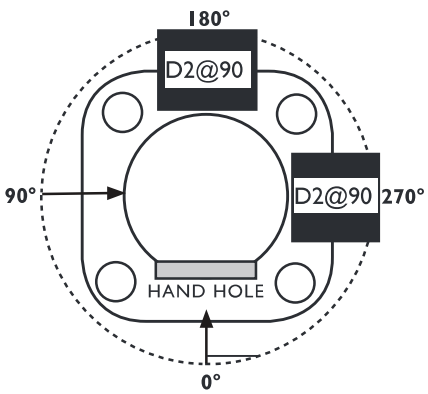
D3 Drilled for 3 Luminaires @ 90°



D4 Drilled for 4 Luminaires at 90°



D2@90 Drilled for 2 Luminaires at 90°



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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Cameron Sloan *of F. C. Cuny*

AGENDA ITEM: **SP2016-036**; Alliance Addition; *Office Building*

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a multi-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

PURPOSE:

Cameron Slown of F. C. Cuny Corp. has submitted an application for site plan approval of a 21,200 sq. ft. multi-tenant retail building. The proposed building will be situated within the Alliance Addition Development on a 2.22-acre portion of land identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2. The property is generally located at the southeast corner of the intersection of Andrews Drive and Horizon Road (*FM-3097*) and is zoned Planned Development No. 57 (PD-57) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed multi-tenant retail building is permitted *by right* on the *subject property*. Based on the proposed use (*i.e. retail facility*), the site requires a minimum of eighty-five (85) parking spaces. The site plan indicates approximately eighty-nine (89) parking spaces for the site, which will exceed the minimum standards by four (4) parking spaces for the proposed development. The site will have two (2) points of access available from Alliance Drive and Andrews Drive, which are *24-ft Firelane, Public Access, and Utility Easements.*

The submitted site plan, building elevations and landscape plans are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC); however, a photometric plan must be submitted and approved meeting the standards established in *Art. VII, Environmental Performance, Sec. 3 Outdoor Lighting for Nonresidential Properties* prior to release of a Certificate of Occupancy (*CO*). This has been added as a condition of approval. With the exception of the photometric plan and the conditions as listed in the *Project Plan Review* as attached to this report, the site plan meets the intent of the UDC.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 Sq. Ft.*	*2.22-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*[1]	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Rear Yard Setback	*10-Feet[2]*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet[3]*	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*27' 0"; In Conformance*
Max Building/Lot Coverage	*60%*	*<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Floor Area Ratio	*4:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*85*	*89 Provided; In Conformance*
Minimum Stone Requirement (SH276 OV)	*20% ea facade*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES:
1. Minimum site frontage when not adjacent to IH-30 .
2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
3. a. Without fire retardant wall: ten feet, or as required by building and/or fire codes, b. With fire retardant wall: zero feet.

ARCHITECTURAL REVIEW BOARD:

On December 27, 2016, the Architectural Review Board (ARB) did not meet due to the lack of a quorum. The ARB is scheduled to meet on January 10, 2017 and should provide a recommendation to the Planning and Zoning Commission at this meeting.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the Unified Development Code (UDC) with the exception of the items listed above. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The submittal and approval of a photometric plan meeting the standards as established under the Unified Development Code (UDC), *Art. VII, Environmental Performance, Sec. 3 Outdoor Lighting for Nonresidential Properties* prior to release of a Certificate of Occupancy (*CO*).

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED STAFF COMMENTS HIGHLIGHTED

Project Number	SP2016-036	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	12/16/2016	LM
Project Name	Alliance Addition 3	**Applicant**	FC CUNY	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	1/6/2017	DG

Site Address	**City, State Zip**	**Zoning**
6601 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ALLIANCE ADDITION PH 2	11	1	11	3039-0001-0011-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	1/6/2017	1/13/2017	1/6/2017		COMMENTS	See Comments
(1/6/2017 9:56 AM AW) Need to label the distance from the western driveway to Alliance Dr. Need to show dumpster to drain to the oil/water or grease trap							
ENGINEERING	Amy Williams	12/16/2016	12/23/2016	12/21/2016	5	COMMENTS	See Comments
(12/21/2016 5:03 PM AW) Dumpster? The dumpster will need to drain to the grease trap or an oil/water separator. Sewer pro-rata=$432.74/acre The driveway off of Andrews needs to be a minimum of 100' from Alliance. Need to label street names							
FIRE	Ariana Hargrove	12/16/2016	12/23/2016	12/23/2016	7	COMMENTS	See Notes
(12/23/2016 10:28 AM AA) FDC shall be located within 100-ft. of a fire hydrant. (Not shown on the plan)							
GIS	Lance Singleton	12/16/2016	12/23/2016	12/21/2016	5	APPROVED	See comments
(12/21/2016 8:25 AM LS) Address assignment will be: 6601 HORIZON RD, ROCKWALL, TX 75032 Please contact lsingleton@rockwall.com with any questions.							
PLANNING	David Gonzales	1/5/2017	1/12/2017	1/5/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 01.05.2017 Planning Department General Comments to be addressed are as follows: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit. Please addressthe following Planning Comments for each plan submitted: Building Elevations: 1. Requires a recommendation from ARB and approval by the Planning and Zoning Commission. 2. Provide a materials samples board for the ARB to review. Photometric Plan: 1. Provide a photometric plan in compliance with UDC and PD-57. As a note, PD-57 requires lighting pole standards not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof). Provide detail. 2. Provide cut sheets for all exterior lighting fixtures. 3. Will be added as a condition of approval. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: January 10, 2017 (5:00 p.m.) [applicant to receive recommendations from ARB] Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)							
PLANNING	David Gonzales	12/16/2016	12/23/2016	12/20/2016	4	COMMENTS	See comments

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a mutli-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.21.2016

All staff comments are to be addressed and resubmitted by Tuesday, January 3, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-036" at the lower right corner of each plan.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Indicate and label public street names for Alliance Dr. & Andrews Dr.
2. All drive-throughs require a minimum stacking of six (6) vehicles per UDC. Indicate and label as such.
3. Use a gray scale line to represent private sewer & water lines.
4. Need floor plan and/or indicate on site plan the use and area for each to determine the appropriate amount of parking spaces requried.

Building Elevations:
1. Requires a recommendation from ARB and approval by the Planning and Zoning Commission.

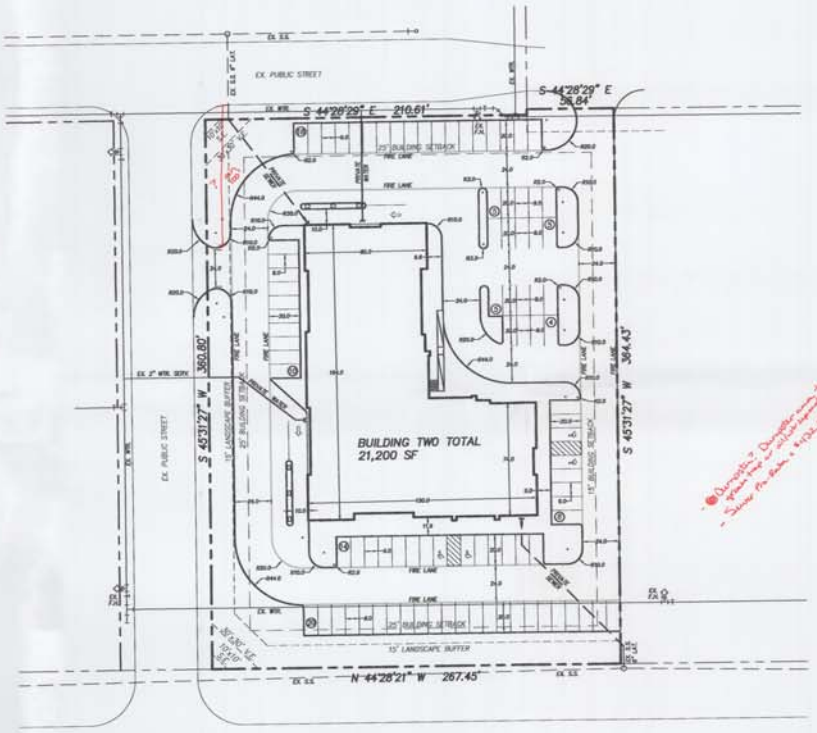
Landscape Plan:
1. PD-57 requires a minimum of 4 accent trees per 100 linear feet of frontage to be located in a 15-ft landscape buffer along FM-3097. None indicated on plan; requires a minimum of 10 accent trees.
2. Indicate and label public street names for Alliance Dr. & Andrews Dr.

Photometric Plan:
1. Provide a photometric plan in compliance with UDC and PD-57. As a note, PD-57 requires lighting pole standards not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof). Provide detail.
2. Provide cut sheets for all exterior lighting fixtures.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

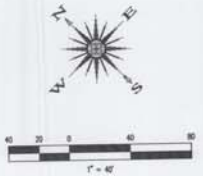
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: December 27, 2016 (5:00 p.m.) [applicant to receive recommendations from ARB]							
Planning - Work Session: December 27, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].							
Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)							



HORIZON RD. (F.M. 3097)



LOCATION MAP



SITE INFORMATION	
LAND AREA:	2.22 ACRES (96,700 S.F.)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL / RESTAURANT
BUILDING AREA:	± 21,200 S.F.
BUILDING HEIGHT:	-----
BUILDING TO LOT COVERAGE:	21,200/96,700=.219 --> 21.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/250 S.F. RESTAURANT: 1/100 S.F.= 85 SPACES
BUILDING PARKING PROVIDED:	89
IMPERVIOUS AREA:	----- S.F.
LANDSCAPE AREA REQUIRED:	---% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	-----

RECEIVED
DEC 15 2016

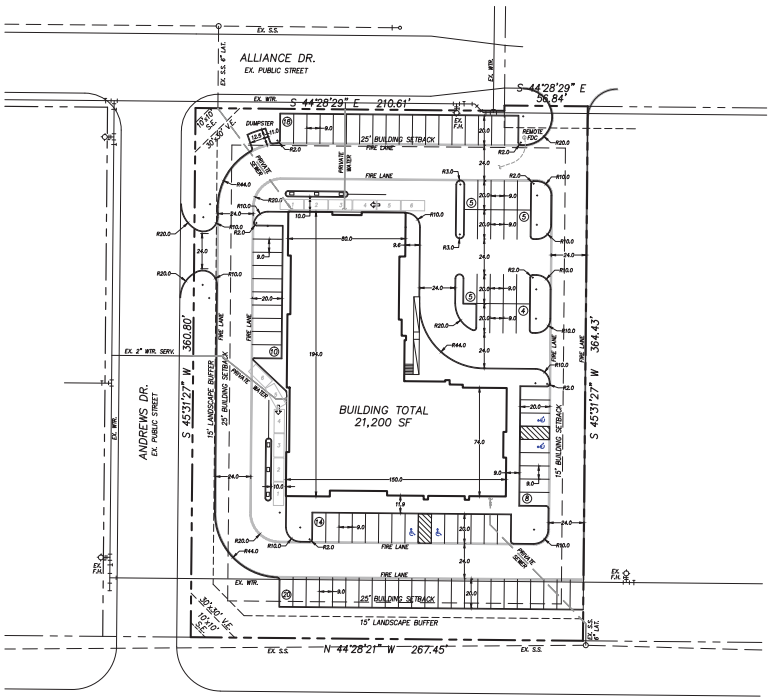
SP2016 036

Owner:
N & H Legacy
PO Box 818 • Terrell, Texas 75060

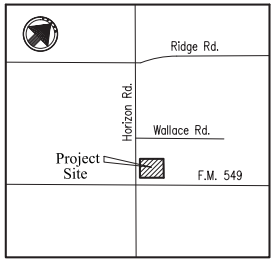
ALLIANCE
ADDITION NO. 3

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

Drawn By: F.C. CUNY	Checked By: F.C. CUNY
Date: 12-16	Project No.: -
Sheet Title:	
Scale:	Sheet No.: - of -



HORIZON RD. (F.M. 3097)



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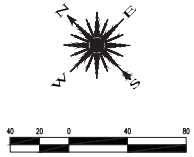


SITE INFORMATION	
LAND AREA:	2.22 ACRES (96,700 S.F.)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 21,200 S.F.
BUILDING HEIGHT:	27
BUILDING TO LOT COVERAGE:	21,200/96,700=.219 -> 21.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/250 S.F = 85 SPACES
BUILDING PARKING PROVIDED:	89
IMPERVIOUS AREA:	75,076 S.F.
LANDSCAPE AREA REQUIRED:	22.4% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	21,624

Case No. SP2016-036

Revision	Date	Description

Owner:
N & H Legacy
PO Box 818 • Terrell, Texas 75060

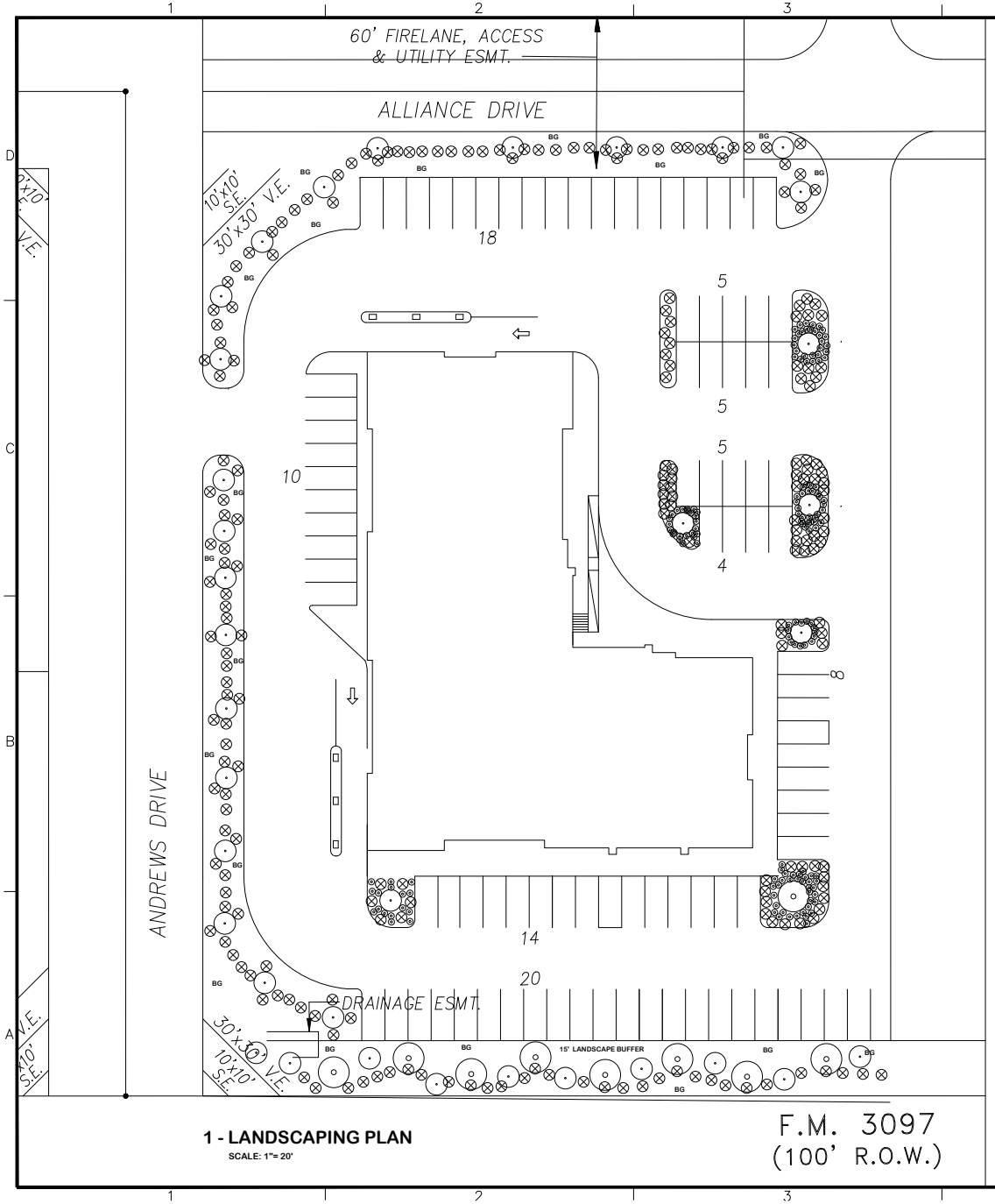
ALLIANCE
ADDITION NO. 3
6601 Horizon Rd.
Rockwall, TX 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-7700
Texas Registered Engineering Firm F-7449

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 12-16	Project No.: -

Sheet Title:
Site Plan

Scale:	Sheet No.:
1"=40'	1 of 1



1 - LANDSCAPING PLAN

SCALE: 1"= 20'

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

○	CANOPY TREE
○	ORNAMENTAL (ACCENT) TREE
⊗	SHRUB
⊙	GROUND COVER
⊛	PERENNIAL
BG	BERMUDA GRASS

LANDSCAPING GENERAL REQUIREMENTS

COMMERCIAL / RETAIL
SITE AREA = 100,500 S.F.
LANDSCAPING AREA PROVIDED = 21,624 S.F.
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22%

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.

2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.

3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 3" CALIPER, 60 GALLON, 12'-14' HEIGHT.

2. UNDERSTORY ORNAMENTAL TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.

3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.

4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.

5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.

6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

STROHMEYER ARCHITECTS Inc.

Consultants:

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

MEP
HES CONSULTING ENGINEERS
3102 MAPLE AVE
SUITE 450
DALLAS, TEXAS 75201

FOR REGULATORY APPROVAL

RANDAL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS

Project Number:
Drawing Date: 12/15/16
Drawn:
Checked:
Scale:
ACAD File: Alliance Addition-010417-LS101.dwg

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Revisions:

Sheet Title:

LANDSCAPING PLAN

LS-101

CASE NO. SP2016-036

Jan 04, 2017 - 12:14pm User: $(GETVAR,??)
/Users/Jimmy/Dropbox/Strohmeyer Architects/Alliance/Alliance Addition-010417-LS101.dwg

Randall Noe Alliance Addition
Elevation Calculations

Elevation	Stone	Brick	Stucco	Total	Stone %	Brick %	Stucco %
WEST	859	1,409	460	2,728	31.49%	51.65%	16.86%
SOUTH	1,479	1,262	719	3,460	42.75%	36.47%	20.78%
EAST	2,605	1,450	221	4,276	60.92%	33.91%	5.17%
NORTH	1,507	617	1,375	3,499	43.07%	17.63%	39.30%
Total	6,450	4,738	2,775	13,963	46.19%	33.93%	19.87%



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

STROHMEYER ARCHITECTS INC.

Consultants:

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

MEP
HES CONSULTING ENGINEERS
3102 MAPLE AVE
SUITE 450
DALLAS, TEXAS 75201

FOR REGULATORY APPROVAL

RANDALL NOE ALLIANCE ADDITION ROCKWALL, TEXAS

Project Number:
Drawing Date: 12/15/16
Drawn:
Checked:
Scale:
ACAD File: Alliance Addition - Renderings.dwg
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Revisions:

Sheet Title:

EXTERIOR ELEVATIONS

A-201

Dec. 16, 2016 – 12:59pm User: $(GETVAR,??)
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STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

MEP
HES CONSULTING ENGINEERS
3102 MAPLE AVE
SUITE 450
DALLAS, TEXAS 75201

FOR REGULATORY APPROVAL

RANDALL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS

Project Number:
Drawing Date: 12/15/16
Drawn:
Checked:
Scale:
ACAD File: Alliance Addition - Renderings.dwg
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Revisions:

Sheet Title:

EXTERIOR RENDERINGS

A-202

Dec 16, 2016 - 11:07am User: $(GETVAR,??)
/tmp/AcPublish_372/Alliance Addition - Renderings.dwg



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

MEP
HES CONSULTING ENGINEERS
3102 MAPLE AVE
SUITE 450
DALLAS, TEXAS 75201

FOR REGULATORY APPROVAL

RANDALL NOE
ALLIANCE ADDITION
ROCKWALL, TEXAS

Project Number:
Drawing Date: 12/15/16
Drawn:
Checked:
Scale:
ACAD File: Unsaved Drawing.dwg
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Revisions:

Sheet Title:

EXTERIOR RENDERINGS

A-203

Dec 16, 2016 - 4:09pm User: $(GETVAR,??)
/tmp/AcPublish_595/Unsaved Drawing.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Jeffery Dolian; *Kimley-Horn and Associates, Inc.*

AGENDA ITEM: **SP2017-001;** Target

SUMMARY:

Discuss and consider a request by Jeffery Dolian, PE of Kimley-Horn and Associates, Inc. on behalf of Eames Gilmore, Sr. of the Target Corporation for the approval of an amended site plan to change the exterior façade of an existing retail building situated on a 10.37-acre parcel of land identified as Lot 2, Block A, Steger Towne Crossing, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 850 Steger Towne Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of an Amended Site Plan for the purpose of remodeling the building façade on an existing Target store. The Target store is situated on an approximately 10.37-acre parcel of land [*Lot 2, Block A, Steger Towne Crossing, Phase 1*], is zoned Commercial (C) District and is within the Scenic Overlay (SOV) District. The site is addressed as 850 Steger Towne Drive.

BUILDING ELEVATION:

On June 17, 1996, the City Council approved a Site Plan for the Target store. At that time, the West Elevation [i.e. front elevation] consisted of masonry [i.e. CMU] and did not require any variances. Since the approval of the original site plan, the applicant is proposing to remodel the front façade of the building to include metal panels over the front entrance as well as on the southwest corner of the building.

VARIANCE:

According to Section 6.8D, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), secondary materials [*i.e. metal paneling*] used on the façade of the building must be less than 10% of the elevation area. In this case, the applicant is proposing to utilize 17% metal paneling on the West Elevation. The UDC states that corporate identities that conflict with the building design criteria shall be reviewed as a variance by the Planning and Zoning Commission and the City Council.

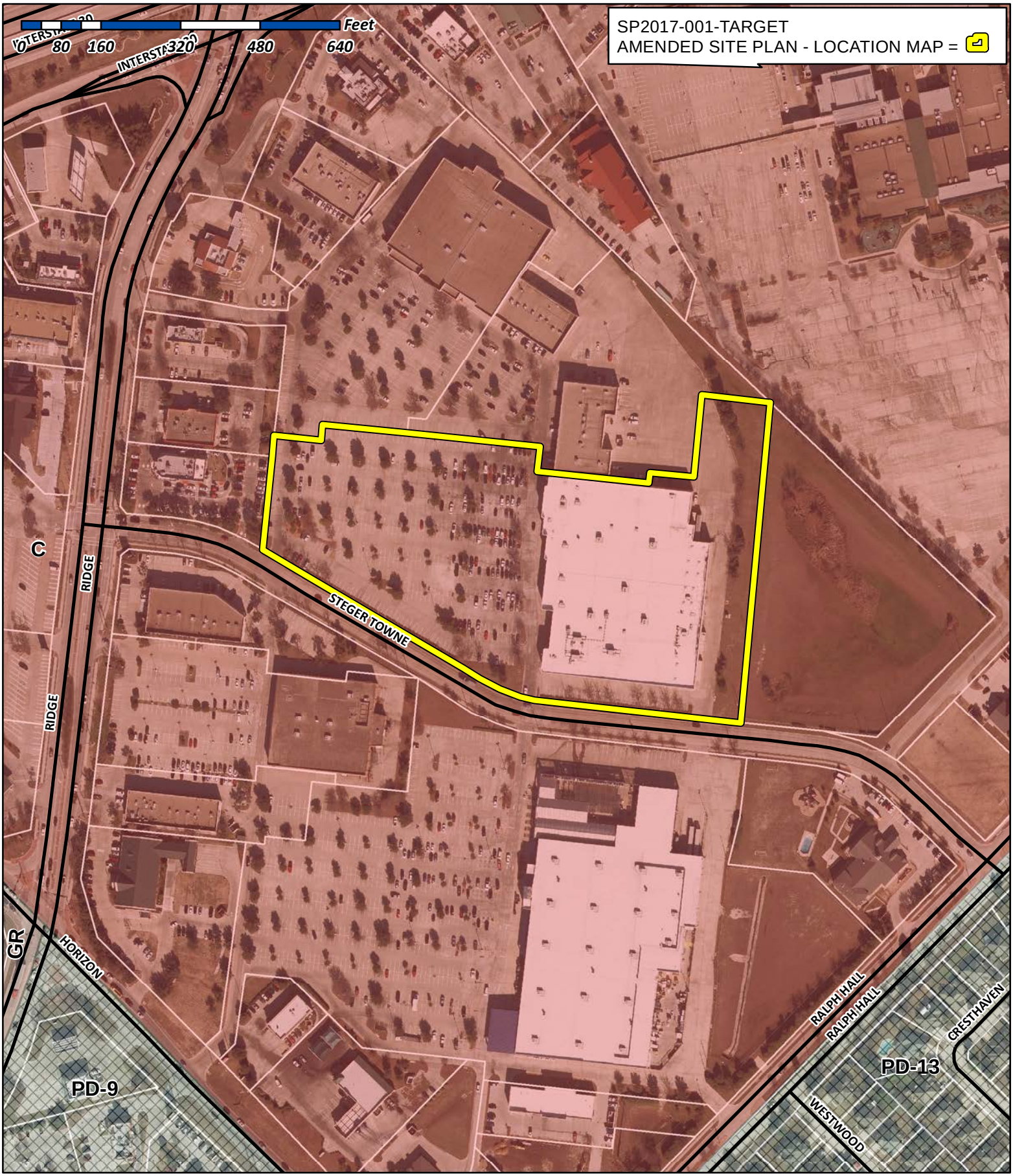
RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other

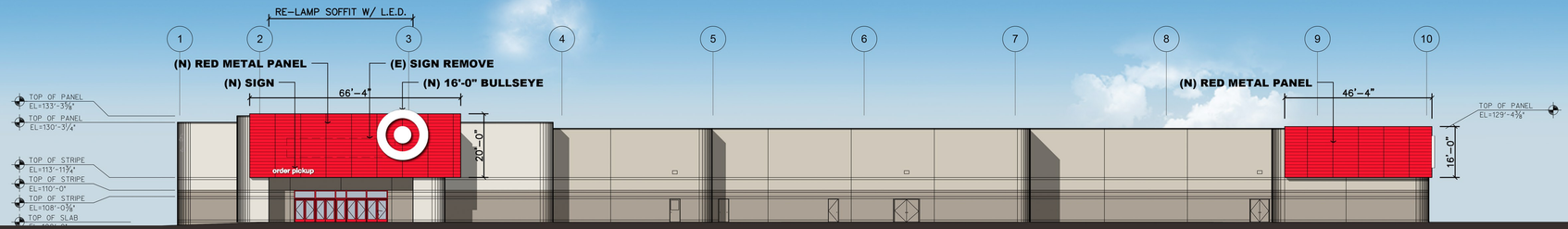
applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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

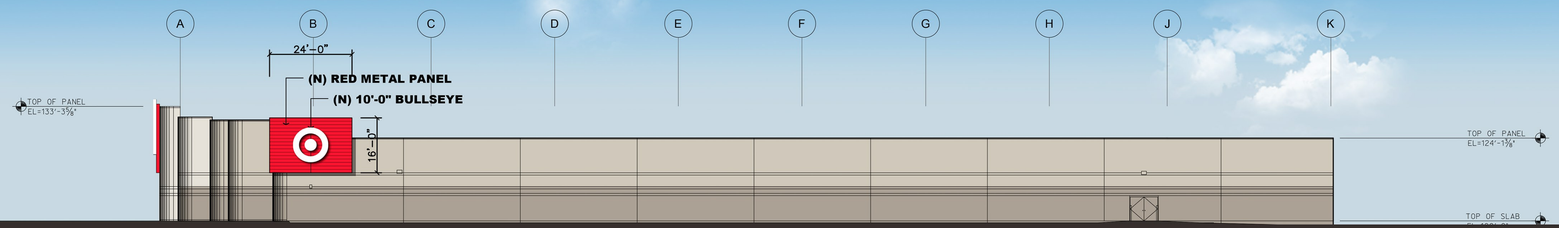


West Elevation

WALL MATERIAL PERCENTAGES:

83% - CONCRETE

17% - METAL

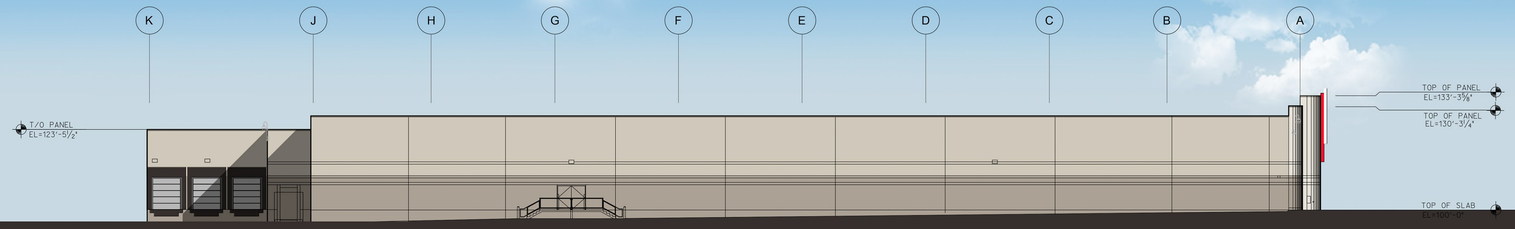


South Elevation

WALL MATERIAL PERCENTAGES:

95% - CONCRETE

5% - METAL

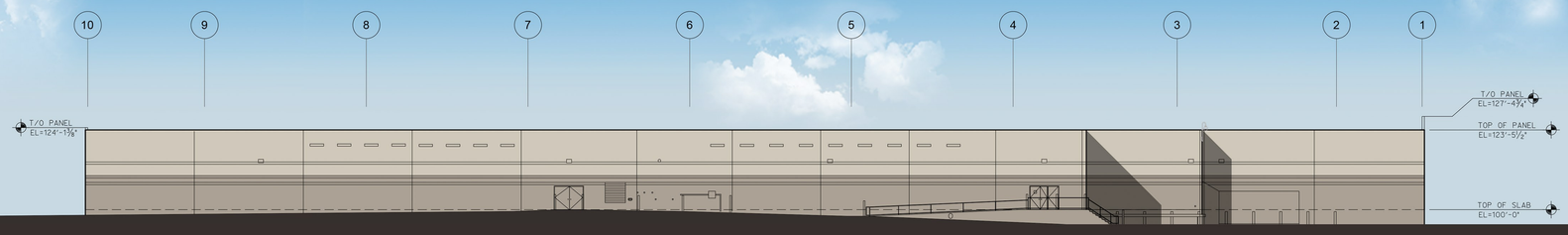


North Elevation

WALL MATERIAL PERCENTAGES:

100% - CONCRETE

0% - METAL



East Elevation

WALL MATERIAL PERCENTAGES:

100% - CONCRETE

0% - METAL

T-1065 Rockwall, TX : Exterior Elevation Refresh

Proposed Elevations

October 03, 2016

Kimley»Horn

January 03, 2017

City of Rockwall
Planning Division
Rockwall City Hall
385 South Goliad
Rockwall, Texas 75087

RE: *Target (T-1065) Refresh*

Kimley-Horn and Associates, Inc. serves as the engineering consultant for Target, who is planning an exterior remodel of their existing store at 850 Steger Towne Road in Rockwall.

Target is proposing to refresh the Rockwall store with façade and signage improvements. The sign improvements include a new "Order Pickup" sign and two new Target bullseyes. The existing bullseye and the "Target" letters will be removed at this time. In addition to the wall signs, Target is proposing to re-face the existing free standing multi-tenant signs. It is my understanding the sign improvements meet the City's Sign Ordinance and will not require a sign variance.

Target is also proposing to add red metal paneling to the west and south elevations. The City's code requires a maximum of 10% for all secondary material for each façade. The proposed elevations for the remodel currently show 17% metal and 83% concrete at the store front (west elevation).

The red metal paneling will enhance the store, create a more cohesive color pallet, and improve the overall appearance of the shopping center by providing a better contrast between the white bullseye and the underlying façade. The proposed metal panel is a high quality, durable material that will add an interesting accent to an otherwise rather plain, concrete façade. The intent of the improvements is to provide a more contemporary appearance for the exterior of the store. Limiting the amount of metal paneling will decrease the visibility of the Target bullseyes, reduce the ability to identify the main entrance, and result in a loss of consistency across the store front.

It is our understanding that the proposed façade improvements will need to be reviewed and approved by the Architectural Review Board (ARB), Planning and Zoning (P&Z), and City Council. We respectively request to be on your January 10th ARB and P&Z agendas and January 13th City Council agenda.

Thank you for your review and consideration of this request. If you have any questions or require any additional information, please feel free to contact me at 972-770-1363 or jeffrey.dolian@kimley-horn.com.

Sincerely,

Jeffrey W. Dolian, P.E.
Kimley-Horn and Associates, Inc.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/10/2017

APPLICANT: Greg Wallis *of Mershawn Architects*

AGENDA ITEM: **SP2017-002**; *Sharp Warehouse*

SUMMARY:

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amended site plan for the addition of a warehouse building on an existing facility situated on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of constructing a 4,996 sq. ft. building that will serve as an additional facility (*for office and warehouse purposes*) to an existing ~4,996 sq. ft. building. An amendment to the site plan is required due to the proposed building exceeding 50% of the size of the existing building. The applicant is proposing the new facility to be constructed as a mirror image of the existing facility. Due to the limited visibility from Springer Road, the applicant will require approval of a variance to the roof design standards and an exception to the vertical and horizontal articulation standards as outlined in this report. The proposed building is to be located on a 1.095-acre parcel of land that will front Springer Road. The lot is zoned PD-46 and is within the SH-276 Overlay (*SH-276 OV*) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed office/warehouse facility is permitted by right on the subject property. The site has a total of 15 existing parking spaces with one (1) point of access available from Springer Road, which is a 24-ft Firelane and Public Access Easement. Based on the parking standards, the existing parking is considered to be sufficient for the proposed expansion.

Aside from the variance and exception requests and the conditions as listed in the *Recommendations* section of this report, the submitted site plan, building elevations, treescape plan, and landscape plan are in substantial compliance with the technical requirements contained within the Unified Development Code (UDC).

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 Sq. Ft.*	*1.095-Acres; In Conformance*
Minimum Lot frontage	*60-Feet[1]*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet[2]*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet[3]*	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*20' 0"; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Max Building/Lot Coverage	*60%*	*<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Floor Area Ratio	*4:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*13*	*15 Provided; In Conformance*
Minimum Stone Requirement (SH276 OV)	*20% ea facade*	*x<20%; Variance Request*
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES:
1. Minimum site frontage when not adjacent to IH-30 .
2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
3. a. Without fire retardant wall: ten feet, or as required by building and/or fire codes, b. With fire retardant wall: zero feet.

TREESCAPE / LANDSCAPE PLAN:

Although the property is within the SH-276 OV, it fronts Springer Road and therefore is not subject to the landscape standards established for this overlay district; however, the applicant has provided trees in the 10-ft landscape buffer as part of the previous site plan approval (*SP2014-017*). In addition, a treescape plan was approved on December 29, 2015 (*MIS2015-010*) for the removal of various trees on site; however, the treescape plan submitted indicates an eight (8) caliper inch Elm tree that was not identified with the original treescape plan. This is considered to be a feature tree (any oak, pecan, or elm) and requires approval from the Planning and Zoning Commission before being removed. The tree also requires an inch-for-inch mitigation. This will leave a mitigation balance due of eight (8) inches. In order to satisfy the mitigation balance, the applicant can provide two (2) or three (3) (*minimum three (3) caliper inch*) canopy trees on site.

VARIANCE AND EXCEPTION REQUEST(S):

The applicant is requesting variances and an exception to the Unified Development Code (*UDC*) for the sections outlined below.

1) The SH-276 OV District requires that all buildings less than 6,000 sq. ft. incorporate a pitched roof. The proposed warehouse building is designed utilizing a flat roof. *In accordance with Sec. 6.14, SH-276 OV District, of the UDC approval of this variance will require a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.*

2) The SH-276 OV District requires each exterior wall to be constructed of 90% masonry materials (*i.e. brick, stone, etc.*) including a *minimum of 20% natural or quarried stone* when visible from a public street or open space. The applicant is proposing to incorporate stone on the north elevation only. In accordance with *Section 6.14.C. Architectural Standards*, of *Article V, District Development Standards*, of the UDC, a *variance to allow for not meeting the minimum stone standard requires a ¾ majority vote by the City Council for approval.*

3) The General Commercial district standards require a minimum horizontal and vertical articulation that the current building design is not meeting along the east and west building elevations. *Per the requirements of the UDC a simple majority vote will be required to approve this variance.*

Staff would point out that the majority of the existing buildings surrounding the proposed property are also metal buildings, many of which existed prior to annexation of the area. The proposed 4,996 sq. ft. building is generally screened from SH-276 traffic by several of the surrounding buildings and is only visible along Springer Road. Staff will also mention that the existing building was granted the same variances and exception requests in 2014. However,

the proposed variances and exception remain a discretionary action for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the Unified Development Code (UDC) with the exception of the items listed above. Should the Planning and Zoning Commission choose to approve the applicant's request and recommend approval of the requested variances and exception to the City Council, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-002	**Owner**	5 SHARP REAL ESTATE LLC	**Applied**	1/3/2017	LM
Project Name	Sharp Addition	**Applicant**	MERSHAWN ARCHITECTS	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	P&Z HEARING			**Status**	1/4/2017	DG

Site Address	**City, State Zip**	**Zoning**
3275 SPRINGER RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
YETTS ADDITION	4	A	4	4929-000A-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/3/2017	1/10/2017	1/4/2017	1	APPROVED	
ENGINEERING	Amy Williams	1/3/2017	1/10/2017	1/3/2017		APPROVED	
FIRE	Ariana Hargrove	1/3/2017	1/10/2017				
GIS	Lance Singleton	1/3/2017	1/10/2017				
PLANNING	David Gonzales	1/3/2017	1/10/2017	1/4/2017	1	COMMENTS	See comments

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amended site plan for the addition of a warehouse building on an existing facility situated on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 01.04.2017

All staff comments are to be addressed and resubmitted by Tuesday, January 17, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-002" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCEs AND EXCEPTION FOR CITY COUNCIL TO CONSIDER:

1. Art. V, Sec. 6.14.2 of the SH-276 OV district requires that all buildings less than 6,000 sq. ft. incorporate a pitched roof. The proposed warehouse building is designed utilizing a flat roof. **Approval of a variancel requires passage by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

2. The SH-276 OV district requires each exterior wall to be constructed of 90% masonry materials (i.e. brick, stone, etc.) including a minimum of 20% natural or quarried stone when visible from a public street or open space. The applicant is proposing to incorporate stone on the north elevation only. In accordance with Section 6.14.C. Architectural Standards, of Article V, District Development Standards, of the UDC, a variance to allow for not meeting the minimum stone standard requires a ¾ majority vote by the City Council for approval.

3. Art V, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings east and west elevations as submitted are not meeting the minimum requirements establish by the General Commercial District Standards for articulation. ** Approval of the exceptions to the horizontal and vertical articulation standards of the UDC requires passage by a simple majority vote of City Council.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Dumpster enclosure walls are required to be at least 8-ft in height with materials matching the primary structure and an opaque gate with a self latching mechnism. Provide detail.

Building Elevations:
1. Variance's and Exception to the SH-276 OV and the UDC as stated above require approval of those members present of the City Council.
2. RTU's and ground mounted HVAC units are to be visually screened from right-of-ways and adjacent properties at the property line. Dash-in RTU's or draw in HVAC's indicating units as screened.
3. Provide a materials sample board for ARB review.

Landscpae Plan:
1. Meets or exceeds the requirements of the UDC as submitted.

Photometric Plan:
1. Provide cut sheets for all exterior lighting fixtures.
2. Will there be any light poles added to the site? If so, provide a photometric plan and pole detail with the maximum height not exceeding 20-ft (including base).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

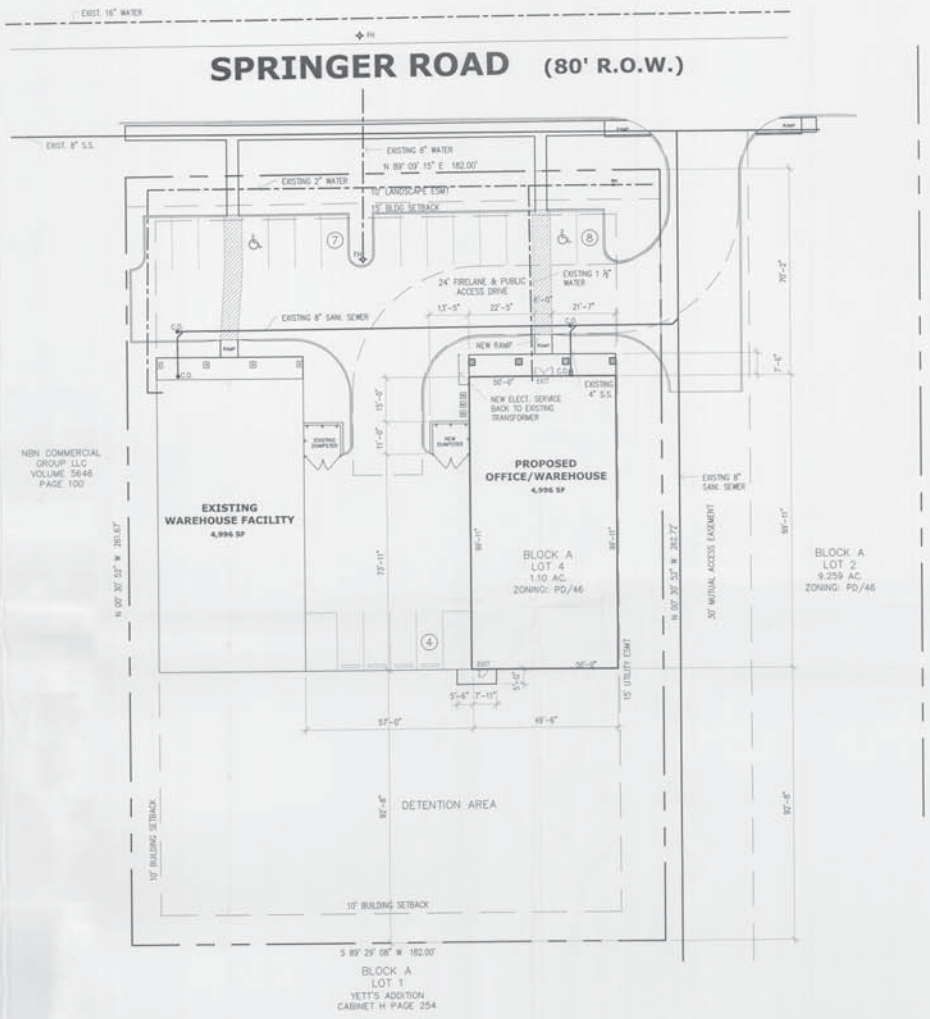
Meeting Dates to Attend:

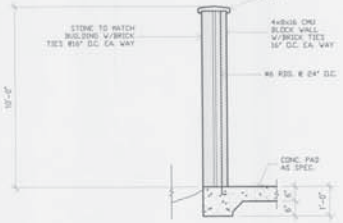
Architectural Review Board: January 10, 2017 (5:00 p.m.) [applicant to receive recommendations from ARB]

Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

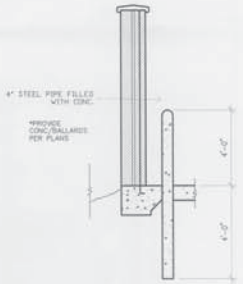
City Council - Action: January 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION

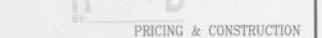


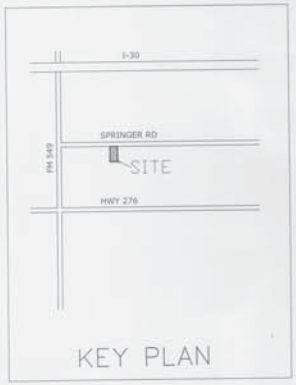


1 SECTION @ DUMPSTER WALL



2 DETAIL@ BALLARD
NO SCALE





KEY PLAN

PARKING REQUIREMENTS

WAREHOUSE 1,248 SF @ 1/1000 = 1.5
OFFICE 3,458 SF @ 1/300 = 11.5

13 PARKING SPACES REQUIRED

14 EXISTING PARKING SPACES PROVIDED

1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 9-25
1 HANDICAP PARKING SPACES PROVIDED

NOTE: ALL PAVING IS EXISTING UNLESS NOTED OTHERWISE

SHARP ADDITION

BEING A 9.259 AC. TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABST. NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
SHARP INSULATION
2578 HWY 276
ROCKWALL, TEXAS 75032
214-392-0689

2017 002

NORTH

0 20 40
SCALE IN FEET

CASE # SP2016-000

PRICING & CONSTRUCTION

GENERAL NOTES:

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MERSHAWN ARCHITECTS
PHONE 972-722-9302
FAX 972-244-2081
2313 ROCK ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By

SHARP WAREHOUSE II
ROCKWALL, TEXAS

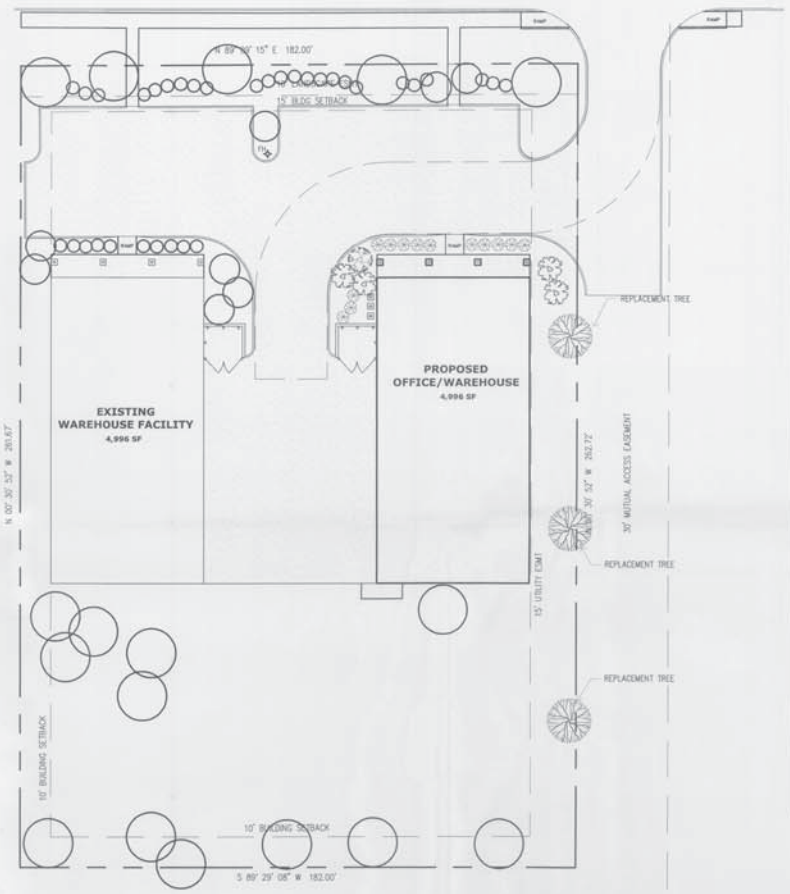
SITE PLAN

Scale:	1" = 20'-0"
Date:	10/17/2016
Project No.:	160801
Designed:	DR
Drawn:	DR
Checked:	MM

SHEET A1 OF 14

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

SPRINGER ROAD (80' R.O.W.)



EXISTING TREE TO REMAIN (15)
REFER TO TREESCAPE PLAN L2
FOR SPECIES AND CALIPER

LIVE OAKS (3)
INSTALLED WITH A MIN. 4"
CALIPER

RED BUD (1)
4' HIGH @ INSTALLATION

MEXICAN PLUM (4)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (13)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SF IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50' OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GAURD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY EACH 50'	4	4 EXISTING
2.	LANDSCAPE BUFFER	10'	10'
3.	SCREENING OF OFF STREET PARKING	YES	YES
4.	TOTAL LANDSCAPE AREA 15% REQUIRED	7,158 SF	23,869 SF

LOT 2, BLOCK A - SHARP INSULATION
2578 HWY 276 ROCKWALL, TEXAS 75032
(214) 392-0689

1. ZONING: PD-46 - BUSINESS OCCUPANCY
2. PROPOSED USE: WAREHOUSE
3. PROPERTY AREA (GROSS): 47,719.7 SF 1.10 AC
4. BUILDING AREA: 4,996 SF
5. BUILDING HEIGHT: SINGLE STORY - 20'-0 "
6. LOT COVERAGE: 20.9% F.A.R. = 0.021:1
7. PARKING REQUIRED: 1,546 SF WHSE/1000 = 1.5 SPACES
   3,450 SF OFFICE/300 = 11.5 SPACES TOTAL REQUIRED = 13
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 14 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 23,851 SF

OWNER
SHARP INSULATION
2578 HWY 276
ROCKWALL, TEXAS 75032
214-250-0649

NORTH
0 20 40
SCALE IN FEET

CASE # SP2016-000

PRICING & CONSTRUCTION GENERAL NOTES:

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CHURCHES
213 E. RUSK ROAD #103
ROCKWALL, TEXAS 75087
PHONE 972-722-5302
FAX 972-249-3281

No.	Date	Revision	By

SHARP WAREHOUSE II
ROCKWALL, TEXAS

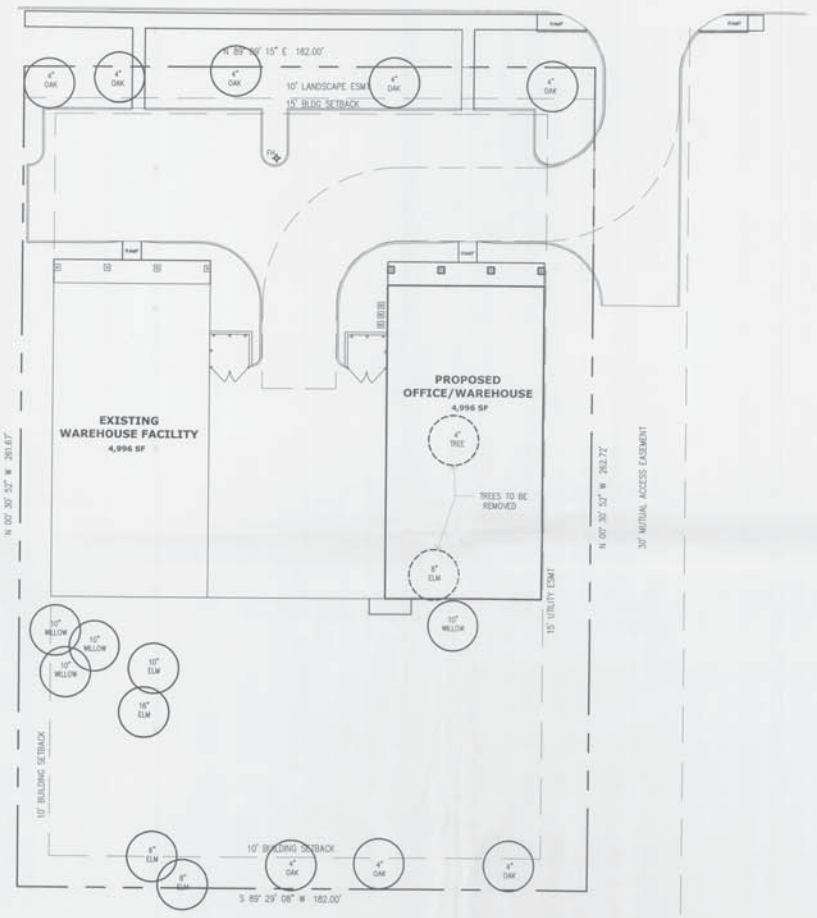
LANDSCAPE PLAN

Scale:	1" = 20'-0"
Date:	10/17/2016
Project No.:	160901
Designed:	GW
Drawn:	GW
Checked:	KM

SHEET L1 OF 2

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

SPRINGER ROAD (80' R.O.W.)



CALIPER

SPECIES

EXISTING TREE

16 OF 18 EXISTING PROTECTED TREES TO REMAIN
REFER TO SHEET L1 FOR REPLACEMENT TREES

NORTH

0 20 40

SCALE IN FEET

CASE # SP2016-000

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-248-2081

No.	Date	Revision	By

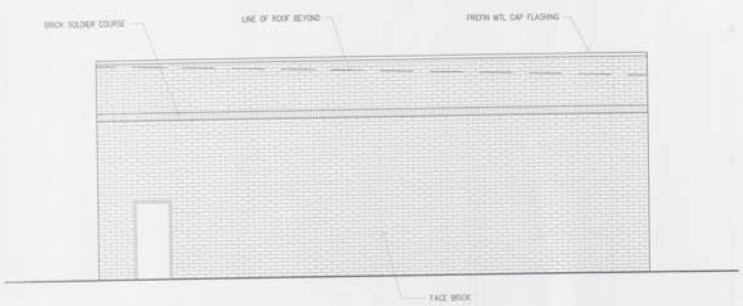
SHARP WAREHOUSE II
ROCKWALL, TEXAS

TREESCAPE PLAN

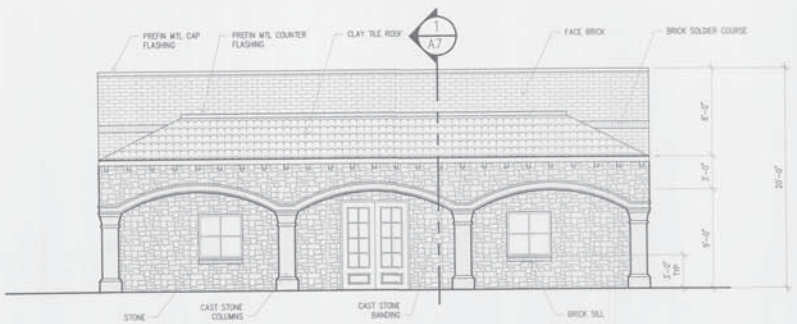
Scale:	1" = 20'-0"
Date:	10/17/2016
Project No.:	160901
Designed:	GW
Drawn:	GW
Checked:	MM

SHEET L2 OF 2

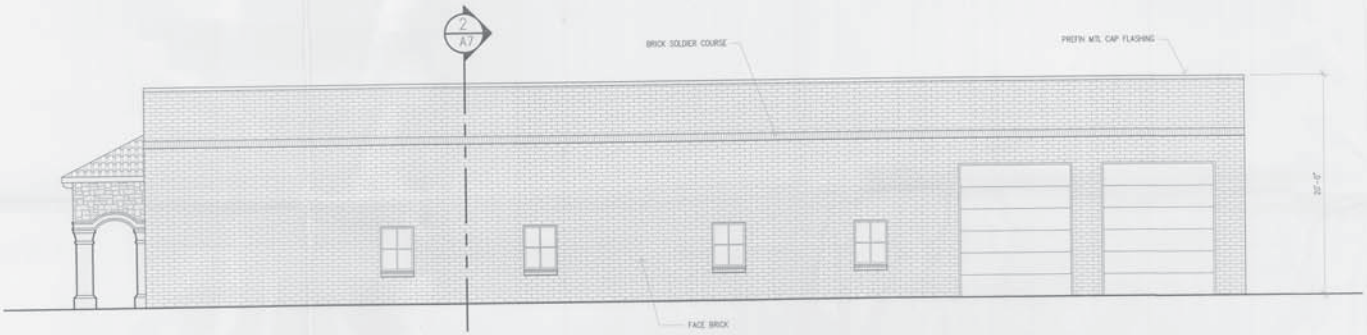
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

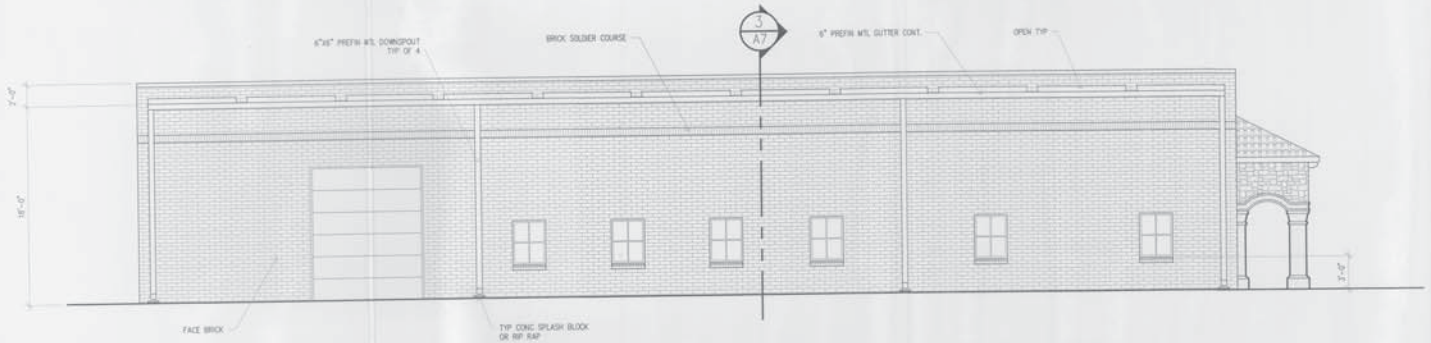


SOUTH ELEVATION



NORTH ELEVATION





EAST ELEVATION

PRICING & CONSTRUCTION

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PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.

THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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1313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-8302
FAX: 972-744-2081

No.	Date	Revision	By

SHARP WAREHOUSE II
ROCKWALL, TEXAS

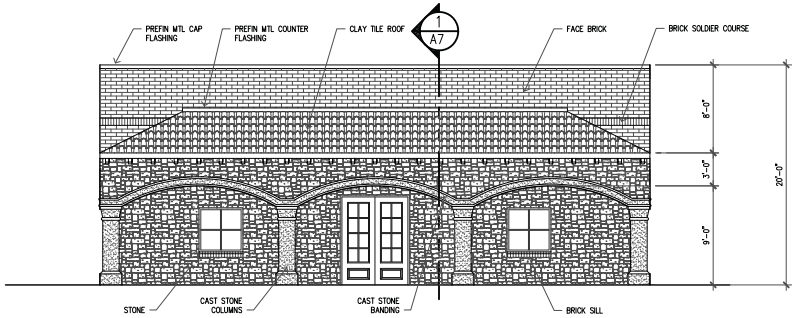
EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	10/17/2016
Project No.:	16080
Designed:	CW
Drawn:	CW
Checked:	MM

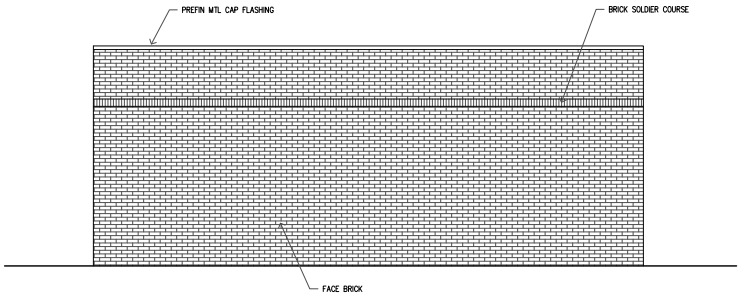
SHEET A4 OF 14

EXISTING BUILDING ELEVATIONS - APPROVED IN 2016

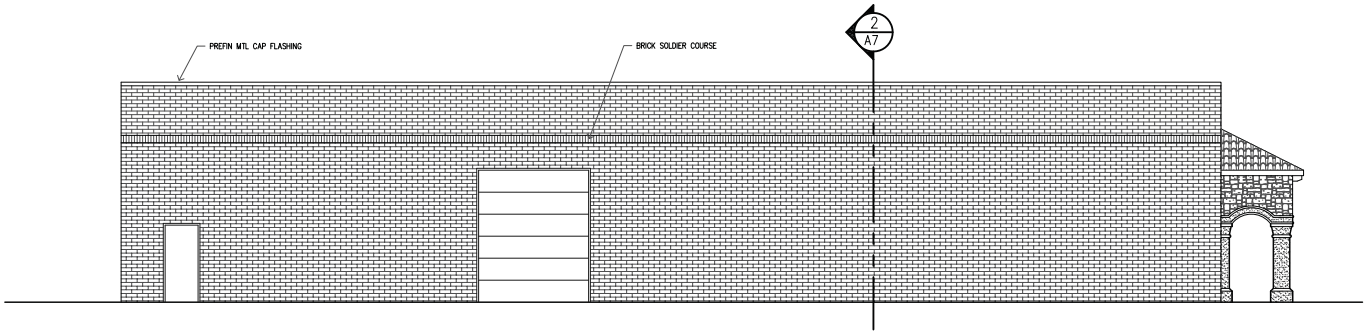
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



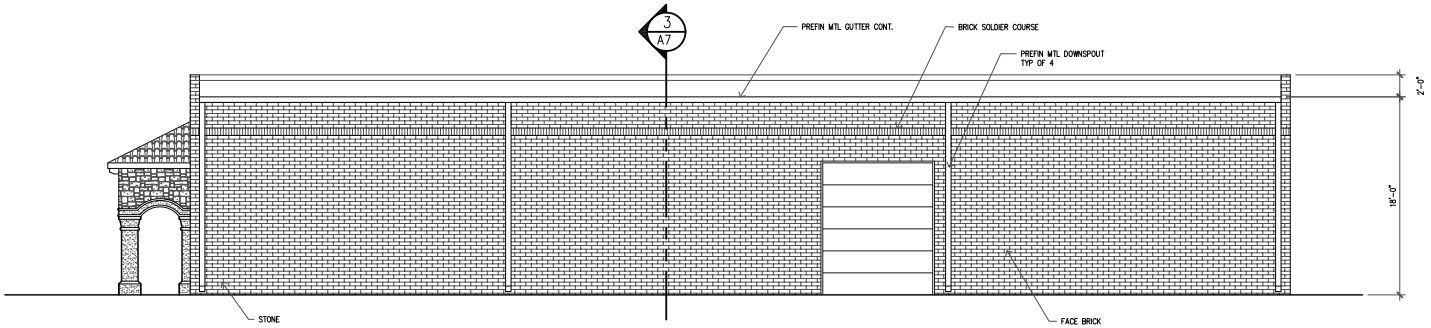
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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CASE # SP2014-017

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2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-3381

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS

SHARP WAREHOUSE
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	10/2/2014
Project No.:	140603
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A4 OF 14

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 31, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *December 27, 2017* Planning and Zoning Commission meeting.

2. **Approval of Minutes** for the *January 10, 2017* Planning and Zoning Commission meeting.

3. **P2017-001** **(Korey)**
   Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a final plat of Lot 1, Block A, Montessori School Addition being a of 2.288-acre tract of land identified as Tract 2-3 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Genera Retail (GR) District land uses, located at the southeast corner of FM-552 and Stone Creek Drive, and take any action necessary.

4. **P2017-002** **(David)**
   Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of CN Rockwall Investors, LLC for the approval of a replat for Lot 3, Block A, Briscoe/Hillcrest Addition being a 1.1084-acre tract of land currently identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM3097*] and the IH-30 frontage road, and take any action necessary.

5. **P2017-004** **(David)**
   Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of a replat for Lots 8 & 9, Block A, The Harbor-Rockwall Addition being a 19.013-acre tract of land currently identified as Lots 5 & 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Summer Lee Drive and Lakefront Trail, and take any action necessary.

6. **P2017-005** **(David)**
   Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a final plat for Lots 1 & 2, Block A, Stone Creek Grocer being a replat of 0.733-acres identified as a portion of Lot 27, Block A, Stone Creek, Phase VII Addition and a final plat of 8.666-acres out of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being a total of 9.399-acres, zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*N. SH-205*], and take any action necessary.

7. **SP2017-005** **(Korey)**
   Discuss and consider a request by David Smith on behalf of Barbara Criswell for the approval of a site plan converting an existing single-family structure into a medical office building on a 0.344-acre tract of land described as Lot 2 of the Barnes Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the N. Goliad Corridor Overlay (NGC OV) District, addressed as 602 N. Goliad Street [*SH-205*], and take any action necessary.

8. **MIS2016-012** **(Ryan)**
   Discuss and consider a request by John Arnold of BH Balance I LLC for the approval of an amended tree mitigation plan for Breezy Hill, Phase VI being 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10

(SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

APPOINTMENTS

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

ACTION ITEMS

10. SP2016-034 **(David)**
Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acres of land identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

11. SP2017-007 **(Ryan)**
Discuss and consider a request by Brett Mashchak of Academy Sports + Outdoors on behalf of Tim Denker of Steger Dunhill, LLC for the approval of an amended site plan for an existing building situated on a 5.511-acre parcel of land identified as Lot 4, Block A, Steger Towne Crossing, Phase 1, Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 920 Steger Towne Drive, and take any action necessary.

DISCUSSION ITEMS

12. Z2017-001 **(Ryan)**
Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

13. Z2017-002 **(Korey)**
Hold a public hearing to discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a 5.192-acre tract of land being identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 463 H. Wallace Lane, and take any action necessary.

14. Z2017-003 **(Ryan)**
Hold a public hearing to discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by *Ordinance No.'s 73-47, 82-36 & 87-11*, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive, and take any action necessary.

15. P2017-003 **(Korey)**
Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a preliminary plat for Lots 1-7, Block A, Sky-Ridge Addition being an 8.61-acre tract of land being identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the northwest corner of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

16. **SP2017-004** **(Korey)**
Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

17. **SP2017-006** **(David)**
Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

18. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ SP2016-032: Variances for Lake Pointe Church's Worship and Education Building [*Approved*]
- ✓ SP2017-001: Variance for Target Corporation [*Approved*]
- ✓ SP2017-002: Variances for the Addition to the Sharp Warehouse [*Approved*]
- ✓ MIS2017-001: Waiver for 504 Ross Street [*Approved*]
- ✓ P2016-053: Final Plat for Breezy Hill, Phase VI [*Approved*]
- ✓ P2016-054: Preliminary Plat for Breezy Hill, Phase X [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*1st Reading*) [*Postponed*]
- ✓ Z2016-040: Amendment to PD-68 (*2nd Reading*) [*Approved*]
- ✓ Z2016-044: SUP for a Carwash in the SOV (*1st Reading*) [*Approved*]
- ✓ Z2016-045: SUP for a Residence Hotel on Greencrest Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-046: PD Development Plan for a Grocery Store in PD-70 (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of January, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 31, 2017
4:00 P.M.

ACTION ITEMS

1. **SP2016-034** **(David)**
   Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

2. **SP2017-007** **(Ryan)**
   Discuss and consider a request by Brett Mashchak of Academy Sports + Outdoors on behalf of Tim Denker of Steger Dunhill, LLC for the approval of an amended site plan for an existing building situated on a 5.511-acre parcel of land identified as Lot 4, Block A, Steger Towne Crossing, Phase 1, Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 920 Steger Towne Drive, and take any action necessary.

3. **SP2017-004** **(Korey)**
   Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

4. **SP2017-006** **(David)**
   Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28rd day of January, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 27, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Sandra Whitley, and Mark Moeller. Absent were Commissioner Johnny Lyons, Annie Fishman and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the November 29, 2016 Planning and Zoning Commission meeting.

Commissioner Whitley made a motion to approve the consent agenda. Commissioner Trowbridge seconded the motion, which passed by a vote of 4-0, with Commissioners Lyons, Fishman and Logan absent.

III. APPOINTMENTS

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

Planning Director, Ryan Miller, advised the Commission the ARB meeting was canceled due to no quorum being met, but staff will field the responses to the site plans and distribute those to the applicants to allow them to address comments at the next scheduled meeting.

IV. ACTION ITEMS

3. MIS2016-011

Discuss and consider a request by Billy and Autumn Quinton for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.17-acre parcel of land identified as Lot 2, Block A, Autumn Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR) Historic District, addressed as 102 N. Tyler Street, and take any action necessary.

Planner, Korey Brooks gave brief explanation of request stating that the applicants are proposing to construct a 2,946 SF single-family home on the subject property located at 102 N. Tyler Street. According to the applicant's the proposed home will utilize an architectural style and exterior materials that are similar to homes adjacent to the subject property and throughout the district. Specifically, the house will be constructed utilizing a blend of brick and HardiBoard siding. It will be two stories in height and incorporate architectural features such as shaker siding under the eaves, porch and window overhangs, wooden carriage garage doors, bay windows, and a front porch with spandrels across the front of the house, and a masonry chimney with cap. According to the Unified Development Code the minimum masonry requirement which would be considered to be brick, stone, natural, cast or cultured for exterior walls on structures that are 120 square feet or greater must be 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank, stucco or a similar cementaceous material. In this case, the applicant is proposing HardiBoard in the following percentages: 86% on the south elevation, 76% on the east elevation, 72% on the north elevation, and 53% on the west elevation. Because those percentages exceed 50% the applicant is before the Commission seeking approval.

Mr. Brooks went on to state that on December 15, 2016, the Historic Preservation Advisory Board's motion to recommend approval of a Certificate of Approval to allow the construction of a new single-family home which passed by a vote of 4 to 0. Mr. Brooks advised the Commission the applicants were present and they as well as staff were available for questions.

Chairman Renfro asked applicant to come forward.

Autumn Quinton
601 E. Rusk St.
Rockwall, TX

Ms. Quinton came forward and added that the actual living area will only be 2,000 square feet and she feels everyone will be pleased with it once it's complete.

Commissioner Trowbridge asked if it would be their primary residence and would they be moving in once built. Ms. Quinton stated that was correct, they are currently living in the front house which was built by her grandparents and once the new house is complete they will be moving into that one.

There being no further discussion, Chairman Renfro brought the item back for the Commission for discussion or action.

Commissioner Trowbridge made a motion to approve MIS2016-011 with staff recommendations. Commissioner Whitley seconded the item which passed by a vote of 5-0, with Commissioners Logan and Fishman absent.

Commissioner Lyons arrived at the meeting at 6:06 p.m.

V. DISCUSSION ITEMS

4. Z2016-044

Hold a public hearing to discuss and consider a request by Robert Miklos of Miklos Law, PLLC on behalf of Hacienda Car Wash, Inc. for the approval of a Specific Use Permit (SUP) for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Planning Director, Ryan Miller, advised the Commission the applicant was present.

Robert Miklos
1800 Valley View Lane Suite 360
Farmers Branch, TX

Mr. Miklos came forward and stated he is representing the applicant, Hacienda Car Wash. They are seeking to obtain a Specific Use Permit for a car wash. The underling zoning is commercial but the reason it needs an SUP is because it falls within the Scenic Overlay District.

Chairman Renfro asked the Commission for any questions for the applicant.

Commissioner Whitley asked if the plan was to move the existing Hacienda Car Wash to the new proposed location. The applicant stated the plan is to move the existing car wash to the new location.

Commissioner Trowbridge asked if it would be only the carwash or would there be a café included in the new proposal. The applicant stated it would be both the carwash and the cafe moving, he added that they are running out of room at their existing location.

There being no further questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

5. Z2016-045

Hold a public hearing to discuss and consider a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Hotel, Residence in a Commercial (C) District on an approximately 3.0-acre tract of land be a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present.

Tom Kirkland
613 Willowsprings
Heath, TX

Mr. Kirkland came forward and stated the proposal is for an extended stay and he gave brief definition of the concept of the "extended stay". This particular hotel would be 100% extended stay product but according to statistics approximately only 40% of its occupancy is defined as an extended stay. In the industry extended stay is defined as any stay that lasts longer than five days. The majority of the guest in this type of hotel will stay less than five days and the clientele that usually stay are professionals that may be in town for training or meetings, families that may stay for leisure, most are within the business level as well as people that are looking to relocate and need somewhere to stay while they search for a home. Currently Rockwall only offers one extended stay which is the Value Place and therefore they feel this type of product is needed. Mr. Kirkland spoke of the different types of hotels within the industry that have extended stay product and what type of clientele each may offer if they do not have brand mandated upkeep and as the property deteriorate the price per room deteriorates as well. This is not a problem that would happen with the Marriott which does have a brand mandated upkeep that has to be maintained every six to eight years. He spoke of different properties they currently have which they are renovating as well as new construction; he stressed the difference in the product they offer and they feel it will be a good fit to this area as Rockwall continues to grow.

Chairman Renfro asked the Commission for any questions for the applicant.

Commissioner Trowbridge asked if it will be subject to a long term franchise agreement, and if so, for how long. Mr. Kirkland stated it would be a twenty year franchise agreement.

Commissioner Trowbridge asked what kind of clientele they were looking to attract and what the average room rate will be. Mr. Kirkland stated he felt it would be driven towards people that are looking to relocate into the community, professionals that are on assignment locally, with the average room rate at over $100 a night.

Commissioner Trowbridge asked for reasoning behind the location, since it is behind a high school. Mr. Kirkland stated their desire is to focus on the surrounding restaurants and businesses nearby, and the clients usually leave early in the morning and do not return until the evening which is when school is in session.

Commissioner Moeller asked how many rooms there would be. Mr. Kirkland stated it would be approximately 100 rooms and will be a four story building. Commissioner Moeller asked if there had been any thoughts as to making it a Residence Inn as opposed to a Towneplace Suites. Mr. Kirkland stated that a Residence Inn is a little pricier for this particular market, but only having to do with room rates, not with the finishes and construction. It is almost as expensive to build a TownePlace Suites as it is a Residence Inn. Commissioner Moeller asked what percentage of the rooms would be considered to be "extended stay". Mr. Kirkland stated the rooms are predominantly rent for either extended stay or overnight stay, but 100% are extended stay. About 60% of the guest rooms in this location will be what is called studios, which is geared for one to two occupants. And about 25-30% that will be one bedroom.

Chairman Renfro made comment on when a Specific Use Permit is issued it allows the ability to go back and review the SUP on a yearly basis and if it does not perform to what was originally committed to the City does have the right, after a public hearing, to revoke the Specific Use Permit.

Planning Director, Ryan Miller, clarified that in order to revoke a Specific Use Permit, the applicant would have to go back through the zoning process, hold two public hearings and be approved through an ordinance.

Commissioner Lyons asked if there would be any type of screening from the high school. Mr. Kirkland stated there would be an outdoor area that would be enclosed along the rear of the building.

There being no further questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

6. Z2016-046

Hold a public hearing to discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD Development Plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

Planning Director, Ryan Miller stated this agenda item and agenda item #11 would be discussed in unison because they are essentially the same property. Mr. Miller went on to state that Planned Development District 70 specifically allows a grocery store up to 80,000 square feet on the subject property but requires a PD Development Plan. The purpose of the Planned Development Plan in this case is to ensure pedestrian cross access between the adjacent subdivision and the retail development as well as to examine the screening. Mr. Miller went on to state that per the ordinance they are allowed to run the PD site plan at the same time, which is the typical process that the Commission looks at and approves and sends variances over to City Council.

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

Peyton McGee
1857 Swan
Dallas, TX

Mr. McGee came forward and stated he was available for any questions.

Commissioner Moeller asked if they had considered the proximity of the Kroger and Tom Thumb in adding another grocery store in the same area. Mr. McGee stated that the owner is looking at sites throughout DFW for their store and being new to the market they are trying to play into the same market those grocery stores and trying to compete.

Commissioner Moeller asked what if any of the property was in the floodplain and would any of that be developed, specifically the west side closest to SH-205. Mr. Miller stated there is a floodplain running through the property and that is where the floodplain runs through the property. Commissioner Moeller asked if the access would come through the driveway that goes into CVS or coming in from Quail Run. Mr. McGee stated it would be.

Mr. Miller asked the applicant to discuss the screening plans that would be put in place to the adjacent properties as well as the pedestrian elements that will be added to the plan to meet the intent of the ordinance. Mr. McGee provided picture showing what they were proposing and stated that for the pedestrian access they have a sidewalk from the front of the building out to Quail Run Road. The screening will be plantings along Quail Run Road, as well as the masonry screen walls that are required for the dumpster and loading docks. Mr. Miller added that the loading zone will require a variance because it fronts onto a public street.

Commissioner Trowbridge asked what the primary access would be. Mr. McGee stated the intention is for Quail Run to be the main entrance.

Commissioner Moeller asked concerning traffic dynamics with the Kroger having just opened it would have significantly changed since they first looked at planning on the site. Mr. McGee stated he did not believe they have looked at any traffic impacts for the site as of yet.

Mr. Miller added that concerning the site plan, they will be seeking variances, for not meeting the 20% natural stone requirement of the Overlay District and that will be a three quarter majority vote for approval and they will also be requiring a variance to the amount of stucco used on the building in excess of 50% of some of the wall phases and that too will be a three quarter majority vote. They will also be require a variance to the four sided architecture.

Mr. McGee advised the Commission they would be providing additional information at the next meeting that will better answer the questions that were brought up at tonight's meeting.

There being no further questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

7. P2016-053

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VI containing 77 single-family residential lots on 31.254-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating it is the final plat of Phase VI of Breezy Hill that consists of 77 single family homes. The plat does meet the technical requirements of the UDC. It will be going to the Park Board next week to establish the necessary park fees and will come back on the consent agenda at the next scheduled Planning and Zoning meeting.

Chairman Renfro asked the applicant to come forward.

Wes Dorough
204 Jeffrey Road
Palmer, TX

Mr. Dorough came forward and stated he is the representative for Breezy Hill Phase VI and is available for any questions.

There being no questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

8. P2016-054

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a preliminary plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of the request stating this is a preliminary plat for Phase X which will consist of 79 single family homes. It does meet the technical requirements of the UDC and will be going to the Parks Board next week to establish necessary park fees and will come back on the consent agenda at the next scheduled Planning and Zoning meeting.

There being no questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

9. SP2016-032

Discuss and consider a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting approval of a site plan for the purpose of building an expansion that will be located behind an existing garage and will not have visibility from IH-30 or Ralph Hall Parkway. The proposed elevations will require variances for exceeding secondary materials used on a façade of a building such as EIFS which exceeds 10% along with the aluminum and cast stone. Also, the proposed elevations do not meet the 20% stone requirement. The ARB will review the proposal at the next scheduled meeting and will send recommendations. Mr. Brooks provided a sample Board for the Commission to review.

There being no questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

10. SP2016-033

Discuss and consider a request by Lizandro Oemeno for the approval of a site plan converting an existing single-family home into an office building on a 1.24-acre tract of land identified as Tract 3 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northwest corner of the intersection of Los Altos Drive and N. Goliad Street [*N. SH-205*], addressed as 1201 N. Goliad Street, and take any action necessary.

Planning Director, Ryan Miller, stated the applicant was present and available for any questions.

Chairman Renfro asked the applicant to come forward.

Lizandro Oemeno
(No address given)

Mr. Oemeno came forward and stated Mr. Nigo would be presenting proposal on his behalf.

Daniel Nigo
2902 Saturn Road
Garland, TX

Mr. Nigo came forward and stated what is being proposed is a request from residential to a retail site. He was recently asked by Mr. Oemeno to assist him in the request and therefore does not have too many details, he has looked at what Mr. Oemeno is proposing to do but by looking at it feels it may not work. He apologized for not having too much information but offered to answer any questions.

Mr. Miller added that the subject property is in a Residential Office District as with many of the Residential Office Districts, what tries to be done is take areas that could potentially transition and give those an option to incorporate other uses other than residential. The subject property in particular is pretty restrictive and only allows general office less than 5,000 square feet and a couple other studio type uses relating to art and photography. This Planned Development District requires the parking to be located at the rear of the property. The property has an existing drive but is not a commercial drive and the major issue is that there is a floodplain that runs thru the front of the property, meaning that any drive that would be added would require an engineer to do a flood study.

Mr. Miller went on to state that the reason it may have been drawn the way it is being proposed by the applicant may be to provide an alternative way to enter the site from SH-205. The position of the drive now through Los Altos Drive runs through property owned by the HOA of the adjacent neighborhood and therefore would be a developmental issue that would have to be

worked out prior to full approval of request and can be incorporated as a condition of approval. Another issue with the drive location is the proximity to SH-205 and that would require a variance from the City Council. The ordinance currently requires cross access to be provided across the property to facilitate the flow of traffic.

Mr. Miller went on to state that staff is working with the applicant.

General discussion took place concerning access and screening as it pertains to the properties to the north of the subject property.

Commissioner Trowbridge asked the applicant if he owned the property and what kind of business he would be running. Mr. Oemeno stated he does own the property and he will open a real estate business.

There being no further questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

11. SP2016-034

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

This agenda item was discussed during discussion of agenda item # 5.

12. SP2016-036

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a mutli-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

Planning Director, Ryan Miller gave brief explanation of the request stating that the subject property is located within Planned Development District 57, and will be required to have more landscaping in the front as well as some architectural features. The building does meet the majority of the requirements and there are no variances. Mr. Miller added the applicant was unable to attend the meeting but staff is available for any question.

Chairman Renfro asked if they would look similar to the buildings across the street. Mr. Miller stated that what the applicant has relayed to staff is that they would not and provided elevations showing what the applicant is proposing which is elements of those existing buildings, specifically the Austin stone to try and tie a development scheme in from the building to the north and then transitioning to the two office buildings with the green roof and the Austin stone.

Chairman Renfro asked for questions from the Commission for staff.

There being no further questions Chairman Renfro indicated the case will be back for action at the next scheduled meeting.

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

- ✓ SP2016-026: Masonry Exception for 242 National Drive [*Approved*]
- ✓ SP2016-029: Variances for the CCA School for the RISD [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*1st Reading*) [*Postponed*]
- ✓ Z2016-038: SUP for an Accessory Building at 1950 Copper Ridge Circle (*1st Reading*) [*Approved*]
- ✓ Z2016-039: Amendment PD-65 (*1st Reading*) [*Approved*]

- ✓ Z2016-040: Amendment to PD-68 (*1st Reading*) [*Postponed*]
- ✓ Z2016-041: Zoning Change (AG & C to PD for an Apartment Complex) [*Postponed*]
- ✓ Z2016-042: Zoning Change (C to PD for an Apartment Complex) [*Denied*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

VI. ADJOURNMENT

Chairman Renfro adjourned the meeting at 7:14 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2016.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 10, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Sandra Whitley, Mark Moeller, Annie Fishman, Tracey Logan and Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the December 13, 2016 Planning and Zoning Commission meeting.

2. P2016-053

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VI containing 77 single-family residential lots on 31.254-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

3. P2016-054

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a preliminary plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Moeller seconded the motion, which passed by a vote of 7-0.

III. APPOINTMENTS

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

Architectural Review Board representative, Jerry Welch, gave brief explanation of agenda items that were discussed at the ARB meeting. Mr. Welch advised the Commission the Board approved all items on their agenda with the exception of SP2016-034 which was tabled to allow the applicants to review the Boards comments and recommendations.

IV. PUBLIC HEARING ITEMS

5. Z2016-033

Hold a public hearing to discuss and consider a request by Himmat Chuhan on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated

within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant has requested to postpone this agenda item to the February 14th meeting and no action would be required from the Commission.

6. Z2016-041

Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission the applicant has requested to withdraw the agenda item.

Chairman Renfro made a motion to approve to withdraw the agenda item. Commissioner Trowbridge seconded the motion, which passed by a vote of 7-0.

7. Z2016-044

Hold a public hearing to discuss and consider a request by Robert Miklos of Miklos Law, PLLC on behalf of Hacienda Car Wash, Inc. for the approval of a Specific Use Permit (SUP) for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of requested stating that a car wash whether it is a self-service or full service, and in this case it is a full service that is being requested. It is a use permitted by right within the Commercial District; however it is within the Scenic Overlay District which requires a Specific Use Permit as well as meeting the standards that are within the Unified Development Code for car washes which states that entrances and exists to the car wash shall not directly face any public street and on corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, and the car wash shall be set back a minimum of 50-feet from any street frontage. In this case, the proposed carwash tunnel will be situated approximately 170-feet from Ridge Road and the entrance to the carwash will not face Ridge Road. The applicant's request conforms to all applicable requirements regarding a Specific Use Permit; however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot.

Mr. Gonzales went on to state that on December 27, 2016, staff mailed 43 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Turtle Cove Homeowner's Association. One notice was received in opposition of the request.

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

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

Robert Miklos
1800 Valley View Lane
Farmers Branch, TX

Mr. Miklos came forward and stated he represents Hacienda Car wash and was available for questions.

Commissioner Trowbridge asked if the business would include a retail component, and if the current business would be closing and relocating to the new location. Mr. Miklos stated that was correct.

Russell Frank
Rockwall, TX

Mr. Frank came forward and advised he was available for questions.

Commissioner Moeller asked that due to the layout of the land he had some concern over how the drainage issue would be addressed when there is heavy rains, he asked if they had a plan in place to handle that. Mr. Frank stated they are currently still working on that issue.

Mr. Gonzales added that those issues would be dealt with and answered during the time of site plan.

Commissioner Whitley asked how long the current Hacienda car wash has been open. Mr. Frank stated it has been in business for 18 years.

Commissioner Lyons asked if he could provide the Commission any renderings of what it will look like. Mr. Frank stated they are currently working on those renderings. Commissioner Lyons expressed concern for the traffic it may cause, and what they are doing to alleviate any issue that that may cause. Mr. Frank stated they will have a long driveway.

Marco Vega
General Manager of Hacienda Car Wash
(No address given)

Mr. Vega came forward to address Commissioner Lyons concern with the traffic and stated it will be a longer tunnel to help alleviate any traffic backing up.

Commissioner Logan asked concerning the La Jolla car wash that was approved in recent month, was that no longer in play. Mr. Gonzales stated the SUP was approved in 2015 and that was for a self-service car wash and that SUP is still in effect, but whether or not someone builds there or not is not known.

Chairman Renfro asked for further clarification of what the layout will consist of. Mr. Miklos provided the conceptual plan and general discussion took place concerning the layout and how it will handle traffic flow.

Planning Director, Ryan Miller, added that what the applicant is providing at this time is simply a conceptual plan and will most likely change significantly at the time of site plan but will be required to meet all City requirements.

Chairman Renfro asked if anyone wished to speak concerning the case to come forward and do so.

Dr. Rob Mehl
2237 Ridge Road
Rockwall, TX

Dr. Mehl came forward and stated he bought his property thirty years ago as part of the Scenic Overlay and being within that Overlay District played a big part as to why he chose to buy his property. He expressed his opposition to the request because he feels his property Lakewood Office Park is very compatible to the Scenic Overlay District, and is concerned that by allowing Specific Use Permits over and over, it will be undermining what a Scenic Overlay District really is. He went on to state that although he is fond of the Hacienda Car Wash establishment, he does not feel this is the right location for them to relocate to, it would create a different character for the neighborhood and does not feel like it would fit the Scenic Overlay. He also expressed concern with the traffic issue the large influx of cars.

Chairman Renfro asked if there was anyone else who wished to speak to come forward and do so, there being no one indicating such Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Logan expressed concern with the already approved Specific Use Permit for the self-service car wash and the close proximity to the requested car wash, both of which would be on the Scenic Overlay.

Chairman Renfro asked for clarification if a car wash use was allowed by right aside from it being in a Scenic Overlay. Mr. Gonzales stated in is allowed by right in any Commercial District but requires the SUP because it falls within the Scenic Overlay District. Chairman Renfro noted that the Specific Use Permit gives City Council the authority to review it on an annual basis to ensure it is meeting what was specified within the SUP, and if it is not the business could be asked to cease operating. Mr. Gonzales stated that specific language has not been put within this particular SUP, but if the Commission would like to have that language within the SUP staff can forward that to City Council for their consideration. As it is now, the language is mirrored to what was approved for the Specific Use Permit that was approved on La Jolla Pointe.

Commissioner Fishman expressed similar concern that of which Commissioner Logan had, of having two car washes in such close proximity from each other and asked staff what the time limit had been placed on the SUP that has already been approved. Mr. Gonzales stated there was not a condition added to that SUP for City Council to review after one year, and that car wash is a self-service car wash as opposed to what is being proposed.

General discussion took place concerning what language could be put into the Specific Use Permit in regards to controls and restrictions.

Commissioner Trowbridge stated this proposal seems to comply much more with the intent of than the one that was approved in 2015, which the Planning and Zoning Commission voted against and feels that putting a time restriction on this SUP would hamper the development.

Commissioner Lyons stated he feels it would be a good fit to the area, but expressed concern with the entry, would like to see the layout where the cars can pull in easily to not cause traffic slowing down. He went on to state that with it being on the Scenic Overlay the restrictions will be laid out where it will be a nice facility.

Commissioner Lyons made a motion to approve Z2016-044 with staff recommendations. Commissioner Trowbridge seconded the motion, which passed by a vote of 6-1 with Commissioner Logan dissenting.

8. Z2016-045

Hold a public hearing to discuss and consider a request by Tom Kirkland of TEKMAK Development Company on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Hotel, Residence in a Commercial (C) District on an approximately 3.0-acre tract of land be a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating that the subject property is located at the southeast corner of IH-30 and Greencrest and is near the high school and the Walmart property and is zoned Commercial and falls within the IH30 Overlay District. The applicant is requesting an SUP for a residence hotel; the Unified Development Code states that all hotels in Commercial Districts, whether they are residence or a regular hotel, require a Specific Use Permit.

Mr. Miller went on to state it is 100% residential units, meaning that it contains all elements of a dwelling unit, specifically what is looked at in these cases is if it includes a kitchen facility and what the applicant is proposing in this case do provide at least a sink, refrigerator, and a microwave. The product they are proposing will be a four story hotel with approximately 112 units.

Mr. Miller further stated that staff mailed 9 notices to property owners within 500 feet of the subject property and also notified the Flagstone Estates and Turtle Cove HOA's which are the only subdivisions within 1500 feet of the subject property, and one notice was received in favor of the request.

Mr. Miller stated his applicant was present and he, as well as the applicant was available for questions.

Chairman Renfro asked the Commission for any questions for staff.

Commissioner Trowbridge asked if the City currently has any 100% extended stay or residence hotels. Mr. Miller stated there is entitlement along IH-30 corridor, and there is currently one that is 100% residence.

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

Thomas Kirkland
613 Willowspring
Heath, TX

Mr. Kirkland came forward and stated that as a result of some of the questions that were brought up during the work session, which were more in regards to the residence nature of the hotel; he brought Mr. Ron Stuart who is a 30 year veteran of Marriott and area Vice-President to the western region to assist in answering those questions. One of the questions at the work session was the concern that the back of the hotel was adjoining the school property. Since the work session he had the architect add fencing along the backside of the hotel. Mr. Kirkland provided a slide show that showed the hotel renderings and different photos of the product they are proposing as well as the target clientele for the product. He went on to explain that approximately 60% of the units will be studio units which is approximately 320 square feet although there is some variation and the remainder would be one bedroom units.

Chairman Renfro shared that several citizens approached him with concern of the proximity of the hotel to the high school and asked how a secure separation would be provided between minors in high school with adults that perhaps are out by the pool area and have access by a fence.

Ron Stuart
333 Oak Hollow Drive
Plano, TX

Mr. Stuart came forward and stated that in answer to the question of the proximity to the school and what measures they are taking to address that concern, they feel that it would need to be collaboration between the ownership group and City officials during the design phase. They could take the feedback back internally on their end and make sure to collaborate with the ownership group during the design process. Marriott has a very rigorous design process in order for projects to come through and any concerns that get raised along the way are taken seriously and addressed. He went on to state they believe a lot of the concern of the proximity to the high school can be addressed by natural barriers such as landscaping as well as the fencing to shield the high school in the back.

Commissioner Trowbridge asked concerning the extended stay product, of the 40% of people that stay 3-5 days is there any statistics that show how often those guests usually cook in or are they going out and using the surrounding services. Mr. Stuart stated he did not have any statistics but having operated extended stay hotels he can say that the use is very minimal. What guests seem to like is that they have the ability to go out and enjoy the community and return to the room and have a place to store their leftover meal in the refrigerator, warm it up in the microwave, they have some capacity with the small kitchen area.

Commissioner Lyons stated that although the hotel is very nice and Marriott is a nice product he expressed concern with the proximity to the high school.

Mr. Stuart added that the majority of the guests usually leave in the morning and do not return until the evening, which means the majority of the guests would not be in the hotel during school hours.

Commissioner Whitley stated she felt intrigued by a project such as this in Rockwall and feels it would help take advantage of the development in neighboring cities, and a product like this could be a place for families, particularly in the summertime, but she expressed concern with the proximity to the high school and would like to see them really focus on what type of barrier they will use aside from just landscaping.

Commissioner Logan stated asked how long the product would be retained by Marriott once it is built. Mr. Stuart stated once a project is approved by the City and by Marriott they would sign a franchise agreement for a minimum of 20 years regardless of ownership which would keep it a Marriott hotel for at least that amount of time.

Commissioner Moeller expressed concern with the location as well as the 100% residency and design of the structure, asked the applicant to explain further on what a mid-scale property, as this one has been referred to be. Mr. Stuart explained that the proposal is a mid- scale which is usually determined by price point.

Commissioner Lyons asked what would happen if the franchisee walks away would Marriott buy it and take over that property. Mr. Stuart stated that was correct, it is guaranteed to remain a Marriott for 20 years.

Chairman Renfro asked anyone who wished to speak, to come forward and do so.

Michael Hunter
220 W. Quail Run Road
Rockwall, TX

Mr. Hunter came forward and expressed his general favor for the request, he stated Marriott is a good product and having a product such as this would be beneficial to Rockwall.

Wayne Mershawn
2313 Ridge Road
Rockwall, TX

Mr. Mershawn expressed general favor for the request stating he has done work for the Marriott Corporation and they are a great company with great standards and would be a good addition to Rockwall.

Chairman Renfro asked if anyone else wished to speak to come forward and do so, there not being anyone indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Fishman asked staff if there could be a time limit tied to the Specific Use Permit specifically as to when they renew. Mr. Miller stated the Commission could make that recommendation to the City Council. In a business such as this, it may be difficult to finance the project with a restriction such as that in the SUP itself.

General discussion took place concerning what restrictions or conditions could be placed on the Specific Use Permit.

Chairman Renfro made motion to approve Z2016-045. Commissioner Whitley seconded the vote, which passed by a vote of 5-2, with Commissioners Trowbridge and Moeller dissenting.

Chairman Renfro called a ten minute break at 7:42 p.m.

Chairman Renfro reconvened the meeting at 7:53 p.m.

9. Z2016-046
Hold a public hearing to discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD

Development Plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the property is located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street and is within the Overlay District. In October 19, 2009, the City Council passed Ordinance No. 09-44, which amended the concept plan and development standards for the approximate 395.075-acre tract of land commonly referred to as PD-70, or Stone Creek Addition. The amendment to the PD concept plan and PD development standards designated an approximately seven acre area as Retail (the subject property) and required the approval of a PD Development Plan for this retail addition. Additionally on August 15, 2011, the City Council passed Ordinance No. 11-35 (PD-70), which amended Ordinance No. 09-44 in order to reconfigure and enlarge the "Retail" area from approximate seven acres to 8.402- acres; however, the development of the property shall continue to be governed by the PD Development standards established in Ordinance No. 09-44. Key characteristics built into the PD concept plan include the integration of adjacent uses such as pedestrian walkways, landscape buffers, and other urban design elements rather than the separation of uses by screening walls. The purpose of these requirements was to create compatibility with the surrounding neighborhoods.

Mr. Gonzales went on to state that the applicant is requesting approval of a PD Development Plan for a proposed 35,962 SF grocery store on a 7.46-acre tract of land being as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131 and zoned Planned Development District 70. The subject property is situated within the North SH-205 Overlay District and is generally located at the northwest corner of the intersection of E. Quail Run Road and N. Goliad Street. It should be noted that a PD site plan which is case SP2016-034 has been submitted concurrently with this request. Prior to the approval of the PD Site Plan, the PD Development Plan will require approval. According to Ordinance No. 09-44, the proposed grocery store is permitted by-right pending the maximum building area does not exceed 80,000 sq. ft. The ordinance also requires the design of the retail area to be pedestrian oriented and easily accessible to the adjacent residential neighborhoods, integrating the design with the adjacent uses and not separating them by screening walls or other physical barriers. The design should also incorporate urban design elements with landscape buffers to create compatibility with the surrounding neighborhoods. It should be noted that a floodplain traverses through the western portion of the development and continues along the northern boundary of the subject property. This natural barrier separates the development from Stone Creek, Phase IV and prevents pedestrian accessibility to that area. The PD Concept Plan provides for a five foot sidewalk connecting to the existing sidewalk along Quail Run Road. This path will allow pedestrians to access the property. The PD Concept Plan indicates this area to be landscaped and includes a sitting area that can be used for pedestrian activities. The concept plan also depicts the use of landscaping elements in lieu of screening walls as required by PD-70. Additionally, the PD concept plan indicates eastern red cedar trees will be planted along the northern property line, which will limit visibility of the development from the homes in Stone Creek, Phase IV. In addition, the concept plan indicates the loading dock and dumpster enclosure will be orientated facing Quail Run Road and only minimal landscaping will provide to screening to this area. The applicant intends to demonstrate that this areas' visibility is limited based on its topography and location. This will require approval by the City Council to allow the orientation facing onto the public street.

Mr. Gonzales further noted that considering the intent of PD-70 with the creation of pedestrian oriented characteristics, the proposed PD concept plan appears to conform to the intent of the ordinance with respect to creating a pedestrian oriented environment. It should be noted that the City Council retains discretionary approval of the PD Development Plan with regard to the screening and pedestrian elements for the purpose of ensuring the proposed request does not have a negative impact on the adjacent subdivisions.

Mr. Gonzales added that on December 27, 2016, staff mailed 54 notices to property owners and residents within 500-feet of the subject property and emailed notices to the Stone Creek, Quail Run, Lakeview Summit and Random Oaks/Shores Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property.

Staff has received six responses opposed to the applicants' request; however, the majority of the opposition appears to be opposed to the grocery store use and not the elements being addressed in this PD Development Plan.

Mr. Gonzales advised the Commission the applicants were present and available for questions.

Mr. Trowbridge asked how a grocery store that sits back on 100 car spaces and 20 feet above a road is considered pedestrian friendly. Mr. Gonzales stated the pedestrian accessibility comes from the existing sidewalk down Quail Run as well as what they are providing along Quail Run from the front entry. Mr. Miller added that the idea of the PD was to have a horizontal mixed use where the neighborhood uses had accessibility to the retail use similar to what was done where the existing Tom Thumb is where they used large berms and landscaping to screen instead of walls to separate uses and provided pathways between neighborhoods and the uses in the Tom Thumb shopping Center.

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

Kevin Gatsky
Representative of Kimley-Horn and Associates
(No address given)

Mr. Gatsky came forward and gave a power point presentation that gave history and background of the LIDL product and who they are. He explained the LIDL grocer originates from Germany and has approximately 10,000 stores over 26 countries with over 315,000 employees and is the fifth largest retailer in the world. The presentation showed existing stores that would be similar to what they are proposing and showed building elevations that were shown to the ARB this evening prior to the meeting. They received comments back from the ARB and will be making changes to the elevations they will be adding some stone and horizontal articulation and will be bringing those changes back from a site plan perspective which is related to item #12 on this agenda and those changes will be brought forward at the January 31st meeting. Mr. Gatsky went on to state that this grocer is comparable to a Trader Joe's or a Whole Foods and that is the market type they will be looking into as they come into different parts of the country. They sell roughly 80-90% of their own store label and then carry other popular brands.

Mr. Gatsky went on to state that concerning the site plan, they will have a living screen back to the north and on the southeast corner. Regarding elevations, the truck dock, the doors to the truck dock are approximately 260 feet from the edge of the street to the truck dock doors. The truck dock doors will be roughly 9 feet below the street elevation. The trash enclosure will have doors on it and is enclosed on three sides as well and is 165 feet from the physical street and is approximately 6 feet below grade. The presentation showed what areas will be screened and where the pedestrian accessibility would be. Mr. Gatsky finished the presentation and stated he as well as his team were available for any questions.

Chairman Renfro asked for any questions from the Commission.

Commissioner Trowbridge asked if this is a high end grocer, what would the ratio of fresh foods versus packaged goods be. Mr. Gatsky stated that is still being worked out as they make their entry into the United States.

Commissioner Trowbridge asked where the source the product from, would it be internationally or domestically. Mr. Gatsky stated they were still working on looking at distribution sites in Texas.

Chairman Renfro expressed concern with the location as there are already two large grocery shopping centers, Tom Thumb and Kroger, in the vicinity that services those neighborhoods, would this be the highest and best use for this corner. Mr. Miller stated that there are several areas where there are expansive stretches of Commercial, and Commercial districts allow same uses and there is nothing prohibiting two uses that are the exact same under different brands establishing themselves in parcels adjacent from each other. The use is allowed by right, but what is being considered with this request is what the ordinance allows which is pedestrian access to the property and the screening.

Commissioner Logan asked concerning the site, when it was zoned Commercial is Quail Run Road considered a driveway, and would that be an acceptable location for a driveway for Commercial. Mr. Miller stated that the idea when the CVS came in originally they planned on providing access to the property at the back and that is what is seen the shared access point and those were already set up with that development.

Commissioner Moeller asked if there were any artist renderings to show the front view from the street to get an understanding of how the trash enclosure as well as the loading docks will look like. Mr. Gatsky stated they would provide that at the January 31st meeting when the site plan comes before the Commission.

Commissioner Lyons asked what made the company successful in Europe. Mr. Gatsky stated he would refer that question to a representative from LIDL.

Cynthia Reva
835 LBJ Freeway
Dallas, TX

Ms. Reva came forward and stated LIDL has established has established their headquarters in the United States in Arlington, Virginia. What makes them successful in Europe is efficiency and the flow of the store, the easy access in and out for the customers as well as price point. They are putting a lot of thought into their US expansion, and it may not mirror what the concept of the Europe stores because they understand it is a different customer.

Chairman Renfro opened the public hearing and asked if anyone wished to speak to come forward and do so.

Darryl Davis
798 York
Rockwall, TX

Mr. Davis came forward and stated his opposition to the request. His property would be directly in front of the store and have only been in their home a little over two years, and would not have purchased the home had he known something like what is being proposed may be developed he would not have purchased his home. He expressed concern with it being an eye sore with parking light lighting, noise and additional traffic. Mr. Davis also mentioned the fact that there are already two grocery stores, an additional one that has been approved already and a Walmart neighborhood market within three miles, expressed concern with the amount of grocery stores so close together.

Bob Wacker
806 Miramar Drive
Rockwall, TX

Mr. Wacker came forward and stated his opposition to the request. His concern is if this grocer stay in existence, could it possibly become a grocer that goes out of business and leaves an empty building which will be an eye sore. He also expressed concern of developers clearing trees he is asking to make sure the developers do not touch the greenbelt. Additional concerns he spoke of was the traffic issue it would create and with no cross walk it does not make it pedestrian friendly. He as well as his neighbors are aware it will be developed but are asking the City that the greenbelt does not get affected.

Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Trowbridge commented that the square footage of this development falls perfectly between a small grocer such as Aldi and a larger one. He feels the applicant has done a good job in portraying the proposal as something the City as a whole want, which is a high end grocer and although the use is allowed by right, what is being considered, the pedestrian accessibility, trash enclosure and the screening and with what is being proposed does not find it compelling enough.

Commissioner Lyons asked staff if there would be a site plan where the Commission would be able to see what the store would look like. Mr. Miller stated the Commission is not considering building elevations at this time, what is being considered is the screening to adjacent properties and pedestrian accessibility.

Staff provided pictures of aerials of the neighborhood and of the site to give the Commission a better perspective of where the store would be located in reference to the screening and general proximity of the existing grocery stores within the area that have been discussed. General discussion took place referencing the pictures staff provided concerning the pedestrian accessibility and the screening.

Commissioner Trowbridge made a motion to deny for the lack of compelling reason to approve the screening of the trash receptacles and the forward facing loading docks. Chairman Renfro seconded the motion.

Commissioner Fishman asked if the 12 foot landscape screening they were asking for is the maximum height they as a Commission can ask for. Mr. Miller stated the Commission can request for it to be more. Commissioner Fishman asked if they could add taller screening to the motion.

Chairman Renfro noted there was a motion on the floor along with a second, asked Commissioner Fishman if the question was pertinent to the motion. Commissioner Fishman stated it was and asked if they could request taller screening, perhaps make it a 15 foot screening requirement. Mr. Gonzales stated the applicant needed to be asked what type of tree would be used to determine what the maximum height is expected to be and that might better answer Commissioner Fishman's question.

Mr. Gatsky asked staff what would be required by Code for the screening. Mr. Miller stated the Code currently requires per the Overlay District that the building be under the four sided architectural requirement, that one row of trees be provided at the rear of the building.

Commissioner Trowbridge asked if the proposed landscape plan meets the requirements Mr. Miller discussed. Mr. Gonzales stated the landscape is part of the site plan phase and that would be taken account for at that point, but the landscape plan that they have turned in does meet the requirements of the district.

General discussion took place as to what is being approved with the intent of the Planned Development concerning the wording of the screening within the ordinance and the Unified Development Code as well as how the site plan process comes into play.

Commissioner Logan made noted that if they put the loading docks in the back and they screen the dumpster, move the dumpster somewhere else, on the back where it's closer to the neighbors they would then meet all the rules. Therefore by not approving the request, the applicant then could put the loading docks on the back and the dumpster somewhere else, where it could possibly be closer to the neighbors, and noisier, but by doing it that way they would be meeting the requirements. She went on to note that with that being said they as a Commission need to be careful to know what is being eliminated.

Commissioner Lyons asked staff to clarify with the motion on the floor what a vote of yes would be. Mr. Miller stated a vote of yes with the motion that is on the floor would be to deny the proposal.

Chairman Renfro withdrew his motion. Mr. Miller further stated that it will still be going forward to City Council, and the Commission would kick in a three quarter majority vote because it is a zoning case and what it would mean is if it approved by City Council the ordinance would be adopted on second reading. If it was denied by City Council the applicant would be able to resubmit an application proposing an alternate screening.

Commissioner Lyons made a motion to approve Z2016-046 with staff recommendations Commissioner Logan seconded the motion which passed by a vote of 5-2 with Commissioners Trowbridge and Renfro dissenting.

Chairman Renfro noted that agenda item # 12 (SP2016-034) is being tabled to the January 31st Planning and Zoning meeting.

V. ACTION ITEMS

10. MIS2017-001

Discuss and consider the approval of a special request by Michael Hunter of the North Texas Community Development Corporation for a waiver to building setback requirements for the purpose of constructing a duplex on a 0.09-acre parcel of land identified as Lot 1B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, being zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 504 Ross Street, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of the request stating that the applicant has submitted a special request concerning the property at the corner of the intersection of Peters Colony and Ross Street that is located within the Southside Residential Neighborhood Overlay District. On October 5, 2015, the City Council approved a special request for the subject property, which reduced the side yard setback adjacent to Ross Street from 20-feet to ten feet. The purpose of this request was to allow a two story duplex to be constructed on the subject property. Also requested on October 5, 2015 was an exception to the masonry requirements for the purpose of allowing 100% HardiePlank lap-siding. This request failed due to lack of a motion by the City Council.

Mr. Miller went on to state that the applicant has submitted a letter to staff requesting that the City Council approve an additional variance of five inches adjacent to the property line fronting on to Ross Street. This will reduce this building setback to 9'-7". According to the letter submitted by the applicant the additional five inches is needed to support the stone veneer. The original house plans submitted by the applicant showed 100% HardiePlank lap-siding and did not account for the changes that were required due to the failure of the masonry exception.

Mr. Miller stated the applicant was present and available for questions.

Commissioner Trowbridge asked if there was any legal reason why there cannot be a 19 ½ foot wide inside space versus 20 foot. Mr. Miller deferred the question to the applicant.

Chairman Renfro asked the applicant to come forward.

Michael Hunter
Executive Director of the North Texas Community Development Corporation
Rockwall, TX

Mr. Hunter came forward and stated that the lot is very narrow, 40x100 feet, and with the setback requirements there was no way to build anything on it and therefore they asked for the variance of 10 feet north and south to be able to get a 20 foot pad on the lot. However after searching there was only one architectural design that was found that would fit the lot, and it is what they are bringing forward. After the City Council added the stone requirement it ended up going five inches into the setback and that is the reason for the request.

Chairman Renfro asked the Commission for any discussion or questions.

Commissioner Lyons made a motion to approve with staff recommendations. Commissioner Trowbridge seconded the motion, which passed by a vote of 7-0.

11. SP2016-032

Discuss and consider a request by John Wardell of Lake Pointe Church for the approval of a site plan for a worship and education building for an existing church on a 2.55-acre portion of a larger 34.46-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of FM-740 and the IH-30 Frontage Road, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating that the subject property is a portion of the Lake Pointe Church property and located off of IH-30 in the IH-30 Overlay District. Even though it is located within the IH-30 Overlay District the majority of the property was established long before those requirements were put into place. Additionally the existing building is majority is EIFS, and in this case the applicant is requesting to match that design scheme. The proposed worship and education building is a 44,000 square feet and will be located behind an existing 2-story parking garage and will not have visibility from IH-30 or Ralph Hall Parkway. The applicant is proposing to use the same EIFS material that was used on the primary structure and also incorporate a little bit of stone. The Unified Development Code states that EIFS is a secondary material and is only allowed on up to 10% of the building's façade. In this case, the applicant is requesting a variance to the secondary materials standards and is proposing between 15% to 79% secondary materials per façade.

Mr. Miller stated the applicant was not present but staff is available for questions.

Chairman Renfro made a motion to approve SP2016-032 with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 7-0.

12. SP2016-034

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

Agenda item was tabled to the January 31, 2017 meeting.

13. SP2016-036

Discuss and consider a request by Cameron Slown of F. C. Cuny on behalf of the owner N & H Legacy for the approval of a site plan for a multi-tenant retail building on a 2.22-acre portion of land being identified as Lots 8 & 11, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, situated at the southeast corner of the intersection of Andrews Drive and Horizon Road (FM-3097), and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that it is within PD-57 and are required to come before the Commission for approval of the site plan. The site plan does meet the technical requirements within the PD as well as the UDC. Also, the ARB approved the building elevations unanimously with no comments. The applicant also has now submitted a photometric plan which is in compliance, and that was one of the recommendations in the recommendation section, since they have now submitted that, condition number two will be marked out since they have met that.

Mr. Gonzales added that the applicant is present and available for questions.
Chairman Renfro asked the applicant to come forward.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and stated this request is part of the Alliance Addition and currently the building out there are almost total stone, which when looking at the lot that is one part of a bigger lot, they would not like to repeat that. They would instead like to blend with the surrounding buildings, without repeating the same stone.

Chairman Renfro brought the item back to the Commission for discussion.

Commissioner Whitley made a motion to approve SP2017-001 with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 7-0.

14. SP2017-001

Discuss and consider a request by Jeffery Dolian, PE of Kimley-Horn and Associates, Inc. on behalf of Eames Gilmore, Sr. of the Target Corporation for the approval of an amended site plan to change the exterior façade of an existing retail building situated on a 10.37-acre parcel of land identified as Lot 2, Block A, Steger Towne Crossing, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 850 Steger Towne Drive, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the applicant is requesting approval of an Amended Site Plan for the purpose of remodeling the building façade on an existing Target store. The Target store is situated on an approximately 10.37-acre parcel of land and is zoned Commercial and is within the Scenic Overlay District. On June 17, 1996, the City Council approved a Site Plan for the Target store. At that time, the West Elevation, the front elevation, consisted of masonry and did not require any variances. Since the approval of the original site plan, the applicant is proposing to remodel the front façade of the building to include metal panels over the front entrance as well as on the southwest corner of the building.

The applicant is requesting a variance to the material, and according to the Unified Development Code, secondary materials used on the façade of the building must be less than 10% of the elevation area. In this case, the applicant is proposing to utilize 17% metal paneling on the West Elevation. The UDC states that corporate identities that conflict with the building design criteria shall be reviewed as a variance by the Planning and Zoning Commission and the City Council.

Mr. Gonzales added that the applicant is present and available for questions.

No discussion took place concerning this agenda item.

Commissioner Logan made a motion to approve SP2017-001 with staff recommendations and variances as listed in staff's report. Commissioner Lyons seconded the motion which passed by a vote of 7-0.

15. SP2017-002

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amended site plan for the addition of a warehouse building on an existing facility situated on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of request stating that the applicant is requesting approval of variances to allow for a flat roof design, allowing only the north *(front façade*) elevation to contain stone, and to not meet the vertical and horizontal articulation standards for the east and west elevations. The variances requested are for the purpose of constructing a 4,996 sq. ft. building that will serve as an additional facility for office and warehouse purposes, to an existing 4,996 sq. ft. building. An amendment to the site plan is required due to the proposed building exceeding 50% of the size of the existing building. The applicant is proposing the new facility to be constructed as a mirror image of the existing facility. The ARB did review the request and approved it unanimously. The only other item that is concerning the treescape plan, which showed there would be two trees being removed off the site and they will need to mitigate for either by replacing or adding two trees to the sight and/or paying into the tree fund.

Mr. Gonzales stated the applicant was present and available for questions.

No discussion took place concerning this agenda item.

Commissioner Lyons made a motion to approve SP2017-002 with staff recommendations and variances as listed in staff's report. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

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

- ✓ MIS2016-011: Masonry Exception for 102 N. Taylor Street [*Approved*]
- ✓ Z2016-033: SUP for a Residence Hotel at 700 E. IH-30 (*1st Reading*) [*Remanded back to P&Z*]
- ✓ Z2016-038: SUP for an Accessory Building at 1950 Copper Ridge Circle (*2nd Reading*) [*Approved*]
- ✓ Z2016-039: Amendment to PD-65 (*2nd Reading*) [*Approved*]
- ✓ Z2016-040: Amendment to PD-68 (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

VII. ADJOURNMENT

Chairman Renfro adjourned the meeting at 9:33 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/31/2017

APPLICANT: Vinod Sharma; *Little Genius of Texas, LLC*

AGENDA ITEM: **P2017-001**; *Lot 1, Block A, Montessori School Addition*

SUMMARY:

Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a final plat of Lot 1, Block A, Montessori School Addition being a of 2.288-acre tract of land identified as Tract 2-3 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Genera Retail (GR) District land uses, located at the southeast corner of FM-552 and Stone Creek Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 2.288-acre tract of land [*i.e. Tract 2-3 of the W. T. DeWeese Survey, Abstract No. 71*] into 1 parcel [*i.e. Lot 1 Block A, Montessori School Addition*] for the purpose of establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for the school.

- ☑ A site plan [*SP2016-021*] for an ~11,834 sq. ft. *private pre-school facility* was approved by the Planning and Zoning Commission on October 11, 2016. The proposed pre-school is situated on a 2.28-acre tract of land and is zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses. The site is located at the southeast corner of FM-552 and Stone Creek Drive and is addressed as 3100 Stone Creek Drive.

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

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

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lot 1, Block A, Montessori School Addition,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

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

City of Rockwall

Project Plan Review History

				Applied	1/11/2017	LM
Project Number	P2017-001	**Owner**	LITTLE GENIOUS OF TEXAS LLC	**Approved**		
Project Name	Lot 1, Block 1, Montessori School Additon	**Applicant**	LITTLE GENIOUS OF TEXAS LLC	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	1/11/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
3100 Stone Creek Dr	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STONE CREEK PH 6	2-3	NULL	2-3	0071-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/11/2017	1/18/2017	1/17/2017	6	APPROVED	
ENGINEERING	Amy Williams	1/11/2017	1/18/2017	1/18/2017	7	APPROVED	
FIRE	Ariana Hargrove	1/11/2017	1/18/2017	1/18/2017	7	APPROVED	
GIS	Lance Singleton	1/11/2017	1/18/2017	1/17/2017	6	APPROVED	
(1/17/2017 4:46 PM LS) Address will be: 3100 STONE CREEK DR, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	1/11/2017	1/18/2017	1/26/2017	15	COMMENTS	Comments
(1/27/2017 8:19 AM KB) See Markups							

45 30 15 0 15 30 45

SCALE 1"=30'

Please show centerline for F.M. 552

F.M. 552
VARIABLE WIDTH RIGHT-OF-WAY

STATE PLANE COORDINATES
N: 7,040,279.02
E: 2,593,638.05

12' MT. ZION WATER SUPPLY CORPORATION ESMT.
VOL. 82, PG. 322
D.R.R.C.T.

STATE PLANE COORDINATES
N: 7,040,279.02
E: 2,593,638.05

POINT OF BEGINNING

1/2" IRF FOR REFERENCE BEARS
N 41°39'14" W 0.50'

N 89°09'25" E 380.81'

1/2" IRS

1/2" IRF (CM)

1/2" IRS

N 89°09'25" E 380.81'

10' UTILITY EASEMENT (BY THIS PLAT)

L12 L13 L14 L15 L3

15' UTILITY ESM'T (BY THIS PLAT)

C2 C6 C3 L4 L5

20' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

24' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

24' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

Add General Note "It shall be the policy of the City of the City of Rockwall to withold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute an representation, assurance or guarantee that any building within such a play shall be approved, authorized, or permit therefore issued, nor shall such approval constitute an representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such a plat, as required under Ordinance 83-54.

Please show centerline for Stone Creek Drive

STONE CREEK DRIVE
(100' RIGHT-OF-WAY)

(BASIS OF BEARINGS)
N 00°50'35" W 232.83'

212.83'

L2 L8 L9 L6

24' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

15' UTILITY ESM'T (BY THIS PLAT)

15' UTILITY ESM'T (BY THIS PLAT)

L10 L11

L= 26.35' C1

L=52.73' C5

L1

30' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

30.00'

C4

L7

29.67'

15' DRAINAGE ESMT. INST. NO. 2009-00414157 O.P.R.R.C.T.

1/2" IRF (CM)

1/2" IRS

S 89°09'25" W 23.07'

L=257.21' R=700.00'
Δ=21°03'11"
CH=N80°18'55"W 255.77'

1/2" IRS

N 69°47'25" W 113.88'

1/2" IRS

S 00°50'35" E 320.47'

300.47'

Lot 1
~~**LOT 1A**~~**, BLOCK A**
MONTESSORI SCHOOL ADDITION
GROSS: 99,668 SQ.FT. / 2.29 AC.
-R.O.W. DEDICATION: 7,616 SQ.FT. / 0.17 AC.
NET: 92,052 SQ.FT. / 2.12 AC.

LOT 17, BLOCK A
STONE CREEK PHASE VI
VOL. I, PG. 161
M.R.R.C.T.

LITTLE GENIUS OF TEXAS, LLC, a Texas limited liability company
INST. NO. 20160000022883
O.P.R.R.C.T.

LOT 24

LOT 23

LOT 22

BLOCK U
STONE CREEK PHASE VI
VOL. I, PG. 161
M.R.R.C.T.

LOT 21

LOT 20

LOT 19

LOT 18

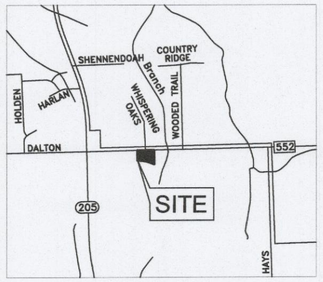
DRAINAGE & DETENTION ESMT.
VOL. 5747, PG. 100
D.R.R.C.T.

10' UTILITY ESMT.

15' BL

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.50'	N89°09'25"E
L2	78.66'	N0°50'35"W
L3	138.48'	N89°09'25"E
L4	24.00'	S0°50'35"E
L5	74.48'	S89°09'25"W
L6	84.66'	S0°50'35"E
L7	74.50'	S89°09'25"W
L8	78.66'	N0°50'35"W
L9	78.66'	S0°50'35"E
L10	29.80'	N89°08'51"E
L11	38.73'	S89°08'51"W
L12	17.50'	N89°09'25"E
L13	0.50'	N0°50'35"W
L14	15.00'	N89°09'25"E
L15	0.50'	S0°50'35"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	S44° 09' 25"W 28.28'
C2	69.12'	44.00'	90°00'00"	N44° 09' 25"E 62.23'
C3	31.42'	20.00'	90°00'00"	S44° 09' 25"W 28.28'
C4	69.12'	44.00'	90°00'00"	S44° 09' 25"W 62.23'
C5	62.83'	20.00'	180°00'00"	S89° 09' 25"W 40.00'
C6	62.83'	20.00'	180°00'02"	N89° 09' 26"E 40.00'



VICINITY MAP - NOT TO SCALE

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
	UTILITY POLE
TBM	TEMPORARY BENCHMARK

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

Please provide the case number P2017-001

Lot and Block Designation will be "Lot 1, Block A"

P2017 001

Please provide number of lots

FINAL PLAT
MONTESSORI SCHOOL ADDITION
LOT 1A, BLOCK 1
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PAGE 1 OF 2

DATE: 10/30/2016 / JOB # 1603204-1 / SCALE= 1" = 30' / DRAWN: CN

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Little Genius of Texas, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being that tract of land conveyed to Little Genius of Texas, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 20160000022883, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the Northwest corner of Lot 17, Block A of Stone Creek Phase VI, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume I, Page 161, Deed Records, Rockwall County, Texas, and lying in the South right-of-way line of F.M. 552 (variable width right-of-way);

Thence South 00 degrees 50 minutes 35 seconds East, along the West line of said Lot 17, Block A, a distance of 320.47 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the Northeast corner of Lot 18, Block U of said Stone Creek Phase VI;

Thence North 69 degrees 47 minutes 25 seconds West, along the northern line of said Block U of Stone Creek Phase VI, a distance of 113.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the beginning of a tangent curve to the left having a delta angle of 21 degrees 03 minutes 11 seconds, a radius of 700.00 feet, with a chord that bears North 80 degrees 18 minutes 55 seconds West, a chord distance of 255.77 feet;

Thence along said northern line of Block U of Stone Creek Phase VI and said tangent curve to the left, an arc length of 257.21 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS";

Thence South 89 degrees 09 minutes 25 seconds West, along the North line of Lot 24 of said Block U of Stone Creek Phase VI, a distance of 23.07 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 24, Block U, and lying in the East right-of-way line of Stone Creek Drive (100 foot right-of-way);

Thence North 00 degrees 50 minutes 35 seconds West, along said East right-of-way line of Stone Creek Drive, a distance of 232.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the intersection of said East line of Stone Creek Drive and said South right-of-way line of aforesaid F.M. 552;

Thence North 89 degrees 09 minutes 25 seconds East, along said South right-of-way line of F.M. 552, a distance of 380.81 feet to the POINT OF BEGINNING and containing 99,668 square feet or 2.29 acres of land.

OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

Please provide the appropriate plat wording provided in the application packet.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Little Genius of Texas, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as **MONTESSORI SCHOOL ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, parks, alleys, and easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Little Genius of Texas, LLC, a Texas limited liability company

Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

_____
Vinod Sharma
President, Little Genius of Texas, LLC,
a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Vinod Sharma, President of Little Genius of Texas, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RELEASED FOR REVIEW PURPOSES ONLY 01/05/2017

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

Approved:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of finale approval.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

_____
City Secretary
City of Rockwall, Texas

Recommended for Final Approval:

Please use the Standard City Signature Block as provided in the application packet

_____ _____
City Administrator Date
City of Rockwall, Texas

Approved:

_____ _____
Mayor Date
City of Rockwall, Texas

GENERAL NOTES:

1) Bearings and elevations are based on NAD83, North American Datum of 1983.

2) The purpose of this plat is to create 1 lot.

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President

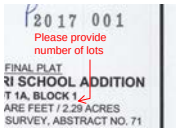
SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

FINAL PLAT
MONTESSORI SCHOOL ADDITION
Lot 1 ~~LOT 1A~~, **BLOCK 1**
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

DATE: 10/30/2016 / JOB # 1603204-1 / SCALE= 1" = 30' / DRAWN: CN

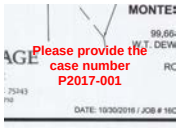
Final Plat.pdf Markup Summary

1 (9)



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 9:52:11 AM
Color:

Please provide number of lots



Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 9:49:26 AM
Color:

Please provide the case number P2017-001



Subject: Callout
Page Label: 1
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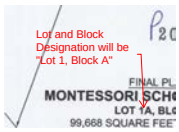
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:16:07 AM
Color:

Please show centerline for Stone Creek Drive



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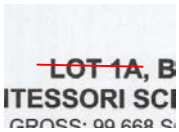
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 9:51:00 AM
Color:

Lot and Block Designation will be "Lot 1, Block A"



Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:56:52 AM
Color:

Add General Note "It shall be the policy of the City of the City of Rockwall to withold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute an representation, assurance or guarantee that any building within such a play shall be approved, authorized, or permit therefore issued, nor shall such approval constitute an representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such a plat, as required under Ordinance 83-54.



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Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 9:55:23 AM
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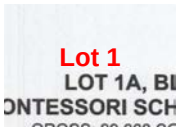

Subject: Text Box
Page Label: 1
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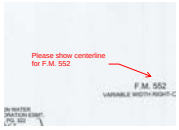
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 9:55:44 AM
Color:

Lot 1

Subject: Text Box
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:17:25 AM
Color:



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 9:56:54 AM
Color:

Please show centerline for F.M. 552

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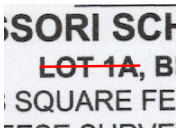
2 (5)



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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:37:53 AM
Color:



Subject: Text Box
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:37:49 AM
Color:

Lot 1



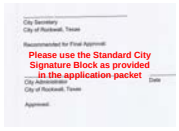
Subject: Text Box
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:34:38 AM
Color:

Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.



Subject: Text Box
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:34:32 AM
Color:

Please provide the appropriate plat wording provided in the application packet.



Subject: Text Box
Page Label: 2
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Status:
Checkmark: Unchecked
Author: kbrooks
Date: 1/26/2017 10:38:24 AM
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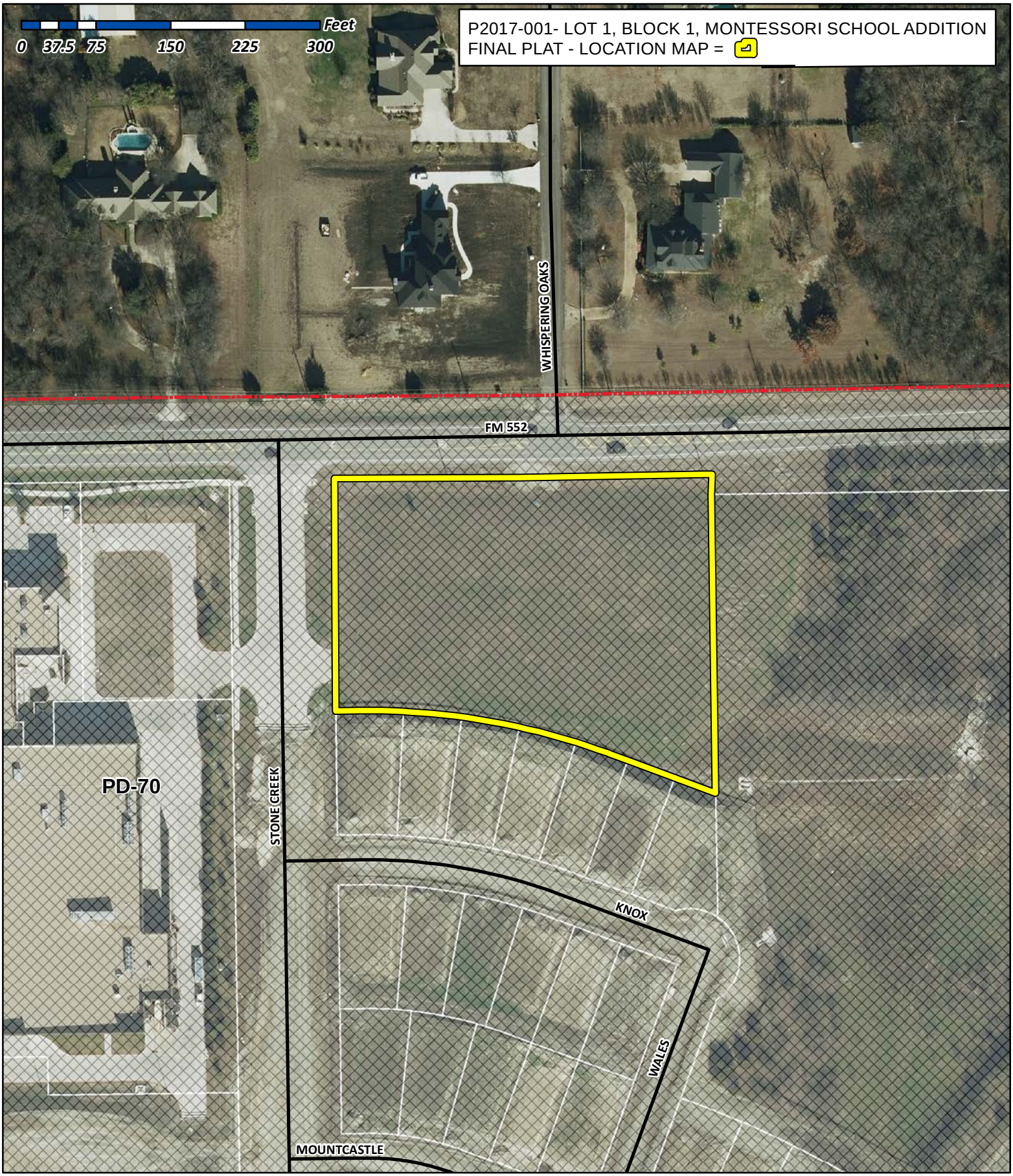
Please use the Standard City Signature Block as provided in the application packet



City of Rockwall

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

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

45 30 15 0 15 30 45

SCALE 1"=30'

F.M. 552
VARIABLE WIDTH RIGHT-OF-WAY

STATE PLANE COORDINATES
N: 7,040,279.02
E: 2,593,638.05

1/2" IRF FOR REFERENCE BEARS
N 41°39'14" W 0.50'

12' MT. ZION WATER SUPPLY CORPORATION ESMT.
VOL. 82, PG. 322
D.R.R.C.T.

STATE PLANE COORDINATES
N: 7,040,279.02
E: 2,593,638.05

POINT OF BEGINNING

N 89°09'25" E 380.81'

1/2" IRS

1/2" IRF (CM)

10' UTILITY EASEMENT (BY THIS PLAT)

15' UTILITY ESM'T (BY THIS PLAT)

20' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

24' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

LOT 1A, BLOCK A
MONTESSORI SCHOOL ADDITION
GROSS: 99,668 SQ.FT. / 2.29 AC.
-R.O.W. DEDICATION: 7,616 SQ.FT. / 0.17 AC.
NET: 92,052 SQ.FT. / 2.12 AC.

STONE CREEK DRIVE
(100' RIGHT-OF-WAY)

(BASIS OF BEARINGS)
N 00°50'35" W 232.83'

212.83'

30' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

30.00'

29.67'

L=26.35' C1

L=52.73' C5

C2 C3 C4 C6

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15

LITTLE GENIUS OF TEXAS, LLC, a Texas limited liability company
INST. NO. 20160000022883
O.P.R.R.C.T.

S 00°50'35" E 320.47'

LOT 17, BLOCK A
STONE CREEK PHASE VI
VOL. I, PG. 161
M.R.R.C.T.

15' DRAINAGE ESMT.
INST. NO. 2009-00414157
O.P.R.R.C.T.

1/2" IRF (CM)

S 89°09'25" W 23.07'

L=257.21' R=700.00'
Δ=21°03'11"
CH=N80°18'55"W 255.77'

N 69°47'25" W 113.88'

10' UTILITY ESMT.

15' BL

LOT 24

LOT 23

LOT 22

BLOCK U
STONE CREEK PHASE VI
VOL. I, PG. 161
M.R.R.C.T.

LOT 21

LOT 20

LOT 19

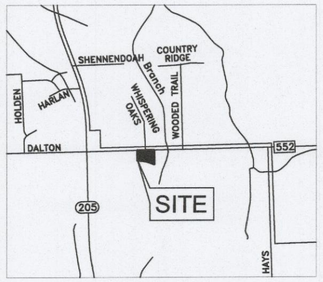
LOT 18

DRAINAGE & DETENTION ESMT.
VOL. 5747, PG. 100
D.R.R.C.T.

P2017 001

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.50'	N89°09'25"E
L2	78.66'	N0°50'35"W
L3	138.48'	N89°09'25"E
L4	24.00'	S0°50'35"E
L5	74.48'	S89°09'25"W
L6	84.66'	S0°50'35"E
L7	74.50'	S89°09'25"W
L8	78.66'	N0°50'35"W
L9	78.66'	S0°50'35"E
L10	29.80'	N89°08'51"E
L11	38.73'	S89°08'51"W
L12	17.50'	N89°09'25"E
L13	0.50'	N0°50'35"W
L14	15.00'	N89°09'25"E
L15	0.50'	S0°50'35"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	S44° 09' 25"W 28.28'
C2	69.12'	44.00'	90°00'00"	N44° 09' 25"E 62.23'
C3	31.42'	20.00'	90°00'00"	S44° 09' 25"W 28.28'
C4	69.12'	44.00'	90°00'00"	S44° 09' 25"W 62.23'
C5	62.83'	20.00'	180°00'00"	S89° 09' 25"W 40.00'
C6	62.83'	20.00'	180°00'02"	N89° 09' 26"E 40.00'



VICINITY MAP - NOT TO SCALE

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
	UTILITY POLE
TBM	TEMPORARY BENCHMARK

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

FINAL PLAT
MONTESSORI SCHOOL ADDITION
LOT 1A, BLOCK 1
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

DATE: 10/30/2016 / JOB # 1603204-1 / SCALE= 1" = 30' / DRAWN: CN

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Little Genius of Texas, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being that tract of land conveyed to Little Genius of Texas, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 20160000022883, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the Northwest corner of Lot 17, Block A of Stone Creek Phase VI, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume I, Page 161, Deed Records, Rockwall County, Texas, and lying in the South right-of-way line of F.M. 552 (variable width right-of-way);

Thence South 00 degrees 50 minutes 35 seconds East, along the West line of said Lot 17, Block A, a distance of 320.47 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the Northeast corner of Lot 18, Block U of said Stone Creek Phase VI;

Thence North 69 degrees 47 minutes 25 seconds West, along the northern line of said Block U of Stone Creek Phase VI, a distance of 113.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the beginning of a tangent curve to the left having a delta angle of 21 degrees 03 minutes 11 seconds, a radius of 700.00 feet, with a chord that bears North 80 degrees 18 minutes 55 seconds West, a chord distance of 255.77 feet;

Thence along said northern line of Block U of Stone Creek Phase VI and said tangent curve to the left, an arc length of 257.21 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS";

Thence South 89 degrees 09 minutes 25 seconds West, along the North line of Lot 24 of said Block U of Stone Creek Phase VI, a distance of 23.07 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 24, Block U, and lying in the East right-of-way line of Stone Creek Drive (100 foot right-of-way);

Thence North 00 degrees 50 minutes 35 seconds West, along said East right-of-way line of Stone Creek Drive, a distance of 232.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the intersection of said East line of Stone Creek Drive and said South right-of-way line of aforesaid F.M. 552;

Thence North 89 degrees 09 minutes 25 seconds East, along said South right-of-way line of F.M. 552, a distance of 380.81 feet to the POINT OF BEGINNING and containing 99,668 square feet or 2.29 acres of land.

OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Little Genius of Texas, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as **MONTESSORI SCHOOL ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, parks, alleys, and easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Little Genius of Texas, LLC, a Texas limited liability company

_____
Vinod Sharma
President, Little Genius of Texas, LLC,
a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Vinod Sharma, President of Little Genius of Texas, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RELEASED FOR REVIEW PURPOSES ONLY 01/05/2017

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

Approved:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of finale approval.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

_____
City Secretary
City of Rockwall, Texas

Recommended for Final Approval:

_____ _____
City Administrator Date
City of Rockwall, Texas

Approved:

_____ _____
Mayor Date
City of Rockwall, Texas

GENERAL NOTES:

1) Bearings and elevations are based on NAD83, North American Datum of 1983.

2) The purpose of this plat is to create 1 lot.

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

FINAL PLAT
MONTESSORI SCHOOL ADDITION
LOT 1A, BLOCK 1
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

DATE: 10/30/2016 / JOB # 1603204-1 / SCALE= 1" = 30' / DRAWN: CN

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/31/2017

APPLICANT: Clay Christy of *ClayMoore Engineering*

AGENDA ITEM: **P2017-002;** *Lot 3, Block A Briscoe/Hillcrest Addition*

SUMMARY:

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of CN Rockwall Investors, LLC for the approval of a replat for Lot 3, Block A, Briscoe/Hillcrest Addition being a 1.1084-acre tract of land currently identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM3097*] and the IH-30 frontage road, and take any action necessary.

COMMENTS:

- ✓ The applicant is requesting approval of a replat for the purpose of combining two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Briscoe/Hillcrest Addition*) into one (1) parcel of land (*i.e. Lot 3, Block A, Briscoe/Hillcrest Addition*). The intent of this request is for the construction of a 6,235 sq. ft. urgent care facility (*i.e. Care Now*). As part of the replat the applicant will be dedicating a 44-foot wide right-of-way for the future Pinnacle Way, and abandoning the existing right-of-way for Hilltop Drive.

- ✓ A PD Development Plan (*i.e. Z2016-010*) and a site plan (*i.e. SP2016-013*) for the 6,235 SF urgent care facility were approved in 2016.

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

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 3, Block A, Briscoe/Hillcrest Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this final plat shall conform to the

requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	1/12/2017	LM
Project Number	P2017-002	**Owner**	BRISCOE, OIL INC	**Approved**		
Project Name	Lot 3, Block A, Briscoe Hillcrest Addition	**Applicant**	CLAYMOORE ENGINEERING	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	1/12/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BRISCOE/HILLCREST ADDITION	1	A	1	3152-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/12/2017	1/19/2017	1/17/2017	5	APPROVED	
ENGINEERING	Amy Williams	1/12/2017	1/19/2017	1/18/2017	6	COMMENTS	See Comments
(1/18/2017 7:29 AM AW) Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Need to add filing information on plat for all off-site easements							
FIRE	Ariana Hargrove	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	
GIS	Lance Singleton	1/12/2017	1/19/2017	1/17/2017	5	COMMENTS	
(1/17/2017 4:44 PM LS) Tie two corners to TX State Plane Coordinate System, NAD82 (4204 N Cen TX). Provide Closure Surevy Report							
PLANNING	David Gonzales	1/12/2017	1/19/2017	1/18/2017	6	COMMENTS	See comments

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

PLANNING COMMENTS - DAVID GONZALES - 01.24.2017

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of CN Rockwall Investors, LLC for the approval of a replat for Lot 3, Block A, Briscoe/Hillcrest Addition being a 1.1084-acre tract of land currently identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.
The following staff comments are to be addressed and resubmitted no later than Tuesday, February 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-002" on the lower right corner on all pages of the revised plat.
3. Correct Title Block to read as follows:

Final Plat
Briscoe/Hillcrest Addition
Lot 3, Block A
Being a Replat of
Lot 1 & Lot 2, Block A
Briscoe/HIllcrest Addition
Cabinet D, Page 245, Plat Records Rockwall County Texas
Situated in the
E. Teal Survey, Abstract No. 207
M. J. Barksdale Survey, Abstract No. 11
City of Rockwall,
Rockwall County, Texas

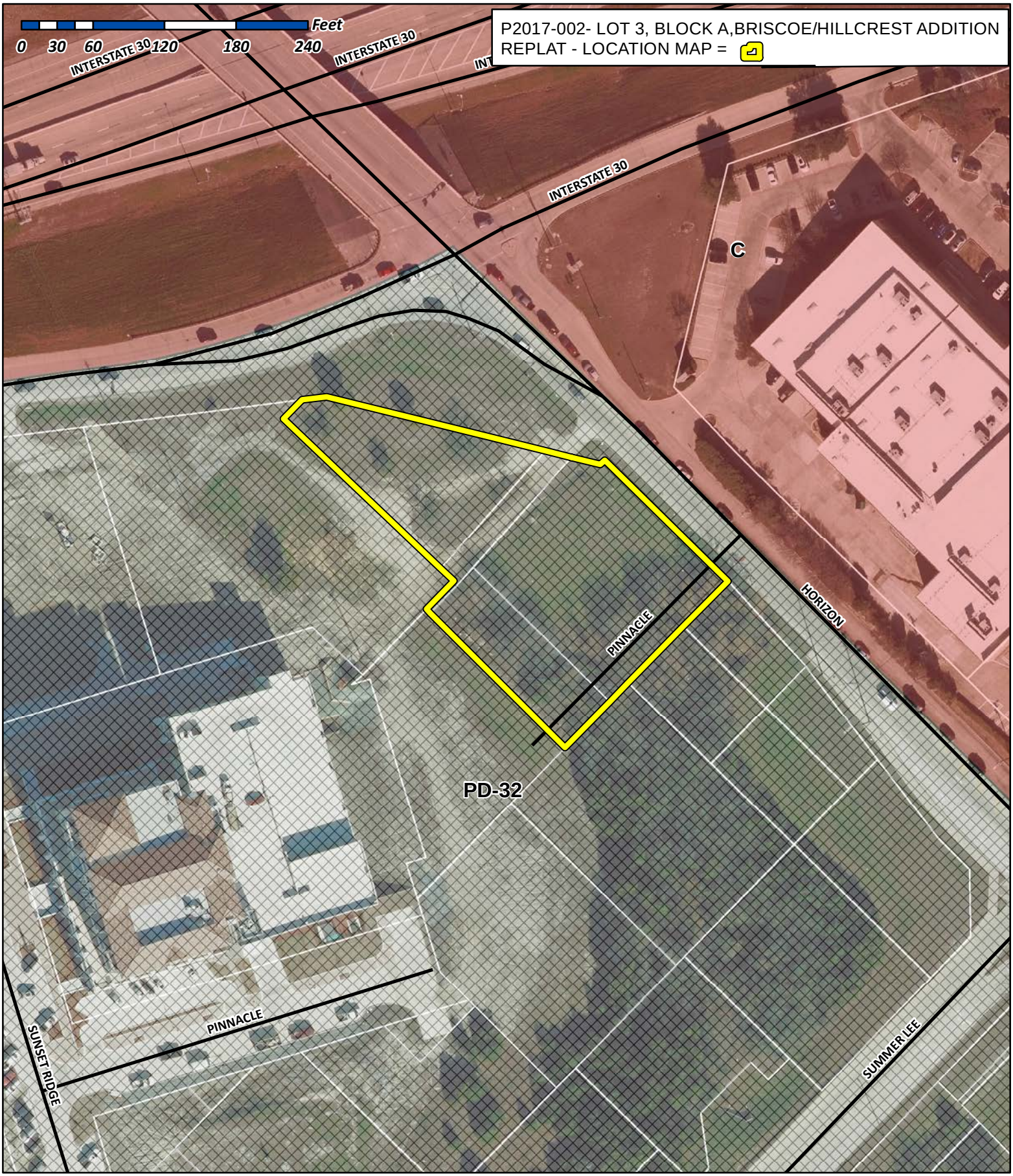
4. Correct plat to read Lot 3 (not Lot 1R).
5. Use a lighter gray scale for the abstact lines.
6. Darken font on plat for the "former" lot information (i.e. Brisco Oil, Inc., Called 0.18 acre, Lot 1, Block A)
7. Notary Certificate is not necessary when plat is stamped by Surveyor.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar forfiling purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: January 31, 2017 (6:00 p.m.)

City Council - Consent Agenda: February 6, 2017 (6:00 p.m.)



City of Rockwall

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

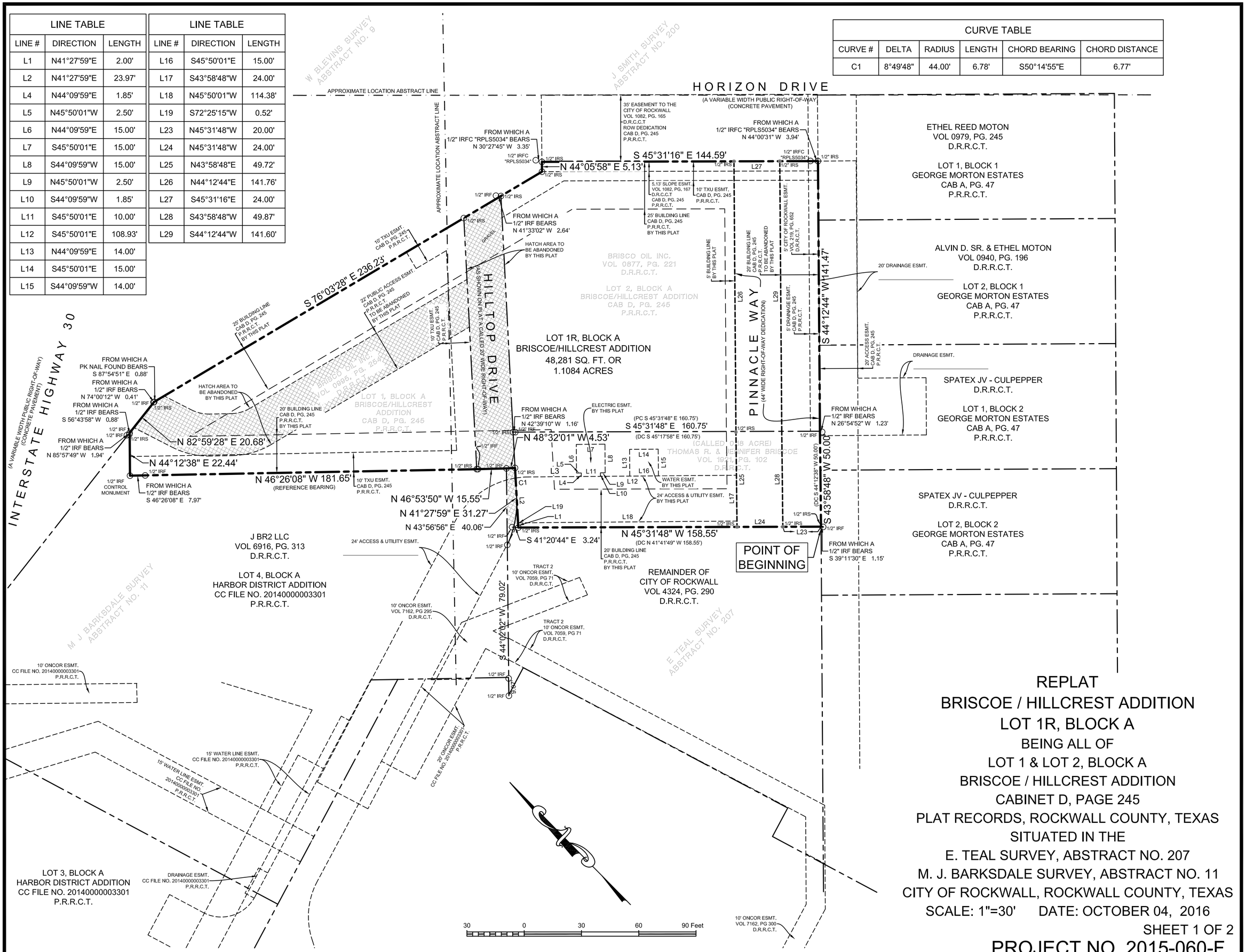
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (469) 333-8831

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N41°27'59"E	2.00'
L2	N41°27'59"E	23.97'
L4	N44°09'59"E	1.85'
L5	N45°50'01"W	2.50'
L6	N44°09'59"E	15.00'
L7	S45°50'01"E	15.00'
L8	S44°09'59"W	15.00'
L9	N45°50'01"W	2.50'
L10	S44°09'59"W	1.85'
L11	S45°50'01"E	10.00'
L12	S45°50'01"E	108.93'
L13	N44°09'59"E	14.00'
L14	S45°50'01"E	15.00'
L15	S44°09'59"W	14.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	S45°50'01"E	15.00'
L17	S43°58'48"W	24.00'
L18	N45°50'01"W	114.38'
L19	S72°25'15"W	0.52'
L23	N45°31'48"W	20.00'
L24	N45°31'48"W	24.00'
L25	N43°58'48"E	49.72'
L26	N44°12'44"E	141.76'
L27	S45°31'16"E	24.00'
L28	S43°58'48"W	49.87'
L29	S44°12'44"W	141.60'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°49'48"	44.00'	6.78'	S50°14'55"E	6.77'

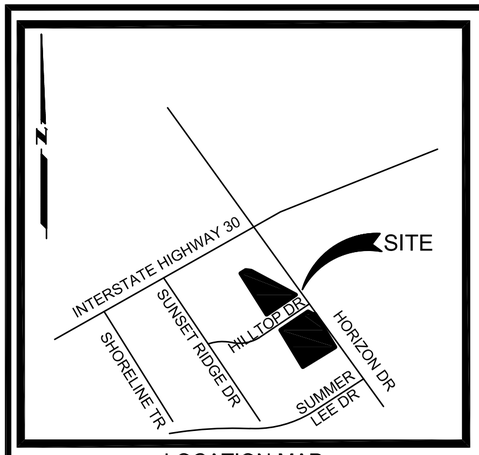


REPLAT
BRISCOE / HILLCREST ADDITION
LOT 1R, BLOCK A

BEING ALL OF
LOT 1 & LOT 2, BLOCK A
BRISCOE / HILLCREST ADDITION
CABINET D, PAGE 245
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1"=30' DATE: OCTOBER 04, 2016
SHEET 1 OF 2

PROJECT NO. 2015-060-F

VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (469) 333-8831



LOCATION MAP

N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 01/10/2017"

Candy Hone
Registered Professional Land Surveyor
Registration No.: Texas 5867
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____.

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

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Heath on the _____ day of _____, 2017.

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

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

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

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOTES:

P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRISCOE / HILLCREST ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the _____ subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

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

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

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Thomas R. Briscoe

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Thomas R. Briscoe, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2017.

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

_____
Jennifer Briscoe

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jennifer Briscoe, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____,

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

BEARING SOURCE:

THE SOUTH LINE OF LOT 1, BLOCK A, OF BRISCOE / HILLCREST ADDITION, RECORDED IN SLIDE D, PAGES 245 & 246, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
N46°26'08"W

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Briscoe Oil, Inc., Thomas R. Briscoe and Jennifer Briscoe, are the owner's of a tract of land situated in the E. Teal Survey, Abstract No. 207, in the City of Rockwall, being all of Lot 1, and Lot 2, Block A of BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet D, Page's 245, Plat Records, Rockwall County, Texas, and all of a called 0.18 acre tract of land described in a deed to Thomas R. and Jennifer Briscoe, recorded in Volume 1921, Page 102, Deed Records, Rockwall County, Texas, and a portion of Hilltop Drive, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the southerly corner of said called 0.18 acre tract, and being in the northwesterly line of Lot 2, Block 2, George Morton Estates, recorded in Cabinet A, Page 47, Plat Records, Rockwall County, Texas.

THENCE N 45°31'48" W, along the south line of said called 0.18 acre tract, a distance of 158.55 feet to a 1/2 inch iron rod set for the northwest corner of said called 0.18 acre tract;

THENCE N 41°27'59" E, along the northerly line of said called 0.18 acre tract, a distance of 31.27 feet to a 1/2 inch iron rod set for corner;

THENCE N 48°32'01" W, crossing said Hilltop Drive, a distance of 4.53 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 4, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in County Clerk's File No. 20140000003301, Plat Records, Rockwall County, Texas;

THENCE N 46°537'50" E, along the easterly line of said Lot 4, Block A, a distance of 15.55 feet to a 1/2 inch iron rod set for the southerly corner of said Lot 1, Block A;

THENCE N 46°26'08" W, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 181.65 feet to a 1/2 inch iron rod found for a common corner of said Lot 1, Block A, and aid Lot 4, Block A;

THENCE N 44°12'38" E, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 22.44 feet to a 1/2 inch iron rod set for a common corner of said Lot 1, Block A, and aid Lot 4, Block A, said point being in the south line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE N 82°59'28" E, along the common line of said Lot 1, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 20.68 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 1, Block A;

THENCE S 76°03'28" E, along the common line of said Lot 1, Block A, and the south right-of-way line of said Interstate Highway No. 30, passing the south east corner of said Lot 1, Block A, and crossing Hill Top Drive, passing the northerly northeast corner of said Lot 2, Block A, a distance of 236.23 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 2, Block A;

THENCE N 44°05'58" E, along the southeast right-of-way line of said Horizon Drive, and the northerly line of said Lot 2, Block A, a distance of 5.13 feet to a 1/2 inch iron rod set for corner;

THENCE S 45°31'16" E, along the southeast right-of-way line of said Horizon Drive, and the easterly line of said Lot 2, Block A, a distance of 144.59 feet to a 1/2 inch iron rod set for corner, said point being the southeasterly corner of said Lot 2, Block A, and being in the northerly line of Lot 1, Block 1, of said George Morton Estates;

THENCE S 44°12'38" W, along the common line of said Lot 2, Block A, and said George Morton Estates, a distance of 141.47 feet to a 1/2 inch iron rod set for the common corner of said called 0.18 acre tract, and said Lot 2, Block A;

THENCE S 43°59'05" W, along the common line of called 0.18 acre tract, and said George Morton Estates, a distance of 50.00 feet to the POINT OF BEGINNING and containing 30,910 square feet or 0.7096 acres of and more or less..

REPLAT
BRISCOE / HILLCREST ADDITION
LOT 1R, BLOCK A
BEING ALL OF
LOT 1 & LOT 2, BLOCK A
BRISCOE / HILLCREST ADDITION
CABINET D, PAGE 245
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1"=30' DATE: OCTOBER 04, 2016
SHEET 2 OF 2
PROJECT NO. 2015-060-F

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/31/2017

APPLICANT: Maria Bonilla of *Winklemann & Associates*

AGENDA ITEM: **P2017-004;** *Lots 8 & 9, Block A, The Harbor-Rockwall Addition*

SUMMARY:

Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of a replat for Lots 8 & 9, Block A, The Harbor-Rockwall Addition being a 19.013-acre tract of land currently identified as Lots 5 & 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Summer Lee Drive and Lakefront Trail, and take any action necessary.

COMMENTS:

- ✓ The applicant is requesting approval of the replat for the purpose of incorporating a portion of *Lot 7* into *Lot 5*. The intent of this change is to accommodate the future expansion of the Cinemark Theater, which is currently located on *Lot 5*. This replat will also abandon two (2) existing sewer easements, which will need to be moved to accommodate the expansion.

- ✓ Along with this replat request the applicant has submitted an amending site plan (*i.e. SP2017-006*) for the purpose of expanding the existing Cinemark Theater.

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

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *replat* for *Lots 8 & 9, Block A, The Harbor-Rockwall Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code,

the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-004	**Owner**	TF HARBOR, LLC	**Applied**	1/17/2017	LM
Project Name	Lots 8 & 9, Block A, Harbor	**Applicant**	WINKELMANN & ASSOCIATES	**Approved**		
Type	PLAT			**Closed**		
Subtype	REPLAT			**Expired**		
Status	STAFF REVIEW			**Status**	1/17/2017	LM

Site Address	City, State Zip	Zoning
SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HARBOR - ROCKWALL, THE	5	A	5	3809-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		APPROVED	
ENGINEERING	Amy Williams	1/17/2017	1/24/2017	1/18/2017	1	COMMENTS	See Comment
(1/18/2017 7:54 AM AW) Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Clarify the easement along the east/west bearing isn't being abandoned (see markup).							
FIRE	Ariana Hargrove	1/17/2017	1/24/2017	1/18/2017	1	APPROVED	
GIS	Lance Singleton	1/17/2017	1/24/2017	1/17/2017		APPROVED	
PLANNING	David Gonzales	1/17/2017	1/24/2017	1/24/2017	7	COMMENTS	See comments

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

PLANNING COMMENTS - DAVID GONZALES - 01.24.2017

Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziggler of PegasusAblon for the approval of a replat for Lots 8 & 9, Block A, The Harbor-Rockwall Addition being a 19.013-acre tract of land currently identified as Lots 5 & 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Summer Lee Drive and Lakefront Trail, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, February 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-004" on the lower right corner on all pages of the revised plat.
3. Correct Title Block to read as follows:

Final Plat
Harbor-Rockwall Addition
Lots 8 & 9, Block A
Being a Replat of Lots 5 & 7, Block A
Harbor-Rockwall Addition
Being 19.013 Acres Out of the E. Teal Survey,
Abstract No. 207 and the
H.J. Barksdale Survey,
Abstract No. 11
City of Rockwall,
Rockwall County, Texas

4. Change Lot No. on Plat to reflect Lot 8 (not 5R) and Lot 9 (not 7R).
5. Tie two corners to City monumentation.
6. Provide 3 signature lines for Mayor, City Secretary, City Engineer

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however,staff would recommend that someone be present for the meetings. If youhave any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: January 31, 2017 (6:00 p.m.)

City Council - Consent Agenda: February 6, 2017 (6:00 p.m.)



City of Rockwall

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

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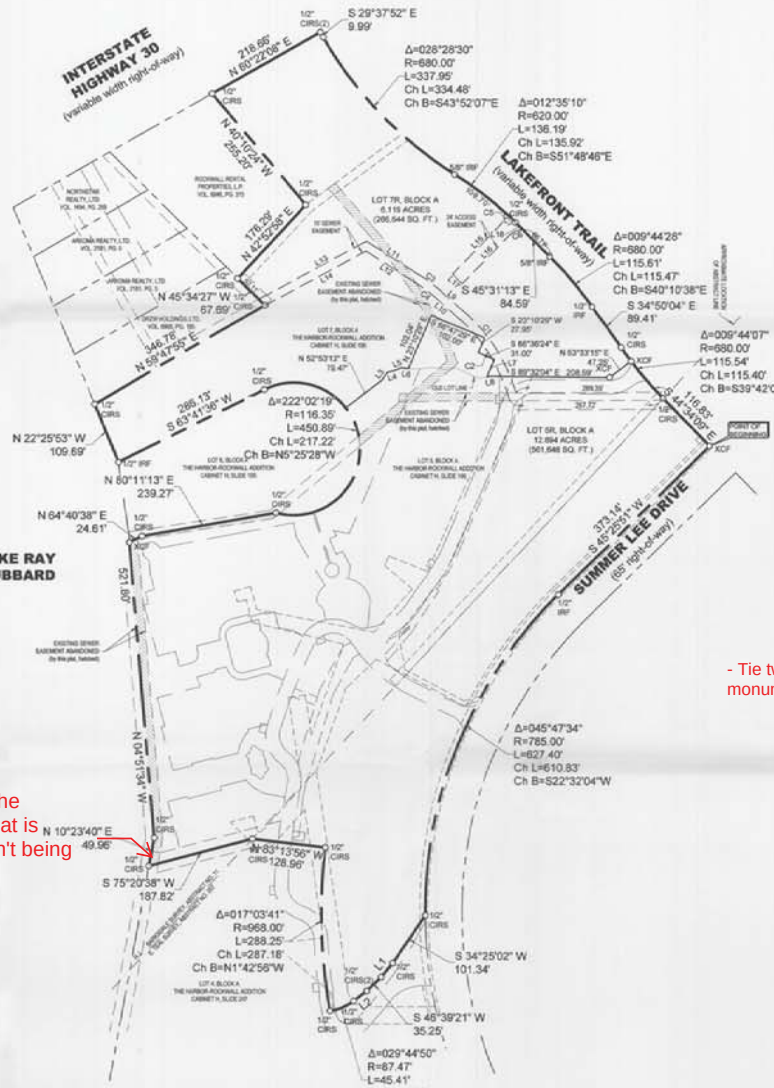
VICINITY MAP
NOT TO SCALE



ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "WA"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
MAG	MAG NAIL SET WITH SHINER
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH L	CH B
C1	31°24'18"	319.57'	175.18'	172.98'	N32°57'51"W
C2	33°17'21"	304.57'	176.98'	174.48'	N32°01'19"W
C3	6°42'18"	307.50'	46.72'	46.67'	N53°01'08"W
C4	6°42'18"	292.50'	44.44'	44.40'	N53°01'08"W
C5	37°00'51"	33.43'	21.68'	21.23'	N14°59'42"E
C6	33°21'32"	41.09'	23.92'	23.59'	S69°13'49"W
C7	2°26'54"	620.00'	26.49'	26.49'	N46°44'52"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S39°18'44"W	31.81'
L2	S52°35'47"W	29.00'
L3	N36°32'08"E	17.64'
L4	N76°08'27"E	12.97'
L5	N68°52'14"E	13.20'
L6	S82°38'15"E	11.76'
L7	S23°10'29"W	32.93'
L8	N79°07'41"E	7.21'
L9	S48°40'20"E	51.88'

LINE TABLE

LINE #	BEARING	DISTANCE
L10	S48°40'00"E	51.88'
L11	S57°22'18"E	111.07'
L12	S57°22'18"E	102.25'
L13	N61°44'00"E	214.73'
L14	N61°44'00"E	201.25'
L15	N44°06'43"E	124.03'
L16	N44°06'43"E	121.46'
L17	S45°54'17"E	24.00'
L18	N45°31'06"W	17.87'

- Tie two corners to City of Rockwall monumentation (X and Y coordinates)

Clarify that the easement that is east/west isn't being abandoned

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0040L, dated September 26, 2008, this property is within Flood Zones A and X.

Zone A - No Base Flood Elevations determined

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

REPLAT
HARBOR-ROCKWALL
BEING A REPLAT OF LOT 5 AND LOT 7, BLOCK A
HARBOR-ROCKWALL ADDITION
BEING 16.013 ACRES OUT OF THE E. TEAL
SURVEY, ABSTRACT NO. 207 and the H.J.
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PEGASUS ABLON
5222 DOUGLAS AVENUE
DALLAS, Texas 75225
(214) 696-0606

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325, Dallas, Texas 75230
(972) 490-7090 FAX (972) 490-7096
Texas Surveying, Inc. Registration No. 10194072 • Texas Engineering Firm Registration No. F-14435

E. TEAL SURVEY, ABSTRACT NO. 207 &
H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PEGASUS ABLON
8223 DOUGLAS AVENUE
DALLAS, TEXAS 75225

REPLAT
HARBOR-ROCKWALL
LOTS 5R & 7R, BLOCK A

Date : 01.06.17
Scale : 1" = 100'
File : 16609-PPLT
Project No. : 16609.00

SHEET 1 of 3

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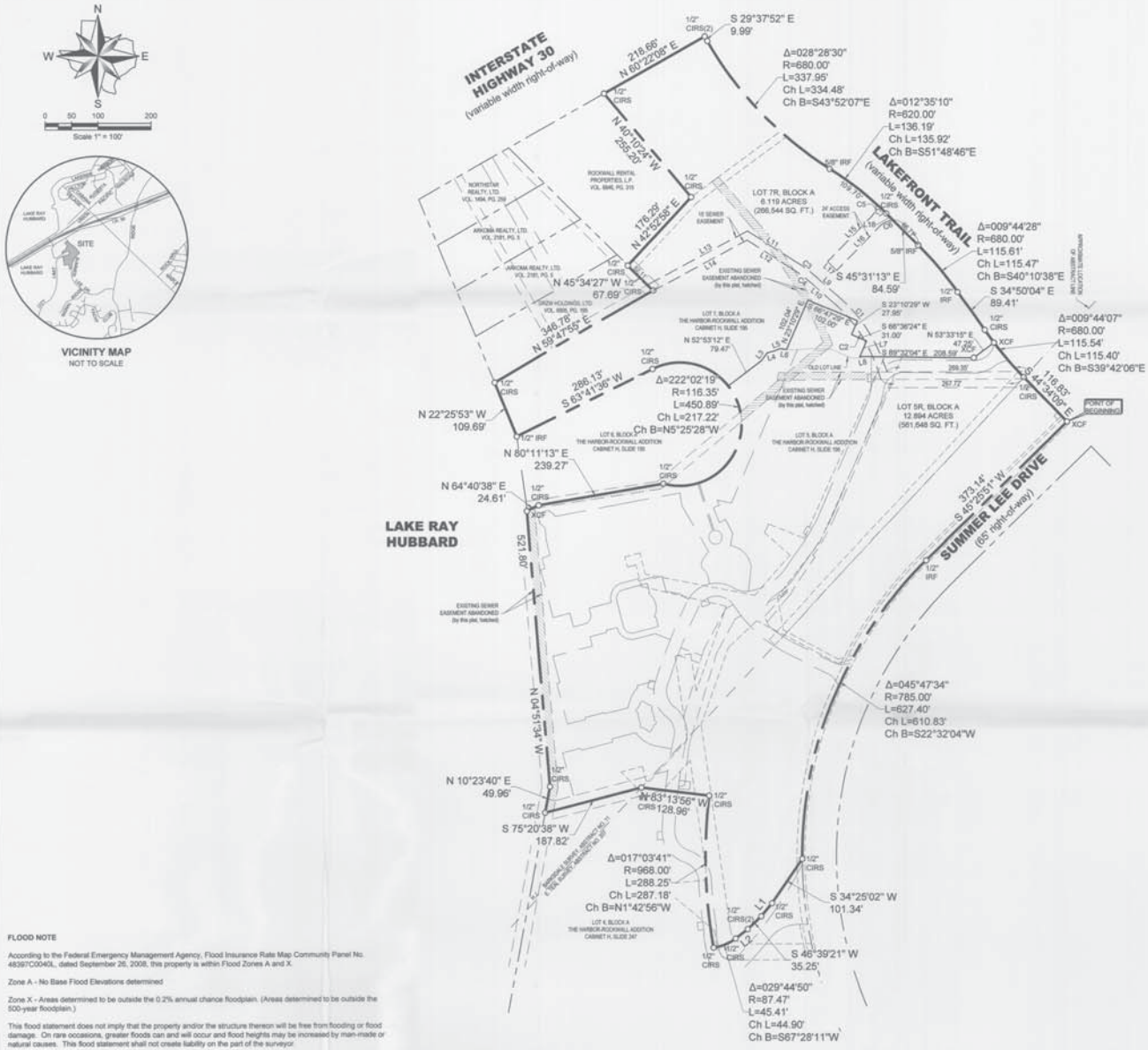

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0040L, dated September 26, 2008, this property is within Flood Zones A and X.

Zone A - No Base Flood Elevations determined

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "WAI"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
MAG	MAG NAIL SET WITH SHINER
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	31°24'18"	319.57'	175.16'	172.98'	N32°57'51"W
C2	33°17'21"	304.57'	176.96'	174.48'	N32°01'19"W
C3	8°42'18"	307.50'	46.72'	46.67'	N53°01'08"W
C4	8°42'18"	292.50'	44.44'	44.40'	N53°01'08"W
C5	37°00'51"	33.43'	21.60'	21.23'	N14°55'42"E
C6	33°21'32"	41.09'	23.93'	23.59'	S69°13'49"W
C7	2°26'54"	620.00'	26.49'	26.49'	N46°44'52"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S39°18'44"W	31.81'
L2	S52°35'47"W	29.00'
L3	N36°32'06"E	17.64'
L4	N75°08'27"E	12.97'
L5	N68°52'14"E	13.20'
L6	S82°38'15"E	11.76'
L7	S23°10'29"W	32.93'
L8	N79°07'41"E	7.21'
L9	S48°40'00"E	51.86'

LINE TABLE

LINE #	BEARING	DISTANCE
L10	S48°40'00"E	51.86'
L11	S57°22'18"E	111.07'
L12	S57°22'18"E	102.25'
L13	N61°44'00"E	214.73'
L14	N61°44'00"E	201.28'
L15	N44°05'43"E	124.03'
L16	N44°05'43"E	121.48'
L17	S45°54'17"E	24.00'
L18	N45°31'06"W	17.87'

REPLAT
HARBOR-ROCKWALL
BEING A REPLAT OF LOT 5 AND LOT 7, BLOCK A
HARBOR-ROCKWALL ADDITION
BEING 19.013 ACRES OUT OF THE E. TEAL
SURVEY, ABSTRACT NO. 207 and the H.J.
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALLCOUNTY, TEXAS

OWNER:
PEGASUS ABLON
8222 DOUGLAS AVENUE
DALLAS, Texas 75225
(214) 696-0606

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

Winkelmann & Associates, Inc.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
Texas Board of Professional Engineers, #F-2121
Texas Board of Professional Land Surveyors, #LS-100072
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E. TEAL SURVEY, ABSTRACT NO. 207 &
H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PEGASUS ABLON
8222 DOUGLAS AVENUE
DALLAS, TEXAS 75225

REPLAT
HARBOR-ROCKWALL
LOTS 5R & 7R, BLOCK A

Date : 01.06.17
Scale : 1" = 100'
File : 59809-PPLT
Project No. : 59809.00

SHEET 1 OF 3

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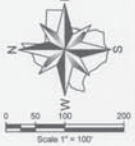



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

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CC#	COUNTY CLERK'S FILE NO.
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CIRS	IRON ROD SET W/CAP STAMPED "WAI"
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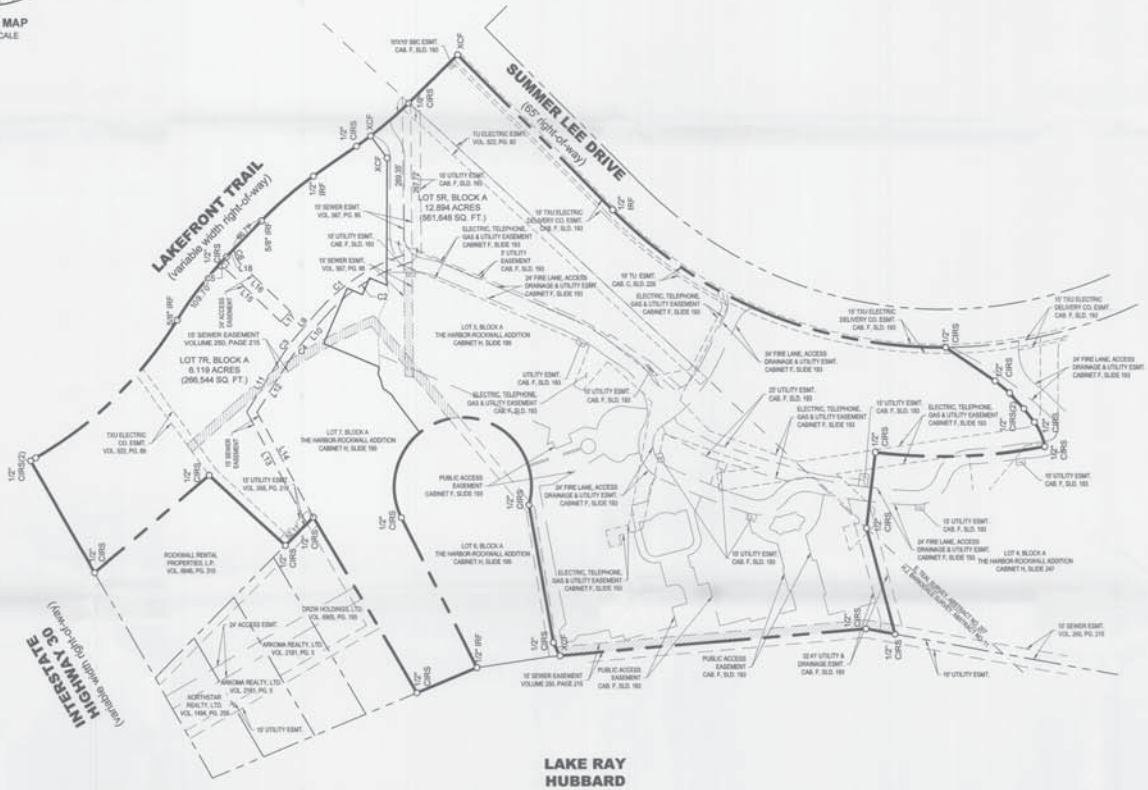

FLOOD NOTE

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HARBOR-ROCKWALL
BEING A REPLAT OF LOT 5 AND LOT 7, BLOCK A
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DALLAS, TEXAS 75230
(972) 490-7090
Texas Engineering Registration No. 00
Texas Surveying Registration Number 10
DEPARTMENT OF ENGINEERING & SURVEYING

E. TEAL SURVEY, ABSTRACT NO. 207 &
H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PEGASUS ABLON
8222 DOUGLAS AVENUE
DALLAS, TEXAS 75225

REPLAT
HARBOR-ROCKWALL
LOTS 5R & 7R, BLOCK A

Date : 12.28.16
Scale : 1" = 100'
File : 59809-PPLT
Project No. : 59809.00

SHEET
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OF
3

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OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS PEGASUS ABLON, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11, City of Rockwall, Rockwall County, Texas and being all of Lot 5 and Lot 7, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet H, Slide 195, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner, said "X" cut being the most easterly northeast corner of said Lot 5, Block A and being situated at the intersection of the southerly right-of-way line of Lakefront Trail (65' right-of-way) and the northerly right-of-way line of Summer Lee Drive (65' right-of-way);

THENCE South 45 deg 25 min 51 sec West, departing said southerly right-of-way line and along said northerly right-of-way line, a distance of 373.14 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the left having a radius of 785.00 feet, a central angle of 45 deg 47 min 34 sec, a chord bearing of South 22 deg 32 min 04 sec West and a chord length of 610.83 feet;

THENCE continuing along said northerly right-of-way line and along said curve to the left, an arc distance of 627.40 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 34 deg 25 min 02 sec West, departing the northerly right-of-way line of said Summer Lee Drive, a distance of 101.34 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 39 deg 18 min 44 sec West, a distance of 31.81 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 46 deg 39 min 21 sec West, a distance of 35.25 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 52 deg 35 min 47 sec West, a distance of 29.00 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right having a radius of 57.47 feet, a central angle of 29 deg 44 min 50 sec, a chord bearing of South 67 deg 28 min 11 sec West and a chord length of 44.60 feet;

THENCE along said curve to the right, an arc distance of 45.41 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a non-tangent curve to the right having a radius of 968.00 feet, a central angle of 17 deg 03 min 41 sec, a chord bearing of North 01 deg 42 min 56 sec West and a chord length of 287.18 feet;

THENCE along said non-tangent curve to the right, an arc distance of 288.25 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 83 deg 13 min 56 sec West, a distance of 128.96 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 75 deg 20 min 38 sec West, a distance of 187.82 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 10 deg 23 min 40 sec East, a distance of 49.96 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 04 deg 51 min 34 sec West, a distance of 521.80 feet to an "X" cut in concrete found for corner;

THENCE North 64 deg 40 min 36 sec East, a distance of 24.61 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 80 deg 11 min 13 sec East, a distance of 238.27 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a non-tangent curve to the left having a radius of 116.35 feet, a central angle of 222 deg 02 min 19 sec, a chord bearing of North 05 deg 25 min 28 sec West and a chord length of 217.22 feet;

THENCE along said non-tangent curve to the left, an arc distance of 450.89 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 63 deg 41 min 36 sec West, a distance of 286.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 22 deg 25 min 53 sec West, a distance of 109.69 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 59 deg 47 min 55 sec East, a distance of 346.78 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 45 deg 34 min 27 sec West, a distance of 67.69 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 42 deg 52 min 08 sec East, a distance of 176.29 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 40 deg 10 min 24 sec West, a distance of 255.20 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 60 deg 22 min 08 sec East, a distance of 218.86 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the southerly right-of-way line of said Lakefront Trail;

THENCE along the southerly right-of-way line of said Lakefront Trail, the following:

South 29 deg 37 min 52 sec East, a distance of 9.99 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 28 deg 28 min 30 sec, a chord bearing of South 43 deg 52 min 07 sec East and a chord length of 334.48 feet;

Along said curve to the left, an arc distance of 337.95 feet to a 5/8 inch iron rod found for corner and the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 12 deg 35 min 10 sec, a chord bearing of South 51 deg 48 min 46 sec East and a chord length of 135.92 feet;

Along said curve to right, an arc distance of 136.19 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 45 deg 31 min 13 sec East, a distance of 64.59 feet to a 5/8 inch iron rod found for corner and the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 09 deg 44 min 28 sec, a chord bearing of South 40 deg 10 min 38 sec East and a chord length of 115.47 feet;

Along said curve to the right, an arc distance of 115.61 feet to a 1/2 inch iron rod found for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 09 deg 44 min 07 sec, a chord bearing of South 39 deg 42 min 06 sec East and a chord length of 115.40 feet;

Along said curve to the left, an arc distance of 115.54 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 44 deg 34 min 09 sec East, a distance of 116.83 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 19.013 acres or 828,193 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of November, 2016, utilizing a G.P.S. measurement (NAD 83) from the City of Rockwall, Texas - Control Monumentation, established May 6, 1999, Monument Nos. Reset #1 and R014.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HARBOR-ROCKWALL subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the HARBOR-ROCKWALL subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

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

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

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

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ____ day of _____, *2017.*

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

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13 and 14 of Table A thereof. The field work was completed on _____.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2017.

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

WITNESS OUR HANDS, this ____ day of _____, 2017.

_____ _____
Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation,assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

REPLAT
HARBOR-ROCKWALL
BEING A REPLAT OF LOT 5 AND LOT 7, BLOCK A
HARBOR-ROCKWALL ADDITION
BEING 19.013 ACRES OUT OF THE E. TEAL
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DALLAS, TEXAS 75230 (972) 490-7099
Texas Firm registration # 10116700
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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DALLAS, TEXAS 75225

REPLAT
HARBOR-ROCKWALL
LOTS 5R & 7R, BLOCK A

Date - 12.28.16
Scale - N/A
File - 59809-PPLT
Project No. - 59809.00

SHEET 3 OF 3

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TRAVERSE REPORT
==========

Drawing Name: HARBOR - ROCKWALL
Today's Date: 01/13/17

Traverse ID: HARBOR - ROCKWALL

Perimeter of Traverse: 5601.46
Closure in Latitude: 0.01
Closure in Departure: 0.03
Closure Bearing: N 76°10'24" E
Linear Error of Closure: 0.04
Precision: 1/148803
Area: 828211.705SF , 19.013 Acres

TRAVERSING:

Point No: NONE N -7042.5168 E -78816.509
Bear: S 45°25'51" W Ang: 0°0'0"
Azi: 225°25'51" Dist: 373.14'
Point No: NONE N -7304.3752 E -79082.336
R= 785' D= 45°47'34" T= 331.54'
L= 627.4' CH 610.83' CHBRG S 22°32'4" W
Point No: NONE N -7868.5717 E -79316.431
Bear: S 34°25'2" W Ang: 168°59'11"
Azi: 214°25'2" Dist: 101.34'
Point No: NONE N -7952.1715 E -79373.710
Bear: S 39°18'44" W Ang: 184°53'42"
Azi: 219°18'44" Dist: 31.81'
Point No: NONE N -7976.7831 E -79393.863
Bear: S 46°39'21" W Ang: 187°20'37"
Azi: 226°39'21" Dist: 35.25'
Point No: NONE N -8000.9779 E -79419.498
Bear: S 52°35'47" W Ang: 185°56'26"
Azi: 232°35'47" Dist: 29'
Point No: NONE N -8018.5933 E -79442.535
R= 87.47' D= 29°44'42" T= 23.23'
L= 45.41' CH 44.9' CHBRG S 67°28'11" W
Point No: NONE N -8035.7984 E -79484.010
R= 968' D= 17°3'41" T= 145.2'
L= 288.25' CH 287.19' CHBRG N 1°42'56" W
Point No: NONE N -7748.7409 E -79492.608
Bear: N 83°13'56" W Ang: 224°10'17"
Azi: 276°46'4" Dist: 128.96'
Point No: NONE N -7733.5435 E -79620.669
Bear: S 75°20'38" W Ang: 158°34'34"
Azi: 255°20'38" Dist: 187.82'
Point No: NONE N -7781.0652 E -79802.378
Bear: N 10°23'40" E Ang: 295°3'2"
Azi: 10°23'40" Dist: 49.96'
Point No: NONE N -7731.9251 E -79793.364
Bear: N 4°51'34" W Ang: 164°44'46"
Azi: 355°8'26" Dist: 521.8'
Point No: NONE N -7212.0007 E -79837.566
Bear: N 64°40'38" E Ang: 249°32'12"
Azi: 64°40'38" Dist: 24.61'
Point No: NONE N -7201.4746 E -79815.321
Bear: N 80°11'13" E Ang: 195°30'35"
Azi: 80°11'13" Dist: 239.27'
Point No: NONE N -7160.6948 E -79579.552

```
   R=    116.35'  D= 222°2'16" T=     302.8'
   L=    450.89'  CH    217.22' CHBRG     N 5°25'28" W
Point No: NONE  N -6944.4509  E -79600.086
   Bear:    S 63°41'36" W Ang:   343°30'23"
   Azi:   243°41'36" Dist:       286.13'
Point No: NONE  N -7071.2567  E -79856.583
   Bear:    N 22°25'53" W Ang:   273°52'31"
   Azi:    337°34'7" Dist:       109.69'
Point No: NONE  N -6969.8662  E -79898.438
   Bear:    N 59°47'55" E Ang:   262°13'48"
   Azi:    59°47'55" Dist:       346.78'
Point No: NONE  N -6795.4216  E -79598.729
   Bear:    N 45°34'27" W Ang:    74°37'38"
   Azi:   314°25'33" Dist:        67.69'
Point No: NONE  N -6748.0396  E -79647.070
   Bear:    N 42°52'58" E Ang:   268°27'25"
   Azi:    42°52'58" Dist:       176.29'
Point No: NONE  N -6618.8636  E -79527.105
   Bear:    N 40°10'24" W Ang:    96°56'38"
   Azi:   319°49'36" Dist:        255.2'
Point No: NONE  N -6423.8662  E -79691.735
   Bear:     N 60°22'8" E Ang:   280°32'32"
   Azi:     60°22'8" Dist:       218.66'
Point No: NONE  N -6315.7576  E -79501.670
   Bear:    S 29°37'52" E Ang:     270°0'0"
   Azi:    150°22'8" Dist:        9.99'
Point No: NONE  N -6324.4412  E -79496.731
   R=       680'  D= 28°28'31" T=    172.54'
   L=    337.95'  CH    334.48' CHBRG     S 43°52'7" E
Point No: NONE  N -6565.5801  E -79264.932
   R=       620'  D= 12°35'8" T=     68.37'
   L=    136.19'  CH    135.92' CHBRG     S 51°48'46" E
Point No: NONE  N -6649.6081  E -79158.102
   Bear:    S 45°31'13" E Ang:    164°6'39"
   Azi:   134°28'47" Dist:        84.59'
Point No: NONE  N -6708.8767  E -79097.747
   R=       680'  D= 9°44'28" T=     57.94'
   L=    115.61'  CH    115.47' CHBRG     S 40°10'38" E
Point No: NONE  N -6797.1025  E -79023.251
   Bear:     S 34°50'4" E Ang:    190°41'9"
   Azi:    145°9'56" Dist:        89.41'
Point No: NONE  N -6870.4907  E -78972.179
   R=       680'  D= 9°44'7" T=     57.91'
   L=    115.54'  CH     115.4' CHBRG     S 39°42'6" E
Point No: NONE  N -6959.2781  E -78898.462
   Bear:     S 44°34'9" E Ang:   170°15'55"
   Azi:   135°25'51" Dist:       116.83'
Point No: NONE  N -7042.5083  E -78816.475
```

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/31/2017

APPLICANT: Sarah Williamson of *Kimley-Horn & Associates*

AGENDA ITEM: **P2017-005;** *Lots 1 & 2, Block A, Stone Creek Grocer Addition*

SUMMARY:

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a final plat for Lots 1 & 2, Block A, Stone Creek Grocer being a replat of 0.733-acres identified as a portion of Lot 27, Block A, Stone Creek, Phase VII Addition and a final plat of 8.666-acres out of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being a total of 9.399-acres, zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*N. SH-205*], and take any action necessary.

COMMENTS:

- ✓ The applicant is requesting approval of a final plat for the purpose of selling or conveying the subject property. As part of the request, the applicant is also proposing to replat a 0.733-acre portion of Lot 27, Block A, Stone Creek, Phase VII Addition. Staff should note that the site will not be developed or permits issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Unified Development Code (UDC).

- ✓ Along with this request, the applicant has submitted a PD Development Plan (i.e. Z2016-046) and a site plan (i.e. SP2016-034) in accordance with the requirements of Planned Development District 70 (PD-70). These plans indicate intent to develop a grocery store on the subject property.

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

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat for *Lots 1 & 2, Block A, Stone Creek Grocer Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

City of Rockwall

Project Plan Review History

Project Number	P2017-005	**Owner**	STONE, CREEK SF LTD	**Applied**	1/18/2017 LM
Project Name	Stone Creek Grocery Addition	**Applicant**	KIMLEY-HORN AND ASSOCIATES	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	1/18/2017 LM

Site Address	City, State Zip	Zoning
HAYS RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
QUAIL RUN RETAIL	3	NULL	3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/18/2017	1/25/2017	1/19/2017	1	APPROVED	
ENGINEERING	Amy Williams	1/18/2017	1/25/2017	1/20/2017	2	COMMENTS	See Comments/Markups
FIRE	Ariana Hargrove	1/18/2017	1/25/2017	1/20/2017	2	APPROVED	
GIS	Lance Singleton	1/18/2017	1/25/2017	1/20/2017	2	APPROVED	
PLANNING	David Gonzales	1/18/2017	1/25/2017	1/18/2017		COMMENTS	See comments

(1/20/2017 10:56 AM AW)
Need to show the other side of the flood plain that is in Lot 2
Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)
Dedicate "drainage/detention easement to be maintained, replaced, and repaired by the property owner" (see markup)
Remove abandoned easement (see markup)
Revise the recording information on Lot 27, Block A (see markup)

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

PLANNING COMMENTS - DAVID GONZALES - 01.18.2017

Discuss and consider a request by ....., and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, February 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-005" on the lower right corner on all pages of the revised plat.
3. Correct Title Block to read as follows:

Final Plat of
Lots 1 & 2, Block A
Stone Creek Grocer Addition
Being a _-Acre Tract of Land out of the
S. King Survey, Abstract No. 131
And a Replat of
A _-Acre Portion of Lot 27, Block A
Stone Creek, Phase VII
City of Rockwall,
Rockwall County, Texas

4. Correct Notes for #1 to read as follows:

Note:
1) This Final Plat is for conveyance purposes only and not for the development of the subject property.

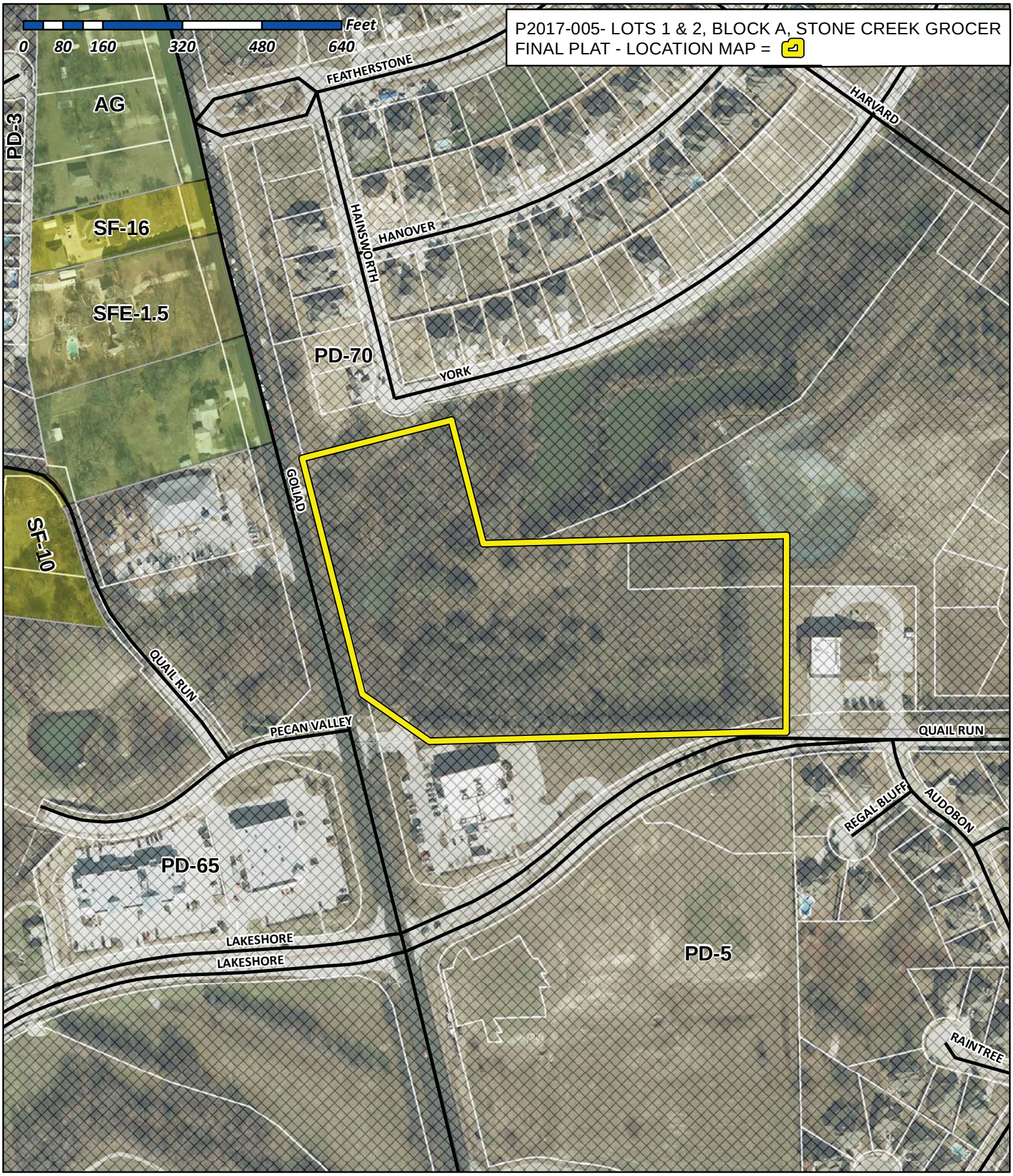
5. Notary Certificate is not necessary when plat is stamped by Surveyor.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: January 31, 2017 (6:00 p.m.)

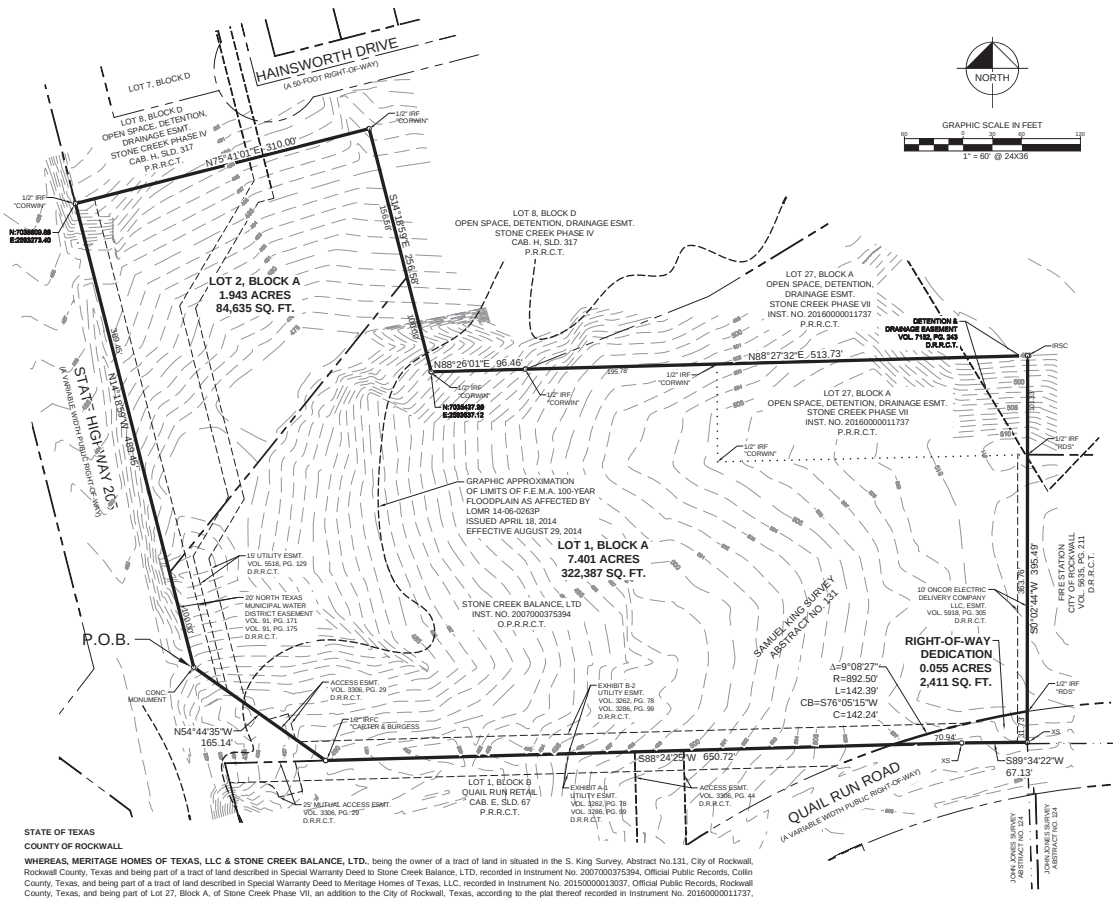
City Council - Consent Agenda: February 6, 2017 (6:00 p.m.)



City of Rockwall

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

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



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, MERITAGE HOMES OF TEXAS, LLC & STONE CREEK BALANCE, LTD., being the owner of a tract of land in situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 20070000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 489.45 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for the most westerly southwest corner of Lot 8, Block D of Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE departing said east right-of-way line and with the south lines of said Lot 8 the following courses and distances, to wit:

North 75°41'01" East, a distance of 310.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;
South 14°18'59" East, a distance of 256.58 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;
North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 27;

THENCE with the south line of said Lot 27 part of the way, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for an angle point in the south line of said Lot 27, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet a 1/2-inch iron rod with plastic cap stamped "RDS" found at the northwest corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet a 1/2-inch iron rod with plastic cap stamped "RDS" found at the southwest corner of said Quail Run Fire Station, being in the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to an "X" cut in concrete;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to an "X" cut in concrete for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 9.399 acres or 409,432 square feet of land.

All bearings shown are based on grid north and referenced to City of Rockwall Monuments R003 and R018 ot the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998540.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Stone Creek Grocer** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Stone Creek Grocer** subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

By:_____

Printed Name:_____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

STONE CREEK BALANCE, LTD., a Texas limited partnership

By:_____

Printed Name:_____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dana Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2017.

_____
DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
972-770-1300
dana.brown@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

VICINITY MAP

N.T.S.



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
D.R.D.C.T. = DEED RECORDS OF ROCKWALL COUNTY,TEXAS
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT
2. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Plano. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

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

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

CONVEYANCE PLAT
STONE CREEK GROCER
LOTS 1-2, BLOCK A
BEING
PART OF LOT 27, BLOCK A
STONE CREEK PHASE VII
9.399 ACRES OUT OF
S. KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	DAB	DEC. 2016	064500153	1 OF 1

DWG NAME: K:\DAL_SURVEY\064500153\1-CAD\ROCKWALL #4\SHEETS\064500153-ROCKWALL-COS_CP.DWG PLOTTED BY: BROWN, DANA 10/12/2017 2:51PM LAST SAVED: 10/12/2017 1:51PM

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/31/2017

APPLICANT: David Smith

AGENDA ITEM: **SP2017-005;** 602 N. Goliad

SUMMARY:

Discuss and consider a request by David Smith on behalf of Barbara Criswell for the approval of a site plan converting an existing single-family structure into a medical office building on a 0.344-acre tract of land described as Lot 2 of the Barnes Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the N. Goliad Corridor Overlay (NGC OV) District, addressed as 602 N. Goliad Street [SH-205], and take any action necessary.

PURPOSE:

The applicant is requesting approval of a Site Plan for the purpose of converting an existing single-family structure into a medical office building. According to the Rockwall Central Appraisal District (RCAD), the existing structure is ~1763 sq. ft. The proposed medical office building is situated on a 0.344-acre parcel of land [*i.e. Lot 1, Barnes Addition*] and is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and lies within the N. Goliad Corridor (NGC OV) District. The site is addressed as 602 N. Goliad Street.

The Residential Office (RO) District recognizes the existence of older residential areas of the city where homes have been converted from single-family residences to low-intensity office uses in order to extend the economic life of these structures. The proposed medical office use is in compliance with the intent of the Residential Office (RO) District as stipulated in the UDC.

The North Goliad Corridor Overlay (NGC OV) District was established to protect the scenic historic qualities through the use of additional development criteria. This district establishes design standards to guide the new construction, conversion, and rehabilitation of existing buildings, streetscapes, and architectural styles consistent with the historic residential homes and businesses located along the corridor. With that being said, the proposed medical office building will utilize an existing home with minimal changes to the exterior of the structure. Additionally, the proposed building elevations including the siding (i.e. 100% hardy board or similar cementaceous material) are consistent with the neighboring structures in Planned Development District 50 (PD-50).

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a medical office building is permitted by right in a Residential-Office (RO) District and will not require any additional approval from the Planning and Zoning Commission. The submitted site plan and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in Planned Development District 50 (PD-50) and zoned for Residential-Office (RO) District land uses. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*~15,000 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*~75-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*~200-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*25-Feet; In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*30-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[1]	*X>10-Feet; In Conformance*
Maximum Building Height	*36-Feet*	*17-Feet; In Conformance*
Max Building/Lot Coverage	*40%*	*11.8%; In Conformance*
Minimum Number of Parking Spaces	*4*	*4 Provided;*

1. Except if the adjacent property is predominantly residentially zoned or residentially used, in which case the setback shall be 20-feet.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-005	**Owner**	CRISWELL, BARBARA	**Applied**	1/13/2017	LM
Project Name	602 N Goliad St	**Applicant**	GRACE CENTER	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	1/13/2017	LM

Site Address	**City, State Zip**	**Zoning**
602 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ABATE INJURY REHAB CENTER ADDN	2	NULL	2	3090-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/13/2017	1/20/2017	1/17/2017	4	APPROVED	
ENGINEERING (1/18/2017 7:18 AM AW) See markup Need 7.5' right-of-way dedication Need access easement between properties Need to remove paving as shown on markup. Show detention	Amy Williams	1/13/2017	1/20/2017	1/18/2017	5	COMMENTS	See Comments
FIRE	Ariana Hargrove	1/13/2017	1/20/2017	1/18/2017	5	APPROVED	
GIS	Lance Singleton	1/13/2017	1/20/2017	1/17/2017	4	APPROVED	
PLANNING (1/27/2017 8:28 AM KB) See markups	Korey Brooks	1/13/2017	1/20/2017	1/26/2017	13	COMMENTS	Comments

45 30 15 0 15 30 45

SCALE 1"=30'

Please show centerline for F.M. 552

F.M. 552
VARIABLE WIDTH RIGHT-OF-WAY

STATE PLANE COORDINATES
N: 7,040,279.02
E: 2,593,638.05

12' MT. ZION WATER SUPPLY CORPORATION ESMT.
VOL. 82, PG. 322
D.R.R.C.T.

STATE PLANE COORDINATES
N: 7,040,279.02
E: 2,593,638.05

POINT OF BEGINNING

1/2" IRF FOR REFERENCE BEARS
N 41°39'14" W 0.50'

N 89°09'25" E 380.81'

1/2" IRS

1/2" IRF (CM)

1/2" IRS

N 89°09'25" E 380.81'

10' UTILITY EASEMENT (BY THIS PLAT)

L12 L13 L14 L15 L3

15' UTILITY ESM'T (BY THIS PLAT)

C2 C6 C3 L4 L5

20' RIGHT-OF-WAY DEDICATION (BY THIS PLAT)

24' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

24' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

Add General Note "It shall be the policy of the City of the City of Rockwall to withold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute an representation, assurance or guarantee that any building within such a play shall be approved, authorized, or permit therefore issued, nor shall such approval constitute an representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such a plat, as required under Ordinance 83-54.

Please show centerline for Stone Creek Drive

STONE CREEK DRIVE
(100' RIGHT-OF-WAY)

(BASIS OF BEARINGS)
N 00°50'35" W 232.83'

212.83'

L2 L8 L9 L6

24' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

15' UTILITY ESM'T (BY THIS PLAT)

15' UTILITY ESM'T (BY THIS PLAT)

L10 L11

L= 26.35' C1

L=52.73' C5

L1

30' FIRELANE, UTILITY & ACCESS ESM'T (BY THIS PLAT)

30.00'

C4

L7

29.67'

15' DRAINAGE ESMT. INST. NO. 2009-00414157 O.P.R.R.C.T.

1/2" IRF (CM)

1/2" IRS

S 89°09'25" W 23.07'

L=257.21' R=700.00'
Δ=21°03'11"
CH=N80°18'55"W 255.77'

1/2" IRS

N 69°47'25" W 113.88'

1/2" IRS

S 00°50'35" E 320.47'

300.47'

Lot 1
~~**LOT 1A**~~**, BLOCK A**
MONTESSORI SCHOOL ADDITION
GROSS: 99,668 SQ.FT. / 2.29 AC.
-R.O.W. DEDICATION: 7,616 SQ.FT. / 0.17 AC.
NET: 92,052 SQ.FT. / 2.12 AC.

LOT 17, BLOCK A
STONE CREEK PHASE VI
VOL. I, PG. 161
M.R.R.C.T.

LITTLE GENIUS OF TEXAS, LLC, a Texas limited liability company
INST. NO. 20160000022883
O.P.R.R.C.T.

LOT 24

LOT 23

LOT 22

BLOCK U
STONE CREEK PHASE VI
VOL. I, PG. 161
M.R.R.C.T.

LOT 21

LOT 20

LOT 19

LOT 18

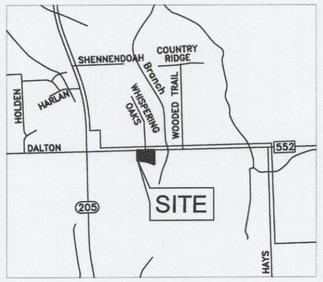
DRAINAGE & DETENTION ESMT.
VOL. 5747, PG. 100
D.R.R.C.T.

10' UTILITY ESMT.

15' BL

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.50'	N89°09'25"E
L2	78.66'	N0°50'35"W
L3	138.48'	N89°09'25"E
L4	24.00'	S0°50'35"E
L5	74.48'	S89°09'25"W
L6	84.66'	S0°50'35"E
L7	74.50'	S89°09'25"W
L8	78.66'	N0°50'35"W
L9	78.66'	S0°50'35"E
L10	29.80'	N89°08'51"E
L11	38.73'	S89°08'51"W
L12	17.50'	N89°09'25"E
L13	0.50'	N0°50'35"W
L14	15.00'	N89°09'25"E
L15	0.50'	S0°50'35"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	S44° 09' 25"W 28.28'
C2	69.12'	44.00'	90°00'00"	N44° 09' 25"E 62.23'
C3	31.42'	20.00'	90°00'00"	S44° 09' 25"W 28.28'
C4	69.12'	44.00'	90°00'00"	S44° 09' 25"W 62.23'
C5	62.83'	20.00'	180°00'00"	S89° 09' 25"W 40.00'
C6	62.83'	20.00'	180°00'02"	N89° 09' 26"E 40.00'



VICINITY MAP - NOT TO SCALE

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
	UTILITY POLE
TBM	TEMPORARY BENCHMARK

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

Please provide the case number P2017-001

Lot and Block Designation will be "Lot 1, Block A"

P2017 001

Please provide number of lots

FINAL PLAT
MONTESSORI SCHOOL ADDITION
LOT 1A, BLOCK 1
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PAGE 1 OF 2

DATE: 10/30/2016 / JOB # 1603204-1 / SCALE= 1" = 30' / DRAWN: CN

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Little Genius of Texas, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being that tract of land conveyed to Little Genius of Texas, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 20160000022883, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the Northwest corner of Lot 17, Block A of Stone Creek Phase VI, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume I, Page 161, Deed Records, Rockwall County, Texas, and lying in the South right-of-way line of F.M. 552 (variable width right-of-way);

Thence South 00 degrees 50 minutes 35 seconds East, along the West line of said Lot 17, Block A, a distance of 320.47 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the Northeast corner of Lot 18, Block U of said Stone Creek Phase VI;

Thence North 69 degrees 47 minutes 25 seconds West, along the northern line of said Block U of Stone Creek Phase VI, a distance of 113.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the beginning of a tangent curve to the left having a delta angle of 21 degrees 03 minutes 11 seconds, a radius of 700.00 feet, with a chord that bears North 80 degrees 18 minutes 55 seconds West, a chord distance of 255.77 feet;

Thence along said northern line of Block U of Stone Creek Phase VI and said tangent curve to the left, an arc length of 257.21 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS";

Thence South 89 degrees 09 minutes 25 seconds West, along the North line of Lot 24 of said Block U of Stone Creek Phase VI, a distance of 23.07 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 24, Block U, and lying in the East right-of-way line of Stone Creek Drive (100 foot right-of-way);

Thence North 00 degrees 50 minutes 35 seconds West, along said East right-of-way line of Stone Creek Drive, a distance of 232.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" at the intersection of said East line of Stone Creek Drive and said South right-of-way line of aforesaid F.M. 552;

Thence North 89 degrees 09 minutes 25 seconds East, along said South right-of-way line of F.M. 552, a distance of 380.81 feet to the POINT OF BEGINNING and containing 99,668 square feet or 2.29 acres of land.

OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

Please provide the appropriate plat wording provided in the application packet.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Little Genius of Texas, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as **MONTESSORI SCHOOL ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, parks, alleys, and easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Little Genius of Texas, LLC, a Texas limited liability company

Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

_____
Vinod Sharma
President, Little Genius of Texas, LLC,
a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Vinod Sharma, President of Little Genius of Texas, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RELEASED FOR REVIEW PURPOSES ONLY 01/05/2017

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

Approved:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of finale approval.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

_____
City Secretary
City of Rockwall, Texas

Recommended for Final Approval:

Please use the Standard City Signature Block as provided in the application packet

_____ _____
City Administrator Date
City of Rockwall, Texas

Approved:

_____ _____
Mayor Date
City of Rockwall, Texas

GENERAL NOTES:

1) Bearings and elevations are based on NAD83, North American Datum of 1983.

2) The purpose of this plat is to create 1 lot.

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President

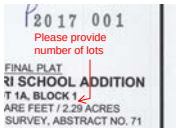
SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

FINAL PLAT
MONTESSORI SCHOOL ADDITION
Lot 1 ~~LOT 1A~~, **BLOCK 1**
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

DATE: 10/30/2016 / JOB # 1603204-1 / SCALE= 1" = 30' / DRAWN: CN

Final Plat.pdf Markup Summary

1 (9)



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Status:
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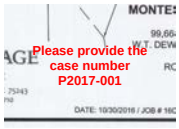
Author: kbrooks
Date: 1/26/2017 9:52:11 AM
Color:

Please provide number of lots



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Please provide the case number P2017-001



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Date: 1/26/2017 10:16:07 AM
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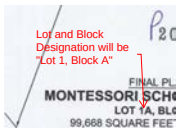
Please show centerline for Stone Creek Drive



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Lot and Block Designation will be "Lot 1, Block A"



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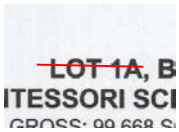
Add General Note "It shall be the policy of the City of the City of Rockwall to withold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute an representation, assurance or guarantee that any building within such a play shall be approved, authorized, or permit therefore issued, nor shall such approval constitute an representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such a plat, as required under Ordinance 83-54.



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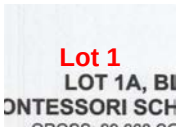

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Date: 1/26/2017 9:55:44 AM
Color:

Lot 1

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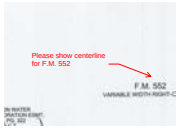

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Please show centerline for F.M. 552

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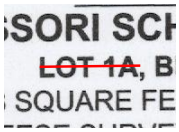
2 (5)



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Author: kbrooks
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Color:

Lot 1



Subject: Text Box
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Author: kbrooks
Date: 1/26/2017 10:34:38 AM
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Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.



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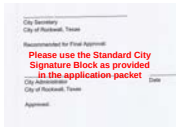
Please provide the appropriate plat wording provided in the application packet.



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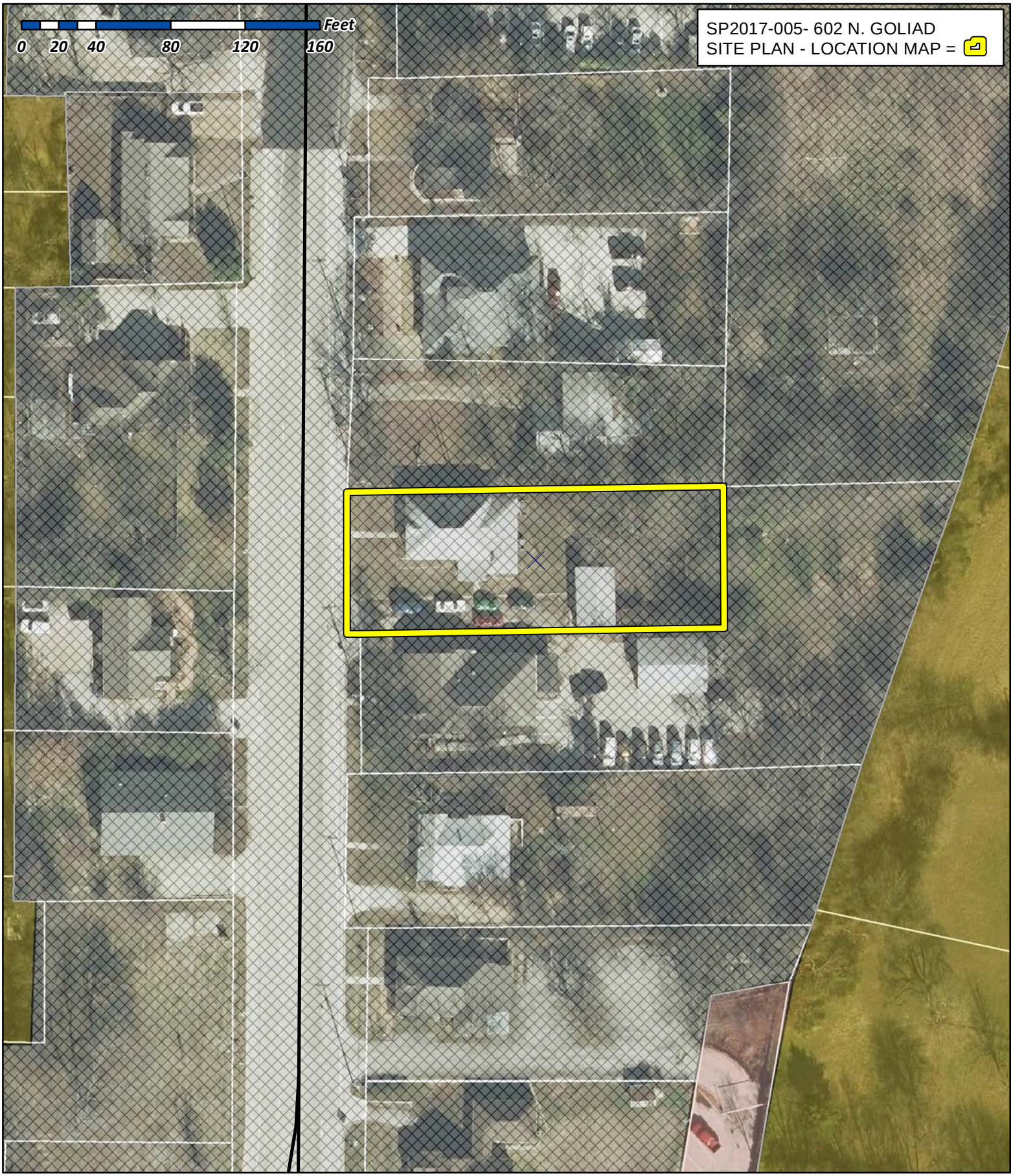
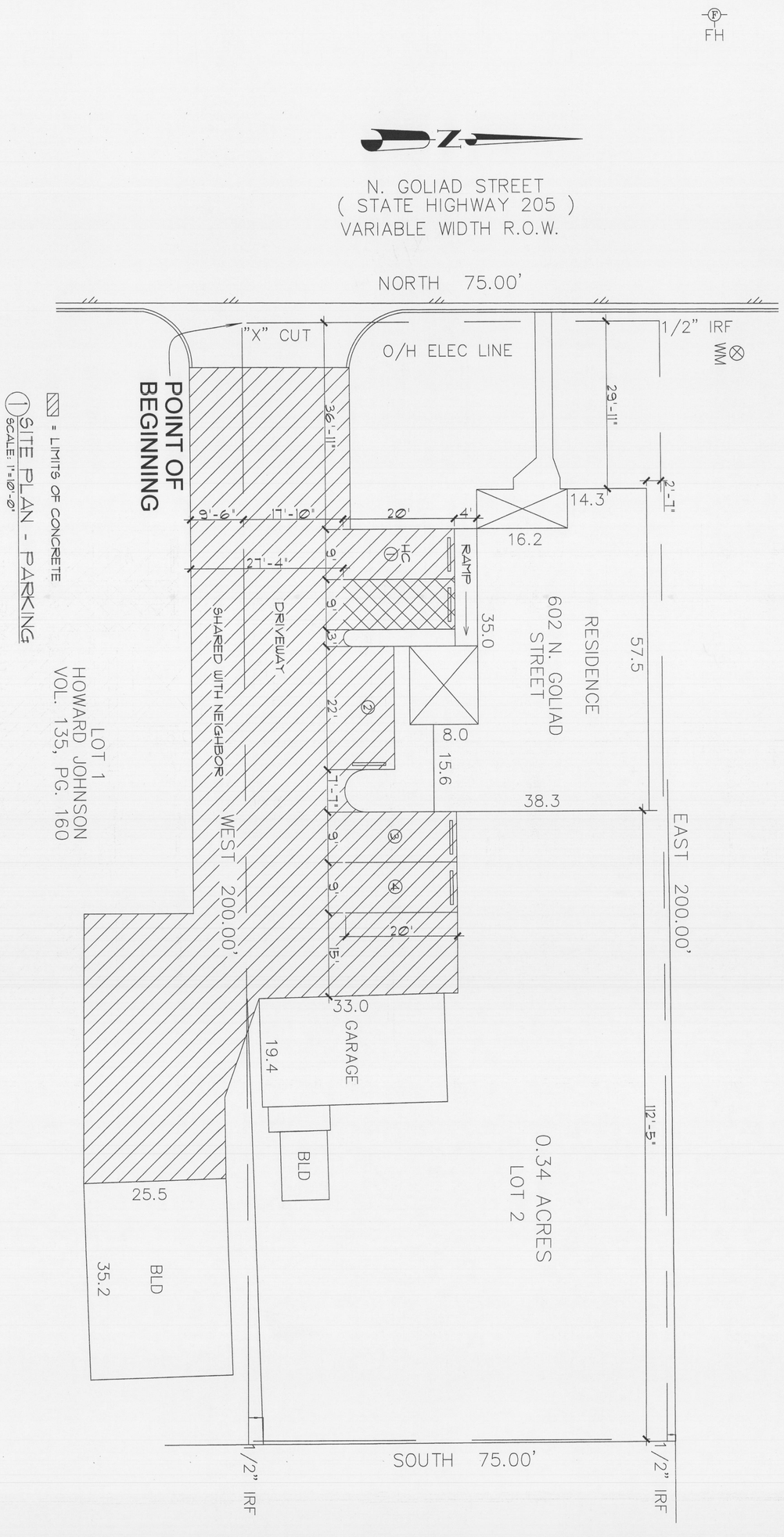
Please use the Standard City Signature Block as provided in the application packet



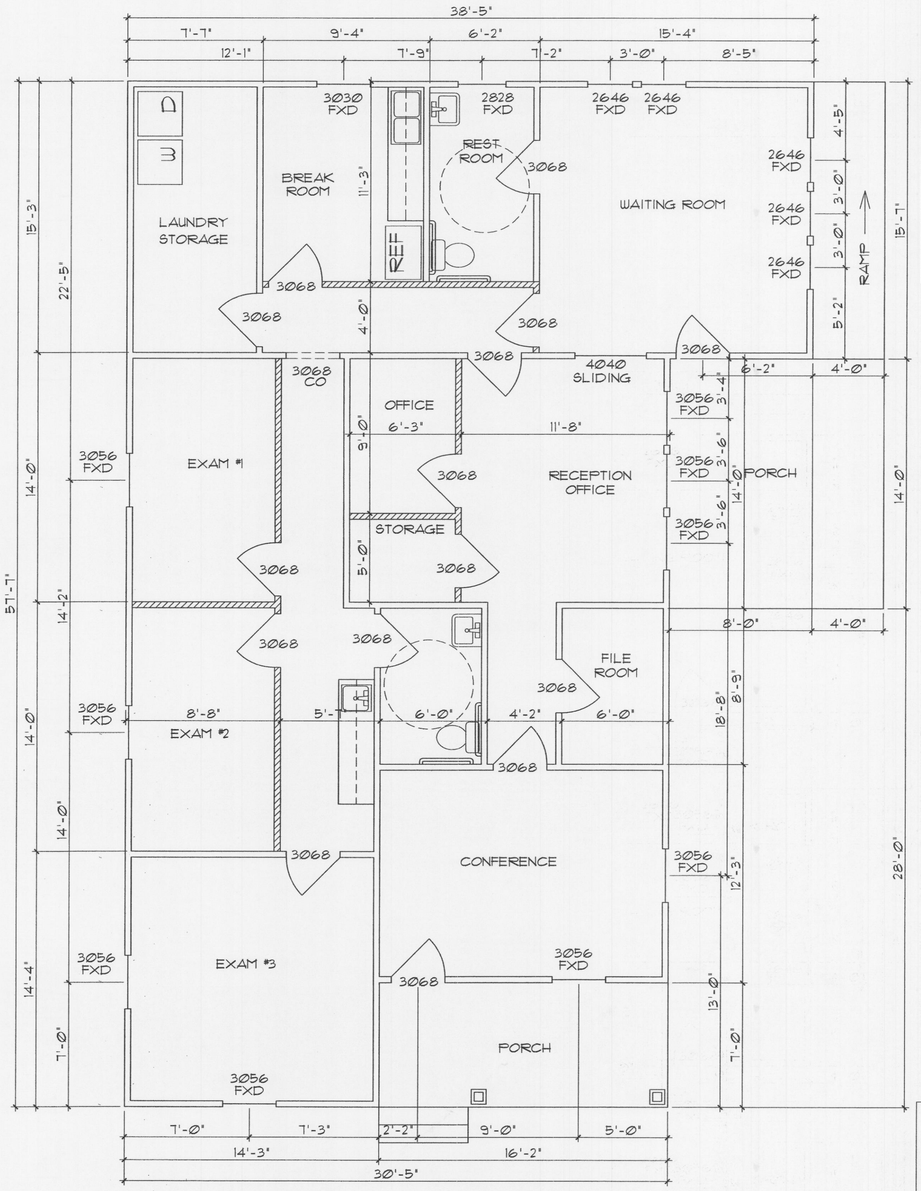
City of Rockwall

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

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



JOB NO. 1816CAD	SHEET A3	REVISION DATE:	DATE 11/08/16	SHANNON NEWSOM MARK NEWSOM CADAZIGN 3709 C.R. 2522 ROYSE CITY, TEXAS 75189 469-338-9863	TITLE: SITE PLAN - PARKING SCALE: AS SHOWN	ROCKWALL FREE CLINIC 602 NORTH GOLIAD ROCKWALL, TEXAS 75087



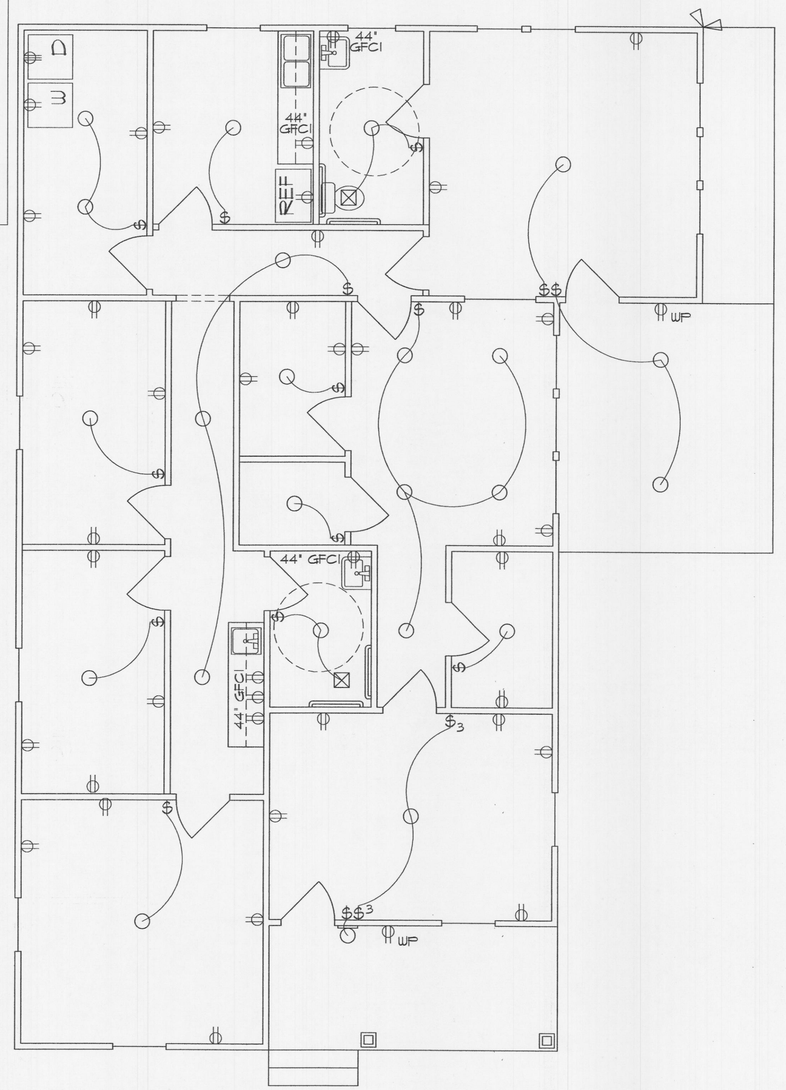
1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

- SWITCH
- D SWITCH W/ DIMMER
- 3 SWITCH - 3 WAY
- 110 OUTLET
- FP 110 OUTLET - FLOOR PLUG
- WP 110 OUTLET - WEATHER PROOF
- XX' 110 OUTLET - XX' ABOVE FINISHED FLOOR
- GFCI 110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
- CLNG 110 OUTLET - CEILING MOUNTED
- 220 OUTLET
- WALL FIXTURE
- MP MOISTURE PROOF FIXTURE
- CEILING FIXTURE
- FAN/LT CEILING FAN W/ LIGHT
- FAN CEILING FAN
- RECESSED LED
- VOICE / DATA
- EXHAUST FAN
- DISP DISPOSER
- SMOKE DETECTOR
- MS MOTION SENSOR EXTERIOR LIGHTING
- LANDSCAPE UP-LIGHTS
- UCL UNDER COUNTER LIGHT
- SPEAKER
- TV TELEVISION CABLE

▨ = NEW CONSTRUCTION

AREAS	
A/C AREA	1763#
FRONT PORCH	113#
SIDE PORCH	168#
TOTAL AREA	2044#



2 ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ROCKWALL
FREE CLINIC
602 NORTH GOLIAD
ROCKWALL, TEXAS 75087

TITLE: FLOOR PLAN / ELECTRICAL PLAN

SCALE: AS SHOWN

SHANNON NEWSOM
MARK NEWSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE: 11/08/16

REVISION DATE:

SHEET: A2

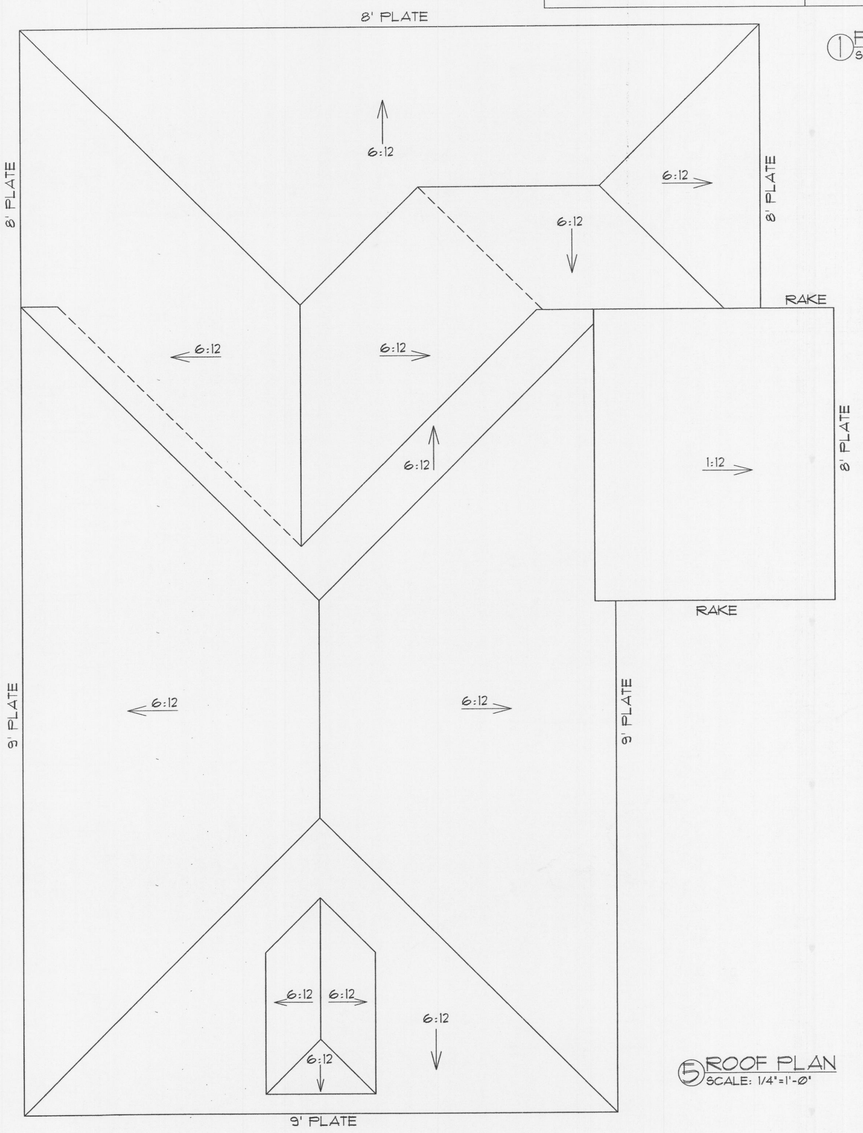
JOB NO.: 18516CAD



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



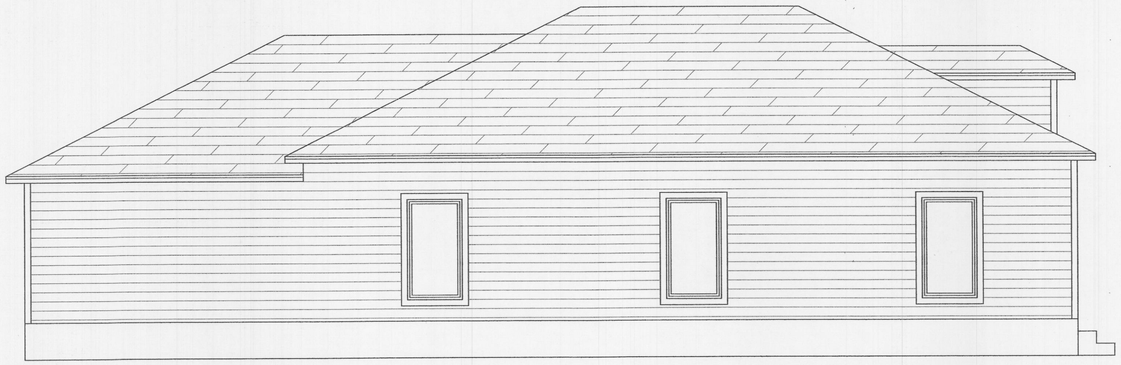
2 REAR ELEVATION
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

ROCKWALL
FREE CLINIC
602 NORTH GOLIAD
ROCKWALL, TEXAS 75087

TITLE:
ELEVATIONS & ROOF PLAN

SCALE:
AS SHOWN

SHANNON NEWSOM
MARK NEWSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
11/08/16

REVISION DATE:
.

SHEET
A1

JOB NO.
18516CAD

CITY OF ROCKWALL, TEXAS
MEMORANDUM

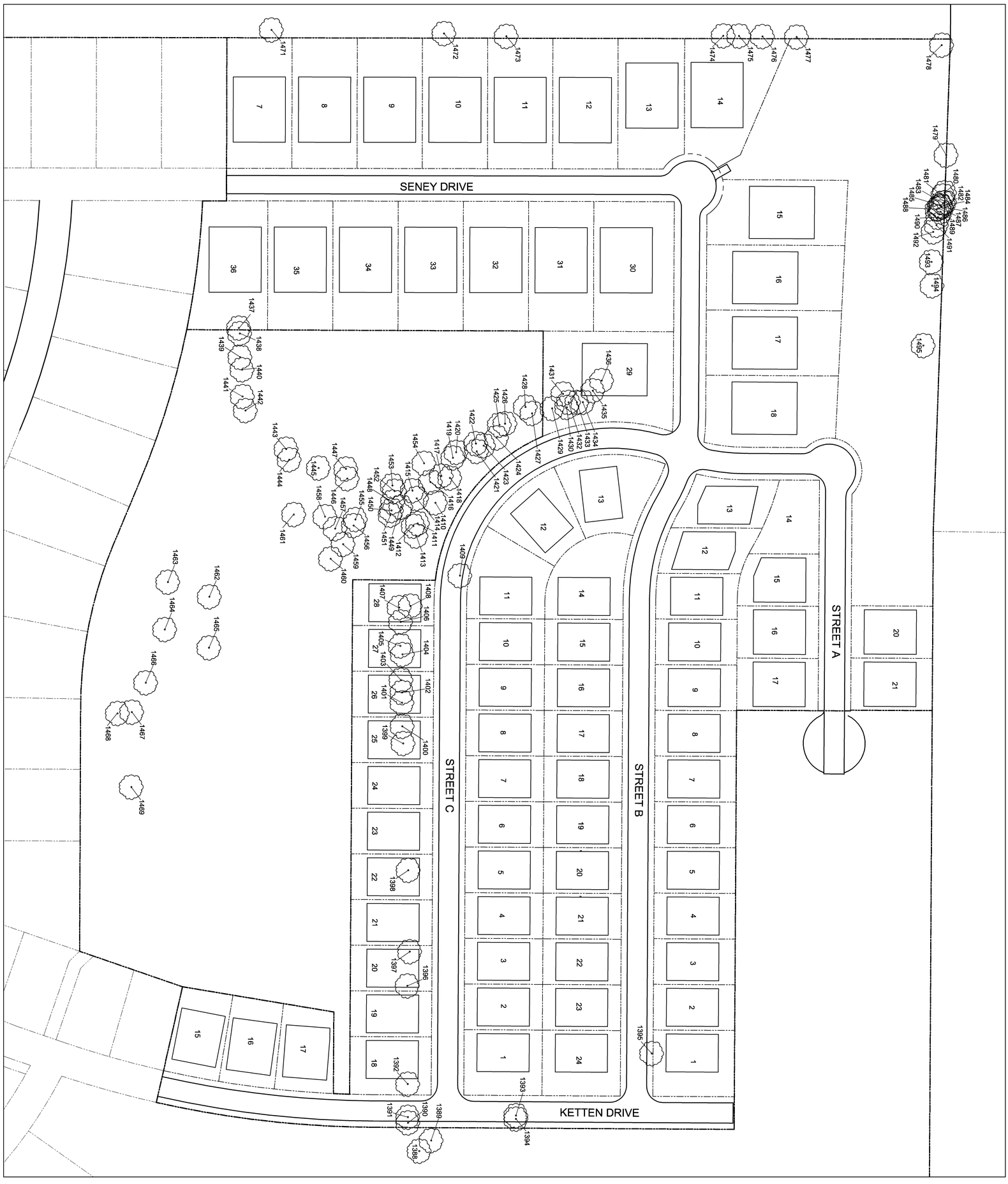
TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 31, 2017

SUBJECT: MIS2016-012; *Breezy Hill, Phase VI Tree Mitigation Plan*

On December 13, 2016, the Planning and Zoning Commission approved a tree mitigation plan showing the removal of 1,091-inches of trees for the development of *Breezy Hill, Phase VI*. Since this approval the applicant has identified an error in the plan that showed two (2) protected trees and one (1) feature tree being saved when they were actually being removed. Since these trees are defined as *Protected and Feature Trees* (*i.e. any cedar or hackberry 11-inches or greater; or, any oak, pecan or elm with a DBH of four [4] inches or greater*) in Article IX, *Tree Preservation*, of the Unified Development Code, the updated plan will require the approval of the Planning and Zoning Commission. This will not raise the total number of inches of trees being removed, which will remain at 1,091-inches. Again the applicant has indicated that they will be applying: (1) the tree balance from the landscaping provided with the amenity center (*i.e. 88-inches*), (2) the tree balance from the park improvements used with *Phase 3* (*i.e. 169-inches*), (3) remaining tree balance from *Phase 1* (*i.e. 92-inches*), (4) remaining tree balance from *Phase 7* (*i.e. 60-inches*), and (5) remaining tree balance from *Phases 2A & 2B* (*i.e. 214-inches*) to satisfy the mitigation requirements. This means that the tree balance for the entire Breezy Hill Subdivision to date is +84-inches. This balance can be carried over to future phases of the proposed subdivision. A plan showing the updated tree mitigation plan has been provided in the attached packet.



Sheet Number: TS1 of TS2 Sheets

Sheet Title:

Tree Survey & Mitigation Plan

STATE OF TEXAS
JOE D. GRUBBS
1-17-17

Breezy Hill

Phase VI

Rockwall Texas

Issued For: CONSTRUCTION
Job No. 16129
Scale 1" = 70'-0"
Drawn By: JDG
Date 1-17-2017

#	Revisions:	Date:

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1388	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1389	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1390	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1391	17"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1392	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1393	12"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1394	6"	HERCULES CLUB	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1395	42"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	84 INCHES	
1396	12"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	12 INCHES	
1397	23" M.T.	CEDAR	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	11.5 INCHES	
1398	17"	CEDAR	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1399	17"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1400	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1401	13"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	13 INCHES	
1402	14"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1403	23" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1404	11"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1405	25"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1406	17" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1407	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1408	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1409	18"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1410	30"	RED OAK	GOOD	SAVED			
1411	17"	PECAN	GOOD	SAVED			
1412	18"	PECAN	GOOD	SAVED			
1413	24"	PECAN	GOOD	SAVED			24 INCHES
1414	19"	PECAN	GOOD	SAVED			
1415	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1416	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1417	13"	PECAN	GOOD	SAVED			
1418	25"	PECAN	GOOD	SAVED			25 INCHES
1419	22"	RED OAK	GOOD	SAVED			
1420	28"	PECAN	GOOD	SAVED			28 INCHES
1421	19"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1422	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1423	10"	PECAN	LEANING	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1424	21"	HACKBERRY	LEANING TOP BROKEN	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	10.5 INCHES	
1425	15"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	7.5 INCHES	

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1426	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1427	20" M.T.	HACKBERRY	GOOD	SAVED			
1428	24" M.T.	CEDAR ELM	GOOD	SAVED			24 INCHES
1429	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1430	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1431	19"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	9.5 INCHES	
1432	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1433	28"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	28 INCHES	
1434	22"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	22 INCHES	
1435	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1436	34" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	68 INCHES	
1437	15"	CEDAR ELM	GOOD	SAVED			
1438	13"	CEDAR ELM	GOOD	SAVED			
1439	16" M.T.	CEDAR ELM	GOOD	SAVED			
1440	14"	CEDAR ELM	GOOD	SAVED			
1441	8"	CEDAR ELM	GOOD	SAVED			
1442	15"	CEDAR ELM	GOOD	SAVED			
1443	7"	CEDAR ELM	GOOD	SAVED			
1444	6"	CEDAR ELM	GOOD	SAVED			
1445	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1446	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1447	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1448	6"	CEDAR ELM	GOOD	SAVED			
1449	6"	MEXICAN PLUM	GOOD	SAVED			
1450	8"	CEDAR ELM	GOOD	SAVED			
1451	7"	CEDAR ELM	GOOD	SAVED			
1452	6"	CEDAR ELM	GOOD	SAVED			
1453	6"	CEDAR ELM	GOOD	SAVED			
1454	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1455	19"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1456	27"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	27 INCHES	
1457	25"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1458	19" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1459	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1460	37"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	74 INCHES	
1461	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1462	12"	HACKBERRY	GOOD	SAVED			
1463	20"	CEDAR ELM	GOOD	SAVED			

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1464	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1465	26"	CEDAR ELM	GOOD	SAVED			26 INCHES
1466	22"	PECAN	GOOD	SAVED			22 INCHES
1467	17"	CHITTAMWOOD	GOOD	SAVED			17 INCHES
1468	24"	PECAN	GOOD	SAVED			24 INCHES
1469	27"	CEDAR ELM	GOOD	SAVED			27 INCHES
1471	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1472	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1473	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1474	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1475	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1476	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1477	12" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1478	18"	TEXAS ASH	GOOD	SAVED			
1479	10"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1480	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1481	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1482	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1483	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1484	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1485	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1486	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1487	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1488	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1489	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1490	8"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	8 INCHES	
1491	11"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1492	9"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1493	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1494	15"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	15 INCHES	
1495	16" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8 INCHES	
					TOTAL MITIGATION 1091 INCHES REQUIRED		
					TOTAL TREES PRESERVED	318 INCHES	

MITIGATION REQUIREMENT PHASE VI

GROSS MITIGATION REQUIRED	1091 INCHES
TOTAL EARNED TREE CREDITS (318 x 20% =)	64 INCHES
NET MITIGATION REQUIRED	-1027 INCHES
LESS 2 - 3" CALIPER TREES PER LOT PHASE VI-74 LOTS (74 x 2 x 3" CALIPER=)	+474 INCHES
LESS 4" CALIPER TREES PLANTED ON RECENT AMENITY CENTER ADDITION =16 (16 x 4 =)	+88 INCHES
LESS 3" CALIPER TREES PLANTED ON RECENT PHASE 3 PARK IMPROVEMENTS =61 (61 x 3 =)	+183 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 1 (92.5 CALIPER INCHES)	+92 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 7 (60 CALIPER INCHES)	+60 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 2A&2B (214 CALIPER INCHES)	+214 INCHES
EXCESS TREE CREDITS TO BE USED IN NEXT DEVELOPMENT PAHSE	+84 INCHES

Breezy Hill
Phase VI
Rockwall Texas

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 16129
Scale
Drawn By: JDG
Date 1-17-2017

STATE OF TEXAS
JOE D. GRUBBS
1715
REGISTERED LANDSCAPE ARCHITECT
1-17-17

Sheet Title: Tree Survey & Mitigation Plan

Sheet Number: TS2
of TS2 Sheets

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/31/2017

APPLICANT: Sarah Williams *of Kimley-Horn and Associates*

AGENDA ITEM: **SP2016-034**; *PD Site Plan for a Grocery Store.*

SUMMARY:

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

PURPOSE:

An application for a PD Site Plan has been submitted for approval of a 35,962 SF grocery store on a 7.46-acre tract of land identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131 and zoned Planned Development District 70 (PD-70). The subject property is situated within the North SH-205 Overlay (*N-SH205 OV*) District and is generally located at the northwest corner of the intersection of E. Quail Run Road and N. Goliad Street [*N. SH-205*]. A PD Development Plan [*Z2016-046*] has been submitted concurrently with this request; however, the PD Development Plan must be approved prior to approval of this PD site plan. This has been added as a condition of approval and any approval by the Planning and Zoning Commission will constitute conditional approval.

With the exception of the variance requested and the items listed in the *Recommendation* section of this case memo, the submitted site plan, building elevations, photometric, treescape and landscape plans conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 70 (PD-70). A summary of the density and dimensional requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000-SF*	*7.46-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*	*28.4-ft; Approved with SUP*
Max Building/Lot Coverage	*40%*	*X<40%; In Conformance*
Minimum Masonry Requirement	*90%*	*>90%; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x=0%; Variance Requested*
Minimum Number of Parking Spaces	*144*	*194 Provided; In Conformance*

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 428-caliper inches being removed from the site. Of the trees being removed the treescape plan indicates the removalof several feature trees (*i.e. any pecan, elm, or oak*) which are considered to be protected and require the approval of the Planning and Zoning Commission for removal. Replacement of a hardwood tree requires replacement on an inch-for-inch basis. The applicant's landscape plan depicts the provision of 56, three (3) inch caliper trees leaving a mitigation balance of 260-caliper inches.

In order to satisfy the tree mitigation balance of 260-caliper inches, the applicant may choose one of the following:

a) Provide additional trees on site.
b) Provide the Parks Department with any number of trees (minimum 3 caliper inch) that totals the mitigation balance due.
c) Provide a maximum 20% of the mitigation inches in cash at $125 per caliper inch to be paid to the City's Tree Fund with the remaining balance provide in trees to the Parks Department.
d) Request an alternative tree mitigation plan to be approved by the City Council.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting the following variances and exceptions to the N. SH-205 OV and the *Unified Development Code* (UDC) for the sections outlined below. As a note, a variance request to the UDC requires passage of a simple majority vote by the City Council for approval; however, a variance to the *N. SH-205 OV District* requires passage by a ¾ majority vote of those City Council members present. The requests are as follows:

1. Art. V, Sec. 6.11.C.1a of the N. SH-205 OV requires each exterior wall to consist of 90% masonry materials, including 20% natural or quarried stone on walls which are visible from a public street or open space. The elevations as presented do not provide natural or quarried stone and do not meet the requirements of the overlay district. *Approval of the variance requested to the N. SH-205 OV requires passage by a 3/4 majority vote of City Council.*

The approval of a variance is a discretionary decision for the Planning and Zoning Commission and City Council.

ARCHITECTURAL REVIEW BOARD (ARB):

After failing to establish a quorum on December 27, 2016, the Architectural Review Board (ARB) met on January 10, 2017 to review the proposed elevations recommended to the Planning and Zoning Commission to table the item to the January 31, 2017 meeting. This would allow for the applicant to revise the elevations for the purpose of better addressing the requirements of the UDC. The ARB will review these changes on January 31, 2017 and make a recommendation to the Planning and Zoning Commission during its regularly scheduled meeting.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the N SH-205 OV and the UDC with the exception of the requested variances. Should the Planning and

Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be considered with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) The approval of this PD Site Plan shall constitute conditional approval until the approval of *Case No. Z2016-044* (*i.e. the PD Development Plan*);

3) Development of this property shall generally conform to the *PD Development Plan* as approved by *Case No. Z2016-044*;

4) Any construction or building necessary to complete this *PD Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED STAFF COMMENTS - HIGHLIGHTED

Project Number	SP2016-034	**Owner**	STONE, CREEK SF LTD	**Applied**	12/16/2016 LM
Project Name	LIDL	**Applicant**	KIMLEY-HORN AND ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/16/2016 LM

Site Address	**City, State Zip**	**Zoning**
165 E QUAIL RUN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
QUAIL RUN RETAIL	3	NULL	3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	12/16/2016	12/23/2016	12/20/2016	4	APPROVED	
ENGINEERING	Amy Williams	1/6/2017	1/13/2017	1/6/2017		COMMENTS	See Comments
(1/6/2017 10:26 AM AW) Quail Run pro-rata due Add Note: Detention maybe required after flood study is performed No walls or structures in easements. Will need to move the water line tie in (see markup) Dumpster area to drain to oil/water separator Meter size will need to be a 2" if tapping with a 2" service or tap with a 1 1/2" No grate inlets Label the area in the front that is "circled" in the markup Add note on landscaping "No trees to be planted within 5' of any utilities" Remove "potential detention area" from the flood plain. Detention isn't allowed in flood plain.							
ENGINEERING	Amy Williams	12/16/2016	12/23/2016	12/22/2016	6	COMMENTS	See Comments
(12/22/2016 8:02 AM AW) Quail Run pro-rata due Detention maybe required after flood study is performed No walls or structures in easements. Will need to move the water line tie in (see markup) Dumpster area to drain to oil/water separator Meter size will need to be a 2" if tapping with a 2" service or tap with a 1 1/2" No grate inlets Parking to be 20'x9' Label the area in the front that is "circled" in the markup Add note on landscaping "No trees to be planted within 5' of any utilities"							
FIRE	Ariana Hargrove	12/16/2016	12/23/2016				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	12/16/2016	12/23/2016	12/21/2016	5	APPROVED	See comments
(12/21/2016 8:11 AM LS) Address assignment will be: 165 E QUAIL RUN RD, ROCKWALL, TX 75087 Please contact lsingleton@rockwall.com with any questions.							
PLANNING	David Gonzales	1/5/2017	1/12/2017	1/6/2017	1	COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 01.05.2017

All staff comments are to be addressed and resubmitted for a final review by staff. Please provide three large folded copies [24" X 36" FOLDED] and one PDF version:

Planning Department General Comments are as follows:

1. PD-70 requries a PD Development Plan to be approved prior to PD site plan approval. However, the PD allows for concurrently submittal of both plans.
2. Adherence to Engineering and Fire Department standards shall be required.
3. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.
4. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES and EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.11.C.1a of the N SH-205 OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or quarried stone on walls which are visible from a public street or open space. The elevations as presented do not provide stone and does not meet this requirement.
** 2. Art V, Sec. 6.11.C.5 of the N SH-205 BY OV requires all buildings shall be architecturally finished on all four sides with the same materials, detailing, and features. The esat elevation does not meet this requirement.

** Approval of the variance requested to the N SH-205 OV requires passage by a 3/4 majority vote ofCity Council.

EXCEPTION FOR CITY COUNCIL TO CONSIDER:
****1. ArtV, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings north, south, and west elevations as submitted are not meeting the minimum requirements establish by the General Commercial District Standards for articulation.

**** Approval of the exceptions to the horizontal and vertical articulation standards of the UDC requires passage by a simple majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Truck loading dock and dumpster are not to face a public street. Requires approval by the Planning and Zoning Commission and City Council.

Building Elevations:
1. Variance's and Exception to the N SH-205 OV as stated above requires approvals as noted by the City Council (of those Council members present).
2. Provide a materials samples board for the ARB review.

Landscape Plan:
1. Meets intent of UDC as revised.

Photometric Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
1. Meets intent of UDC as revised. The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: January 10, 2017 (5:00 p.m.) [applicant to receive recommendations from ARB] Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.) City Council - Action: January 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]							
PLANNING	David Gonzales	12/16/2016	12/23/2016	12/20/2016	4	COMMENTS	See comments

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a site plan for a grocery store on 7.46-acre identified as a portion of as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.21.2016

All staff comments are to be addressed and resubmitted by Tuesday, January 3, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. PD-70 requries a PD Development Plan to be approved prior to PD site plan approval. However, the PD allows for concurrently submittal of both plans.
2. Adherence to Engineering and Fire Department standards shall be required.
3. Label revised site plan documents with "Case No. SP2016-034" at the lower right corner of each plan.
4. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.
5. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES and EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

** 1. Art V, Sec. 6.11.C.1a of the N SH-205 OV requires each exterior wall to consist of 90% masonry materials,..., including 20% natural or quarried stone on walls which are visible from a public street or open space. The elevations as presented do not provide stone and does not meet this requirement.
** 2. Art V, Sec. 6.11.C.1a of the N SH-205 OV requires each exterior wall to consist of 90% masonry materials,..., and limits stucco to 50 percent of the buildings exterior finish. Also, stucco may not be located in the first four feet above grade where visible from a street or public area. The elevations indicate stucco exceeding 50% of the required masonry standard for the east and north elevations. Also, stucco is present at grade on the east elevation.
** 3. Art V, Sec. 6.11.C.5 of the N SH-205 BY OV requires all buildings shall be architecturally finished on all four sides with the same materials, detailing, and features. The esat elevation does not meet this requirement.

** Approval of the variance requested to the N SH-205 OV requires passage by a 3/4 majority vote of City Council.

EXCEPTION FOR CITY COUNCIL TO CONSIDER:
****1. ArtV, Sec. 4.1. of the UDC - Exception to the Horizontal & Vertical Articulation Standards - the buildings north, south, and west elevations as submitted are not meeting the minimum requirements establish by the General Commercial District Standards for articulation.

**** Approval of the exceptions to the horizontal and vertical articulation standards of the UDC requires passage by a simple majority vote of City Council.

Please addressthe following Planning Comments for each plan submitted:

Site Plan:
1. Relabel title as "PD Site Plan"

2. Provide PD Development Plan elements on site plan (e.g. pedestrian orientation & accessibility, walking path, proposed access points to the site, tree & floodplain preservation, etc.)
3. Indicate and label firelane and access as: "24-ft Firelane (minimum), Utility, and Public Access Easement" or as appropriate.
4. Truck loading dock and dumpster are not to face a public street. Requires approval by the Planning and Zoning Commission.

Building Elevations:
1. Variance's and Exception to the N SH-205 OV as stated above requires approvals as noted by the City Council (of those Council members present).
2. PD-70 does not allow for outside storage, display or merchandising unless specifically shown and approved on the PD Site Plan. The cart storage area is considered outside storage and requires approval by the Planning and Zoning Commission.
3. RTU's are to be visually screened from right-of-ways and adjacent properties at the property line. Dash-in RTU's.
4. What is "R-1" TPO Roof - is this an actually roof (parrapet, mansard style) or an extension of the elevations wall? What materials are being used? What does the 39.39% represent in the materials legend?
5. Provide a materials samples board for the ARB review.

Landscape Plan:
1. Provide Sod in area's labeled as "seed" and remove the label "seed". Disturbed area's require erosion control prior to release of CO (see Engineerings standards of design).
2. Correct "Planting Notes" #9 by removing the words "grass seeding" from the statement.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall heightof 20-ft (includes pole, base, or combination thereof) per the PD Ord. standards. Provide detail for pole standard. 2. Provide cut sheets for all exterior lighting fixtures.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

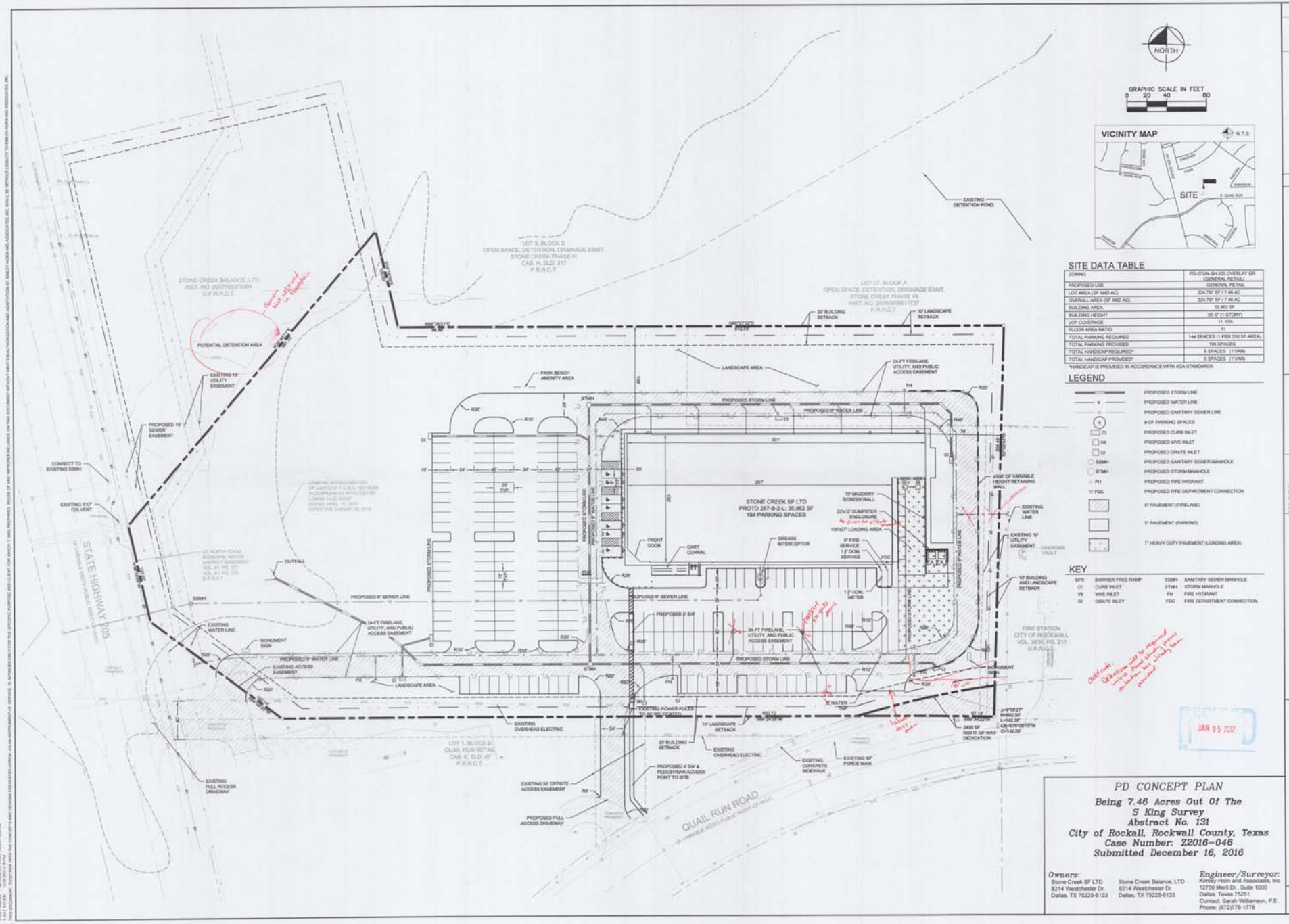
Meeting Dates to Attend:

Architectural Review Board: December 27, 2016 (5:00 p.m.) [applicant to receive recommendations from ARB]

Planning - Work Session: December 27, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Action: January 17, 2016 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]



SITE DATA TABLE

ZONING	PD-07SA-SH 205 OVERLAY GR (GENERAL RETAIL)
PROPOSED USE	GENERAL RETAIL
LOT AREA (SF AND AC)	324,797 SF / 7.46 AC
OVERALL AREA (SF AND AC)	324,797 SF / 7.46 AC
BUILDING AREA	35,962 SF
BUILDING HEIGHT	35'-0" (1-STORY)
LOT COVERAGE	11.10%
FLOOR AREA RATIO	11
TOTAL PARKING REQUIRED	144 SPACES (1 PER 250 SF AREA)
TOTAL PARKING PROVIDED	194 SPACES
TOTAL HANDICAP REQUIRED*	8 SPACES (1 VAN)
TOTAL HANDICAP PROVIDED*	8 SPACES (1 VAN)

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LEGEND

- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- # OF PARKING SPACES
- PROPOSED CURB INLET
- PROPOSED WYE INLET
- PROPOSED GRATE INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- 6" PAVEMENT (FIRELANE)
- 5" PAVEMENT (PARKING)
- 7" HEAVY DUTY PAVEMENT (LOADING AREA)

KEY

BFR	BARRIER FREE RAMP	SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET	STMH	STORM MANHOLE
WI	WYE INLET	FH	FIRE HYDRANT
GI	GRATE INLET	FDC	FIRE DEPARTMENT CONNECTION

PD CONCEPT PLAN

Being 7.46 Acres Out Of The
S King Survey
Abstract No. 131
City of Rockwall, Rockwall County, Texas
Case Number: Z2016-046
Submitted December 16, 2016

Owners:
Stone Creek SF LTD
8214 Westchester Dr.
Dallas, TX 75225-6133

Stone Creek Balance, LTD
8214 Westchester Dr.
Dallas, TX 75225-6133

Engineer/Surveyor:
Kimley-Horn and Associates, Inc
12750 Merit Dr., Suite 1000
Dallas, Texas 75251
Contact: Sarah Williamson, P.E.
Phone: (972)776-1778

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972.770.1300 FAX: 972.239.3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No. 064000193
DATE: DEC. 2016
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY:
CHECKED BY:

RETAIL
NEC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

PD CONCEPT PLAN

SHEET NUMBER
SP-1

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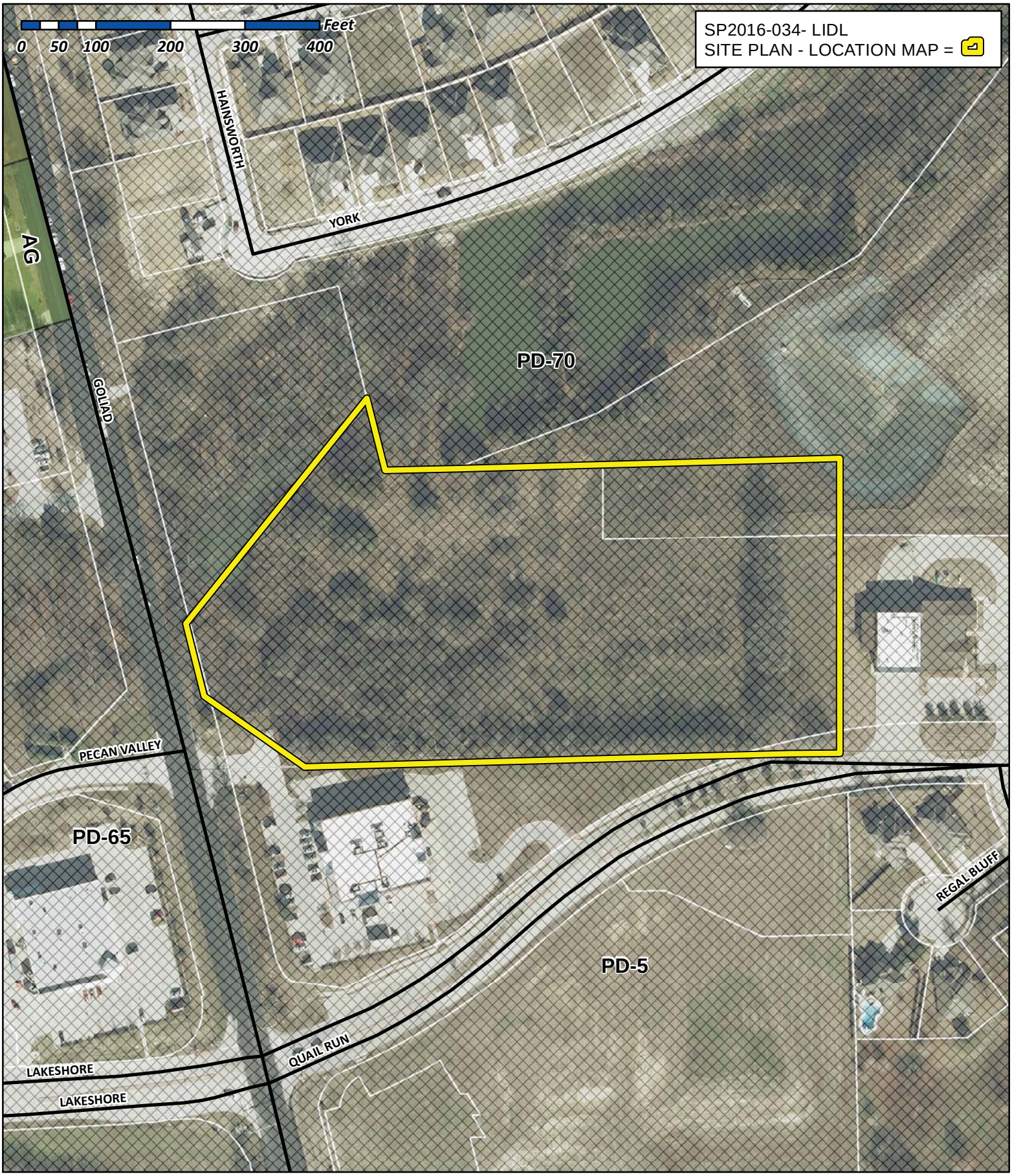
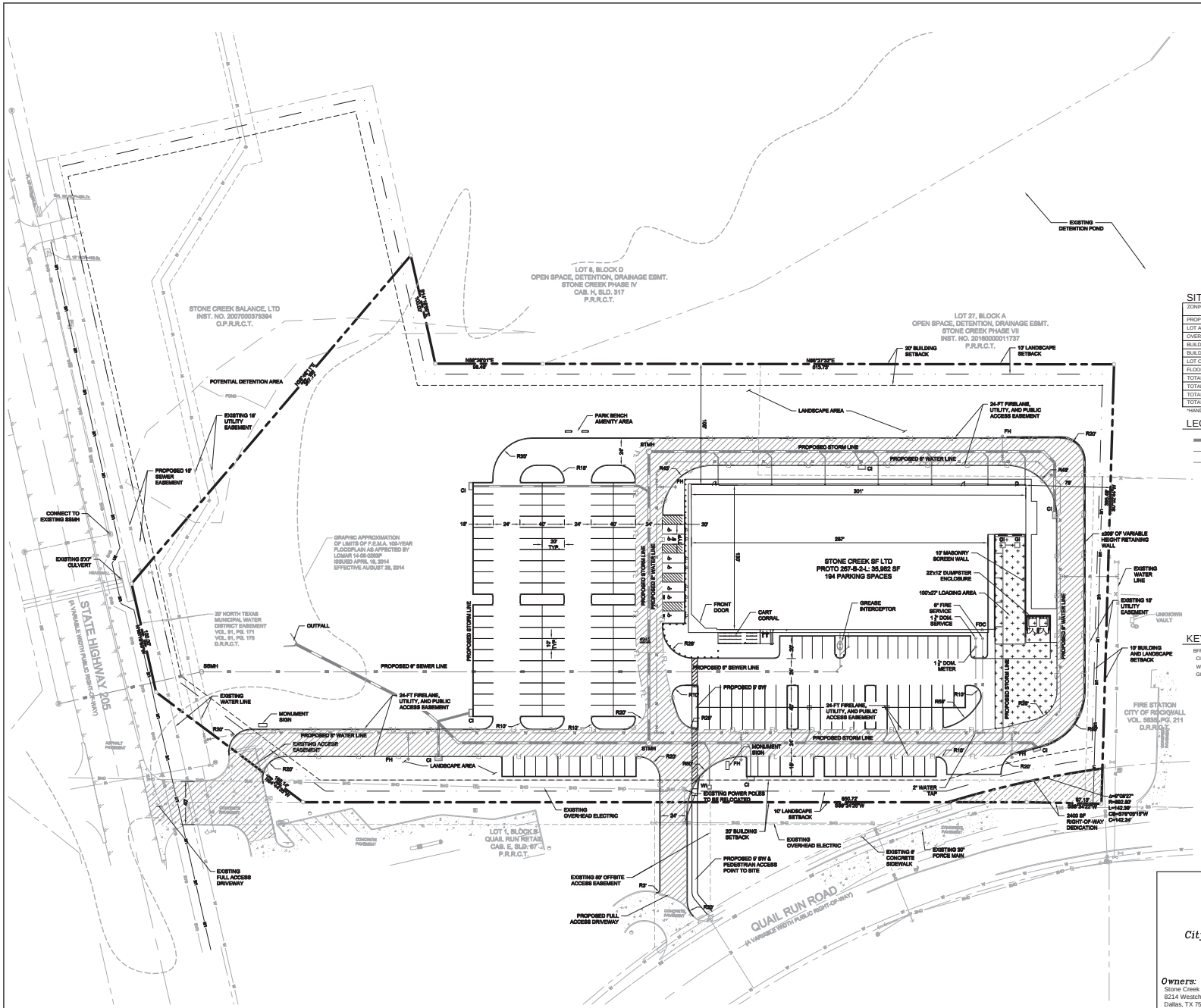


City of Rockwall

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

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



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PD SITE PLAN

Being 7.46 Acres Out Of The
S King Survey
Abstract No. 131
City of Rockall, Rockwall County, Texas
Case Number: SP2016-034
Submitted December 16, 2016
Resubmitted January 6, 2017

Owners:
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8214 Westchester Dr.
Dallas, TX 75225-6133

Stone Creek Balance, LTD
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Dallas, TX 75225-6133

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
12750 Merit Dr., Suite 1000
Dallas, Texas 75251
Contact: Sarah Williamson, P.E.
Phone: (972)776-1778

NO.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT NO: 064500153
DATE: JAN. 2017
SCALE: AS SHOWN
DESIGNED BY:
DRAWN BY:
CHECKED BY:

RETAIL
NEC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

PD SITE PLAN

SHEET NUMBER
SP-1

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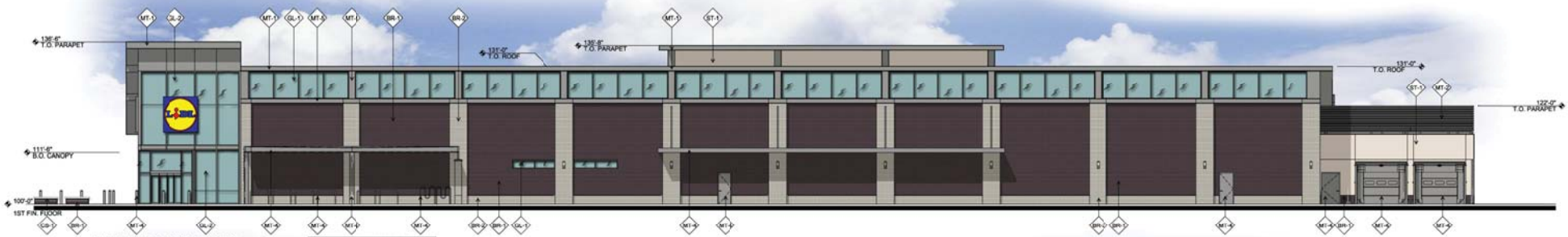
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



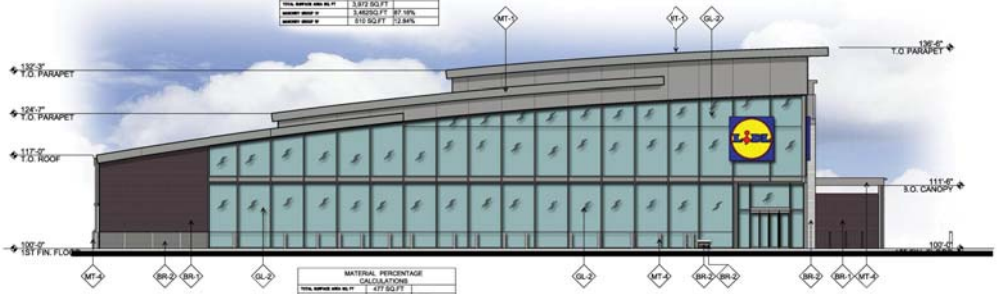
WEST ELEVATION- MAIN ENTRY

MATERIAL PERCENTAGE CALCULATIONS		
TOTAL SURFACE AREA SQ.FT	5,920 SQ.FT	
MASONRY GROUP 'A'	5402 SQ.FT	91.25%
MASONRY GROUP 'B'	518 SQ.FT	8.75%



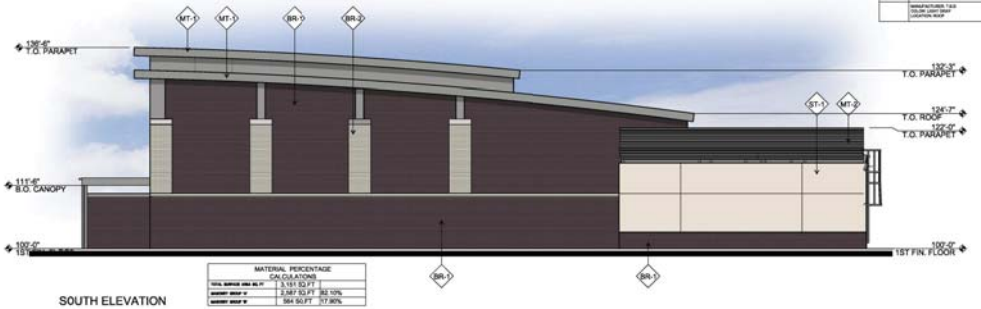
EAST ELEVATION

MATERIAL PERCENTAGE CALCULATIONS		
TOTAL SURFACE AREA SQ.FT	3,972 SQ.FT	
MASONRY GROUP 'A'	3,462SQ.FT	87.16%
MASONRY GROUP 'B'	510 SQ.FT	12.84%



NORTH ELEVATION

MATERIAL PERCENTAGE CALCULATIONS		
TOTAL SURFACE AREA SQ.FT	477 SQ.FT	
MASONRY GROUP 'A'	477 SQ.FT	100%
MASONRY GROUP 'B'		



SOUTH ELEVATION

MATERIAL PERCENTAGE CALCULATIONS		
TOTAL SURFACE AREA SQ.FT	3,151 SQ.FT	
MASONRY GROUP 'A'	2,587 SQ.FT	82.10%
MASONRY GROUP 'B'	564 SQ.FT	17.90%

MATERIAL & FINISH SCHEDULE

MATERIAL	DESCRIPTION
BR-1	BRICK TYPE A MANUFACTURER: ACME BRICK PRODUCT: DOVEWAY LOCATION: PRIMARY BRICK
BR-2	BRICK TYPE B MANUFACTURER: ACME BRICK PRODUCT: DOVEWAY LOCATION: PILASTERS & WAINSCOT
CS-1	CAST STONE
EIFS	STUCCO - 3 COAT SYSTEM MANUFACTURER: ADHERENCE OF TEXAS LUCK M PUBLIC WINDOW INSULATING ASSOCIATION (PWIA) WINDOW TYPE XX-XXX-XXXX-XXX LOCATION: LOUVERS OVER AREA = XXSQFT
MT-1	PREFINISHED METAL TRECH MANUFACTURER: BERRIDGE PRODUCT: BERRIDGE STD LOCATION: TRENCH
MT-2	METAL LOUVERS MANUFACTURER: T.B.D. PRODUCT: MANUFACTURER STD LOCATION: BORDER MECHANICAL UNITS
MT-3	MT-1A, GUTTER
MT-4	MANUFACTURER: T.B.D. PRODUCT: MANUFACTURER STD LOCATION: TRIM ELEVATION
MT-5	PAINTED STEEL CANOPY & MISC.
MT-6	MANUFACTURER: T.B.D. PRODUCT: MANUFACTURER STD LOCATION: LIGHT RETURN/CANOPY
MT-8	PRE-FINISHED METAL COPING
	MANUFACTURER: BERRIDGE PRODUCT: MEASTRIDGE SING LOCATION: TRENCH
GL-1	ALUMINUM STOREFRONT WINDOW SYSTEM
	MANUFACTURER: BANNISTER PRODUCT: CLEAR ANODIZED LOCATION: MAIN ENTRY
GL-2	ALUMINUM CURTAINWALL WINDOW SYSTEM
	MANUFACTURER: BANNISTER PRODUCT: CLEAR ANODIZED LOCATION: MAIN ENTRY
	Glass Awning
	MANUFACTURER: T.B.D. PRODUCT: MANUFACTURER STD LOCATION: WALK

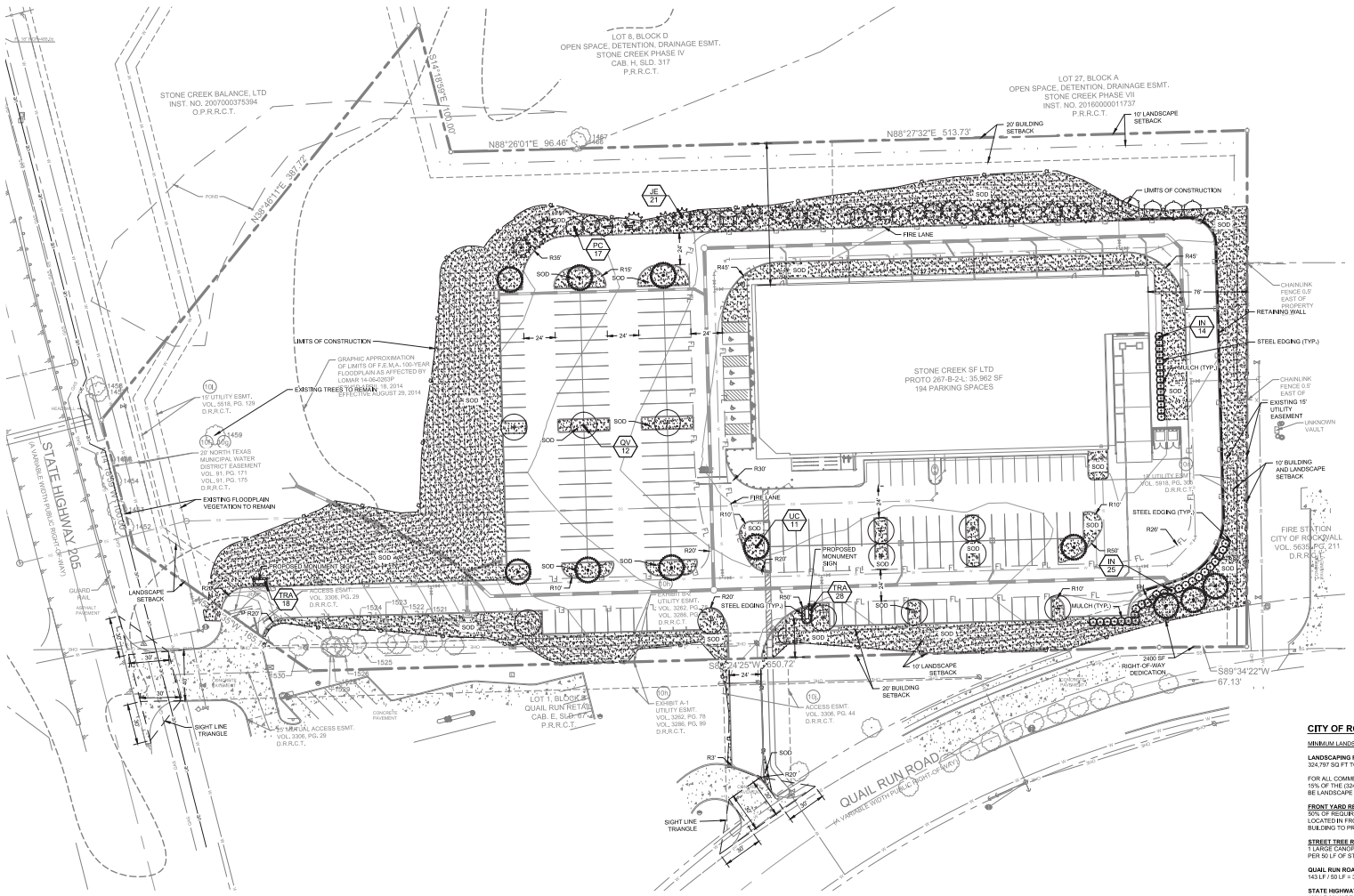
LIDL

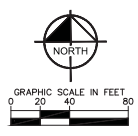
Kimely-Horn

Facade Plan

Date: 09.16.16 Scale 3/32" = 1'-0"

O'BRIEN ARCHITECTS





PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT, IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE BERMUDA SOD FOR PROPOSED LAWN AREAS, TO ALL EDGES OF PAVEMENT, AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
LANDSCAPING REQUIRED 324,797 SQ FT TOTAL SITE AREA X 15% = 48,720 SQ FT	48,720 SQ FT	163,179 SQ FT
FOR ALL COMMERCIAL PARCELS 15% OF THE (324,797SQ FT) SITE SHALL BE LANDSCAPE AREA		
FRONT YARD REQUIREMENT PER GR ZONING DISTRICT 50% OF REQUIRED LANDSCAPE MUST BE LOCATED IN FRONT YARD FROM FACE OF BUILDING TO PROPERTY LINE	24,360 SQ FT	27,004 SQ FT
STREET TREE REQUIREMENTS 1 LARGE CANOPY TREE SHALL BE PLANTED PER 50 LF OF STREET FRONTAGE		
QUAIL RUN ROAD 145 LF / 50 LF = 3 TREES	3	3
STATE HIGHWAY 205 OVERLAY 183 LF 20' WIDE BUFFER STRIP MIN.	BERM OR SHRUB PLANTING	EX TREES
183 LF / 100 LF x 2 CANOPY TREES = 4 (4" INCH) CANOPY TREES =	4	EX TREES
183 LF / 100 LF x 4 ACCENT TREES = 8 ACCENT TREES, 4" HEIGHT MIN.	8	EX TREES
PARKING LOT REQUIREMENTS THERE SHALL BE A MINIMUM OF 1 TREE PER EVERY 10 PARKING SPACES WITHIN A PARKING LOT WITH MORE THAN 20,000 SQ FT		
194 SPACES / 10 = 20 TREES	20	20
INTERIOR LANDSCAPE REQUIREMENT 5% OF THE TOTAL PARKING LOT SHALL BE LANDSCAPE 83,804 SQ FT PARKING LOT: 5% = 4,191 SQ FT	4,191 SQ FT	6,206 SQ FT
LOADING DOCK BUFFER SCREENING REQUIRED FROM ALL PUBLIC STREETS AND RESIDENTIAL DISTRICTS	YES	YES
MITIGATION MITIGATION NEEDED = 429 IN. PROPOSED ADDITIONAL PLANTING = 114 IN. MITIGATION TO BE PAID INTO FUND = 315 IN. (429 IN. - 99 IN. = 315 IN.)		

NOTES:
MINIMUM LARGE TREE CALIPER MUST BE 3" OR LARGER
SH 205 CANOPY TREES REQUIRE 4" CALIPER
SH 205 ACCENT TREES REQUIRE 4' HEIGHT
SH 205 SHRUBS REQUIRED DECIDUOUS: 15", 2-GALLON MIN.
SH 205 SHRUBS REQUIRED EVERGREEN: 12", 2-GALLON MIN.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	IN	39	Ilex x 'Nellie R Stevens' / Nellie R Stevens Holly	8' ht, 4' spr.	Full to Base, Straight
	JE	21	Juniperus virginiana / Eastern Red Cedar	3" cal, 12' ht x 4' spr	Full to Base, Straight
	PC	17	Prunus carolniana / Carolina Laurel Cherry	3" cal, 8' ht x 3' spr	Full to Base, Straight
	QV	12	Quercus virginiana / Southern Live Oak	3" cal, 12' ht x 4' spr	Full, Single Leader, Straight
	UC	11	Ulmus crassifolia / Cedar Elm	3" cal, 12' ht x 4' spr	Full, Single Leader, Straight
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	TRA	46	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	
	SOD	TBD	Cynodon dactylon/ Common Bermuda	Solid, rolled tight with sand filled joints, 100% weed/ disease/ pest free	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth min, all trees in sod to receive 4' diameter mulch ring	

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LEGEND

	PROPOSED STORM LINE
	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
FH	PROPOSED FIRE HYDRANT

No.	REVISIONS	DATE	BY

Kimley»Horn
12700 HILL CREST DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972.770.1300 FAX: 972.239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
LEAH N. CAMPBELL
LA No. 2905 Date JANUARY 2017

PROJECT No.	064500141
DATE	DECEMBER 2016
SCALE	AS SHOWN
DESIGNED BY	TJH
DRAWN BY	TJH
CHECKED BY	KLP

RETAIL
NWC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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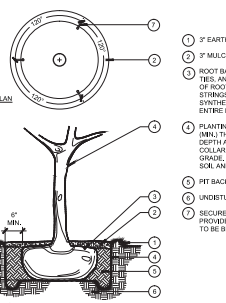
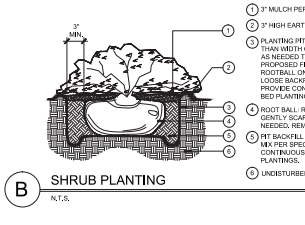


A TREE PLANTING

N.T.S.



B SHRUB PLANTING

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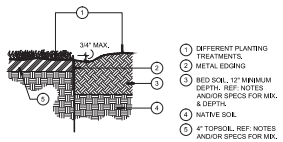

C STEEL EDGING

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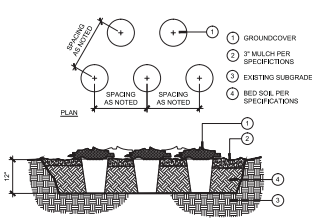


D GROUNDCOVER PLANTING

N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURIED SHALL THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY NOT SPECIFICALLY ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF THE TOP OF THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER, IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING THE PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 6.0 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ONSITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATIONS. REMOVE TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED BY ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.

4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

1. OBTAIN TOPSOIL OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.

2. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION FROM PROPERLY MAINTAINED AND ACTIVE.

3. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

5. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

F. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOD, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.

3. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.

3. COMPOST: DECOMPOSED ORGANIC MATERIAL, INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.

4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.

5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.

6. WORM CASTINGS: EARTHWORMS.

G. INORGANIC SOIL AMENDMENTS

1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.

2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.

3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.

4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.

5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

H. PLANTING SOIL MIX

1. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

2. SOD/SEED AREA TOPSOIL

ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 95.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE RE-DISTRIBUTED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER. IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 5-5-5 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE WATERFORM PLANTING TABLETS (21 GRAM OR EQUAL). THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURERS.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. WATER AND SPRAYING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING DUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT (WILTPRUF OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN, PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR; QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH STRAIGHT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR CONSTRUCTION MATERIALS, BALL WRAPPING, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER AND SHALL FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIVEROCK AND LIVEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN SOIL FROM ONSITE EXCAVATION, TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. LIVEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSTING DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS SUSTAINED IN GOOD HORTICULTURAL PRACTICE SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION, TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "LETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS, "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL PLANT
- THREE (3) TABLETS PER 3 GAL PLANT
- FOUR (4) TABLETS PER 15 GAL PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED, TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET, PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. "TILL INTO TOP 4" OF THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF SPECIFIED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS, PRIOR TO FINAL INSPECTION. TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE AFFILIATED DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REPAIRED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

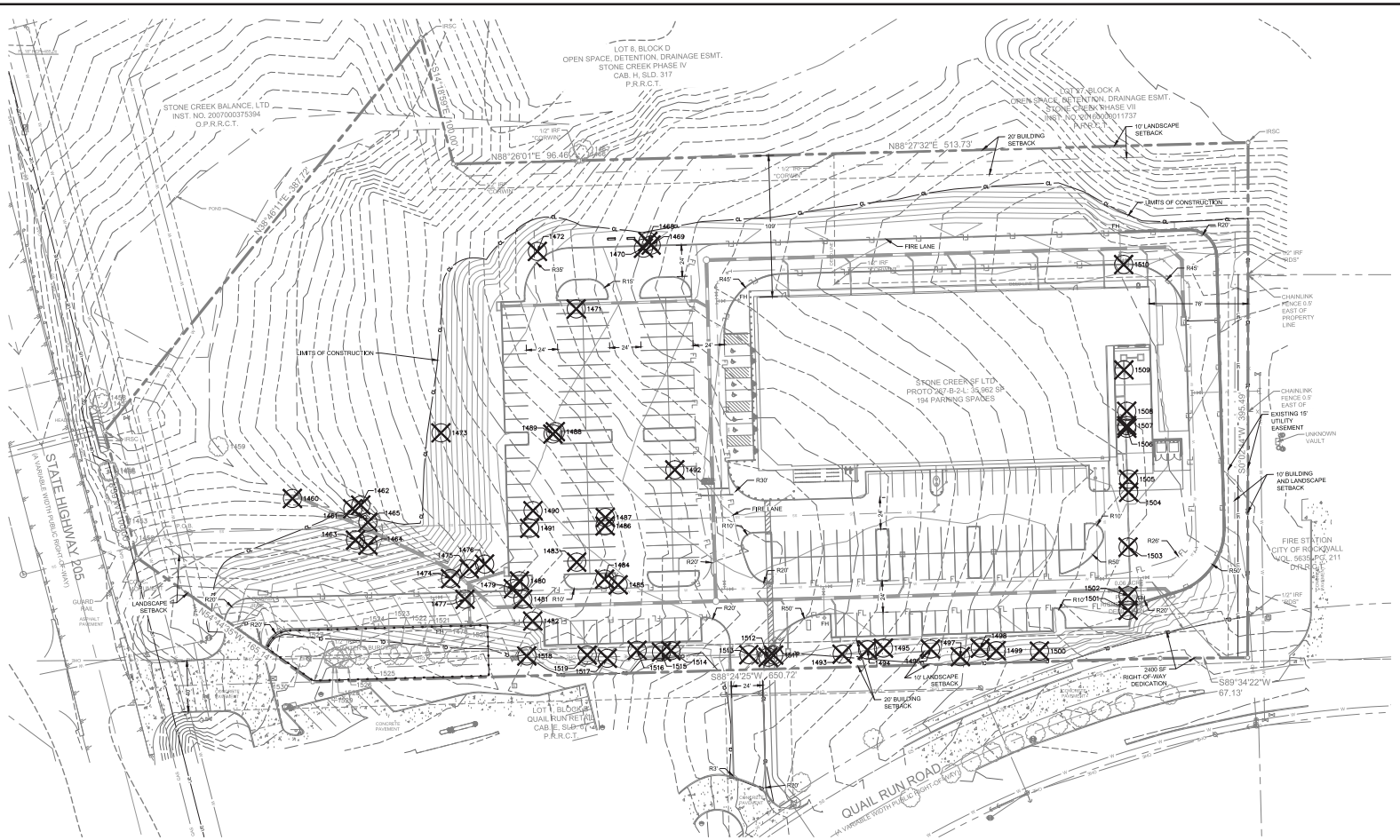
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A FOUR INCH MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESS



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PROTECTION FENCE
- FLOODPLAIN LIMITS
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- FH PROPOSED FIRE HYDRANT

NOTE:
ALL TREES ARE TO BE PROTECTED FROM DAMAGE, NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

SITE DATA TABLE

ZONING	PD-070/N-SH 205 OVERLAY GR (GENERAL RETAIL)
PROPOSED USE	GENERAL RETAIL
LOT AREA (SF AND AC)	324,797 SF / 7.46 AC
OVERALL AREA (SF AND AC)	324,797 SF / 7.46 AC
BUILDING AREA	35,962 SF
BUILDING HEIGHT	35'-0" (1-STORY)
LOT COVERAGE	11.10%
FLOOR AREA RATIO	.11
TOTAL PARKING REQUIRED	144 SPACES (1 PER 250 SF AREA)
TOTAL PARKING PROVIDED	194 SPACES
TOTAL HANDICAP REQUIRED*	6 SPACES (1 VAN)
TOTAL HANDICAP PROVIDED*	6 SPACES (1 VAN)

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.J.E. LEAH M. CAMPBELL
L.A. No. 2908 Date JANUARY 2017

PROJECT No. 064500141
DATE: DECEMBER 2016
SCALE: AS SHOWN
DESIGNED BY: TJN
DRAWN BY: TJN
CHECKED BY: KLP

RETAIL
NWC OF SH 205 AND QUAIL RUN ROAD
CITY OF ROCKWALL, TX

TREESCAPE PLAN

SHEET NUMBER
LT 1.01

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TREE INVENTORY

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	WILL BE TRIMMED	STATUS	MITIGATION INCHES
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Live Oak	Quercus fusiformis	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Dead	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
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[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Live Oak	Quercus fusiformis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Pecan	Carya illinoinensis	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
[illegible]	[illegible]	American Elm	Ulmus americana	Healthy	Yes	Remove	0
[illegible]	[illegible]	Cedar Elm	Ulmus crassifolia	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Mesquite	Prosopis glandulosa	Healthy	Yes	Remove	0
[illegible]	[illegible]	Hackberry	Celtis laevigata	Healthy	Yes	Remove	0
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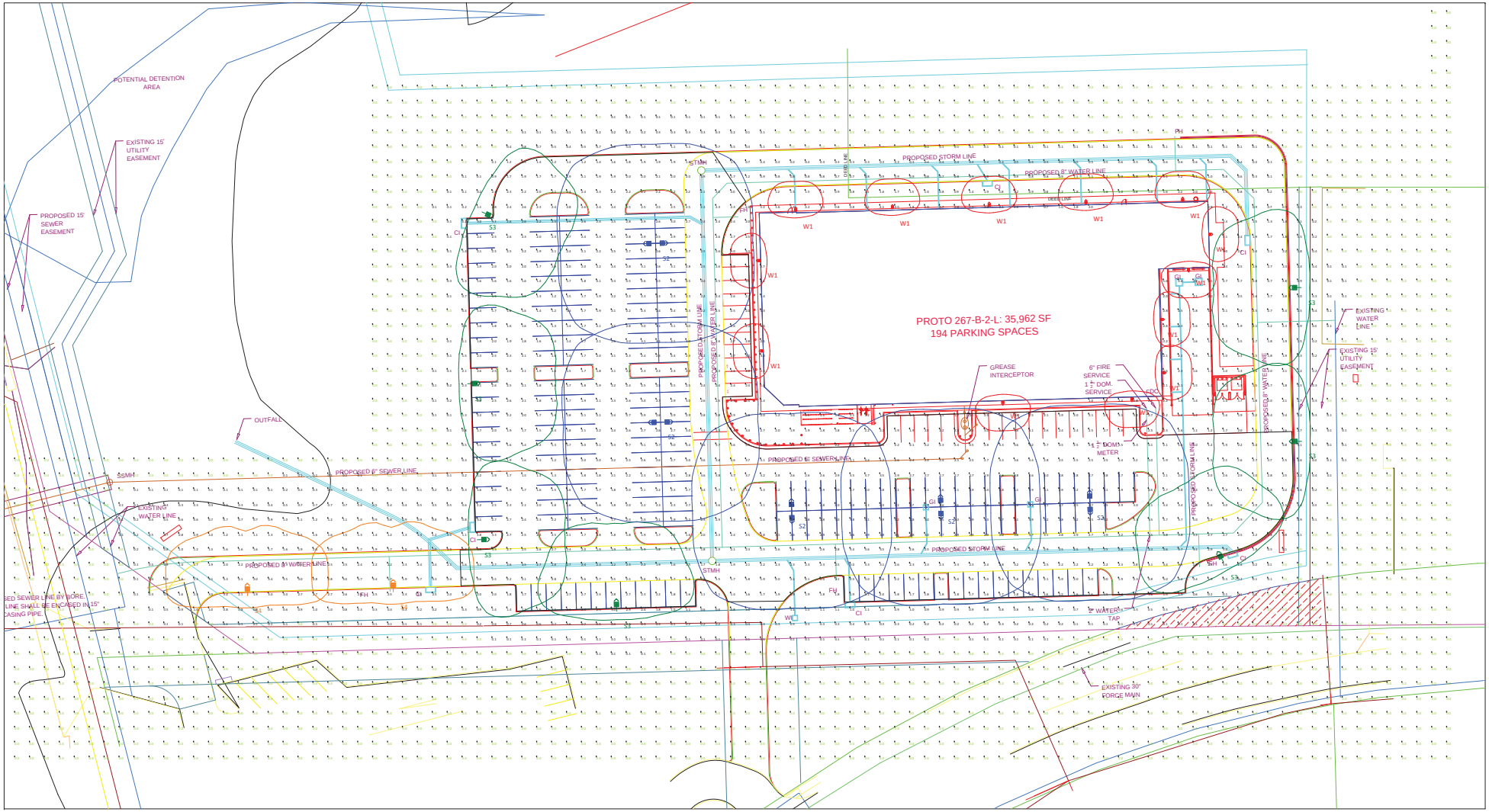
[illegible]	[illegible]	Hackberry	Celtis laevigata

PHILIPS Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	BUG Rating
	5	S2	BACK-BACK	PHILIPS GARDCO	ECF-2-5-215LA-641A-NW @ 25'	0.850	20874	210.3	B5-U0-G3
	7	S3	SINGLE	PHILIPS GARDCO	ECF-1-4-215LA-641A-NW-IS @ 25'	0.850	15431	211.7	B2-U0-G3
	2	S4	SINGLE	PHILIPS GARDCO	ECF-1-3-215LA-641A-NW-IS @ 25'	0.850	16032	210.9	B2-U0-G3
	13	W1	WALL MOUNT	PHILIPS GARDCO	121-16L-700-NW-G3-3 @ 14'	0.850	3421	38.4	B1-U0-G1

Calculation Summary									
Label	Avg	Max	Min	Avg/Min	Max/Min	Units	CalcType	PtSpcLr	PtSpcTb
FULL SITE	0.84	4.1	0.0	N.A.	N.A.	Fc	Illuminance	10	10
PARKING LOT	2.44	4.1	1.0	2.44	4.10	Fc	Illuminance		

NOTE(S):
1. ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT GRADE
2. FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 1.0 FC FOR REFERENCE USE ONLY
3. VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT STREET OR PROPERTY LIGHTING



Scale: 1 inch= 30 Ft.

24"x 36"

Rev. Date	Rev. #	Description
	B1	.....

Disclaimer
The information herein was based on proper input of data provided to PHILIPS. Actual measured results may vary from data shown due to, but not limited to, variations in calculation methods, testing procedures and tolerances, field conditions such as voltage, temperature, atmospheric/environmental conditions, and luminaire maintenance. Philips Lighting does not assume responsibility for any differences between actual measurements and those shown in this layout. Philips Lighting does not assume responsibility for any damages that may result from the use of this layout. Philips Lighting makes no warranties, expressed or implied, and shall not be responsible for the use of this information for purposes other than those specifically described herein. Actual performance of the luminaires is subject to the environment in which they are installed and operated. Philips Lighting does not recommend the use of any luminaire in a specific application without first testing the performance of the luminaire in that application under the conditions that will be encountered. Philips Lighting does not assume responsibility for the performance of luminaires that have been subjected to environments or conditions outside of the luminaire's published operating specifications

PHILIPS

GARDCO

Wall Mount

LED wall sconce 121



Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Philips Gardco LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possiblilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 10,103 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Ordering guide

example: 121-32L-700-NW-G3-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options: Controls	Options: Electrical	Finish
121									
121 LED wall sconce	**16L** 16 LEDs (1 modules)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA **1200** 1200mA[2]	**CW-G3** Cool White 5700K, 70 CRI Generation 3 **NW-G3** Neutral White 4000K, 70 CRI Generation 3 **WW-G3** Warm White 3000K, 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[3,4] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**DD** 0-10V Dimming Driver[5] **DCC** Dual Circuit Control[6,7,8] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming[5,6] **CM50** Median 50% Dimming[5,6] **CE50** Economy 50% Dimming[5,6] **DA50** All Night 50% Dimming[5,6] **Photoelectric Systems** **PCB** Photocontrol Button[9,10,11] **Infrared Motion Response Systems** **IMRI2** Integral with #2 lens[3,5] **IMRI3** Integral with #3 lens[3,5] **Wireless Controls (luminaire mounted)** **LLC2** Module with #2 lens[5,6] **LLC3** Module with #3 lens[5,6]	**Fusing** **F1** Single (120, 277, 347VAC)[10] **F2** Double (208, 240, 480VAC)[10] **F3** Canadian Double Pull (208, 240, 480VAC)[10]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	32L 32 LEDs (2 modules)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA							

1. Only available with EBPC
2. Only available with 16 LEDs
3. Available in 120V or 277V only
4. EBPC available only in 530mA or 650mA
5. Not available with 1.2A drive current
6. Available in 120V thru 277V and UNV only.
7. DCC available only in 530mA with 32 LED
8. Not available with EBPC
9. Not available with DCC
10. Voltage must be specified
11. Not available in 480V

121 LED wall sconce

Wall mount

Luminaire Accessories (order separately)

Mounting Accessories	
Wall Mount	
WS	Wall Mounted Box for Surface Conduit

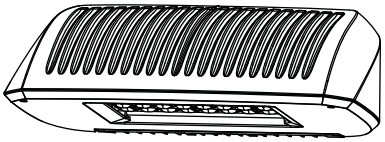
Controls Accessories	
Wireless controls remote mount module	
LLCR2-(F)	#2 lens - specify finish in place of (F)
LLCR3-(F)	#3 lens - specify finish in place of (F)

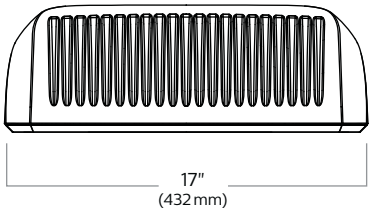
Wireless controls remote controller accessory

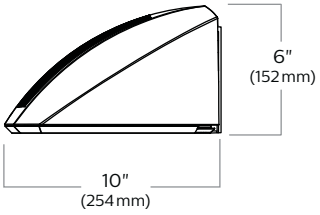
Wireless controls system offers a remote radio/sensor module that allows connectivity to Wireless system gateway. Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless Controls details.

Dimensions

Standard Luminaire







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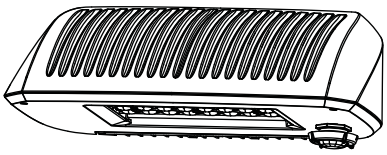
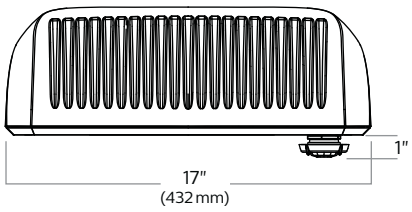
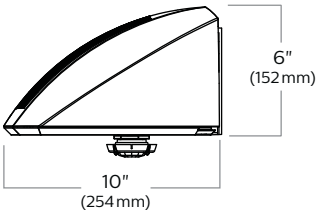
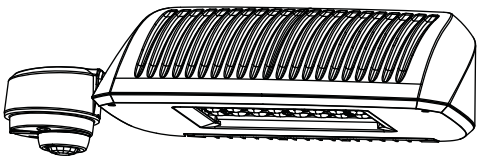
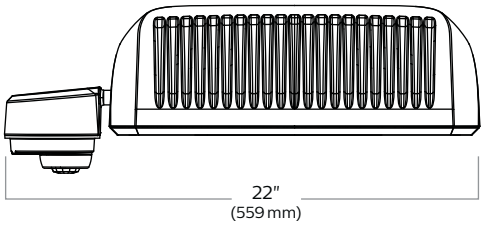


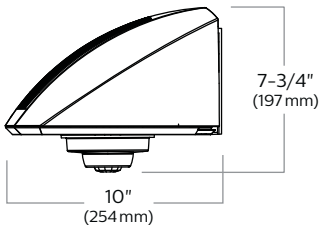




Wireless Controls







Luminaire Weights	
LED wall sconce 121	**Weight**
Luminaire	15.0 lbs
Luminaire - EBPC (EM battery pack)	18.5 lbs
Luminaire - Integrated Wireless Controls	17.0 lbs

121 LED wall sconce

Wall mount

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.[1]	Average System Watts[2]	Type 2			Type 3			Type 4		
					Lumen Output[2,3]	BUG Rating	Efficacy (LPW)	Lumen Output[2,3]	BUG Rating	Efficacy (LPW)	Lumen Output[2,3]	BUG Rating	Efficacy (LPW)
121-16L-530-NW-G3	16	530	4000K	28	2818	B1-U0-G0	100	2607	B1-U0-G1	93	2614	B1-U0-G1	93
121-16L-700-NW-G3	16	700	4000K	38	3698	B1-U0-G1	96	3421	B1-U0-G1	89	3430	B1-U0-G1	89
121-16L-1000-NW-G3	16	1000	4000K	55	4802	B1-U0-G1	88	4442	B1-U0-G1	81	4454	B1-U0-G1	81
121-16L-1200-NW-G3	16	1200	4000K	66	5364	B2-U0-G1	82	4962	B1-U0-G1	76	4975	B1-U0-G2	76
121-32L-530-NW-G3	32	530	4000K	52	5921	B2-U0-G1	114	5477	B1-U0-G2	105	5491	B1-U0-G2	106
121-32L-700-NW-G3	32	700	4000K	70	7534	B2-U0-G1	107	6969	B1-U0-G2	99	6988	B1-U0-G2	100
121-32L-1000-NW-G3	32	1000	4000K	107	10103	B2-U0-G1	95	9346	B2-U0-G2	88	9371	B2-U0-G2	88

LED Wattage and Lumen Values (Emergency Mode)[4]

						Lumen Outputs					
				Avg. System Watts		Type 2		Type 3		Type 4	
Ordering Code	LED Qty	LED Current (mA)	Color Temp.[1]	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
121-16L-530-NW-G3-EBPC (Normal Mode)	16	530	4000K	28	14	2818	1353	2607	1252	2614	1255
121-16L-650-NW-G3-EBPC (Normal Mode)	16	650	4000K	37	14	3510	1353	3248	1252	3256	1255
121-32L-530-NW-G3-EBPC (Normal Mode)	32	265	4000K	28	14	2808	1764	2597	1632	2604	1636
121-32L-650-NW-G3-EBPC (Normal Mode)	32	325	4000K	32	14	3497	1764	3235	1632	3244	1636

1. Contact outdoorlighting.applications@philips.com for details on cool or warm white color temperatures.
2. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
3. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
4. For emergency EBPC option, publish values are based on initial lumens.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50/CE50) offer safety, median, or economy settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. DA50 offers 50% instantaneous dimming all night (during all dark hours). 75% and 25% dimming is also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Economy	9 PM - 6 AM	9 hours	50%
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%
Reactive 50	all night	dynamic	

IMRI2, IMRI3: Infrared Motion Response Integral (IMRI). IMRI module is mounted integral to the luminaire door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns). Motion response for option IMRI is set/operates in the following fashion: The motion sensor is set to a constant 25%. When motion is detected by the PIR sensor, the luminaire returns to 100% light output. Dimming on low is factory set to 25% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 75%, to 25% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected. Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens choice specified. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of 32L models only, where a quantity of (2) 16 LED modules are controlled independently by use of two sets of leads, one for each module.

Wireless Controls: Controller radio/sensor module attached to luminaire (included with LLC2 and LLC3 option) and includes radio, photocell and motion sensor. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall (see accessories and Wireless Controls information page 4).

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

EBPC: Emergency battery pack is cold weather rated down to -20C (-4F) and integral to the luminaire , allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Dual light engines (32L) are wired in parallel, both operating in emergency mode to meet various redundancy lamp requirements. Also available with single light engine (16L). Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost.

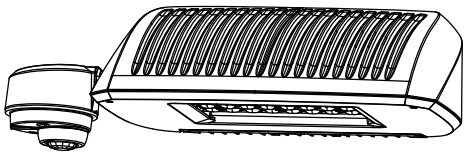
121 LED wall sconce

Wall mount

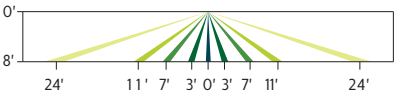
Infrared Motion Response and Wireless Controls Sensor Coverage Patterns

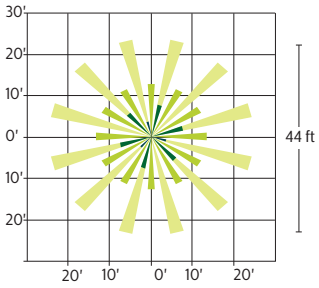
LLC2/3 Luminaire Mounted Controller

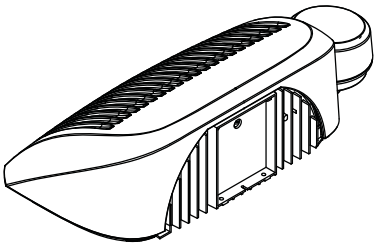
Controller attached to luminaire and Includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.



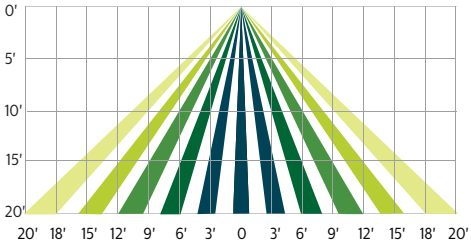
IMRI2/LLC2/LLCR2

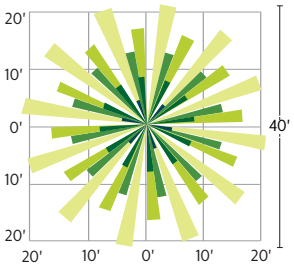






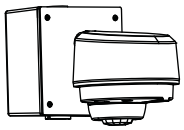
IMRI3/LLC3/LLCR3



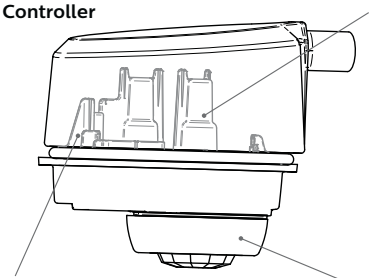


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

121 LED wall sconce

Wall mount

Luminaire Configuration Information – Sconce with wireless controls

Gateway

Overview: The gateway opens up communication with the wireless radios installed on equipped luminaires (or pole), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

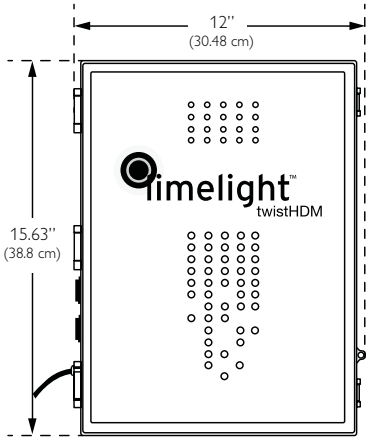
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

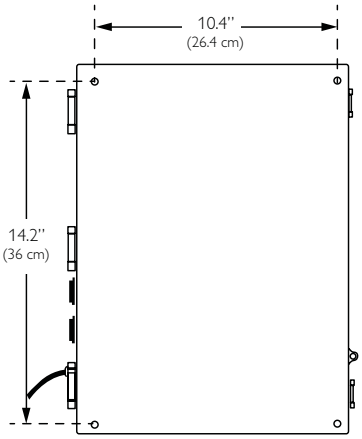
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing

Gateway Dimensions

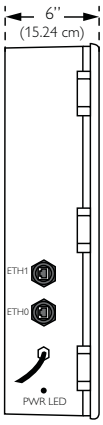
Front View



Back View



Side View



121 LED wall sconce

Wall mount

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink

Integral door/heat sink design made of low copper die cast Aluminum alloy for a high resistance to corrosion.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000K nominal (+/- 275K), CRI 70 Min. Available in other color temperatures including Cool White, 5700K and Warm White, 3000K.

Hardware

All exposed screws are stainless and/or corrosion resistant and captive.

Optical System

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Driver

High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protection

Each luminaire is provided as standard with surge protector (Philips designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

LED Performance

Predicted lumen depreciation data[1]				
Ambient Temperature (°C)	Driver mA	Calculated L_{70} hours[1,2]	L_{70} per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
25°C	up to 1200 mA	>100,000	>42,000	88%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.
4. 32L rated for 30°C at 1000mA.

Wiring (supplied by others)

Splices must be made in the junction box.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F)[4].

Limited Warranty

5-year limited warranty. See philips.com/warranties for details and restrictions.
Visit our eCatalog or contact your local sales representative for more information.

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philips.com/luminaires

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Tel. 800-668-9008

PHILIPS

GARDCO

Site & Area

EcoForm



Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF –	–	–	–	–	–	–	–	
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **Wireless Controls** (Remote wireless controller available. See p.2 for details) **LLC2**[1,4] #2 lens for 8' mounting heights **LLC3**[1,4] #3 lens for 9-20' mounting heights **LLC4**[1,4] #4 lens for 21-40' mounting heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW**[5] Warm White 3,000 K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[4,7,8] Photocell Button **PCR5**[4,9,10] Photocell Receptacle only with 2 dimming connections **PCR7**[4,10,11] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[12] Pole Top Fitter for 2 3/8"-3" Tenon **PTF3**[12] Pole Top Fitter for 3"-3 1/2" Tenon **PTF4**[12] Pole Top Fitter for 3 1/2"-4" Tenon **RPA**[13] Round Pole Adapter for 3"-3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 6-7 for more info.
5. Contact factory for lead times on warm white.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Works with 3-pin or 5-pin NEMA photocell/ dimming device.
10. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
12. Not configurable with 3@120 (3@120) Mounting.
13. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.

ECF EcoForm LED luminaire

EcoForm Accessories (order separately)

FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

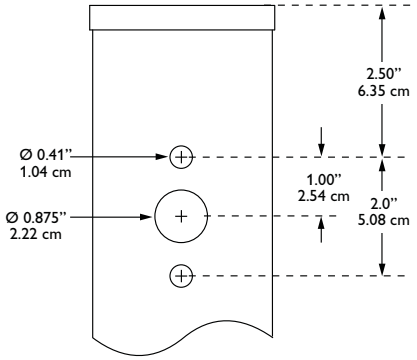
MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

EcoForm Drill Template (standard arm mount)



EcoForm Wireless Controls Accessories (for wall or pole mount)[1,2,3,4]

LLCR2-(F)

Standalone wall or pole wireless controller with #2 Lens.

LLCR3-(F)

Standalone wall or pole wireless controller with #3 Lens.

LLCR4-(F)

Standalone wall or pole wireless controller with #4 Lens.

1. When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size)
2. 120-277V only.
3. Must specify finish (F=Specify matching finish)
4. Luminaire configuration must include 0-10V Dimming 'ECF-DIM' option when Wireless Controls Accessories are specified

LED Wattage and Lumen Values (standard EcoForm luminaire)

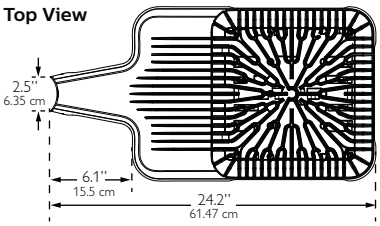
						Type 2			Type 3			Type 4			Type 5		
Ordering Code	No. of LED Modules (16 LEDs per Module)	Total LEDs	LED Current (mA)	Average System Watts[5]	Color Temp.	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating	Delivered Lumens[6]	Efficacy (LPW)	BUG Rating
55LA-3253	2	32	530	52	4000K	6,294	122	B1-U0-G1	6,190	120	B2-U0-G2	6,106	118	B1-U0-G2	5,867	114	B3-U0-G2
70LA-3270	2	32	700	69	4000K	7,754	112	B2-U0-G2	7,955	115	B2-U0-G2	7,659	111	B2-U0-G2	7,421	107	B3-U0-G2
75LA-4853	3	48	530	77	4000K	9,344	121	B2-U0-G2	9,191	119	B2-U0-G2	9,086	117	B2-U0-G2	8,712	113	B3-U0-G2
105LA-321A	2	32	1050	107	4000K	10,709	100	B2-U0-G2	10,981	103	B3-U0-G2	10,576	99	B2-U0-G2	10,255	96	B4-U0-G2
105LA-4870	3	48	700	104	4000K	11,513	111	B2-U0-G2	11,812	114	B3-U0-G2	11,373	110	B2-U0-G2	11,019	106	B4-U0-G2
100LA-6453	4	64	530	103	4000K	12,491	121	B2-U0-G2	12,285	119	B3-U0-G2	12,129	118	B2-U0-G2	11,645	113	B4-U0-G2
135LA-6470	4	64	700	139	4000K	15,390	111	B3-U0-G2	15,789	114	B3-U0-G2	15,192	110	B3-U0-G3	14,729	106	B4-U0-G2
160LA-481A	3	48	1050	158	4000K	15,901	101	B3-U0-G3	16,343	103	B3-U0-G2	15,696	99	B3-U0-G3	15,188	96	B4-U0-G2
215LA-641A	4	64	1050	211	4000K	21,255	101	B3-U0-G3	21,265	100	B4-U0-G3	20,984	99	B3-U0-G3	20,874	99	B5-U0-G3

5. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
6. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

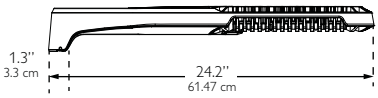
Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



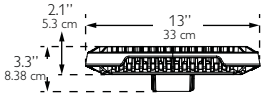
Side View



EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

End View

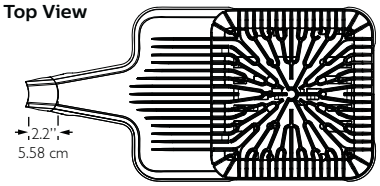


Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

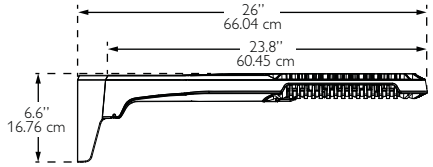
ECF EcoForm LED luminaire

Dimensions – EcoForm with Retrofit Arm Mount (RAM)

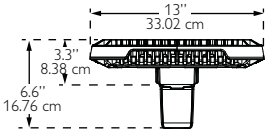
Top View



Side View



End View



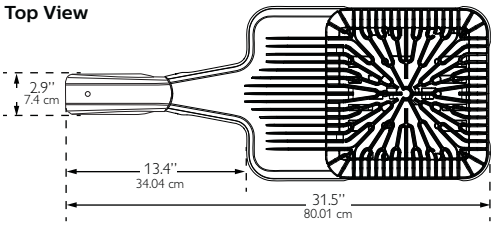
EPA (ft^2/m^2)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

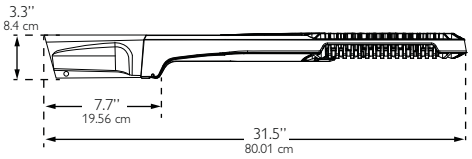
Approximate Luminaire Weight:
21 Lbs (9.53 Kg)

Dimensions – EcoForm with Mast Arm Fitter (MA)

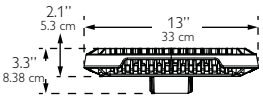
Top View



Side View



End View



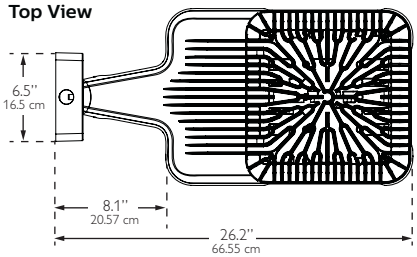
EPA (ft^2/m^2)

Single
0.51 / 0.047

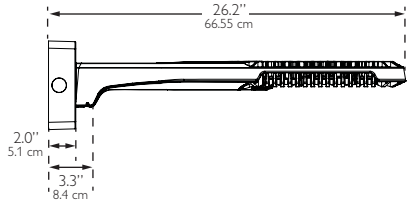
Approximate Luminaire Weight:
21.5 Lbs (9.77 Kg)

Dimensions – EcoForm with Wall Mount (WS)

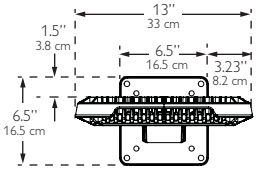
Top View



Side View



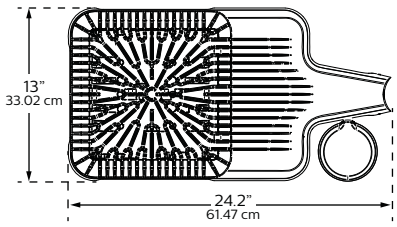
End View



Approximate Luminaire Weight:
23.36 Lbs (10.6 Kg)

Dimensions – EcoForm with wireless controls (luminaire mounted controller)

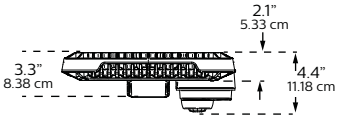
Top View



Side View



End View



ECF EcoForm LED luminaire

Luminaire Configuration Information

ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

100%	2 hours	6 hours	100%
	50%	50%	

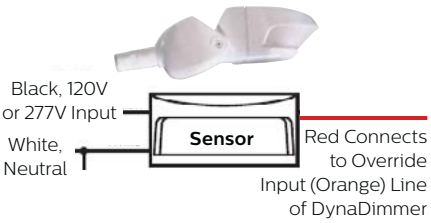
Power On **Mid Point** **Power Off**

ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

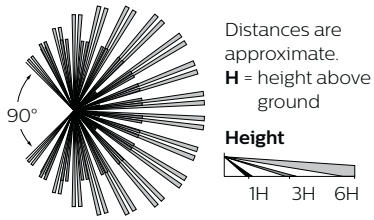
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



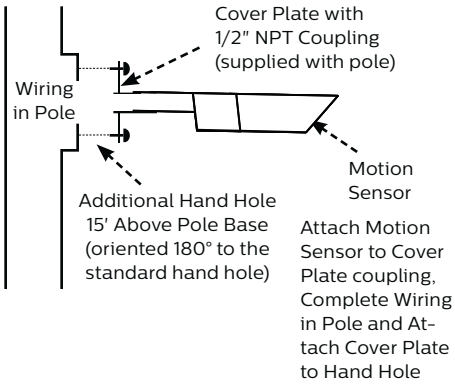
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

Luminaire Configuration Information (Continued)

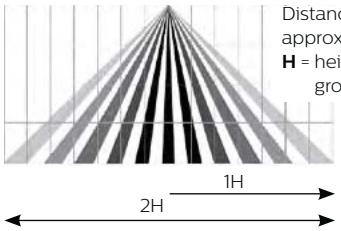
ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

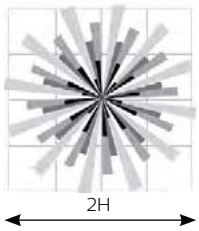
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Distances are approximate.
H = height above ground

Top Coverage Pattern



ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

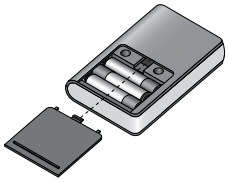
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

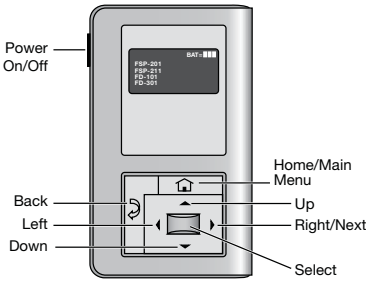
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool . Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in “less-than/greater-than” symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost.More information on the FS1R-100 Remote Programming Tool is available at wattstopper.com.



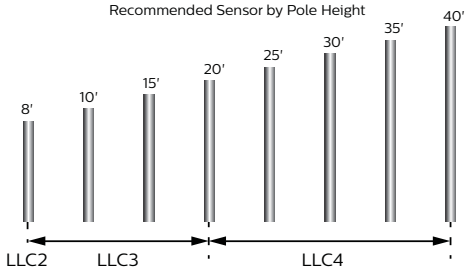
ECF EcoForm LED luminaire

Luminaire Configuration Information – EcoForm with wireless controls

ECF-LLC2/3/4 Luminaire Mounted Controller

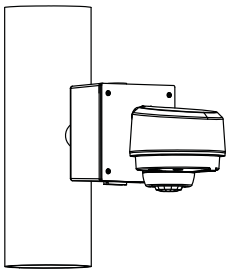
Wireless controller attached to luminaire and Includes radio, photocell and motion sensor with #2, 3, or 4 lens for 8-40' mounting heights.





LLCR2/3/4 Pole Mounted Controller

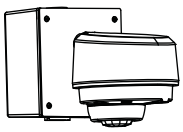
In this configuration, the wireless controller will be mounted to the pole at a fifteen foot mounting height. The number of luminaires on each pole, as well as the specific wattage chosen, will determine how many controllers will be required.



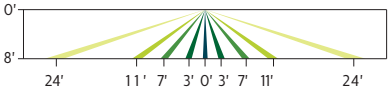
When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size). Confirm required orientation of luminaire and wireless controller. Indicate height above pole base and orientation to handhold. Recommended min pole height is 18ft, with option (CL) 15ft above pole base. Other heights are possible when choosing the appropriate sensor lens type. See pole specification sheets for more information.

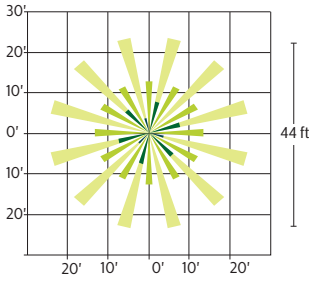
Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.

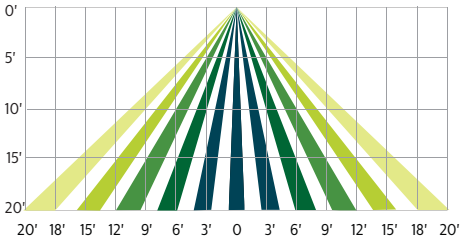


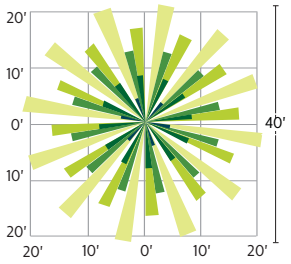
LLC2/LLCR2 (for pole or remote mount only)



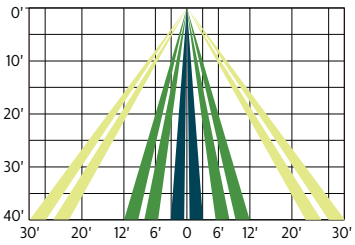


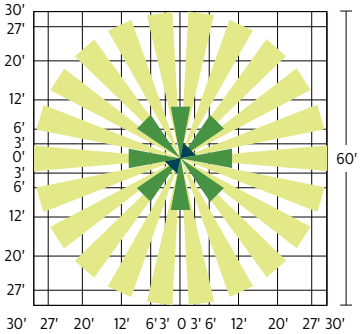
LLC3/LLCR3 (for luminaire, pole, or remote mount)



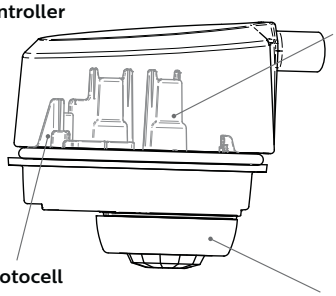


LLC4/LLCR4 (for luminaire, pole, or remote mount)





Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

ECF EcoForm LED luminaire

Luminaire Configuration Information (EcoForm with wireless controls)

Gateway

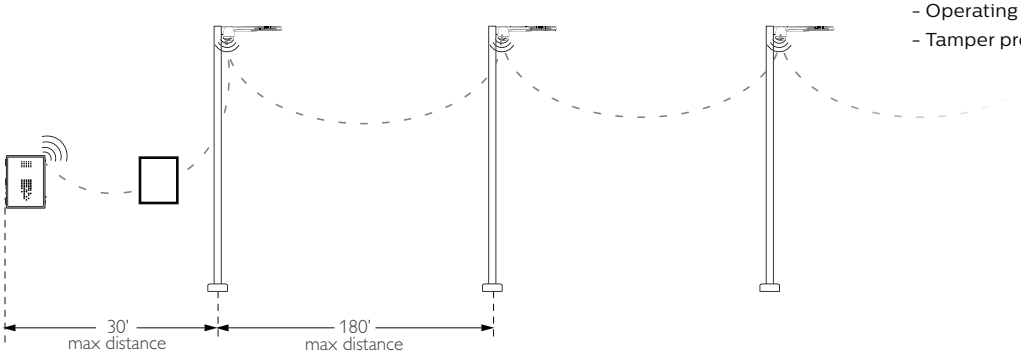
Overview: One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

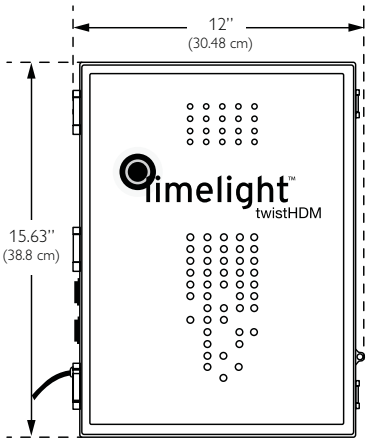
Requirements: The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

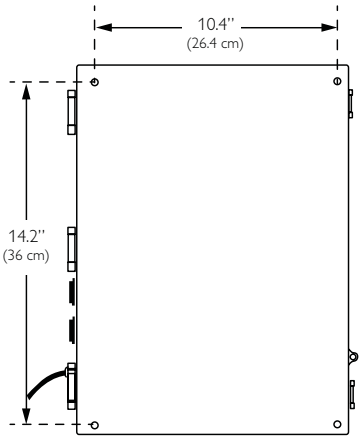
- High density RF Mesh coordinator
- Ethernet or wireless internet connection to server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



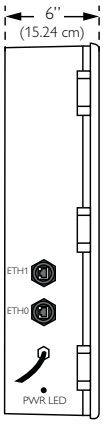
Front View



Back View



Side View



ECF EcoForm LED luminaire

Specifications

Housing

One piece die cast aluminum housing with integral arm and separate,self retained hinged, one piece die cast door frame.

IP Rating

LED light engine rated IP66.

Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

LED Performance

Predicted Lumen Depreciation Data[1]

Ambient Temperature °C	Driver (mA)	Calculated L_{70} Hours[1,2]	L_{70} Per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Wireless Controls

The wireless controls system includes: gateway, controller (with wireless radio, motion response, and photocell), and commissioning/ training. This intelligent web-based system operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See wireless controls pages 6-7 for details and technical information.

Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

Optical Systems

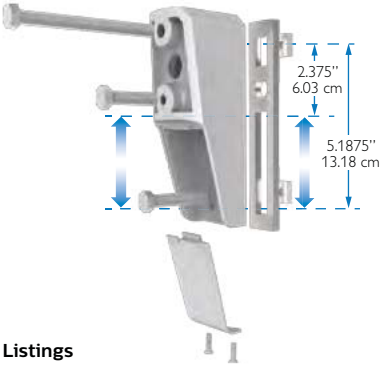
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

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philips.com/luminaires

Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

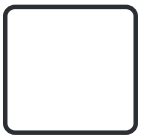
Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

Job: Lidl US Stores
Type: per schedule
Notes: Typical pole standard for site lighting in customer parking areas

Poles

5" / 6" Straight Square Steel

The Philips Gardco SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.



PREFIX	HEIGHT	SIZE	GAUGE	DRILLING	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

SSS5
SSS6

HEIGHT

22' (25' cut to 22"

SIZE

5"
6"

GAUGE

7
11

DRILLING

D1	1 Way
D2	2 Way
D2@90	2 Way at 90°
D3	3 Way
D4	4 Way
T2	2 3/8" OD Tenon
T4	4" OD Tenon

NOTE: This is a one or the other choice depending on number of luminaires per pole.

FINISH

PP	Prime Painted
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
GV	Galvanized *(No Paint)*
FPGV	Finished Paint over Galvanized *(specify color)*
OC	Optional Color Paint *Specify RAL designation ex: OC-RAL7024.*
SC	Special Color Paint *Specify. Must supply color chip.*

OPTIONS

FES	Festoon Outlet
AHH	Additional Hand Hole

For Festoon Outlets and Additional Hand Holes, indicate height above base and orientation to original hand hole. See Pole Orientation Information on Page 4.

Couplings

Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2".) Indicate height above base and orientation to hand hole. See Pole Orientataion Information on Page 4.

CL Coupling - Internal thread

Single Mount Bullhorn Brackets

Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4.

GM-080-19	Single - 1.9" OD
GM-080-24	Single - 2.4" OD

Motion Response Provisions

GMR Provision for Gardco HID Motion Response System

Minimum Pole Height is 18'. Includes a 1/2" coupling placed 180° to the hand hole, 12' above the pole base.

MSM Motion Sensor Mounting Provision for LED Luminaires available with Motion Response

Minimum Pole Height is 18'. Includes a special hand hole with 1/2" coupling placed in the cover plate, 180° to the hand hole, 15' above the pole base.

Refer to Steel Pole Accessories sheet 79415-26 for additional accessories.

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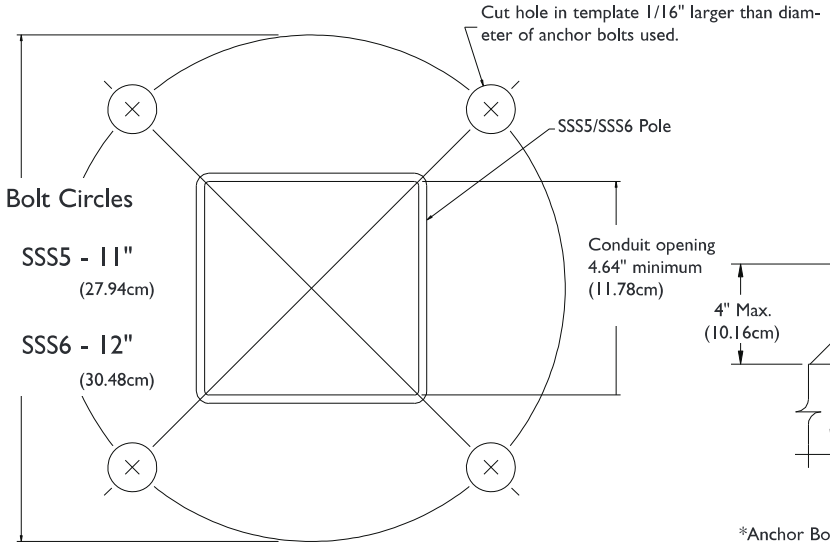
POLE DATA

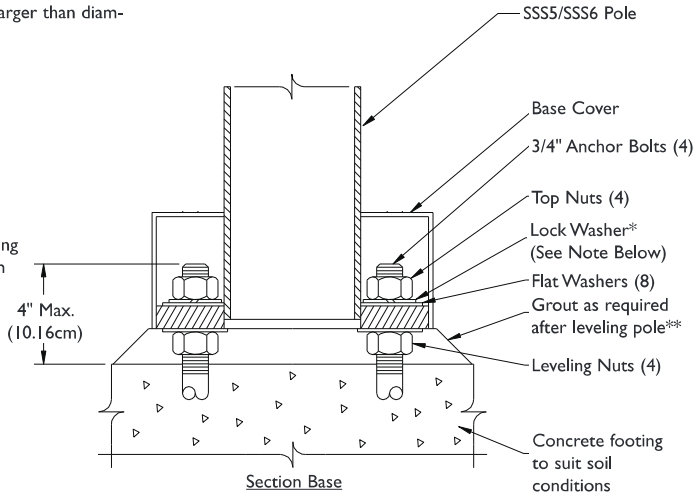
CATALOG NUMBER		POLE SIZE		MAXIMUM LUMINAIRE LOADING[1]									ANCHOR BOLT DATA[2]		
				HIGH WIND CONDITIONS						NORMAL WIND CONDITIONS					
				130 MPH		120 MPH		110 MPH		100 MPH	90 MPH	80 MPH			
PREFIX	HEIGHT (FT.)	POLE SIZE (inches)	GAUGE	EPA FT^2	Max Weight (lbs)	EPA FT^2	Max Weight (lbs)	EPA FT^2	Max Weight (lbs)	EPA FT^2	EPA FT^2	EPA FT^2	BOLT CIRCLE (inches)	BOLT SIZE (inches)	MAX PROJ. (inches)
SSS	20	5	11	3.5	88	5.0	125	7.0	175	9.4	12.7	17.7	11.0"	3/4 x 17 x 3	4.0"
SSS	20	5	7	6.2	155	8.2	205	10.7	270	16.2	21.4	28.1	11.0"	3/4 x 17 x 3	4.0"
SSS	25	5	11	-	-	-	-	2.1	53	3.7	6.3	9.8	11.0"	3/4 x 17 x 3	4.0"
SSS	25	5	7	2.7	68	4.3	108	6.3	158	9.5	13.3	18.5	11.0"	3/4 x 17 x 3	4.0"
SSS	30	5	11	-	-	-	-	-	-	-	2.0	4.7	11.0"	3/4 x 17 x 3	4.0"
SSS	30	5	7	-	-	-	-	2.0	50	3.9	6.7	10.7	11.0"	3/4 x 17 x 3	4.0"
SSS	30	6	7	-	-	3.3	83	5.6	140	9.0	13.2	19.0	12.0"	1 x 36 x 4	4.0"
SSS	35	5	7	-	-	-	-	-	-	-	2.5	5.9	11.0"	3/4 x 17 x 3	4.0"
SSS	35	6	7	-	-	-	-	-	-	4.2	7.6	12.4	12.0"	1 x 36 x 4	4.0"
SSS	40	6	7	-	-	-	-	-	-	-	3.0	7.2	12.0"	1 x 36 x 4	4.0"

1. **Warning:** Additional wind loading, in terms of EPA, from banners, cameras, floodlights and other accessories attached to the pole, must be added to the luminaire(s) EPA before selecting the pole with the appropriate wind load capability.
2. Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.



*Anchor Bolt Lock Washers are not normally required and are not included in standard anchor bolt sets. They are available upon request at additional cost.
**** Grouting should include a drainage slot or tube (by others) to permit water to drain from the base of the pole. Failure to provide drainage may weaken the pole base structure over time and may result in pole base failure, for which Philips Gardco is not responsible.**

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SPECIFICATIONS

POLE SHAFT: The pole shaft is fabricated from a single-piece of 11 ga (.1196") or 7 ga (.1793") commercial carbon steel. The formed steel plate is longitudinally welded providing minimum yield strength of 46 KSI.

ANCHOR BASE: The pole anchor base is fabricated from A-36 structural quality carbon steel with a minimum yield strength of 36 KSI. The base plate telescopes the pole shaft and is circumferentially welded on both top and bottom.

ANCHOR BOLTS: Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar that meets or exceeds a minimum guaranteed yield strength of 50,000 psi. Bolts have an "L" bend on one end and threaded on the opposite end. Anchor bolts are galvanized a minimum of 12" on the threaded end. Four (4) properly sized bolts, each furnished with two (2) regular hex nuts and two (2) flat washers, are provided per pole, unless otherwise specified.

BASE COVER: A two-piece base cover completely conceals the entire base plate and anchorage.

HAND HOLE: The reinforced hand hole has a nominal rectangular 2" X 4" inside opening in the pole shaft. Included is a cover plate with attachment screws. The hand hole is located 18" above the base and 180° clockwise with respect to the luminaire arm when viewed from the top of the pole for one arm. For two arms the hand hole is located directly under one arm.

POLE TOP CAP: Each pole assembly is provided with a removable pole top cap.

FINISH: Poles are available with a bronze, natural, white or black electrostatically applied, thermally cured TGIC polyester powdercoat finish.

STOCK POLES: Poles provided from stock under the Quick Ship program are drilled for four (4) luminaires at 90° with three (3) hole sets plugged.

GENERAL POLE INFORMATION

DESIGN: The poles as charted are designed to withstand dead loads and predicted dynamic loads developed by variable wind speeds with an additional 30% gust factor under the following conditions:

The charted weights include luminaire(s) and/or mounting bracket(s).

The wind velocities are based on 10 mph increments from 80 mph through 100 mph. Poles to be located in areas of known abnormal conditions may require special consideration. For example: coastal areas, airports and areas of special winds.

Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Philips Gardco's recommendation.

Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

WARNING: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Philips Gardco assumes no responsibility for such proper analysis or product selections. **Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.**

GENERAL INFORMATION: Mounting height is the vertical distance from the base of the lighting pole to the center of the luminaire arm at the point of luminaire attachment. Twin arms as charted are oriented at 180° with respect to each other. For applications of two (2) arms at 90° or other multiple arm applications, consult the factory.

WARRANTY: Philips Gardco poles feature a 1 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

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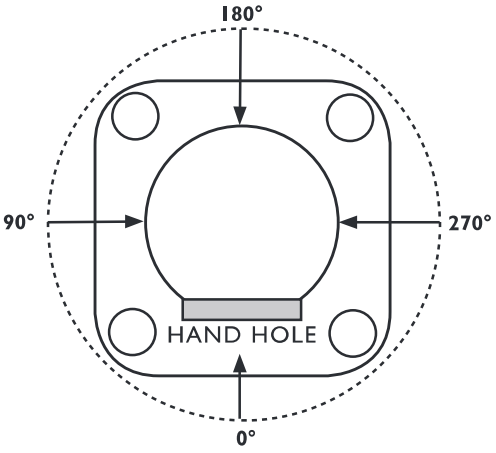
PHILIPS GARDCO

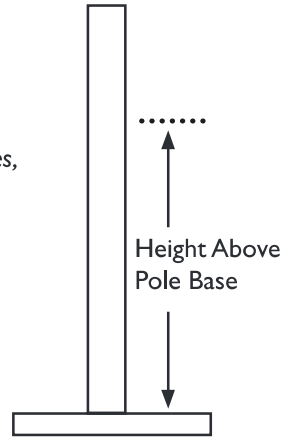
ORIENTATION INFORMATION

FACTORY INSTALLED OPTIONS AND ACCESSORIES



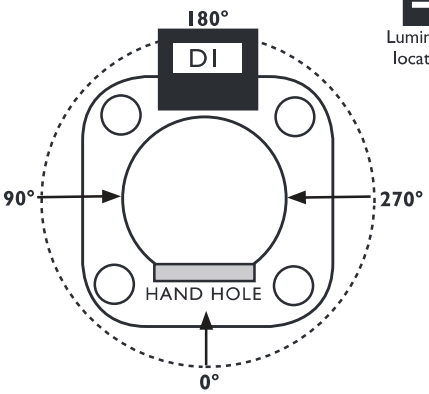
Orientation is measured clockwise from the Hand Hole Center.

For Factory Installed Options and Accessories, Specify Orientation from Hand Hole and Height Above Pole Base Where Required.



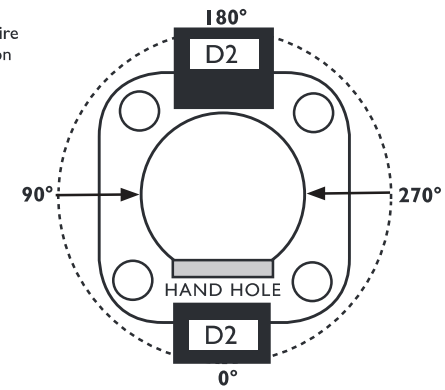
STANDARD ARM MOUNT LUMINAIRE ORIENTATION

D1 Drilled for Single Luminaire

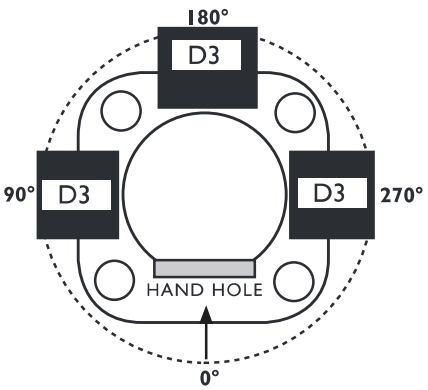


Luminaire location

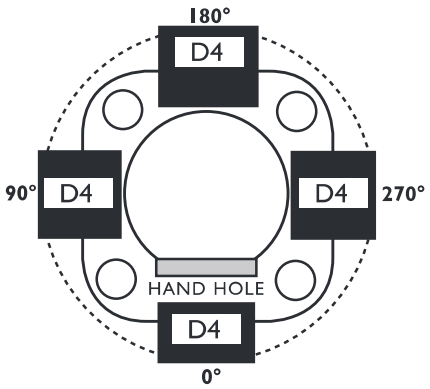
D2 Drilled for 2 Luminaires at 180°



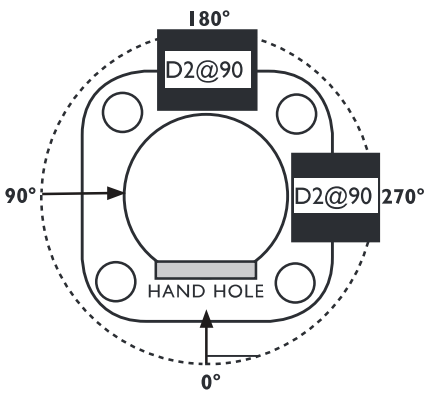
D3 Drilled for 3 Luminaires @ 90°



D4 Drilled for 4 Luminaires at 90°



D2@90 Drilled for 2 Luminaires at 90°



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GARDCO

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/31/2017

APPLICANT: Brett Mashchak; *Academy Sports + Outdoors*

AGENDA ITEM: **SP2017-007**; *Amended Site Plan for Academy Sports + Outdoors*

SUMMARY:

Discuss and consider a request by Brett Mashchak of Academy Sports + Outdoors on behalf of Tim Denker of Steger Dunhill, LLC for the approval of an amended site plan for an existing building situated on a 5.511-acre parcel of land identified as Lot 4, Block A, Steger Towne Crossing, Phase 1, Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 920 Steger Towne Drive, and take any action necessary.

BACKGROUND AND PURPOSE:

The applicant is requesting the approval of an amended site plan for the purpose of changing the exterior building elevations for an existing 56,125 SF building. The site plan and final plat for the facility were approved on June 11, 1996 under *Case No's. PZ1996-037-01* and *PZ1996-037-02*. The facility was constructed in 1997 as an *Albertson's* grocery store and remodeled in 2008 (*i.e. BLD2008-0084*) to accommodate a *Sports Authority* sporting goods store.

BUILDING ELEVATIONS:

The applicant has submitted elevations showing changes to the exterior building intended to accommodate branding for an *Academy Sports + Outdoors* sporting goods store. The only major change to the exterior is the removal of the Aluminum Composite Material (ACM) panels that were install as part of the sign variance granted to the *Sports Authority* in 2008 (*i.e. SGN2007-0231*). The applicant is proposing to cover this area using *EIFS*, which will raise the total amount of *EIFS* on the front façade to ~13.32%. According to both the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts all exterior walls are to be 90% masonry with the remaining ten (10) percent being permitted to be secondary materials. *EIFS* is not defined as a masonry material and as a result would be limited to ten (10) percent of the buildings' façade. In this case, the applicant will require a variance to the secondary material requirements.

It should be pointed out that the original building was constructed in 1997 in accordance with the requirements of the Comprehensive Zoning Ordinance (*as opposed to the Unified Development Code*), which permitted synthetic stucco (*i.e. EFIS*) to count toward the masonry materials; however, the original building used 100% CMU. When the Unified Development Code (UDC) was adopted in 2004, the zoning code was changed to count *EFIS* as a secondary material in favor of encouraging the use of three (3) part stucco which counts as a masonry material.

VARIANCE:

Based on the applicant's submittal staff has identified the following variance:

a) Secondary Materials. According to Section 6.6, IH-30 Overlay (IH-30 OV) District, and Section 6.8, Scenic Overlay (SOV) District of the Unified Development Code (UDC), "(s)econdary materials used on the façade of a building are those that comprise less than

ten (10) percent of an elevation area. Permitted secondary materials are primary materials, aluminum and other metal, EFIS, cast stoneor other materials as approved by the Director of Planning or his designee." In this case, the front (*southwest*) façade of the building will incorporate an estimated ~13.32% *EFIS*, which will require a variance for the additional 3.32%. According to Sections 6.6.G & 6.8.J, of the UDC "(t)he City Council may, upon request from the [*an*] applicant, grant a variance to any provision of this section [*the SOV & IH-30*] where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship …" *This variance is discretionary and will require a ¾-majority vote by the City Council for approval.*

ARCHITECTURAL REVIEW BOARD (ARB):

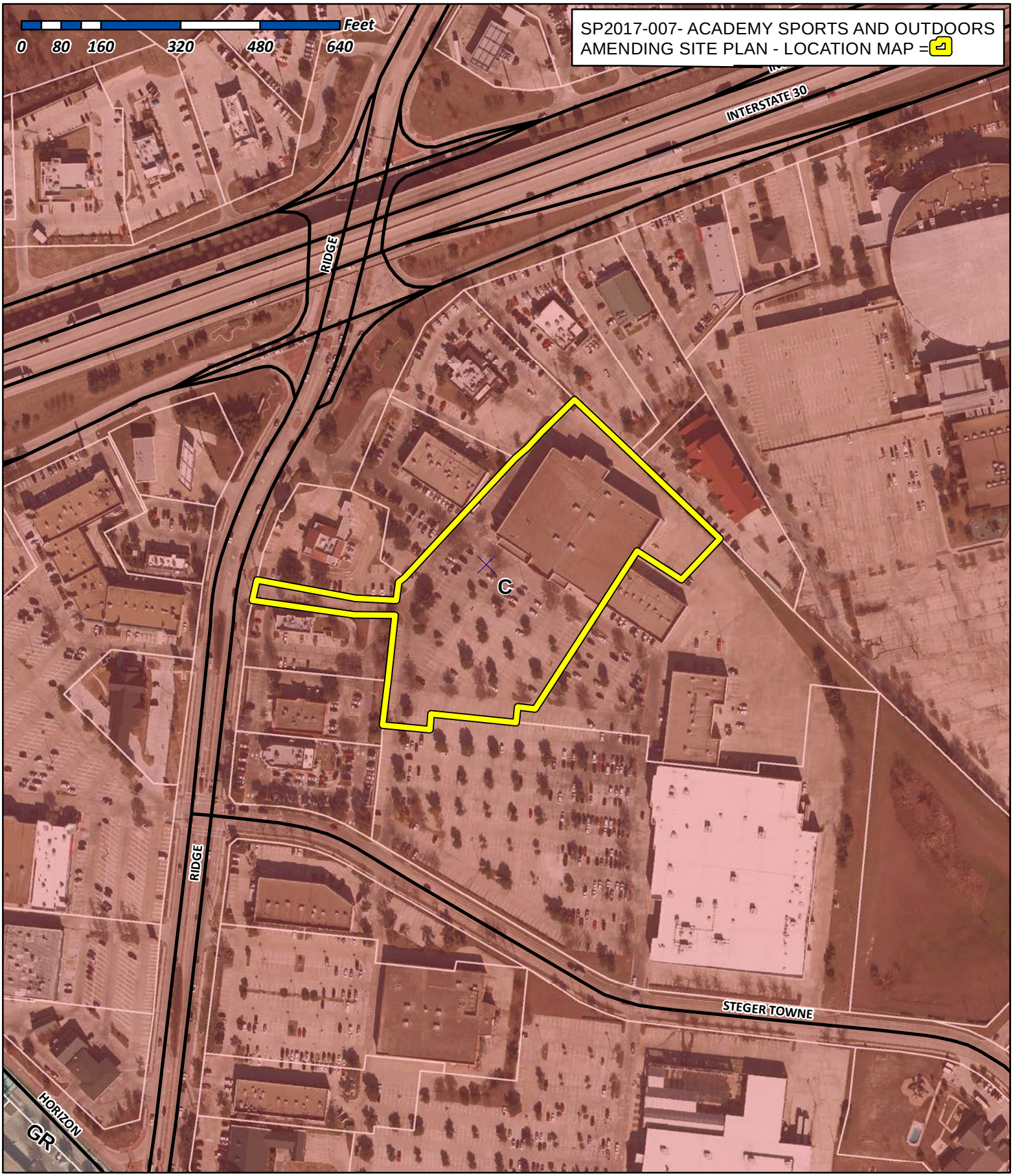
On January 31, 2017, the Architectural Review Board (ARB) will review the proposed building elevations and make a recommendation to the Planning and Zoning Commission during its regularly scheduled meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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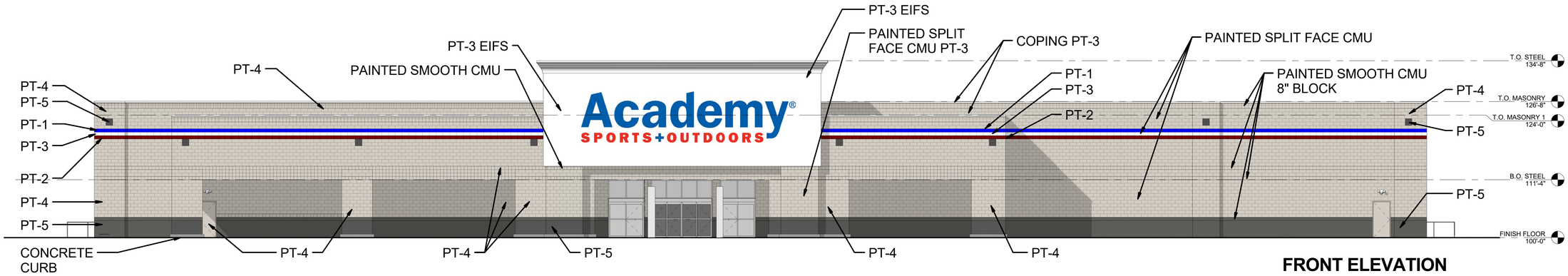
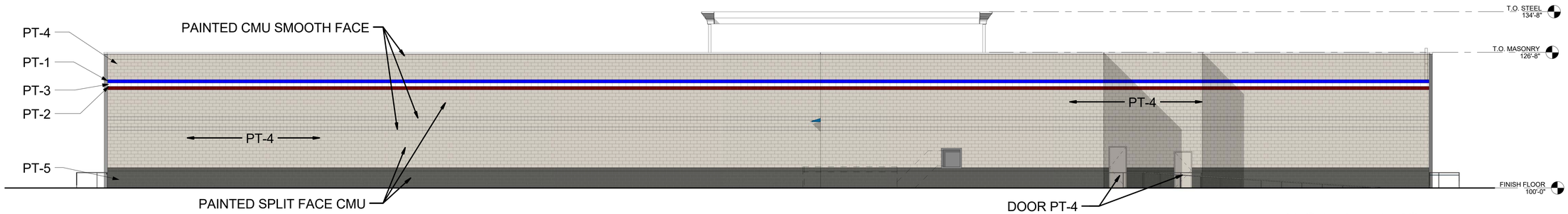


FRONT ELEVATION



BACK ELEVATION

ACADEMY'S STANDARD COLORS

PAINT SELECTION

PT-1	SW CM ACADEMY BLUE
PT-2	SW CM ACADEMY RED
PT-3	SW 7005 PURE WHITE
PT-4	SW 7641 COLLONADE GRAY
PT-5	SW CM ACADEMY DARK GRAY

WALLS

CONCRETE TILT UP WALL PANEL - TEXTURED PAINT

CANOPY

PURE WHITE SW 7005

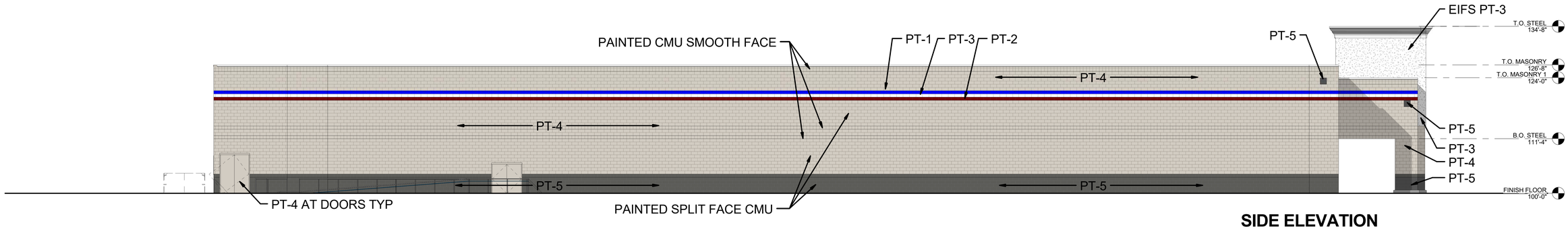
RAMP AND STAIR DESIGNS SUBJECT TO CHANGE PENDING FINAL GRADING PLAN FROM CIVIL. GUARD RAILS AT RAMP AND STAIRS NOT SHOWN FOR CLARITY

Academy
SPORTS+OUTDOORS

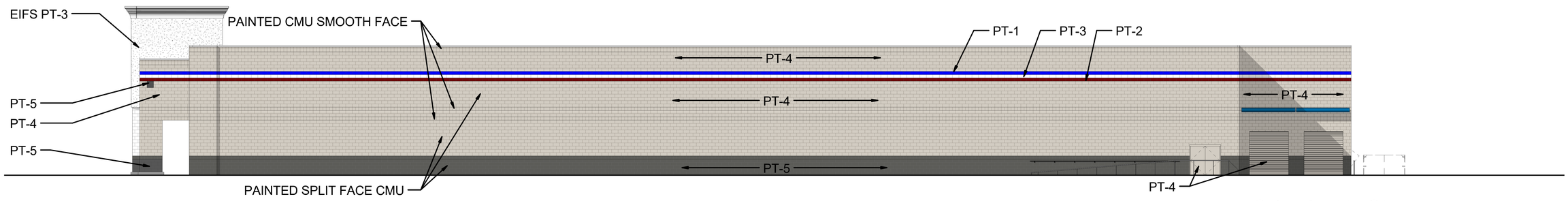
920 SEGER TOWNE RD

ROCKWALL, TX

01/10/17



SIDE ELEVATION



SIDE ELEVATION

ACADEMY'S STANDARD COLORS

PAINT SELECTION

PT-1	SW CM ACADEMY BLUE
PT-2	SW CM ACADEMY RED
PT-3	SW 7005 PURE WHITE
PT-4	SW 7641 COLLONADE GRAY
PT-5	SW CM ACADEMY DARK GRAY

WALLS

CONCRETE TILT UP WALL PANEL - TEXTURED PAINT

CANOPY

PURE WHITE SW 7005

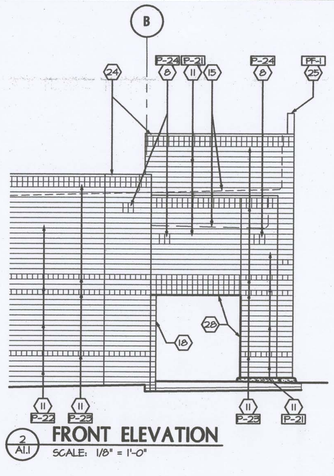
RAMP AND STAIR DESIGNS SUBJECT TO CHANGE PENDING FINAL GRADING PLAN FROM CIVIL. GUARD RAILS AT RAMP AND STAIRS NOT SHOWN FOR CLARITY

Academy® SPORTS+OUTDOORS

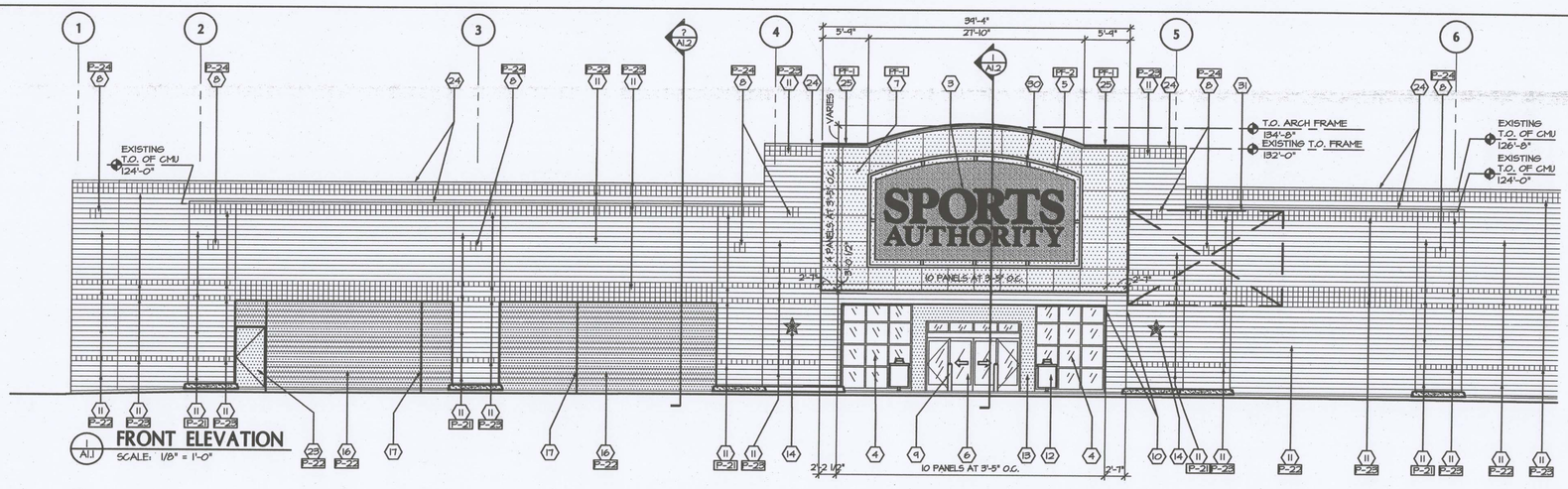
920 SEGER TOWNE RD

ROCKWALL, TX

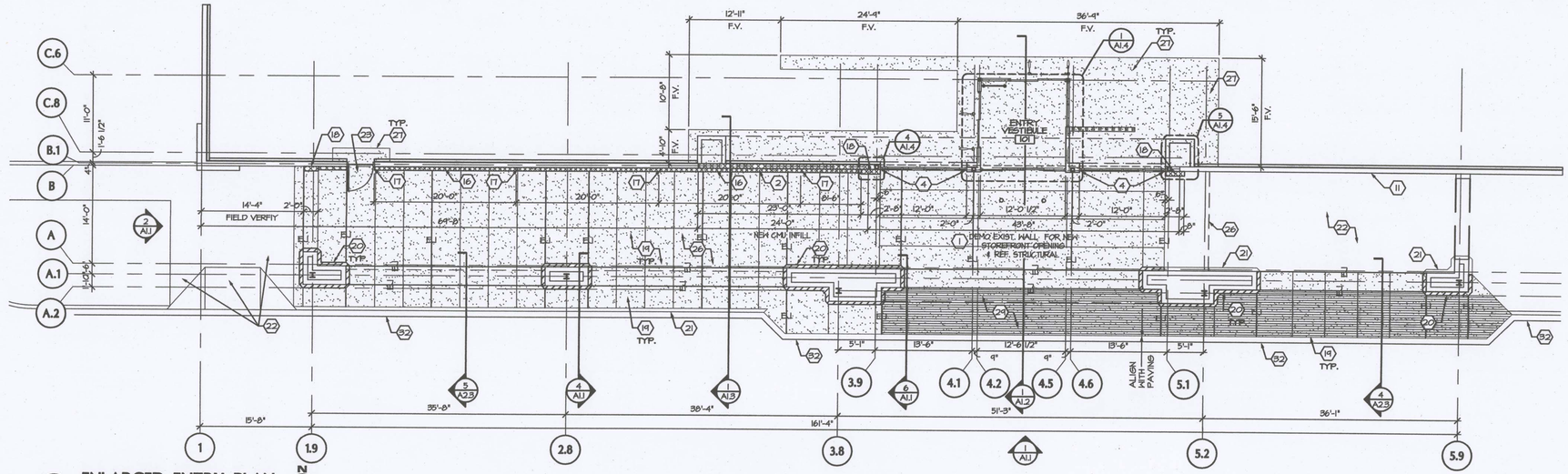
01/10/17



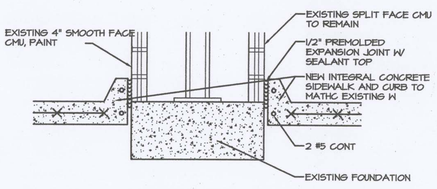
2/A1.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



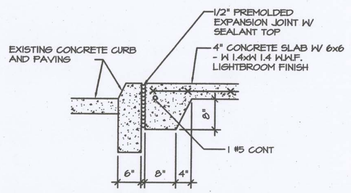
1/A1.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



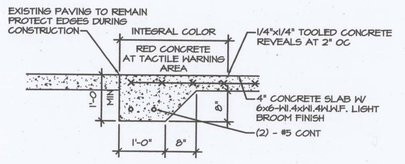
3/A1.1 ENLARGED ENTRY PLAN
SCALE: 1/8" = 1'-0"



4/A1.1 COLUMN/SIDEWALK DETAIL
SCALE: 3/4"=1'-0"



5/A1.1 NEW CONCRETE SIDEWALK
SCALE: 3/4"=1'-0"



6/A1.1 TACTILE WARNING RAMP
SCALE: 3/4"=1'-0"

KEYED NOTES:

1. REMOVE PORTION OF EXISTING CMU WALL AS NOTED ON PLAN; PROVIDE SHORING AS NOTED IN STRUCTURAL DRAWINGS
2. NEW CMU WALL INFILL, REF STRUCTURE
3. SPORTS AUTHORITY SIGN, REFER SIGNAGE SUBMITTAL
4. NEW STOREFRONT SYSTEM
5. ALUMINUM FRAME BY SIGNAGE MANUFACTURER
6. NEW AUTO SLIDER DOOR
7. NEW ALUCOBOND COMPOSITE METAL PANEL SYSTEM IN 3'-5" X 5'-0" GRID. ALL JOINTS TO BE PRE-FINISHED TO MATCH 'SPORTS AUTHORITY RED'.
8. EXISTING CERAMIC TILE, REPAINT TO MATCH EXISTING
9. PIPE BOLLARDS REF 2/A1.3.
10. REPAIR SPLIT FACE CMU AT CORNERS OF COLUMNS TO PROVIDE INTEGRAL FINISH AND APPEARANCE
11. EXISTING CMU WALL, RESEAL ALL CONTROL JOINTS AND CRACKS. PAINT TO MATCH EXISING
12. METAL ASH/TRASH RECEPTACLE REF ACCESSORIES ON A2.1.
13. BREAK METAL TO MATCH STOREFRONT, REF DETAILS ON A1.4
14. EXISTING APPLIED STAR MEDALLION TO REMAIN, REMOVE AND RE-ATTACH AS REQUIRED
15. EXISTING ROOF SLOPE (BEYOND)
16. NEW SPLIT-FACED CMU VENEER, ANCHOR TO EXISTING STRUCTURE WITH MASONRY TIE-ANCHORS @ 16" OC VERTICALLY AND 32" OC HORIZONTALLY, PAINT TO MATCH EXISTING
17. NEW VENEER CONTROL JOINT, MATCH SEALANT COLOR TO CMU VENEER BLOCK. PAINT. DO NOT PAINT
18. NEW CMU PILASTER, ANCHOR TO EXISTING STRUCTURE WITH MASONRY TIE-ANCHORS @ 16" OC VERTICAL AND 8" HORIZONTAL, PATCH TO MATCH EXISTING
19. NEW CONCRETE SIDEWALK, REF DETAILS 4, 5, 6 THIS SHEET
20. NEW CONCRETE CURB, REF DETAIL 4-A1.1
21. EXISTING CONCRETE CURB, PROTECT AND REPAIR AS REQUIRED
22. EXISTING CONCRETE SIDEWALK, PROTECT AND REPAIR AS REQUIRED
23. NEW DOOR, REF DOOR AND FRAME SCHEDULE
24. EXISTING PREFINISHED METAL CAP FLASHING. PROTECT DURING CONSTRUCTION AS REQUIRED
25. NEW PREFINISHED METAL CAP FLASHING
26. NEW STUCCO CEILING TO MATCH EXISTING, REF 1-A1.2 AND 1-A1.3
27. NEW CONCRETE SLAB, REF STRUCTURAL
28. RE-CONDITION EXISTING CMU AND LINTEL AS REQUIRED FOR FINISH. PAINT TO MATCH EXISTING
29. SCORED TACTILE WARNING AT NEW SIDEWALK. RED STAINED CONCRETE AT TACTILE WARNING AREA, REF DETAIL 6-A2.3
30. METAL FASCIA PANEL BY SPORTS AUTHORITY, COLOR: SILVER
31. PAINT COLOR TEST AREA. PAINT THIS AREA AND WAIT FOR APPROVAL BY SPORTS AUTHORITY PROJECT MANAGER BEFORE PROCEEDING.
32. PAINTED FIRE LANE STRIPE. PAINT AND LETTER TO MATCH EXISTING

COLOR:

- P-21 COLOR TO MATCH EXISTING CREAM COLOR
- P-22 COLOR LIGHT TAN
- P-23 COLOR TO MATCH EXISTING DARK BROWN
- P-24 COLOR TO MATCH "SPORTS AUTHORITY RED"
- P-25 BLACK
- PF-1 PREFINISHED COLOR TO MATCH "SPORTS AUTHORITY RED"
- PF-2 PREFINISHED COLOR - BLACK

PAINTING:

CONTRACTOR NOTE: REMAINDER OF EXTERIOR OF BUILDING IS TO BE PAINTED. WEST WALL IS TO BE PAINTED WITH ACCENT COLORS SIMILAR TO THE FRONT WALL. BACK WALL AND EAST WALLS ARE TO BE PAINTED P-22 .

SPORTS AUTHORITY
CONSTRUCTION DEPT.
1050 WEST HAMPDEN AVE
ENGLEWOOD, CO 80110
VOICE (303) 200-5050
FAX (303) 832-4738

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT ROCKWALL TX. THE INFORMATION CONTAINED ON THIS DATE ON 01/14/08 AND IT SHALL NOT BE USED ON A DIFFERENT PROJECT SITE OR AT A LATER TIME, USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT SHALL BE AUTHORIZED BY THE PROPERLY LICENSED ARCHITECTS OR ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW.

SPORTS AUTHORITY
STORE #211
EXTERIOR REMODEL & TENANT IMPROVEMENT DRAWINGS
STEGER TOWNE CROSSING
920 STEGER TOWNE ROAD
ROCKWALL, TX 75032
SGA PROJECT NUMBER: 0748043

David L. Brey, AIA
Scott&Goble Architects
1437 South Boulder Avenue
Suite 800
Tulsa, Oklahoma 74119-3609
p: 918-587-8500
f: 918-587-8601

REGISTERED ARCHITECT DAVID L. BREY 17720 STATE OF TEXAS
David L. Brey
Registered Architect
License No. 17720
1-15-08

ISSUE DATE: 01/14/08
DRAWN BY: JA
CHECKED BY: DST/DST

EXTERIOR ELEVATIONS AND ENLARGED ENTRY PLAN

A1.1

TI PROTOTYPE (MODIFIED) 8/2007

PLOTTED BY: briana DATE/TIME: Jan 15, 2008, 1:30PM
DRAWING PATHNAME: N:\Sports Authority\Projects\Rockwall, TX 07480459\06. CD Production\Drawings\Sheets\A1.1 Exterior Elevations.dwg


SPORTS
AUTHORITY
920


SPORTS
AUTHORITY
920




FIRE LANE NO PARKING



City of Rockwall

Project Plan Review History

				Applied	1/12/2017	LM
Project Number	Z2017-001	**Owner**	PNEUMA, VENTURES LTD	**Approved**		
Project Name	SWBC at Rockwall	**Applicant**	SWBC REAL ESTATE, LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	1/12/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		COMMENTS	See Comments
Type A and B Units are required per 2015 IBC 1107.6.2							
ENGINEERING	Amy Williams	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	See Comments
(1/18/2017 9:35 AM AW) Conditions: Up size existing 10" sanitary sewer to 15" No building or filling in a flood plain Detention in this area won't be effective...need to move to other side of the flood plain. (see markup) Need 404 and wetland determination Detention will only be allowed above normal water surface Need to build connection with Phase 1 (see markup) 4% Engineering Inspection Fees Impact Fees Parking to be 20'x9' Need 10' access area along 100 year fully developed flood plain							
FIRE	Ariana Hargrove	1/12/2017	1/19/2017	1/18/2017	6	COMMENTS	See Comments

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

(1/18/2017 5:00 PM AA)
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.

The two fire apparatus access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

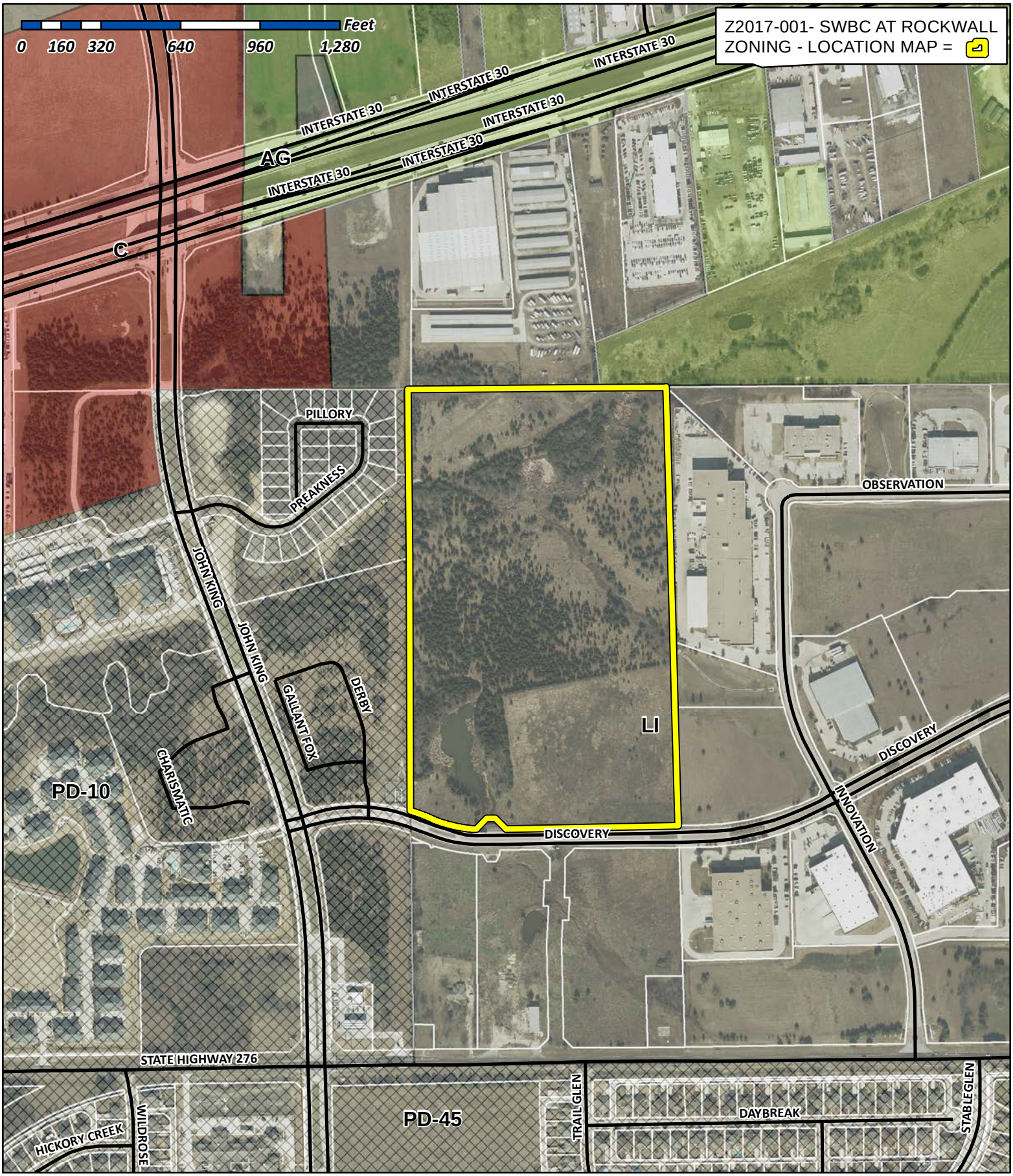
Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 250-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.

The required turning radius of a fire apparatus access road shall have a minimum interior turning radius of 30 feet.

PLANNING	Ryan Miller	1/12/2017	1/19/2017	1/23/2017	11	COMMENTS	See Comments

Z2017-001 (SWBC at Rockwall [LI to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-001) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Work Session Meeting on January 31, 2017. Staff has provided recommendations concerning the proposed request. These recommendations have been highlighted in the draft ordinance and are not obligatory requirements.
I.5 If approved an open space master plan will need to be submitted with the final plat laying out all proposed amenities on the site. This will require a recommendation from the Parks Board prior to the submission of a final plat.
I.6 The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on February 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the February 14, 2017 Planning & Zoning Meeting.
I.8 The projected City Council dates for this case are projected to be: 1) February 20, 2017 [1st Reading], and 2) March 6, 2017 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

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

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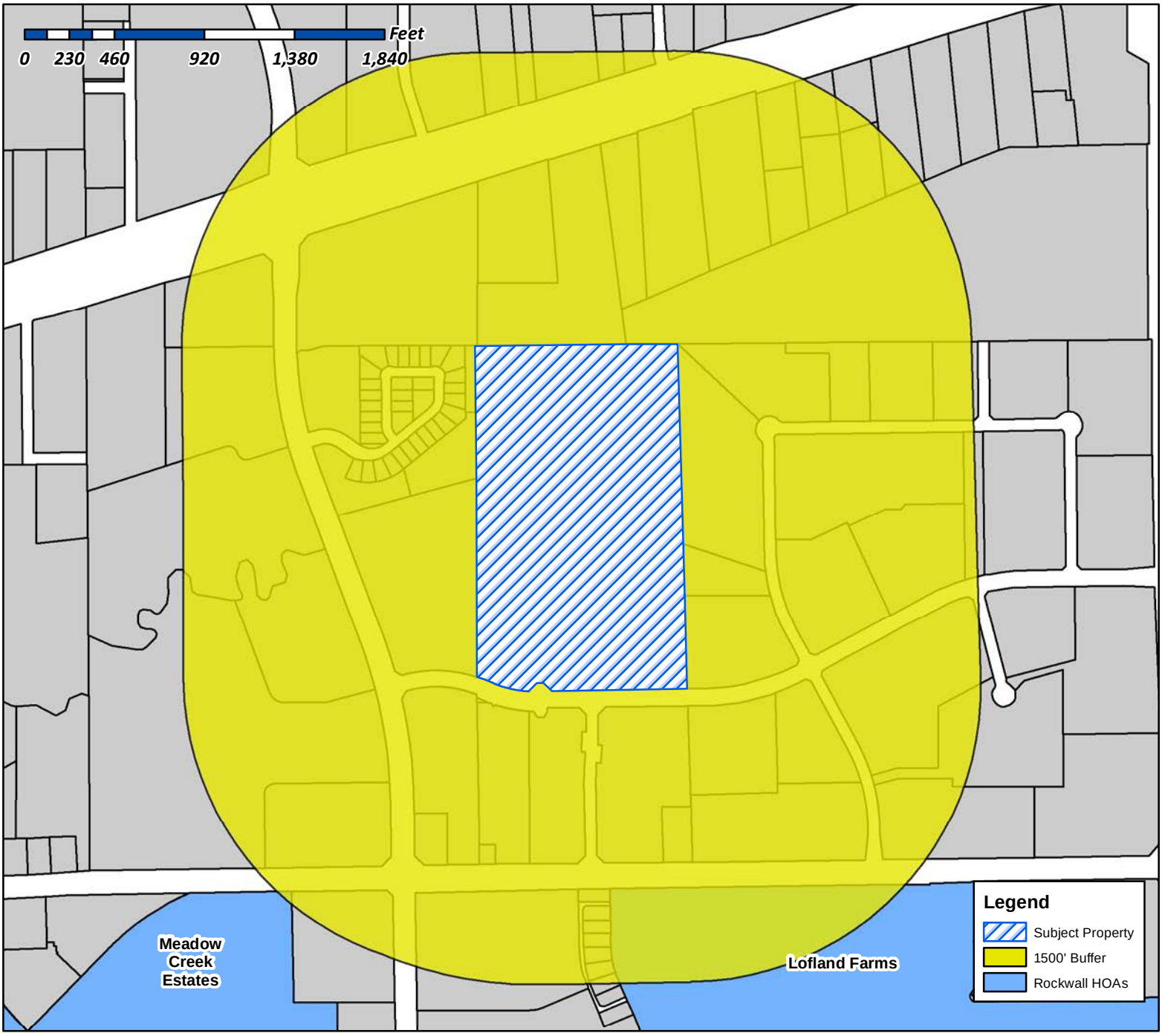
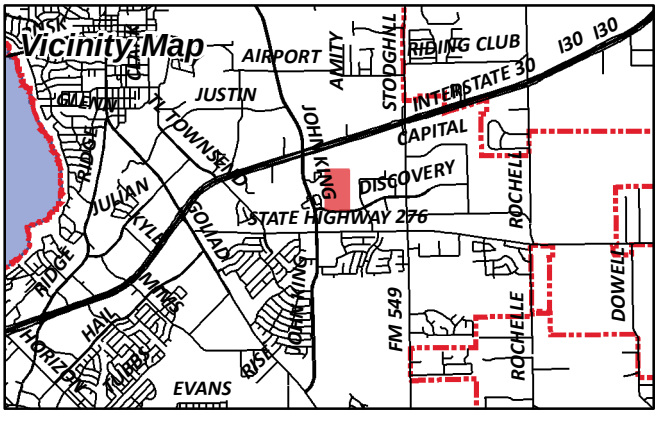


Case Number: Z2017-001
Case Name: SWBC At Rockwlall
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd. North of Discovery Blvd.

Date Created: *01/13/2017*

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



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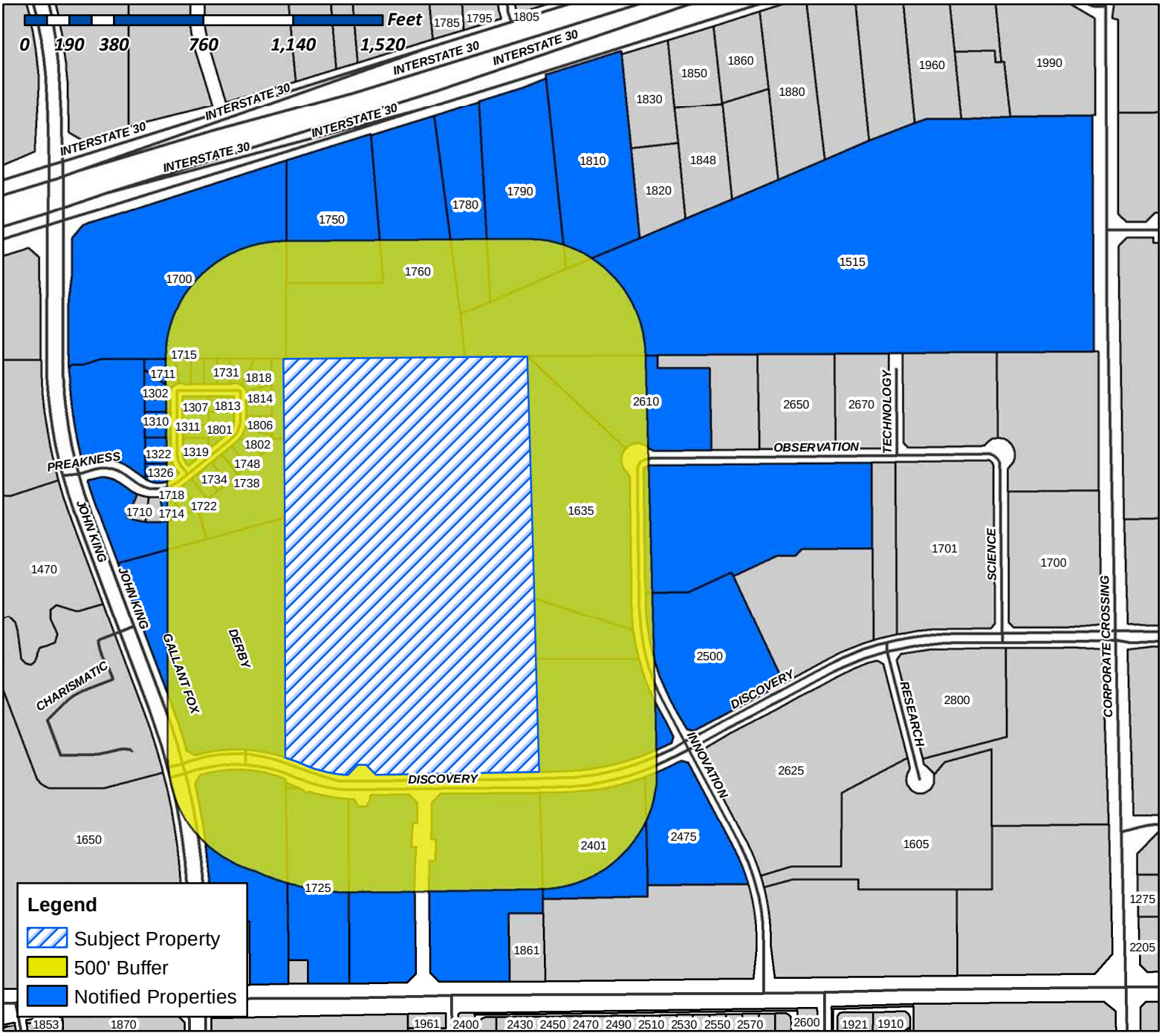

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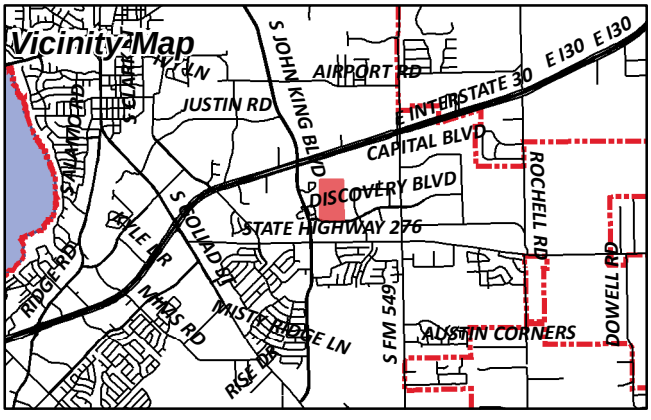


DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

CURRENT RESIDENT
1302 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1306 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1307 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1310 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1311 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1314 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1315 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1318 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1319 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1322 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1326 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

AMBATIELOS EVANGELOS & VASILIKI
1635 INNOVATION DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1700 I-30
ROCKWALL, TX 75032

RICHARDSON TANESHIA
1711 PILLORY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1715 PILLORY DR
ROCKWALL, TX 75032

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN HOLMES
1718 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1719 PILLORY DR
ROCKWALL, TX 75032

DO LIEN & HUNG TA
1722 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1723 PILLORY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1725 HWY276
ROCKWALL, TX 75032

MURPHY SHARON
1726 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1727 PILLORY DR
ROCKWALL, TX 75032

LOLLICUP USA INC
1730 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1731 PILLORY DR
ROCKWALL, TX 75032

HOWARD STEPHEN T AND
1734 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1738 PREAKNESS DR
ROCKWALL, TX 75032

HANSEN KARL AND DOLORES HERNANDEZ
1744 PREAKNESS DR
ROCKWALL, TX 75032

CONFIDENTIAL
1748 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1750 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1780 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 I30
ROCKWALL, TX 75032

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

CURRENT RESIDENT
1801 PREAKNESS DR
ROCKWALL, TX 75032

PADGETT THOMAS W AND TERI D
1802 PREAKNESS DR
ROCKWALL, TX 75032

THOMAS PATRICK S & STACEY L
1806 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 I30
ROCKWALL, TX 75032

MCMULLIN LINDA
1810 PREAKNESS DRIVE
ROCKWALL, TX 75032

DITMORE LESLIE G AND KURTIS M BOONE
1813 PREAKNESS DR
ROCKWALL, TX 75032

IZZO KEITH AND SARAH ANDERSON
1814 PREAKNESS DR
ROCKWALL, TX 75032

FALCON FINE WIRE & WIRE PRODUCTS
2401 DISCOVERY BLVD
ROCKWALL, TX 75032

HATFIELD AND COMPANY INC
2475 DISCOVERY BLVD
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

SECURITY HOLDINGS INC
2601 NETWORK BLVD 0
FRISCO, TX 75034

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

ROCKWALL DOWNES OWNERS ASSOCIATION INC
3102 OAK LAWN AVENUE 0
DALLAS, TX 75219

SAINT GEORGE PARTNERS LTD
3811 TURTLE CREEK 0
DALLAS, TX 75219

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

BSKJ DEVELOPMENT INC
480 SMIRL DR
HEATH, TX 75032

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY 0
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

ROCKWALL DOWNES DEVELOPMENT LLC
8750 N CENTRAL EXPWY 0
DALLAS, TX 75231

CAMBRIDGE PROPERTIES INC
8750 N CENTRAL EXPY 0
DALLAS, TX 75231

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

MCKEOWN REVOCABLE TRUST
THOMAS L BELAUSTEGUI 0
TYLER, TX 75703

Terry W. Gwin
President

SWBC Real Estate, LLC
5949 Sherry Lane, Suite 750
Dallas, TX 75225
(Office) 214-987-0700
(Fax) 214-987-0708
tgwin@swbc.com

January 13, 2017

Re: SWBC Class A Multi-Family Development; 42.548+/- acres of land situated to the east of John King Boulevard and Discovery Boulevard intersection and on the north side of Discovery Boulevard identified as Tract 1-4 of the J.M. Allen Survey, Abstract No. 2 within the City of Rockwall, Rockwall County, Texas

To the City of Rockwall,

SWBC Real Estate ("SWBC") currently has +/- 42.548 acres of land ("Subject Site") under contract for the future development of two high-end luxury multi-family properties. SWBC is planning to develop the Subject Site as a two-phase development, with the first phase consisting of 325 units on approximately 21.28 acres. At total build-out, the site is planned to have 2 new luxury properties with an average unit size of 983 square feet for both phases. The second phase is also planned to contain another 325 luxury units for an estimated total of 650 rental units (which is less than MF-16 zoning). See the attached site plan and proposed elevations.

The current zoning for the Subject Site is Light Industrial (LI) District. SWBC would like to have the Subject Site rezoned for the development of 2 high end multi-family properties.

Below are some of the main reasons we believe the Subject Site is appropriately suited for multi-family:

- Topography and Flood Plain Issues
- Low Supply of multi-family for the residents of Rockwall
- Higher real estate taxes for the City of Rockwall
- Appropriate buffer between current residential neighborhoods and the industrial park
- Better use of the natural vegetation and property amenities

Topography and Flood Plain

SWBC believes that the current industrial zoning of the Subject Site is not the best use for the site as the land has a significant amount of flood plain and topographic changes in elevation, which will make it difficult and expensive for industrial development. Multi-family will be better suited for this site, as the building footprints for multi-family are typically much smaller than industrial buildings, which will allow a multi-family developer to appropriately layout the smaller buildings, parking and driveways to overcome the obstacles on the site.

Low Supply of Multi-Family Properties

In studying the occupancy rates for the area, there seems to be a high demand for additional multi-family within the City of Rockwall. Currently Rockwall only has 5 multi-family properties (1980 and newer) within a 5-mile radius of the Subject Site with an average occupancy of 95%. Of these 5 multi-family properties, only 3 have been built within the past 10 years and zero of these current properties have been built within the past 5 years.

- Sixteen50 @ Lake Ray Hubbard is located several hundred yards to the west of the subject site – Built in 2009 – 96% occupied (as of January 2017)

The newest multi-family property within the City of Rockwall is Sonoma Court, which was built in 2011 (almost 6 years ago).

Real Estate Taxes

As of the 2016 tax value, the real estate taxes that are being paid for the Subject Site as vacant agricultural land is $50 per year. If the site were to be built out for new industrial buildings, the annual real estate taxes would be approximately $450,000. Upon completion of SWBC's luxury multi-family properties on this site, the real estate taxes for the two properties would be over $1.5 million per year.

Buffer Zone

The subject site will provide a nice buffer between the current industrial park (on the east side of the site) and the new residential neighborhoods adjacent to the subject site (on the west side of the subject site).

Current uses/zoning adjacent to the Subject Site:

- North - Industrial/Self Storage
- South - 15+ acres of vacant land zoned Industrial
- East - Industrial distribution center with additional vacant land for future industrial use
- West - 2 new single family developments that contain an oil & gas easement in between the Subject Site and these new residential neighborhoods

(1 block to the south of the subject site are numerous single family neighborhoods)



Natural Vegetation & Property Amenities

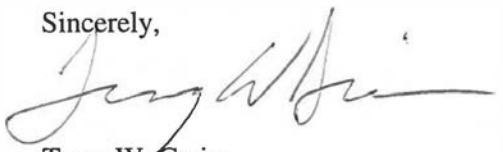
The northern portion of the Subject Site contains numerous acres of flood plain that is basically worthless to an industrial user, however a multi-family developer can save the natural vegetation of the flood plain area for recreational uses such as parks, ponds with water features and hike and bike trails.

In addition to the natural exterior amenities, SWBC is also planning to provide the tenants with luxurious amenities for each phase such as separate clubhouses, each having its own pool, fitness centers, game rooms, meeting/conference areas, and party rooms.

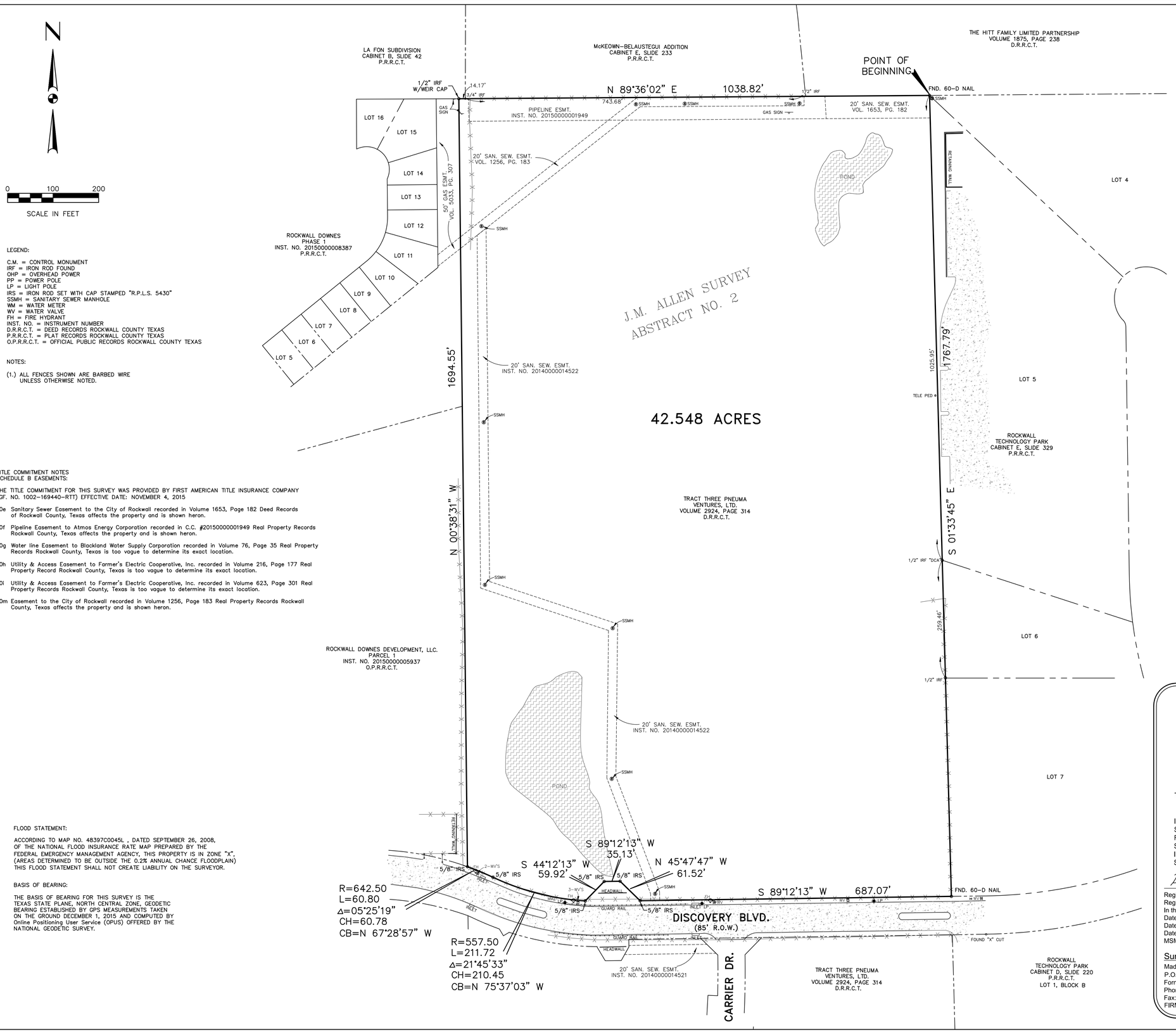
As outlined above, SWBC believes that the highest and best use for the Subject Site is a multi-family designation that will help to fulfill the shortage of high end rental units for the residents of Rockwall, while increasing the tax base for the city and utilizing the natural landscape of the land.

I appreciate your time, willingness to help and understanding.

Sincerely,



Terry W. Gwin



LEGEND:

C.M. = CONTROL MONUMENT
IRF = IRON ROD FOUND
OHP = OVERHEAD POWER
PP = POWER POLE
LP = LIGHT POLE
IRS = IRON ROD SET WITH CAP STAMPED "R.P.L.S. 5430"
SSMH = SANITARY SEWER MANHOLE
WM = WATER METER
WV = WATER VALVE
FH = FIRE HYDRANT
INST. NO. = INSTRUMENT NUMBER
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

NOTES:

(1.) ALL FENCES SHOWN ARE BARBED WIRE UNLESS OTHERWISE NOTED.

TITLE COMMITMENT NOTES
SCHEDULE B EASEMENTS:

THE TITLE COMMITMENT FOR THIS SURVEY WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GF. NO. 1002–169440–RTT) EFFECTIVE DATE: NOVEMBER 4, 2015

10e Sanitary Sewer Easement to the City of Rockwall recorded in Volume 1653, Page 182 Deed Records of Rockwall County, Texas affects the property and is shown heron.

10f Pipeline Easement to Atmos Energy Corporation recorded in C.C. #20150000001949 Real Property Records Rockwall County, Texas affects the property and is shown heron.

10g Water line Easement to Blackland Water Supply Corporation recorded in Volume 76, Page 35 Real Property Records Rockwall County, Texas is too vague to determine its exact location.

10h Utility & Access Easement to Farmer's Electric Cooperative, Inc. recorded in Volume 216, Page 177 Real Property Record Rockwall County, Texas is too vague to determine its exact location.

10i Utility & Access Easement to Farmer's Electric Cooperative, Inc. recorded in Volume 623, Page 301 Real Property Records Rockwall County, Texas is too vague to determine its exact location.

10m Easement to the City of Rockwall recorded in Volume 1256, Page 183 Real Property Records Rockwall County, Texas affects the property and is shown heron.

FLOOD STATEMENT:

ACCORDING TO MAP NO. 48397C0045L , DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND DECEMBER 1, 2015 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

FIELD NOTES:

BEING, a tract of land situated in the J.M. Allen Survey, Abstract Number 2, Rockwall County, Texas, and being a portion of a tract of land described in a deed to Pneuma Ventures, LTD., Tract Three, as recorded in Volume 2924, Page 314 Deed Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60D Nail found lying on the south line of a tract of land to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 Deed Records Rockwall County, Texas, being the northwest corner of Lot 4 and the north corner of Lot 5 of Rockwall Technology Park, an addition to the City of Rockwall, recorded in Cabinet E, Slide 329 of the Plat Records of Rockwall County, Texas, same being the northeast corner of the herein described tract;

THENCE South 01 degrees 33 minutes 45 seconds East, at a distance of 1025.95 feet passing a 1/2 inch iron rod with cap stamped "DCA" for the southwest corner of Lot 5 and the northwest corner of Lot 6 of said Rockwall Technology Park, at a distance of 1285.91 feet passing a 1/2 inch iron rod for the southwest corner of Lot 6 and the northwest corner of Lot 7 of said Rockwall Technology Park, and being a total distance of 1767.79 feet to a 60D Nail found for corner in the north line of Discovery Boulevard (85' right–of–way);

THENCE South 89 degrees 12 minutes 13 seconds West, along said north line of Discovery Boulevard, a distance of 687.07 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 45 degrees 47 minutes 47 seconds West a distance of 61.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 89 degrees 12 minutes 13 seconds West a distance of 35.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 12 minutes 13 seconds West a distance of 59.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a non–tangent curve to the right;

THENCE with said curve to the right having a radius of 557.50 feet, a central angle of 21 degrees 45 minutes 33 seconds, an arc length of 211.72 feet, a chord bearing of North 75 degrees 37 minutes 03 seconds West, and a distance of 210.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 642.50 feet, a central angle of 05 degrees 25 minutes 19 seconds, an arc length of 60.80 feet, a chord bearing of North 67 degrees 28 minutes 57 seconds West, and a distance of 60.78 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the north line of said Discovery Boulevard and being the southeast corner of a tract of land to Rockwall Downes Development, LLC., recorded in Instrument Number 20150000005937 Official Public Records Rockwall County, Texas;

THENCE North 00 degree 38 minutes 31 seconds West, departing the north line of said Discovery Boulevard and along the East line of said Rockwall Downes Development tract and the east line of Rockwall Downes, Phase 1, and addition to the City of Rockwall recorded in Instrument Number 20150000008387 Plat Records Rockwall County, Texas, a distance of 1694.55 feet to a 1/2 inch iron found for corner lying on the south line of La Fon Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Slide 42 Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 36 minutes 02 seconds East, at a distance of 14.17 feet passing a 3/4 inch iron rod being the southeast corner of said La Fon Subdivision and the southwest corner of the McKeown–Belaustegui Addition recorded in Cabinet E, Slide 233 Plat Records of Rockwall County, Texas, at a distance of 757.85 feet passing a 1/2 inch iron rod for the southeast corner of said Mckeown tract and the southwest corner of said Hitt Family tract and being a total distance of 1038.82 feet to the POINT OF BEGINNING and containing 1,853,393 square feet or 42.548 acres of land.

Land Title Survey

42.548 ACRES

PNEUMA VENTURES, LTD.
ROCKWALL COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

TO: Pneuma Ventures, LTD., JPI Real Estate Acquisition, LLC., and First American Title Insurance Company

I, BRIAN J. MADDOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS MAP FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING RULES AND REGULATIONS OF THE STATE OF TEXAS.

Registered Surveyor: Brian J. Maddox
Registered Land Surveyor No. : 5430
In the State of: Texas
Date of Survey : December 1, 2015
Date of Last Revision:
Date Printed: December 4, 2015
MSM Project No. 151549

Survey Prepared By:

Maddox Surveying & Mapping, Inc.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
Fax: (972) 564-4428
FIRM REGISTRATION NO. 10013200

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
LAND SURVEYOR

Maddox Surveying and Mapping, Inc.
P.O. Box 2109 – Forney, Texas 75126
Phone: (972) 564-4416, Fax: (972) 564-4428 www.maddoxsurvey.com

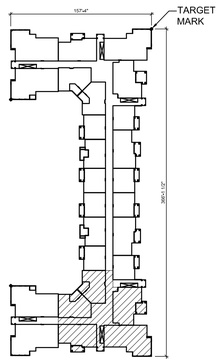
MSM Project No. 151549 *Sheet 1 of 1*

LEGEND

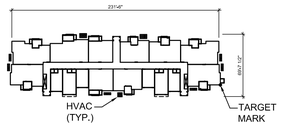
- PROPERTY LINE
- EASEMENTS/SETBACKS
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING
- HANDICAP UNIT DESIGNATION
- TRAFFIC DIRECTIONAL ARROWS
- A/C CONDENSING UNIT
- FIRE SPRINKLER RISER ROOM



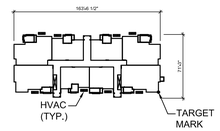
BUILDING OUTLINES



BUILDING 'A' 3 STORY



BUILDING 'B' 3 STORY



BUILDING 'C' 3 STORY

BUILDING KEY

1 = BUILDING NUMBER
A = BUILDING TYPE

BUILDING TABULATION PHASE 1

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	63	A1-7, A2-9, A3-5, A4-7,A5-4, A6-6, B1-5, B2-6, B3-3, C1-11, CLUB	71,829	71,829
B	7	34	A1-4, A2-5, A3-5, A4-2, A5-5, A6-2, B1-3, B2-3, B3-3, C1-2	32,920	230,440
C	1	24	A1-1, A2-1, A3-5, A6-7, B1-7, B2-3	24,575	24,575
TOTAL	9				326,844

BUILDING TABULATION PHASE 2

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	63	A1-7, A2-9, A3-5, A4-7,A5-4, A6-6, B1-5, B2-6, B3-3, C1-11, CLUB	71,829	71,829
B	7	34	A1-4, A2-5, A3-5, A4-2, A5-5, A6-2, B1-3, B2-3, B3-3, C1-2	32,920	230,440
C	1	24	A1-1, A2-1, A3-5, A6-7, B1-7, B2-3	24,575	24,575
TOTAL	9				326,844

UNIT TABULATION PHASE 1

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	45	750	33,750
A3 - ONE BEDROOM, ONE BATH	45	850	38,250
A4 - ONE BEDROOM, ONE BATH	21	900	18,900
A5 - ONE BEDROOM, ONE BATH	39	975	38,025
A6 - ONE BEDROOM, ONE BATH, STUDY	27	1,075	29,025
B1 - TWO BEDROOM, TWO BATH	33	1,125	37,125
B2 - TWO BEDROOM, TWO BATH	30	1,175	35,250
B3 - TWO BEDROOM, TWO BATH	24	1,225	29,400
C1 - THREE BEDROOM, TWO BATH	25	1,460	36,500
TOTAL	325		319,625

UNIT TABULATION PHASE 2

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	45	750	33,750
A3 - ONE BEDROOM, ONE BATH	45	850	38,250
A4 - ONE BEDROOM, ONE BATH	21	900	18,900
A5 - ONE BEDROOM, ONE BATH	39	975	38,025
A6 - ONE BEDROOM, ONE BATH, STUDY	27	1,075	29,025
B1 - TWO BEDROOM, TWO BATH	33	1,125	37,125
B2 - TWO BEDROOM, TWO BATH	30	1,175	35,250
B3 - TWO BEDROOM, TWO BATH	24	1,225	29,400
C1 - THREE BEDROOM, TWO BATH	25	1,460	36,500
TOTAL	325		319,625

SITE DATA

BUILDING HEIGHT: 46'-9"

PHASE 1:	PHASE 2:
21.27 ACRES	21.28 ACRES
325 UNITS	325 UNITS
15.28 UNITS/ACRE	15.27 UNITS/ACRE

PARKING TABULATION

PHASE 1:			PHASE 2:		
UNIT PARKING REQUIRED:			UNIT PARKING REQUIRED:		
1 BEDROOM UNITS	213(1.5)	320	1 BEDROOM UNITS	213(1.5)	320
2 BEDROOM UNITS	87(2)	174	2 BEDROOM UNITS	87(2)	174
3 BEDROOM UNITS	25(2.5)	63	3 BEDROOM UNITS	25(2.5)	63
TOTAL UNIT PARKING REQUIRED		557	TOTAL UNIT PARKING REQUIRED		557
CLUB PARKING REQUIRED	1/300 S.F.	24	CLUB PARKING REQUIRED	1/300 S.F.	24
UNIT PARKING PROVIDED:			UNIT PARKING PROVIDED:		
UNCOVERED		492	UNCOVERED		492
ATTACHED GARAGE		42	ATTACHED GARAGE		42
TANDEM		42	TANDEM		42
TOTAL UNIT PARKING PROVIDED		576	TOTAL UNIT PARKING PROVIDED		576
CLUB PARKING PROVIDED		24	CLUB PARKING PROVIDED		24
TOTAL PARKING PROVIDED		600	TOTAL PARKING PROVIDED		600

GRAPHIC SCALE
80 40 0 40 80
(IN FEET)
1 INCH = 80 FEET

01 SITE PLAN
SCALE: 1" = 80'

N

01/13/2017

FOR REVIEW PURPOSES

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.0

SITE PLAN

COPYRIGHT © 2016

TYP. EXT. ELEVATION	
MASONRY:	100%
NATURAL STONE:	30%
LAP SIDING:	70%



01 TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"

01/13/2017

FOR REVIEW PURPOSES

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.1

TYPICAL ELEVATION

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01 PERSPECTIVE ELEVATION
SCALE: 1/8" = 1'-0"

01/13/2017

FOR REVIEW PURPOSES

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.2

PERSPECTIVE ELEVATION

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CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 42.548-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-4 OF THE J. M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 01.3.2017

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations and Renderings*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City

DRAFT ORDINANCE 01.17

Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MARCH, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 20, 2017*

2nd Reading: *March 6, 2017*

DRAFT ORDINANCE 01.31.2017

Exhibit 'A':
Legal Description

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures , L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) ;

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;
North 45°47'47" West, a distance of 61.52 feet to a point for corner;
South 89°12'13" West, a distance of 35.13 feet to a point for corner;
South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet , a chord bearing and distance of North 75°37'03" West , 210.45 feet ;
In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West , 60.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development , LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

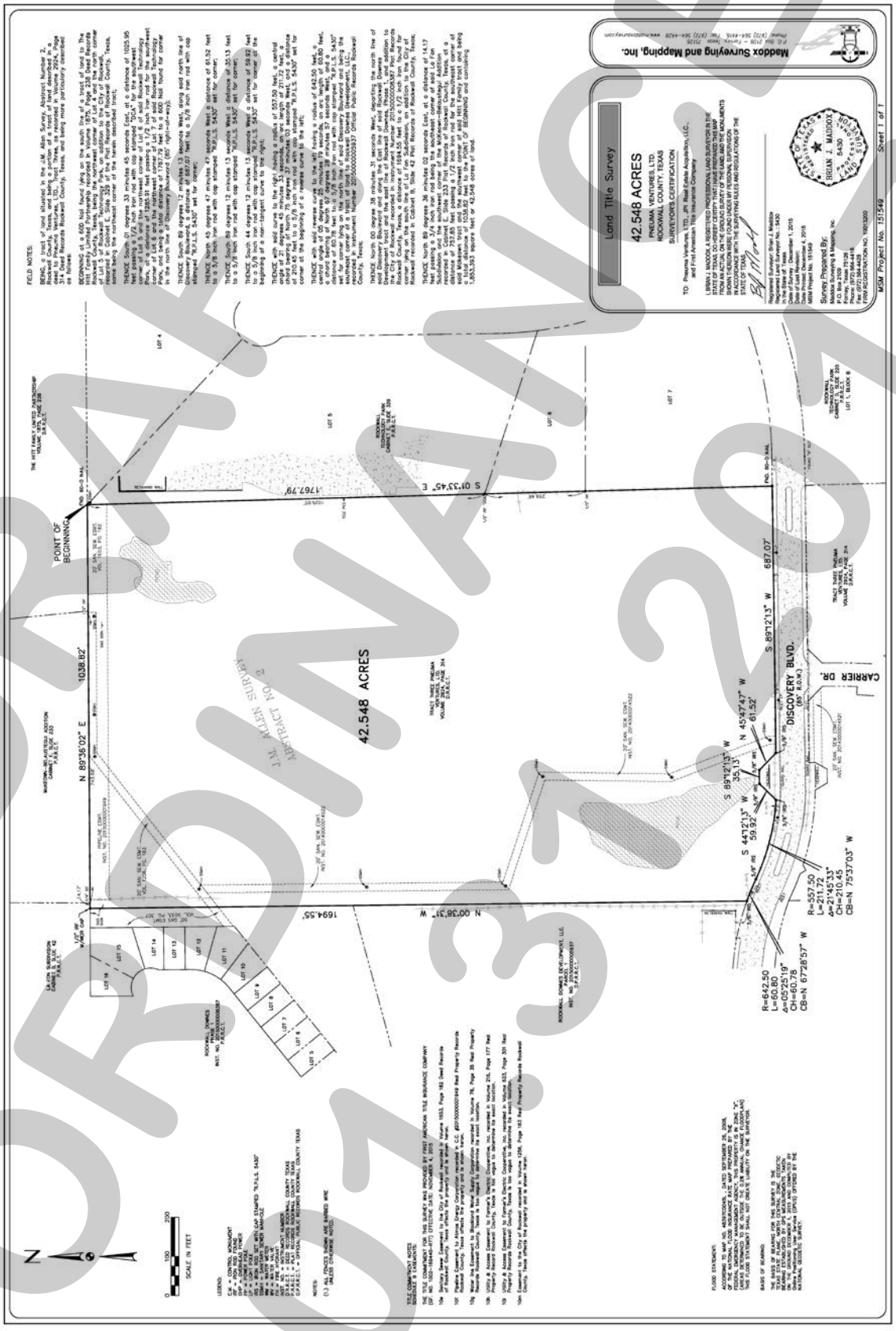
THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition , an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North 89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.548 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures , LTD recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County , Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey , and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DRAFT ORDINANCE 01-31-2018

Exhibit 'A':
Survey



DRAFT
ORDINANCE
01.31.2017

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
01.23

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition for *Phases I & II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A & 1B* below; however, in no case should the average net unit area decrease below 980 SF for *Phases I* & *II*. In addition, the minimum net unit area of the smallest unit shall not be decreased below 650 SF for *Phase I & II*.

Table 1A: Unit Composition for Phase I

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	650 SF	36	23,400 SF	11.08%
A2	One (1) Bedroom	750 SF	45	33,750 SF	13.85%
A3	One (1) Bedroom	850 SF	45	38,250 SF	13.85%
A4	One (1) Bedroom	900 SF	21	18,900 SF	6.46%
A5	Two (2) Bedrooms	975 SF	39	38,025 SF	12.00%
A6	Two (2) Bedrooms	1,075 SF	27	29,025 SF	8.31%
B1	Two (2) Bedrooms	1,125 SF	33	37,125 SF	10.15%
B2	Two (2) Bedrooms	1,175 SF	30	35,250 SF	9.23%
B3	Two (2) Bedrooms	1,225 SF	24	29,400 SF	7.38%
C1	Three (3) Bedrooms	1,460 SF	25	36,500 SF	7.69%
		Average Net Unit Area:		*983.46 SF*	
		Total Units:	*325*		*100.00%*

Table 1B: Unit Composition for Phase II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	650 SF	36	23,400 SF	11.08%
A2	One (1) Bedroom	750 SF	45	33,750 SF	13.85%
A3	One (1) Bedroom	850 SF	45	38,250 SF	13.85%
A4	One (1) Bedroom	900 SF	21	18,900 SF	6.46%
A5	Two (2) Bedrooms	975 SF	39	38,025 SF	12.00%
A6	Two (2) Bedrooms	1,075 SF	27	29,025 SF	8.31%
B1	Two (2) Bedrooms	1,125 SF	33	37,125 SF	10.15%
B2	Two (2) Bedrooms	1,175 SF	30	35,250 SF	9.23%
B3	Two (2) Bedrooms	1,225 SF	24	29,400 SF	7.38%
C1	Three (3) Bedrooms	1,460 SF	25	36,500 SF	7.69%
		Average Net Unit Area:		*983.46 SF*	
		Total Units:	*325*		*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 By-Pass Overlay (SH205 BY-OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *15.28* dwelling units per gross acre of land; however, in no case should the proposed development exceed *650* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

DRAFT 6.5.2017

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [1]	60'
Maximum Lot Coverage	45%
Minimum Landscape	20%

General Notes:

[1]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

4. *Parking and Loading Standards.* The minimum parking shall be as follows: (i) for one (1) bedroom and efficiency units a minimum of 1½ parking spaces per unit shall be provided; (ii) for two (2) bedroom units a minimum of two (2) parking spaces per unit shall be provided; and, (iii) for three (3) bedroom units a minimum of 2½ parking spaces per unit shall be provided. In addition, a minimum of 20% of the total parking requirement shall be covered parking spaces. Tandem parking spaces (*i.e. spaces in front of garages*) are *NOT* permitted.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit 'D'* of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:

   (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90% (*excluding windows and doors*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 70% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% stone natural or quarried is required on all building façades.

   (b) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) Architectural Requirements. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 By-Pass Overlay (SH205 BY-

DRAFT ORDINANCE

OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

   (a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

      i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

      ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

   (b) *Landscape Buffers (Discovery Boulevard).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Discovery Boulevard.

   (c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code.

   (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

   (e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

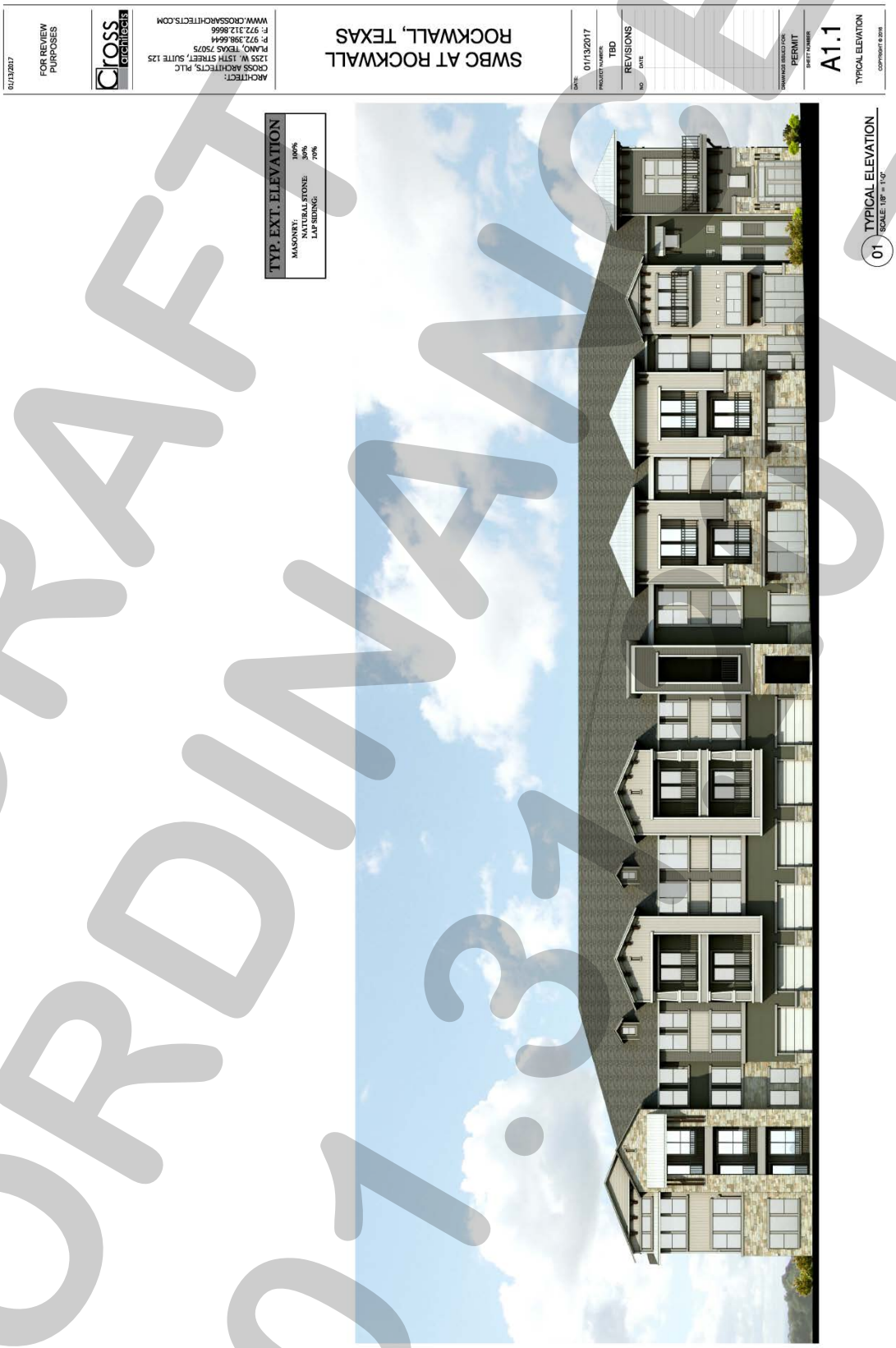
8. *Open Space.* The development shall consist of a minimum of 20% open space (or a minimum of 8.5-acres), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. Floodplain acreage may count for up to 50% of the 20% open space requirement. All open space and floodplain shall be maintained as private open space by the owner/property management company.

9. *Screening Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.*

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

DRAFT ORDINANCE 01.31.2017

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 01.3.2017

Exhibit 'D':
Concept Building Rendering



DRAFT ORDINANCE

City of Rockwall

Project Plan Review History

Project Number	Z2017-002	**Owner**	WILCK, PAUL J JR	**Applied**	1/13/2017 LM
Project Name	463 H. Wallace Lane (AG to SF-1.5)	**Applicant**	LISA WILCK PALOMBA	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	1/13/2017 LM

Site Address	**City, State Zip**	**Zoning**
463 H WALLACE Ln	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CONOVER ADDITION	8-2	NULL	8-2	0080-0000-0008-02-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		APPROVED	
ENGINEERING	Amy Williams	1/13/2017	1/20/2017	1/18/2017	5	APPROVED	
FIRE	Ariana Hargrove	1/13/2017	1/20/2017	1/18/2017	5	APPROVED	
PLANNING	Korey Brooks	1/13/2017	1/20/2017	1/26/2017	13	COMMENTS	Comments

(1/27/2017 8:39 AM KB)

1. Please make Lot 2 2-acres (already addressed).
2. Please ensure that each lot meets 25-foot side setback.
3. "Final Plat" was submitted with the zoning case, however the "Final Plat" will not be approved until after the zoning case. This will be a seperate application and go through a seperate approval process.
4. The zoning requested will be SFE 2.0.



City of Rockwall

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

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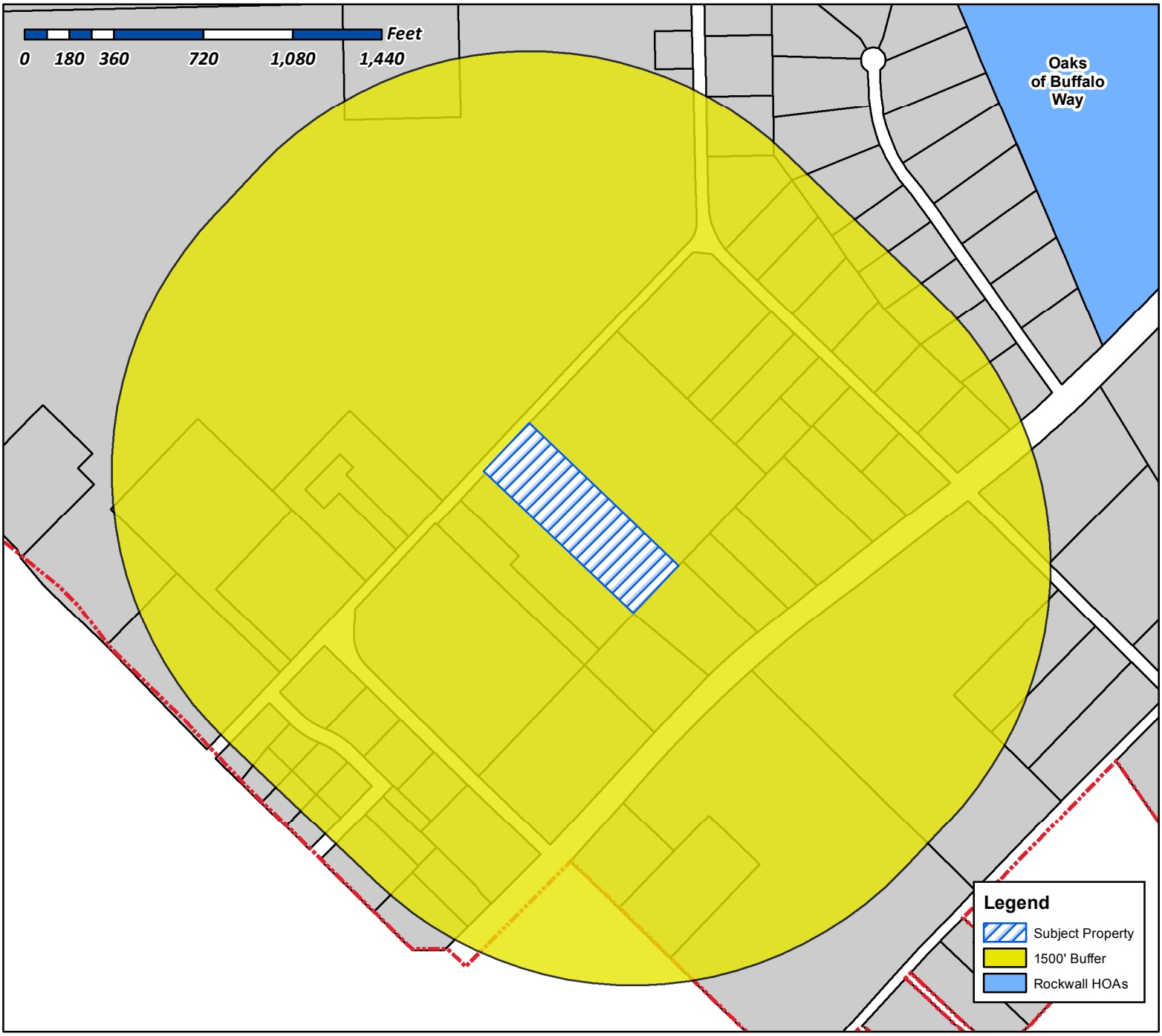
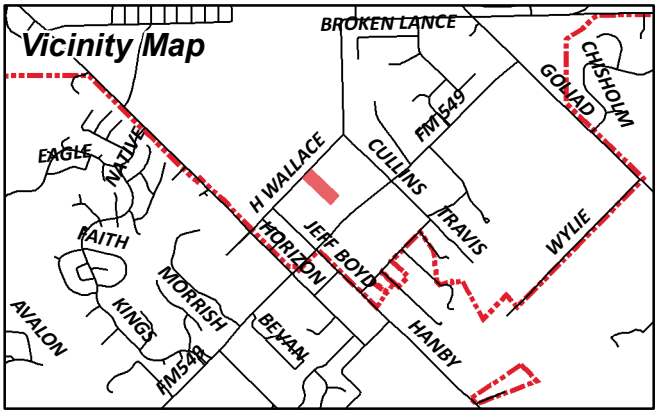


Case Number: Z2017-002
Case Name: Zoning Change (AG to SFE 2.0)
Case Type: Zoning
Zoning: AG to SFE-2.0
Case Address: 463 H. Wallace Lane



Date Created: 01/13/2017
For Questions on this Case Call (972) 771-7745

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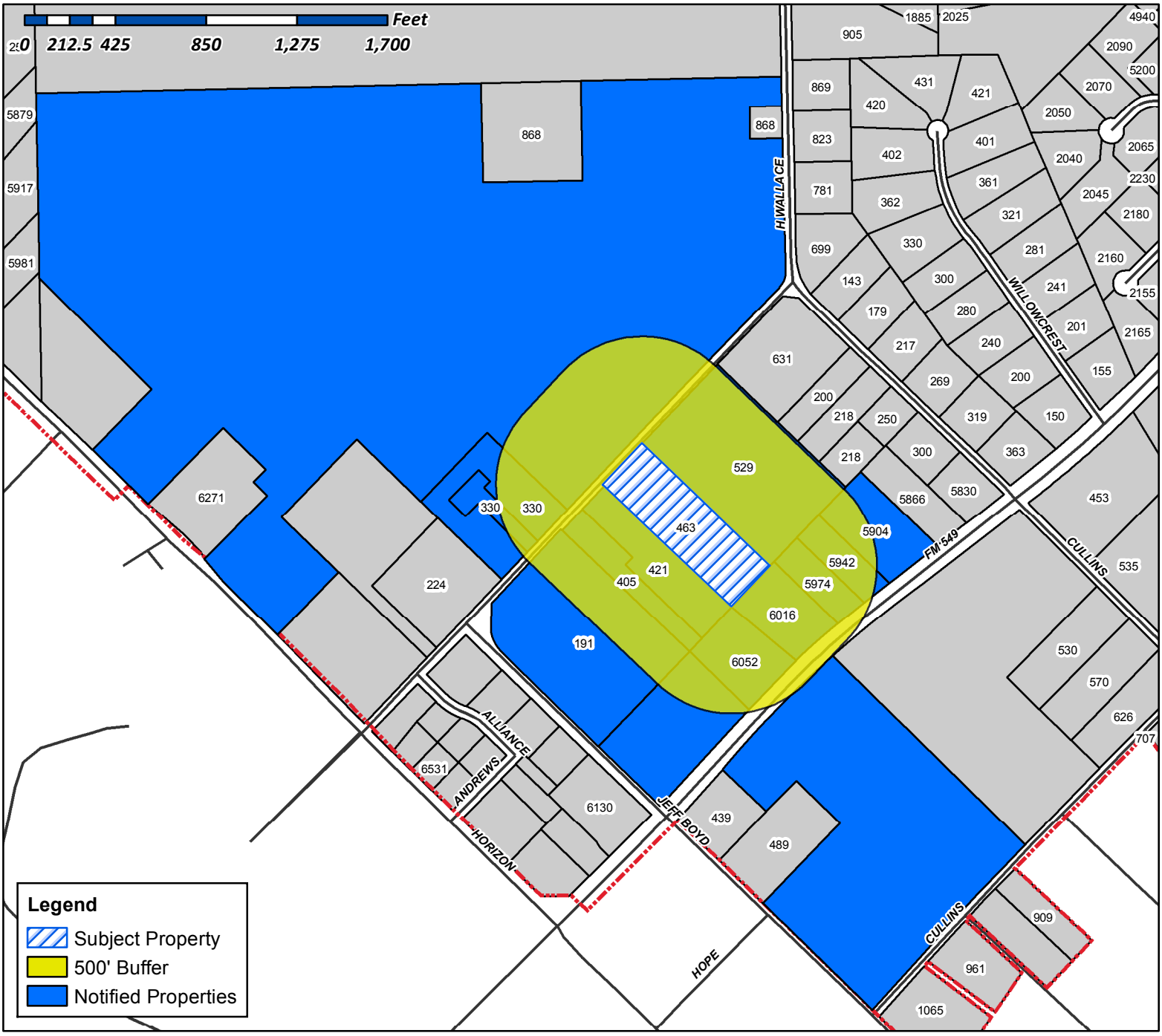
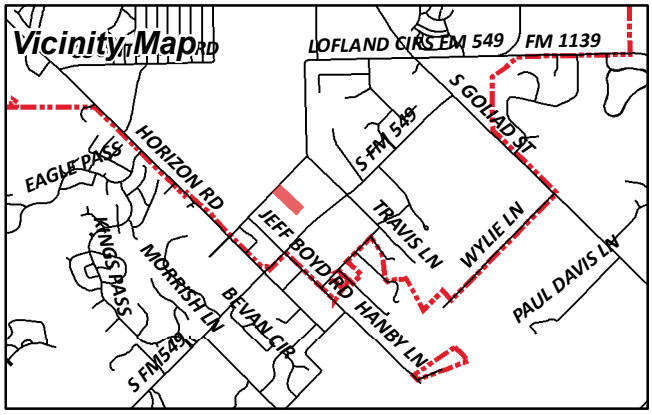


Case Number: Z2017-002
Case Name: Zoning Change (AG to SFE- 2.0)
Case Type: Zoning
Zoning: AG to SFE-2.0
Case Address: 463 H. Wallace Lane

Date Created: *01/13/2017*
For Questions on this Case Call (972) 771-7745



HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

WALLACE DONALD J
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK JANETTE C
405 H WALLACE LANE
ROCKWALL, TX 75032

INGHAM JULIE A AND MARK A
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

MOODY KELLY E & KIMBERLY MOODY
5904 S FM 549
ROCKWALL, TX 75032

HIX PHILLIP L & JANA D
5942 S FM 549
ROCKWALL, TX 75032

CRAWFORD CAROL C
5974 S FM 549
ROCKWALL, TX 75032

SCHIFELBEIN RICHARD & YVONNE
6016 S FM 549
ROCKWALL, TX 75032

CRABTREE JAMES C JR & TERRY L
6052 S FM 549
ROCKWALL, TX 75032

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

Lisa Palomba
502 Scenic Place
Heath, TX 75032
214-577-9638

January 12, 2017

Mr. Ryan Miller
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: Letter of Explanation for Zoning Change Request for 463 H. Wallace Lane

Mr. Miller:

Please accept my request to rezone the property known as 463 H. Wallace Lane, a 5.192 acre tract of land situated in the W.W. Ford Survey, Tract 8-02, Abstract No. 80, City of Rockwall, Rockwall County, from Agricultural to Single-Family Estate 1.5. A zoning exhibit showing the entire parcel to be rezoned with legal description, proposed plat showing my intentions to subdivide the property and application with fee are included.

463 H. Wallace Lane is a 5.192 acre family owned property. My parents built their home in 1980 and plan to live out the remainder of their lives on the property. My parents and I are requesting to rezone the property from Agricultural to Single-Family Estate 1.5 with the intention of subdividing the property leaving 3.1 acres for my parents. After right-of-way dedication, the remaining 1.8 acres will be gifted to me so that I may build a home next door to my parent's existing home.

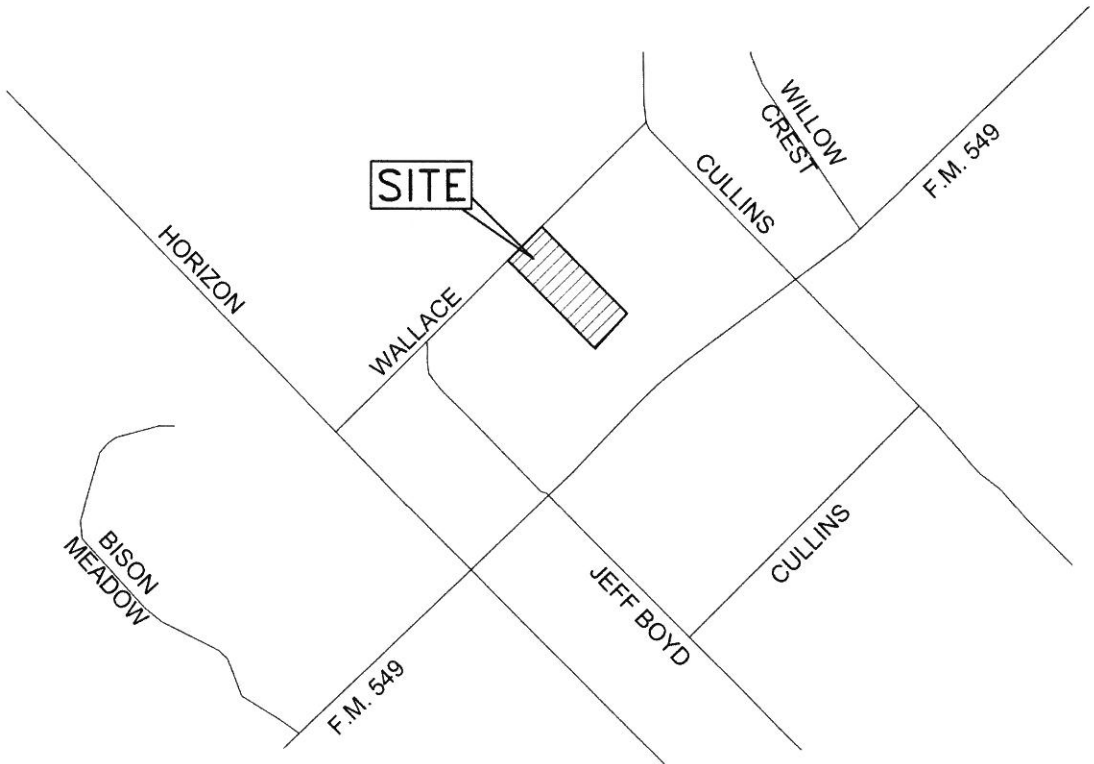
My parents are 80 years of age and are beginning to need some assistance with daily living. They do pretty well most days. However, in considering a plan for their long term care, their desire is to live out their years together in the home they built so long ago. As their only child, I would like to help them live out their lives on their own property. Living next to my parents is a good arrangement for us as they get to remain independent with my assistance (and possibly home health care when required) and I will have my own home with some privacy.

Thank you for your consideration.

Lisa Palomba

Lisa Palomba
214-577-9638
lpalomba@verizon.net

EXHIBIT "A"



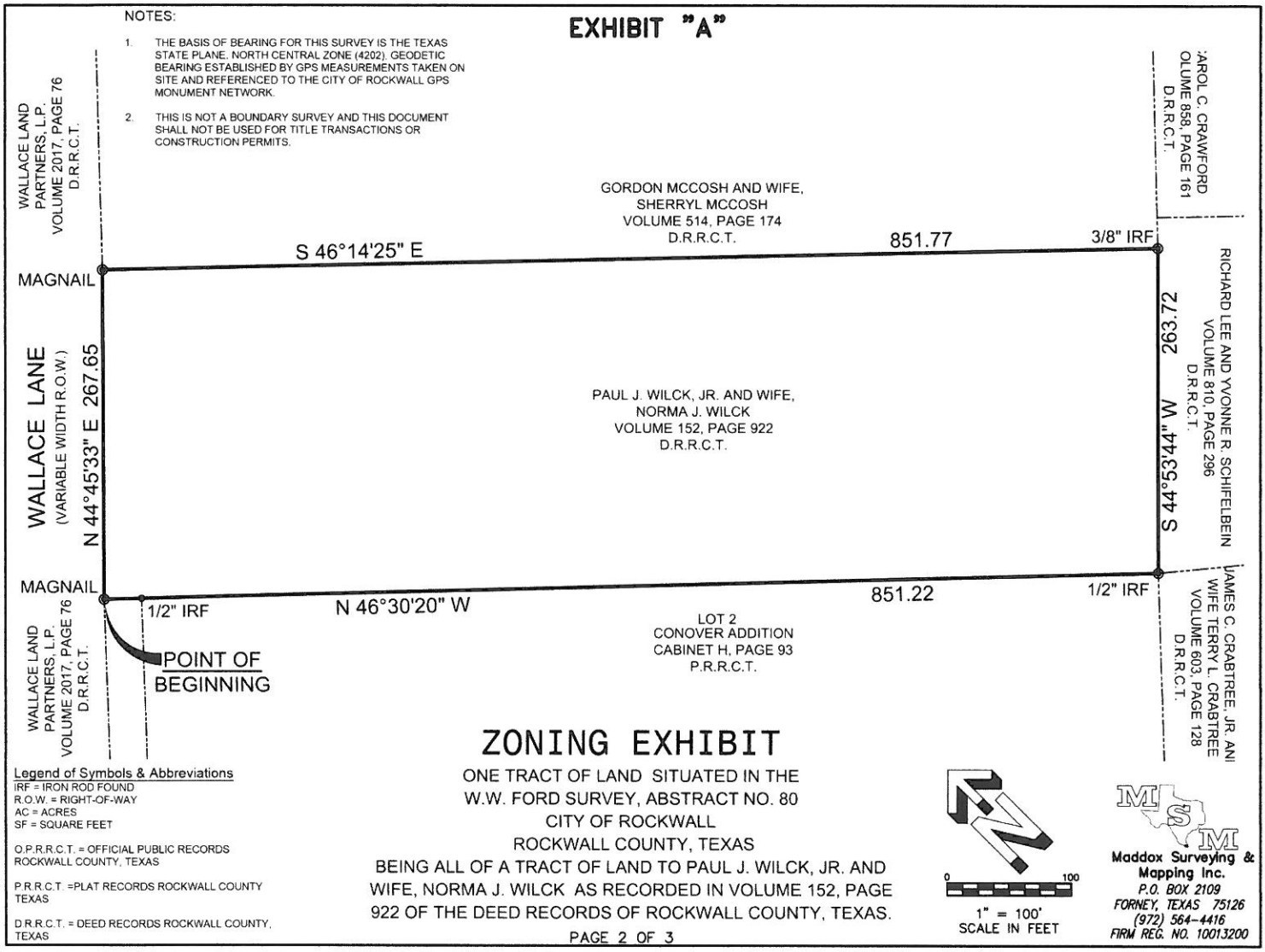
LOCATION MAP

ONE TRACT OF LAND SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
BEING ALL OF A TRACT OF LAND TO PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK AS RECORDED IN VOLUME 152, PAGE 922 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

N

NOT TO SCALE

Maddox Surveying & Mapping Inc.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
FIRM REG. NO. 10013200



ZONING EXHIBIT

ONE TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK AS RECORDED IN VOLUME 152, PAGE 922 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

Legend of Symbols & Abbreviations
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
AC = ACRES
SF = SQUARE FEET

O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

P.R.R.C.T. =PLAT RECORDS ROCKWALL COUNTY TEXAS

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS

0 100
1" = 100'
SCALE IN FEET

Maddox Surveying & Mapping Inc.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
FIRM REG. NO. 10013200

EXHIBIT "A"

TRACT 1
226,177 SQUARE FEET, OR 5.192 ACRES OF LAND

BEING a tract of land situated in the W.W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Paul J. Wilck, JR. and wife, Norma J. Wilck as recorded in Volume 152, Page 922 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in Wallace Lane for the west corner of said Wilck tract and the north corner of the Conover Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 93 of the plat records of Rockwall County, Texas, said point also lying on the southerly line of a tract of land to Wallace Land Partners, L.P. as recorded in Volume 2017, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 45 minutes 33 seconds East along the northwest line of said Wilck tract and the interior of said Wallace Lane, a distance of 267.65 feet to a Mag Nail setfor the north corner of said Wilck tract and the west corner of a tract of land to Gordon Mccosh and wife Sherryl Mccosh as recorded in Volume 514, Page 174 of the Deed Records of Rockwall County, Texas ;

THENCE South 46 degrees 14 minutes 25 seconds East along the common line of said Wilck tract and said Mccosh tract, a distance of 851.77 feet to a 3/8 inch iron rod found for the east corner of said Wilck tract and the south corner of said Mccosh tract, said point also lying on the northwest line of a tract of land to Richard Lee and Yvonne R. Schifelbein as recorded in Volume 810, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 53 minutes 44 seconds West along the common line of said Wilck tract and said Schifelbein tract, a distance of 263.72 feet to a 1/2 inch iron rod found for the south corner of said Wilck tract, the west corner of said Schifelbein tract the north corner of a tract of land to James C. Crabtree, Jr. and wife Terry L. Crabtree as recorded in Volume 603, Page 128 of the Deed Records of Rockwall County, Texas and the east corner of Lot 2 of previously mentioned Conover Addition;

THENCE North 46 degrees 30 minutes 20 seconds West along the common line of said Wilck tract and said Conover Addition, a distance of 851.22 feet to the POINT OF BEGINNING containing 226,177 square Feet, or 5.192 acres of land.

Maddox Surveying & Mapping Inc.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
FIRM REG. NO. 10013200

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL
LAND SURVEYOR

BRIAN J. MADDOX, R.P.L.S. #5430
NOVEMBER 15, 2016

City of Rockwall

Project Plan Review History

				Applied	1/18/2017	LM
Project Number	Z2017-003	**Owner**	TF HARBOR, LLC	**Approved**		
Project Name	The Harbor	**Applicant**	WINKELMANN & ASSOCIATES	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	1/18/2017	LM
Status	STAFF REVIEW					

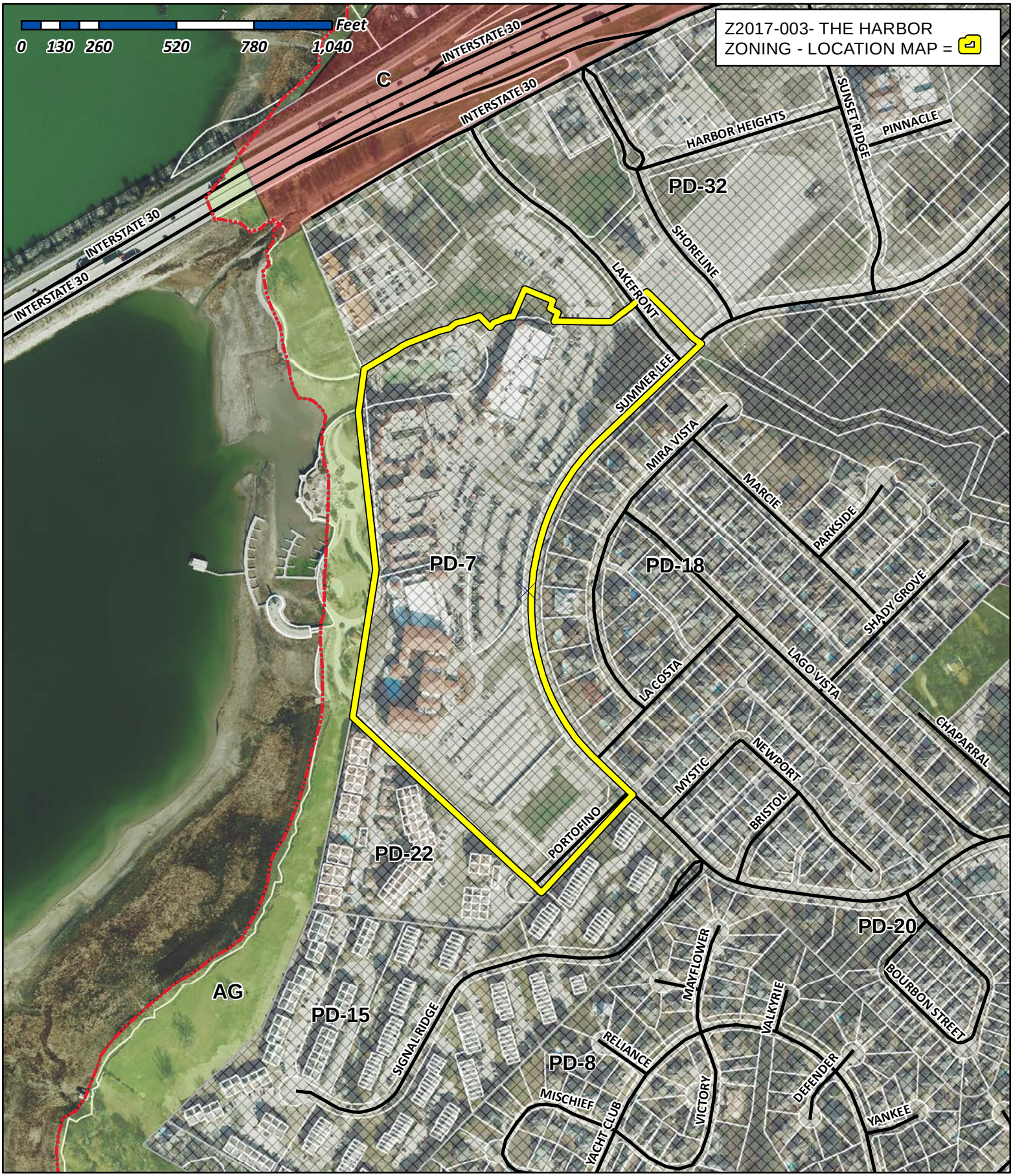
Site Address	**City, State Zip**	**Zoning**
SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR - ROCKWALL, THE	5	A	5	3809-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/19/2017	1/26/2017	1/19/2017		APPROVED	
ENGINEERING	Amy Williams	1/18/2017	1/25/2017	1/19/2017	1	APPROVED	
FIRE	Ariana Hargrove	1/18/2017	1/25/2017	1/20/2017	2	APPROVED	
PLANNING	Ryan Miller	1/18/2017	1/25/2017	1/20/2017	2	APPROVED	See Comments

Z2017-003 (Amendment to PD-7): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by Ordinance No.'s 73-47, 82-36 & 87-11, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7), and located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-003) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on January 31, 2017.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on February 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the February 14, 2017 Planning & Zoning Meeting.
I.6 The projected City Council dates for this case are projected to be: 1) February 20, 2017 [1st Reading], and 2) March 6, 2017 [2nd Reading].



City of Rockwall

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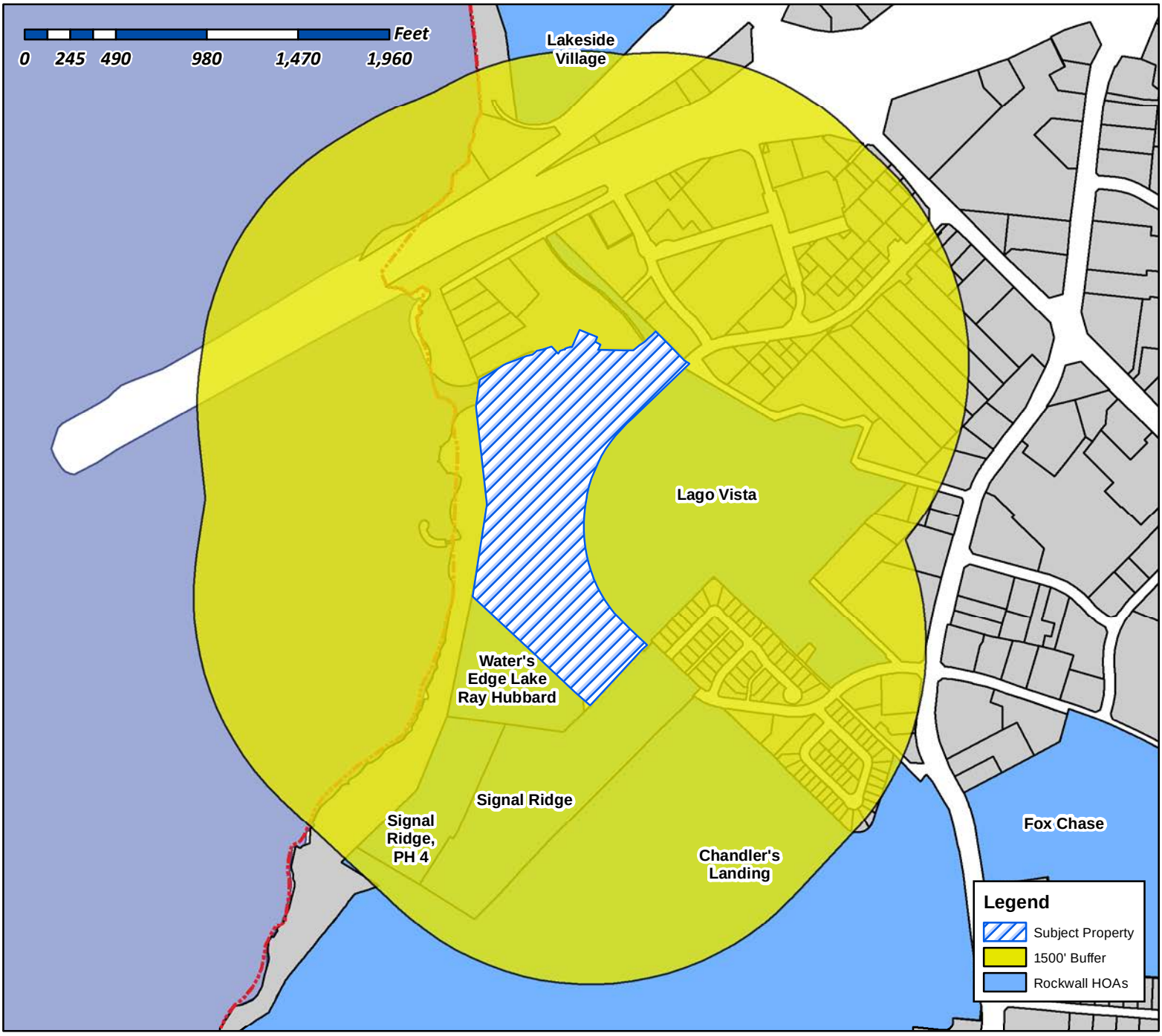
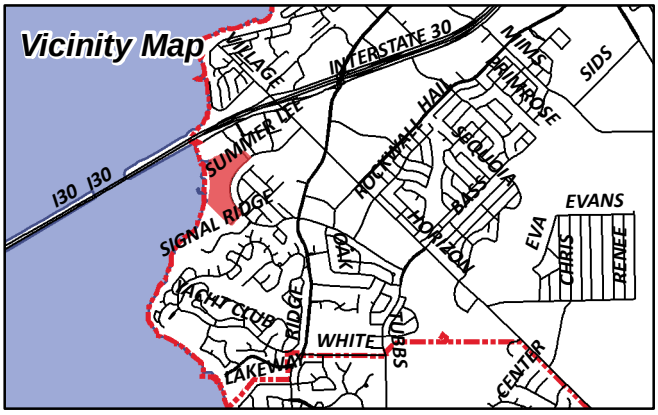


Case Number: Z2017-003
Case Name: Amendment to PD-7
Case Type: Zoning
Zoning: PD-7
Case Address: The Harbor



Date Created: 1/24/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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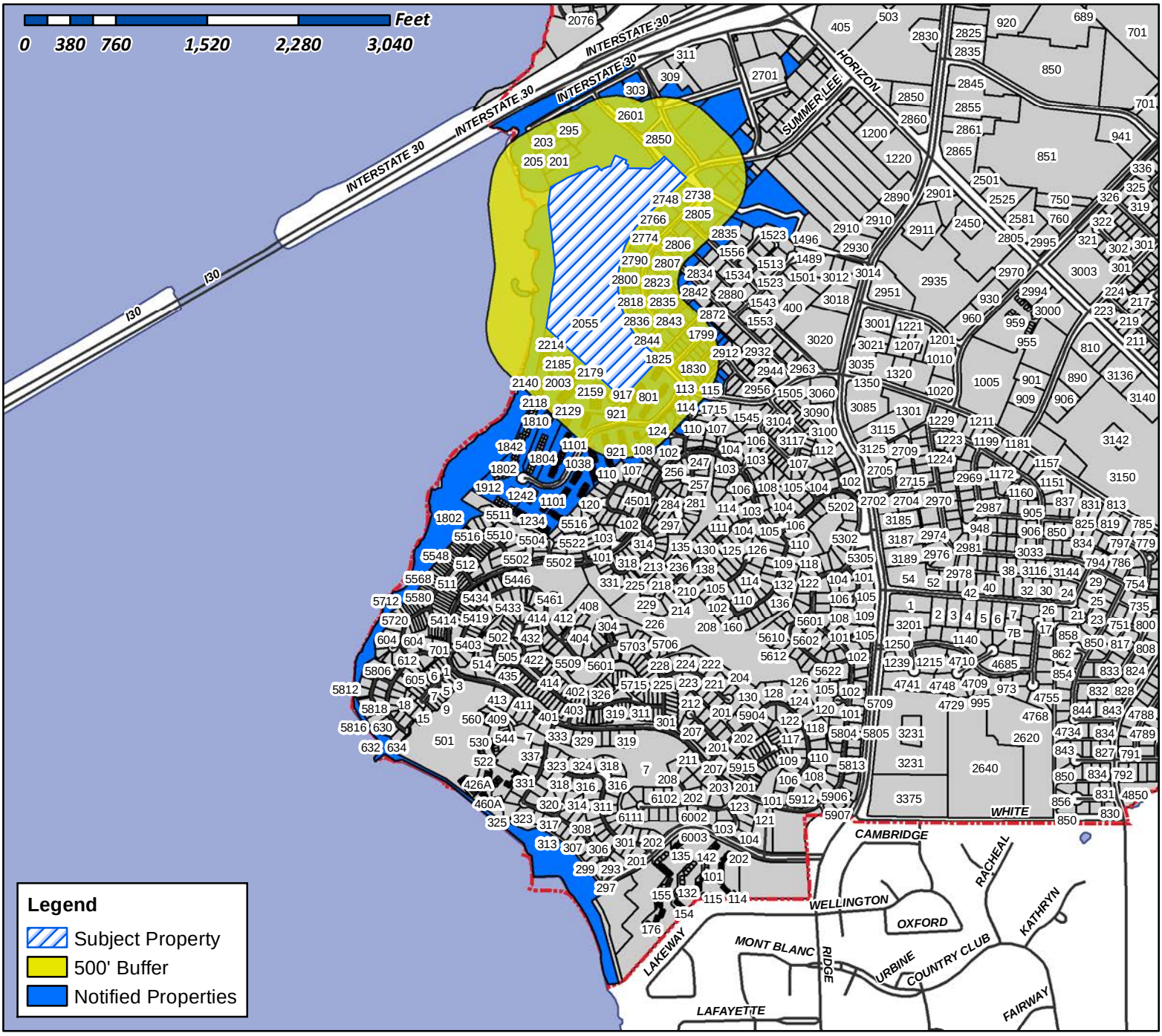
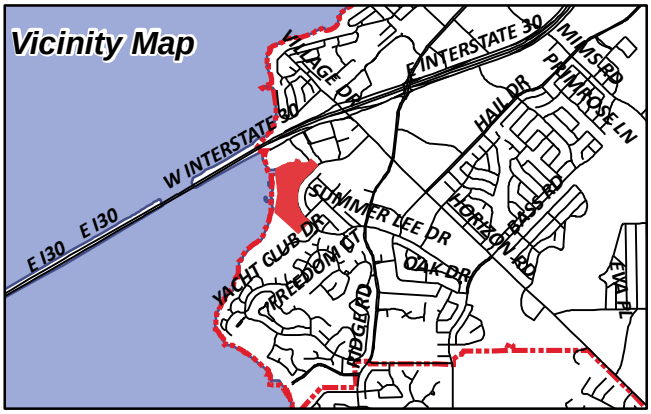


Case Number: Z2017-003
Case Name: Amendment to PD-7
Case Type: Zoning
Zoning: PD-7
Case Address: The Harbor



Date Created: 1/24/2017
For Questions on this Case Call (972) 771-7745

LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TX 75231

CURRENT RESIDENT
1001 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1003 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BLANKINSHIP TERRI
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1005 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

SHEFA AHMAD Z AND BOBBIE L
1009 KNIGHTSBRIDGE RD
ROCKWALL, TX 76712

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1010 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PEARCE KENNETH WAYNE LIVING TRUST
10110 SULLY DR
ROCKWALL, TX 91352

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1013 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1014 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1015 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1017 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1019 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
1021 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1023 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1025 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
ROCKWALL, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
1034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1035 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OCONNOR MICHAEL
105 MAYFLOWER CT
ROCKWALL, TX 75032

DOWLING STEVEN & BRENDA
106 RELIANCE CT
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

THOMAS TRENT REED
10733 S FIERY DAWN COURT
ROCKWALL, TX 85641

WURSTER FAMILY TRUST
10738 PASSERINE WAY
ROCKWALL, TX 92121

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
10808 LA CABREAH LN
ROCKWALL, TX 46845

NELSON RICHARD W & JUDY E
10852 N HIGHWAY 7
ROCKWALL, TX 71949

LYONS MICHAEL JOSEPH & ELIZABETH GARLAND
109 MAYFLOWER COURT
ROCKWALL, TX 75032

BELLA HARBOR HOTEL VENTURE LLC
109 N POST OAK LANE SUITE 200
HOUSTON, TX 77024

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

WATSON CHAD E
1121 ROLLING MEADOW DR
ROCKWALL, TX 75166

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD CARL F & TONI A TRUSTEES
114 MAYFLOWER CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

OPENDOOR HOMES PHOENIX 2 LLC
116 NEW MONTGOMERY ST
SAN FRANCISCO, CA 94105

ROBERTSON GERALDINE C &
1170 WATERSIDE CIR
ROCKWALL, TX 75087

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
120 S MARTIN RD
ANAHEIM, CA 92808

GORDON NANCY ARAKAKI
120 WEST 97TH ST APT 9-I
NEW YORK CITY, NY 10025

GORDON NANCY ARAKAKI
120 WEST 97TH ST APT 9-I
NEW YORK CITY, NY 10025

TAYLOR AARON
1200 W 76TH ST APT 102
ROCKWALL, TX 44102

HOLDER TOM
122 PURITAN CT
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

STEWART BEVERLY & JAMIE
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

JACKSON STEVEN J SR & BARBARA &
1250 E INTERSTATE 30
ROCKWALL, TX 75087

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

RYAN BRIAN & ALYSHA
127 JULIAN DR
ROCKWALL, TX 75087

WATERS EDGE AT LAKE RAY HUBBARD
12700 PARK CENTRAL DR SUITE 600
ROCKWALL, TX 75251

GORDON NANCY ARAKAKI
128 MANHATTAN AVE
ROCKWALL, TX 10025

SULLIVAN MORTIMER M & CAROLYN B
128 PURITAN CT
ROCKWALL, TX 75032

SLEVKOV JOHN
1301 KASHLAN RD
ROCKWALL, TX 90631

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TENNEY WILL SCOTT
14542 COPPER SPRINGS WAY
ROCKWALL, TX 46040

CURRENT RESIDENT
1501 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1502 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LORENZ TOM
1503 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1504 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1505 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PINK DALLAS LLC
1506 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

THOMAS BARBARA E
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1508 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WADE KENNETH AND DEBBIE
1509 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
1510 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1511 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

REYNA JORDAN & LISHA REYNA
1513 SIGNAL RIDGE PL # 3
ROCKWALL, TX 75032

HYVL AMANDA R
1514 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GERMAN TERESA AND
1515 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KELLY DANIEL P AND MARY M
1516 SIGNAL RIDGE PL #1516
ROCKWALL, TX 75032

HUSTON RICHARD & SHARON
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

UNLUSOY ISMAIL FIKRET & NERMIN
1538 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

AMIN MOHAMMAD N & SAJIDA
1781 LA COSTA DR
ROCKWALL, TX 75032

VANG DEBBIE AND YEE
1791 LA COSTA DR
ROCKWALL, TX 75032

STOVALL PERRY J & BEVERLY A
1796 MYSTIC ST
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

CURRENT RESIDENT
1801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD RAY AND JEAN
1801 SIGNAL RIDGE PL #14
ROCKWALL, TX 75032

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KEMP MICAH T AND NATALIE M
1802 MYSTIC ST
ROCKWALL, TX 75032

CURRENT RESIDENT
1803 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SAUCEDO ALFRED E AND MARIA C
1803 MYSTIC ST
ROCKWALL, TX 75032

HYATT JAMES AND RAMONA
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1805 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

WILLARD DANNY
1807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHIELDS KENNETH L
1809 MYSTIC ST
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75032

CURRENT RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

VERHAGEN DALE
1815 BRISTOL LN
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
1817 LA COSTA DR
ROCKWALL, TX 75032

CHAMBERLAIN TIMOTHY CHIP
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY A
1818 MYSTIC ST
ROCKWALL, TX 75032

PORTER MELVIN AND PEGGY REESE-
1820 BRISTOL LN
ROCKWALL, TX 75032

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PAUL R & PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

SEVAJIAN LUTHER
1823 BRISTOL LN
ROCKWALL, TX 75032

PATRICK JANET
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
1827 MYSTIC ST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1830 BRISTOL LN
ROCKWALL, TX 75032

NIGHTINGALE LORIE AND MARK
2003 PORTOFINO DR
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
2005 LAKE FOREST
ROCKWALL, TX 75087

STAMPS GAYLON WAYNE JR
2005 PORTOFINO DR
ROCKWALL, TX 75032

GULLEY THOMAS JOHN
2007 CORDELIA PLACE
ROCKWALL, TX 77479

CURRENT RESIDENT
2009 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
201 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2011 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2016 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2018 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2020 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2022 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2024 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2026 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2028 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
203 I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

NORTHSTAR REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2030 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2032 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2034 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2036 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2038 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

TRENCHARD LOUIS & KIM
205 COUNTY ROAD 43340
ROCKWALL, TX 75462

CURRENT RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75032

YORIO THOMAS & ELENA I
208 BRIAR HAVEN CT
ROCKWALL, TX 76028

CURRENT RESIDENT
2112 PORTOFINO DR
ROCKWALL, TX 75032

WHITE CEDRIC K
2114 PORTOFINO DR
ROCKWALL, TX 75032

GROSS THOMAS R JR
2118 PORTOFINO DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2120 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2124 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2125 PORTOFINO DR
ROCKWALL, TX 75032

PURCELL EDWARD
2126 PORTOFINO DR UNIT 2126
ROCKWALL, TX 75032

CURRENT RESIDENT
2127 PORTOFINO DR
ROCKWALL, TX 75032

MCCLINTOCK JOHNATHAN E
2129 PORTOFINO DR
ROCKWALL, TX 75032

JACK STAFF LTD
2130 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2131 PORTOFINO DR
ROCKWALL, TX 75032

CARSON KEITH ERICK & JANICE G
2132 PORTOFINO DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2133 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2135 PORTOFINO DR
ROCKWALL, TX 75032

LOEFFLER MATT & STACY
2136 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2137 PORTOFINO DR
ROCKWALL, TX 75032

SEEBURGER JAMES W
2138 PORTOFINO DR UNIT 2138
ROCKWALL, TX 75032

MELANCON PATRICK K
2139 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2140 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2141 PORTOFINO DR
ROCKWALL, TX 75032

GLASSON TIM C AND WENDY S
2142 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2143 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2145 PORTOFINO DR
ROCKWALL, TX 75032

EVERETT VALERIE LOUISE
2147 PORTOFINO DR BLDG 4
ROCKWALL, TX 75032

CURRENT RESIDENT
2149 PORTOFINO DR
ROCKWALL, TX 75032

WARMAN JANICE
2151 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2153 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2155 PORTOFINO DR
ROCKWALL, TX 75032

BROOKS BEVERLY A
2157 PORTOFINO DR UNIT 2157
ROCKWALL, TX 75032

WAGNER DANIEL E & JUDY L
2159 PORTOFINO
ROCKWALL, TX 75032

CURRENT RESIDENT
2163 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2165 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2167 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2169 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2170 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2171 PORTOFINO DR
ROCKWALL, TX 75032

MILLER SHELLI
2172 PORTOFINO DR
ROCKWALL, TX 75032

SAUNDERS SUSAN A
2173 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2175 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2176 PORTOFINO DR
ROCKWALL, TX 75032

LOWE BRADLEY S
2177 PORTOFINO DRIVE
ROCKWALL, TX 75032

SIMONS DANIEL M
2178 PORTOFINO DRIVE
ROCKWALL, TX 75032

KERR LYNN
2179 PORTOFINO DR
ROCKWALL, TX 75032

SNODGRASS SHELLI G
2181 PORTOFINO
ROCKWALL, TX 75032

SPRINGER JEWELL F REV LIV TR
2182 PORTOFINO DR
ROCKWALL, TX 75032

DURBIN GLENDA F
2183 PORTOFINO DR BLDG 3
ROCKWALL, TX 75032

CURRENT RESIDENT
2184 PORTOFINO DR
ROCKWALL, TX 75032

BROCK JERRY L & MARY E
2185 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2187 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2188 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2189 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2190 PORTOFINO DR
ROCKWALL, TX 75032

FIGLIULO JOHN REVOCABLE TRUST
2191 PORTOFINO
ROCKWALL, TX 75032

MOON RANDOLPH L & SHIRLEY A
2193 PORTOFINO DR
ROCKWALL, TX 75032

WOODLIFF JACK E & EMMA L
2194 PORTOFINO DR
ROCKWALL, TX 75032

WYLIE MOZELLE & JOEL A
2195 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2196 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2197 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2199 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2200 PORTOFINO DR
ROCKWALL, TX 75032

JOHNSON FAMILY LIVING TRUST
2201 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2202 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2203 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2206 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2208 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2212 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2214 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2218 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2220 PORTOFINO DR
ROCKWALL, TX 75032

PORTOFINO DRIVE LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

WONG BRENDAN & MIMI CHANG WONG
230 WESTWAY PL STE 111
ROCKWALL, TX 76018

AMACHER RICHARD C & KATHLEEN O
25050 BALLYCASTLE COURT #103
ROCKWALL, TX 34134

GARZA DENISE D WILSON
2519 CAMBRIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER CRAIG R AND KATHY B
2782 MIRA VISTA LN
ROCKWALL, TX 75032

SIDEREAS BRENDON L ET UX
2790 MIRA VISTA LN
ROCKWALL, TX 75032

WILLIAMS DALE W & CHARLA G
2800 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

WARREN CHARLES C JR & CHERI M
2807 MIRA VISTA LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2808 MIRA VISTA LN
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

JOHNSON ANN E AND TERRY W
2814 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

WANG YUN
2818 MIRA VISTA LN
ROCKWALL, TX 75087

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

DOBBS LARRY E & REBECCA
2823 MIRA VISTA LN
ROCKWALL, TX 75032

LE TONY & MINHCHAU
2824 LAGO VISTA LN
ROCKWALL, TX 75032

MCBANE JANET T AND
2828 MIRA VISTA LN
ROCKWALL, TX 75032

JAMES PATRICK W & TERESA F
2829 LAGO VISTA LN
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2834 LAGO VISTA LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

POLLOCK REX L & RITA K
2835 MIRA VISTA LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2836 MIRA VISTA LN
ROCKWALL, TX 75032

KURIAN P K & THANKAMA
2842 LAGO VISTA LN
ROCKWALL, TX 75032

UHL STEPHEN & SUSAN
2843 MIRA VISTA LN
ROCKWALL, TX 75032

CALDERONE MICHAEL J AND NINA B
2844 MIRA VISTA LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75032

GWIE KIONG OEN & RONY THERESIA
2901 NEWPORT DR
ROCKWALL, TX 75032

BAILEY RONALD C ET UX
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

CRIBARI JAMES E
2928 NEWPORT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

WANG LIN YU
3023 E I-30 #D500
ROCKWALL, TX 75087

CURRENT RESIDENT
303 I30
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA NIGH
306 LAUREL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
309 I30
ROCKWALL, TX 75032

OSBORN WILLIAM AND
3120 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VOELKER ROBERT F
3182 CANNON RD
ROCKWALL, TX 44087

MURRAY NORMA C
330 PARK BROOK DR
DALLAS, TX 75218

LIECHTY SHIRLEY JEAN
331 MOCKINGBIRD LN
AUBURN, AL 36830

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROCKWALL, TX 75088

AGARWAL ASHWANI K
3435 ASBURY ST
ROCKWALL, TX 75205

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ANTERO INVESTMENT PARTNERSHIP
37191 N BLACK VELVET LN
ROCKWALL, TX 60083

JOHNSON JEFFREY G & AMY
3805 MOCKINGBIRD LANE
ROCKWALL, TX 75205

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

GARDNER DAVID L
4440 FAIRWAYS BLVD APT 410
ROCKWALL, TX 34209

GARDNER DAVID L REV LIV TR
4440 FAIRWAYS BLVD APT 409
BRADENTON, FL 34209

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

POOL TERI K
4734 ARIA COURT
ROCKWALL, TX 80906

VMC PROPERTIES
4879 OLSON DR
ROCKWALL, TX 75227

BRASHEARS KARI
499 FRANKLIN ST
ROCKWALL, TX 75189

SARMIENTO REYNALDO D TRUSTEE
507 AZALEA LN
ROCKWALL, TX 75455

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HOUSTON STEPHEN E AND LORI
52 LAKEVIEW VILLAGE
ROCKWALL, TX 77356

GROARK DAVID H
5572 CANADA CT
ROCKWALL, TX 75032

DWYER REX ETUX AMY
5906 SCEPTRE DR
ROCKWALL, TX 75032

SALAZAR JESSE & ANNA
6 BLUEBONNET TRAIL
ROCKWALL, TX 75402

HOOVER WILLIAM ALEX
608 PRIVATE DR
HEATH, TX 75032

WALTEN KAY CP & GARY A
619 NEW YORK AVE
ROCKWALL, TX 19703

BATEMAN THOMAS LOGAN
6202 PARKRIDGE DR
ROCKWALL, TX 75048

LAMBRIGHT BERNARD G ET UX
622 WENTWORTH DR
ROCKWALL, TX 46526

WILSON KAREN A &
6424 PEMBERTON DR
ROCKWALL, TX 75230

PHILLIPS SCOTT
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

CLAYTON FAMILY TRUST
6915 WINTERWOOD
DALLAS, TX 75248

BENNETT TAMMY L & GERALD M
742 E PROSPECT RD
ROCKWALL, TX 75657

TF HARBOR LLC
777 E CAMPBELL RD STE 650
RICHARDSON, TX 75081

PATTERSON WILLIAM L & DWAYLA
782 HANOVER DR
ROCKWALL, TX 75087

MAUGH JO ANNE TRUST
797 ANTA FE LANE
ROCKWALL, TX 75189

CURRENT RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WOODWARD JAMES KELLY
802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WADE KENNETH MARTIN & DEBBIE
803 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
805 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
808 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
809 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SCROGGS JENNA D
810 SIGNAL RIDGE PLACE #810
ROCKWALL, TX 75032

CURRENT RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ZAPF PATRICIA LUSCOMBE
812 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DUNN JOHN R JR ET UX
813 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ELLEDGE BETTYE L
815 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ODOM TERRIE R
816 SIGNAL RIDGE
ROCKWALL, TX 75032

SIMZER KEVIN T & LAURA S
9 KILCHURN
ROCKWALL, TX 75044

BYS JAY
9 PINTAIL POINT
ROCKWALL, TX 75032

CURRENT RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CRABB JESSICA M ESTATE OF
901 MAIN ST FL 16
DALLAS, TX 75202

EASTERLY LOYCE H
902 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
907 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GAIN SHARON
908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TAYLOR FAMILY LIVING TRUST
91 N MEWS WOODS CT
ROCKWALL, TX 77381

IRBY JAYNE
910 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
911 SIGNAL RIDGE PL
ROCKWALL, TX 75032

THIEMAN ROBERT
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COKER DONALD RAY & GEORGETTE
913 SIGNAL RIDGE PL UNIT 913
ROCKWALL, TX 75032

CURRENT RESIDENT
914 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
915 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SELLERS PATRICIA
916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
919 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
923 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
924 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
925 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
926 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
927 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
928 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

KURIMOTO WENDY L &
9605 OAKHAM WAY
ROCKWALL, TX 95757

SHARMA ANJMUN
9820 PALISADE RIDGE DR
ROCKWALL, TX 80920

CULPEPPER /SPATEX JV
PO BOX 1068
HURST, TX 76053

AMHILL FINANCIAL LP
PO BOX 1179
ROCKWALL, TX 75087

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

BEIN LEONARD R & DEBRA M
PO BOX 1893
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

LOHMEYER GAIL M
PO BOX 2462
ROCKWALL, TX 75030

ROSENBERG MORTON M & CAROL L
PO BOX 2463
ROCKWALL, TX 75087

DASILVA JOHN M
PO BOX 2601
ROCKWALL, TX 75030

PHILLIPS H SYVELLE & LOVIE E
PO BOX 627
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

VANCE NITA A
PO BOX 717
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
PO BOX 743612
DALLAS, TX 75374

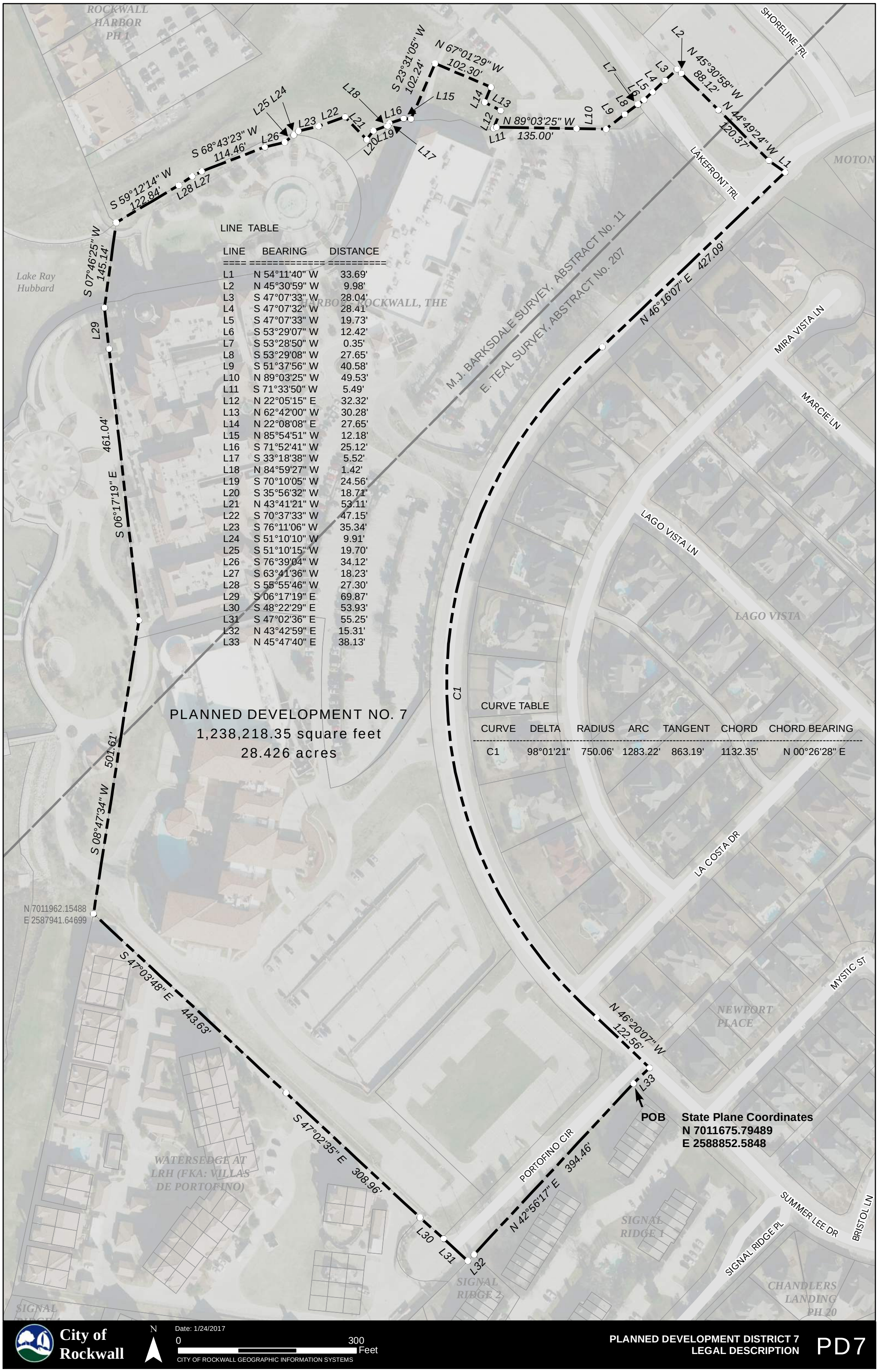
PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
ROCKWALL, TX 75160

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

CRUZ REBECCA
PO BOX 871022
ROCKWALL, TX 75187

ALLUVION PROPERTIES LLC
PO BOX 94031
ROCKWALL, TX 76092



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°11'40" W	33.69'
L2	N 45°30'59" W	9.98'
L3	S 47°07'33" W	28.04'
L4	S 47°07'32" W	28.41'
L5	S 47°07'33" W	19.73'
L6	S 53°29'07" W	12.42'
L7	S 53°28'50" W	0.35'
L8	S 53°29'08" W	27.65'
L9	S 51°37'56" W	40.58'
L10	N 89°03'25" W	49.53'
L11	S 71°33'50" W	5.49'
L12	N 22°05'15" E	32.32'
L13	N 62°42'00" W	30.28'
L14	N 22°08'08" E	27.65'
L15	N 85°54'51" W	12.18'
L16	S 71°52'41" W	25.12'
L17	S 33°18'38" W	5.52'
L18	N 84°59'27" W	1.42'
L19	S 70°10'05" W	24.56'
L20	S 35°56'32" W	18.71'
L21	N 43°41'21" W	53.11'
L22	S 70°37'33" W	47.15'
L23	S 76°11'06" W	35.34'
L24	S 51°10'10" W	9.91'
L25	S 51°10'15" W	19.70'
L26	S 76°39'04" W	34.12'
L27	S 63°41'36" W	18.23'
L28	S 55°55'46" W	27.30'
L29	S 06°17'19" E	69.87'
L30	S 48°22'29" E	53.93'
L31	S 47°02'36" E	55.25'
L32	N 43°42'59" E	15.31'
L33	N 45°47'40" E	38.13'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	98°01'21"	750.06'	1283.22'	863.19'	1132.35'	N 00°26'28" E

PLANNED DEVELOPMENT NO. 7
1,238,218.35 square feet
28.426 acres

City of Rockwall

N

Date: 1/24/2017

0 300 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

PLANNED DEVELOPMENT DISTRICT 7
LEGAL DESCRIPTION

PD7

PLANNED DEVELOPMENT NO. 7
LEGAL DESCRIPTION

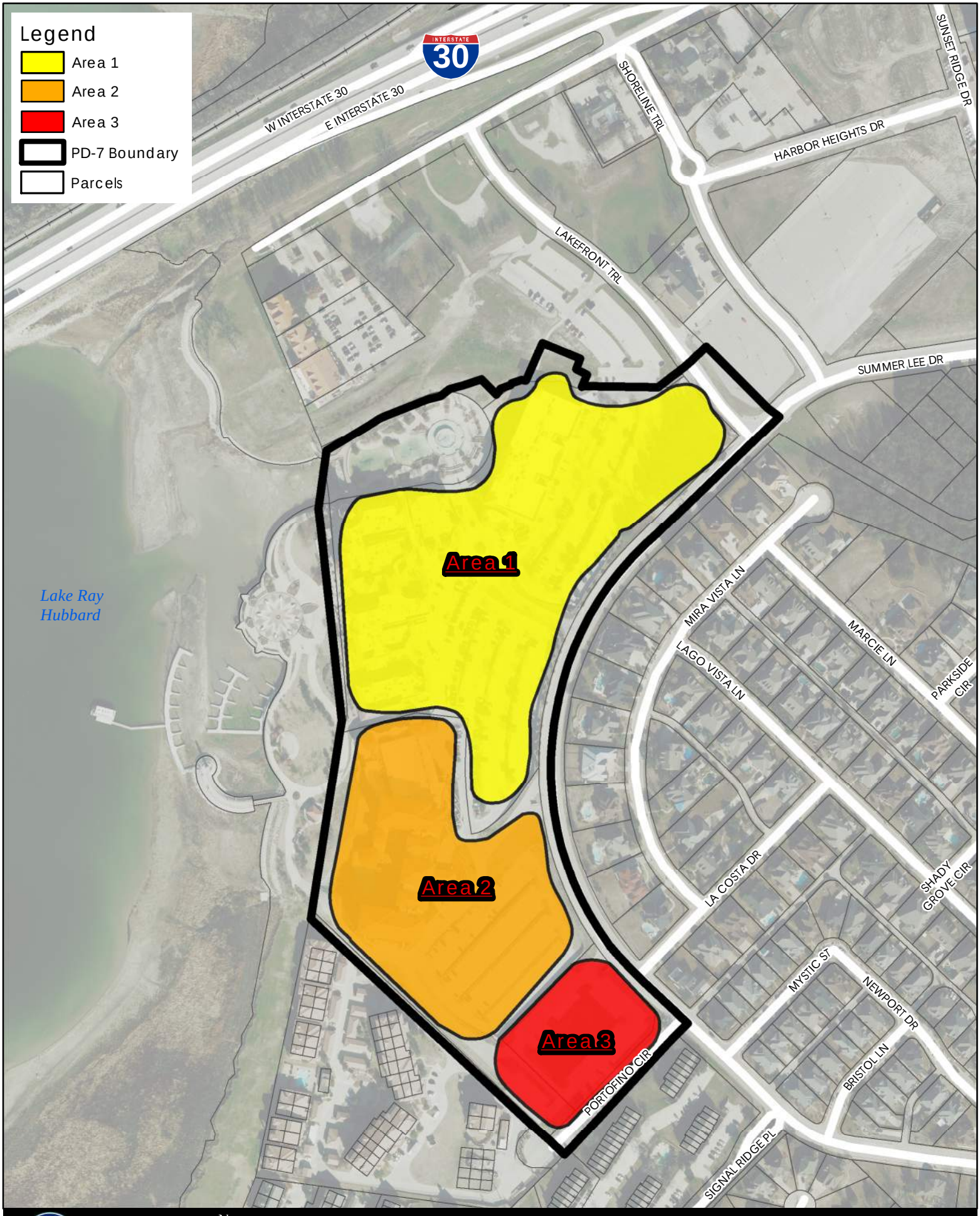
BEING an approximate 28.426 acre tract of land situated in the 'The Harbor - Rockwall Addition', as recorded in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the south right of way line of Summer Lee Dr and the northern most corner of the Signal Ridge Phase 1 Addition (NAD83, State Plane Coordinates, North Central Texas Zone 4202, N 7011675.79489, E 2588852.5848), said point being the **POINT OF BEGINNING**;

THENCE N.45°47'40"E., a distance of 38.13 feet to a point in the center of Summer Lee Dr;
THENCE N.46°20'07"W., a distance of 122.56 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies N.41°25'48"E., a radial distance of 750.06 feet;
THENCE northerly along the arc, through a central angle of 98°01'21", a distance of 1,283.21 feet;
THENCE N.46°16'07"E., a distance of 427.09 feet;
THENCE N.54°11'40"W., a distance of 33.69 feet;
THENCE N.44°49'24"W., a distance of 120.37 feet;
THENCE N.45°30'58"W., a distance of 88.12 feet;
THENCE N.45°30'59"W., a distance of 9.98 feet;
THENCE S.47°07'33"W., a distance of 28.04 feet;
THENCE S.47°07'32"W., a distance of 28.41 feet;
THENCE S.47°07'33"W., a distance of 19.73 feet;
THENCE S.53°29'07"W., a distance of 12.42 feet;
THENCE S.53°28'50"W., a distance of 0.35 feet;
THENCE S.53°29'08"W., a distance of 27.65 feet;
THENCE S.51°37'56"W., a distance of 40.58 feet;
THENCE N.89°03'25"W., a distance of 49.53 feet;
THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;
THENCE S.71°33'50"W., a distance of 5.49 feet;
THENCE N.22°05'15"E., a distance of 32.32 feet;
THENCE N.62°42'00"W., a distance of 30.28 feet;
THENCE N.22°08'08"E., a distance of 27.65 feet;
THENCE N.67°01'29"W., a distance of 102.30 feet;
THENCE S.23°31'05"W., a distance of 102.24 feet;
THENCE N.85°54'51"W., a distance of 12.18 feet;
THENCE S.71°52'41"W., a distance of 25.12 feet;
THENCE S.33°18'38"W., a distance of 5.52 feet;
THENCE N.84°59'27"W., a distance of 1.42 feet;
THENCE S.70°10'05"W., a distance of 24.56 feet;
THENCE S.35°56'32"W., a distance of 18.71 feet;
THENCE N.43°41'21"W., a distance of 53.11 feet;
THENCE S.70°37'33"W., a distance of 47.15 feet;
THENCE S.76°11'06"W., a distance of 35.34 feet;
THENCE S.51°10'10"W., a distance of 9.91 feet;
THENCE S.51°10'15"W., a distance of 19.70 feet;
THENCE S.76°39'04"W., a distance of 34.12 feet;

THENCE S.68°43'23"W., a distance of 114.46 feet;
THENCE S.63°41'36"W., a distance of 18.23 feet;
THENCE S.55°55'46"W., a distance of 27.30 feet;
THENCE S.59°12'14"W., a distance of 122.84 feet;
THENCE S.07°46'25"W., a distance of 145.14 feet;
THENCE S.06°17'19"E., a distance of 69.87 feet;
THENCE continuing southerly along Lake Ray Hubbard take line, a distance of 461.04 feet;
THENCE S.08°47'34"W., a distance of 501.61 feet;
THENCE S.47°03'48"E., a distance of 443.63 feet;
THENCE S.47°02'35"E., a distance of 308.96 feet;
THENCE S.48°22'29"E., a distance of 53.93 feet;
THENCE S.47°02'36"E., a distance of 55.25 feet;
THENCE N.43°42'59"E., a distance of 15.31 feet;
THENCE N.42°56'17"E., a distance of 394.46 feet to the **POINT OF BEGINNING**.
Containing 1,238,218.35 square feet or 28.426 acres, more or less.

END OF DESCRIPTION.



City of Rockwall

N

Date: 1/24/2017

0 300 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PLANNED DEVELOPMENT DISTRICT 7

PD7

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 0.30-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) INTO PLANNED DEVELOPMENT DISTRICT 7 (PD-7), AND GRANT A CHANGE IN ZONING FOR THE PURPOSE OF AMENDING *ORDINANCE NO. 73-47, 82-36 & 87-11*, BEING A 28.44-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 7 AND ALL OF LOTS 3, 4 & 5, BLOCK A, THE HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maria Bonilla of Winkelmann & Associations on behalf of the owner Jim Ziggler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) into Planned Development District 7 (PD-7) and amending *Ordinance No.'s 73-47, 82-36 & 87-11*, being a 28.44-acre tract of land identified as a 0.30-acre portion Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 7 (PD-7) [*Ordinance No.'s 73-47, 82-36 & 87-11*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-47, 82-36 & 87-11*;

Section 2. That the *Subject Property* shall be developed and used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 01.24.2017

Section 3. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

Section 6. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MARCH, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 20, 2017*

2nd Reading: *March 6, 2017*

DRAFT ORDINANCE 01.31.2017

Exhibit 'A':
Legal Description

BEING an approximate 28.426-acre tract of land situated in the *The Harbor - Rockwall Addition*, as recorded in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the south right of way line of Summer Lee Diver and the northern most corner of the Signal Ridge Phase 1 Addition (NAD83, State Plane Coordinates, North Central Texas Zone 4202, N 7011675.79489, E 2588852.5848), said point being the *POINT OF BEGINNING*;

THENCE N.45°47'40"E., a distance of 38.13 feet to a point in the center of Summer Lee Drive;

THENCE N.46°20'07"W., a distance of 122.56 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies N.41°25'48"E., a radial distance of 750.06 feet;

THENCE northerly along the arc, through a central angle of 98°01'21", a distance of 1,283.21 feet;

THENCE N.46°16'07"E., a distance of 427.09 feet;
THENCE N.54°11'40"W., a distance of 33.69 feet;
THENCE N.44°49'24"W., a distance of 120.37 feet;
THENCE N.45°30'58"W., a distance of 88.12 feet;
THENCE N.45°30'59"W., a distance of 9.98 feet;
THENCE S.47°07'33"W., a distance of 28.04 feet;
THENCE S.47°07'32"W., a distance of 28.41 feet;
THENCE S.47°07'33"W., a distance of 19.73 feet;
THENCE S.53°29'07"W., a distance of 12.42 feet;
THENCE S.53°28'50"W., a distance of 0.35 feet;
THENCE S.53°29'08"W., a distance of 27.65 feet;
THENCE S.51°37'56"W., a distance of 40.58 feet;
THENCE N.89°03'25"W., a distance of 49.53 feet;

THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;

THENCE S.71°33'50"W., a distance of 5.49 feet;
THENCE N.22°05'15"E., a distance of 32.32 feet;
THENCE N.62°42'00"W., a distance of 30.28 feet;
THENCE N.22°08'08"E., a distance of 27.65 feet;
THENCE N.67°01'29"W., a distance of 102.30 feet;
THENCE S.23°31'05"W., a distance of 102.24 feet;
THENCE N.85°54'51"W., a distance of 12.18 feet;
THENCE S.71°52'41"W., a distance of 25.12 feet;
THENCE S.33°18'38"W., a distance of 5.52 feet;
THENCE N.84°59'27"W., a distance of 1.42 feet;
THENCE S.70°10'05"W., a distance of 24.56 feet;
THENCE S.35°56'32"W., a distance of 18.71 feet;
THENCE N.43°41'21"W., a distance of 53.11 feet;
THENCE S.70°37'33"W., a distance of 47.15 feet;
THENCE S.76°11'06"W., a distance of 35.34 feet;
THENCE S.51°10'10"W., a distance of 9.91 feet;
THENCE S.51°10'15"W., a distance of 19.70 feet;
THENCE S.76°39'04"W., a distance of 34.12 feet;

THENCE S.68°43'23"W., a distance of 114.46 feet;
THENCE S.63°41'36"W., a distance of 18.23 feet;
THENCE S.55°55'46"W., a distance of 27.30 feet;
THENCE S.59°12'14"W., a distance of 122.84 feet;
THENCE S.07°46'25"W., a distance of 145.14 feet;
THENCE S.06°17'19"E., a distance of 69.87 feet;

DRAFT 1.31.2017

Exhibit 'A':
Legal Description

THENCE continuing southerly along Lake Ray Hubbard take line, a distance of 461.04 feet;

THENCE S.08°47'34"W., a distance of 501.61 feet;
THENCE S.47°03'48"E., a distance of 443.63 feet;
THENCE S.47°02'35"E., a distance of 308.96 feet;
THENCE S.48°22'29"E., a distance of 53.93 feet;
THENCE S.47°02'36"E., a distance of 55.25 feet;
THENCE N.43°42'59"E., a distance of 15.31 feet;

THENCE N.42°56'17"E., a distance of 394.46 feet to the *POINT OF BEGINNING*. Containing 1,238,218.35 square feet or 28.426 acres, more or less.

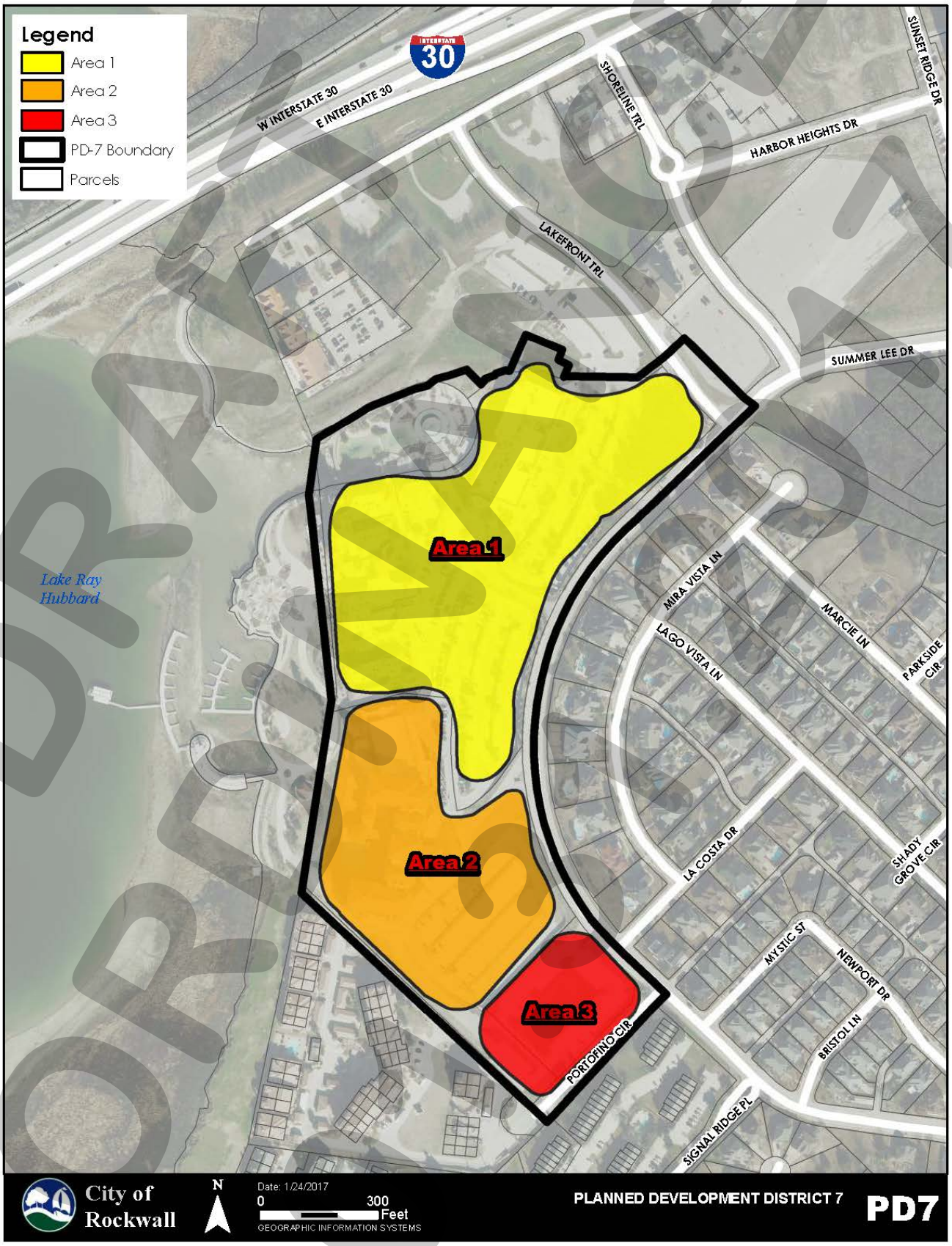
DRAFT ORDINANCE 01.31.2017

Exhibit 'A':
Survey



DRAFT 01.31.2017

Exhibit 'B':
Location Map/Concept Plan



DRAFT ORDINANCE

Exhibit 'C':
PD Development Standards

PD Development Standards.

(A) *Purpose and Intent of the Planned Development District.*

The purpose of Planned Development District 7 (PD-7) is to create a vibrant retail center consisting of unique entertainment, dining and retail land uses that are complementary and accessible to a resort style hotel, public lakefront, and the *Harbor Fountain*. This district is also intended to be an extension of the City's efforts to create a pedestrian-oriented mixed-use district (*i.e. Planned Development District 32 [PD-32]*) and a scenic eastern gateway into the City.

(B) *Procedures.*

(1) *PD Development Plans.* For *Areas 1, 2 & 3* all new development, development that represents a substantial change to existing buildings, and/or development that deviates from the site plan and building elevations contained in *Exhibits 'D' & 'E'* of this ordinance shall be subject to the approval of a PD Development Plan in accordance to the procedures established in Article X, *Planned Development Regulations*, of the Unified Development Code (UDC). The purpose of this PD Development Plan review is to allow the Planning and Zoning Commission and City Council to ensure the following:

(a) The proposed development meets the general intent of Planned Development District 7 (PD-7) as stated above; and,
(b) Will result in an improved project, which will be an attractive contribution to Planned Development District 7 (PD-7); and,
(c) Will not have a negative impact on adjacent properties or inhibit adjacent properties from meeting the requirements and intent of this Planned Development District.

To ensure that a proposed project meets these guidelines a concept plan, landscape plan and building elevations will be required to be submitted and reviewed by staff and the Planning and Zoning Commission. Upon recommendation by the Planning and Zoning Commission, the City Council shall review the proposed request and approve or deny the application based on the above criteria. In approving a PD Development Plan, the Planning and Zoning Commission may recommend and the City Council may impose conditions necessary to mitigate any identified negative impacts to adjacent properties, public streets and/or open spaces in order to safeguard the intent of Planned Development District 7 (PD-7).

(C) *Area 1: Lots 5 & 0.30-Acres of Lot 7, Block A, the Harbor-Rockwall Addition (i.e. the Harbor Retail) [~12.9747-Acres].*

(1) *Permitted Uses.* *Area 1* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

DRAFT ORDINANCE 04.17

Exhibit 'C':
PD Development Standards

Permitted By-Right. The following uses are permitted *by-right*:

- ☑ Restaurants w/ Outdoor Seating (*Must Conform with Resolution No. 11-25*)
- ☑ Full Service Hotel
- ☑ Theater
- ☑ Brewery or Distillery (*including Brew Pub*) [3]
- ☑ Winery [1]

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Marina
- ☑ Church/House of Worship [1]
- ☑ College, University or Seminary
- ☑ Public/Private School (*Primary or Secondary*) [1]
- ☑ Carnival, Circus or Amusement (*Temporary*) [1]
- ☑ Banquet Facility or Event Hall [2]
- ☑ Business School
- ☑ Satellite Dish [1]
- ☑ Antenna (*Accessory or Dish*) [1]
- ☑ Incidental Display [1]

Prohibited Uses. The following uses shall be prohibited:

- ☑ Motel
- ☑ Residence Hotel
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Blood Plasma Doner Center
- ☑ Cemetery/Mausoleum
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Day Care
- ☑ Emergency Ambulance Services
- ☑ Group or Community Home
- ☑ Hospice
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Post Office, *Local Service*
- ☑ Public or Private School Temporary Education Building
- ☑ Social Service Provider
- ☑ Indoor Gun Club, Skeet or Target Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Christmas Tree Sales Lot and Similar Uses (*Temporary*)
- ☑ Garden Supply/Plant Nursery
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Trade School
- ☑ Automotive Repair Garage (*Minor*)
- ☑ Car Wash (*Self Service or Auto Detail*)
- ☑ Service Station
- ☑ Mining and Extractions (*Sand, Gravel Oil and Other*)
- ☑ Antenna (*Amateur Radio*)
- ☑ Radio Broadcasting
- ☑ Railroad Yard or Shop

Notes:
[1]: *Subject to any additional restrictions stipulated in the Unified Development Code (UDC).*
[2]: *Requires dedicated parking of one (1) space per 100 SF of building area.*
[3]: *Brewpubs shall be required to meet the Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code (UDC).*

DRAFT ORDINANCE 01.31.2017

(2) *Density and Dimensional Requirements.* All development in *Area 1* as depicted in *Exhibit 'B'* of this ordinance shall generally conform to the approved site plan and building elevations depicted in *Exhibit 'D'* of this ordinance and be subject to the density and dimensional standards stipulated for properties within a General Retail (GR) District as required by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Area 2: Lot 4, Block A, the Harbor-Rockwall Addition (i.e. Hilton Hotel & Resort) [~8.9244-Acres].

(1) *Permitted Uses. Area 2* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses are permitted *by-right*:

- ☑ Restaurants w/ Outdoor Seating (*Must Conform with Resolution No. 11-25*)
- ☑ Full Service Hotel
- ☑ Conference Center

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Marina
- ☑ Church/House of Worship [1]
- ☑ College, University or Seminary
- ☑ Public/Private School (*Primary or Secondary*) [1]
- ☑ Carnival, Circus or Amusement (*Temporary*) [1]
- ☑ Banquet Facility or Event Hall
- ☑ Business School
- ☑ Satellite Dish [1]
- ☑ Antenna (*Accessory or Dish*) [1]
- ☑ Incidental Display [1]

Prohibited Uses. The following uses shall be prohibited:

- ☑ Motel
- ☑ Residence Hotel
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Blood Plasma Doner Center
- ☑ Cemetery/Mausoleum
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Day Care
- ☑ Emergency Ambulance Services
- ☑ Group or Community Home
- ☑ Hospice
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Post Office, *Local Service*
- ☑ Public or Private School Temporary Education Building
- ☑ Social Service Provider
- ☑ Indoor Gun Club, Skeet or Target Range

DRAFT
01.31.2017

- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Christmas Tree Sales Lot and Similar Uses (*Temporary*)
- ☑ Garden Supply/Plant Nursery
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Trade School
- ☑ Automotive Repair Garage (*Minor*)
- ☑ Car Wash (*Self Service or Auto Detail*)
- ☑ Service Station
- ☑ Mining and Extractions (*Sand, Gravel Oil and Other*)
- ☑ Antenna (*Amateur Radio*)
- ☑ Radio Broadcasting
- ☑ Railroad Yard or Shop

Notes:
[1] *Subject to any additional restrictions stipulated in the Unified Development Code (UDC).*

(2) *Density and Dimensional Requirements.* All development in *Area 2* as depicted in *Exhibit 'B'* of this ordinance shall generally conform to the approved site plan and building elevations depicted in *Exhibit 'E'* of this ordinance and be subject to the density and dimensional standards stipulated for properties within a General Retail (GR) District as required by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(E) Area 3: Lot 3, Block A, the Harbor-Rockwall Addition [1.861-Acres].

(1) *Permitted Uses. Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses are permitted *by-right*:

- ☑ Restaurants w/ Outdoor Seating
- ☑ Brewery or Distillery (*including Brew Pub*) [3]
- ☑ Winery [1]

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Church/House of Worship [1]
- ☑ College, University or Seminary
- ☑ Public/Private School (*Primary or Secondary*) [1]
- ☑ Carnival, Circus or Amusement (*Temporary*) [1]
- ☑ Banquet Facility or Event Hall [2]
- ☑ Business School
- ☑ Satellite Dish [1]
- ☑ Antenna (*Accessory or Dish*) [1]
- ☑ Incidental Display [1]

Prohibited Uses. The following uses shall be prohibited:

- ☑ Motel
- ☑ Residence Hotel
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Blood Plasma Doner Center

DRAFT ORDINANCE 01-3-17

- ☑ Cemetery/Mausoleum
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Day Care
- ☑ Emergency Ambulance Services
- ☑ Group or Community Home
- ☑ Hospice
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Post Office, *Local Service*
- ☑ Public or Private School Temporary Education Building
- ☑ Social Service Provider
- ☑ Indoor Gun Club, Skeet or Target Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Christmas Tree Sales Lot and Similar Uses (*Temporary*)
- ☑ Garden Supply/Plant Nursery
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Trade School
- ☑ Automotive Repair Garage (*Minor*)
- ☑ Car Wash (*Self Service or Auto Detail*)
- ☑ Service Station
- ☑ Mining and Extractions (*Sand, Gravel Oil and Other*)
- ☑ Antenna (*Amateur Radio*)
- ☑ Radio Broadcasting
- ☑ Railroad Yard or Shop

Notes:

1: *Subject to any additional restrictions stipulated in the Unified Development Code (UDC).*

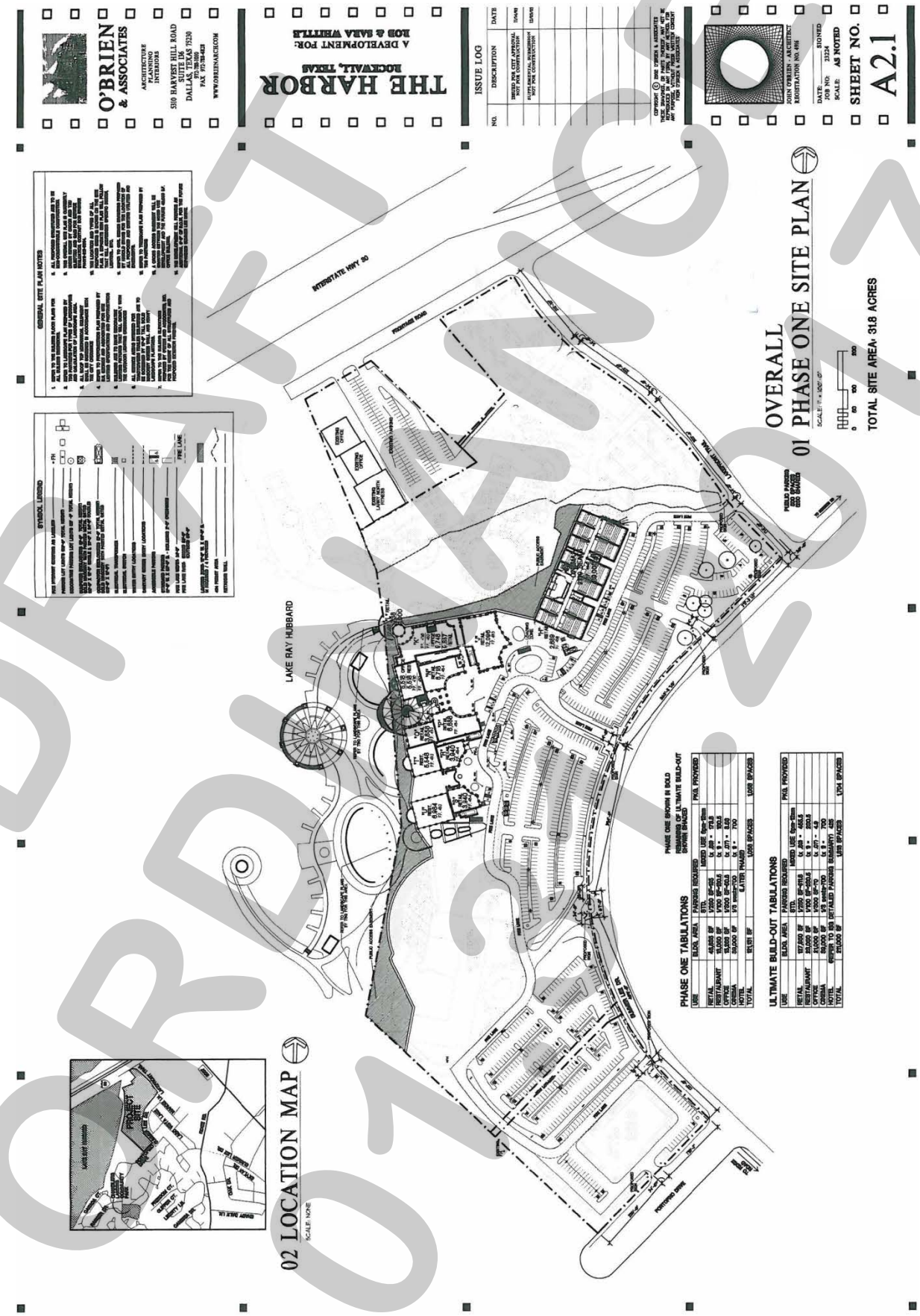
2: *Requires dedicated parking of one (1) space per 100 SF of building area.*

3: *Brewpubs shall be required to meet the Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code (UDC).*

(2) *Density and Dimensional Requirements.* All development in *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional standards stipulated for properties within a *General Retail (GR) District* as required by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

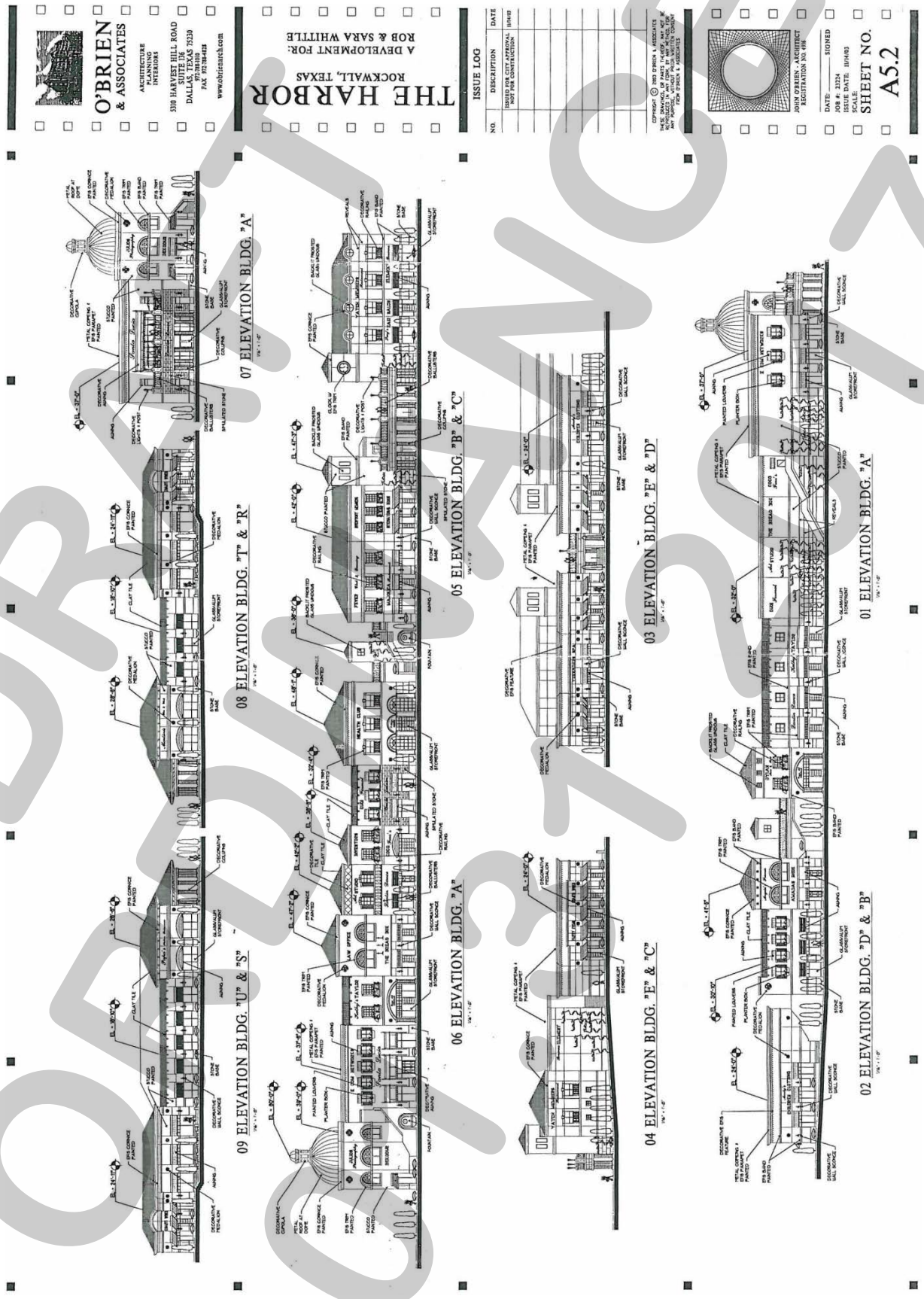
DRAFT ORDINANCE 01.3.2017

Exhibit 'D':
The Harbor Retail Site Plan (i.e. Area 1)



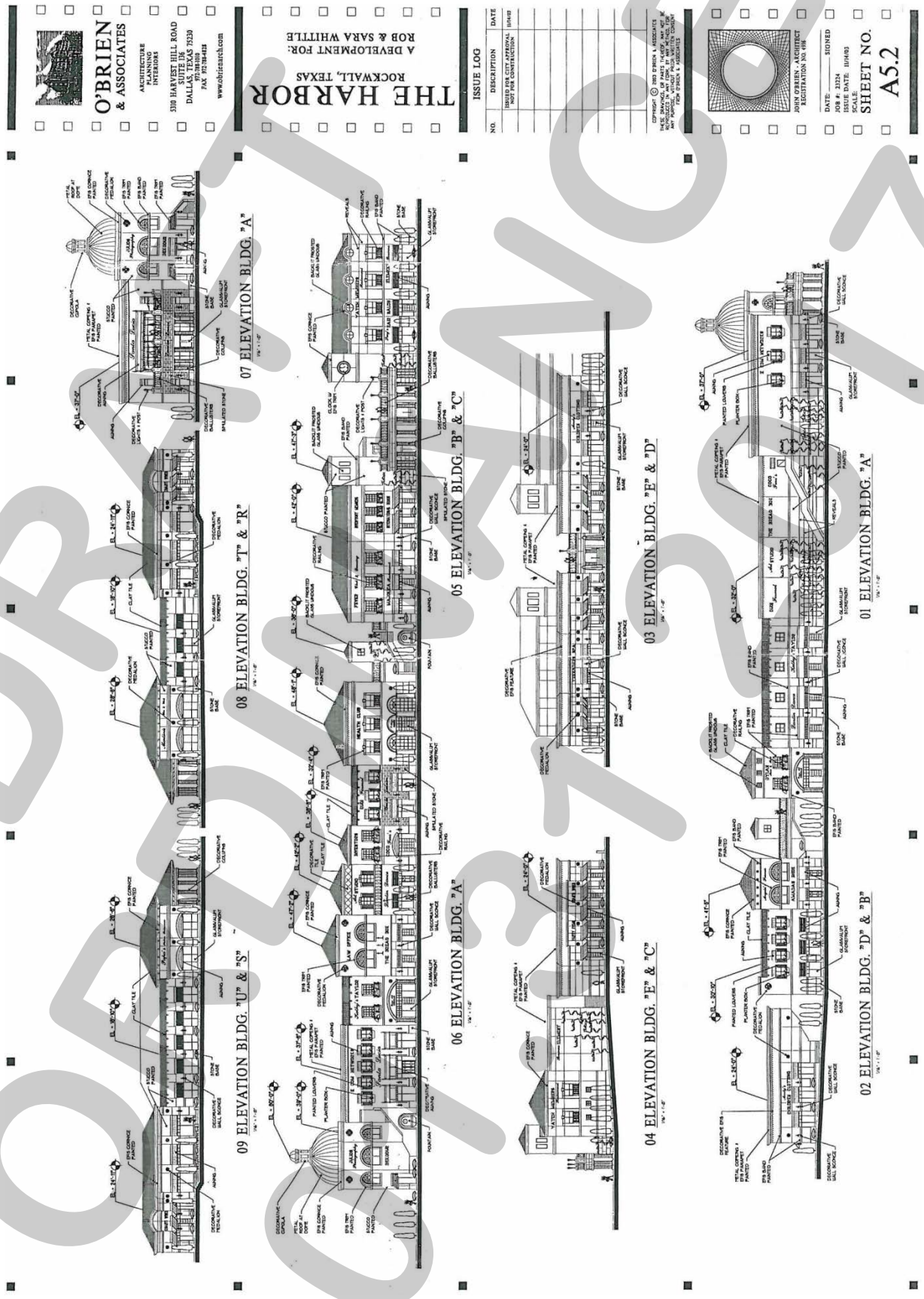
DRAFT
ORDINANCE
01.2017

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



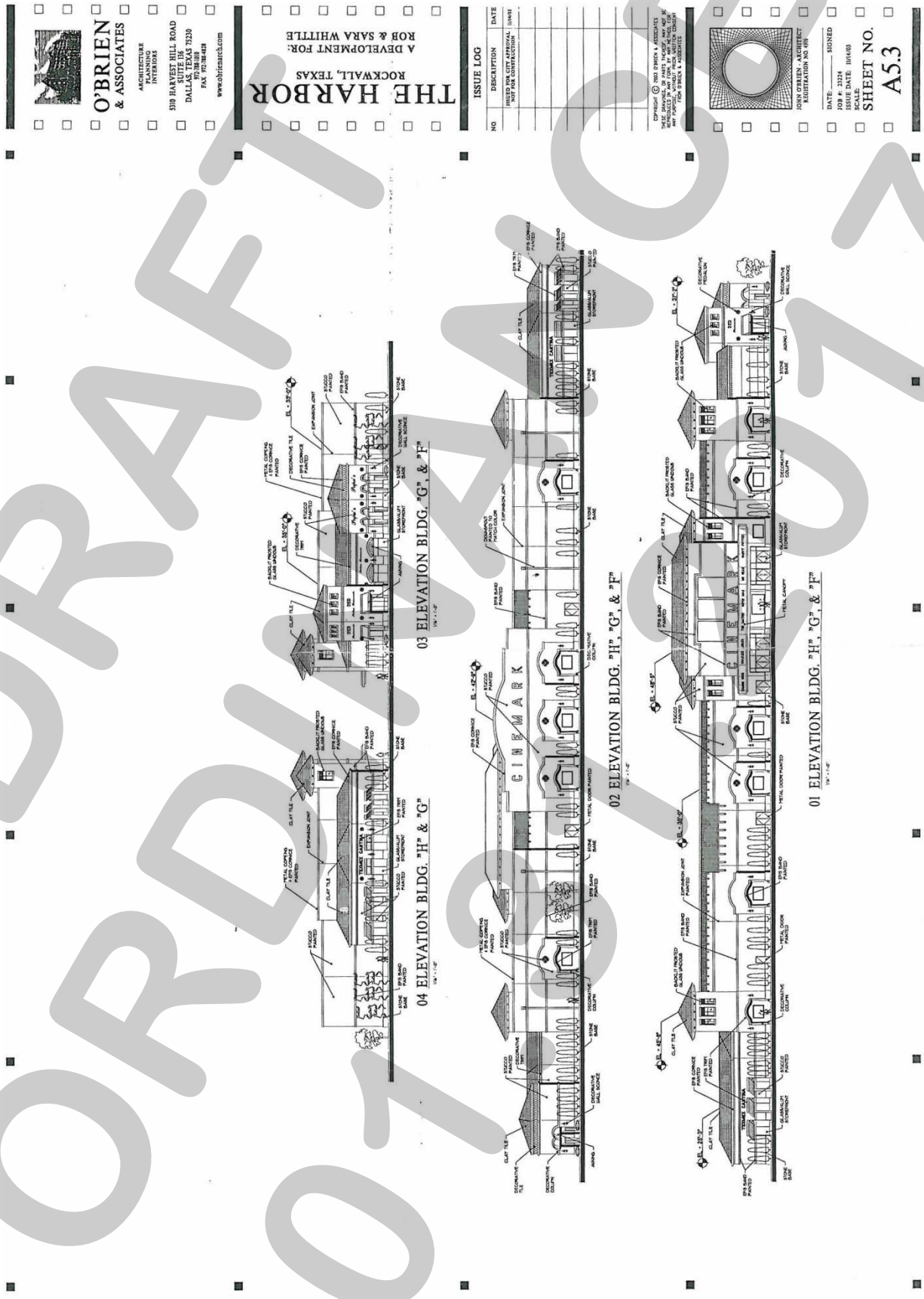
DRAFT ORDINANCE 10/31/2017

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



DRAFT ORDINANCE 01-17-2017

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



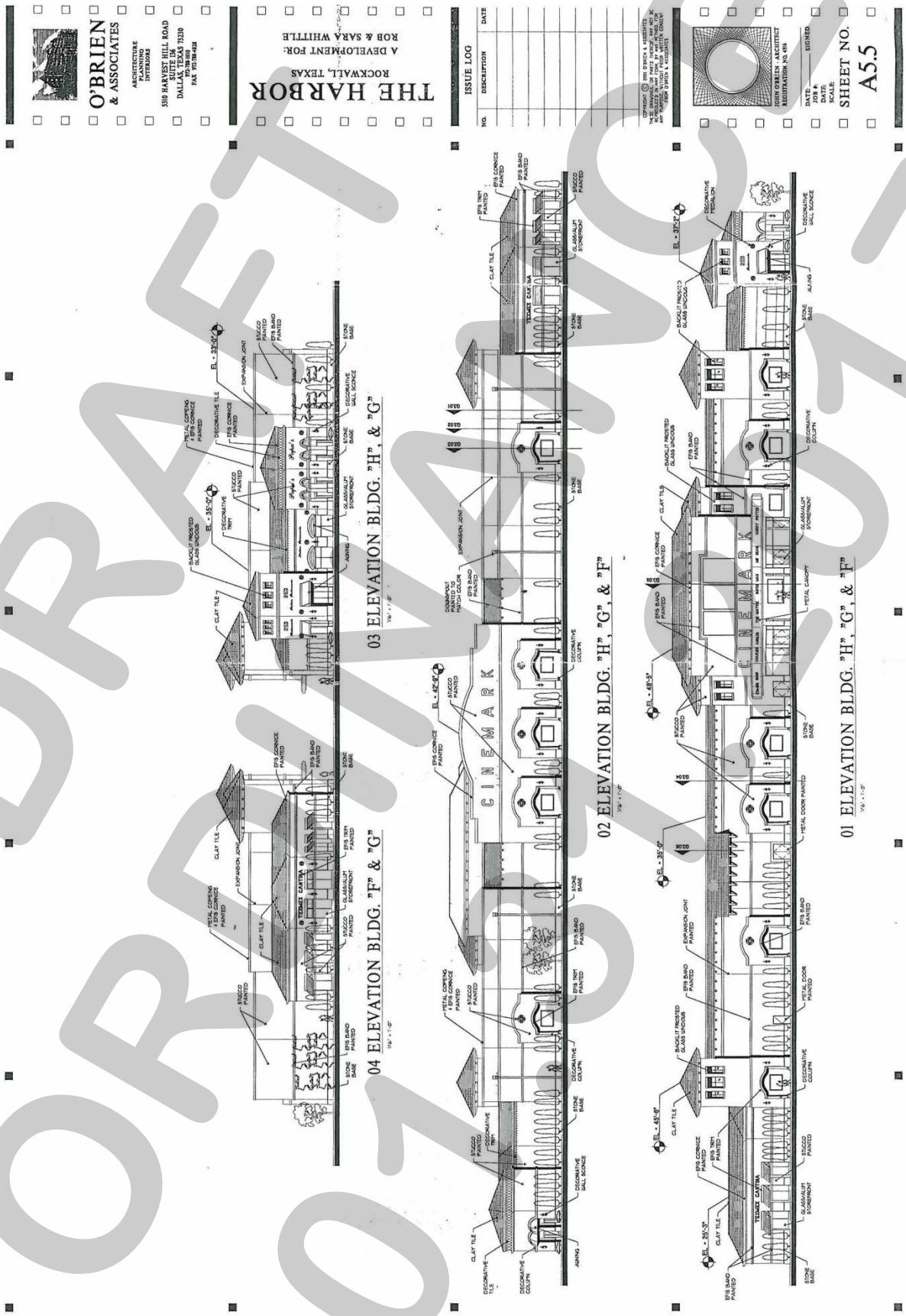
DRAFT
ORDINANCE
01.03.17

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



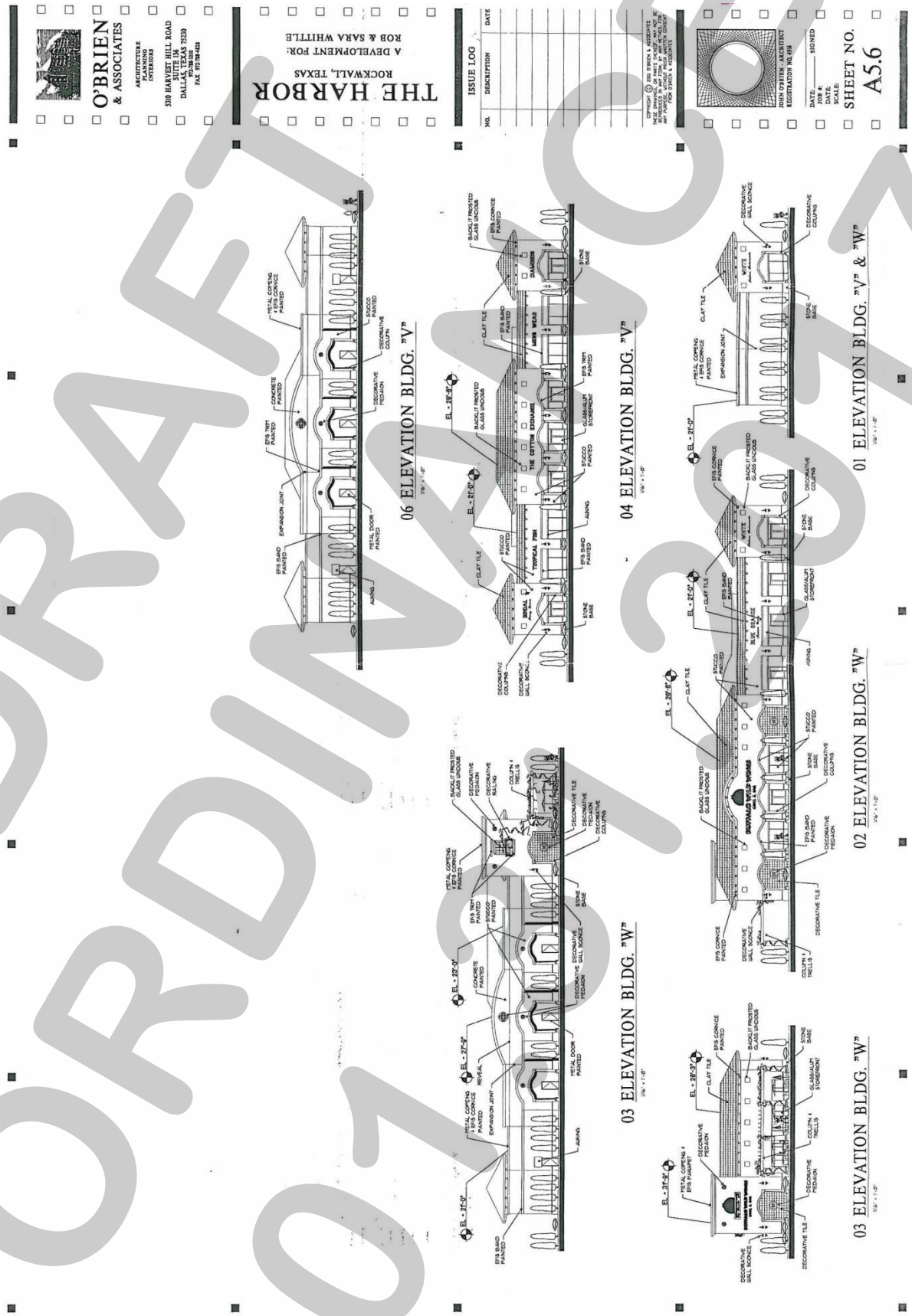
DRAFT ORDINANCE 01.3.17

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



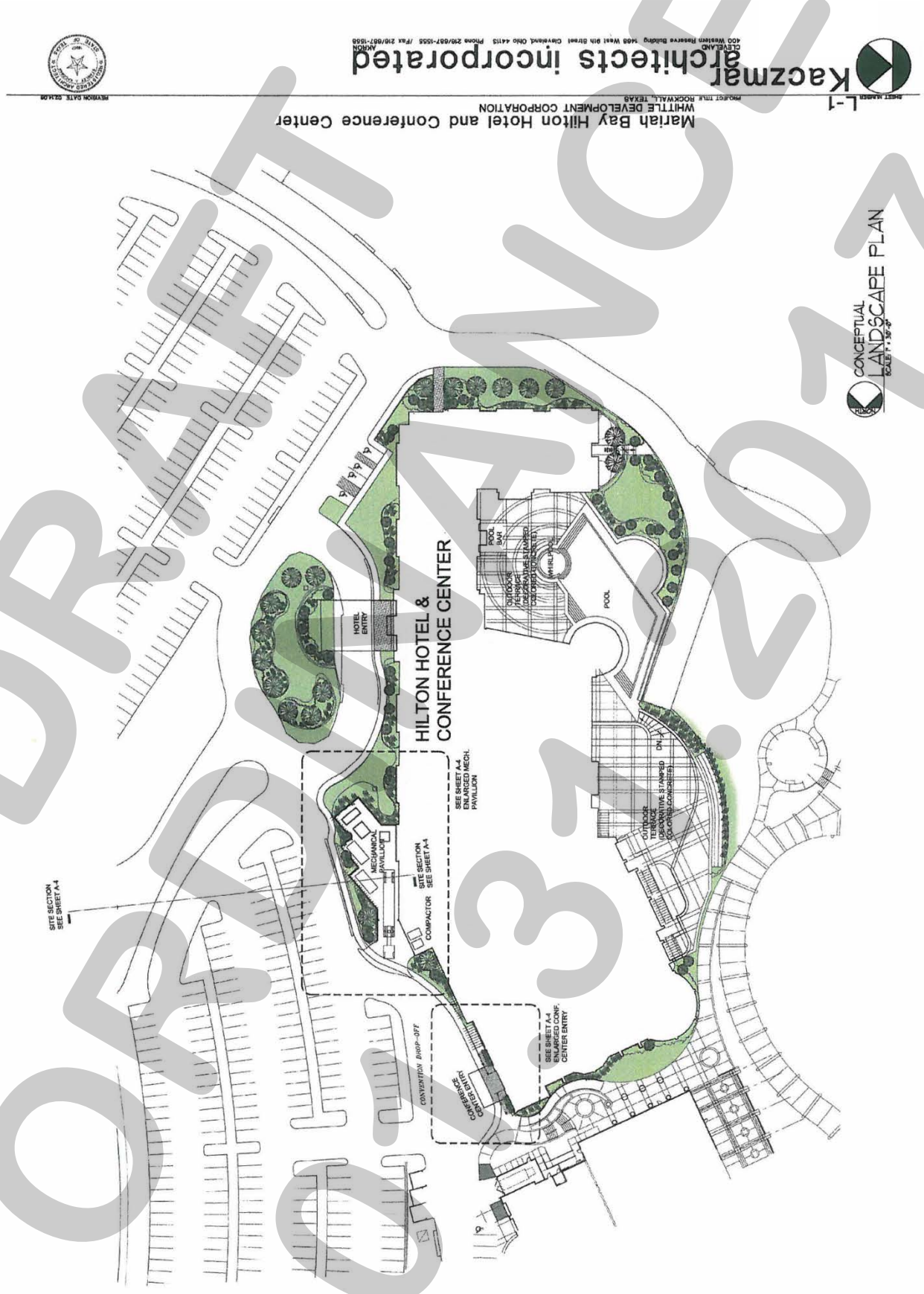
DRAFT ORDINANCE 01-05-17

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



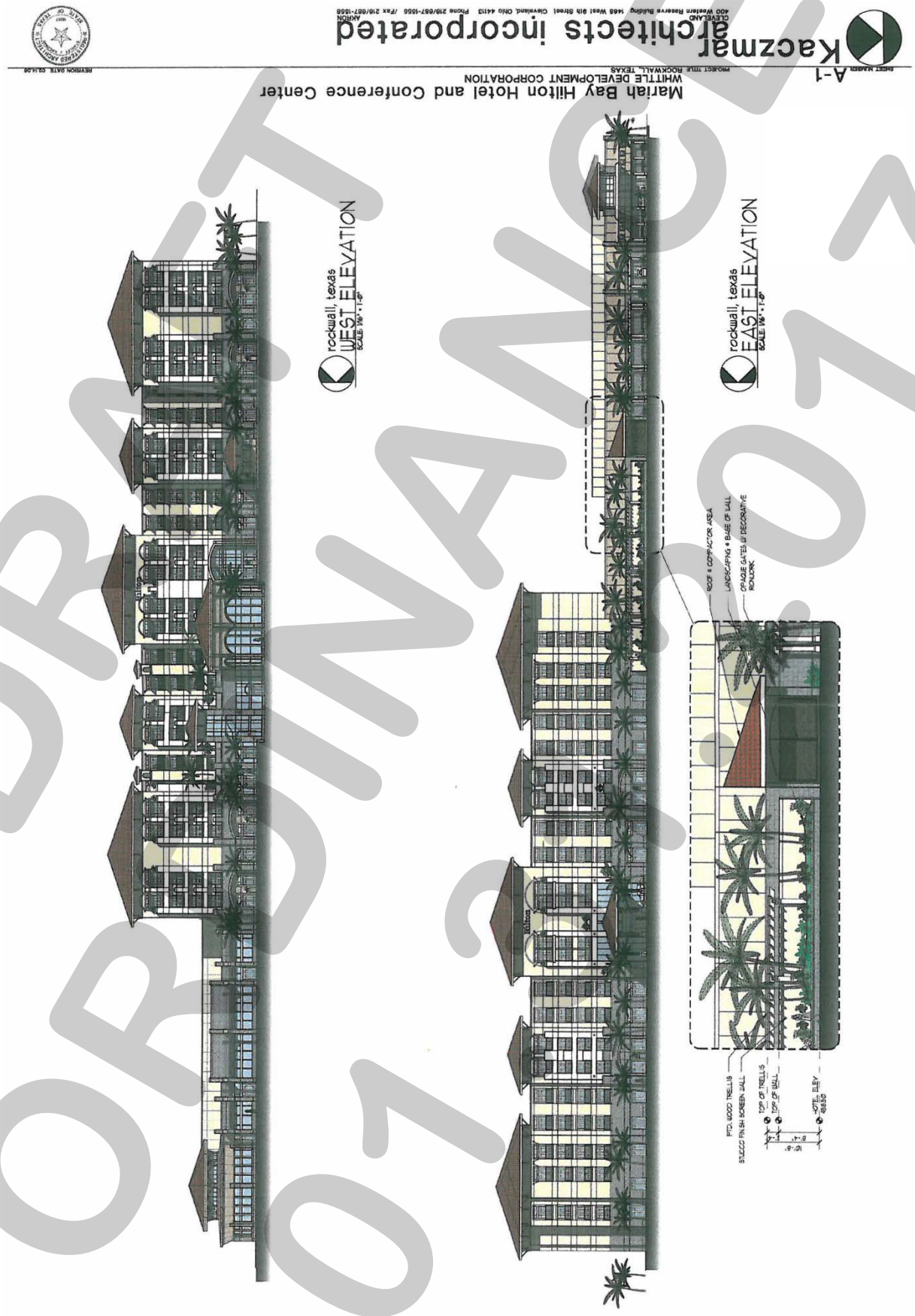
DRAFT ORDINANCE 01/17/2017

Exhibit 'E':
The Hilton Hotel and Resort Site Plan (i.e. Area 2)



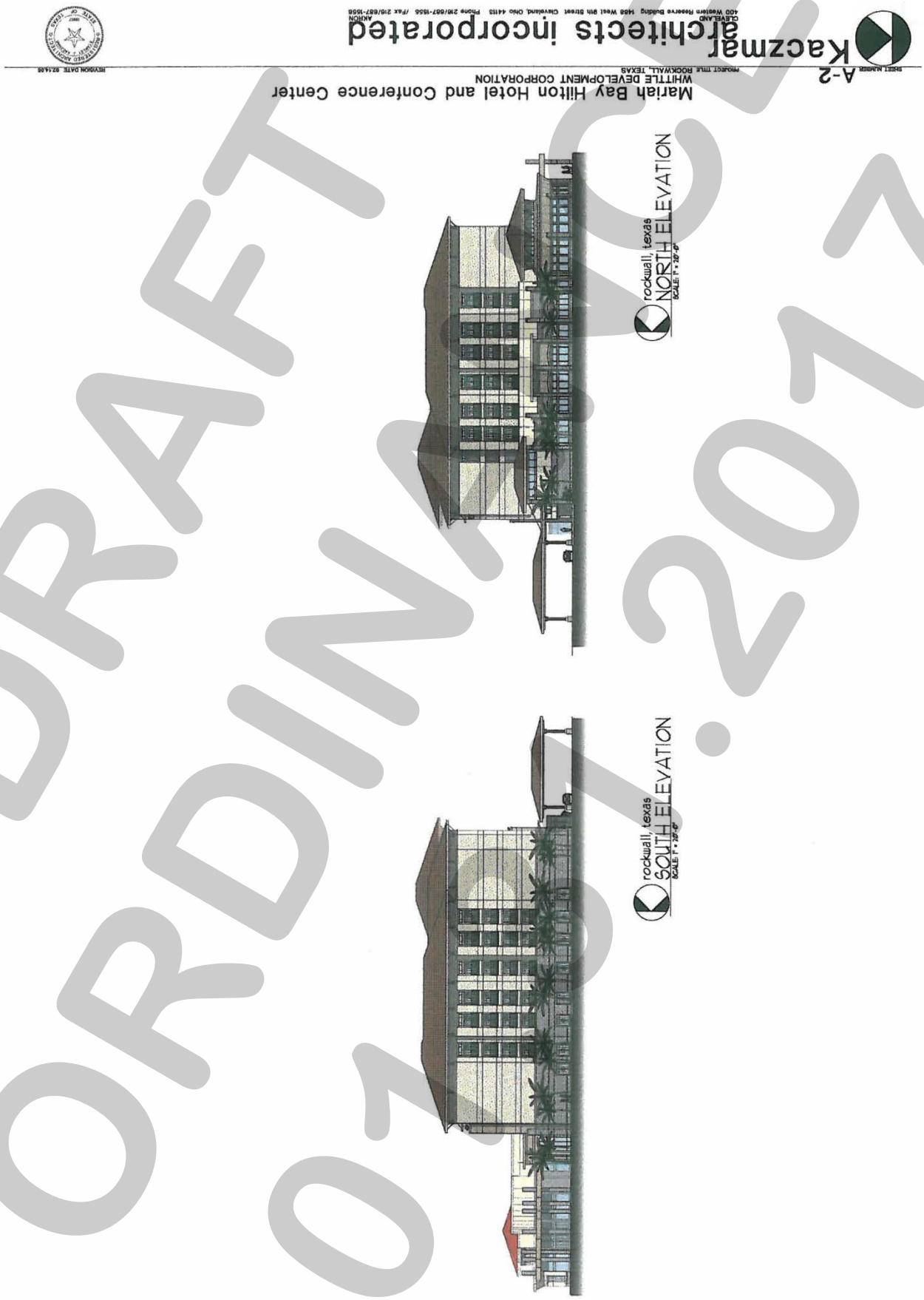
DRAFT ORDINANCE 03.13.2017

Exhibit 'E':
The Hilton Hotel and Resort Building Elevations (i.e. Area 2)



DRAFT ORDINANCE 01.23.2017

Exhibit 'E':
The Hilton Hotel and Resort Building Elevations (i.e. Area 2)



DRAFT ORDINANCE 01.2017

City of Rockwall

Project Plan Review History

Project Number	P2017-003	**Owner**	UNRUH, CECIL J ESTATE	**Applied**	1/13/2017	LM
Project Name	Sky-Ridge Addition	**Applicant**	Michael Swiercinsky	**Approved**		
Type	PLAT			**Closed**		
Subtype	PRELIMINARY			**Expired**		
Status	STAFF REVIEW			**Status**	1/13/2017	LM

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

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

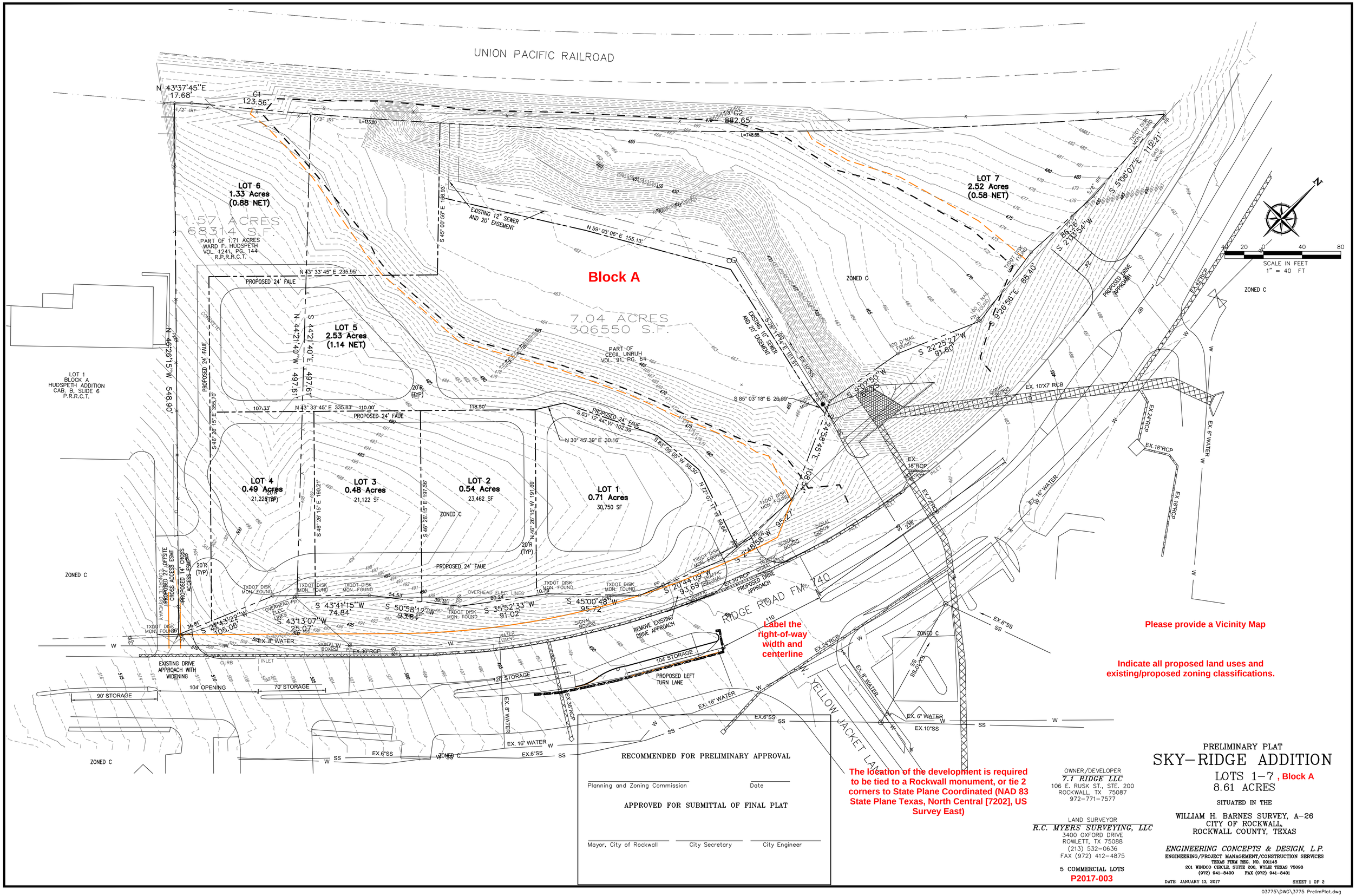
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/13/2017	1/20/2017	1/17/2017	4	APPROVED	
ENGINEERING	Amy Williams	1/13/2017	1/20/2017	1/18/2017	5	COMMENTS	See Comments

(1/18/2017 8:33 AM AW)
- Tie two corners to City of Rockwall monumentation (X and Y coordinates)
- LOMR to be approved by FEMA prior to any engineering submittal/permits (hasn't been submitted to FEMA yet?)
- 4% Engineering Inspection Fees
- Impact Fees
- TXDOT permits required
- Signal light modifications
- Off site easement required (cross access)
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge)
- Detention/drainage easement limits and show
filing information
- Label and show 100 year floodplain with cross sections and elevations
- See markups

FIRE	Ariana Hargrove	1/13/2017	1/20/2017	1/18/2017	5	COMMENTS	see comments

(1/18/2017 5:05 PM AA)
The required turning radius of a fire apparatus access road shall be in accordance with:
a) For buildings less than 30-feet and less than 3 stories in height:
i) 20-feet (inside) for turns less than or equal to 90 degrees
ii) 25-feet (inside) for turns greater than 90 degrees
b) For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	1/13/2017	1/20/2017	1/18/2017	5	COMMENTS	See Comments
(1/18/2017 8:54 AM LS) 1. Tie two corners to State Plane Coordinates (NAD83 N Central Texas 4202) 2. Provide survey closure report							
PLANNING	Korey Brooks	1/13/2017	1/20/2017	1/26/2017	13	COMMENTS	Comments
(1/27/2017 8:43 AM KB) See Markups							



RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR SUBMITTAL OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

Label the right-of-way width and centerline

Please provide a Vicinity Map

Indicate all proposed land uses and existing/proposed zoning classifications.

The location of the development is required to be tied to a Rockwall monument, or tie 2 corners to State Plane Coordinated (NAD 83 State Plane Texas, North Central [7202], US Survey East)

PRELIMINARY PLAT

SKY–RIDGE ADDITION

LOTS 1–7, **Block A**
8.61 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A–26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
7.1 RIDGE LLC
106 E. RUSK ST., STE. 200
ROCKWALL, TX 75087
972–771–7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(213) 532–0636
FAX (972) 412–4875

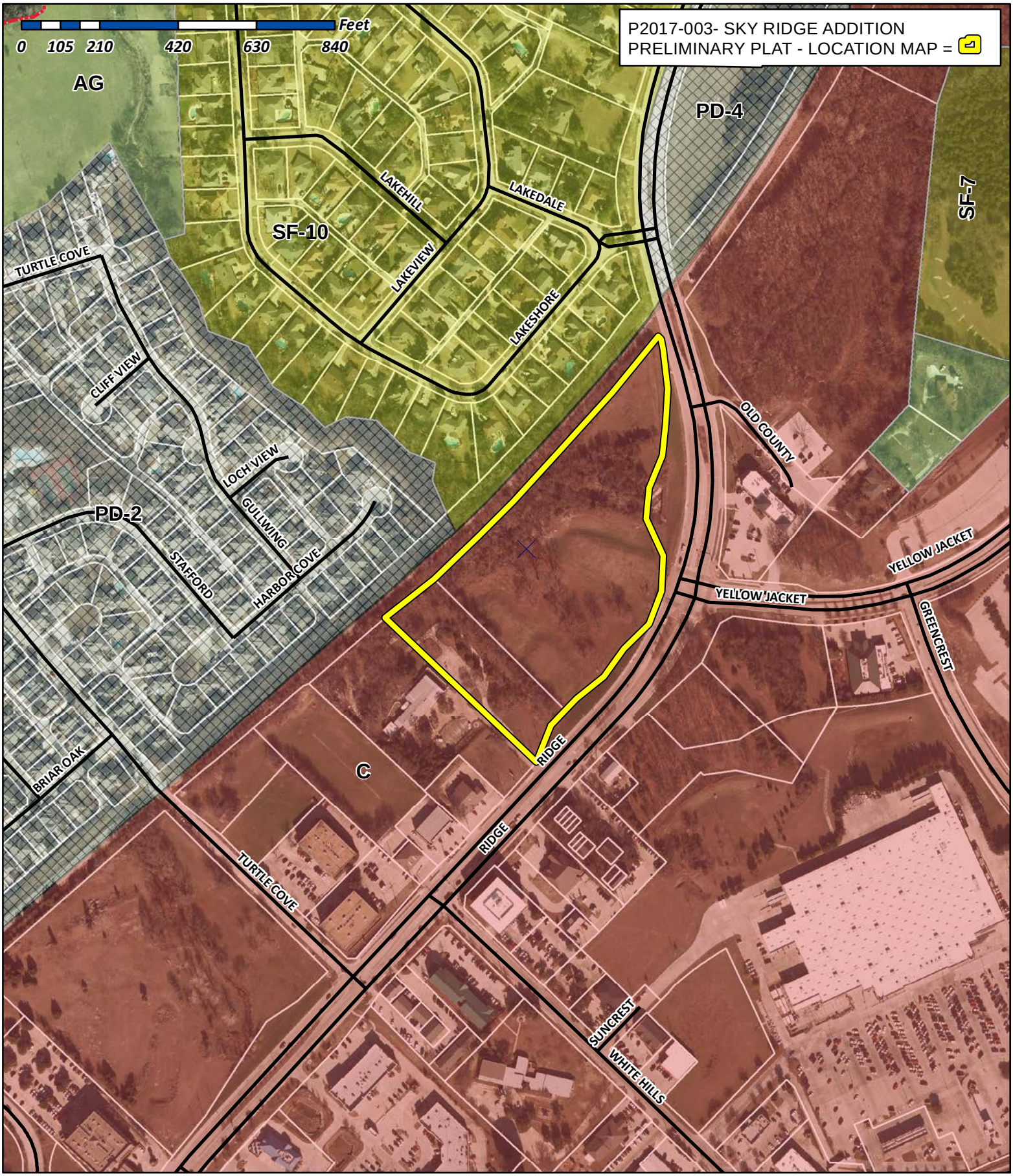
5 COMMERCIAL LOTS

P2017-003

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: JANUARY 13, 2017 SHEET 1 OF 2

03775\DWG\3775 PrelimPlat.dwg



City of Rockwall

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

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

UNION PACIFIC RAILROAD

N 43°37'45"E 17.68'

C1 123.56'

C2 882.65'

L=133.90'

L=748.85'

1/2" IRF

LOT 6
1.33 Acres
(0.88 NET)

1.57 ACRES
68314 S.F.
PART OF 1.71 ACRES
WARD F. HUDSPETH
VOL. 1241, PG. 144
R.P.R.R.C.T.

LOT 7
2.52 Acres
(0.58 NET)

S 45° 00' 56" E 146.93'

EXISTING 12" SEWER AND 20' EASEMENT

N 59° 03' 06" E 155.13'

ZONED C

N 43° 33' 45" E 235.95'

PROPOSED 24' FAUE

7.04 ACRES
306550 S.F.
PART OF
CECIL UNRUH
VOL. 91, PG. 54

EXISTING 10" SEWER AND 20' EASEMENT

S 78° 15' 54" E 151.57'

EX. 10"SS

LOT 5
2.53 Acres
(1.14 NET)

N 44°21'40"W 497.61'

S 44°21'40"E 497.61'

CONCRETE

PROPOSED 24' FAUE

N 46°26'15"W 548.90'

LOT 1
BLOCK A
HUDSPETH ADDITION
CAB. B, SLIDE 6
P.R.R.C.T.

S 46°26'15"E 355.70'

20'R (TYP)

107.33'

N 43° 33' 45" E 335.83'

110.00'

118.50'

PROPOSED 24' FAUE

S 63°12'44"W 102.39'

N 30° 45' 39" E 30.16'

S 85° 03' 18" E 26.69'

S 85°09'05"W 55.30'

N 72°07'11"W 69.68'

S 9°07'50"W 88.58'

S 24°45'58"E 108.17'

S 9°26'56"E 88.40'

S 22°25'27"W 91.60'

S 2°44'58"W 95.27'

S 20°44'09"W 93.69'

S 20°53'54"W 86.26'

S 6°07'E 112.21'

TXDOT DISK MON. FOUND

100 D NAIL FOUND

PROPOSED DRIVE APPROACH

EX.24"RCP

EX. 10'X7' RCB

SIGNAL BOXES

EX. 18"RCP

EX. 24"RCP

EX. 6" WATER

EX. 16" WATER

EX. 6"SS

EX.10"SS

LOT 4
0.49 Acres
21,226 SF

LOT 3
0.48 Acres
21,122 SF

LOT 2
0.54 Acres
23,462 SF

LOT 1
0.71 Acres
30,750 SF

ZONED C

20'R (TYP)

PROPOSED 24' FAUE

PROPOSED 22' OFFSITE CROSS ACCESS ESMT.

PROPOSED 14' CROSS ACCESS ESMT.

S 46°26'15"E 190.21'

S 46°26'15"E 197.36'

N 46°26'15"W 191.69'

S 21°43'22"W 105.06'

S 43°41'15"W 74.84'

S 43°13'07"W 25.07'

S 50°58'12"W 93.84'

S 35°52'33"W 91.02'

S 45°00'48"W 95.72'

54.53'

39.31'

80.24'

10.78'

36.81'

OVERHEAD ELEC. LINES

PP

TXDOT DISK MON. FOUND

TRAFFIC SIGNAL

EX.30"RCP

EX. 8" WATER

WATER VALVE

CURB

INLET

EXISTING DRIVE APPROACH WITH WIDENING

104' OPENING

90' STORAGE

70' STORAGE

120' STORAGE

104' STORAGE

PROPOSED LEFT TURN LANE

REMOVE EXISTING DRIVE APPROACH

RIDGE ROAD FM 740

W. YELLOW JACKET LANE

EX. 8" WATER

EX. 36"RCP

EX. 16" WATER

EX.6"SS

EX.24"RCP

EX. 6" WATER

EX.10"SS

ZONED C

SS 5.0X4.3

110

N

SCALE IN FEET
1" = 40 FT

RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR SUBMITTAL OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

PRELIMINARY PLAT

SKY–RIDGE ADDITION

LOTS 1–7
8.61 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A–26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
7.1 RIDGE LLC
106 E. RUSK ST., STE. 200
ROCKWALL, TX 75087
972–771–7577

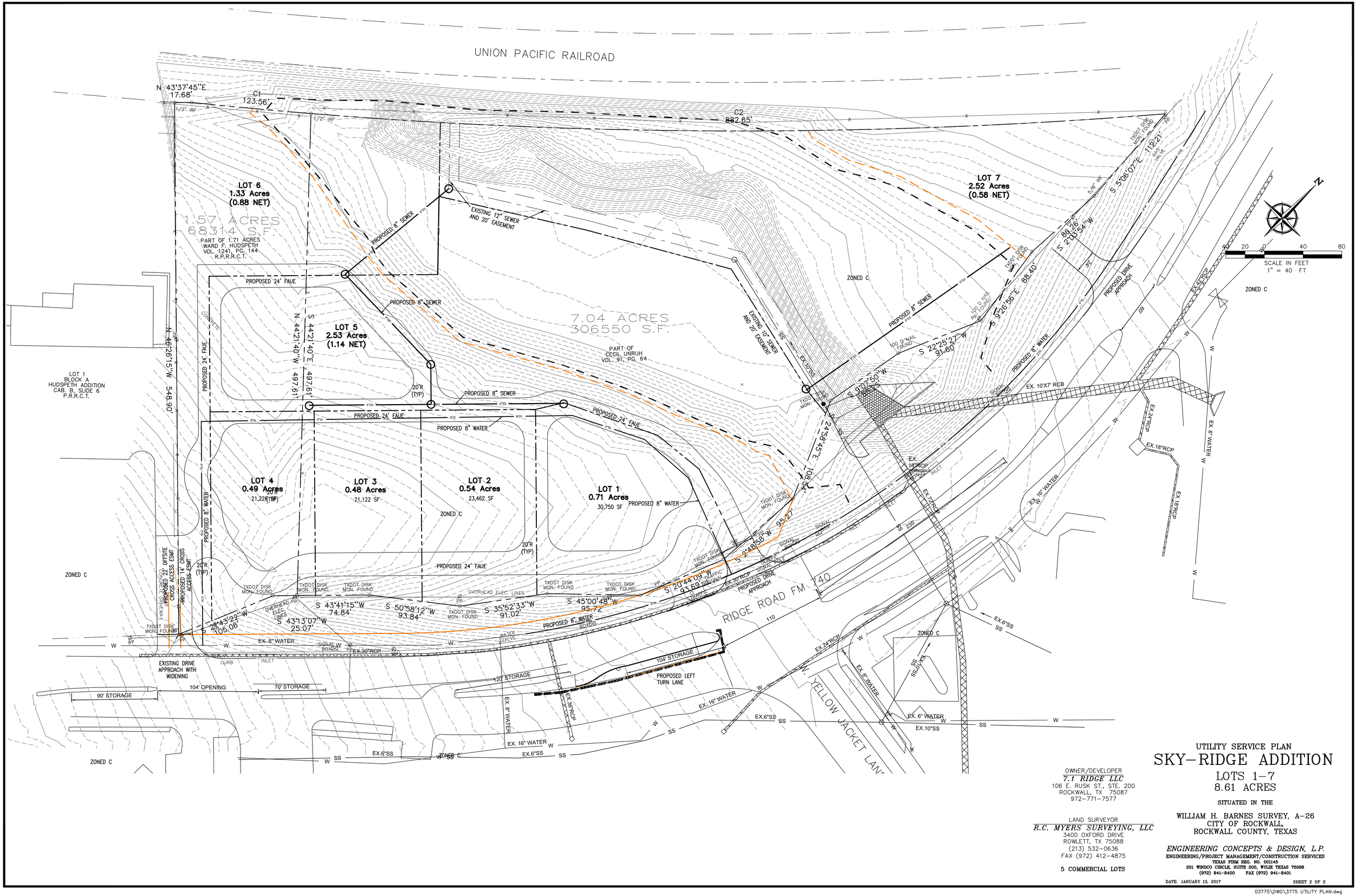
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(213) 532–0636
FAX (972) 412–4875

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

5 COMMERCIAL LOTS

DATE: JANUARY 13, 2017

03775\DWG\3775 PrelimPlat.dwg



UTILITY SERVICE PLAN

SKY–RIDGE ADDITION

LOTS 1–7
8.61 ACRES

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WILLIAM H. BARNES SURVEY, A–26
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DATE: JANUARY 13, 2017

SHEET 2 OF 2

03775\DWG\3775 UTILITY PLAN.dwg

City of Rockwall

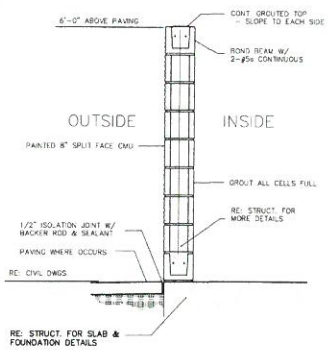
Project Plan Review History

Project Number	SP2017-004	**Owner**	U, V REAL ESTATE LP	**Applied**	1/12/2017	LM
Project Name	Service King	**Applicant**	CARROLL ARCHITECTS, INC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	1/12/2017	LM

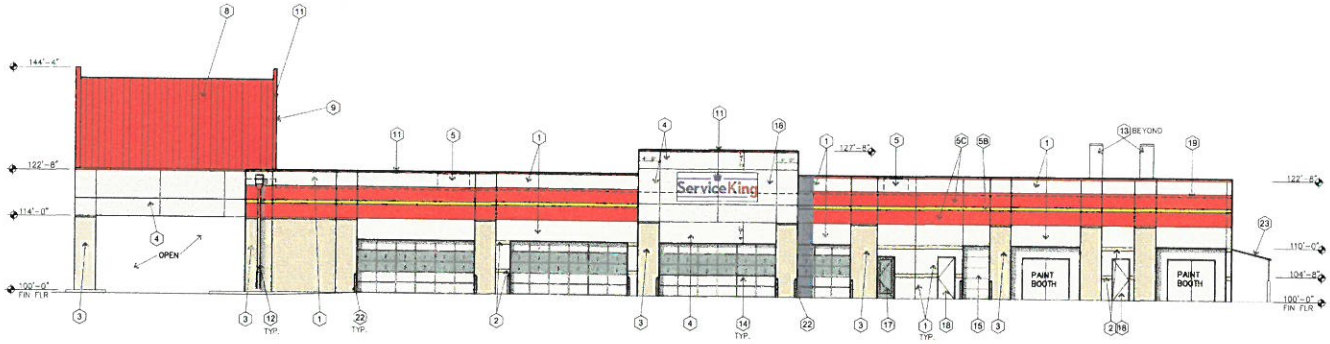
Site Address	**City, State Zip**	**Zoning**
1780 I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL KIA	7-1	NULL	7-1	0134-0000-0007-01-0R	

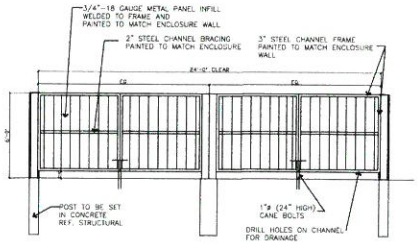
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/12/2017	1/19/2017				
ENGINEERING	Amy Williams	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	
FIRE	Ariana Hargrove	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	
GIS	Lance Singleton	1/12/2017	1/19/2017	1/17/2017	5	APPROVED	
PLANNING	Korey Brooks	1/12/2017	1/19/2017	1/27/2017	15	COMMENTS	Comments
(1/27/2017 8:48 AM KB) See Markups							



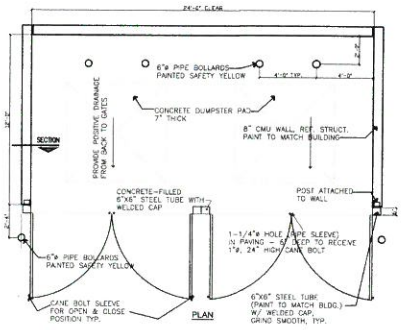
3 DUMPSTER WALL SECTION
SCALE: 3/4"=1'-0"



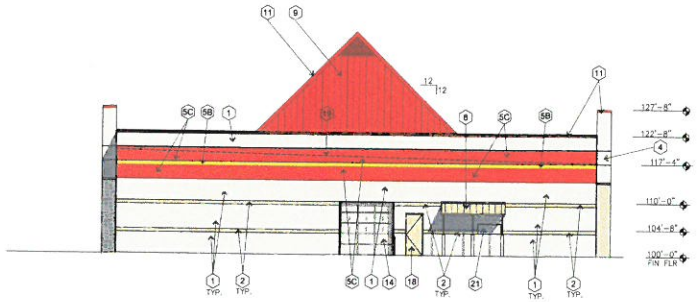
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY
20% STONE
17% STUCCO
63% CMU BLOCK



ELEVATION
SELF LATCHING GATES



4 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
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NOTE:
MORTAR : AMERIMIX – (888) 313.0755

CMU MORTAR COLOR TO MATCH SPLIT FACE CMU COLOR #1

STONE MORTAR COLOR TO BE SELECTED BY ARCHITECT (LIGHT BUFF)

EXTERIOR ELEVATION KEYNOTES

1	OLD CASTLE CMU, 8x8x16 LIMESTONE COLOR
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3	STONE: LIMESTONE 6",8",12" CHOPPED ASHLAR PATTERN
4	7/8" 3 PART STUCCO W/ ELASTOMERIC FINISH, MEDIUM TEXTURE, SW6105, DIVINE WHITE COLOR
5A	NOT USED
5B	OLD CASTLE CMU, 8x8x16 SMOOTH FACE W/ ELASTOMERIC YELLOW PAINT FINISH
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18	EXTERIOR HOLLOW METAL DOOR & FRAME. REF. DTL. 7-8/A402. SW 6105 DIVINE WHITE
19	ROOF LINE BEYOND
20	FIRE RISER W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, RE: ELEC. DRAWINGS PAINT SW 6105 DIVINE WHITE
22	3'-6" HIGH 4" DIA. PIPE BOLLARD PAINT TRAFFIC YELLOW

ISSUE: MAY 10,2016
OCT 26,2016

REGISTERED ARCHITECT • STATE OF

CERTIFIED AGENT:

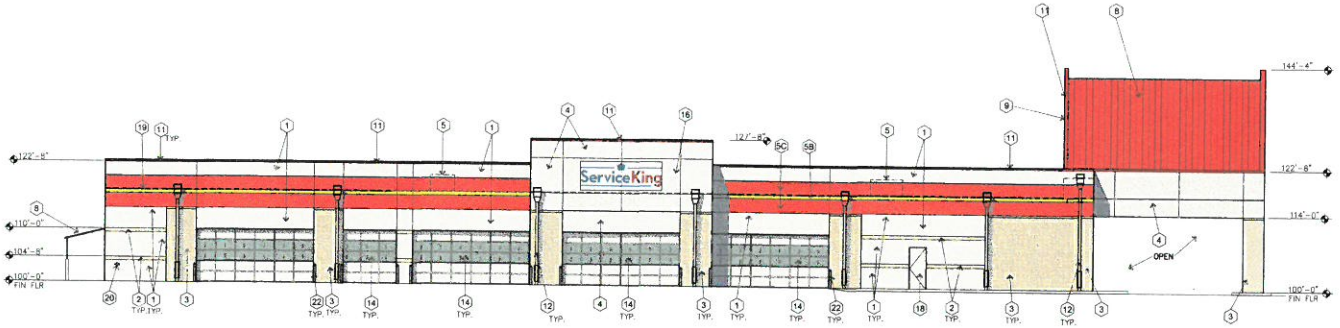
SERVICE KING
COLLISION REPAIR CENTER
1780 East Interstate 30
Rockwall, Texas

SERVICE KING
COLLISION REPAIR
2500 N. CENTRAL EXPWY.
SUITE 400
RICHARDSON, TEXAS
75080

CARROLL architects
750 E. Interstate 30
Suite 110 TX 75087
Rockwall, TX 75087
t 972.732.6068

EXTERIOR ELEVATIONS & DETAILS

DATE: 05.01.2016
SHEET NO: A502
PROJECT NO: 2016001
DRAWN BY: CW
CHECKED BY: JC

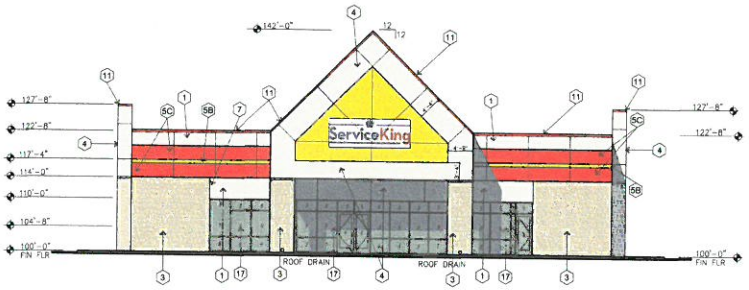


2 WEST ELEVATION
SCALE: 3/32" = 1'-0"
100% MASONRY
22% STONE
21% STUCCO
57% CMU BLOCK

Please show vent stacks in all elevations.

Stucco will need to be 3-part stucco

Please callout the percentage of smooth face CMU vs. split face



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SERVICE KING
COLLISION REPAIR CENTER
1780 East Interstate 30
Rockwall, Texas

ISSUE: MAY 10,2016
OCT 26,2016

REGISTERED ARCHITECT • STATE OF TEXAS

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750 E. Interstate 30
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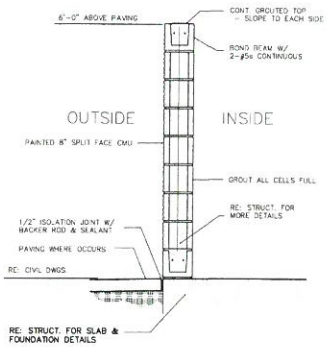
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8038

EXTERIOR ELEVATIONS & DETAILS

05.01.2016
2016001
GW
JC

SHEET NO:
A501

Please provide case number "SP2017-004"



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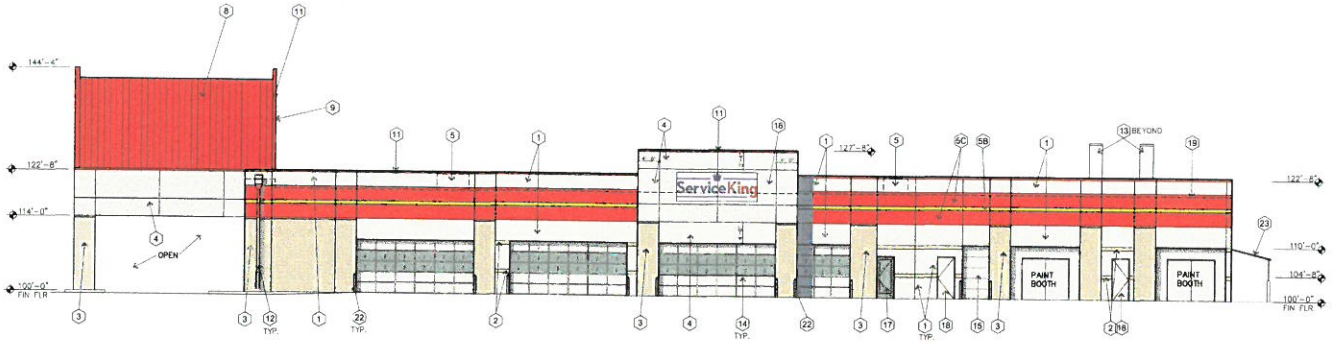

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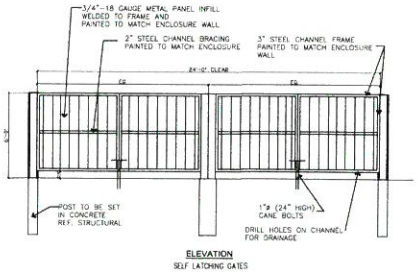
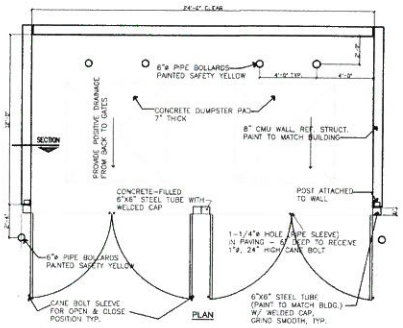


ELEVATION
SELF LATCHING GATES



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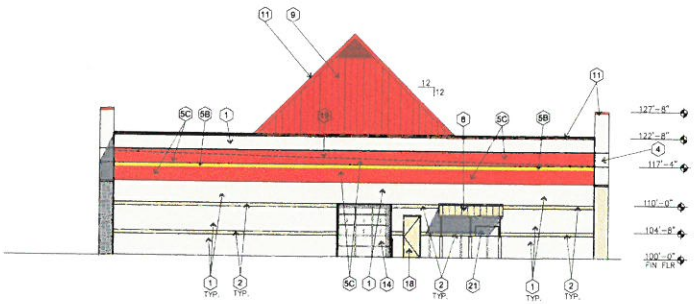

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ISSUE: MAY 10,2016 OCT 28,2016

REGISTERED ARCHITECT STATE OF

CONTRACT NOTICE:

SERVICE KING COLLISION REPAIR CENTER

1780 East Interstate 30
Rockwall, Texas

SERVICE KING
COLLISION REPAIR
2500 N. CENTRAL EXPWY.
SUITE 400
RICHARDSON, TEXAS
75080

CARROLL architects
750 E. Interstate 30
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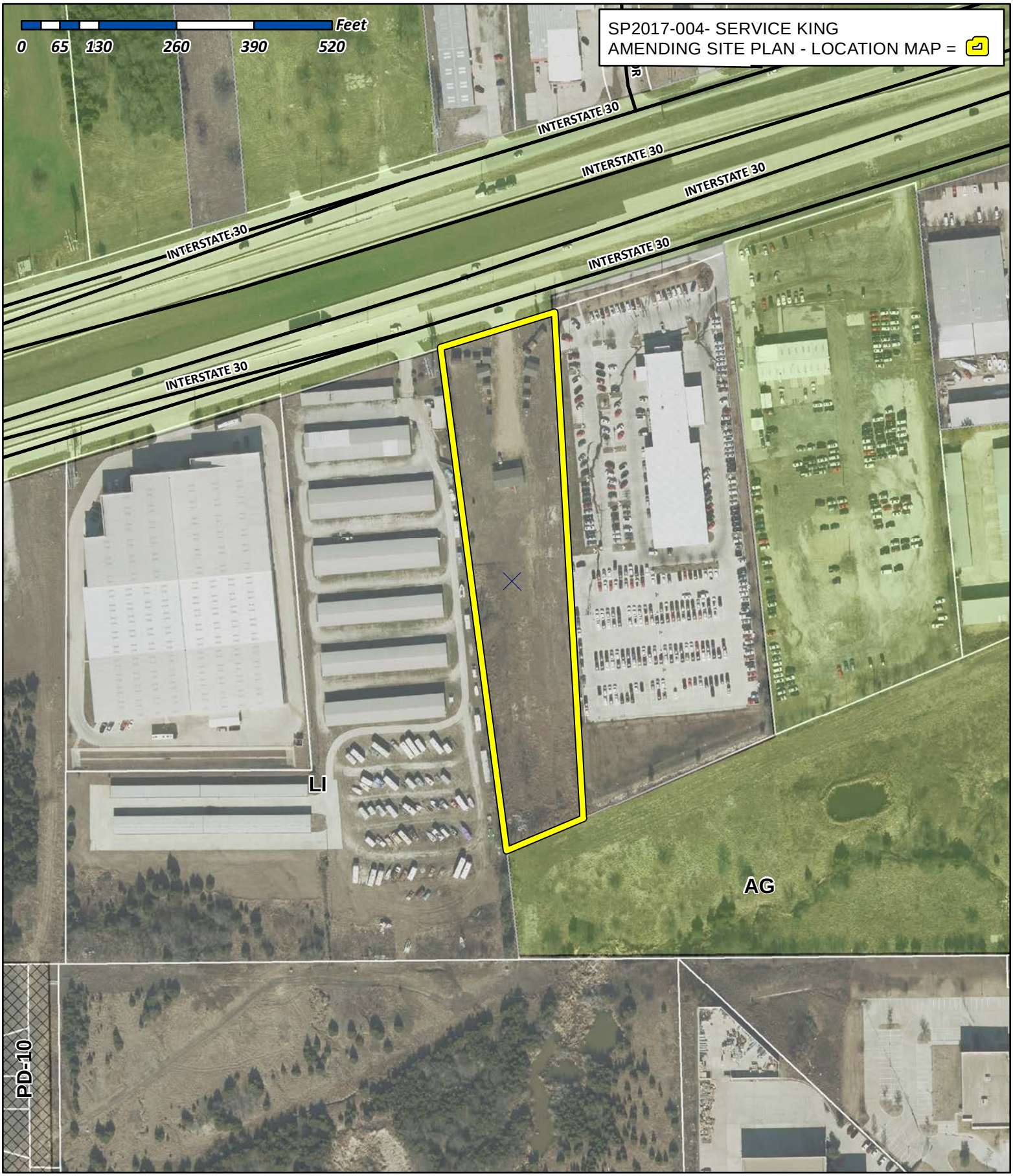
T (972) 732.8626
F (972) 732.8628

EXTERIOR ELEVATIONS & DETAILS

DATE: 05.01.2016
SHEET NO: A502
PROJECT NO: 2016001
DRAWN BY: CW
CHECKED BY: JC

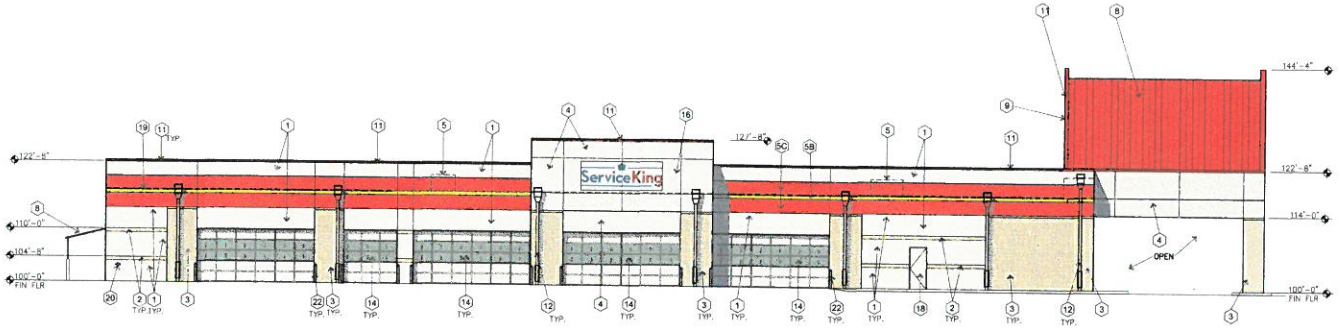
Please provide case number "SP2017-004"



City of Rockwall

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

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



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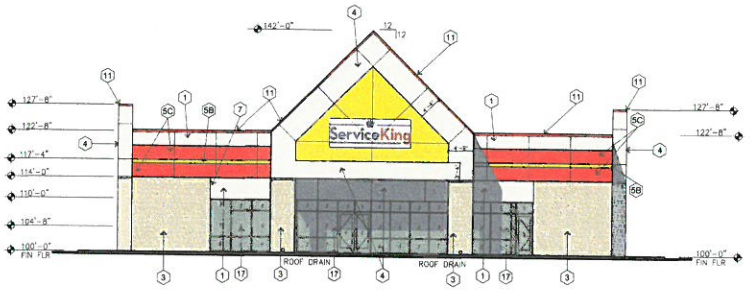

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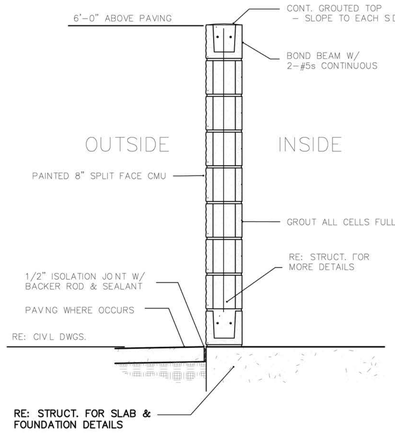
EXTERIOR ELEVATIONS & DETAILS

05.01.2016
2016001
GW
JC

SHEET NO:
A501

Approved Elevations



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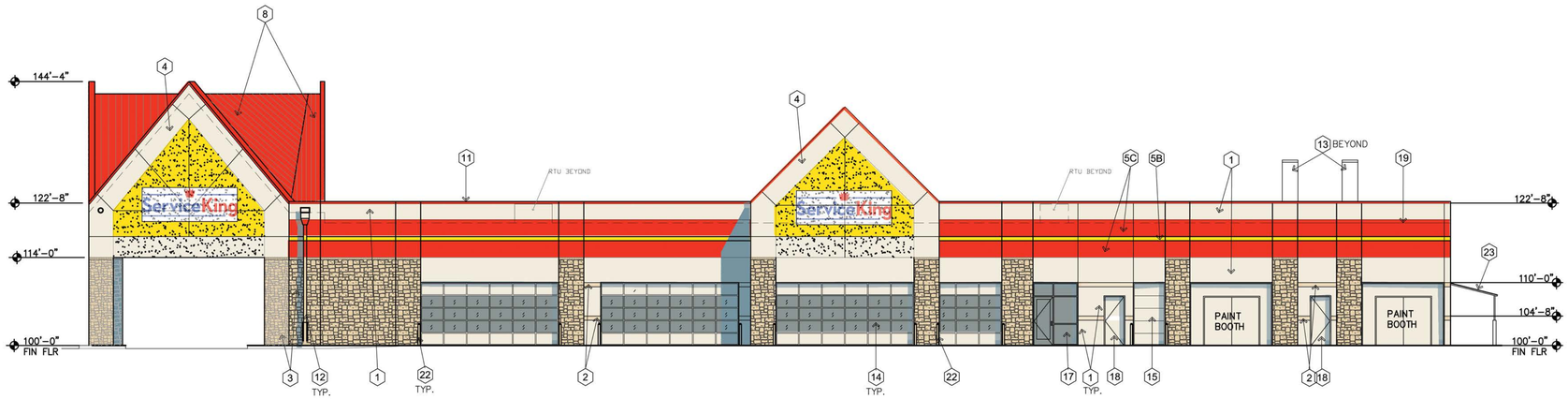

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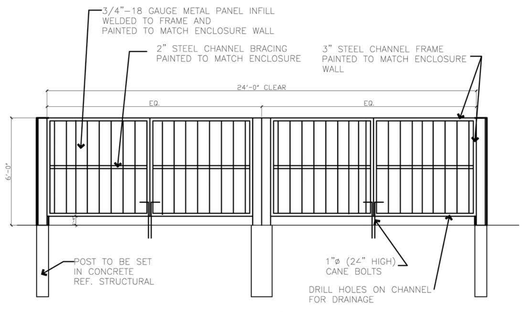
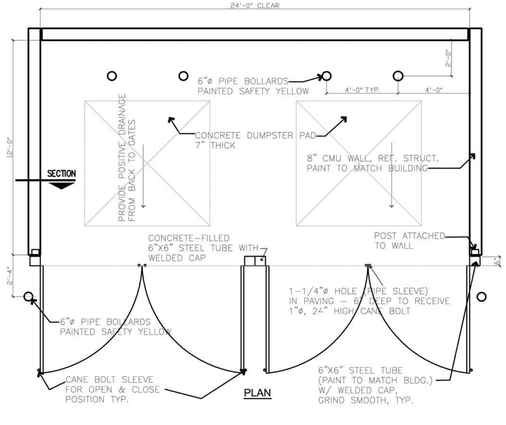
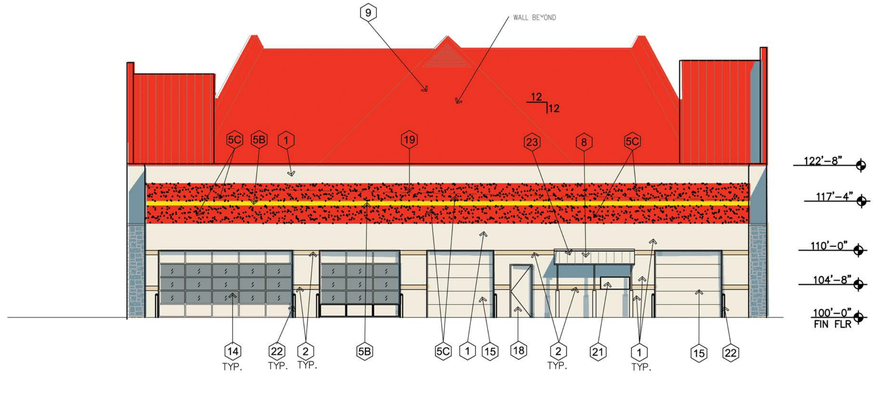


ELEVATION
SELF LATCHING GATES



PLAN

4 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY

EXTERIOR ELEVATION KEYNOTES

1	SPLIT FACE CMU, INTEGRAL COLOR
2	CMU BURNISHED FACE, INTEGRAL COLOR
3	STONE
4	7/8" 3 PART STUCCO WALL FINISH
5A	NOT USED
5B	PAINTED COLOR #2 YELLOW COLOR
5C	PAINTED COLOR #3 RED COLOR
6	PLASTER CONTROL/EXPANSION JOINT
7	EXPANSION JOINT BETWEEN CMU BLOCK AND PLASTER WALL FINISH
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL SIDING
10	NOT USED
11	PREFINISHED METAL COPING
12	ROOF SCUPPER & DOWNSPROUT–(PAINTED)
13	PAINT BOOTH VENT STACK
14	OVERHEAD GLASS DOOR & TRACK
15	OVERHEAD SECTIONAL METAL DOOR
16	7/8" 3 PART STUCCO WALL FINISH PAINTED #2 YELLOW COLOR
17	STOREFRONT WINDOW & DOOR COLOR: CLEAR ANODIZED ALUMINUM
18	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINTED REF. DTL. 7-8/A402
19	ROOF LINE BEYOND
20	FIRE RISER W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, RE: ELEC. DRAWINGS
22	3'-6" HIGH 4" DIA. PIPE BOLLARD

ISSUE: MAY 10,2016

REGISTERED ARCHITECT STATE OF TEXAS

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CARROLL architects
750 E. Interstate 30
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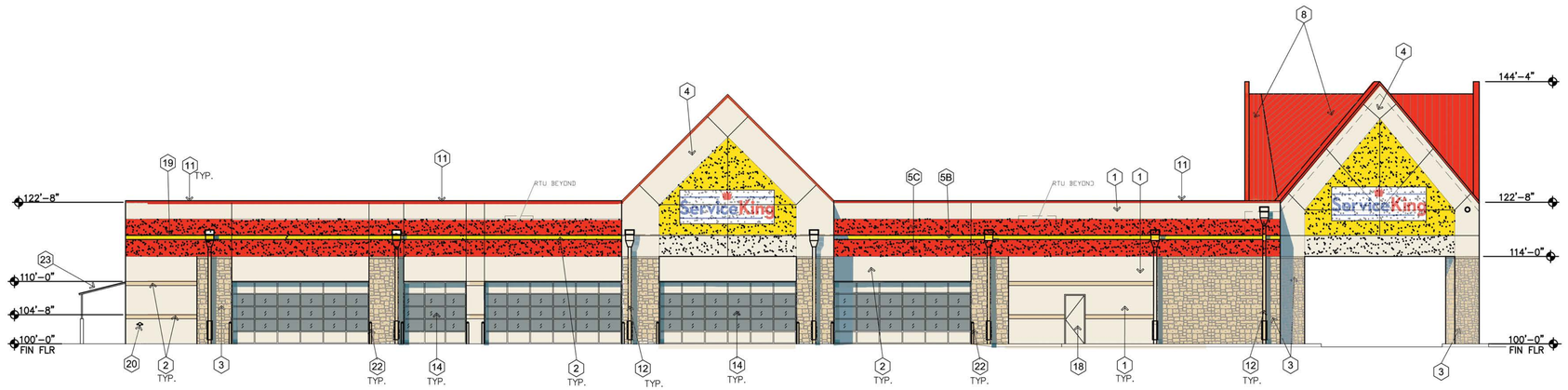
f: 972-732-8058

EXTERIOR ELEVATIONS & DETAILS

DATE: 05.01.2016
PROJECT NO: 2016001
DRAWN BY: GW
CHECKED BY: JC

SHEET NO: **A502**

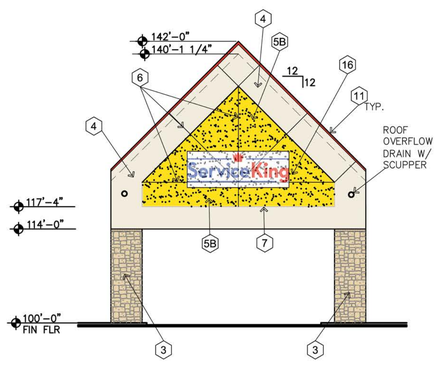
Approved Elevations



2 WEST ELEVATION

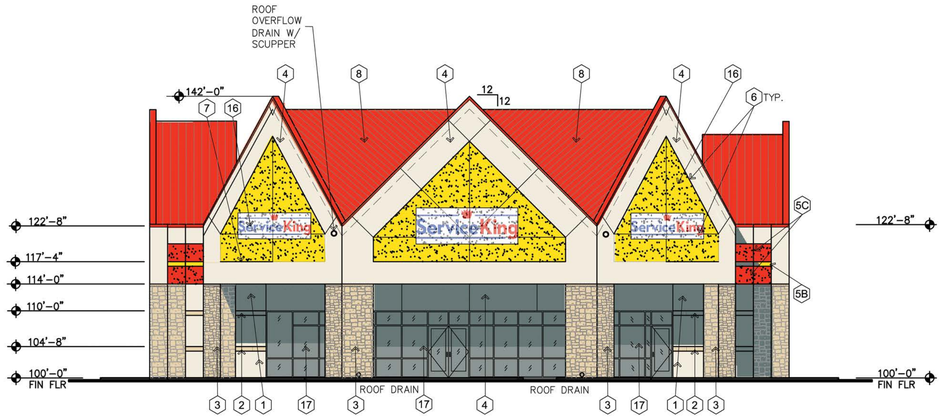
SCALE: 3/32" = 1'-0"

100% CMU BLOCK MASONRY
20% STONE
27% STUCCO
53% CMU BLOCK



1A TRUE SIDE ELEVATION @ COVERED ENTRY

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



1 SOUTH (FRONT) ELEVATION

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

100% MASONRY
20% STONE
58% STUCCO
22% CMU BLOCK

EXTERIOR ELEVATION KEYNOTES

1	SPLIT FACE CMU, INTEGRAL COLOR
2	CMU BURNISHED FACE, INTEGRAL COLOR
3	STONE
4	7/8" 3 PART STUCCO WALL FINISH
5A	NOT USED
5B	PAINTED COLOR #2 YELLOW COLOR
5C	PAINTED COLOR #3 RED COLOR
6	PLASTER CONTROL/EXPANSION JOINT
7	EXPANSION JOINT BETWEEN STONE AND PLASTER WALL FINISH
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL SIDING
10	ROOF ACCESS LADDER, PAINTED
11	PREFINISHED METAL COPING
12	ROOF SCUPPER & DOWNSPROUT-(PAINTED)
13	PAINT BOOTH VENT STACK
14	OVERHEAD GLASS DOOR & TRACK
15	OVERHEAD SECTIONAL METAL DOOR
16	7/8" 3 PART STUCCO WALL FINISH PAINTED #2 YELLOW COLOR
17	STOREFRONT WINDOW & DOOR COLOR: CLEAR ANODIZED ALUMINUM
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19	ROOF LINE BEYOND
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21	ELECTRICAL RISER, RE: ELEC. DRAWINGS
22	3'-6" HIGH 4" DIA. PIPE BOLLARD

ISSUE: MAY 10,2016

REGISTERED ARCHITECT * STATE OF TEXAS *

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Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS & DETAILS

DATE: 05.01.2016
PROJECT NO: 2016001
DRAWN BY: GW
CHECKED BY: JC

SHEET NO: A501

City of Rockwall

Project Plan Review History

Project Number	SP2017-006	**Owner**	TF HARBOR, LLC	**Applied**	1/17/2017	LM
Project Name	The Harbor- Rockwall Addition	**Applicant**	WINKELMANN & ASSOCIATES	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	1/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
2125 SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR - ROCKWALL, THE	5	A	5	3809-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		APPROVED	
ENGINEERING	Amy Williams	1/17/2017	1/24/2017	1/18/2017	1	APPROVED	
FIRE	Ariana Hargrove	1/17/2017	1/24/2017	1/18/2017	1	APPROVED	
GIS	Lance Singleton	1/17/2017	1/24/2017	1/17/2017		APPROVED	
PLANNING	David Gonzales	1/17/2017	1/24/2017	1/25/2017	8	COMMENTS	See comments

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

Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziggler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 01.25.2017

All staff comments are to be addressed and resubmitted by Tuesday, February 7, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-006" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Remove the "R" from the Lot descriptions (i.e. Lot 5R & Lot 7R) to read Lot 5, Block A & Lot 7, Block A. The City does not recognize "R" in lot numbers, rather a sequence of the lot numbers. The replat will recognize the lot number changes to Lots 8 & 9.
2. Reduce font size for coordinate information. Coordinates missing from left and right of page. Verify coordinates and correct page to where legible on page.
3. Verify Curve and Line Tables. Does not match what is on site plan.

Building Elevations:
1. Building materials are to match the existing structure.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

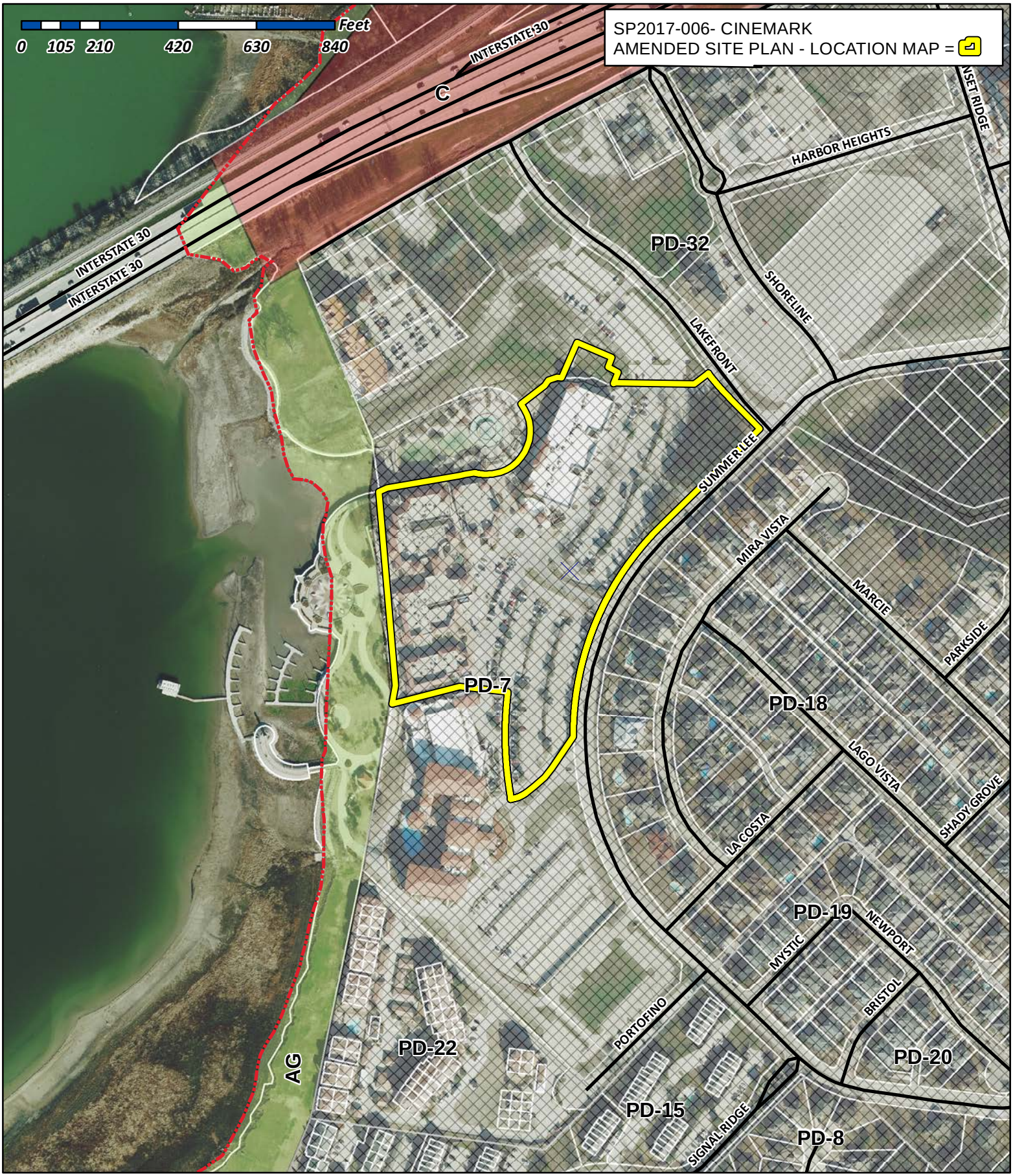
Meeting Dates to Attend:

Architectural Review Board: January 31, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: January 31, 2017 (6:00p.m.) [Applicant to present case facts to P&Z]

Planning - Action: February 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]

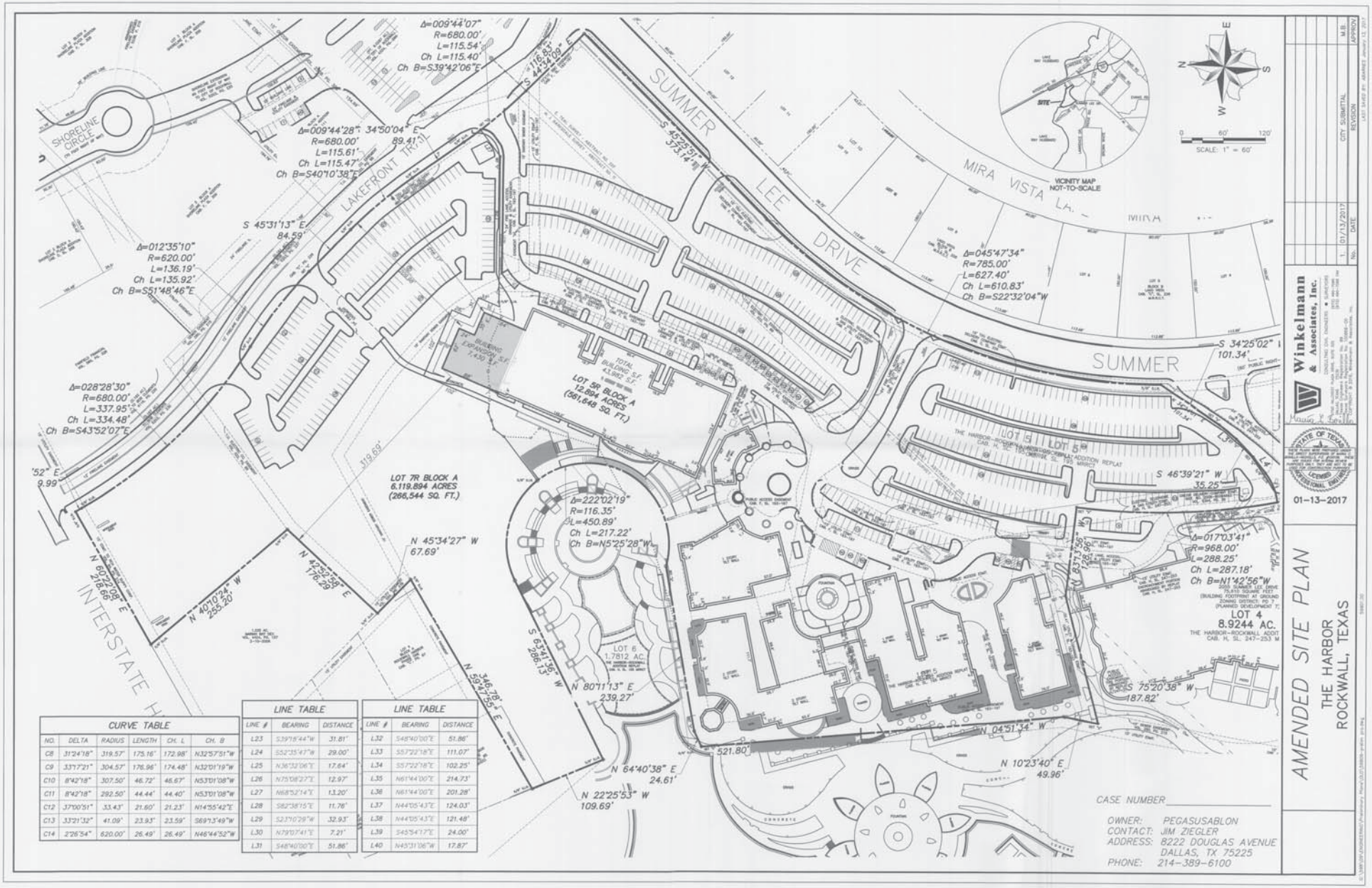
City Council - Action: February 20, 2017 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]



City of Rockwall

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

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



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C8	31°24'18"	319.57'	175.16'	172.98'	N32°57'51"W
C9	33°17'21"	304.57'	176.96'	174.48'	N32°01'19"W
C10	8°42'18"	307.50'	46.72'	46.67'	N53°01'08"W
C11	8°42'18"	292.50'	44.44'	44.40'	N53°01'08"W
C12	37°00'51"	33.43'	21.60'	21.23'	N14°55'42"E
C13	33°21'32"	41.09'	23.93'	23.59'	S69°13'49"W
C14	2°26'54"	620.00'	26.49'	26.49'	N46°44'52"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	S39°18'44"W	31.81'
L24	S52°35'47"W	29.00'
L25	N36°32'06"E	17.64'
L26	N75°08'27"E	12.97'
L27	N68°52'14"E	13.20'
L28	S82°38'15"E	11.76'
L29	S23°10'29"W	32.93'
L30	N79°07'41"E	7.21'
L31	S48°40'00"E	51.86'

LINE TABLE		
LINE #	BEARING	DISTANCE
L32	S48°40'00"E	51.86'
L33	S57°22'18"E	111.07'
L34	S57°22'18"E	102.25'
L35	N61°44'00"E	214.73'
L36	N61°44'00"E	201.28'
L37	N44°05'43"E	124.03'
L38	N44°05'43"E	121.48'
L39	S45°54'17"E	24.00'
L40	N45°31'06"W	17.87'

No.	DATE	REVISION	BY
1.	01/13/2017	CITY SUBMITTAL	M.B.

Winkelmann & Associates, Inc.

STATE OF TEXAS
LICENSED
PROFESSIONAL ENGINEER
01-13-2017

AMENDED SITE PLAN

THE HARBOR
ROCKWALL, TEXAS

CASE NUMBER _____

OWNER: PEGASUSABLON
CONTACT: JIM ZIEGLER
ADDRESS: 8222 DOUGLAS AVENUE
DALLAS, TX 75225
PHONE: 214-389-6100

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 14, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *January 31, 2017* Planning and Zoning Commission meeting.

2. **P2017-003** **(Korey)**
   Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a preliminary plat for Lots 1-7, Block A, Sky-Ridge Addition being an 8.61-acre tract of land being identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the northwest corner of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

3. **P2017-006** **(David)**
   Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC for the approval of a final plat for Lot 3, Block B, 205 Business Park Addition being a 1.5-acre tract of land identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 424 National Drive, and take any action necessary.

4. **SP2017-004** **(Korey)**
   Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

5. **SP2017-006** **(David)**
   Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

6. **MIS2017-002** **(David)**
   Discuss and consider a request by John Arnold of the Skorburg Company for the approval of a tree mitigation plan for Stone Creek, Phase VIII being 102 single-family residential lots on a portion of a larger 91.139-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located at the northwest corner of the intersection of Hay Road and E. Quail Run Road, and take any action necessary.

PUBLIC HEARING ITEMS

7. **Z2017-001** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

8. **Z2017-002** **(Korey)**
   Hold a public hearing to discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a 5.192-acre tract of land being identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 463 H. Wallace Lane, and take any action necessary.

9. **Z2017-003** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by *Ordinance No.'s 73-47, 82-36 & 87-11*, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive, and take any action necessary.

ACTION ITEMS

10. **Z2016-033** **(Korey)**
    Discuss and consider a request by Himmat Chuhan on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

11. **Hold an election to elect a Chairman for the Planning and Zoning Commission.**

DISCUSSION ITEMS

12. **MIS2017-004** **(Amy)**
    Hold a public hearing to discuss and consider the approval of an ordinance adopting the City's Water and Wastewater Master Plans.

13. **Z2017-004** **(Ryan)**
    Hold a public hearing to discuss and consider a city initiated request to amend Section 4, *Specific Use Permits*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of establishing 1) general regulations for Specific Use Permits (SUP) issued upon the adoption of the proposed ordinance, 2) regulations relating to the abandonment, expiration and revocation of Specific Use Permits (SUP) and 3) an expiration period of one (1) year for all Specific Use Permits (SUP) and Conditional Use Permits (CUP) issued by the City that are inactive, abandon or pending.

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-001: Lot 1, Block A, Montessori School Addition [*Approved*]
- ✓ P2017-002: Lot 3, Block A, Briscoe/Hillcrest Addition [*Approved*]
- ✓ P2017-004: Lots 5 & 7, Block A, The Harbor-Rockwall Addition [*Approved*]
- ✓ P2017-005: Lots 1 & 2, Block A, Stone Creek Grocer Addition [*Approved*]
- ✓ SP2016-034: Variances for Grocery Store [*Approved*]
- ✓ SP2017-007: Variance for Academy Sports & Outdoors [*Approved*]
- ✓ Z2016-044: SUP for a Carwash on Ridge Road (*2nd Reading*) [*Approved*]
- ✓ Z2016-045: SUP for a Residential Hotel on Greencrest Boulevard (*2nd Reading*) [*Approved*]
- ✓ Z2016-046: PD Development Plan for Grocery Store (*2nd Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of February, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 31, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Sandra Whitley, Mark Moeller, Annie Fishman, Tracey Logan and Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the December 27, 2017 Planning and Zoning Commission meeting.

2. Approval of Minutes for the January 10, 2017 Planning and Zoning Commission meeting.

3. P2017-001

Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a final plat of Lot 1, Block A, Montessori School Addition being a of 2.288-acre tract of land identified as Tract 2-3 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Genera Retail (GR) District land uses, located at the southeast corner of FM-552 and Stone Creek Drive, and take any action necessary.

4. P2017-002

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of CN Rockwall Investors, LLC for the approval of a replat for Lot 3, Block A, Briscoe/Hillcrest Addition being a 1.1084-acre tract of land currently identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM3097*] and the IH-30 frontage road, and take any action necessary.

5. P2017-004

Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of a replat for Lots 8 & 9, Block A, The Harbor-Rockwall Addition being a 19.013-acre tract of land currently identified as Lots 5 & 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Summer Lee Drive and Lakefront Trail, and take any action necessary.

6. P2017-005

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a final plat for Lots 1 & 2, Block A, Stone Creek Grocer being a replat of 0.733-acres identified as a portion of Lot 27, Block A, Stone Creek, Phase VII Addition and a final plat of 8.666-acres out of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being a total of 9.399-acres, zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*N. SH-205*], and take any action necessary.

7. SP2017-005

Discuss and consider a request by David Smith on behalf of Barbara Criswell for the approval of a site plan converting an existing single-family structure into a medical office building on a 0.344-acre tract of land described as Lot 2 of the Barnes Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within

the N. Goliad Corridor Overlay (NGC OV) District, addressed as 602 N. Goliad Street [*SH-205*], and take any action necessary.

8. MIS2016-012

Discuss and consider a request by John Arnold of BH Balance I LLC for the approval of an amended tree mitigation plan for Breezy Hill, Phase VI being 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

Commissioner Lyons made a motion to approve the consent agenda. Commissioner Trowbridge seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

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

Architectural Review Board representative, Jerry Welch, gave a brief explanation of agenda items that were discussed at the ARB meeting.

IV. ACTION ITEMS

10. SP2016-034

Discuss and consider a request by Sarah Williamson of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a PD site plan for a grocery store on 7.46-acres of land identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating that the subject property is situated within the North SH-205 Overlay District and is generally located at the northwest corner of the intersection of E. Quail Run Road and N. Goliad Street. It sits north of where the Kroger and the CVS is located, and there is the City's fire station east of the subject property as well as Stone Creek Phase IV that is north and to the east Stoner Creek VII which is currently under development. Mr. Gonzales advised the Commission that they were provided an updated elevation that is different than what was provided in their packet and is what was presented to the ARB earlier in the evening. The difference is that they have included the stone for primarily the south elevation, and part of what ARB took a look at was the variance that would be going forward for the northeast and west elevations and those do not meet the minimum stone requirements that would get to the 20 percent. Also, based on the new elevations they show a calculation for secondary materials, that being the metal paneling of the roof on the west elevation. In looking at the curtain wall system the Code allows for glass or curtain wall systems to be considered as masonry therefore the applicant is being asked to give a recalculation and with that it may bring it under the 10 percent secondary material and if so a variance would not be required for the secondary materials, however until staff receives that calculation staff would like to move forward with that from the Commission in the event that the calculation does come back at 10 percent or 11 percent, that way it is already covered.

Mr. Gonzales went on to state that the proposed grocery store LIDL, is proposing a 35,962 SF grocery store on a 7.46-acre tract of land identified as a portion of a larger 164.812-acre tract of land, also a PD Development Plan which has gone to City Council after being approved by the Commission, and is going for a second reading before the City Council to approve the PD Development Plan and that is scheduled February 6th and must be approved prior to approval of this PD site plan. This has been added as a condition of approval and any approval by the Planning and Zoning Commission will constitute conditional approval.

Mr. Gonzales further explained that with the exception of the variances, the submitted site plan, building elevations, photometric, treescape and landscape plans conform to the technical requirements contained within the Unified Development Code and Planned Development District 70. The applicant has provided a treescape plan indicating a total of 428-caliper inches being removed from the site. Of the trees being removed the treescape plan indicates the removal of several feature trees, any pecan, elm, or oak, which are considered to be protected and require the approval of the Planning and Zoning Commission for removal. Replacement of a hardwood tree requires replacement on an inch-for-inch basis. The applicant's landscape plan depicts the provision of 56, three inch caliper trees leaving a mitigation balance of 260-caliper inches.

Mr. Gonzales stated that the applicant was present and he as well as the applicant are available for questions.

Chairman Renfro asked for questions for staff from the Commission.

Commissioner Trowbridge asked for clarification of what was being approved, is it the variance to the stone composition on the facades and that elevations presented do not meet the Overlay District requirement. Mr. Gonzalez stated the calculation has the total square footage, less any glass, windows and doors and being that it doesn't meet the 20 percent it requires the variance.

Chairman Renfro asked for further questions, with no more questions he brought the item back to the Commission for deliberation or action.

Commissioner Lyons made a motion to approve item SP2016-034, with staff recommendations. Commissioner Trowbridge seconded the motion and stated he wished to discuss it further.

Commissioner Trowbridge expressed concern with there being such a large delta with the stone component although he likes the modern design of the building but with the surrounding development in this area this would be unique to that and it would stand out and may not necessarily blend.

Chairman Renfro asked the applicant to come forward.

Kevin Gatsky
Kimbley- Horn and Associates
Dallas, TX

Mr. Gatsky came forward and stated that the south elevation has roughly 24 percent stone masonry on it, they didn't include stone to the north elevation because it is screened from the creek to the north and would not be seen since it is the back of the building. The east side which is the lower right elevation that faces the fire station to the east has a small piece of stone that wraps around from the south elevation and that is why they didn't continue the stone on the three columns because it faces east towards the fire station. There is also some stone on the front elevation which faces west that is wrapped on the right side column. Mr. Gatsky went on to explain that the percentages sometimes can be somewhat skewed, in looking at the front elevations if the glass and the roofing system is removed, it would be 19 percent of the remaining masonry is stone, however the City calculates it different.

Chairman Renfro asked the Commission what concerns they had from what is being presented as opposed to what was provided previously and after hearing the Architectural Review Boards recommendations.

Commissioner Lyons asked Commissioner Trowbridge if his concern was that it doesn't have enough stone or is the concern that it won't match the surrounding businesses. Commissioner Trowbridge stated he is being technical in the amount of stone, because similar developments in this Planned Development were closer in asking for variances and such and this request is a significantly different. His concern is how much technical variance should be allowed.

Chairman Renfro stated he felt confident in the Architectural Review Board's recommendation because it appears they felt it will be a development that will transition well with this particular area of the community.

Commissioner Logan asked staff if stucco would count as stone. Mr. Gonzales stated stucco is considered a masonry and as long as they don't exceed 50 percent, which they don't in this case, it does meet the Code requirement.

Chairman Renfro stated there was a motion on the table to approve and brought the item back to the Commission for a vote. The motion to approve passed by a vote of 6-1 with Commissioner Trowbridge dissenting.

11. SP2017-007

Discuss and consider a request by Brett Mashchak of Academy Sports + Outdoors on behalf of Tim Denker of Steger Dunhill, LLC for the approval of an amended site plan for an existing building situated on a 5.511-acre parcel of land identified as Lot 4, Block A, Steger Towne Crossing, Phase 1, Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 920 Steger Towne Drive, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of request stating the applicant is requesting approval of an amended site plan for the purpose of changing the existing building elevations for a building that is about 56,125 square feet. The building is better known as the old Sports Authority building and has now identified a new tenant and that tenant is asking to accommodate branding for an Academy Sports and Outdoors sporting goods store. Specifically the building is not being changed all that much most of it is aesthetic, color and painting, but they are squaring off the signage which increases the amount of EIFS, which will raise the total amount of EIFS on the front façade to 13.32%. According to both the IH-30 Overlay and Scenic Overlay Districts all exterior walls are to be 90% masonry with the remaining ten percent being permitted to be secondary materials. EIFS is not defined as a masonry material and as a result would be limited to ten percent of the buildings' façade. In this case, although it is a very minor change the applicant will require a variance to the secondary material requirements because it is going from complying to non-complying.

Mr. Miller stated the applicant was present and he as well as staff was available for questions.

Chairman Renfro asked the applicant to come forward.

Brett Mashchak
3557 Garden Ridge Way
Orlando, FL

Mr. Mashchak came forward and stated they are requesting to make slight modifications to the building for their signage. They look to get the project underway soon to get the building converted and ready to go as soon as possible and therefor would like to get the approval of the variance.

Chairman Renfro asked what timeline they were looking to get the project under way and completed. Mr. Mashchak stated they are hoping to get started around March to be completed by mid-summer.

Commissioner Lyons asked if they were planning on doing anything to the building's sides. Mr. Mashchak stated the only updates they are making to that would be to the colors, essentially the block walls that are existing would just be changed to their branding colors.

Commissioner Trowbridge made a motion to approve SP2017-007 with staff recommendations. Commissioner Fishman seconded the vote which passed by a vote of 7-0.

V. DISCUSSION ITEMS

12. Z2017-001

Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of

Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, stated the applicant was present and briefly explained that staff has drafted a preliminary ordinance which was provided in the Commissions packet, that outlines the requirements of the request.

Chairman Renfro asked the applicant to come forward.

Robert LaCroix
4517 Scenic Dr.
Rowlett, TX

Mr. LaCroix came forward and gave a brief explanation of some of the points on the subject property. In July of last year there was a previous application from a different developer that was approved by the Commission but was denied by City Council due to some issues they had. Some of the characteristics of the property are the substantial amount of floodplain within the property which limits what can be built on the property. Mr. LaCroix explained it is zoned Industrial and is adjacent to the Industrial Park but has a completely different characteristic than all the other properties that have been developed in the Industrial Park. The ability to develop on this property comes back to the floodplain splits the north end of it allowing only about 50 percent of gross land to be developed on it. Another characteristic that does not make it conducive to an Industrial use is the location; it is tucked behind Discovery Lane and is not readily visible. Mr. LaCroix went on to state that the concern when high density housing is discussed are the traffic concerns, but the uniqueness of this property is that is surrounded by thoroughfares and minor collectors that make access in and out of this property fairly easy and therefore there shouldn't be any traffic concerns even with the high intensity use. Another concern may be that the property is designated for Industrial use, but looking at the Future Land Use map, east of SH-276 there have already been hundreds of acres slated for Industrial use.

Mr. LaCroix went on to explain this is a new developer that has reduced the density from the last application that was before the Commission last July. It was at over 17 units per acre and the proposed density is now 15.2 units per acre and they have now utilized the open space more effectively on the property. They are trying to create a large buffer with the northern part where there is a residential community. The proposal is for two phases that will be identical 325 units on each side, with an average unit size of 1,000 square feet, the smallest being a one bedroom will be approximately 600 square feet, each phase will have its own amenities. Mr. LaCroix further stated that they reached out to the surrounding Industrial tenants and the feedback they received is that this type of high quality development is welcomed. They feel it will provide an option of living for those who want high quality living without making a permanent purchase of a home, or those who move into Rockwall and are transitioning before purchasing a home. Mr. LaCroix went on to state the applicant feels it is a transitional property and this use is the best use for this property.

Chairman Renfro made comment that what the previous developer was requesting, was to have the ability to change certain aspects of the property, will the new applicant be requesting the same. Mr. LaCroix stated both phases will be identical to each other.

Chairman Renfro asked what the rent rate is anticipated to be. Mr. LaCroix stated it will be approximately $50 a square foot, which is above market and is equivalent to a $250-300,000 home.

Commissioner Logan expressed concern with apartment complexes, while they do produce tax revenue; they typically are a larger drain to the tax base than they are a contributor. Mr. LaCroix state that would not be based on the sale tax, it would be an ad valorem tax. They will contribute to the City, and to the community with products and services they use and buy.

Commissioner Trowbridge stated that although he liked what they have brought forward with lowering the density, he expressed concern with the percentage of multi-family that Rockwall currently is, which is 13 percent, in comparison to other cities, and what adding to that would do

to that percentage considering there has already been 1,100 units approved throughout other areas in the City.

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

13. Z2017-002

Hold a public hearing to discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a 5.192-acre tract of land being identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 463 H. Wallace Lane, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present and available for questions.

Chairman Renfro asked the applicant to come forward.

Lisa Wilck Palomba
502 Scenic Place
Heath, TX

Ms. Palomba came forward and stated her parents currently live on the property which is 5 acres. The goal is to subdivide it into two lots, her father would retain 3 acres and he would gift her the remaining 2 acres where she is planning on building a single family home for herself. She plans to take care of her parents as they get older and having the request approved would facilitate that. Ms. Palomba provided pictures of the footprint of the house she is planning on building.

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

14. Z2017-003

Hold a public hearing to discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by *Ordinance No.'s 73-47, 82-36 & 87-11*, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of request stating that the Harbor recently changed ownership and in part of getting the Harbor back in line, the applicant has asked staff to look at the zoning and revise the zoning. In looking at the original ordinance that currently regulates both the Harbor and the Hilton property therefor there are only two property owners in the entire PD. That ordinance was written in 1987 and is somewhat outdated and also a little vague. What is trying to be done with the new ordinance is spell out the way the property is being used today. The uses are tied to the General Retail District and what has been done is prohibited several of the uses that don't fit in the area and also included some changes to the District in terms of what requires a Specific Use Permit, the permitted uses was also increased. What the applicant is going for is an entertainment venue and some of those uses aren't permitted currently in the General Retail District but do fit the mold of what the applicant is proposing. Since it will be affecting the adjacent properties, staff did notify the Hilton and in order to move forward on their property with amending the zoning staff will need something from them stating that they are accepting of the zoning change.

Mr. Miller added that all that is changing is a couple of uses that will be permitted by right and those are spelled out in the ordinance that was provided to the Commission to review, and the rest are just cleaning the ordinance up. The only other aspect that is being done is requiring of a

PD Development Plan should any major changes happen within the District and that would be more to preserve the development scheme and ensure that neither property changes and impacts the other property.

Mr. Miller advised the Commission was present and he as well as staff were available for questions.

Chairman Renfro asked the applicant to come forward.

Jim Ziegler
6205 Wichita Trail
Flower Mound, TX

Mr. Ziegler came forward and stated he is managing director of Pegasus Ablon who has recently purchased The Harbor. They are excited to be part of the community and have a lot of great things that are going to happen at The Harbor. He added that during the time they were thinking of purchasing the property they met with Cinemark to discuss what their plans for the future were, and what came out of that was Cinemark's desire to expand the existing cinema with a remodel and an addition. As part of their purchase of The Harbor, they purchased an addition piece of land adjoining the Cinemark to allow for their expansion and that was in a different PD, which is what brought forth the request. He stated he is open to any questions the Commission may have.

Chairman Renfro asked what the plan was for parking once the Cinemark expansion is complete. Mr. Ziegler stated that concerning the parking, what they have heard from many people is that parking has been an issue but they feel that there is a lot of parking available and the issue is with the management currently in place. When they take over they plan on managing it better to decrease the current issues.

Mr. Miller added that there was a development agreement done that permitted The Harbor retail area to use 268 of the approximately 400 parking spaces that the City lot provides. Based on that, the applicant was able to defer their parking requirement and therefore any expansion of the cinema would be covered under that agreement and they are currently within their parking ratios and are in conformance.

Chairman Renfro asked if there were any plans in the future to go vertical parking. Mr. Ziegler stated there was a plan in the future if the owners of Lot 7 desire to develop that site. Mr. Miller added that the applicant has added 163 on street parking spaces that will be public parking within City right of way. As the District develops out more on street parking will be provided.

Chairman Renfro expressed concern with any trees being removed along Summer Lee Drive to provide additional parking because there are currently ribbons around several along that road. Mr. Ziegler stated they conducted a tree survey to understand what is currently there, they are considering possibly adding some parking along there but it would not mean they would be removing too many trees necessarily because parking would be more up against existing parking. The trees were tagged to identify the locations to see how they fit in an overall parking field to narrow the amount of trees that would need to be removed.

Chairman Renfro asked what the size of the Cinemark is currently and what they want to expand to. Mr. Ziegler stated they are currently 38,000 square feet and they want to add an additional 8,000 square feet.

Commissioner Trowbridge asked what the increase in theatres it will be when the addition to the Cinemark is complete. Mr. Ziegler stated it will be two theatres but what will actually happen in doing that the Cinemark will look to remodel the entire facility and in doing so will reduce the seat count because they will be going with the larger recliner type seats.

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

15. P2017-003

Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a preliminary plat for Lots 1-7, Block A, Sky-Ridge Addition being an 8.61-acre tract of land being identified as Tracts

4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the northwest corner of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

Planner, Korey Brooks, stated a representative of the applicant was present and available for question.

Bill Thomas
Engineering Concepts and Design
201 Windco
Wylie, TX

Mr. Thomas came forward and stated he was representing Mr. Swiercinsky on the preliminary plat to begin the infrastructure improvements such as drive approaches, relocating lights. They have had the hydrology worked out with the floodplain and have reclaimed enough land where it can be a viable retail commercial site. The intent is to get infrastructure started and they will be in coordination with TXDOT, there will be some additional field work that TXDOT will want to do between the road and what is currently graded. They are entering this preliminary plat in order to get started with engineering of just the perimeter improvements; no current site plan is planned at this time.

Chairman Renfro asked if the property was currently entitled for what they are proposing. Mr. Thomas stated the property and adjacent properties are zoned Commercial with the railroad tracks in the rear. Chairman Renfro asked if they would just be office pads on the front of the property. Mr. Thomas stated they would be retail, office pads.

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

16. SP2017-004
Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present and available for questions.

Jeff Carroll
750 IH-30 Suite 110
Rockwall, TX

Mr. Carroll came forward and stated they were bringing the Service King elevations back to the Commission for changes they have made. They are reduced the front canopy as well as some general modifications that corporate wanted to go ahead and make starting with the Rockwall project. They were able to add more stone on the front and the percentages of stone and the CMU decorative block went up and they also reduced the amount of stucco and roofing.

Mr. Brooks provided pictures of the approved elevations and the revised elevations.

Commissioner Logan asked concerning the location of the smoke stacks. Mr. Carroll stated they were generally located in the middle of the building and were paint booth heat exhausts.

Mr. Brooks added that the ARB reviewed the revised elevations and made a recommendation to approve as submitted and since no changes are being made to the variances it will return on the consent agenda at the next scheduled meeting.

17. SP2017-006
Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12

Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

Senior Planner, David Gonzales, stated the request is for a 7,400 square foot expansion of the Cinemark and the materials will match the existing building. The ARB reviewed the case and approved recommendation. Mr. Gonzales added that some discussion concerning site plan questions took place during agenda Item #14 that was for the zoning case pertaining to the subject property.

Mr. Miller added that this item will be on the consent agenda at the next scheduled meeting.

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

- ✓ SP2016-032: Variances for Lake Pointe Church's Worship and Education Building [*Approved*]
- ✓ SP2017-001: Variance for Target Corporation [*Approved*]
- ✓ SP2017-002: Variances for the Addition to the Sharp Warehouse [*Approved*]
- ✓ MIS2017-001: Waiver for 504 Ross Street [*Approved*]
- ✓ P2016-053: Final Plat for Breezy Hill, Phase VI [*Approved*]
- ✓ P2016-054: Preliminary Plat for Breezy Hill, Phase X [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*1st Reading*) [*Postponed*]
- ✓ Z2016-040: Amendment to PD-68 (*2nd Reading*) [*Approved*]
- ✓ Z2016-044: SUP for a Carwash in the SOV (*1st Reading*) [*Approved*]
- ✓ Z2016-045: SUP for a Residence Hotel on Greencrest Drive (*1st Reading*) [*Approved*]
- ✓ Z2016-046: PD Development Plan for a Grocery Store in PD-70 (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.**

VI. ADJOURNMENT

Chairman Renfro adjourned the meeting at 7:22 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Craig Renfro, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Mike Swiercinsky; *7.1 Ridge, LLC*

AGENDA ITEM: **P2017-003**; *Lots 1-7, Block A, Sky-Ridge Addition*

SUMMARY:

Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a preliminary plat for Lots 1-7, Block A, Sky-Ridge Addition being an 8.61-acre tract of land being identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the northwest corner of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to preliminary plat a 8.61-acre tract of land [*i.e. Tract 4 & 19 of the E. P. G. Chisum Survey Abstract No. 64*] into 7 parcels of land [*i.e. Lots 1-7, Block A, Sky Ridge Addition*] for the purpose of establishing the necessary fire lane, utility, public access, detention, and drainage easements for the proposed seven (7) lots. The site is located at the intersection of Ridge Road [RM-740] and W. Yellow Jacket Lane and is zoned Commercial (C) District.

- ☑ On January 20, 2015, the City Council approved a Treescape Plan [MIS2014-018], which showed a total of 1,532 inches of required mitigation. This will be satisfied at the time of final platting. The applicant was approved to pay a lump sum of $111,262.

- ☑ In addition to the preliminary plat and utility service plan, the applicant has submitted a Traffic Impact Analysis (TIA). The TIA provides justification for the proposed additional access point off of Ridge Road.

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

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

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *preliminary plat* for *Lots 1-7, Block A, Sky-Ridge Addition,* staff would recommend the following conditions:

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

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

City of Rockwall

Project Plan Review History

Project Number	P2017-003	**Owner**	UNRUH, CECIL J ESTATE	**Applied**	1/13/2017	LM
Project Name	Sky-Ridge Addition	**Applicant**	Michael Swiercinsky	**Approved**		
Type	PLAT			**Closed**		
Subtype	PRELIMINARY			**Expired**		
Status	STAFF REVIEW			**Status**	1/13/2017	LM

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

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

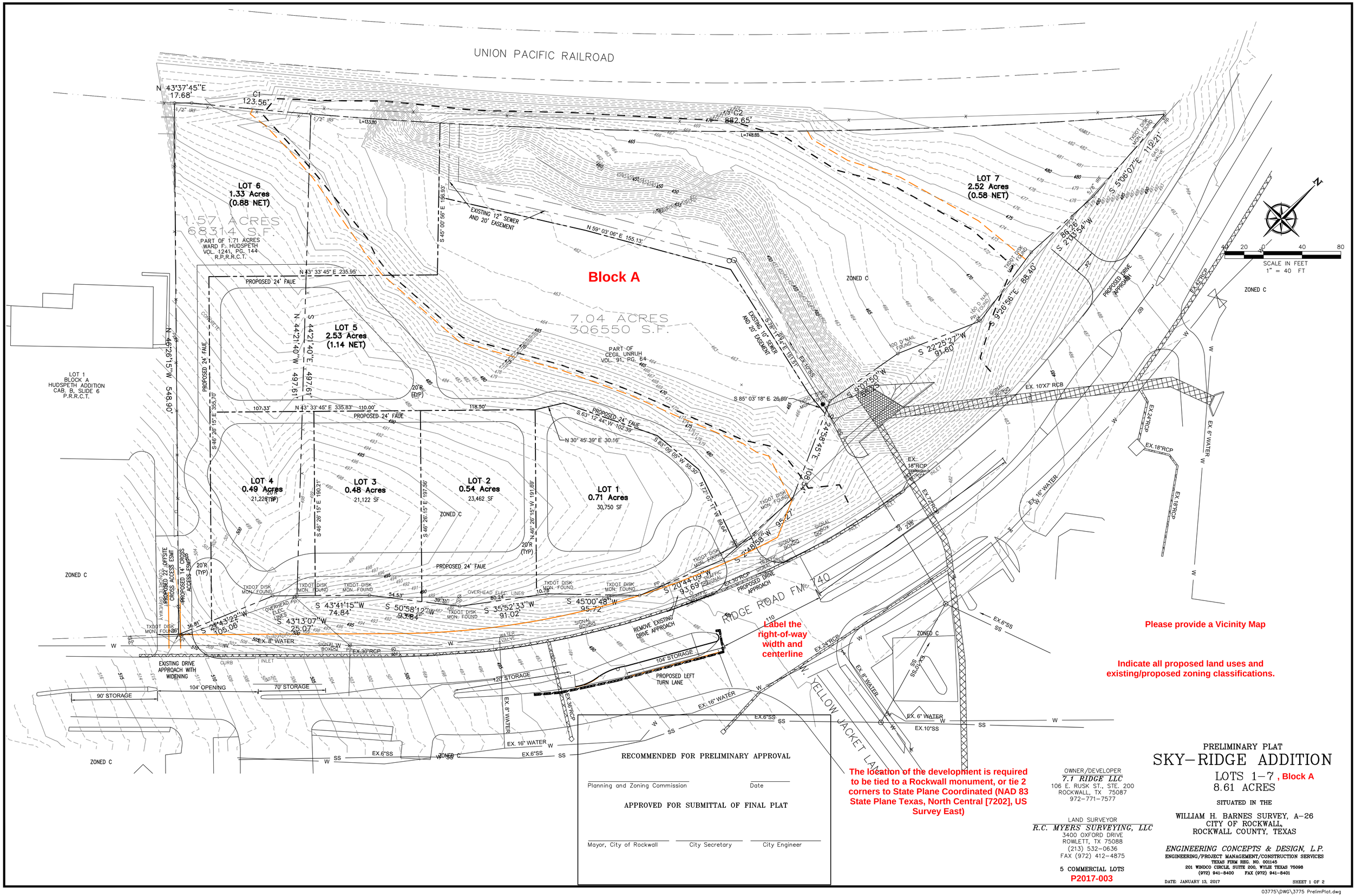
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/13/2017	1/20/2017	1/17/2017	4	APPROVED	
ENGINEERING	Amy Williams	1/13/2017	1/20/2017	1/18/2017	5	COMMENTS	See Comments

(1/18/2017 8:33 AM AW)
- Tie two corners to City of Rockwall monumentation (X and Y coordinates)
- LOMR to be approved by FEMA prior to any engineering submittal/permits (hasn't been submitted to FEMA yet?)
- 4% Engineering Inspection Fees
- Impact Fees
- TXDOT permits required
- Signal light modifications
- Off site easement required (cross access)
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge)
- Detention/drainage easement limits and show
filing information
- Label and show 100 year floodplain with cross sections and elevations
- See markups

FIRE	Ariana Hargrove	1/13/2017	1/20/2017	1/18/2017	5	COMMENTS	see comments

(1/18/2017 5:05 PM AA)
The required turning radius of a fire apparatus access road shall be in accordance with:
a) For buildings less than 30-feet and less than 3 stories in height:
i) 20-feet (inside) for turns less than or equal to 90 degrees
ii) 25-feet (inside) for turns greater than 90 degrees
b) For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	1/13/2017	1/20/2017	1/18/2017	5	COMMENTS	See Comments
(1/18/2017 8:54 AM LS) 1. Tie two corners to State Plane Coordinates (NAD83 N Central Texas 4202) 2. Provide survey closure report							
PLANNING	Korey Brooks	1/13/2017	1/20/2017	1/26/2017	13	COMMENTS	Comments
(1/27/2017 8:43 AM KB) See Markups							



Label the right-of-way width and centerline

Please provide a Vicinity Map

Indicate all proposed land uses and existing/proposed zoning classifications.

The location of the development is required to be tied to a Rockwall monument, or tie 2 corners to State Plane Coordinated (NAD 83 State Plane Texas, North Central [7202], US Survey East)

RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR SUBMITTAL OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

PRELIMINARY PLAT

SKY–RIDGE ADDITION

LOTS 1–7, Block A
8.61 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A–26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
7.1 RIDGE LLC
106 E. RUSK ST., STE. 200
ROCKWALL, TX 75087
972–771–7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(213) 532–0636
FAX (972) 412–4875

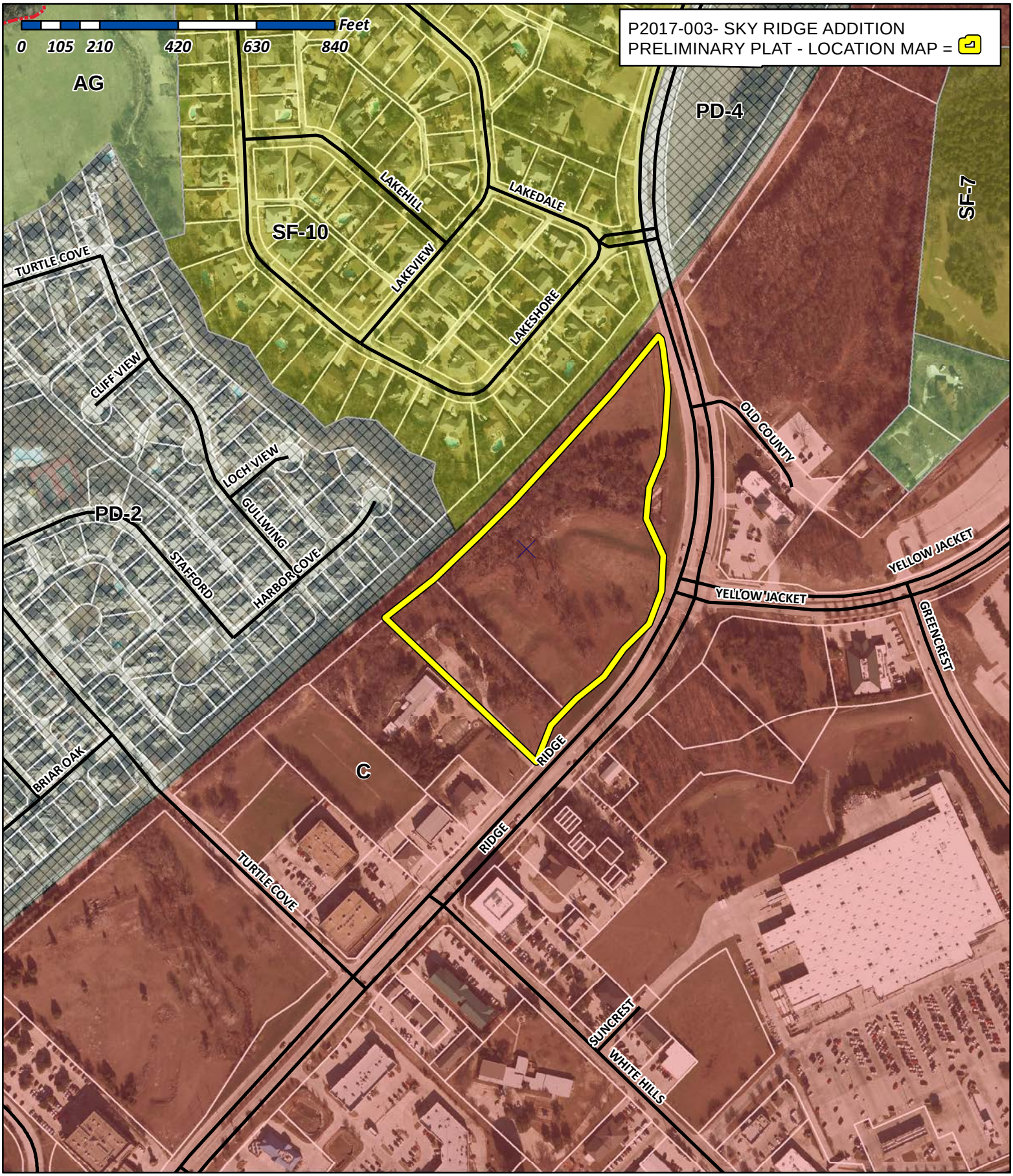
5 COMMERCIAL LOTS

P2017-003

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: JANUARY 13, 2017 SHEET 1 OF 2

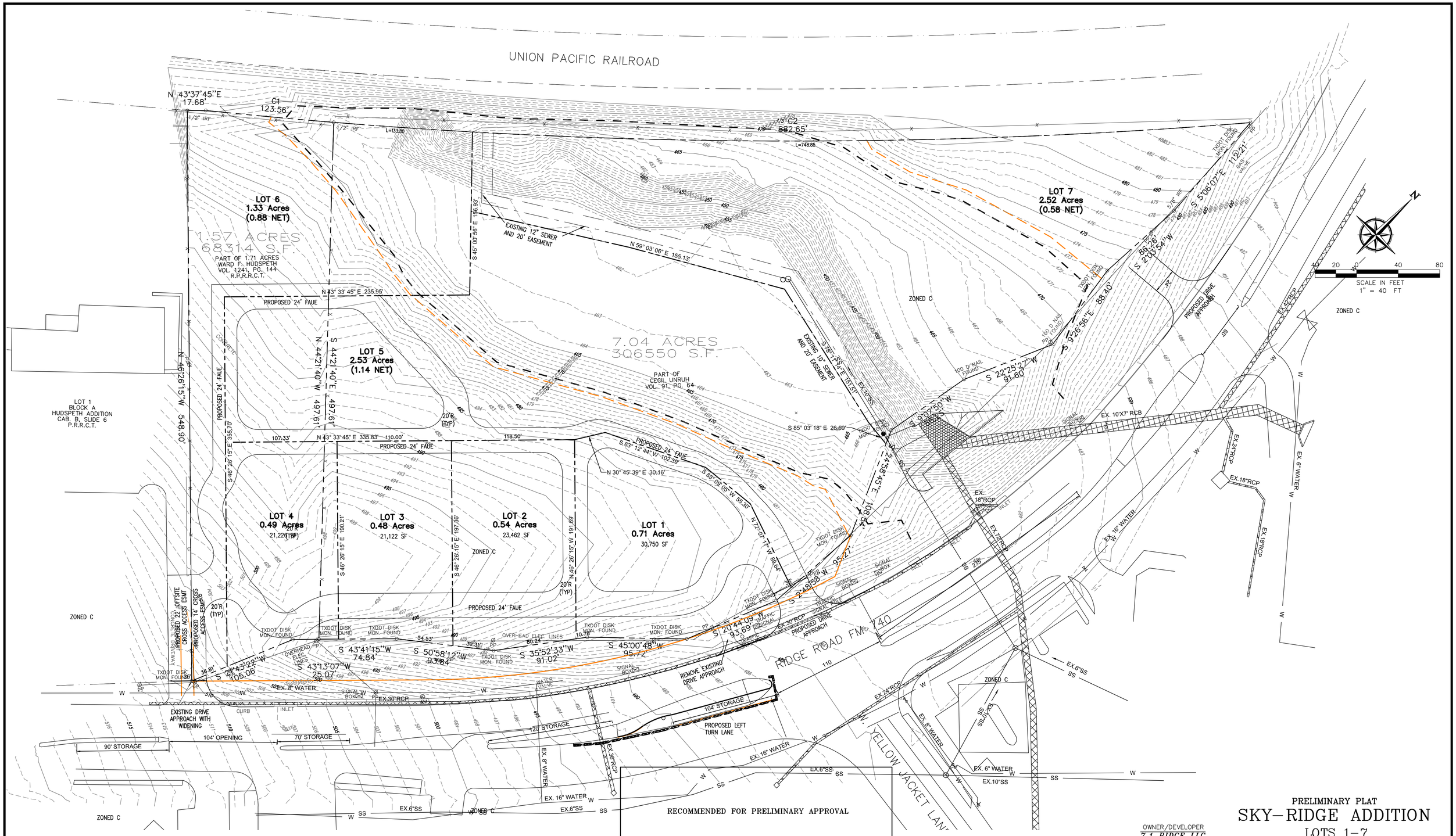
03775\DWG\3775 PrelimPlat.dwg



City of Rockwall

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

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



RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED FOR SUBMITTAL OF FINAL PLAT

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

PRELIMINARY PLAT

SKY–RIDGE ADDITION

LOTS 1–7
8.61 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A–26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

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5 COMMERCIAL LOTS

DATE: JANUARY 13, 2017

03775\DWG\3775 PrelimPlat.dwg

UNION PACIFIC RAILROAD

N 43°37'45"E 17.68'

C1 123.56'

C2 882.65'

1/2" IRF

LOT 6
1.33 Acres
(0.88 NET)

1.57 ACRES
68314 S.F.
PART OF 1.71 ACRES
WARD F. HUDSPETH
VOL. 1241, PG. 144
R.P.R.R.C.T.

LOT 7
2.52 Acres
(0.58 NET)

ZONED C

EXISTING 12" SEWER AND 20' EASEMENT

PROPOSED 8" SEWER

PROPOSED 24' FAUE

PROPOSED 8" SEWER

LOT 5
2.53 Acres
(1.14 NET)

7.04 ACRES
306550 S.F.
PART OF
CECIL UNRUH
VOL. 91, PG. 64

EXISTING 10" SEWER AND 20' EASEMENT

S 44°21'40"E 497.61'

N 44°21'40"W 497.61'

PROPOSED 24' FAUE

LOT 1
BLOCK A
HUDSPETH ADDITION
CAB. B, SLIDE 6
P.R.R.C.T.

N 46°26'15"W 548.90'

20'R (TYP)

PROPOSED 8" SEWER

PROPOSED 24' FAUE

PROPOSED 8" WATER

PROPOSED 8" WATER

LOT 4
0.49 Acres
21,228 SF

LOT 3
0.48 Acres
21,122 SF

LOT 2
0.54 Acres
23,462 SF

LOT 1
0.71 Acres
30,750 SF

PROPOSED 8" WATER

ZONED C

PROPOSED 24' FAUE

PROPOSED 22' OFFSITE CROSS ACCESS ESMT

PROPOSED 14' CROSS ACCESS ESMT

TXDOT DISK MON. FOUND

S 43°41'15"W 74.84'

S 50°58'12"W 93.84'

S 35°52'33"W 91.02'

S 45°00'48"W 95.72'

S 28°43'22"W 105.06'

S 43°13'07"W 25.07'

OVERHEAD ELEC. LINES

EX. 8" WATER

EX.30"RCP

EXISTING DRIVE APPROACH WITH WIDENING

CURB INLET

90' STORAGE

104' OPENING

70' STORAGE

120' STORAGE

104' STORAGE

PROPOSED LEFT TURN LANE

EX. 8" WATER

EX. 16" WATER

EX.6"SS

ZONED C

RIDGE ROAD FM 740

S 20°44'09"W 93.89'

S 24°58'58"W 95.27'

S 22°25'27"W 91.60'

S 9°07'50"W 108.34'

S 9°26'56"E 88.40'

S 5°06'07"E 112.21'

S 20°03'54"W 89.76'

PROPOSED 8" WATER

PROPOSED DRIVE APPROACH

EX. 10'X7' RCB

EX.24"RCP

EX.18"RCP

EX. 16"RCP CURB INLET

EX. 6" WATER

EX.10"SS

EX. 16"WATER

EX. 6"WATER

EX.8"WATER

EX.6"SS SS DROP

YELLOW JACKET LANE

SCALE IN FEET
1" = 40 FT

UTILITY SERVICE PLAN

SKY-RIDGE ADDITION

LOTS 1-7
8.61 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

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5 COMMERCIAL LOTS

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(972) 941-8400 FAX (972) 941-8401

DATE: JANUARY 13, 2017

SHEET 2 OF 2

03775\DWG\3775 UTILITY PLAN.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Tim Seymore of Seymore Custom Homes, LLC

AGENDA ITEM: **P2017-006;** *Lot 3, Block B, 205 Business Park Addition*

SUMMARY:

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC for the approval of a final plat for Lot 3, Block B, 205 Business Park Addition being a 1.5-acre tract of land identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 424 National Drive, and take any action necessary.

COMMENTS:

- ✓ The applicant is requesting approval of a final plat for the purpose of constructing a 4,980 sq. ft. building that will serve as an additional facility (*for office and storage purposes*) to an existing 4,800 sq. ft. building located at 242 National Drive. Also, a site plan (*i.e. SP2016-026*) was approved by the Planning and Zoning Commission on December 13, 2016. The City Council approved exceptions to the UDC for exterior finishes of the proposed building on December 19, 2016.

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

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *replat* for *Lot 3, Block B, 205 Business Park Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

City of Rockwall

Project Plan Review History

Project Number	P2017-006	**Owner**	SEYMORE, TIM & RAY SEYMORE	**Applied**	1/31/2017 LM
Project Name	242 National Drive	**Applicant**	Tim Seymore Custom Homes	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	1/31/2017 LM

Site Address	**City, State Zip**	**Zoning**
242 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-20	NULL	2-20	0128-0000-0002-20-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/31/2017	2/7/2017	1/31/2017		APPROVED	
ENGINEERING	Amy Williams	1/31/2017	2/7/2017	2/1/2017	1	COMMENTS	See Comment
(2/1/2017 1:09 PM AW) Need to add a note: "The property owner is responsible for maintaining, repair, and replacement of the detention and drainage easements"							
FIRE	Ariana Hargrove	1/31/2017	2/7/2017	1/31/2017		APPROVED	
GIS	Lance Singleton	1/31/2017	2/7/2017				
PLANNING	David Gonzales	1/31/2017	2/7/2017	2/9/2017	9	COMMENTS	See comments

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

PLANNING COMMENTS - DAVID GONZALES - 02.08.2017

Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC for the approval of a final plat for Lot 3, Block B, 205 Business Park Addition being a 1.5-acre tract of land identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 424 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, February 21, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-006" on the lower right corner on all pages of the revised plat.
3. Correct Title Block to read as follows:

Final Plat
205 Business Park Addition
Lot 3, Block B
Being a 1.50-Acre Tract of Land or 65,341 S.F
out of the J.R. Johnson Survey,
Abstract No. 128, Tract 2-20
City of Rockwall,
Rockwall County, Texas

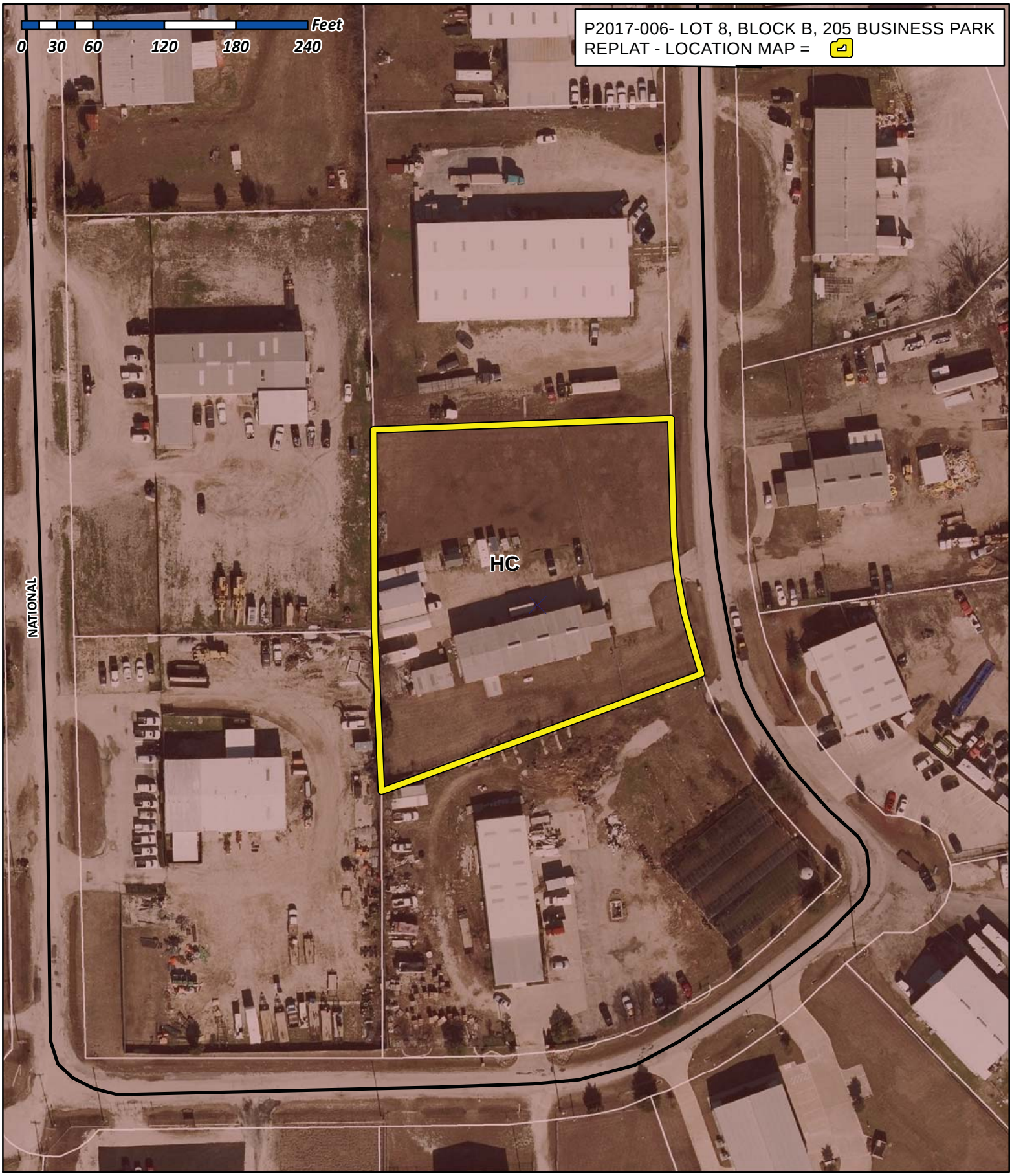
4. Provide property owner information for all adjacent properties.
5. Correct language on page 2 (owners certificate) to reflect language consistent with the property being in Tract form since the original plat was vacated per your e-mail.
6. Correct the standard signature block on line one to read 'I hereby certify that the above...205 Business Park Addition, Lot 3, Block B, and addition to..."
7. Correct plat to read Lot 3 (NOT Lot 8)

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: February 14, 2017 (6:00 p.m.)

City Council - Consent Agenda: February 20, 2017 (6:00 p.m.)



City of Rockwall

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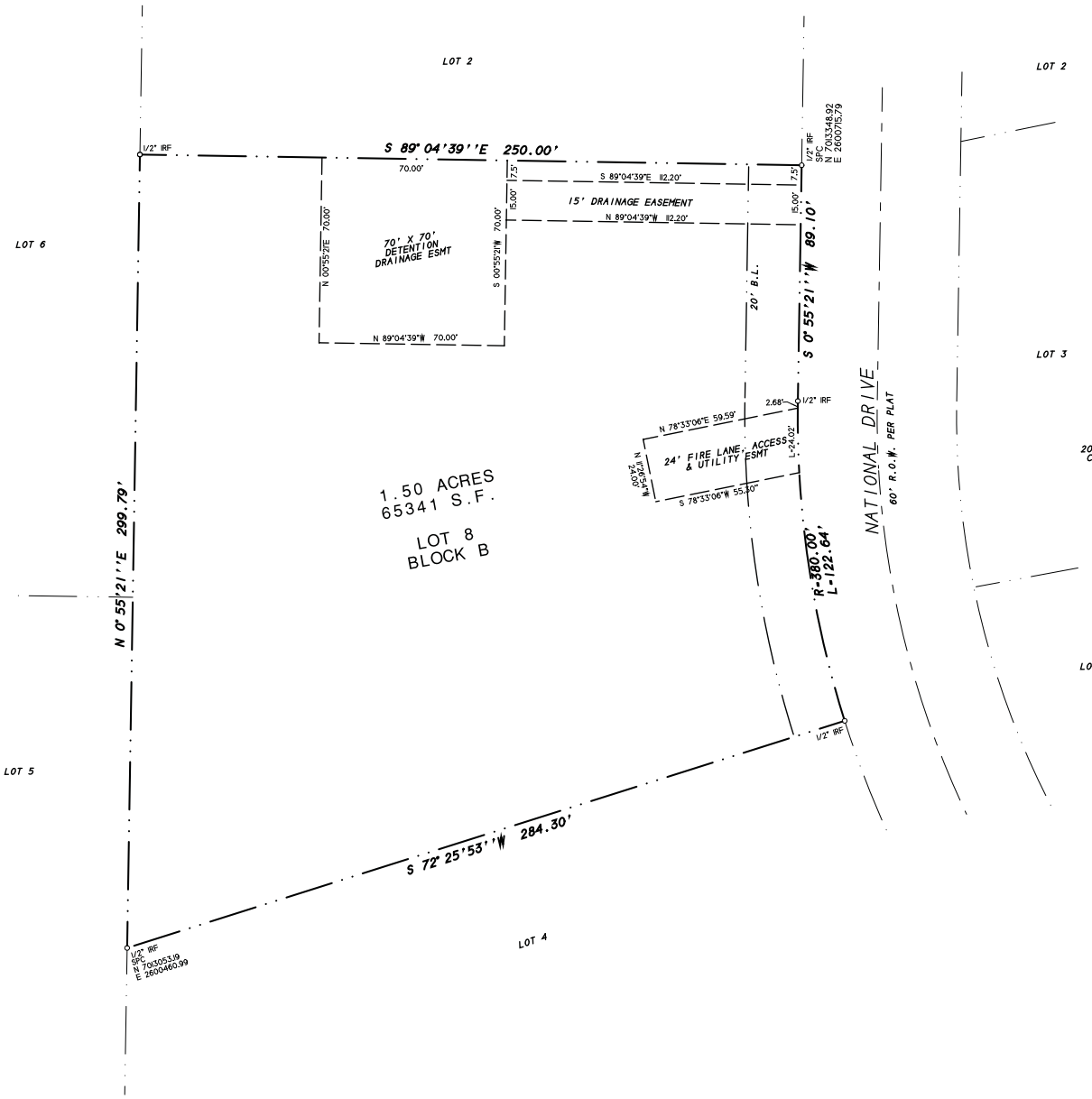
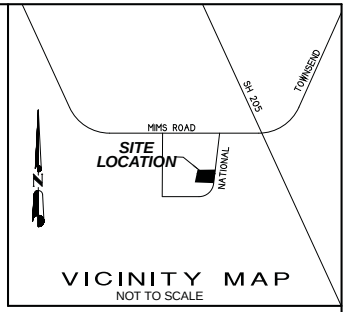
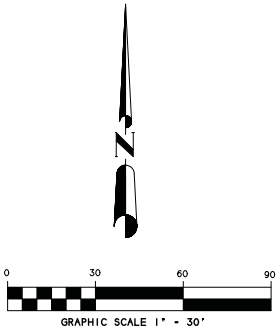




VICINITY MAP
NOT TO SCALE



FINAL PLAT

205 BUSINESS PARK
LOT 8, BLOCK B

BEING A REPLAT OF LOT 3, BLOCK B
205 BUSINESS PARK
1.50 ACRES OR 65,341 S.F.
(1 LOT)

J.R. JOHNSON SURVEY, A-128

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

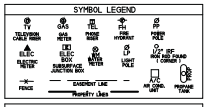
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER:
TIM SEYMORE
205 RUSH CREEK DRIVE
HEATH, TEXAS 75032

SYMBOL LEGEND



SURVEY DATE FEBRUARY 29, 2016
SCALE 1" = 30' FILE # 20160045-RP
CLIENT SEYMORE GF # NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P17-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS TIM SEYMORE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 126, City of Rockwall, Rockwall County, Texas, and being Lot 3, Block B of ROCKWALL 205 BUSINESS PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 8, of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of National Drive, a 60 foot right-of-wayr at the northeast corner of Lot 3, Block B;

THENCE S. 00 deg. 55 min. 21 sec. W. along said right-of-way line, a distance of 89.10 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 18°29'30", a radius of 380.00 feet, a tangent of 61.86 feet, a chord of S. 08 deg. 19 min. 29 sec. E., 122.11 feet, along said right-of-way line, an arc distance of 122.64 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 3 and northeast corner of Lot 4, Block B;

THENCE S. 72 deg. 25 min. 53 sec. W. along the south line of Lot 3, a distance of 284.30 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 3;

THENCE N. 00 deg. 55 min. 21 sec. E. a distance of 299.79 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 3;

THENCE S. 89 deg. 04 min. 39 sec. E. along the north line of Lot 3, a distance of 250.00 feet to the POINT OF BEGINNING and containing 65,341 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 8, BLOCK B, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

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

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

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

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

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

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

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

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
TIM SEYMORE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TIM SEYMORE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 8, BLOCK B, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

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

_____ _____
City Engineer Date

FINAL PLAT

205 BUSINESS PARK
LOT 8, BLOCK B

BEING A REPLAT OF LOT 3, BLOCK B
205 BUSINESS PARK
1.50 ACRES OR 65,341 S.F.
(1 LOT)

J.R. JOHNSON SURVEY, A-128

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

OWNER:
TIM SEYMORE
205 RUSH CREEK DRIVE
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 29, 2016
SCALE 1" = 30' FILE # 20160045-RP
CLIENT SEYMORE GF # NONE

CITY CASE P17-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Jeff Carroll; *Carroll Architects, Inc.*

AGENDA ITEM: **SP2017-004**; *Service King Amended Site Plan*

SUMMARY:

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 7, 2016, the City Council approved Case No. Z2016-003 for a Specific Use Permit (SUP) [*Ordinance No. S-148*] to allow for outside storage for a major automotive repair facility (i*.e. Service King: Automotive Collision Repair Center*). On May 31, 2016, the Planning and Zoning Commission approved a site plan for a *major automotive repair facility* (*i.e. Service King: Automotive Collision Repair Center*) on the subject property. Additionally, the City Council approved variances to the rooftop mechanical screening requirement, materials standards, four-sided architecture, vertical and horizontal articulation, and stone requirements. Subsequently, the applicant has revised the building elevations which requires that the Architectural Review Board (ARB) review the proposed changes and make a recommendation to the Planning and Zoning Commission. On January 31, 2017, the ARB reviewed the proposed changes and recommended approval of the revised elevations to the Planning and Zoning Commission. The proposed changes do not increase the existing variances approved for the building. The subject property is located within the IH-30 Overlay (IH-30 OV) District, east of John King Boulevard, on the southern side IH-30 Frontage Road.

ARCHITECTURAL REVIEW BOARD (ARB):

On January 31, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended approval of the elevations as submitted by a vote of 6 to 0 with Board Member Strohmeyer absent.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan Amendmen*t request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with

all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

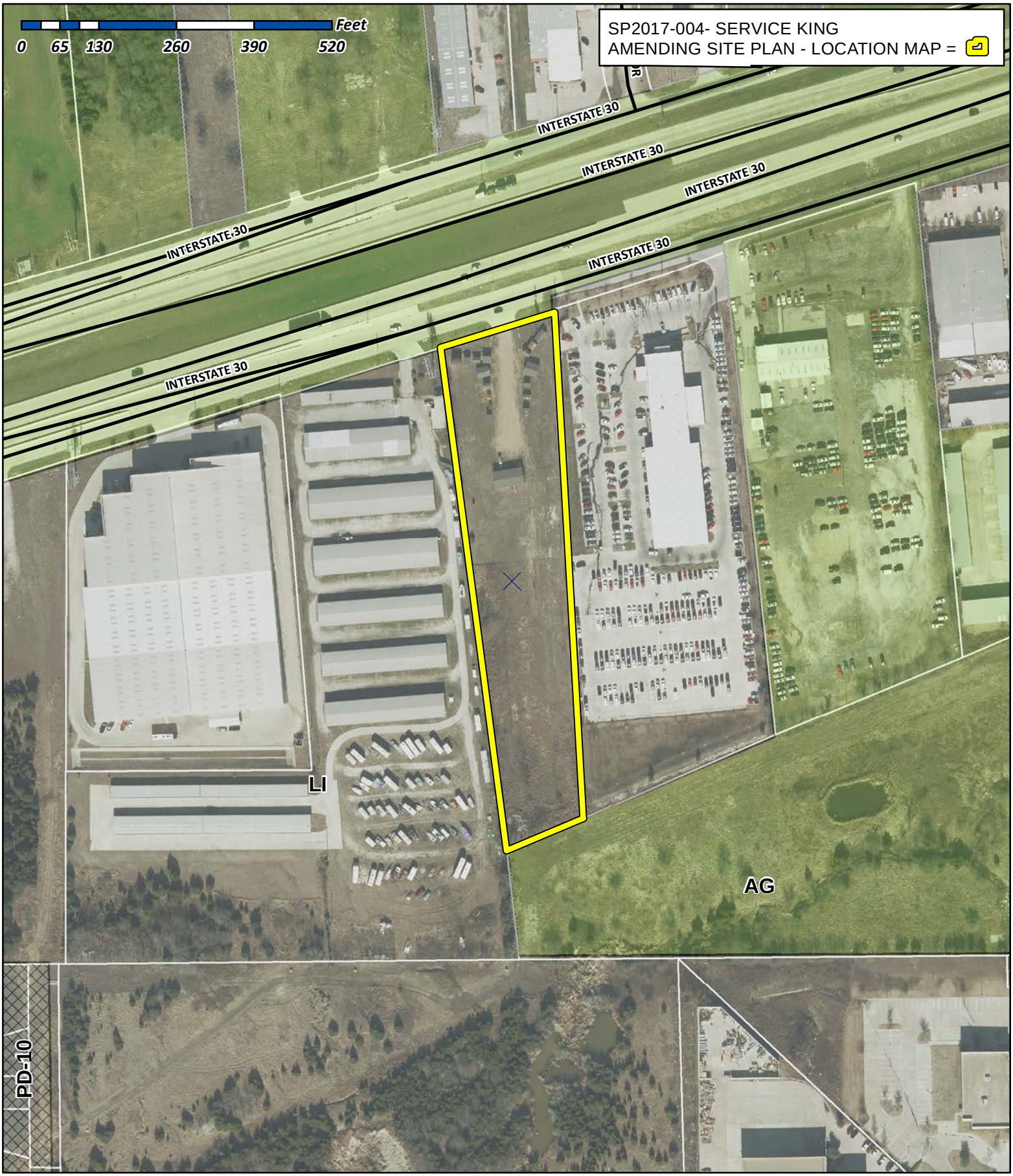
Project Plan Review History

Project Number	SP2017-004	**Owner**	U, V REAL ESTATE LP	**Applied**	1/12/2017	LM
Project Name	Service King	**Applicant**	CARROLL ARCHITECTS, INC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	1/12/2017	LM

Site Address	**City, State Zip**	**Zoning**
1780 I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL KIA	7-1	NULL	7-1	0134-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/12/2017	1/19/2017				
ENGINEERING	Amy Williams	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	
FIRE	Ariana Hargrove	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	
GIS	Lance Singleton	1/12/2017	1/19/2017	1/17/2017	5	APPROVED	
PLANNING	Korey Brooks	1/12/2017	1/19/2017	1/27/2017	15	COMMENTS	Comments
(1/27/2017 8:48 AM KB) See Markups							



City of Rockwall

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

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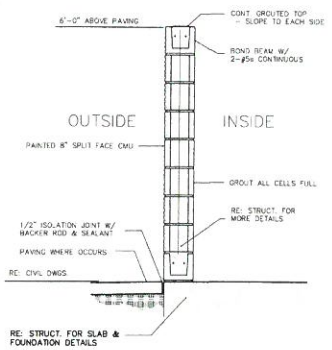
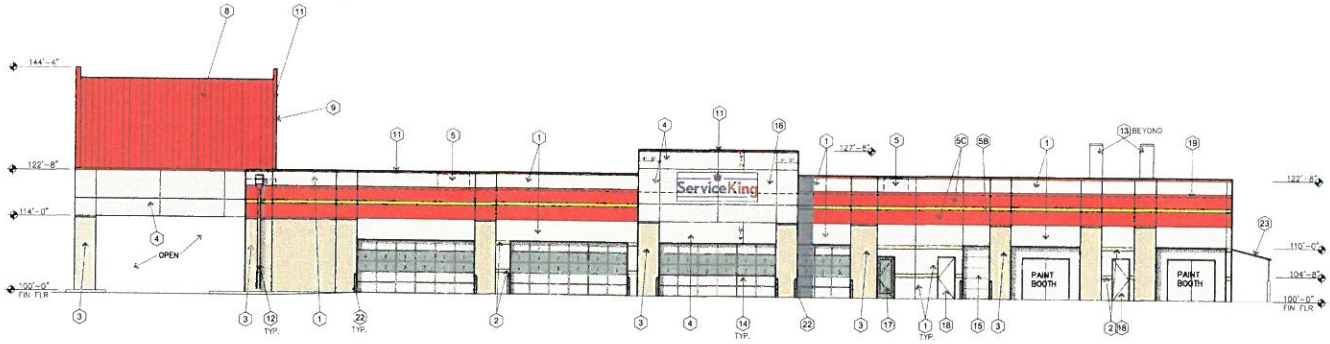
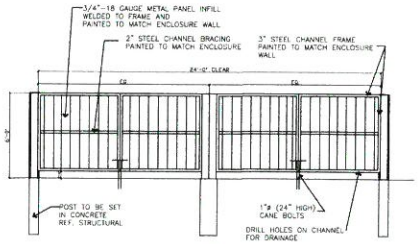


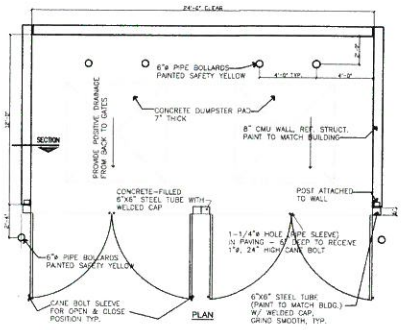
3 DUMPSTER WALL SECTION
SCALE: 3/4"=1'-0"



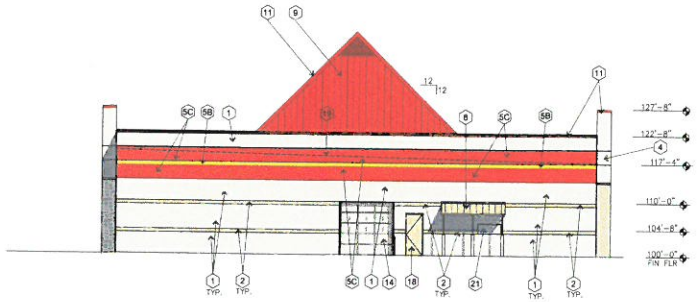
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY
20% STONE
17% STUCCO
63% CMU BLOCK



ELEVATION
SELF LATCHING GATES



4 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY

NOTE:
MORTAR : AMERIMIX – (888) 313.0755

CMU MORTAR COLOR TO MATCH SPLIT FACE CMU COLOR #1

STONE MORTAR COLOR TO BE SELECTED BY ARCHITECT (LIGHT BUFF)

EXTERIOR ELEVATION KEYNOTES

1	OLD CASTLE CMU, 8x8x16 LIMESTONE COLOR
2	OLD CASTLE CMU, 8x8x16 BURNISHED TAN COLOR
3	STONE: LIMESTONE 6",8",12" CHOPPED ASHLAR PATTERN
4	7/8" 3 PART STUCCO W/ ELASTOMERIC FINISH, MEDIUM TEXTURE, SW6105, DIVINE WHITE COLOR
5A	NOT USED
5B	OLD CASTLE CMU, 8x8x16 SMOOTH FACE W/ ELASTOMERIC YELLOW PAINT FINISH
5C	OLD CASTLE CMU, 8x8x16 SMOOTH FACE W/ ELASTOMERIC RED PAINT FINISH
6	PLASTER CONTROL/EXPANSION JOINT
7	EXPANSION JOINT BETWEEN STONE AND PLASTER WALL FINISH
8	McELROY METAL ROOF, BRITE RED COLOR
9	McELROY METAL ROOF, REGAL WHITE COLOR
10	ROOF ACCESS LADDER, PAINTED
11	McELROY METAL COPING, BRITE RED COLOR
12	ROOF SCUPPER & DOWNSPOUT – PAINTED SW6105 DIVINE WHITE
13	PAINT BOOTH VENT STACK
14	INSULATED O.H. DOOR & VISION PANELS
15	INSULATED O.H. SECTIONAL METAL DOOR
16	7/8" 3 PART STUCCO WALL FINISH PAINTED #2 YELLOW COLOR
17	STOREFRONT WINDOW & DOOR COLOR: MEDIUM BRONZE
18	EXTERIOR HOLLOW METAL DOOR & FRAME. REF. DTL. 7-8/A402. SW 6105 DIVINE WHITE
19	ROOF LINE BEYOND
20	FIRE RISER W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, RE: ELEC. DRAWINGS PAINT SW 6105 DIVINE WHITE
22	3'-6" HIGH 4" DIA. PIPE BOLLARD PAINT TRAFFIC YELLOW

ISSUE: MAY 10,2016
OCT 26,2016

REGISTERED ARCHITECT • STATE OF

CERTIFIED AGENT:

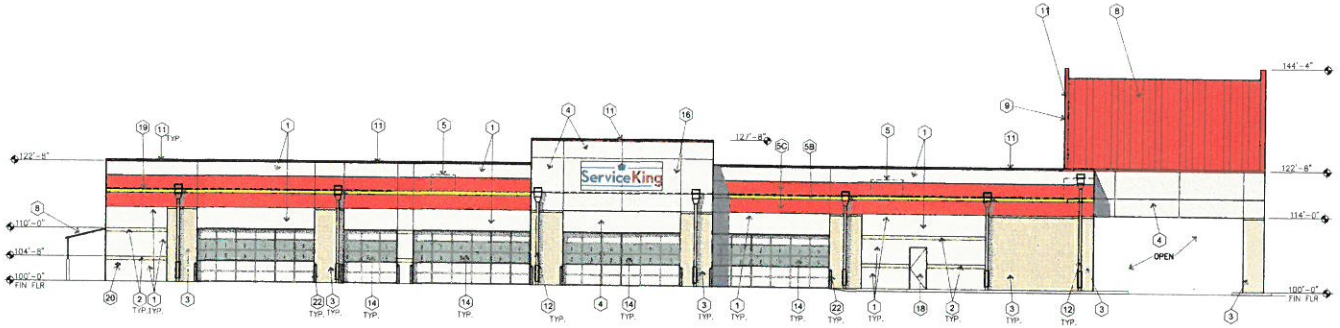
SERVICE KING
COLLISION REPAIR CENTER
1780 East Interstate 30
Rockwall, Texas

SERVICE KING
COLLISION REPAIR
2500 N. CENTRAL EXPWY.
SUITE 400
RICHARDSON, TEXAS
75080

CARROLL architects
750 E. Interstate 30
Suite 110 TX 75087
Rockwall, TX 75087
t 972.732.6068

EXTERIOR ELEVATIONS & DETAILS

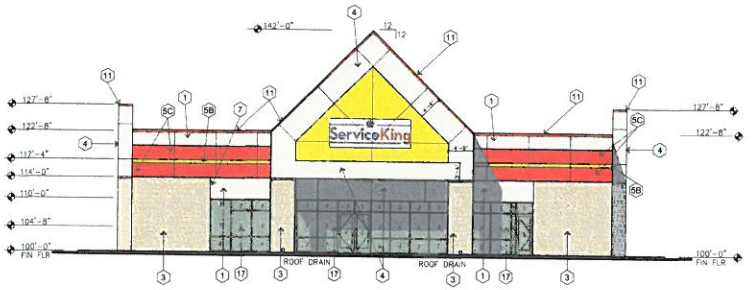
DATE: 05.01.2016
SHEET NO: A502
PROJECT NO: 2016001
DRAWN BY: CW
CHECKED BY: JC



2 WEST ELEVATION

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

100% MASONRY
22% STONE
21% STUCCO
57% CMU BLOCK



1 SOUTH (FRONT) ELEVATION

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

100% MASONRY
30% STONE
37% STUCCO
33% CMU BLOCK

EXTERIOR ELEVATION KEYNOTES

1. OLD CASTLE CMU, 8x8x16 LIMESTONE COLOR
2. OLD CASTLE CMU, 8x8x16 BURNISHED TAN COLOR
3. STONE: LIMESTONE 6",8",12" CHOPPED ASHLAR PATTERN
4. 7/8" 3 PART STUCCO W/ ELASTOMERIC FINISH, MEDIUM TEXTURE, SW6105, DIVINE WHITE COLOR
5. RTU BEYOND
5B. OLD CASTLE CMU, 8x8x16 SMOOTH FACE W/ ELASTOMERIC YELLOW PAINT FINISH
5C. OLD CASTLE CMU, 8x8x16 SMOOTH FACE W/ ELASTOMERIC RED PAINT FINISH
6. PLASTER CONTROL/EXPANSION JOINT
7. EXPANSION JOINT BETWEEN STONE AND PLASTER WALL FINISH
8. McELROY METAL ROOF, BRITE RED COLOR
9. McELROY METAL ROOF, REGAL WHITE COLOR
10. ROOF ACCESS LADDER, PAINTED
11. McELROY METAL COPING, BRITE RED COLOR
12. ROOF SCUPPER & DOWNSPOUT – PAINTED SW6105 DIVINE WHITE
13. PAINT BOOTH VENT STACK
14. INSULATED O.H. DOOR & VISION PANELS
15. INSULATED O.H. SECTIONAL METAL DOOR
16. 7/8" 3 PART STUCCO WALL FINISH PAINTED #2 YELLOW COLOR
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18. EXTERIOR HOLLOW METAL DOOR & FRAME, REF. DTL. 7-8/A402, SW 6105 DIVINE WHITE
19. ROOF LINE BEYOND
20. FIRE RISER W/ FIRE DEPARTMENT CONNECTION
21. ELECTRICAL RISER, RE: ELEC. DRAWINGS PAINT SW 6105 DIVINE WHITE
22. 3'-6" HIGH 4" DIA. PIPE BOLLARD PAINT TRAFFIC YELLOW

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REGISTERED ARCHITECT • STATE OF TEXAS

SERVICE KING
COLLISION REPAIR CENTER
1780 East Interstate 30
Rockwall, Texas

SERVICE KING
COLLISION REPAIR
2600 N. CENTRAL EXPWY.
SUITE 400
RICHARDSON, TEXAS
75080

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972.732.6085
f: 972.732.8058

EXTERIOR ELEVATIONS & DETAILS

05.01.2016
2016001
DW
JC

SHEET NO:
A501

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Maria Bonilla; *Winklemann & Associates*

AGENDA ITEM: **SP2017-006**; *Amended Site Plan - Cinemark Theater Expansion*

SUMMARY:

Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

BACKGROUND AND PURPOSE:

The applicant is requesting the approval of an amended site plan for the purpose of constructing a 7,430 sq. ft. expansion to the existing 43,982 sq. ft. Cinemark Theater. As a note, an application for replat (*i.e. P2017-004*) was approved by the City Council on February 6, 2017. The replat abandoned two existing sewer easements and incorporate a portion of Lot 7 into Lot 5 to accommodate the expansion of the building. The proposed building elevations for the expansion will be consistent with the existing buildings' façade in terms of design and materials.

ARCHITECTURAL REVIEW BOARD (ARB):

On January 31, 2017, the Architectural Review Board's motion to forward a recommendation of approval to the Planning and Zoning Commission for the amended building elevations passed by a vote of 6 to 0, with Board member Strohmeyer absent.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan amendment* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-006	**Owner**	TF HARBOR, LLC	**Applied**	1/17/2017	LM
Project Name	The Harbor- Rockwall Addition	**Applicant**	WINKELMANN & ASSOCIATES	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	1/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
2125 SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR - ROCKWALL, THE	5	A	5	3809-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		APPROVED	
ENGINEERING	Amy Williams	1/17/2017	1/24/2017	1/18/2017	1	APPROVED	
FIRE	Ariana Hargrove	1/17/2017	1/24/2017	1/18/2017	1	APPROVED	
GIS	Lance Singleton	1/17/2017	1/24/2017	1/17/2017		APPROVED	
PLANNING	David Gonzales	1/17/2017	1/24/2017	1/25/2017	8	COMMENTS	See comments

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

Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziggler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 01.25.2017

All staff comments are to be addressed and resubmitted by Tuesday, February 7, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-006" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Remove the "R" from the Lot descriptions (i.e. Lot 5R & Lot 7R) to read Lot 5, Block A & Lot 7, Block A. The City does not recognize "R" in lot numbers, rather a sequence of the lot numbers. The replat will recognize the lot number changes to Lots 8 & 9.
2. Reduce font size for coordinate information. Coordinates missing from left and right of page. Verify coordinates and correct page to where legible on page.
3. Verify Curve and Line Tables. Does not match what is on site plan.

Building Elevations:
1. Building materials are to match the existing structure.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

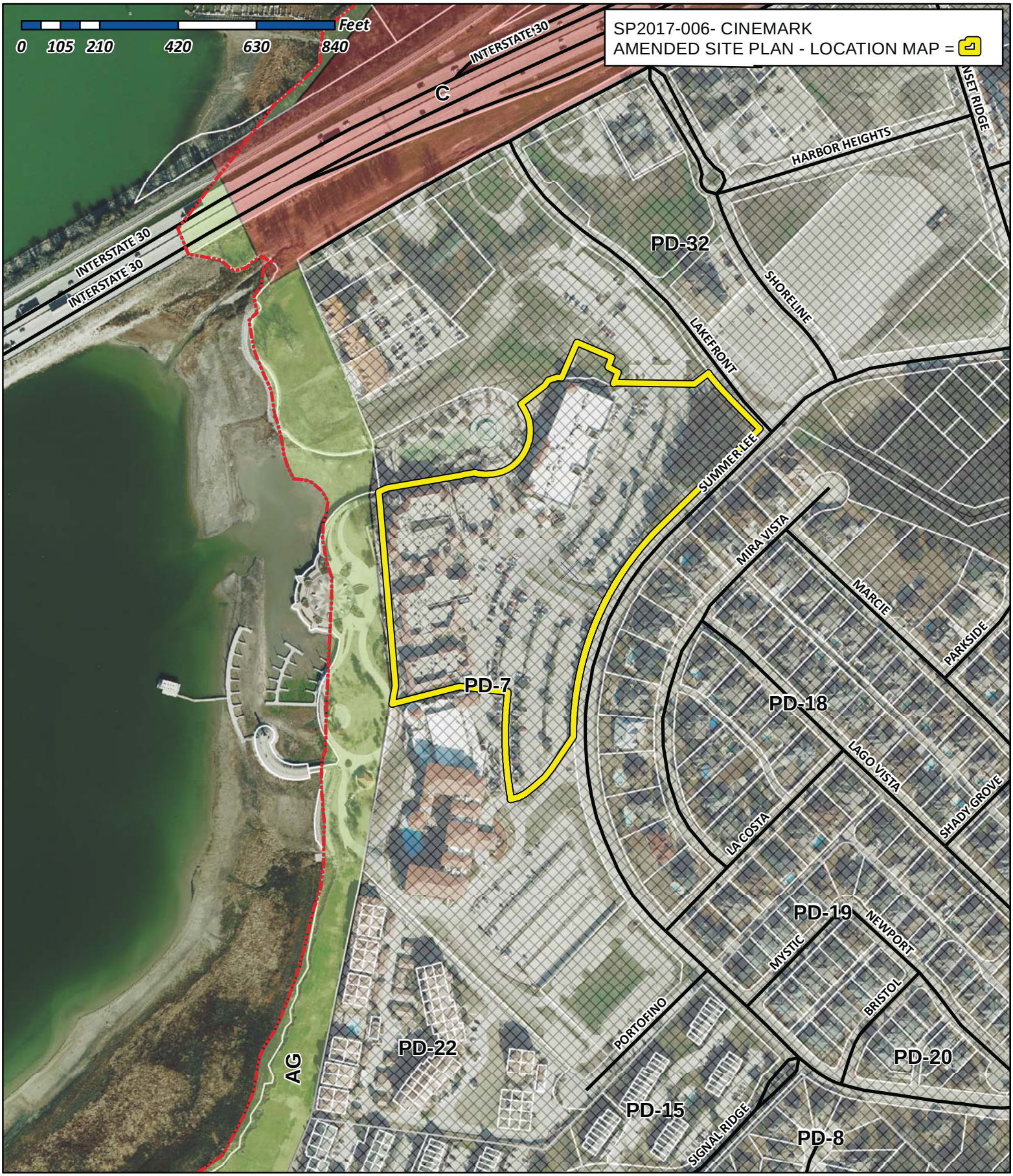
Meeting Dates to Attend:

Architectural Review Board: January 31, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: January 31, 2017 (6:00p.m.) [Applicant to present case facts to P&Z]

Planning - Action: February 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]

City Council - Action: February 20, 2017 (6:00 p.m.) [FOR VARIANCE & EXCEPTION REQUEST ONLY]



City of Rockwall

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

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Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS * SURVEYORS
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099

January 27, 2017

David Gonzales, AICP
SENIOR PLANNER / Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087
dgonzales@rockwall.com

RE: The Harbor at Rockwall
Site Plan Revision

Mr. Gonzales,
The proposed elevation for the Cinemark expansion will esthetically match the existing building shown below.



Thank you for your consideration.

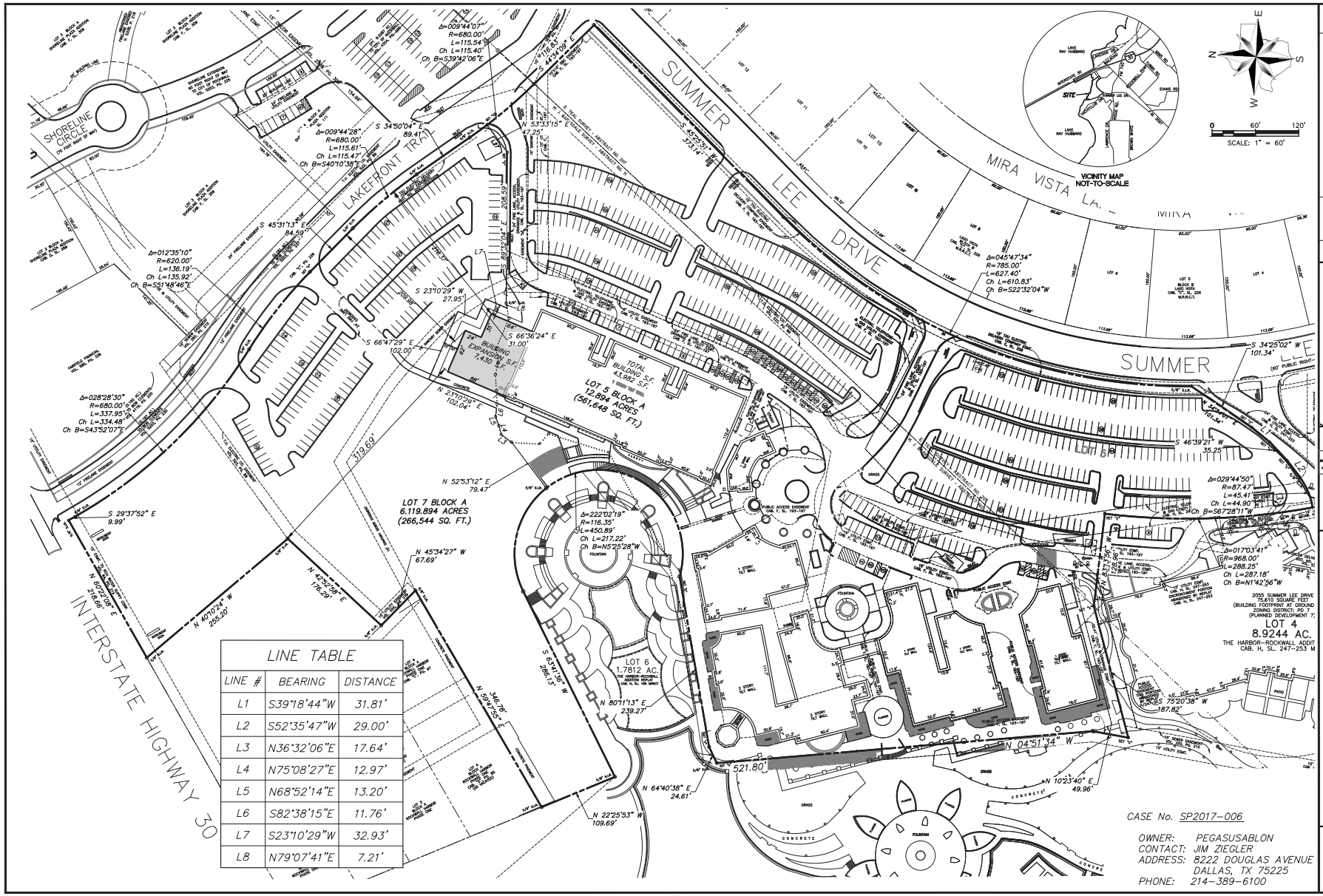
Sincerely,

Maria C. Bonilla

Maria C. Bonilla, P.E., CFM
Vice President

Cc: Jim Ziegler, Pegasus Ablon


CINEMARK



No.	DATE	REVISION	APPROV.
1.	01/13/2017	CITY SUBMITTAL	M.B.
2.	02/02/2017	CITY RESUBMITTAL	M.B.

LAST SAVED BY: ABARNES January 30, 2017

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2001 KIRBY DRIVE, SUITE 340 (972) 490-7999
TEXAS REGISTERED ENGINEERING FIRM F-2924 FAX
TEXAS REGISTERED SURVEYING FIRM No. 100566-00 (972) 490-7998

STATE OF TEXAS
JOHN ALAN BOB PREVIDI, JAME
PRELIMINARY, FOR REVIEW PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
LICENSED PROFESSIONAL ENGINEER

02-02-2017

AMENDED SITE PLAN
THE HARBOR
ROCKWALL, TEXAS

50800.00

© COPYRIGHT WINKELMANN & ASSOCIATES, INC.

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: February 14, 2017

SUBJECT: MIS2017-002; *Tree Mitigation Plan (Stone Creek VIII)*

The applicant, John Arnold of the Skorburg Company, has submitted a *Tree Survey & Mitigation Plan* for Phase VIII of the Stone Creek Subdivision for the purpose of removing a protected tree. The *subject property* is zoned Planned Development District 70 (PD-70) and located at the northwest corner of the intersection of E. Quail Run Road and Hays Road.

The applicant has provided a tree survey identifying a single Hackberry tree that measures 15 caliper-inches and requires removal in order to develop the property. This is considered to be a protected tree and requires mitigation. According to the Unified Development Code (UDC) Hackberry trees that are eleven (11) inches dbh or larger, shall be replaced at fifty (50) percent of the total caliper inches being removed. The applicant is only required to mitigate for 7.5-caliper inches. Mitigation will be satisfied by planting two (2), three (3) inch trees on each of the 102 lots.

It should be noted that the approval of the applicant's request is a discretionary decision for the Planning and Zoning Commission.

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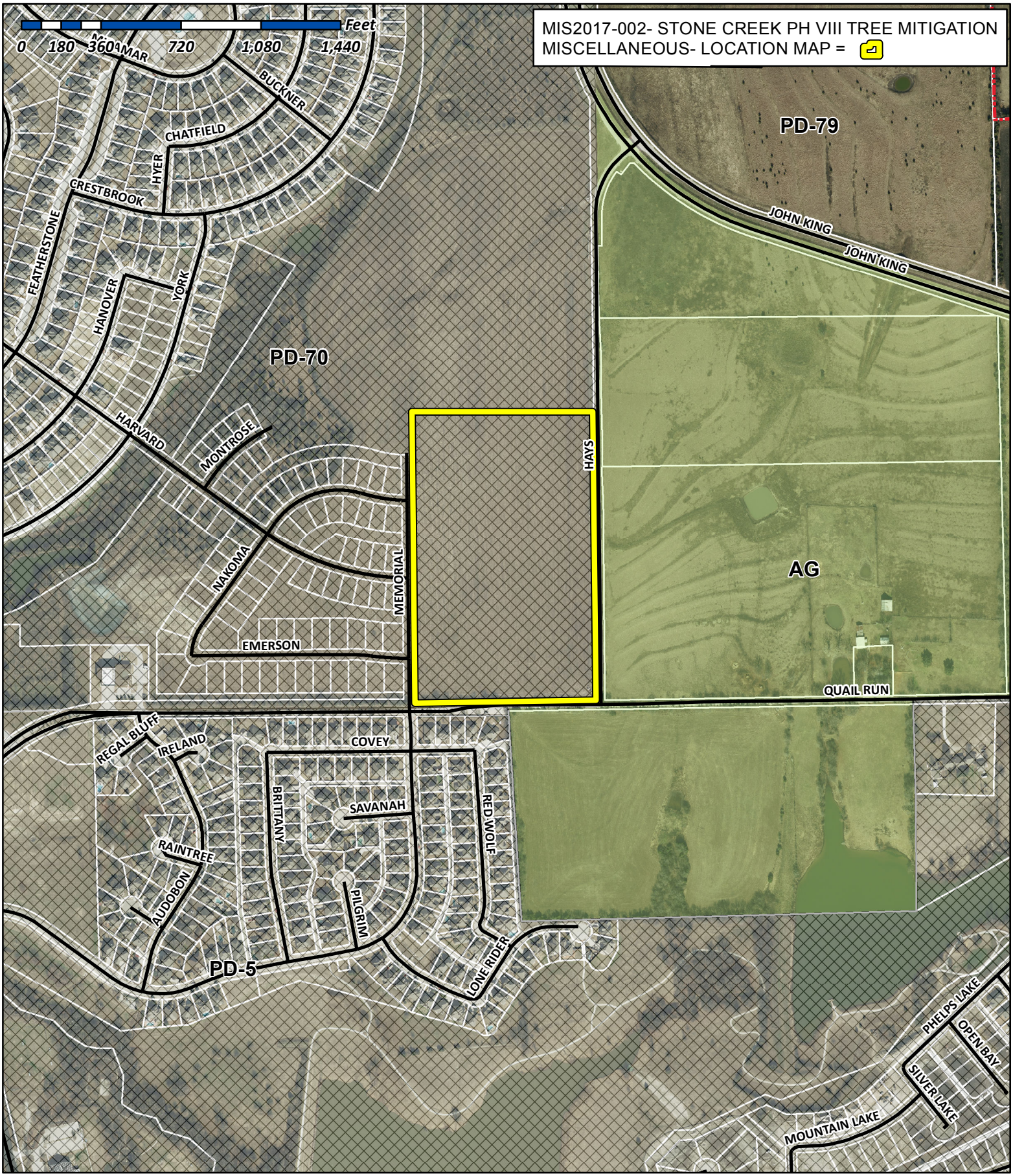

City of Rockwall

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(P): (972) 771-7745
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Gonzales, David

From: John Arnold <jarnold@skorburgcompany.com>
Sent: Wednesday, February 01, 2017 4:06 PM
To: Wes Dorough; Grubbs Design Group; Gonzales, David; Miller, Ryan
Subject: RE: Stone Creek Phase 8 Tree Survey

David,

Would you please place this on the next agenda to approve the removal of the 15"Hackberry. We plan to mitigate onsite.

John

Sent via the Samsung Galaxy S®6 active, an AT&T 4G LTE smartphone

-------- Original message --------
From: Wes Dorough <wdorough@skorburgcompany.com>
Date: 1/31/17 9:28 PM (GMT-06:00)
To: Grubbs Design Group <joe@grubbsdesigngroup.net>
Cc: John Arnold <jarnold@skorburgcompany.com>
Subject: RE: Stone Creek Phase 8 Tree Survey

Thank you Joe

Wes Dorough | Skorburg Company

Project Manager

8214 Westchester Drive, Suite 710

Dallas, Texas 75225

O: 214-888-8862 | M: 972-921-1356

From: Grubbs Design Group [mailto:joe@grubbsdesigngroup.net]
Sent: Tuesday, January 31, 2017 9:13 PM
To: kbrooks@rockwall.com; 'Miller, Ryan' <RMiller@rockwall.com>
Cc: Wes Dorough <wdorough@skorburgcompany.com>; 'Brandon Davidson' <Bdavidson@corwinengineering.com>
Subject: Stone Creek Phase 8 Tree Survey

Korey / Ryan:

Attached is the tree survey for Stone Creek Phase 8. There was only (1) tree that met the protection requirements and it is in the R.O.W.

I had assumed this had already been submitted.

Joe Grubbs

Landscape Architect

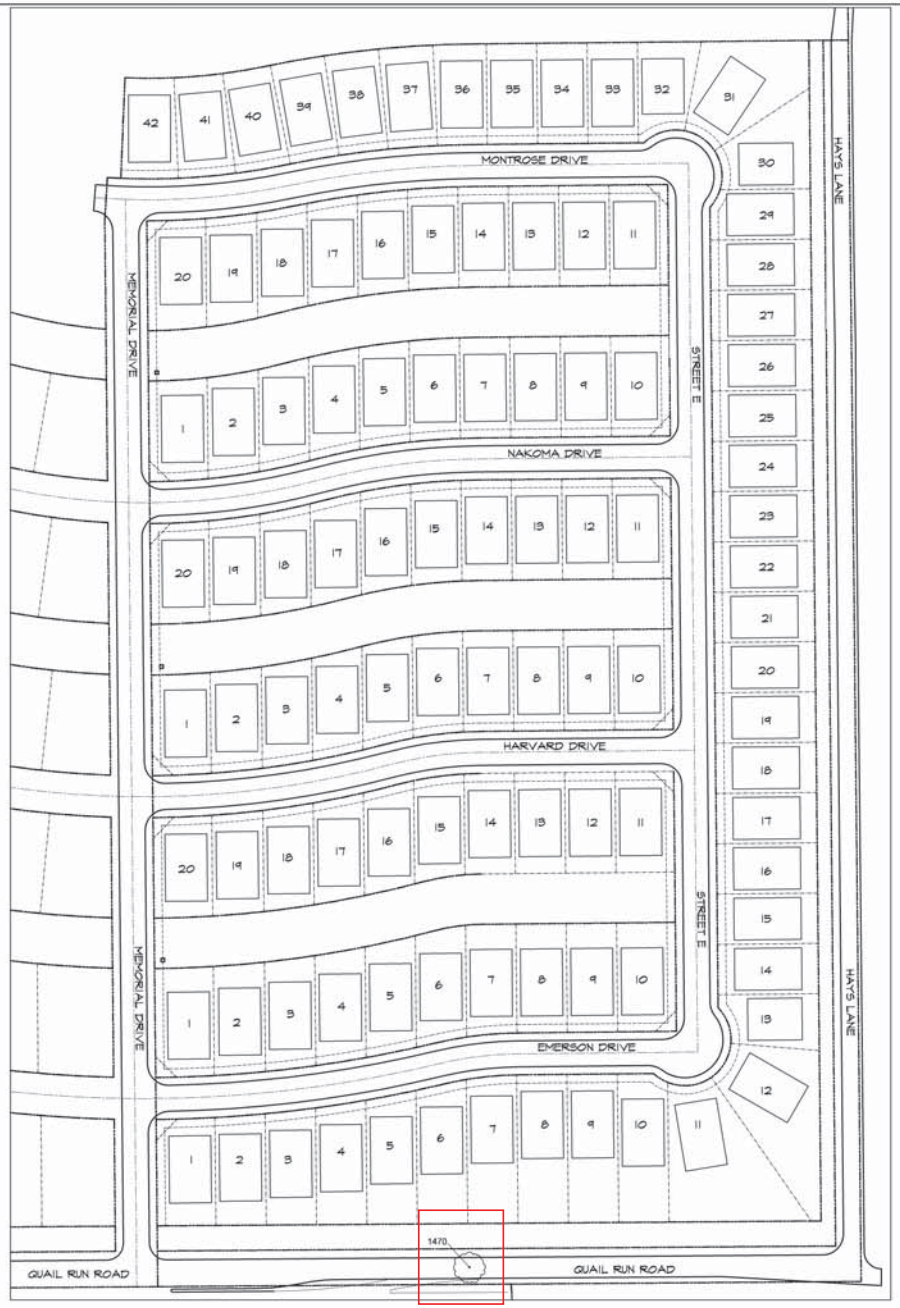
Grubbs Design Group

403 South Tennessee Street

McKinney, Texas 75069

Office 972-548-5020

Mobile 972-839-0079



TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1470	15"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	7.5 INCHES	
					TOTAL MITIGATION REQUIRED	7.5 INCHES	
					TOTAL TREES PRESERVED		

MITIGATION REQUIREMENT PHASE VIII

GROSS MITIGATION REQUIRED	7.50 INCHES
TOTAL EARNED TREE CREDITS (189 x 20% =)	0 INCHES
NET MITIGATION REQUIRED	7.50 INCHES
LESS 2 - 3" CALIPER TREES PER LOT (102 LOTS)	+612 INCHES

NORTH

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 16131
Scale 1" = 80'-0"
Drawn By: JDG
Date 12-5-2016

Stone Creek
Phase VIII
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1773
REGISTERED
LANDSCAPE ARCHITECT
12-5-16

Sheet Title:
Tree Survey & Mitigation Plan

Sheet Number: TS1
of TS1 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Terry Gwin; *SWBC Real Estate, LLC*

AGENDA ITEM: **Z2017-001**; *SWBC at Rockwall*

SUMMARY:

Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

BACKGROUND & PURPOSE:

On February 17, 2017, the applicant submitted an application requesting to rezone the 42.50-acre subject property from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex that will consist of a maximum of 650 units. The subject property, which was annexed into the City on December 3, 1985 by *Ordinance No. 85-69*, is located on the north side of Discovery Boulevard -- *east of the intersection of Discovery Boulevard and John King Boulevard* -- and is currently a vacant tract of land.

On August 15, 2017, the City Council denied a request (*i.e. Case No. Z2016-019*) to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex. In accordance with the procedures of Section 8.3 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) -- *which restricts a similar application from being submitted for a period of one (1) year from the denial date* -- the applicant submitted a letter to the Planning and Zoning Commission requesting approval to refile an application on the grounds that their request constituted a substantial change from the denied request. Specifically, the applicant was proposing to reduce the number of units from 750 to 650 units, which reduced the density from 18 units/acre to 15.28 units/acre. On November 29, 2016, the Planning and Zoning Commission granted the request by a vote of 7-0.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is *Rockwall Mini Storage* (*9.90-acres*) and *Park Place RV* (*~4.978-acres*), which are situated within the IH-30 Overlay (IH-30 OV) District and are zoned Light Industrial (LI) District. Beyond these industrial uses is Interstate Highway 30 (IH-30).

South: Directly south of the subject property is Discovery Boulevard, which is identified as an M4U (*i.e. minor arterial, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan.* Beyond this arterial are four (4) tracts of land and one (1) parcel of land (i.e. *Peak Pediatric*) zoned Light Industrial (LI) District. South of these use is State Highway 276 (SH-276).

East: Directly east of the subject property is *Phase 1* of the Rockwall Economic Development Corporation's (REDC's) *Technology Park*. This includes an 8.480-acre parcel of land with a ~124,149 SF industrial building situated on it -- *which will be occupied by Pegasus Foods* -- and two (2) vacant tracts of land (*i.e. 1.860-acres & 5.268-acres*). All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property are *Phases 1 & 2* of the *Rockwall Downes Subdivision*, which are zoned Planned Development District 10 (PD-10) for single-family land uses and situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District. *Phase 1* consists of 34 single-family, residential lots and *Phase 2* will consist of 30 single-family, residential lots.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, conceptual building renderings and development standards for the proposed multi-family apartment complex. The concept plan shows that the proposed 650-unit development will consist of two (2), 325-unit phases that will be oriented in a typical *garden style apartment* complex. According to this plan, each phase will consist of nine (9) separate residential buildings, a pool area, and a minimum of 20% open space. In addition, 65.55% of the units will be one (1) bedroom units, 26.76% will be two (2) bedroom units, and 7.69% will be three (3) bedroom units. A summary of the proposed product type and unit composition for each phase of the development is as follows:

Table 1A: Unit Composition for Phase I & II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	*One (1) Bedroom*	650 SF	36	23,400 SF	11.08%
A2	*One (1) Bedroom*	750 SF	45	33,750 SF	13.85%
A3	*One (1) Bedroom*	850 SF	45	38,250 SF	13.85%
A4	*One (1) Bedroom*	900 SF	21	18,900 SF	6.46%
A5	*One (1) Bedroom*	975 SF	39	38,025 SF	12.00%
A6	*One (1) Bedroom (+Study)*	1,075 SF	27	29,025 SF	8.31%
B1	*Two (2) Bedrooms*	1,125 SF	33	37,125 SF	10.15%
B2	*Two (2) Bedrooms*	1,175 SF	30	35,250 SF	9.23%
B3	*Two (2) Bedrooms*	1,225 SF	24	29,400 SF	7.38%
C1	*Three (3) Bedrooms*	1,460 SF	25	36,500 SF	7.69%
		Average Net Unit Area:		***983.46 SF***	
		Total Units:	***325***		***100.00%***

The above unit composition equates to an average unit size of 983.46 SF. Based on the size of the subject property and the number of units proposed, the requested density will be 15.28 units/acre. The highest density-zoning district that the City permits is the Multi-Family 14 (MF-14) District, which permits up to 14 units/acre. Since the applicant is proposing to rezone the subject property to a Planned Development District, additional density maybe requested of the City Council; however, this does remain a discretionary decision for the Planning and Zoning Commission and City Council. In addition, staff should note that the City Council does retain the authority to reduce the density of the request should they feel it is warranted. With this being said, the applicant's concept plan does appear to conform to all other density and dimensional requirements of the Multi-Family 14 (MF-14) District stipulated by the UDC.

Article VI, *Parking and Loading*, of the UDC stipulates that multi-family apartment complexes be parked as follows: 1) one (1) bedroom or efficiency units require 1½ parking spaces per unit, 2) two (2) bedroom units require two (2) parking spaces per unit, and 3) three (3) bedroom units require 2½ parking spaces per unit. This would translate to a total parking requirement of 557 -- *581 if you incorporate the club, which is required to be parked a 1/300 SF*. According to the applicant's concept plan the proposed development will be providing 407 uncovered parking spaces, 42 in attached garages, 108 covered parking spaces and 24 spaces for the club. This equates to a total of 581

parking spaces being provided. This represents a total of 25.82% covered parking spaces, which is in excess of the 20% covered parking required by the draft ordinance. In addition, the draft ordinance prohibits tandem parking spaces (*i.e. back-to-back parking spaces*).

The conceptual building elevations submitted by the applicant indicate that the buildings will be composed of 30% natural stone and 70% lap siding. According to the SH-205 By-Pass Overlay (205 BY-OV) District, "(t)he use of other cementaceous products (*e.g. stucco, HardiePlank, or similar materials approved by the building official*) shall be limited to 50% of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability …" In this case the subject property does not have direct frontage on to John King Boulevard; however, the general residential district standards have the same 50% requirement and would regulate the property if the overlay district standards did not apply. The approval of this Planned Development District would effectively be waiving this requirement. The proposed 30% natural stone exceeds the required 20% natural stone requirements stipulated by the SH-205 By-Pass Overlay (205 BY-OV) District. Staff has incorporated the conceptual building elevations into the *PD Ordinance*, and general conformance -- *pending recommendation by the Architectural Review Board (ARB)* -- has been made a requirement of site plan approval.

Staff has prepared a *draft ordinance* that includes all pertinent development standards and design guidelines based on the applicant's request. The *draft ordinance* is attached to this case memo for the Planning and Zoning Commission and City Council's review.

SUMMARY OF WAIVERS:

The following is a summary of all the requirements being requested with this Planned Development District that depart from the requirements of the UDC:

1) *Density*. The highest permitted density according to the UDC is 14 units/acre. The applicant is request a density of 15.28 units/acre, or an additional 1.28 units/acre.

2) *Masonry Requirements.* The UDC allows the exterior building façades of a multi-family building to be composed of up to 50% cementaceous materials. In this case, the applicant is proposing 70% HardiePlank lap siding, which is an increase of 20%.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Technology/Light Industrial* land uses, which "…may include technology, research and development, office, and light industrial uses which may include light manufacturing and/or light assembly …" (*Land Use; Page 21*). The proposed development would require this designation to be changed to a *High Density Residential* designation, which according to the Comprehensive Plan is defined as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change do appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the *High Density Residential* designation. In addition, the subject property is situated between the Rockwall Downes Subdivision (*i.e. a residential land use*) and the REDC Technology Park (*i.e. light industrial land uses*) and may serve as a logical transition between the two (2) uses. With this being said, the density being proposed and any change to the *Future Land Use Map* is a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Technology/Light Industrial* designation to a *High Density Residential* designation.

NOTIFICATION:

On January 30, 2017, staff mailed 60 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lofland Farms and Meadow Creek Estates Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property along Discovery Boulevard as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) email responses in opposition to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for an apartment complex, then staff would propose the following conditions of approval:

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

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Technology/Light Industrial* designation to a *High Density Residential* designation; and,

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

City of Rockwall

Project Plan Review History

				Applied	1/12/2017	LM
Project Number	Z2017-001	**Owner**	PNEUMA, VENTURES LTD	**Approved**		
Project Name	SWBC at Rockwall	**Applicant**	SWBC REAL ESTATE, LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	1/12/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		COMMENTS	See Comments
Type A and B Units are required per 2015 IBC 1107.6.2							
ENGINEERING	Amy Williams	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	See Comments
(1/18/2017 9:35 AM AW) Conditions: Up size existing 10" sanitary sewer to 15" No building or filling in a flood plain Detention in this area won't be effective...need to move to other side of the flood plain. (see markup) Need 404 and wetland determination Detention will only be allowed above normal water surface Need to build connection with Phase 1 (see markup) 4% Engineering Inspection Fees Impact Fees Parking to be 20'x9' Need 10' access area along 100 year fully developed flood plain							
FIRE	Ariana Hargrove	1/12/2017	1/19/2017	1/18/2017	6	COMMENTS	See Comments

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

(1/18/2017 5:00 PM AA)
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.

The two fire apparatus access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 250-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.

The required turning radius of a fire apparatus access road shall have a minimum interior turning radius of 30 feet.

PLANNING	Ryan Miller	1/12/2017	1/19/2017	1/23/2017	11	COMMENTS	See Comments

Z2017-001 (SWBC at Rockwall [LI to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-001) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Work Session Meeting on January 31, 2017. Staff has provided recommendations concerning the proposed request. These recommendations have been highlighted in the draft ordinance and are not obligatory requirements.
I.5 If approved an open space master plan will need to be submitted with the final plat laying out all proposed amenities on the site. This will require a recommendation from the Parks Board prior to the submission of a final plat.
I.6 The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on February 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the February 14, 2017 Planning & Zoning Meeting.
I.8 The projected City Council dates for this case are projected to be: 1) February 20, 2017 [1st Reading], and 2) March 6, 2017 [2nd Reading].

February 6th, 2017

1255 W. 15th Street Suite 125
Plano, TX 75075

Project Name: SWBC Rockwall
Project No.: Z2017-001
Project Location: Rockwall, Texas

Zoning PD Comment Response Letter

Building

Type A and B Units are required per 2015 IBC 1107.6.2

Response: Quantities of Type A and B units will be provided on site per the 2015 IBC 1107.6.2

Engineering

Up size existing 10" sanitary sewer to 15"

Response: noted

No building or filling in a flood plain

Response: all building and filling removed from on or inside the flood plain

Detention in this area won't be effective...need to move to other side of the flood plain. (see markup)

Response: Detention removed from the North West corner

Need 404 and wetland determination

Response: 404 document and wetland determination documents deferred per conversation between Ryan Miller and Mark Leon

Detention will only be allowed above normal water surface

Response: noted

Need to build connection with Phase 1 (see markup)

Response: Phase I and Phase II delineation revised to include connection during PH I construction

4% Engineering Inspection Fees
Response: noted

Impact Fees
Response: noted

Parking to be 20'x9'
Response: All surface parking complies

Need 10' access area along 100 year fully developed flood plain
Response: 10' access area provided

Fire

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.
Response: two separate fire apparatus access roads per phase provided

The two fire apparatus access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
Response: due to the site being landlocked and only having access to a R.O.W. on the South property line all fire apparatus are located along Discovery Blvd

Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 250-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.
Response: All buildings comply

The required turning radius of a fire apparatus access road shall have a minimum interior turning radius of 30 feet.
Response: All fire lane radii comply

Planning

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.

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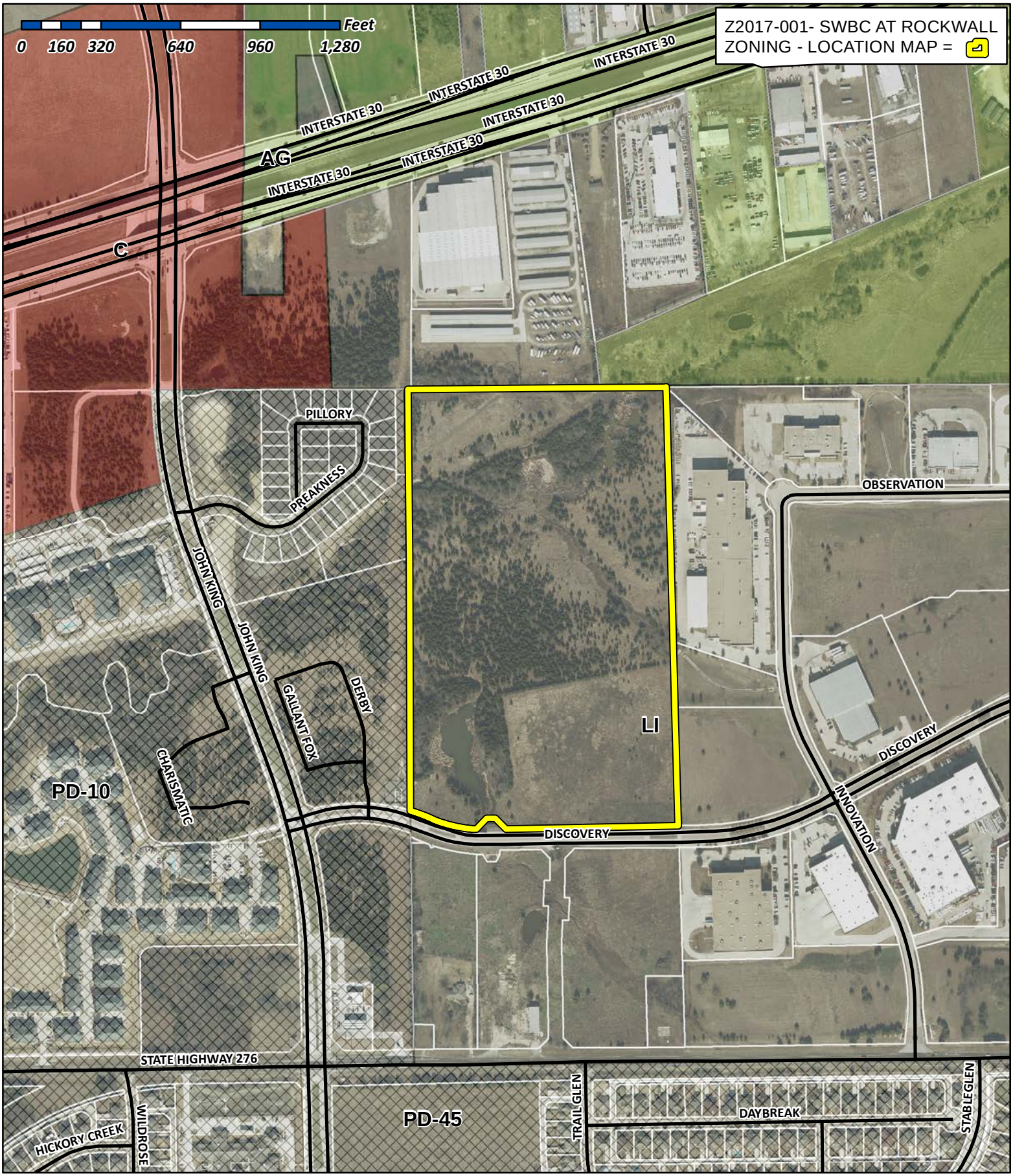

City of Rockwall

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

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

City of Rockwall

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

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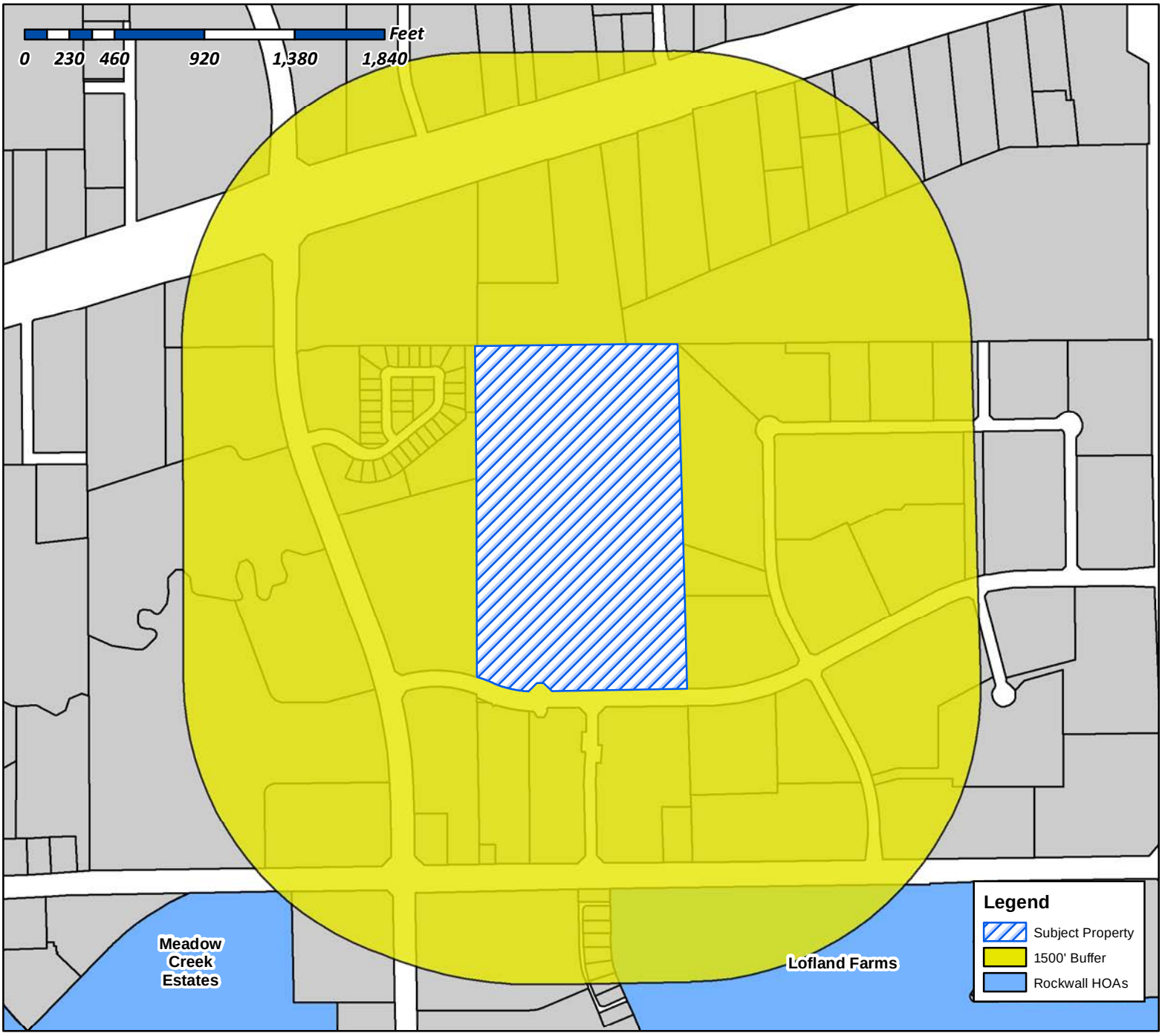
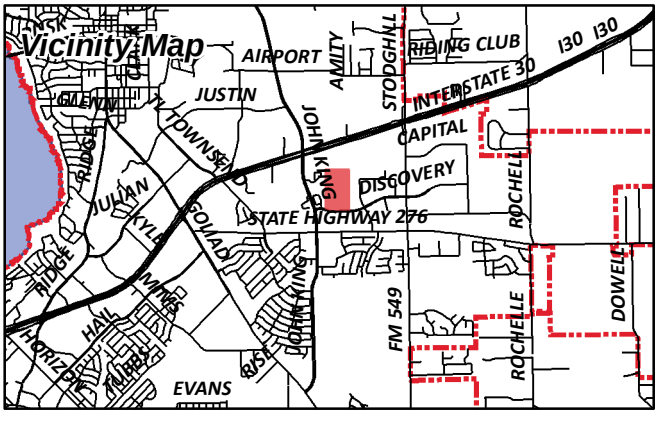


Case Number: Z2017-001
Case Name: SWBC At Rockwlall
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd. North of Discovery Blvd.

Date Created: *01/13/2017*

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



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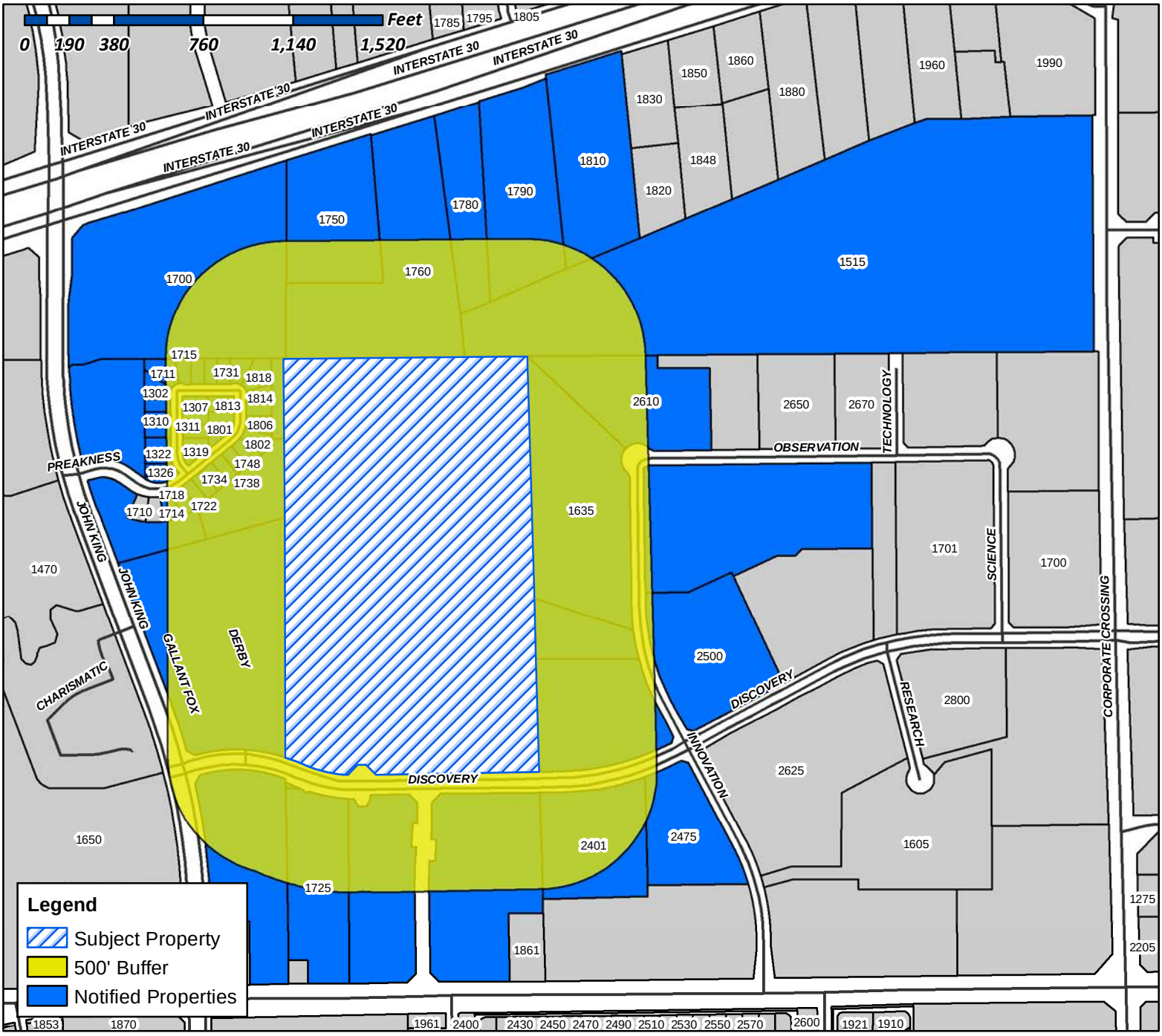

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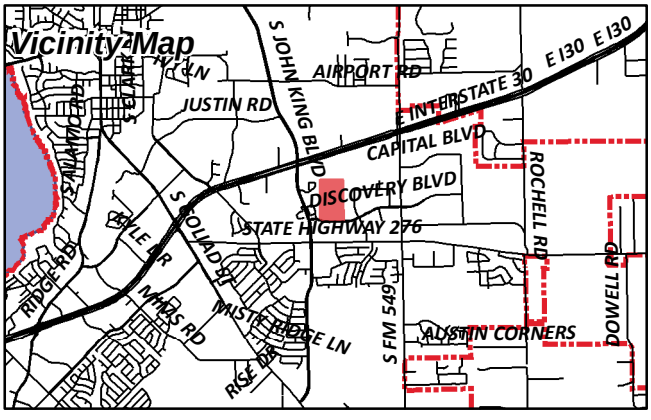


DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

CURRENT RESIDENT
1302 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1306 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1307 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1310 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1311 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1314 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1315 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1318 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1319 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1322 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1326 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

AMBATIELOS EVANGELOS & VASILIKI
1635 INNOVATION DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1700 I-30
ROCKWALL, TX 75032

RICHARDSON TANESHIA
1711 PILLORY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1715 PILLORY DR
ROCKWALL, TX 75032

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN HOLMES
1718 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1719 PILLORY DR
ROCKWALL, TX 75032

DO LIEN & HUNG TA
1722 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1723 PILLORY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1725 HWY276
ROCKWALL, TX 75032

MURPHY SHARON
1726 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1727 PILLORY DR
ROCKWALL, TX 75032

LOLLICUP USA INC
1730 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1731 PILLORY DR
ROCKWALL, TX 75032

HOWARD STEPHEN T AND
1734 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1738 PREAKNESS DR
ROCKWALL, TX 75032

HANSEN KARL AND DOLORES HERNANDEZ
1744 PREAKNESS DR
ROCKWALL, TX 75032

CONFIDENTIAL
1748 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1750 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1780 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 I30
ROCKWALL, TX 75032

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

CURRENT RESIDENT
1801 PREAKNESS DR
ROCKWALL, TX 75032

PADGETT THOMAS W AND TERI D
1802 PREAKNESS DR
ROCKWALL, TX 75032

THOMAS PATRICK S & STACEY L
1806 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 I30
ROCKWALL, TX 75032

MCMULLIN LINDA
1810 PREAKNESS DRIVE
ROCKWALL, TX 75032

DITMORE LESLIE G AND KURTIS M BOONE
1813 PREAKNESS DR
ROCKWALL, TX 75032

IZZO KEITH AND SARAH ANDERSON
1814 PREAKNESS DR
ROCKWALL, TX 75032

FALCON FINE WIRE & WIRE PRODUCTS
2401 DISCOVERY BLVD
ROCKWALL, TX 75032

HATFIELD AND COMPANY INC
2475 DISCOVERY BLVD
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

SECURITY HOLDINGS INC
2601 NETWORK BLVD 0
FRISCO, TX 75034

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

ROCKWALL DOWNES OWNERS ASSOCIATION INC
3102 OAK LAWN AVENUE 0
DALLAS, TX 75219

SAINT GEORGE PARTNERS LTD
3811 TURTLE CREEK 0
DALLAS, TX 75219

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

BSKJ DEVELOPMENT INC
480 SMIRL DR
HEATH, TX 75032

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY 0
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

ROCKWALL DOWNES DEVELOPMENT LLC
8750 N CENTRAL EXPWY 0
DALLAS, TX 75231

CAMBRIDGE PROPERTIES INC
8750 N CENTRAL EXPY 0
DALLAS, TX 75231

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

MCKEOWN REVOCABLE TRUST
THOMAS L BELAUSTEGUI 0
TYLER, TX 75703

From: Planning
To: Miller, Ryan
Subject: FW: Case# Z2017-001:SWBC at Rockwall
Date: Monday, February 06, 2017 4:16:05 PM

-----Original Message-----
From: Karl Hansen [redacted]
Sent: Monday, February 06, 2017 3:02 PM
To: Planning
Subject: Case# Z2017-001:SWBC at Rockwall

I am opposed to the request for the reason of decreased property value.

Sincerely,

Karl Hansen
1744 Preakness Dr.
Rockwall, Tx. 75033

Sent from my iPhone

From:	Planning
To:	Miller, Ryan
Subject:	FW: CASE NO. Z2017-001:SWBC at Rockwall
Date:	Monday, February 06, 2017 8:11:50 AM

From: Tom Padgett [redacted]
Sent: Monday, February 06, 2017 8:10 AM
To: Planning
Subject: CASE NO. Z2017-001:SWBC at Rockwall

Ryan Miller, Planning and Zoning

We strongly oppose the request for the zoning change for Case No.Z2017-001:SWBC at Rockwall.

My wife and I just purchased our new home in April of 2016 with the understanding that the property located directly behind our home was zoned Light Industrial, office warehouse type buildings, that would not significantly impede on our privacy as a home owner. If this area is allowed to be changed to multi family, we would be looking directly into two, three and possibly four story apartment buildings giving us no privacy in our own backyard.

This would also directly affect our property value and would possibly bring in individuals that have no respect for the property they are renting and to the surrounding properties owned by others.

We hope that you turn down this request.

Thank you for considering our opposition to this change.

Tom and Teri Padgett
1802 Preakness Drive
Rockwall, TX 75032
214-228-3224
[redacted]

Terry W. Gwin
President

SWBC Real Estate, LLC
5949 Sherry Lane, Suite 750
Dallas, TX 75225
(Office) 214-987-0700
(Fax) 214-987-0708
tgwin@swbc.com

January 13, 2017

Re: SWBC Class A Multi-Family Development; 42.548+/- acres of land situated to the east of John King Boulevard and Discovery Boulevard intersection and on the north side of Discovery Boulevard identified as Tract 1-4 of the J.M. Allen Survey, Abstract No. 2 within the City of Rockwall, Rockwall County, Texas

To the City of Rockwall,

SWBC Real Estate ("SWBC") currently has +/- 42.548 acres of land ("Subject Site") under contract for the future development of two high-end luxury multi-family properties. SWBC is planning to develop the Subject Site as a two-phase development, with the first phase consisting of 325 units on approximately 21.28 acres. At total build-out, the site is planned to have 2 new luxury properties with an average unit size of 983 square feet for both phases. The second phase is also planned to contain another 325 luxury units for an estimated total of 650 rental units (which is less than MF-16 zoning). See the attached site plan and proposed elevations.

The current zoning for the Subject Site is Light Industrial (LI) District. SWBC would like to have the Subject Site rezoned for the development of 2 high end multi-family properties.

Below are some of the main reasons we believe the Subject Site is appropriately suited for multi-family:

- Topography and Flood Plain Issues
- Low Supply of multi-family for the residents of Rockwall
- Higher real estate taxes for the City of Rockwall
- Appropriate buffer between current residential neighborhoods and the industrial park
- Better use of the natural vegetation and property amenities

Topography and Flood Plain

SWBC believes that the current industrial zoning of the Subject Site is not the best use for the site as the land has a significant amount of flood plain and topographic changes in elevation, which will make it difficult and expensive for industrial development. Multi-family will be better suited for this site, as the building footprints for multi-family are typically much smaller than industrial buildings, which will allow a multi-family developer to appropriately layout the smaller buildings, parking and driveways to overcome the obstacles on the site.

Low Supply of Multi-Family Properties

In studying the occupancy rates for the area, there seems to be a high demand for additional multi-family within the City of Rockwall. Currently Rockwall only has 5 multi-family properties (1980 and newer) within a 5-mile radius of the Subject Site with an average occupancy of 95%. Of these 5 multi-family properties, only 3 have been built within the past 10 years and zero of these current properties have been built within the past 5 years.

- Sixteen50 @ Lake Ray Hubbard is located several hundred yards to the west of the subject site – Built in 2009 – 96% occupied (as of January 2017)

The newest multi-family property within the City of Rockwall is Sonoma Court, which was built in 2011 (almost 6 years ago).

Real Estate Taxes

As of the 2016 tax value, the real estate taxes that are being paid for the Subject Site as vacant agricultural land is $50 per year. If the site were to be built out for new industrial buildings, the annual real estate taxes would be approximately $450,000. Upon completion of SWBC's luxury multi-family properties on this site, the real estate taxes for the two properties would be over $1.5 million per year.

Buffer Zone

The subject site will provide a nice buffer between the current industrial park (on the east side of the site) and the new residential neighborhoods adjacent to the subject site (on the west side of the subject site).

Current uses/zoning adjacent to the Subject Site:

- North - Industrial/Self Storage
- South - 15+ acres of vacant land zoned Industrial
- East - Industrial distribution center with additional vacant land for future industrial use
- West - 2 new single family developments that contain an oil & gas easement in between the Subject Site and these new residential neighborhoods

(1 block to the south of the subject site are numerous single family neighborhoods)



Natural Vegetation & Property Amenities

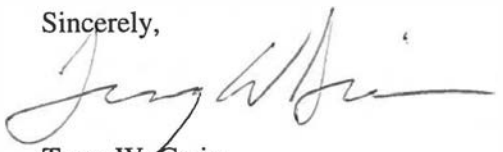
The northern portion of the Subject Site contains numerous acres of flood plain that is basically worthless to an industrial user, however a multi-family developer can save the natural vegetation of the flood plain area for recreational uses such as parks, ponds with water features and hike and bike trails.

In addition to the natural exterior amenities, SWBC is also planning to provide the tenants with luxurious amenities for each phase such as separate clubhouses, each having its own pool, fitness centers, game rooms, meeting/conference areas, and party rooms.

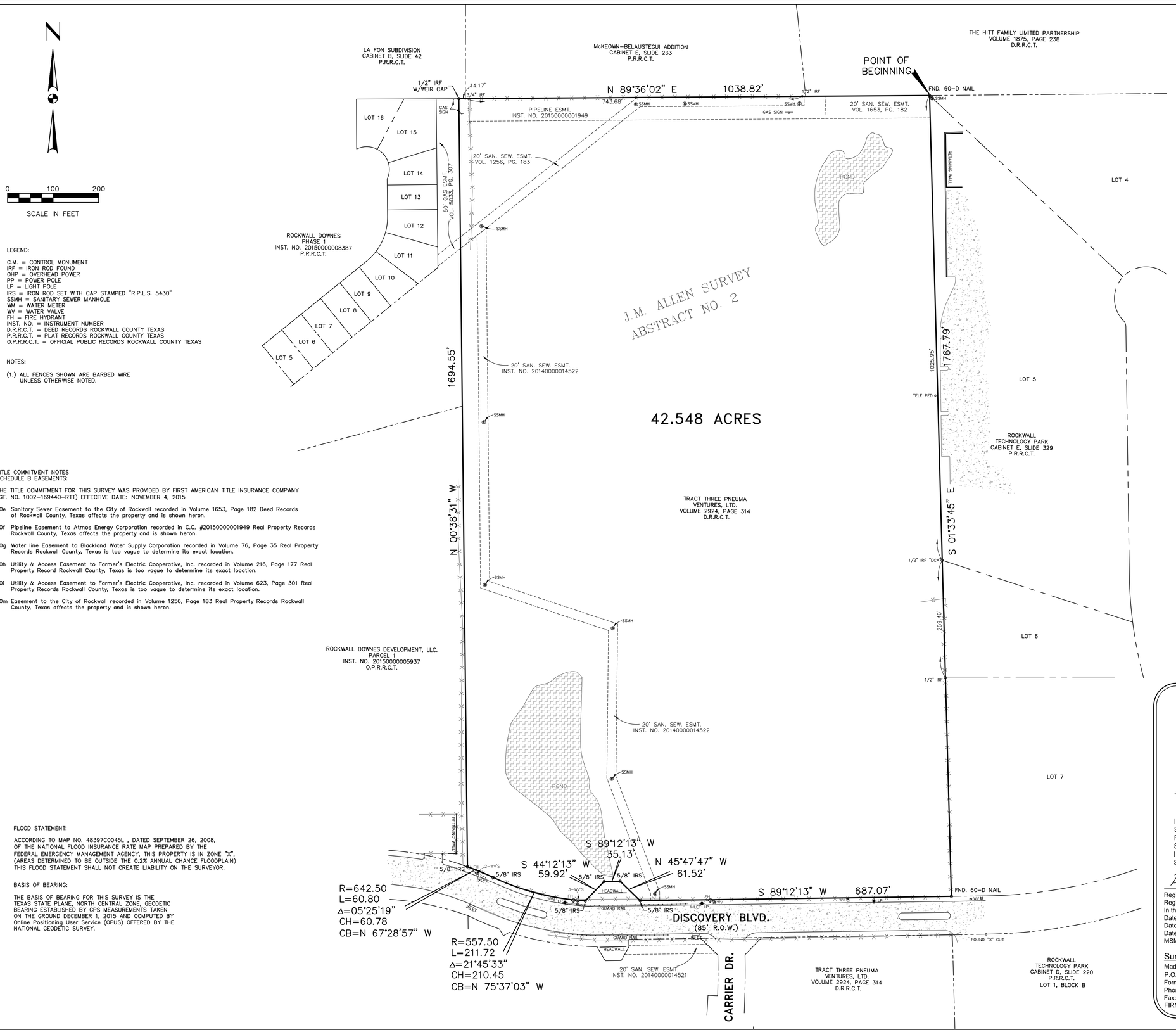
As outlined above, SWBC believes that the highest and best use for the Subject Site is a multi-family designation that will help to fulfill the shortage of high end rental units for the residents of Rockwall, while increasing the tax base for the city and utilizing the natural landscape of the land.

I appreciate your time, willingness to help and understanding.

Sincerely,



Terry W. Gwin



LEGEND:

C.M. = CONTROL MONUMENT
IRF = IRON ROD FOUND
OHP = OVERHEAD POWER
PP = POWER POLE
LP = LIGHT POLE
IRS = IRON ROD SET WITH CAP STAMPED "R.P.L.S. 5430"
SSMH = SANITARY SEWER MANHOLE
WM = WATER METER
WV = WATER VALVE
FH = FIRE HYDRANT
INST. NO. = INSTRUMENT NUMBER
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

NOTES:

(1.) ALL FENCES SHOWN ARE BARBED WIRE UNLESS OTHERWISE NOTED.

TITLE COMMITMENT NOTES
SCHEDULE B EASEMENTS:

THE TITLE COMMITMENT FOR THIS SURVEY WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GF. NO. 1002–169440–RTT) EFFECTIVE DATE: NOVEMBER 4, 2015

10e Sanitary Sewer Easement to the City of Rockwall recorded in Volume 1653, Page 182 Deed Records of Rockwall County, Texas affects the property and is shown heron.

10f Pipeline Easement to Atmos Energy Corporation recorded in C.C. #20150000001949 Real Property Records Rockwall County, Texas affects the property and is shown heron.

10g Water line Easement to Blackland Water Supply Corporation recorded in Volume 76, Page 35 Real Property Records Rockwall County, Texas is too vague to determine its exact location.

10h Utility & Access Easement to Farmer's Electric Cooperative, Inc. recorded in Volume 216, Page 177 Real Property Record Rockwall County, Texas is too vague to determine its exact location.

10i Utility & Access Easement to Farmer's Electric Cooperative, Inc. recorded in Volume 623, Page 301 Real Property Records Rockwall County, Texas is too vague to determine its exact location.

10m Easement to the City of Rockwall recorded in Volume 1256, Page 183 Real Property Records Rockwall County, Texas affects the property and is shown heron.

FLOOD STATEMENT:

ACCORDING TO MAP NO. 48397C0045L , DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND DECEMBER 1, 2015 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

FIELD NOTES:

BEING, a tract of land situated in the J.M. Allen Survey, Abstract Number 2, Rockwall County, Texas, and being a portion of a tract of land described in a deed to Pneuma Ventures, LTD., Tract Three, as recorded in Volume 2924, Page 314 Deed Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60D Nail found lying on the south line of a tract of land to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 Deed Records Rockwall County, Texas, being the northwest corner of Lot 4 and the north corner of Lot 5 of Rockwall Technology Park, an addition to the City of Rockwall, recorded in Cabinet E, Slide 329 of the Plat Records of Rockwall County, Texas, same being the northeast corner of the herein described tract;

THENCE South 01 degrees 33 minutes 45 seconds East, at a distance of 1025.95 feet passing a 1/2 inch iron rod with cap stamped "DCA" for the southwest corner of Lot 5 and the northwest corner of Lot 6 of said Rockwall Technology Park, at a distance of 1285.91 feet passing a 1/2 inch iron rod for the southwest corner of Lot 6 and the northwest corner of Lot 7 of said Rockwall Technology Park, and being a total distance of 1767.79 feet to a 60D Nail found for corner in the north line of Discovery Boulevard (85' right–of–way);

THENCE South 89 degrees 12 minutes 13 seconds West, along said north line of Discovery Boulevard, a distance of 687.07 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 45 degrees 47 minutes 47 seconds West a distance of 61.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 89 degrees 12 minutes 13 seconds West a distance of 35.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 12 minutes 13 seconds West a distance of 59.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a non–tangent curve to the right;

THENCE with said curve to the right having a radius of 557.50 feet, a central angle of 21 degrees 45 minutes 33 seconds, an arc length of 211.72 feet, a chord bearing of North 75 degrees 37 minutes 03 seconds West, and a distance of 210.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 642.50 feet, a central angle of 05 degrees 25 minutes 19 seconds, an arc length of 60.80 feet, a chord bearing of North 67 degrees 28 minutes 57 seconds West, and a distance of 60.78 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the north line of said Discovery Boulevard and being the southeast corner of a tract of land to Rockwall Downes Development, LLC., recorded in Instrument Number 20150000005937 Official Public Records Rockwall County, Texas;

THENCE North 00 degree 38 minutes 31 seconds West, departing the north line of said Discovery Boulevard and along the East line of said Rockwall Downes Development tract and the east line of Rockwall Downes, Phase 1, and addition to the City of Rockwall recorded in Instrument Number 20150000008387 Plat Records Rockwall County, Texas, a distance of 1694.55 feet to a 1/2 inch iron found for corner lying on the south line of La Fon Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Slide 42 Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 36 minutes 02 seconds East, at a distance of 14.17 feet passing a 3/4 inch iron rod being the southeast corner of said La Fon Subdivision and the southwest corner of the McKeown–Belaustegui Addition recorded in Cabinet E, Slide 233 Plat Records of Rockwall County, Texas, at a distance of 757.85 feet passing a 1/2 inch iron rod for the southeast corner of said Mckeown tract and the southwest corner of said Hitt Family tract and being a total distance of 1038.82 feet to the POINT OF BEGINNING and containing 1,853,393 square feet or 42.548 acres of land.

Land Title Survey

42.548 ACRES

PNEUMA VENTURES, LTD.
ROCKWALL COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

TO: Pneuma Ventures, LTD., JPI Real Estate Acquisition, LLC., and First American Title Insurance Company

I, BRIAN J. MADDOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS MAP FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING RULES AND REGULATIONS OF THE STATE OF TEXAS.

Registered Surveyor: Brian J. Maddox
Registered Land Surveyor No. : 5430
In the State of: Texas
Date of Survey : December 1, 2015
Date of Last Revision:
Date Printed: December 4, 2015
MSM Project No. 151549

Survey Prepared By:

Maddox Surveying & Mapping, Inc.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
Fax: (972) 564-4428
FIRM REGISTRATION NO. 10013200

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
LAND SURVEYOR

Maddox Surveying and Mapping, Inc.
P.O. Box 2109 – Forney, Texas 75126
Phone: (972) 564-4416, Fax: (972) 564-4428 www.maddoxsurvey.com

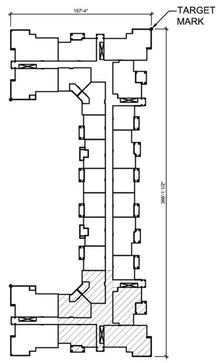
MSM Project No. 151549 *Sheet 1 of 1*

LEGEND

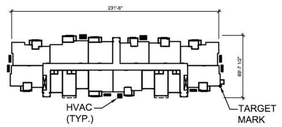
- PROPERTY LINE
- EASEMENTS/SETBACKS
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING
- HANDICAP UNIT DESIGNATION
- TRAFFIC DIRECTIONAL ARROWS
- A/C CONDENSING UNIT
- FIRE SPRINKLER RISER ROOM



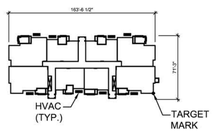
BUILDING OUTLINES



BUILDING 'A' 3 STORY



BUILDING 'B' 3 STORY



BUILDING 'C' 3 STORY

BUILDING KEY

1 / A — BUILDING NUMBER / BUILDING TYPE

BUILDING TABULATION PHASE 1

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	63	A1-7, A2-9, A3-5, A4-7,A5-4, A6-6, B1-5, B2-6, B3-3, C1-11, CLUB	71,829	71,829
B	7	34	A1-4, A2-5, A3-5, A4-2, A5-5, A6-2, B1-3, B2-3, B3-3, C1-2	32,920	230,440
C	1	24	A1-1, A2-1, A3-5, A6-7, B1-7, B2-3	24,575	24,575
TOTAL	9				326,844

BUILDING TABULATION PHASE 2

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	63	A1-7, A2-9, A3-5, A4-7,A5-4, A6-6, B1-5, B2-6, B3-3, C1-11, CLUB	71,829	71,829
B	7	34	A1-4, A2-5, A3-5, A4-2, A5-5, A6-2, B1-3, B2-3, B3-3, C1-2	32,920	230,440
C	1	24	A1-1, A2-1, A3-5, A6-7, B1-7, B2-3	24,575	24,575
TOTAL	9				326,844

UNIT TABULATION PHASE 1

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	45	750	33,750
A3 - ONE BEDROOM, ONE BATH	45	850	38,250
A4 - ONE BEDROOM, ONE BATH	21	900	18,900
A5 - ONE BEDROOM, ONE BATH	39	975	38,025
A6 - ONE BEDROOM, ONE BATH, STUDY	27	1,075	29,025
B1 - TWO BEDROOM, TWO BATH	33	1,125	37,125
B2 - TWO BEDROOM, TWO BATH	30	1,175	35,250
B3 - TWO BEDROOM, TWO BATH	24	1,225	29,400
C1 - THREE BEDROOM, TWO BATH	25	1,460	36,500
TOTAL	325		319,625

UNIT TABULATION PHASE 2

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	45	750	33,750
A3 - ONE BEDROOM, ONE BATH	45	850	38,250
A4 - ONE BEDROOM, ONE BATH	21	900	18,900
A5 - ONE BEDROOM, ONE BATH	39	975	38,025
A6 - ONE BEDROOM, ONE BATH, STUDY	27	1,075	29,025
B1 - TWO BEDROOM, TWO BATH	33	1,125	37,125
B2 - TWO BEDROOM, TWO BATH	30	1,175	35,250
B3 - TWO BEDROOM, TWO BATH	24	1,225	29,400
C1 - THREE BEDROOM, TWO BATH	25	1,460	36,500
TOTAL	325		319,625

SITE DATA

BUILDING HEIGHT: 46'-9"

PHASE 1:	PHASE 2:
21.40 ACRES	21.15 ACRES
325 UNITS	325 UNITS
15.19 UNITS/ACRE	15.37 UNITS/ACRE

PARKING TABULATION

PHASE 1:			PHASE 2:		
UNIT PARKING REQUIRED:			UNIT PARKING REQUIRED:		
1 BEDROOM UNITS	213(1.5)	320	1 BEDROOM UNITS	213(1.5)	320
2 BEDROOM UNITS	87(2)	174	2 BEDROOM UNITS	87(2)	174
3 BEDROOM UNITS	25(2.5)	63	3 BEDROOM UNITS	25(2.5)	63
TOTAL UNIT PARKING REQUIRED		557	TOTAL UNIT PARKING REQUIRED		557
CLUB PARKING REQUIRED	1/300 S.F.	24	CLUB PARKING REQUIRED	1/300 S.F.	24
UNIT PARKING PROVIDED:			UNIT PARKING PROVIDED:		
UNCOVERED		407	UNCOVERED		407
ATTACHED GARAGE		42	ATTACHED GARAGE		42
COVERED (6-18)		108	COVERED (6-18)		108
TOTAL UNIT PARKING PROVIDED		557	TOTAL UNIT PARKING PROVIDED		557
CLUB PARKING PROVIDED		24	CLUB PARKING PROVIDED		24
TOTAL PARKING PROVIDED		581	TOTAL PARKING PROVIDED		581

GRAPHIC SCALE
80 40 0 40 80
(IN FEET)
1 INCH = 80 FEET

01 SITE PLAN
SCALE: 1" = 80'

N

01/13/2017

FOR REVIEW PURPOSES

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.0

SITE PLAN

COPYRIGHT © 2016

TYP. EXT. ELEVATION	
MASONRY:	100%
NATURAL STONE:	30%
LAP SIDING:	70%



01 TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"

01/13/2017

FOR REVIEW PURPOSES

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.1

TYPICAL ELEVATION

COPYRIGHT © 2016



01 PERSPECTIVE ELEVATION
SCALE: 1/8" = 1'-0"

01/13/2017

FOR REVIEW PURPOSES

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.2

PERSPECTIVE ELEVATION

COPYRIGHT © 2016

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 42.548-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-4 OF THE J. M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 02.17

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations and Renderings*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City

DRAFT 06.14.2017

Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MARCH, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 20, 2017*

2nd Reading: *March 6, 2017*

DRAFT ORDINANCE 02.14.2017

Exhibit 'A':
Legal Description

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures , L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) ;

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;
North 45°47'47" West, a distance of 61.52 feet to a point for corner;
South 89°12'13" West, a distance of 35.13 feet to a point for corner;
South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet , a chord bearing and distance of North 75°37'03" West , 210.45 feet ;
In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West , 60.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development , LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

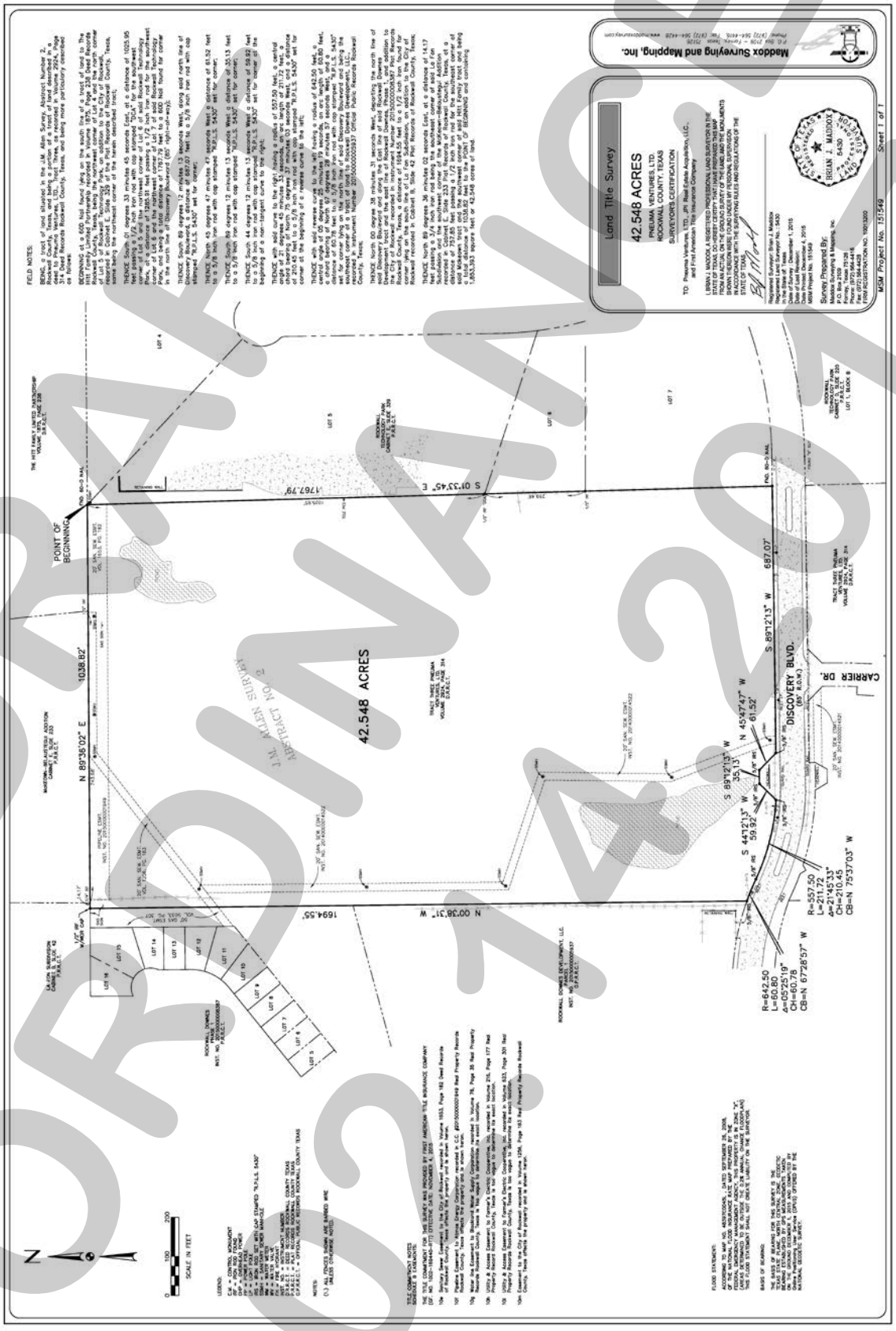
THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition , an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North 89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.548 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures , LTD recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County , Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey , and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DRAFT ORDINANCE 02-47

Exhibit 'A':
Survey



DRAFT
ORDINANCE
03-14-2017

Exhibit 'B':
Concept Plan



DRAFT NOTICE
03.14.2017

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition for *Phases I & II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A & 1B* below; however, in no case should the average net unit area decrease below 980 SF for *Phases I* & *II*. In addition, the minimum net unit area of the smallest unit shall not be decreased below 650 SF for *Phase I & II*.

Table 1A: Unit Composition for Phase I

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	650 SF	36	23,400 SF	11.08%
A2	One (1) Bedroom	750 SF	45	33,750 SF	13.85%
A3	One (1) Bedroom	850 SF	45	38,250 SF	13.85%
A4	One (1) Bedroom	900 SF	21	18,900 SF	6.46%
A5	Two (2) Bedrooms	975 SF	39	38,025 SF	12.00%
A6	Two (2) Bedrooms	1,075 SF	27	29,025 SF	8.31%
B1	Two (2) Bedrooms	1,125 SF	33	37,125 SF	10.15%
B2	Two (2) Bedrooms	1,175 SF	30	35,250 SF	9.23%
B3	Two (2) Bedrooms	1,225 SF	24	29,400 SF	7.38%
C1	Three (3) Bedrooms	1,460 SF	25	36,500 SF	7.69%
		Average Net Unit Area:		*983.46 SF*	
		Total Units:	*325*		*100.00%*

Table 1B: Unit Composition for Phase II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	650 SF	36	23,400 SF	11.08%
A2	One (1) Bedroom	750 SF	45	33,750 SF	13.85%
A3	One (1) Bedroom	850 SF	45	38,250 SF	13.85%
A4	One (1) Bedroom	900 SF	21	18,900 SF	6.46%
A5	Two (2) Bedrooms	975 SF	39	38,025 SF	12.00%
A6	Two (2) Bedrooms	1,075 SF	27	29,025 SF	8.31%
B1	Two (2) Bedrooms	1,125 SF	33	37,125 SF	10.15%
B2	Two (2) Bedrooms	1,175 SF	30	35,250 SF	9.23%
B3	Two (2) Bedrooms	1,225 SF	24	29,400 SF	7.38%
C1	Three (3) Bedrooms	1,460 SF	25	36,500 SF	7.69%
		Average Net Unit Area:		*983.46 SF*	
		Total Units:	*325*		*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 By-Pass Overlay (SH205 BY-OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *15.28* dwelling units per gross acre of land; however, in no case should the proposed development exceed *650* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

DRAFT 03.14.2017

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [1]	60'
Maximum Lot Coverage	45%
Minimum Landscape	20%

General Notes:

[1]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

4. *Parking and Loading Standards.* The minimum parking shall be as follows: (i) for one (1) bedroom and efficiency units a minimum of 1½ parking spaces per unit shall be provided; (ii) for two (2) bedroom units a minimum of two (2) parking spaces per unit shall be provided; and, (iii) for three (3) bedroom units a minimum of 2½ parking spaces per unit shall be provided. In addition, a minimum of 20% of the total parking requirement shall be covered parking spaces. Tandem parking spaces (*i.e. spaces in front of garages*) are *NOT* permitted.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit 'D'* of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:

   (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90% (*excluding windows and doors*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 70% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% stone natural or quarried is required on all building façades.

   (b) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) Architectural Requirements. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 By-Pass Overlay (SH205 BY-

DRAFT ORDINANCE 07-XX

OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

   (a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

      i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

      ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

   (b) *Landscape Buffers (Discovery Boulevard).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Discovery Boulevard.

   (c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code.

   (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

   (e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

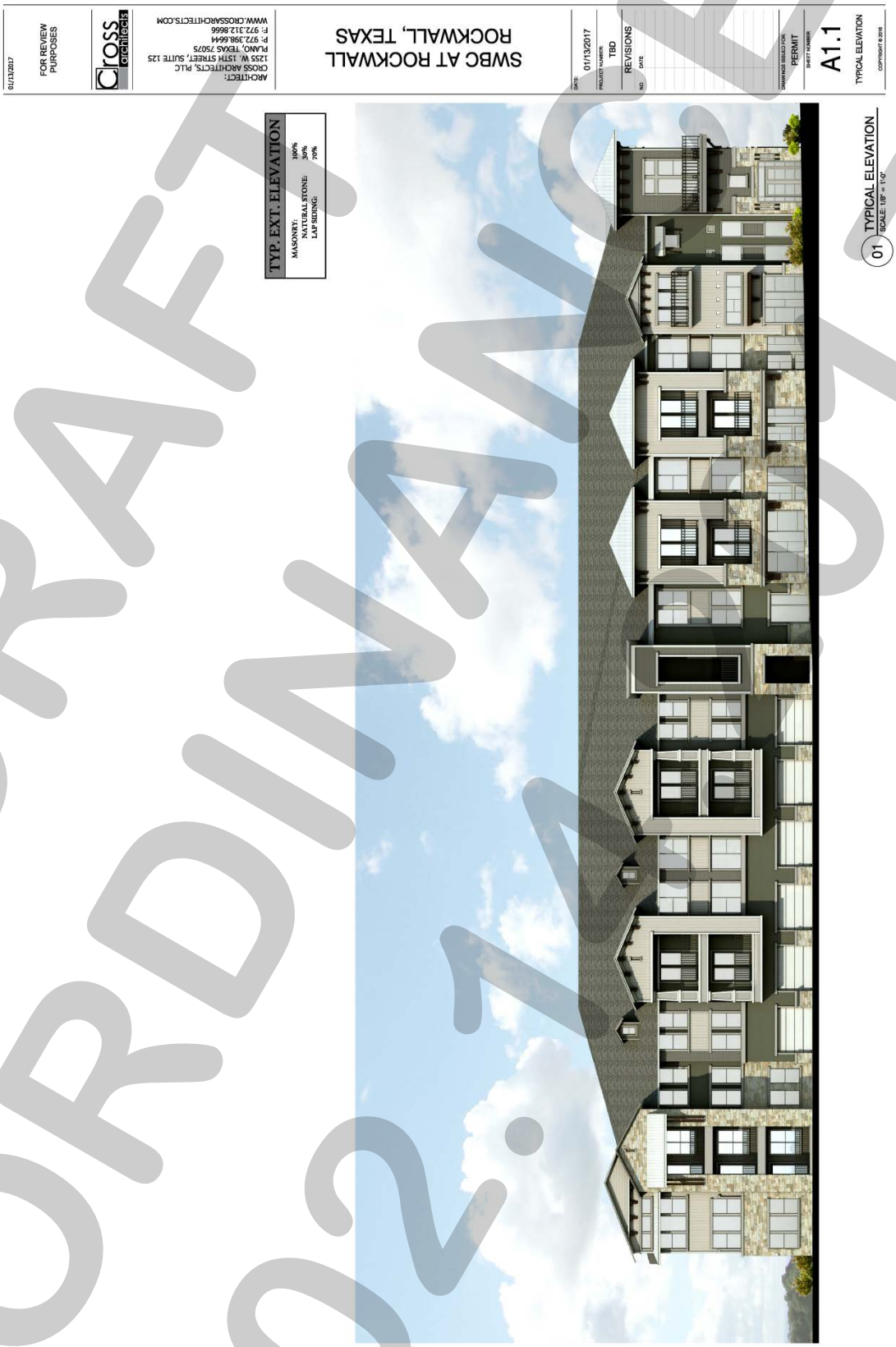
8. *Open Space.* The development shall consist of a minimum of 20% open space (or a minimum of 8.5-acres), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. Floodplain acreage may count for up to 50% of the 20% open space requirement. All open space and floodplain shall be maintained as private open space by the owner/property management company.

9. *Screening Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.*

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

DRAFT ORDINANCE 02.14.17

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 02-17

Exhibit 'D':
Concept Building Rendering



DRAFT ORDINANCE 01-17

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Lisa Wilck Palomba

AGENDA ITEM: **Z2017-002**; *463 H. Wallace Lane (AG to SFE-2.0)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a 5.192-acre tract of land being identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 463 H. Wallace Lane, and take any action necessary.

PURPOSE:

The subject property is a 5.192-acre tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for the purpose subdividing the property into two (2) parcels and building a home. Currently, there is an existing single-family home situated on the subject property. According to Section 2.1 *Agriculture (AG) District* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agriculture (AG) District zoned property that is more than ten (10) acres. Since the subject property will be less than ten (10) acres after subdividing, the tract will need to be rezoned.

According to the UDC, the minimum lot yard frontage in the SFE-2.0 District is 150-feet. While Lot 1 will have the required frontage, Lot 2 will not, therefore the applicant requested a variance to lot frontage from the Board of Adjustments. On January 12, 2017, the Board of Adjustments approved a variance [*Order No. BOA 2017-1-V*] to reduce the lot frontage from 150-feet to 100-feet on Lot 2.

ADJACENT PROPERTIES ZONING DISTRICTS:

The zoning adjacent to the subject property is as follows:

North: North of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan. Beyond this is vacant land and is zoned Agriculture (AG) District.

South: South of the subject property are several single-family homes that are zoned Agriculture (AG) District. Beyond this is FM-549, which is identified as a *TxDOT4D* on the Master Thoroughfare Plan.

East: East of the subject property is a single-family home that is zoned Agriculture (AG) District.

West: West of the subject property is a single-family home that is zoned SFE-2.0.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses, which is defined as less than two (2) single-family units per acre. This designation is in conformance with the applicant's request to rezone the subject property to an SFE-2.0 District.

NOTIFICATION:

On January 30, 2017, staff mailed thirteen (13) notices to property owners within 500-feet of the subject property. Also, staff notified the Oaks of Buffalo Way HOA which is the only HOA within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received two (2) notices in opposition of this request.

City of Rockwall

Project Plan Review History

Project Number	Z2017-002	**Owner**	WILCK, PAUL J JR	**Applied**	1/13/2017 LM
Project Name	463 H. Wallace Lane (AG to SF-1.5)	**Applicant**	LISA WILCK PALOMBA	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	1/13/2017 LM

Site Address	**City, State Zip**	**Zoning**
463 H WALLACE Ln	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CONOVER ADDITION	8-2	NULL	8-2	0080-0000-0008-02-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		APPROVED	
ENGINEERING	Amy Williams	1/13/2017	1/20/2017	1/18/2017	5	APPROVED	
FIRE	Ariana Hargrove	1/13/2017	1/20/2017	1/18/2017	5	APPROVED	
PLANNING	Korey Brooks	1/13/2017	1/20/2017	1/26/2017	13	COMMENTS	Comments

(1/27/2017 8:39 AM KB)

1. Please make Lot 2 2-acres (already addressed).
2. Please ensure that each lot meets 25-foot side setback.
3. "Final Plat" was submitted with the zoning case, however the "Final Plat" will not be approved until after the zoning case. This will be a seperate application and go through a seperate approval process.
4. The zoning requested will be SFE 2.0.



City of Rockwall

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

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

City of Rockwall

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Rockwall, Texas 75087
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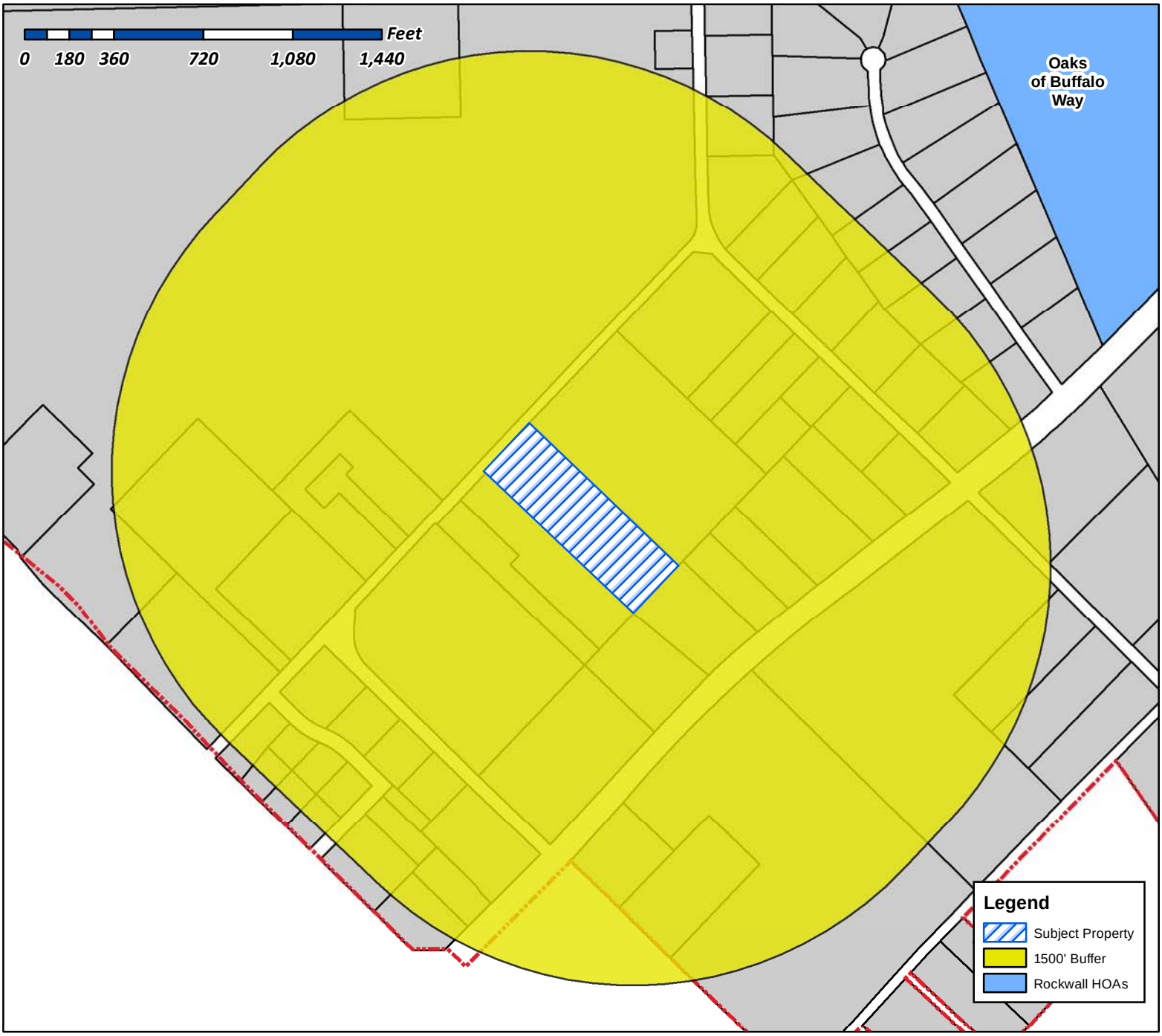
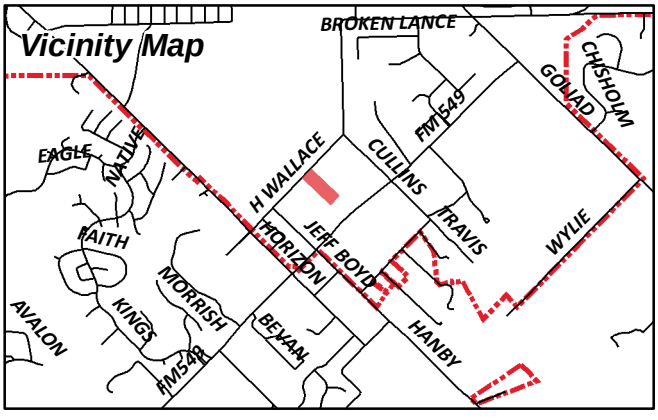


Case Number: Z2017-002
Case Name: Zoning Change (AG to SFE 1.5)
Case Type: Zoning
Zoning: AG to SF-1.5
Case Address: 463 H. Wallace Lane



Date Created: 01/13/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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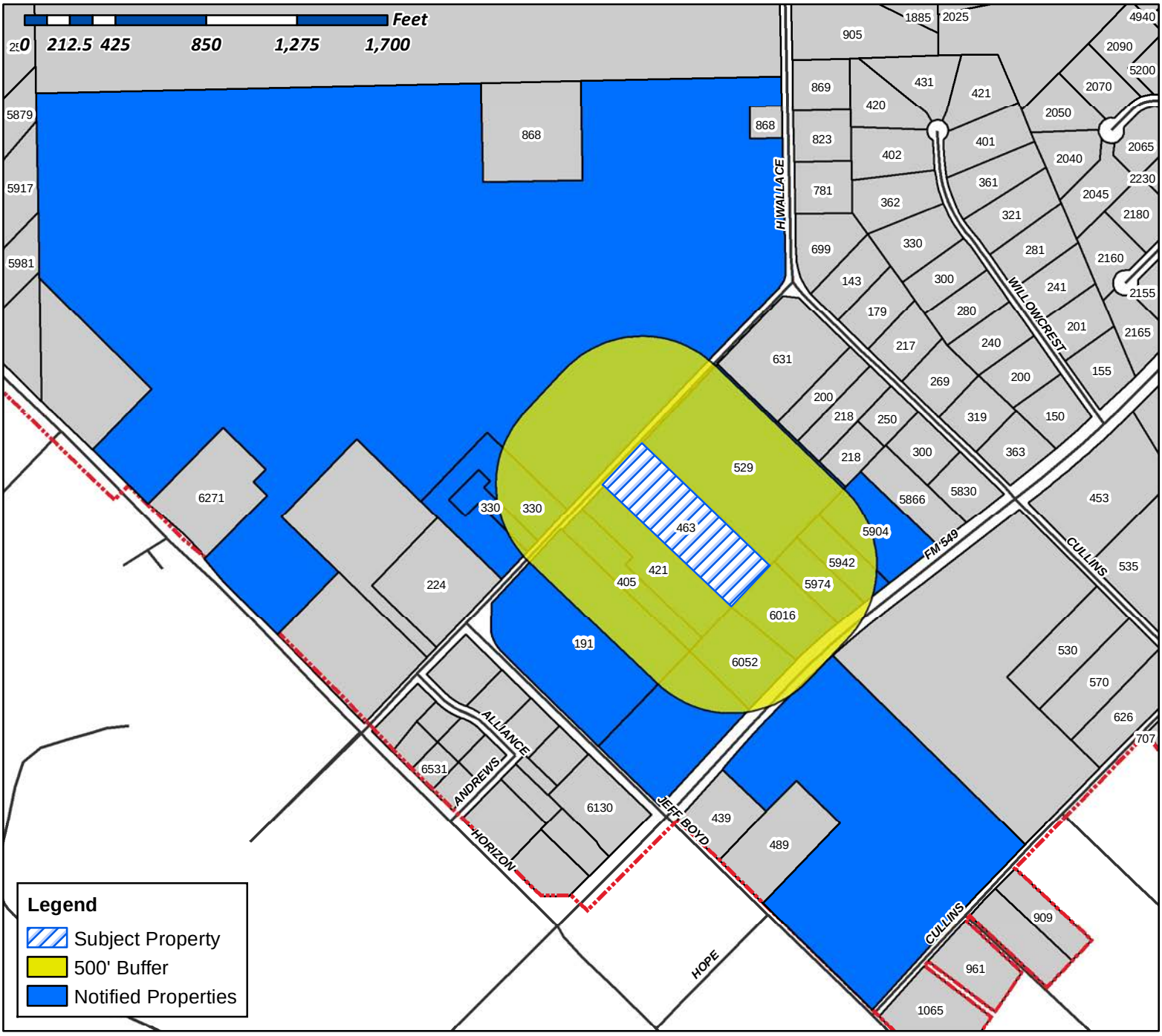
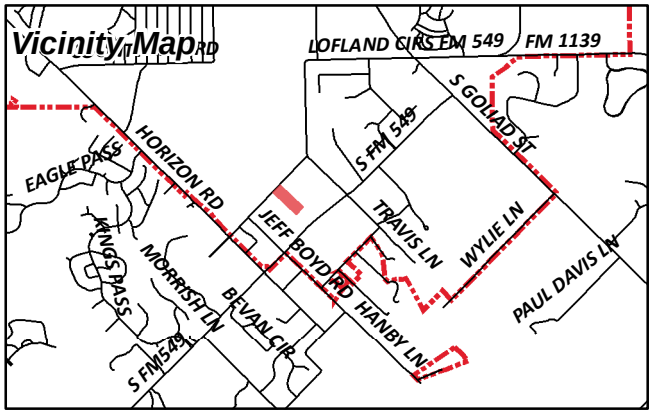


Case Number: Z2017-002
Case Name: Zoning Change (AG to SFE 1.5)
Case Type: Zoning
Zoning: AG to SF-1.5
Case Address: 463 H. Wallace Lane

Date Created: *01/13/2017*
For Questions on this Case Call (972) 771-7745



HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

WALLACE DONALD J
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK JANETTE C
405 H WALLACE LANE
ROCKWALL, TX 75032

INGHAM JULIE A AND MARK A
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

MOODY KELLY E & KIMBERLY MOODY
5904 S FM 549
ROCKWALL, TX 75032

HIX PHILLIP L & JANA D
5942 S FM 549
ROCKWALL, TX 75032

CRAWFORD CAROL C
5974 S FM 549
ROCKWALL, TX 75032

SCHIFELBEIN RICHARD & YVONNE
6016 S FM 549
ROCKWALL, TX 75032

CRABTREE JAMES C JR & TERRY L
6052 S FM 549
ROCKWALL, TX 75032

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-002: 463 H. Wallace Lane (AG to SFE-2.0)

Please place a check mark on the appropriate line below:

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

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

1- Will lower Property value's in Area.
2- Proposed dwelling not up to current standards in building code.
3- Splitting that deep narrow lot in that way lessons area values.
4- Why not chop out 1½ acres off back end with driveway easement and a nicer house.

Name: Richard L. Schiefelbein

Address: 6016 S. FM 549, Rockwall, TX 75032

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

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

This is the second of these I have sent you.

PLEASE RETURN THE BELOW FORM

Case No. Z2017-002: 463 H. Wallace Lane (AG to SFE-2.0)

Please place a check mark on the appropriate line below:

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

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

Name: Donald J. Wallace

Address: 330 H. Wallace ln

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

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



Lisa Palomba
502 Scenic Place
Heath, TX 75032
214-577-9638

January 12, 2017

Mr. Ryan Miller
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: Letter of Explanation for Zoning Change Request for 463 H. Wallace Lane

Mr. Miller:

Please accept my request to rezone the property known as 463 H. Wallace Lane, a 5.192 acre tract of land situated in the W.W. Ford Survey, Tract 8-02, Abstract No. 80, City of Rockwall, Rockwall County, from Agricultural to Single-Family Estate 1.5. A zoning exhibit showing the entire parcel to be rezoned with legal description, proposed plat showing my intentions to subdivide the property and application with fee are included.

463 H. Wallace Lane is a 5.192 acre family owned property. My parents built their home in 1980 and plan to live out the remainder of their lives on the property. My parents and I are requesting to rezone the property from Agricultural to Single-Family Estate 1.5 with the intention of subdividing the property leaving 3.1 acres for my parents. After right-of-way dedication, the remaining 1.8 acres will be gifted to me so that I may build a home next door to my parent's existing home.

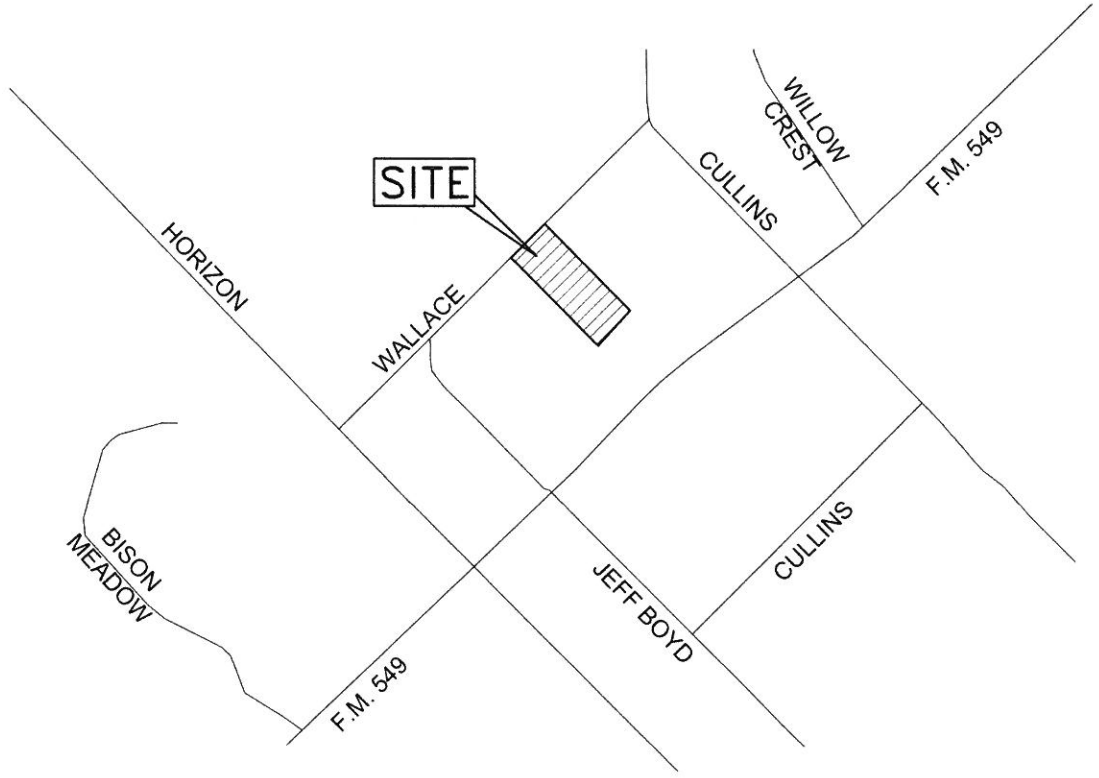
My parents are 80 years of age and are beginning to need some assistance with daily living. They do pretty well most days. However, in considering a plan for their long term care, their desire is to live out their years together in the home they built so long ago. As their only child, I would like to help them live out their lives on their own property. Living next to my parents is a good arrangement for us as they get to remain independent with my assistance (and possibly home health care when required) and I will have my own home with some privacy.

Thank you for your consideration.

Lisa Palomba

Lisa Palomba
214-577-9638
lpalomba@verizon.net

EXHIBIT "A"



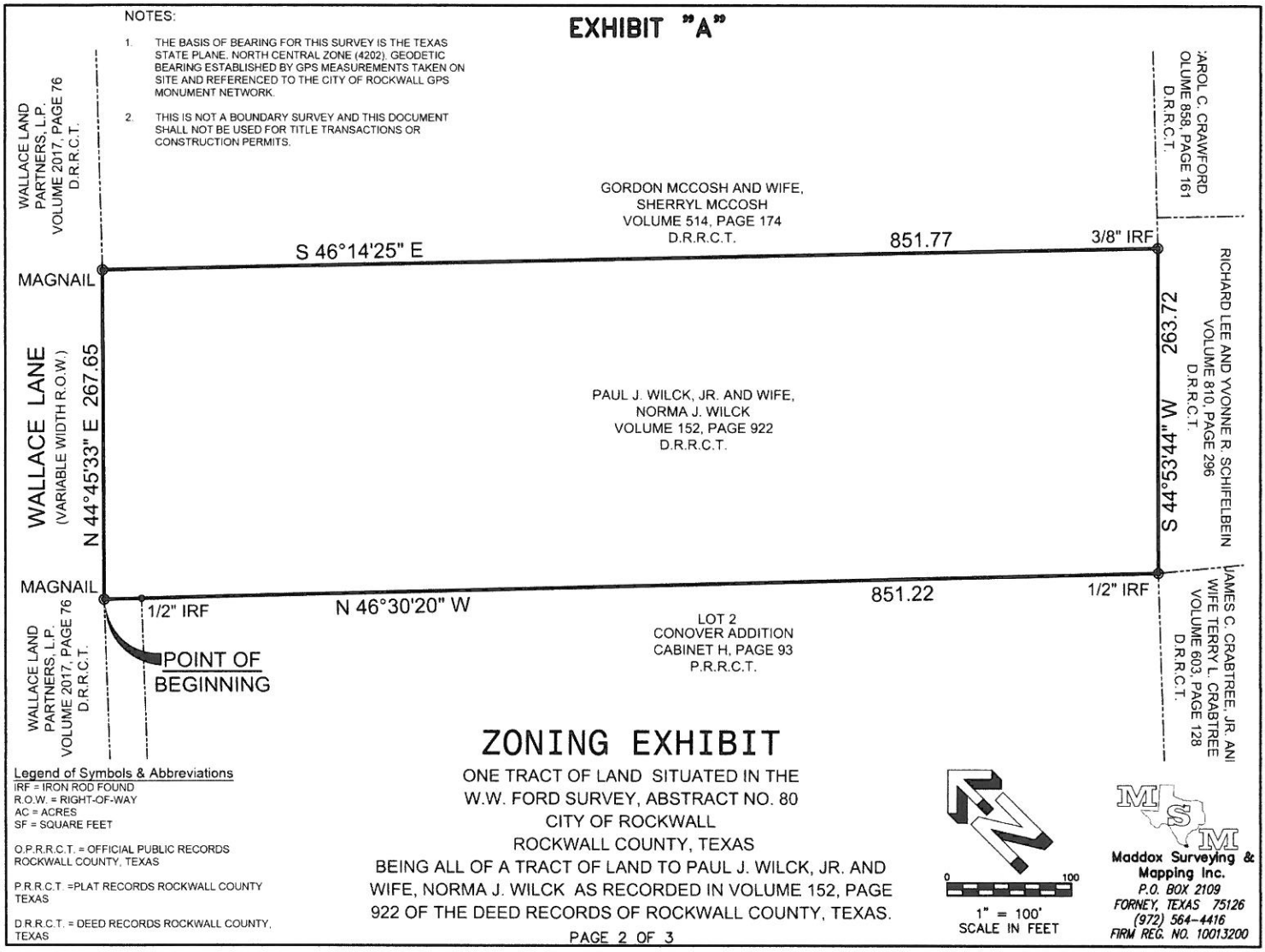
LOCATION MAP

ONE TRACT OF LAND SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
BEING ALL OF A TRACT OF LAND TO PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK AS RECORDED IN VOLUME 152, PAGE 922 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

N

NOT TO SCALE

Maddox Surveying & Mapping Inc.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
FIRM REG. NO. 10013200



ZONING EXHIBIT

ONE TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK AS RECORDED IN VOLUME 152, PAGE 922 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

Legend of Symbols & Abbreviations
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
AC = ACRES
SF = SQUARE FEET

O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

P.R.R.C.T. =PLAT RECORDS ROCKWALL COUNTY TEXAS

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS

0 100
1" = 100'
SCALE IN FEET

Maddox Surveying & Mapping Inc.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
FIRM REG. NO. 10013200

EXHIBIT "A"

TRACT 1
226,177 SQUARE FEET, OR 5.192 ACRES OF LAND

BEING a tract of land situated in the W.W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Paul J. Wilck, JR. and wife, Norma J. Wilck as recorded in Volume 152, Page 922 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in Wallace Lane for the west corner of said Wilck tract and the north corner of the Conover Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 93 of the plat records of Rockwall County, Texas, said point also lying on the southerly line of a tract of land to Wallace Land Partners, L.P. as recorded in Volume 2017, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 45 minutes 33 seconds East along the northwest line of said Wilck tract and the interior of said Wallace Lane, a distance of 267.65 feet to a Mag Nail setfor the north corner of said Wilck tract and the west corner of a tract of land to Gordon Mccosh and wife Sherryl Mccosh as recorded in Volume 514, Page 174 of the Deed Records of Rockwall County, Texas ;

THENCE South 46 degrees 14 minutes 25 seconds East along the common line of said Wilck tract and said Mccosh tract, a distance of 851.77 feet to a 3/8 inch iron rod found for the east corner of said Wilck tract and the south corner of said Mccosh tract, said point also lying on the northwest line of a tract of land to Richard Lee and Yvonne R. Schifelbein as recorded in Volume 810, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 53 minutes 44 seconds West along the common line of said Wilck tract and said Schifelbein tract, a distance of 263.72 feet to a 1/2 inch iron rod found for the south corner of said Wilck tract, the west corner of said Schifelbein tract the north corner of a tract of land to James C. Crabtree, Jr. and wife Terry L. Crabtree as recorded in Volume 603, Page 128 of the Deed Records of Rockwall County, Texas and the east corner of Lot 2 of previously mentioned Conover Addition;

THENCE North 46 degrees 30 minutes 20 seconds West along the common line of said Wilck tract and said Conover Addition, a distance of 851.22 feet to the POINT OF BEGINNING containing 226,177 square Feet, or 5.192 acres of land.

Maddox Surveying & Mapping Inc.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
FIRM REG. NO. 10013200

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL
LAND SURVEYOR

BRIAN J. MADDOX, R.P.L.S. #5430
NOVEMBER 15, 2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Jim Ziegler; *PegasusAblon*

AGENDA ITEM: **Z2017-003**; *Amendment to Planned Development District 7 (PD-7)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by Ordinance No.'s 73-47, 82-36 & 87-11, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive, and take any action necessary.

BACKGROUND:

Planned Development District 7 (PD-7) was approved by City Council on November 12, 1973 by *Ordinance No. 73-47*. At the time of adoption, the planned development district permitted a combination of neighborhood service, water recreation, single-family and multi-family land uses. This ordinance was later amended on August 2, 1982 by *Ordinance No. 82-36*, which incorporated a concept plan and expanded the land uses to include a commercial hotel, marina, retail, multi-family and condominiums. On April 6, 1987, the planned development district was again amended to limit the land uses. This limited set of land uses included office, restaurants, hotel and marina. This is the zoning ordinance that is currently in place (*see the attached excerpts from Ordinance No. 87-11*).

On December 15, 2003, the City Council approved a site plan for the Harbor, Phase 1. This portion of the development included the retail areas (*i.e. Area 1 on the attached zoning exhibit*) and the *Harbor Fountain*. The Planning and Zoning Commission then approved the site plan for the Hilton Hotel & Resort (*i.e. the Harbor, Phase 2 -- Area 2 on the attached zoning exhibit*) on February 14, 2006. In addition to the Hotel, a 1.861-acre out parcel was left undeveloped.

PURPOSE & REQUEST:

The applicant, Jim Ziegler of PegasusAblon, is requesting to amend PD-7 to allow limited General Retail (GR) District land uses and the addition of a *Brewery or Distillery (including Brew Pub)* and *Winery* as permitted *by-right* land uses. In addition, the applicant is looking to clear up some ambiguities associated with the current regulating ordinance (*i.e. Ordinance No. 87-11*). Under this ordinance, specific land uses are called out as permitted uses (*i.e. office, restaurants, hotel, marina, etc. -- see attached excerpts from Ordinance No. 87-11*); however, the ordinance fails to incorporate any language relating to retail land uses. In past interpretations of this ordinance, it has been construed that PD-7 allows retail land uses based on *Ordinance No. 82-36 -- which was amended by Ordinance No. 87-11 and allows retail land uses by-right* -- and by the use of language referring to *Planned Development Commercial* in *Ordinance No. 87-11*. The harbor currently has eight (8) businesses operating under Certificate of Occupancies (CO's) that relate to retail land uses.

With regard to the proposed additional land uses (*i.e. Brewery or Distillery [including Brew Pub] and Winery*), the applicant has stated that it is PegasusAblon's intent to provide more entertainment uses in the Harbor. As we have discussed in previous cases, land uses that include the on-site production, sale and/or consumption of alcoholic beverages have additional regulations imposed by the State of Texas, which are administered by the *Texas Alcoholic Beverage Commission (TABC)*. These regulations include limitations on production for on-site consumption, hours of operation (*i.e. 8:00 AM – 12:00 AM Monday through Saturday and 10:00 AM – 12:00 AM on Sunday*), and other operational constraints.

In addition, the applicant is also proposing to incorporate a 0.30-acre portion of *Lot 7, Block A, The Harbor-Rockwall Addition* into PD-7. This property is currently zoned Planned Development District 32 (PD-32) and is located within the *Harbor Residential Sub-District*. The purpose of this addition is tied to the proposed expansion of the existing Cinemark Theater. A site plan (*i.e. SP2017-006*) -- *which will be on the consent agenda for the Planning and Zoning Commission on February 14, 2017* -- and plat (*i.e. P2017-004*) -- *which was approved by City Council on February 6, 2017* -- for the proposed expansion have also been submitted.

As with past amendments to planned development districts that consist of several regulating ordinances, staff has taken the opportunity to consolidate the regulating ordinances for PD-7 into one (1) ordinance. This has required the cooperation of the owners of the Hilton Hotel & Resort, which is the only other property owner in the planned development district. To simplify the requirements of the planned development district staff has also changed the uses permitted on these properties (*i.e. Areas '2' & '3' on the attached zoning exhibit*) to limited General Retail (GR) District land uses. In addition, staff has established a PD Development Plan process, which will allow the City Council to review any new development within the planned development district. This requirement is intended to ensure that all new development will maintain the same architectural style that currently exists in the Harbor. A representative from the Hilton Hotel & Resort has reviewed the zoning ordinance and has sent an email and property owner notification indicating their agreement with the zoning as submitted (*see attached notifications*). As with all zoning requests, the approval of any changes to PD-7 are discretionary to the City Council.

NOTIFICATION:

On January 30, 2017, staff mailed 383 notices to property owners and residents within 500-feet of PD-7. Staff also emailed notices to the Signal Ridge, Chandler's Landing, Water's Edge, and Lago Vista Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property along Summer Lee Drive as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) property owner notification and one (1) email in support of the zoning amendment, and one (1) email stating no opposition but citing a concern with potential noise. *These emails and notice have been provided in the attached packet.*

City of Rockwall

Project Plan Review History

				Applied	1/18/2017	LM
Project Number	Z2017-003	**Owner**	TF HARBOR, LLC	**Approved**		
Project Name	The Harbor	**Applicant**	WINKELMANN & ASSOCIATES	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	1/18/2017	LM
Status	STAFF REVIEW					

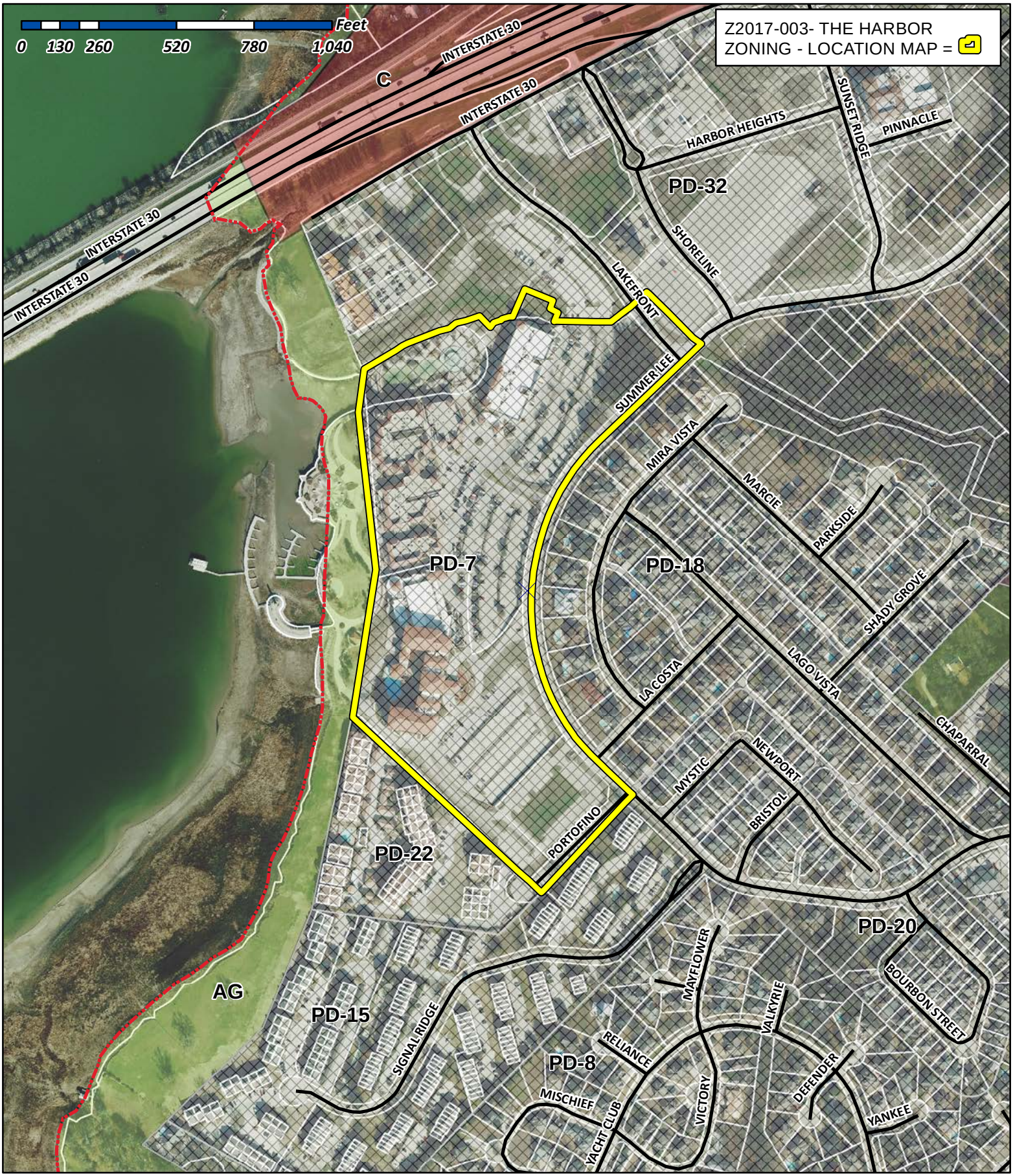
Site Address	**City, State Zip**	**Zoning**
SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR - ROCKWALL, THE	5	A	5	3809-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/19/2017	1/26/2017	1/19/2017		APPROVED	
ENGINEERING	Amy Williams	1/18/2017	1/25/2017	1/19/2017	1	APPROVED	
FIRE	Ariana Hargrove	1/18/2017	1/25/2017	1/20/2017	2	APPROVED	
PLANNING	Ryan Miller	1/18/2017	1/25/2017	1/20/2017	2	APPROVED	See Comments

Z2017-003 (Amendment to PD-7): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by Ordinance No.'s 73-47, 82-36 & 87-11, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7), and located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-003) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on January 31, 2017.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on February 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the February 14, 2017 Planning & Zoning Meeting.
I.6 The projected City Council dates for this case are projected to be: 1) February 20, 2017 [1st Reading], and 2) March 6, 2017 [2nd Reading].



City of Rockwall

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

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

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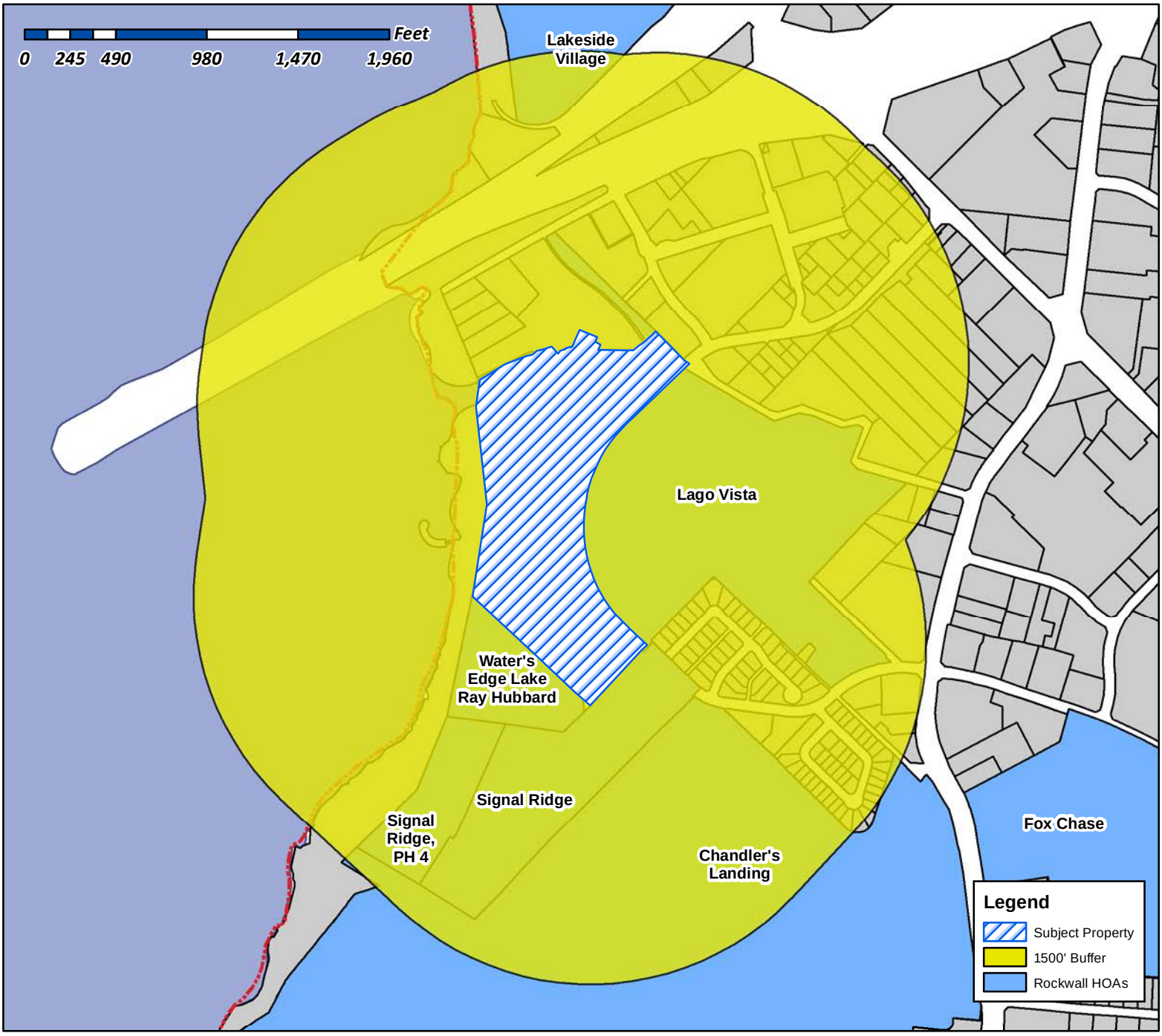
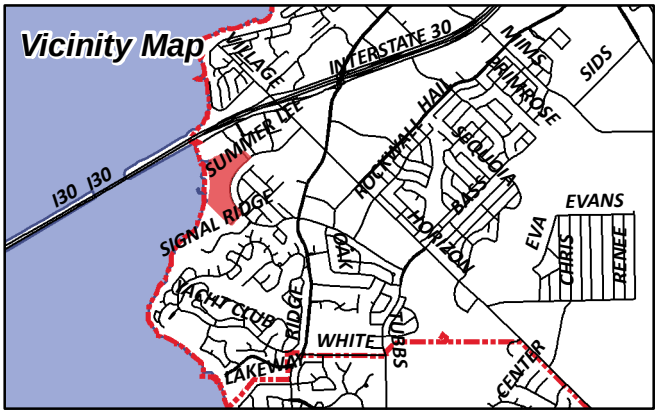


Case Number: Z2017-003
Case Name: Amendment to PD-7
Case Type: Zoning
Zoning: PD-7
Case Address: The Harbor



Date Created: 1/24/2017
For Questions on this Case Call (972) 771-7745

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

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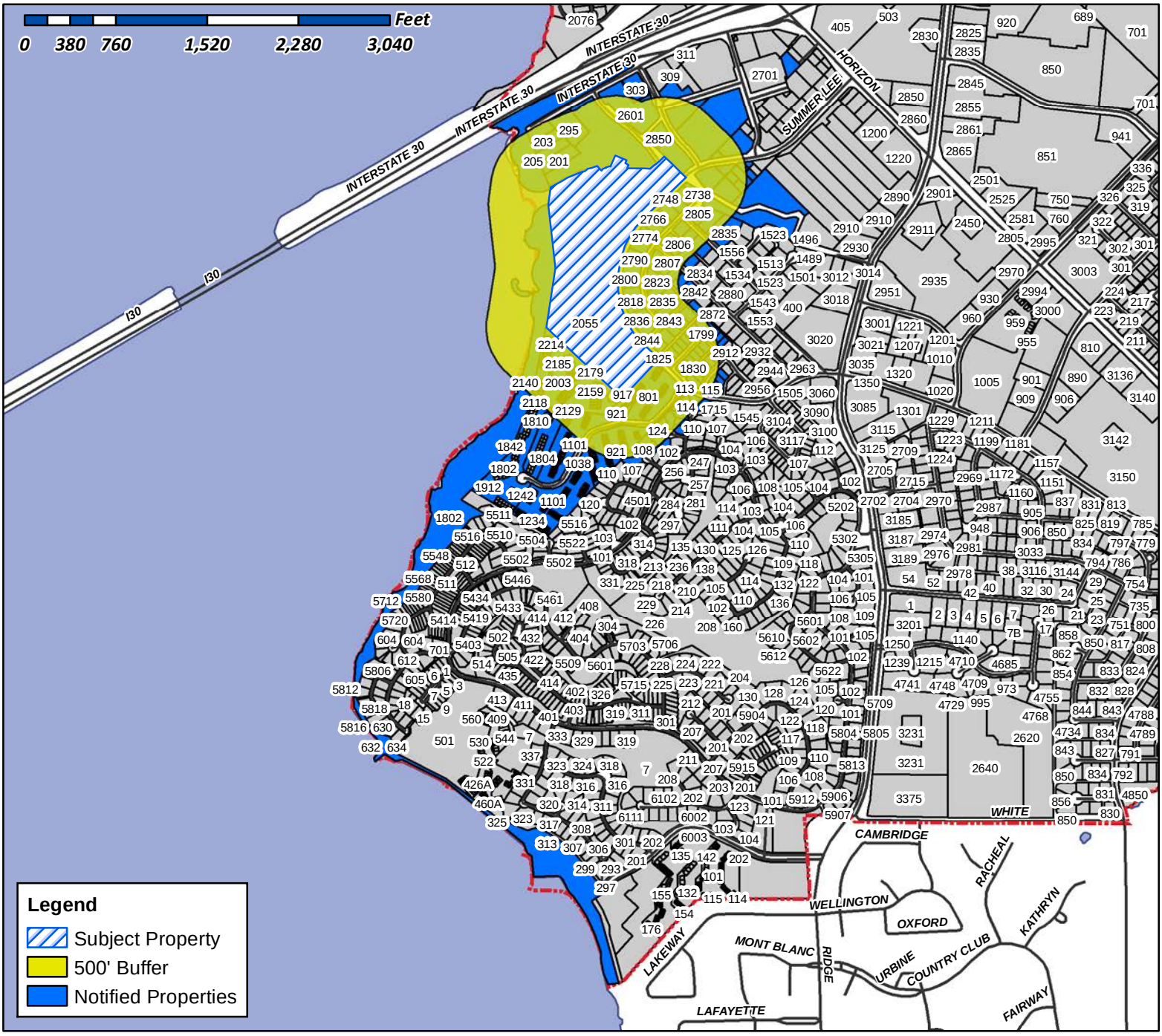

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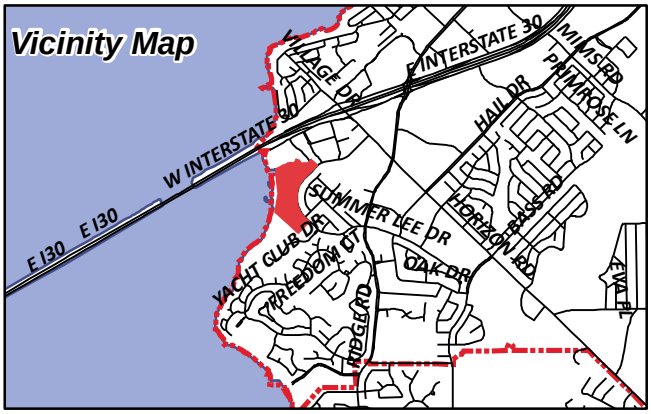
Case Address: The Harbor



Date Created: 1/24/2017
For Questions on this Case Call (972) 771-7745

LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TX 75231

CURRENT RESIDENT
1001 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1003 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BLANKINSHIP TERRI
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1005 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

SHEFA AHMAD Z AND BOBBIE L
1009 KNIGHTSBRIDGE RD
ROCKWALL, TX 76712

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1010 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PEARCE KENNETH WAYNE LIVING TRUST
10110 SULLY DR
ROCKWALL, TX 91352

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1013 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1014 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1015 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1017 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1019 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
1021 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1023 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1025 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
ROCKWALL, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
1034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1035 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OCONNOR MICHAEL
105 MAYFLOWER CT
ROCKWALL, TX 75032

DOWLING STEVEN & BRENDA
106 RELIANCE CT
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

THOMAS TRENT REED
10733 S FIERY DAWN COURT
ROCKWALL, TX 85641

WURSTER FAMILY TRUST
10738 PASSERINE WAY
ROCKWALL, TX 92121

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
10808 LA CABREAH LN
ROCKWALL, TX 46845

NELSON RICHARD W & JUDY E
10852 N HIGHWAY 7
ROCKWALL, TX 71949

LYONS MICHAEL JOSEPH & ELIZABETH GARLAND
109 MAYFLOWER COURT
ROCKWALL, TX 75032

BELLA HARBOR HOTEL VENTURE LLC
109 N POST OAK LANE SUITE 200
HOUSTON, TX 77024

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

WATSON CHAD E
1121 ROLLING MEADOW DR
ROCKWALL, TX 75166

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD CARL F & TONI A TRUSTEES
114 MAYFLOWER CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

OPENDOOR HOMES PHOENIX 2 LLC
116 NEW MONTGOMERY ST
SAN FRANCISCO, CA 94105

ROBERTSON GERALDINE C &
1170 WATERSIDE CIR
ROCKWALL, TX 75087

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
120 S MARTIN RD
ANAHEIM, CA 92808

GORDON NANCY ARAKAKI
120 WEST 97TH ST APT 9-I
NEW YORK CITY, NY 10025

GORDON NANCY ARAKAKI
120 WEST 97TH ST APT 9-I
NEW YORK CITY, NY 10025

TAYLOR AARON
1200 W 76TH ST APT 102
ROCKWALL, TX 44102

HOLDER TOM
122 PURITAN CT
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

STEWART BEVERLY & JAMIE
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

JACKSON STEVEN J SR & BARBARA &
1250 E INTERSTATE 30
ROCKWALL, TX 75087

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

RYAN BRIAN & ALYSHA
127 JULIAN DR
ROCKWALL, TX 75087

WATERS EDGE AT LAKE RAY HUBBARD
12700 PARK CENTRAL DR SUITE 600
ROCKWALL, TX 75251

GORDON NANCY ARAKAKI
128 MANHATTAN AVE
ROCKWALL, TX 10025

SULLIVAN MORTIMER M & CAROLYN B
128 PURITAN CT
ROCKWALL, TX 75032

SLEVKOV JOHN
1301 KASHLAN RD
ROCKWALL, TX 90631

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TENNEY WILL SCOTT
14542 COPPER SPRINGS WAY
ROCKWALL, TX 46040

CURRENT RESIDENT
1501 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1502 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LORENZ TOM
1503 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1504 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1505 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PINK DALLAS LLC
1506 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

THOMAS BARBARA E
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1508 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WADE KENNETH AND DEBBIE
1509 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
1510 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1511 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

REYNA JORDAN & LISHA REYNA
1513 SIGNAL RIDGE PL # 3
ROCKWALL, TX 75032

HYVL AMANDA R
1514 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GERMAN TERESA AND
1515 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KELLY DANIEL P AND MARY M
1516 SIGNAL RIDGE PL #1516
ROCKWALL, TX 75032

HUSTON RICHARD & SHARON
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

UNLUSOY ISMAIL FIKRET & NERMIN
1538 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

AMIN MOHAMMAD N & SAJIDA
1781 LA COSTA DR
ROCKWALL, TX 75032

VANG DEBBIE AND YEE
1791 LA COSTA DR
ROCKWALL, TX 75032

STOVALL PERRY J & BEVERLY A
1796 MYSTIC ST
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

CURRENT RESIDENT
1801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD RAY AND JEAN
1801 SIGNAL RIDGE PL #14
ROCKWALL, TX 75032

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KEMP MICAH T AND NATALIE M
1802 MYSTIC ST
ROCKWALL, TX 75032

CURRENT RESIDENT
1803 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SAUCEDO ALFRED E AND MARIA C
1803 MYSTIC ST
ROCKWALL, TX 75032

HYATT JAMES AND RAMONA
1804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1805 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

WILLARD DANNY
1807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHIELDS KENNETH L
1809 MYSTIC ST
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75032

CURRENT RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

VERHAGEN DALE
1815 BRISTOL LN
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
1817 LA COSTA DR
ROCKWALL, TX 75032

CHAMBERLAIN TIMOTHY CHIP
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY A
1818 MYSTIC ST
ROCKWALL, TX 75032

PORTER MELVIN AND PEGGY REESE-
1820 BRISTOL LN
ROCKWALL, TX 75032

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PAUL R & PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

SEVAJIAN LUTHER
1823 BRISTOL LN
ROCKWALL, TX 75032

PATRICK JANET
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
1827 MYSTIC ST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1830 BRISTOL LN
ROCKWALL, TX 75032

NIGHTINGALE LORIE AND MARK
2003 PORTOFINO DR
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
2005 LAKE FOREST
ROCKWALL, TX 75087

STAMPS GAYLON WAYNE JR
2005 PORTOFINO DR
ROCKWALL, TX 75032

GULLEY THOMAS JOHN
2007 CORDELIA PLACE
ROCKWALL, TX 77479

CURRENT RESIDENT
2009 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
201 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2011 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2016 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2018 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2020 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2022 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2024 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2026 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2028 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
203 I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

NORTHSTAR REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2030 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2032 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2034 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2036 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2038 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

TRENCHARD LOUIS & KIM
205 COUNTY ROAD 43340
ROCKWALL, TX 75462

CURRENT RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75032

YORIO THOMAS & ELENA I
208 BRIAR HAVEN CT
ROCKWALL, TX 76028

CURRENT RESIDENT
2112 PORTOFINO DR
ROCKWALL, TX 75032

WHITE CEDRIC K
2114 PORTOFINO DR
ROCKWALL, TX 75032

GROSS THOMAS R JR
2118 PORTOFINO DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2120 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2124 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2125 PORTOFINO DR
ROCKWALL, TX 75032

PURCELL EDWARD
2126 PORTOFINO DR UNIT 2126
ROCKWALL, TX 75032

CURRENT RESIDENT
2127 PORTOFINO DR
ROCKWALL, TX 75032

MCCLINTOCK JOHNATHAN E
2129 PORTOFINO DR
ROCKWALL, TX 75032

JACK STAFF LTD
2130 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2131 PORTOFINO DR
ROCKWALL, TX 75032

CARSON KEITH ERICK & JANICE G
2132 PORTOFINO DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2133 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2135 PORTOFINO DR
ROCKWALL, TX 75032

LOEFFLER MATT & STACY
2136 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2137 PORTOFINO DR
ROCKWALL, TX 75032

SEEBURGER JAMES W
2138 PORTOFINO DR UNIT 2138
ROCKWALL, TX 75032

MELANCON PATRICK K
2139 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2140 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2141 PORTOFINO DR
ROCKWALL, TX 75032

GLASSON TIM C AND WENDY S
2142 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2143 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2145 PORTOFINO DR
ROCKWALL, TX 75032

EVERETT VALERIE LOUISE
2147 PORTOFINO DR BLDG 4
ROCKWALL, TX 75032

CURRENT RESIDENT
2149 PORTOFINO DR
ROCKWALL, TX 75032

WARMAN JANICE
2151 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2153 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2155 PORTOFINO DR
ROCKWALL, TX 75032

BROOKS BEVERLY A
2157 PORTOFINO DR UNIT 2157
ROCKWALL, TX 75032

WAGNER DANIEL E & JUDY L
2159 PORTOFINO
ROCKWALL, TX 75032

CURRENT RESIDENT
2163 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2165 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2167 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2169 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2170 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2171 PORTOFINO DR
ROCKWALL, TX 75032

MILLER SHELLI
2172 PORTOFINO DR
ROCKWALL, TX 75032

SAUNDERS SUSAN A
2173 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2175 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2176 PORTOFINO DR
ROCKWALL, TX 75032

LOWE BRADLEY S
2177 PORTOFINO DRIVE
ROCKWALL, TX 75032

SIMONS DANIEL M
2178 PORTOFINO DRIVE
ROCKWALL, TX 75032

KERR LYNN
2179 PORTOFINO DR
ROCKWALL, TX 75032

SNODGRASS SHELLI G
2181 PORTOFINO
ROCKWALL, TX 75032

SPRINGER JEWELL F REV LIV TR
2182 PORTOFINO DR
ROCKWALL, TX 75032

DURBIN GLENDA F
2183 PORTOFINO DR BLDG 3
ROCKWALL, TX 75032

CURRENT RESIDENT
2184 PORTOFINO DR
ROCKWALL, TX 75032

BROCK JERRY L & MARY E
2185 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2187 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2188 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2189 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2190 PORTOFINO DR
ROCKWALL, TX 75032

FIGLIULO JOHN REVOCABLE TRUST
2191 PORTOFINO
ROCKWALL, TX 75032

MOON RANDOLPH L & SHIRLEY A
2193 PORTOFINO DR
ROCKWALL, TX 75032

WOODLIFF JACK E & EMMA L
2194 PORTOFINO DR
ROCKWALL, TX 75032

WYLIE MOZELLE & JOEL A
2195 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2196 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2197 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2199 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2200 PORTOFINO DR
ROCKWALL, TX 75032

JOHNSON FAMILY LIVING TRUST
2201 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2202 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2203 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2206 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2208 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2212 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2214 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2218 PORTOFINO DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2220 PORTOFINO DR
ROCKWALL, TX 75032

PORTOFINO DRIVE LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

WONG BRENDAN & MIMI CHANG WONG
230 WESTWAY PL STE 111
ROCKWALL, TX 76018

AMACHER RICHARD C & KATHLEEN O
25050 BALLYCASTLE COURT #103
ROCKWALL, TX 34134

GARZA DENISE D WILSON
2519 CAMBRIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER CRAIG R AND KATHY B
2782 MIRA VISTA LN
ROCKWALL, TX 75032

SIDEREAS BRENDON L ET UX
2790 MIRA VISTA LN
ROCKWALL, TX 75032

WILLIAMS DALE W & CHARLA G
2800 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

WARREN CHARLES C JR & CHERI M
2807 MIRA VISTA LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2808 MIRA VISTA LN
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

JOHNSON ANN E AND TERRY W
2814 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

WANG YUN
2818 MIRA VISTA LN
ROCKWALL, TX 75087

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

DOBBS LARRY E & REBECCA
2823 MIRA VISTA LN
ROCKWALL, TX 75032

LE TONY & MINHCHAU
2824 LAGO VISTA LN
ROCKWALL, TX 75032

MCBANE JANET T AND
2828 MIRA VISTA LN
ROCKWALL, TX 75032

JAMES PATRICK W & TERESA F
2829 LAGO VISTA LN
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2834 LAGO VISTA LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

POLLOCK REX L & RITA K
2835 MIRA VISTA LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2836 MIRA VISTA LN
ROCKWALL, TX 75032

KURIAN P K & THANKAMA
2842 LAGO VISTA LN
ROCKWALL, TX 75032

UHL STEPHEN & SUSAN
2843 MIRA VISTA LN
ROCKWALL, TX 75032

CALDERONE MICHAEL J AND NINA B
2844 MIRA VISTA LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75032

GWIE KIONG OEN & RONY THERESIA
2901 NEWPORT DR
ROCKWALL, TX 75032

BAILEY RONALD C ET UX
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

CRIBARI JAMES E
2928 NEWPORT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

WANG LIN YU
3023 E I-30 #D500
ROCKWALL, TX 75087

CURRENT RESIDENT
303 I30
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA NIGH
306 LAUREL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
309 I30
ROCKWALL, TX 75032

OSBORN WILLIAM AND
3120 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VOELKER ROBERT F
3182 CANNON RD
ROCKWALL, TX 44087

MURRAY NORMA C
330 PARK BROOK DR
DALLAS, TX 75218

LIECHTY SHIRLEY JEAN
331 MOCKINGBIRD LN
AUBURN, AL 36830

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROCKWALL, TX 75088

AGARWAL ASHWANI K
3435 ASBURY ST
ROCKWALL, TX 75205

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ANTERO INVESTMENT PARTNERSHIP
37191 N BLACK VELVET LN
ROCKWALL, TX 60083

JOHNSON JEFFREY G & AMY
3805 MOCKINGBIRD LANE
ROCKWALL, TX 75205

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

GARDNER DAVID L
4440 FAIRWAYS BLVD APT 410
ROCKWALL, TX 34209

GARDNER DAVID L REV LIV TR
4440 FAIRWAYS BLVD APT 409
BRADENTON, FL 34209

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

POOL TERI K
4734 ARIA COURT
ROCKWALL, TX 80906

VMC PROPERTIES
4879 OLSON DR
ROCKWALL, TX 75227

BRASHEARS KARI
499 FRANKLIN ST
ROCKWALL, TX 75189

SARMIENTO REYNALDO D TRUSTEE
507 AZALEA LN
ROCKWALL, TX 75455

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

HOUSTON STEPHEN E AND LORI
52 LAKEVIEW VILLAGE
ROCKWALL, TX 77356

GROARK DAVID H
5572 CANADA CT
ROCKWALL, TX 75032

DWYER REX ETUX AMY
5906 SCEPTRE DR
ROCKWALL, TX 75032

SALAZAR JESSE & ANNA
6 BLUEBONNET TRAIL
ROCKWALL, TX 75402

HOOVER WILLIAM ALEX
608 PRIVATE DR
HEATH, TX 75032

WALTEN KAY CP & GARY A
619 NEW YORK AVE
ROCKWALL, TX 19703

BATEMAN THOMAS LOGAN
6202 PARKRIDGE DR
ROCKWALL, TX 75048

LAMBRIGHT BERNARD G ET UX
622 WENTWORTH DR
ROCKWALL, TX 46526

WILSON KAREN A &
6424 PEMBERTON DR
ROCKWALL, TX 75230

PHILLIPS SCOTT
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

CLAYTON FAMILY TRUST
6915 WINTERWOOD
DALLAS, TX 75248

BENNETT TAMMY L & GERALD M
742 E PROSPECT RD
ROCKWALL, TX 75657

TF HARBOR LLC
777 E CAMPBELL RD STE 650
RICHARDSON, TX 75081

PATTERSON WILLIAM L & DWAYLA
782 HANOVER DR
ROCKWALL, TX 75087

MAUGH JO ANNE TRUST
797 ANTA FE LANE
ROCKWALL, TX 75189

CURRENT RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WOODWARD JAMES KELLY
802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WADE KENNETH MARTIN & DEBBIE
803 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
805 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
808 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
809 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SCROGGS JENNA D
810 SIGNAL RIDGE PLACE #810
ROCKWALL, TX 75032

CURRENT RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ZAPF PATRICIA LUSCOMBE
812 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DUNN JOHN R JR ET UX
813 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ELLEDGE BETTYE L
815 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ODOM TERRIE R
816 SIGNAL RIDGE
ROCKWALL, TX 75032

SIMZER KEVIN T & LAURA S
9 KILCHURN
ROCKWALL, TX 75044

BYS JAY
9 PINTAIL POINT
ROCKWALL, TX 75032

CURRENT RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CRABB JESSICA M ESTATE OF
901 MAIN ST FL 16
DALLAS, TX 75202

EASTERLY LOYCE H
902 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
907 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GAIN SHARON
908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TAYLOR FAMILY LIVING TRUST
91 N MEWS WOODS CT
ROCKWALL, TX 77381

IRBY JAYNE
910 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
911 SIGNAL RIDGE PL
ROCKWALL, TX 75032

THIEMAN ROBERT
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COKER DONALD RAY & GEORGETTE
913 SIGNAL RIDGE PL UNIT 913
ROCKWALL, TX 75032

CURRENT RESIDENT
914 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
915 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SELLERS PATRICIA
916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
919 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
923 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
924 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
925 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
926 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
927 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
928 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GREEN MAUREEN & MICKEY R
945 BREEZY HILL LN
ROCKWALL, TX 75087

KURIMOTO WENDY L &
9605 OAKHAM WAY
ROCKWALL, TX 95757

SHARMA ANJMUN
9820 PALISADE RIDGE DR
ROCKWALL, TX 80920

CULPEPPER /SPATEX JV
PO BOX 1068
HURST, TX 76053

AMHILL FINANCIAL LP
PO BOX 1179
ROCKWALL, TX 75087

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

BEIN LEONARD R & DEBRA M
PO BOX 1893
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

LOHMEYER GAIL M
PO BOX 2462
ROCKWALL, TX 75030

ROSENBERG MORTON M & CAROL L
PO BOX 2463
ROCKWALL, TX 75087

DASILVA JOHN M
PO BOX 2601
ROCKWALL, TX 75030

PHILLIPS H SYVELLE & LOVIE E
PO BOX 627
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

VANCE NITA A
PO BOX 717
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
PO BOX 743612
DALLAS, TX 75374

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
ROCKWALL, TX 75160

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

CRUZ REBECCA
PO BOX 871022
ROCKWALL, TX 75187

ALLUVION PROPERTIES LLC
PO BOX 94031
ROCKWALL, TX 76092

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

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

To Whom It May Concern:

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

Case No. Z2017-003: The Harbor

Hold a public hearing to discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by Ordinance No.'s 73-47, 82-36 & 87-11, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7), located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 2/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **2/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-003: The Harbor

Please place a check mark on the appropriate line below:

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

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

As property owners, we support the amendment. We request that the 25,000 size limit be clarified to specify that 25,000 is the max building footprint.

Name: Kellie Jenks President Bella Harbor Hotel Venture

Address: 109 N Post Oak Lane Suite 200 Houston TX 77024

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

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

From:	Kellie Jenks
To:	Miller, Ryan
Cc:	Bradford Pittenger
Subject:	Ordinance Change approval
Date:	Wednesday, February 08, 2017 10:37:45 AM
Attachments:	Sp-trccp-017020811321.pdf

Ryan-

Thanks for chatting with me the this morning. Per our conversation, as owners of the Hotel and adjacent tract, we are in support of the expanded zoning designation. We would request that the "Maximum Building Size" be changed to "Maximum building footprint" so that we have the option in the future to build an multi-story office building larger than 25,000 sf.

Thanks!

Kellie Jenks
TRC Capital Partners
[redacted]

From: Planning
To: Miller, Ryan
Subject: FW: Harbor P&Z notice feedback
Date: Thursday, February 02, 2017 3:02:57 PM
Importance: High

-----Original Message-----
From: Gena Bailey [redacted]
Sent: Thursday, February 02, 2017 2:57 PM
To: Planning
Subject: Harbor P&Z notice feedback
Importance: High

Case# Z2017-003: The Harbor

We live in the Lago Vista neighborhood and our house backs up to The Harbor development. 2774 Mira Vista Lane. Richard and Gena Bailey.

We strongly object to any change in the clarification or interpretation of the existing noise ordinance as it may apply to current zoning and future zoning thoughts. We have no objections to family values businesses, even to include wineries and breweries. The noise level from the businesses that carries into the residential neighborhood we need to protect. If there are any considerations of outside entertainment they need to be restricted to the water front and any outside music should be stopped or brought inside including speakers at a reasonable hour 9-9:30. Indoors with doors closed can go on according to the City code.

We had a business on the neighborhood noise side of The Harbor that had karaoke night on the patio with speakers blasting toward the houses until midnight and after and refused to accommodate concerns of the neighbors. This is something we do not need to repeat and strongly suggest rewriting any noise/sound ordinance to make sure this will not happen.

Thank you for your considerations and we will also try and make the meeting as well.

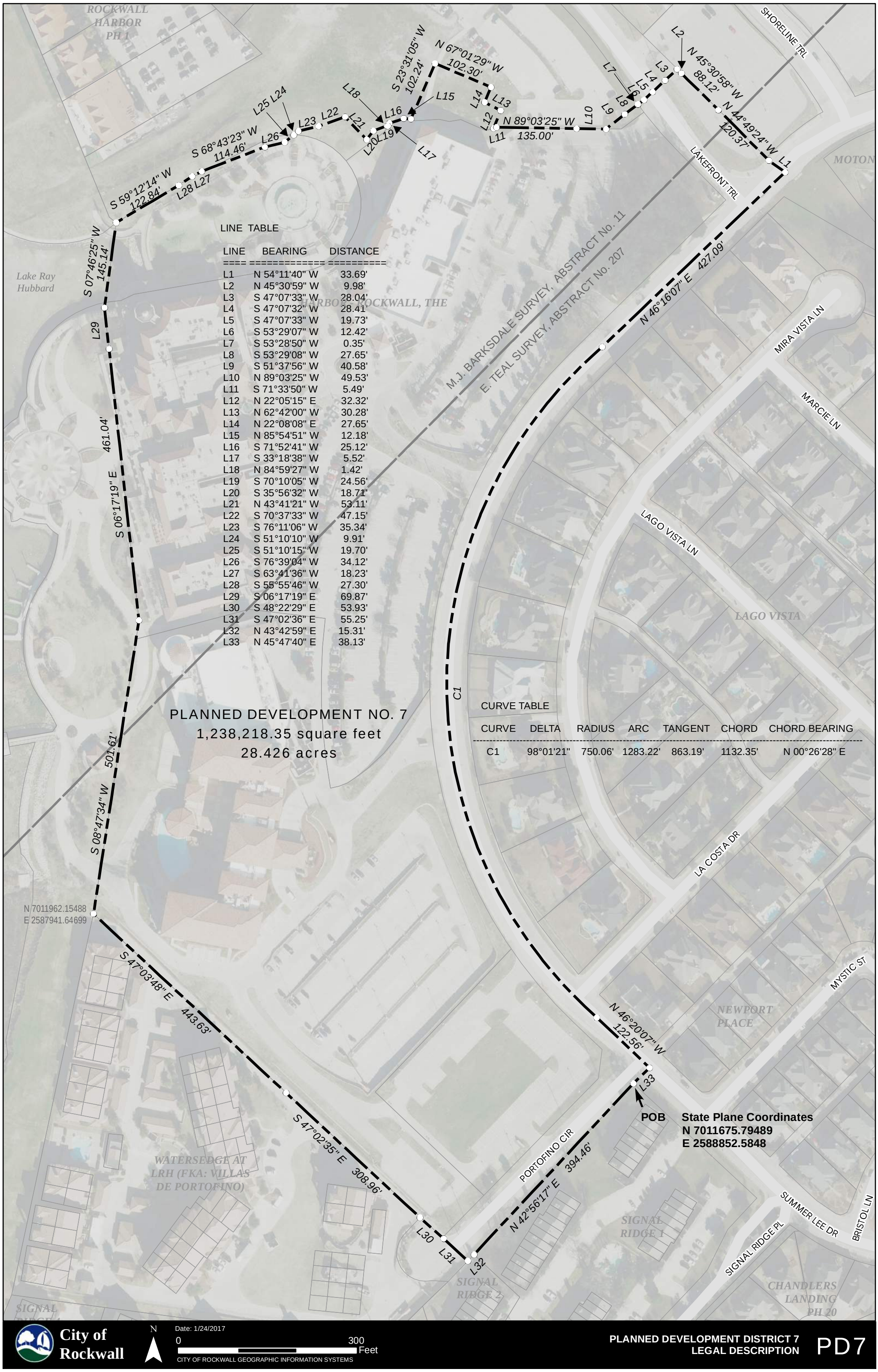
From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2017-003 :The Harbor
Date:	Monday, February 06, 2017 8:12:10 AM

From: Natalie Kemp [redacted]
Sent: Saturday, February 04, 2017 4:39 PM
To: Planning
Subject: Case No. Z2017-003 :The Harbor

I am in favor of the request.
My address: 1802 Mystic St.
Rockwall, TX 75032

--

Natalie Kemp M.S. CCC-SLP
Speech Language Pathologist
[redacted]



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°11'40" W	33.69'
L2	N 45°30'59" W	9.98'
L3	S 47°07'33" W	28.04'
L4	S 47°07'32" W	28.41'
L5	S 47°07'33" W	19.73'
L6	S 53°29'07" W	12.42'
L7	S 53°28'50" W	0.35'
L8	S 53°29'08" W	27.65'
L9	S 51°37'56" W	40.58'
L10	N 89°03'25" W	49.53'
L11	S 71°33'50" W	5.49'
L12	N 22°05'15" E	32.32'
L13	N 62°42'00" W	30.28'
L14	N 22°08'08" E	27.65'
L15	N 85°54'51" W	12.18'
L16	S 71°52'41" W	25.12'
L17	S 33°18'38" W	5.52'
L18	N 84°59'27" W	1.42'
L19	S 70°10'05" W	24.56'
L20	S 35°56'32" W	18.71'
L21	N 43°41'21" W	53.11'
L22	S 70°37'33" W	47.15'
L23	S 76°11'06" W	35.34'
L24	S 51°10'10" W	9.91'
L25	S 51°10'15" W	19.70'
L26	S 76°39'04" W	34.12'
L27	S 63°41'36" W	18.23'
L28	S 55°55'46" W	27.30'
L29	S 06°17'19" E	69.87'
L30	S 48°22'29" E	53.93'
L31	S 47°02'36" E	55.25'
L32	N 43°42'59" E	15.31'
L33	N 45°47'40" E	38.13'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	98°01'21"	750.06'	1283.22'	863.19'	1132.35'	N 00°26'28" E

PLANNED DEVELOPMENT NO. 7
1,238,218.35 square feet
28.426 acres

City of Rockwall

N

Date: 1/24/2017

0 300 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

PLANNED DEVELOPMENT DISTRICT 7
LEGAL DESCRIPTION

PD7

PLANNED DEVELOPMENT NO. 7
LEGAL DESCRIPTION

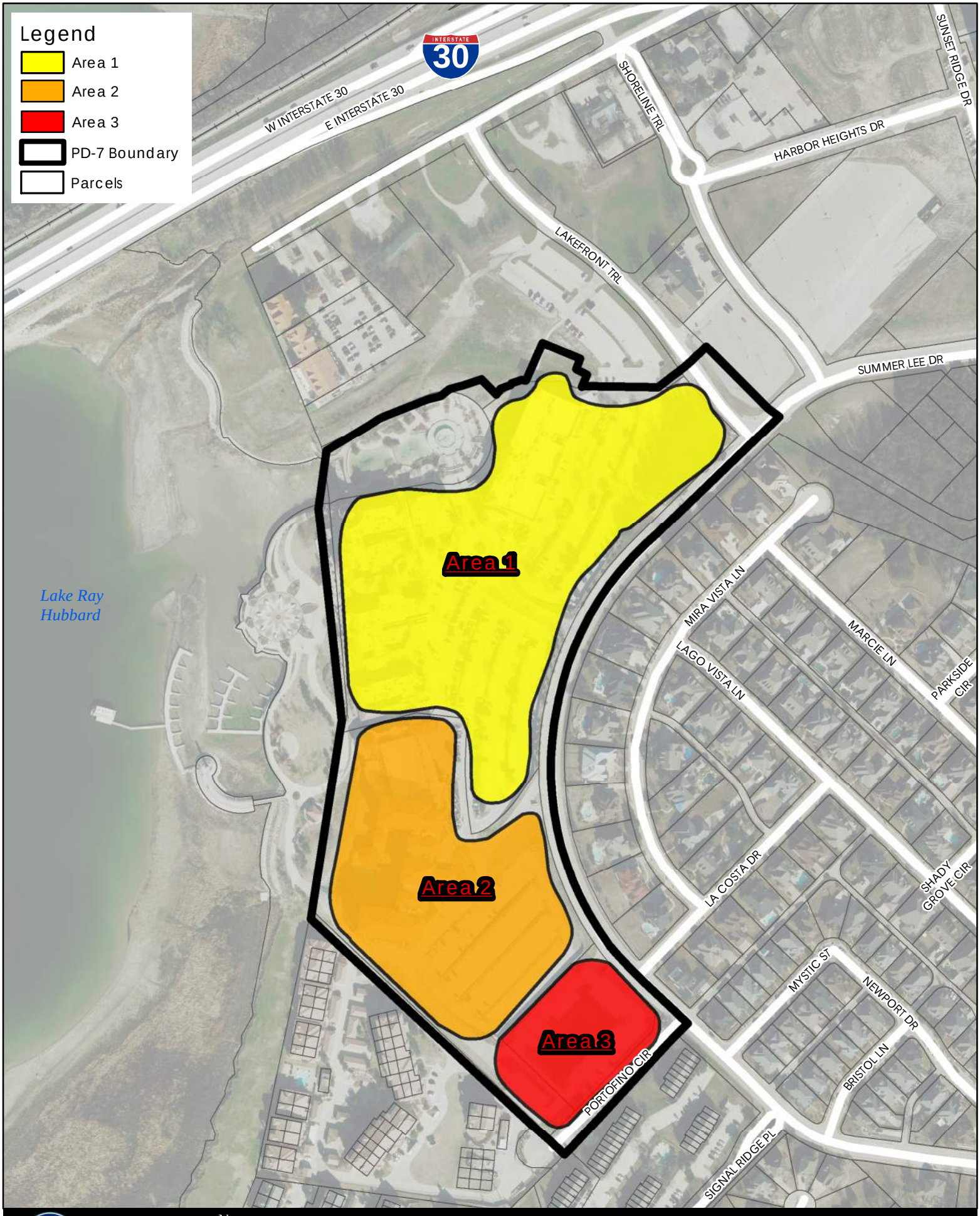
BEING an approximate 28.426 acre tract of land situated in the 'The Harbor - Rockwall Addition', as recorded in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the south right of way line of Summer Lee Dr and the northern most corner of the Signal Ridge Phase 1 Addition (NAD83, State Plane Coordinates, North Central Texas Zone 4202, N 7011675.79489, E 2588852.5848), said point being the **POINT OF BEGINNING**;

THENCE N.45°47'40"E., a distance of 38.13 feet to a point in the center of Summer Lee Dr;
THENCE N.46°20'07"W., a distance of 122.56 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies N.41°25'48"E., a radial distance of 750.06 feet;
THENCE northerly along the arc, through a central angle of 98°01'21", a distance of 1,283.21 feet;
THENCE N.46°16'07"E., a distance of 427.09 feet;
THENCE N.54°11'40"W., a distance of 33.69 feet;
THENCE N.44°49'24"W., a distance of 120.37 feet;
THENCE N.45°30'58"W., a distance of 88.12 feet;
THENCE N.45°30'59"W., a distance of 9.98 feet;
THENCE S.47°07'33"W., a distance of 28.04 feet;
THENCE S.47°07'32"W., a distance of 28.41 feet;
THENCE S.47°07'33"W., a distance of 19.73 feet;
THENCE S.53°29'07"W., a distance of 12.42 feet;
THENCE S.53°28'50"W., a distance of 0.35 feet;
THENCE S.53°29'08"W., a distance of 27.65 feet;
THENCE S.51°37'56"W., a distance of 40.58 feet;
THENCE N.89°03'25"W., a distance of 49.53 feet;
THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;
THENCE S.71°33'50"W., a distance of 5.49 feet;
THENCE N.22°05'15"E., a distance of 32.32 feet;
THENCE N.62°42'00"W., a distance of 30.28 feet;
THENCE N.22°08'08"E., a distance of 27.65 feet;
THENCE N.67°01'29"W., a distance of 102.30 feet;
THENCE S.23°31'05"W., a distance of 102.24 feet;
THENCE N.85°54'51"W., a distance of 12.18 feet;
THENCE S.71°52'41"W., a distance of 25.12 feet;
THENCE S.33°18'38"W., a distance of 5.52 feet;
THENCE N.84°59'27"W., a distance of 1.42 feet;
THENCE S.70°10'05"W., a distance of 24.56 feet;
THENCE S.35°56'32"W., a distance of 18.71 feet;
THENCE N.43°41'21"W., a distance of 53.11 feet;
THENCE S.70°37'33"W., a distance of 47.15 feet;
THENCE S.76°11'06"W., a distance of 35.34 feet;
THENCE S.51°10'10"W., a distance of 9.91 feet;
THENCE S.51°10'15"W., a distance of 19.70 feet;
THENCE S.76°39'04"W., a distance of 34.12 feet;

THENCE S.68°43'23"W., a distance of 114.46 feet;
THENCE S.63°41'36"W., a distance of 18.23 feet;
THENCE S.55°55'46"W., a distance of 27.30 feet;
THENCE S.59°12'14"W., a distance of 122.84 feet;
THENCE S.07°46'25"W., a distance of 145.14 feet;
THENCE S.06°17'19"E., a distance of 69.87 feet;
THENCE continuing southerly along Lake Ray Hubbard take line, a distance of 461.04 feet;
THENCE S.08°47'34"W., a distance of 501.61 feet;
THENCE S.47°03'48"E., a distance of 443.63 feet;
THENCE S.47°02'35"E., a distance of 308.96 feet;
THENCE S.48°22'29"E., a distance of 53.93 feet;
THENCE S.47°02'36"E., a distance of 55.25 feet;
THENCE N.43°42'59"E., a distance of 15.31 feet;
THENCE N.42°56'17"E., a distance of 394.46 feet to the **POINT OF BEGINNING**.
Containing 1,238,218.35 square feet or 28.426 acres, more or less.

END OF DESCRIPTION.



City of Rockwall

N

Date: 1/24/2017

0 300 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PLANNED DEVELOPMENT DISTRICT 7

PD7

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO INCORPORATE A 0.30-ACRE PORTION OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) INTO PLANNED DEVELOPMENT DISTRICT 7 (PD-7), AND GRANT A CHANGE IN ZONING FOR THE PURPOSE OF AMENDING *ORDINANCE NO. 73-47, 82-36 & 87-11*, BEING A 28.44-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 7 AND ALL OF LOTS 3, 4 & 5, BLOCK A, THE HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maria Bonilla of Winkelmann & Associations on behalf of the owner Jim Ziggler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) into Planned Development District 7 (PD-7) and amending *Ordinance No.'s 73-47, 82-36 & 87-11*, being a 28.44-acre tract of land identified as a 0.30-acre portion Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 7 (PD-7) [*Ordinance No.'s 73-47, 82-36 & 87-11*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-47, 82-36 & 87-11*;

Section 2. That the *Subject Property* shall be developed and used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

DRAFT ORD. 02-4-2017

Section 3. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

Section 6. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MARCH, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 20, 2017*

2nd Reading: *March 6, 2017*

DRAFT
ORDINANCE
02.14.2017

Exhibit 'A':
Legal Description

BEING an approximate 28.426-acre tract of land situated in the *The Harbor - Rockwall Addition*, as recorded in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the south right of way line of Summer Lee Diver and the northern most corner of the Signal Ridge Phase 1 Addition (NAD83, State Plane Coordinates, North Central Texas Zone 4202, N 7011675.79489, E 2588852.5848), said point being the *POINT OF BEGINNING*;

THENCE N.45°47'40"E., a distance of 38.13 feet to a point in the center of Summer Lee Drive;

THENCE N.46°20'07"W., a distance of 122.56 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies N.41°25'48"E., a radial distance of 750.06 feet;

THENCE northerly along the arc, through a central angle of 98°01'21", a distance of 1,283.21 feet;

THENCE N.46°16'07"E., a distance of 427.09 feet;
THENCE N.54°11'40"W., a distance of 33.69 feet;
THENCE N.44°49'24"W., a distance of 120.37 feet;
THENCE N.45°30'58"W., a distance of 88.12 feet;
THENCE N.45°30'59"W., a distance of 9.98 feet;
THENCE S.47°07'33"W., a distance of 28.04 feet;
THENCE S.47°07'32"W., a distance of 28.41 feet;
THENCE S.47°07'33"W., a distance of 19.73 feet;
THENCE S.53°29'07"W., a distance of 12.42 feet;
THENCE S.53°28'50"W., a distance of 0.35 feet;
THENCE S.53°29'08"W., a distance of 27.65 feet;
THENCE S.51°37'56"W., a distance of 40.58 feet;
THENCE N.89°03'25"W., a distance of 49.53 feet;

THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;

THENCE S.71°33'50"W., a distance of 5.49 feet;
THENCE N.22°05'15"E., a distance of 32.32 feet;
THENCE N.62°42'00"W., a distance of 30.28 feet;
THENCE N.22°08'08"E., a distance of 27.65 feet;
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THENCE S.59°12'14"W., a distance of 122.84 feet;
THENCE S.07°46'25"W., a distance of 145.14 feet;
THENCE S.06°17'19"E., a distance of 69.87 feet;

DRAFT NOT FINAL 12.14.2017

Exhibit 'A':
Legal Description

THENCE continuing southerly along Lake Ray Hubbard take line, a distance of 461.04 feet;

THENCE S.08°47'34"W., a distance of 501.61 feet;
THENCE S.47°03'48"E., a distance of 443.63 feet;
THENCE S.47°02'35"E., a distance of 308.96 feet;
THENCE S.48°22'29"E., a distance of 53.93 feet;
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THENCE N.42°56'17"E., a distance of 394.46 feet to the *POINT OF BEGINNING*. Containing 1,238,218.35 square feet or 28.426 acres, more or less.

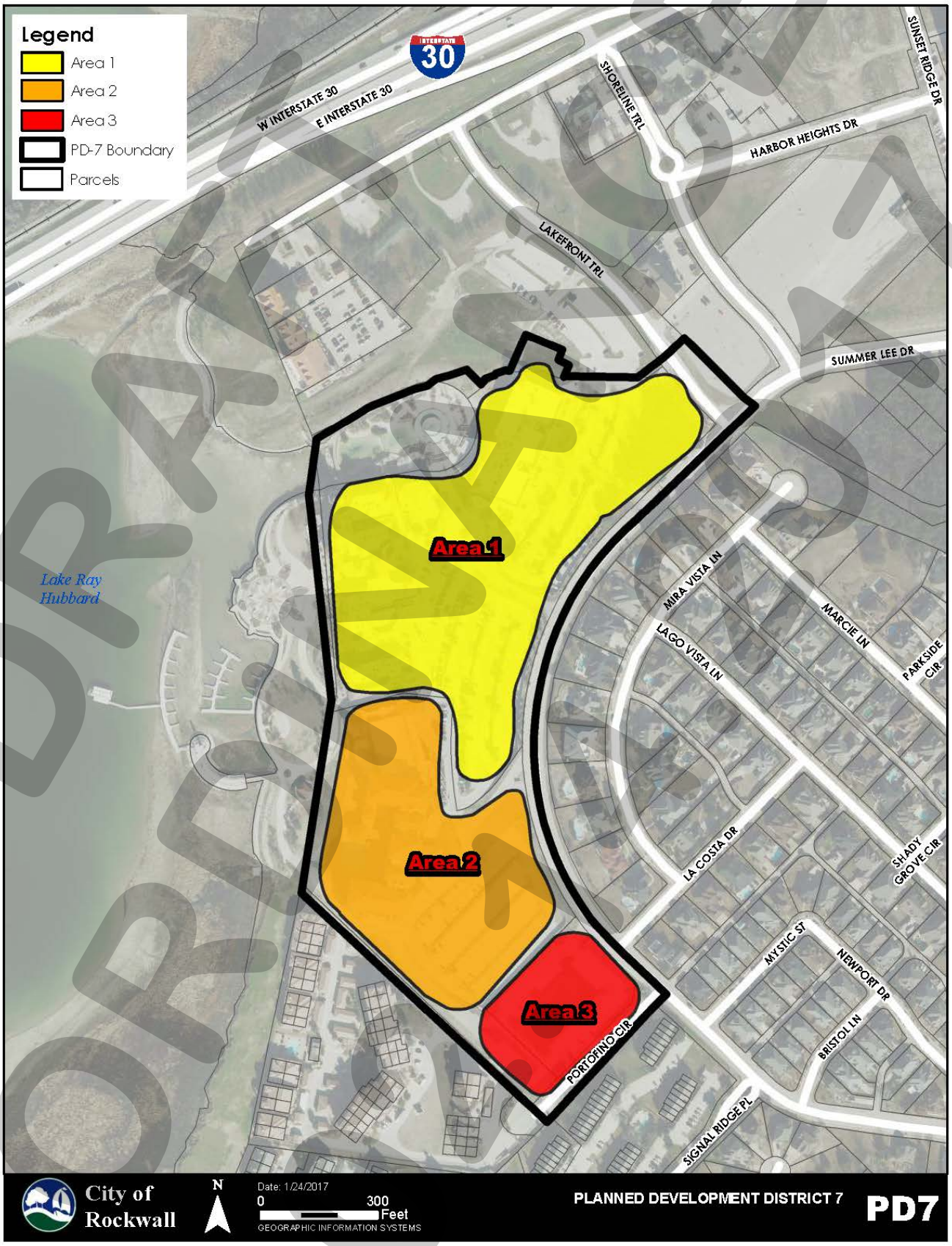
DRAFT ORDINANCE 02.14.2017

Exhibit 'A':
Survey



DRAFT
02-14-2017

Exhibit 'B':
Location Map/Concept Plan



DRAFT ORDINANCE

Exhibit 'C':
PD Development Standards

PD Development Standards.

(A) *Purpose and Intent of the Planned Development District.*

The purpose of Planned Development District 7 (PD-7) is to create a vibrant retail center consisting of unique entertainment, dining and retail land uses that are complementary and accessible to a resort style hotel, public lakefront, and the *Harbor Fountain*. This district is also intended to be an extension of the City's efforts to create a pedestrian-oriented mixed-use district (*i.e. Planned Development District 32 [PD-32]*) and a scenic eastern gateway into the City.

(B) *Procedures.*

(1) *PD Development Plans.* For *Areas 1, 2 & 3* all new development, development that represents a substantial change to existing buildings, and/or development that deviates from the site plan and building elevations contained in *Exhibits 'D' & 'E'* of this ordinance shall be subject to the approval of a PD Development Plan in accordance to the procedures established in Article X, *Planned Development Regulations*, of the Unified Development Code (UDC). The purpose of this PD Development Plan review is to allow the Planning and Zoning Commission and City Council to ensure the following:

(a) The proposed development meets the general intent of Planned Development District 7 (PD-7) as stated above; and,
(b) Will result in an improved project, which will be an attractive contribution to Planned Development District 7 (PD-7); and,
(c) Will not have a negative impact on adjacent properties or inhibit adjacent properties from meeting the requirements and intent of this Planned Development District.

To ensure that a proposed project meets these guidelines a concept plan, landscape plan and building elevations will be required to be submitted and reviewed by staff and the Planning and Zoning Commission. Upon recommendation by the Planning and Zoning Commission, the City Council shall review the proposed request and approve or deny the application based on the above criteria. In approving a PD Development Plan, the Planning and Zoning Commission may recommend and the City Council may impose conditions necessary to mitigate any identified negative impacts to adjacent properties, public streets and/or open spaces in order to safeguard the intent of Planned Development District 7 (PD-7).

(C) *Area 1: Lots 5 & 0.30-Acres of Lot 7, Block A, the Harbor-Rockwall Addition (i.e. the Harbor Retail) [~12.9747-Acres].*

(1) *Permitted Uses.* *Area 1* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

DRAFT ORDINANCE 02.14.17

Exhibit 'C':
PD Development Standards

Permitted By-Right. The following uses are permitted *by-right*:

- ☑ Restaurants w/ Outdoor Seating (*Must Conform with Resolution No. 11-25*)
- ☑ Full Service Hotel
- ☑ Theater
- ☑ Brewery or Distillery (*including Brew Pub*) [3]
- ☑ Winery [1]

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Marina
- ☑ Church/House of Worship [1]
- ☑ College, University or Seminary
- ☑ Public/Private School (*Primary or Secondary*) [1]
- ☑ Carnival, Circus or Amusement (*Temporary*) [1]
- ☑ Banquet Facility or Event Hall [2]
- ☑ Business School
- ☑ Satellite Dish [1]
- ☑ Antenna (*Accessory or Dish*) [1]
- ☑ Incidental Display [1]

Prohibited Uses. The following uses shall be prohibited:

- ☑ Motel
- ☑ Residence Hotel
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Blood Plasma Doner Center
- ☑ Cemetery/Mausoleum
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Day Care
- ☑ Emergency Ambulance Services
- ☑ Group or Community Home
- ☑ Hospice
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Post Office, *Local Service*
- ☑ Public or Private School Temporary Education Building
- ☑ Social Service Provider
- ☑ Indoor Gun Club, Skeet or Target Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Christmas Tree Sales Lot and Similar Uses (*Temporary*)
- ☑ Garden Supply/Plant Nursery
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Trade School
- ☑ Automotive Repair Garage (*Minor*)
- ☑ Car Wash (*Self Service or Auto Detail*)
- ☑ Service Station
- ☑ Mining and Extractions (*Sand, Gravel Oil and Other*)
- ☑ Antenna (*Amateur Radio*)
- ☑ Radio Broadcasting
- ☑ Railroad Yard or Shop

Notes:
[1]: *Subject to any additional restrictions stipulated in the Unified Development Code (UDC).*
[2]: *Requires dedicated parking of one (1) space per 100 SF of building area.*
[3]: *Brewpubs shall be required to meet the Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code (UDC).*

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(2) *Density and Dimensional Requirements.* All development in *Area 1* as depicted in *Exhibit 'B'* of this ordinance shall generally conform to the approved site plan and building elevations depicted in *Exhibit 'D'* of this ordinance and be subject to the density and dimensional standards stipulated for properties within a General Retail (GR) District as required by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Area 2: Lot 4, Block A, the Harbor-Rockwall Addition (i.e. Hilton Hotel & Resort) [~8.9244-Acres].

(1) *Permitted Uses. Area 2* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses are permitted *by-right*:

- ☑ Restaurants w/ Outdoor Seating (*Must Conform with Resolution No. 11-25*)
- ☑ Full Service Hotel
- ☑ Conference Center

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Marina
- ☑ Church/House of Worship [1]
- ☑ College, University or Seminary
- ☑ Public/Private School (*Primary or Secondary*) [1]
- ☑ Carnival, Circus or Amusement (*Temporary*) [1]
- ☑ Banquet Facility or Event Hall
- ☑ Business School
- ☑ Satellite Dish [1]
- ☑ Antenna (*Accessory or Dish*) [1]
- ☑ Incidental Display [1]

Prohibited Uses. The following uses shall be prohibited:

- ☑ Motel
- ☑ Residence Hotel
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Blood Plasma Doner Center
- ☑ Cemetery/Mausoleum
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Day Care
- ☑ Emergency Ambulance Services
- ☑ Group or Community Home
- ☑ Hospice
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Post Office, *Local Service*
- ☑ Public or Private School Temporary Education Building
- ☑ Social Service Provider
- ☑ Indoor Gun Club, Skeet or Target Range

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- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Christmas Tree Sales Lot and Similar Uses (*Temporary*)
- ☑ Garden Supply/Plant Nursery
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Trade School
- ☑ Automotive Repair Garage (*Minor*)
- ☑ Car Wash (*Self Service or Auto Detail*)
- ☑ Service Station
- ☑ Mining and Extractions (*Sand, Gravel Oil and Other*)
- ☑ Antenna (*Amateur Radio*)
- ☑ Radio Broadcasting
- ☑ Railroad Yard or Shop

Notes:
[1] *Subject to any additional restrictions stipulated in the Unified Development Code (UDC).*

(2) *Density and Dimensional Requirements.* All development in *Area 2* as depicted in *Exhibit 'B'* of this ordinance shall generally conform to the approved site plan and building elevations depicted in *Exhibit 'E'* of this ordinance and be subject to the density and dimensional standards stipulated for properties within a General Retail (GR) District as required by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(E) Area 3: Lot 3, Block A, the Harbor-Rockwall Addition [1.861-Acres].

(1) *Permitted Uses. Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards and land uses permitted in the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additions:

Permitted By-Right. The following uses are permitted *by-right*:

- ☑ Restaurants w/ Outdoor Seating
- ☑ Brewery or Distillery (*including Brew Pub*) [3]
- ☑ Winery [1]

Specific Uses. The following uses shall be permitted by Specific Use Permit:

- ☑ Church/House of Worship [1]
- ☑ College, University or Seminary
- ☑ Public/Private School (*Primary or Secondary*) [1]
- ☑ Carnival, Circus or Amusement (*Temporary*) [1]
- ☑ Banquet Facility or Event Hall [2]
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- ☑ Incidental Display [1]

Prohibited Uses. The following uses shall be prohibited:

- ☑ Motel
- ☑ Residence Hotel
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Blood Plasma Doner Center

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- ☑ Cemetery/Mausoleum
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Day Care
- ☑ Emergency Ambulance Services
- ☑ Group or Community Home
- ☑ Hospice
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Post Office, *Local Service*
- ☑ Public or Private School Temporary Education Building
- ☑ Social Service Provider
- ☑ Indoor Gun Club, Skeet or Target Range
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Christmas Tree Sales Lot and Similar Uses (*Temporary*)
- ☑ Garden Supply/Plant Nursery
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Trade School
- ☑ Automotive Repair Garage (*Minor*)
- ☑ Car Wash (*Self Service or Auto Detail*)
- ☑ Service Station
- ☑ Mining and Extractions (*Sand, Gravel Oil and Other*)
- ☑ Antenna (*Amateur Radio*)
- ☑ Radio Broadcasting
- ☑ Railroad Yard or Shop

Notes:

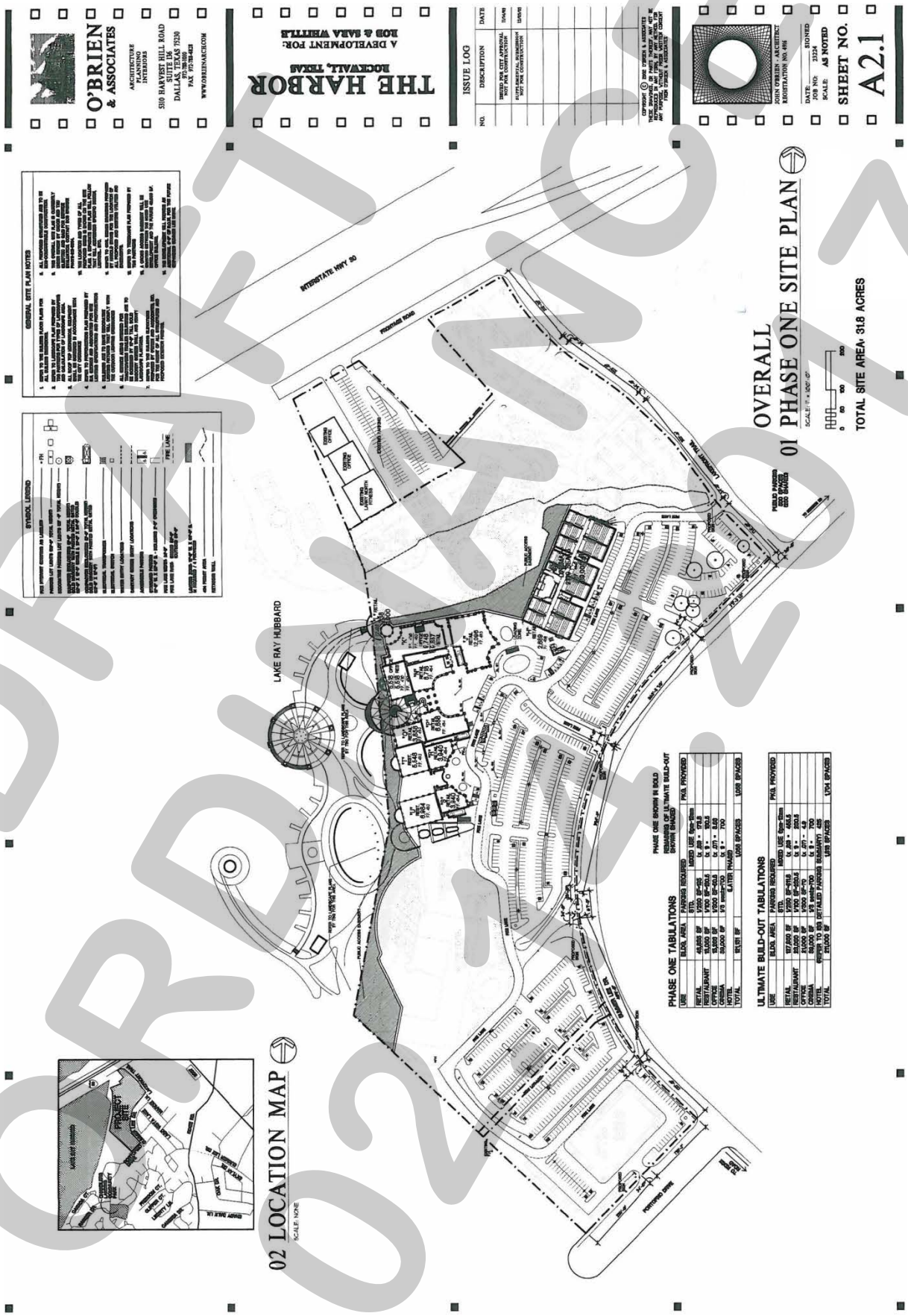
1: *Subject to any additional restrictions stipulated in the Unified Development Code (UDC).*
2: *Requires dedicated parking of one (1) space per 100 SF of building area.*
3: *Brewpubs shall be required to meet the Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code (UDC).*

(2) *Density and Dimensional Requirements.* All development in *Area 3* as depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional standards stipulated for properties within a *General Retail (GR) District* as required by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future with the following exception:

☑ *Maximum Building Footprint*. The maximum building footprint for any structure in *Area 3* shall be limited to 25,000 SF; however, the total square footage of the building may exceed 25,000 SF (*i.e. total square footage of all floors*).

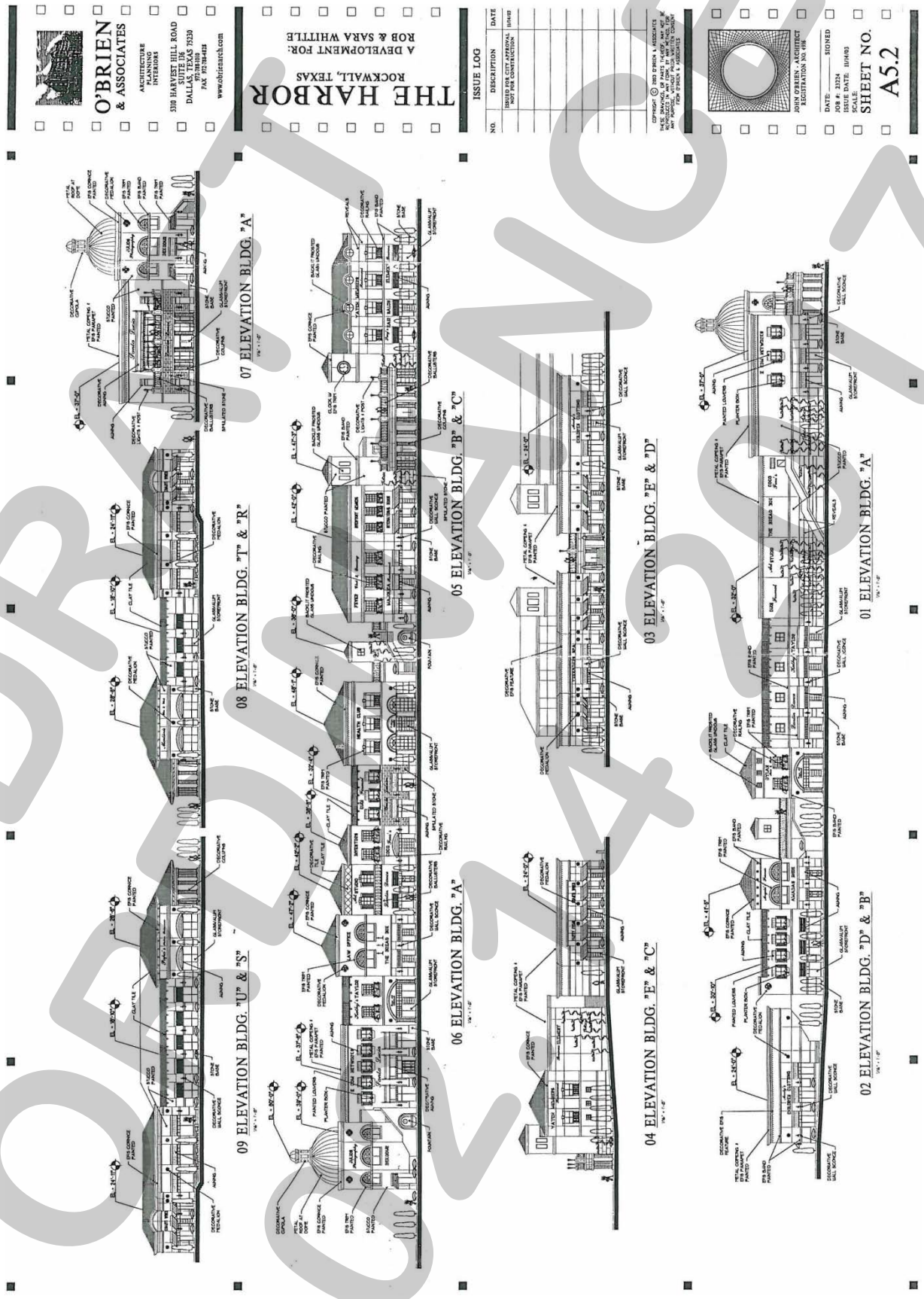
DRAFT ORDINANCE 02.13.2017

Exhibit 'D':
The Harbor Retail Site Plan (i.e. Area 1)



DRAFT 02/27/2017

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



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ORDINANCE
02-14-2017

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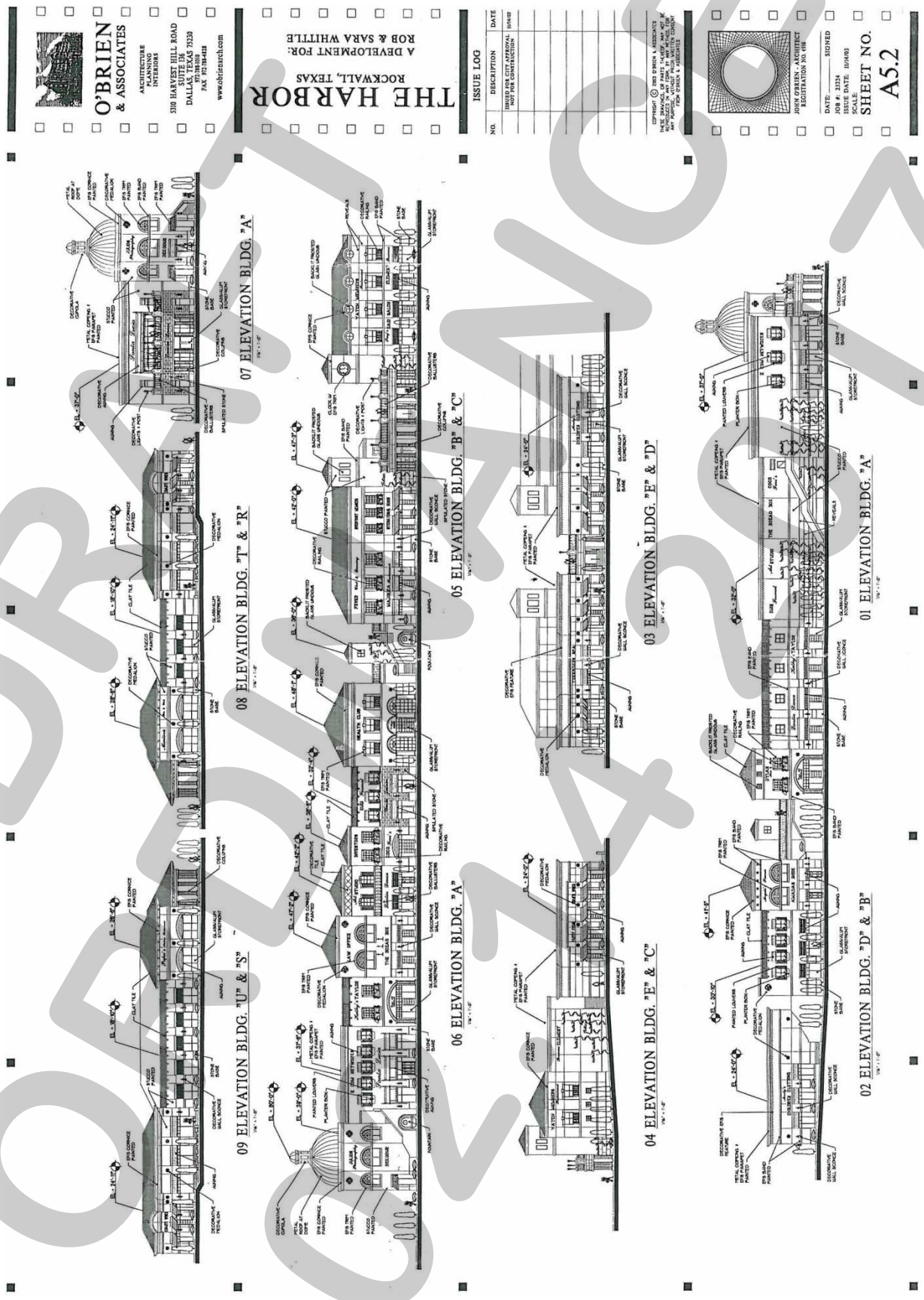
The Harbor Retail Building Elevations (i.e. Area 1)



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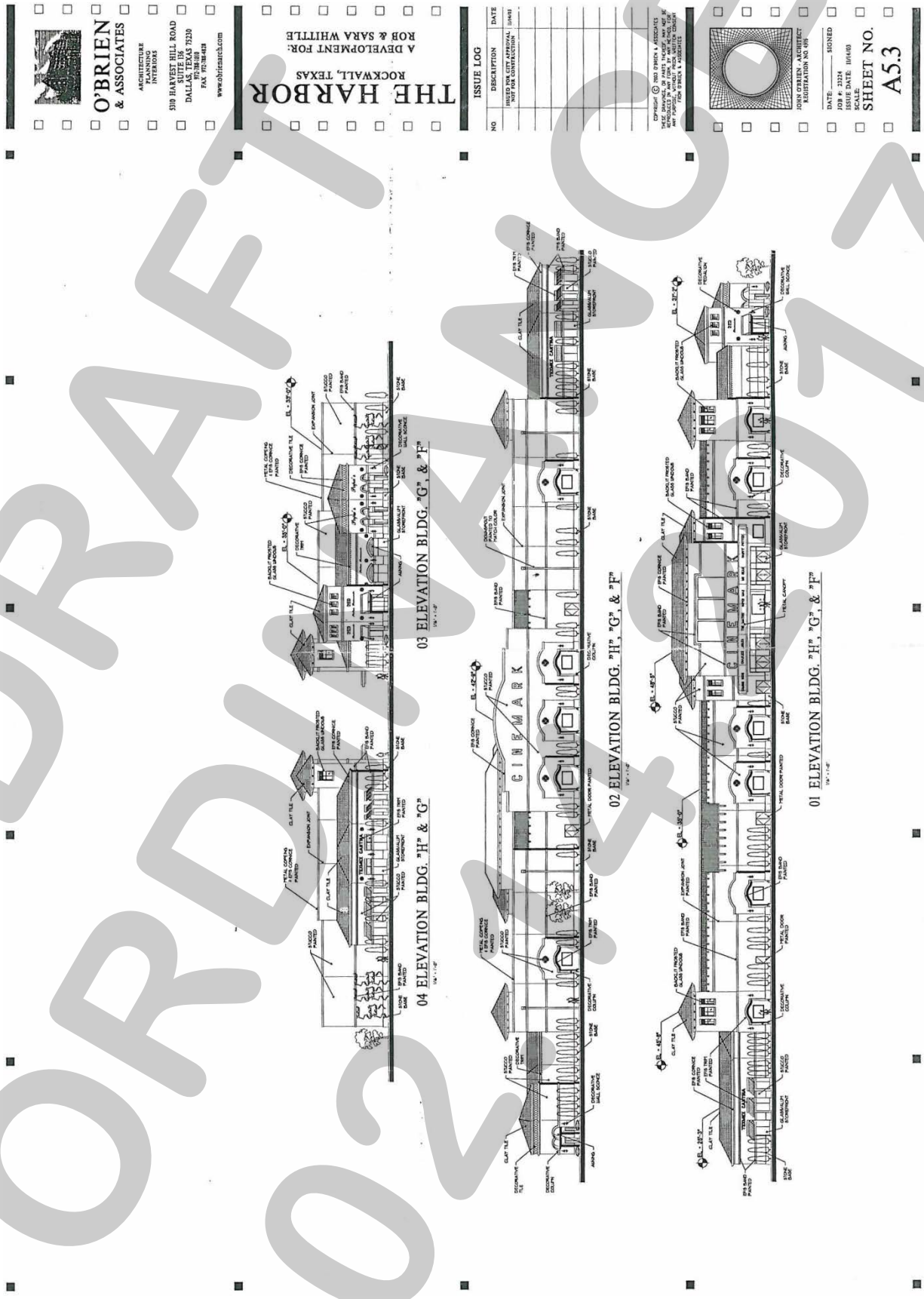
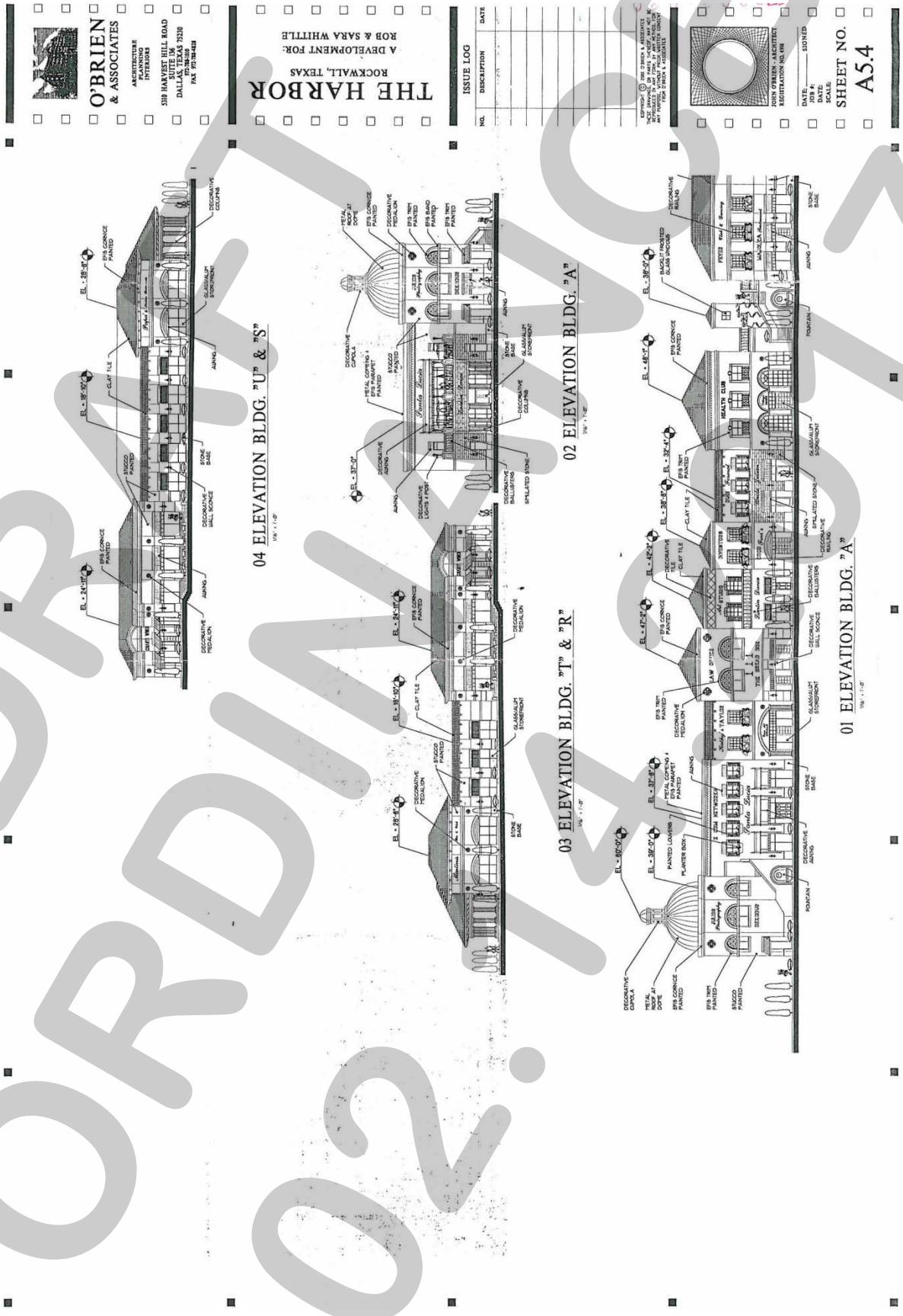
ORDINANCE
02-14-2017

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



DRAFT ORDINANCE 02-17-17

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



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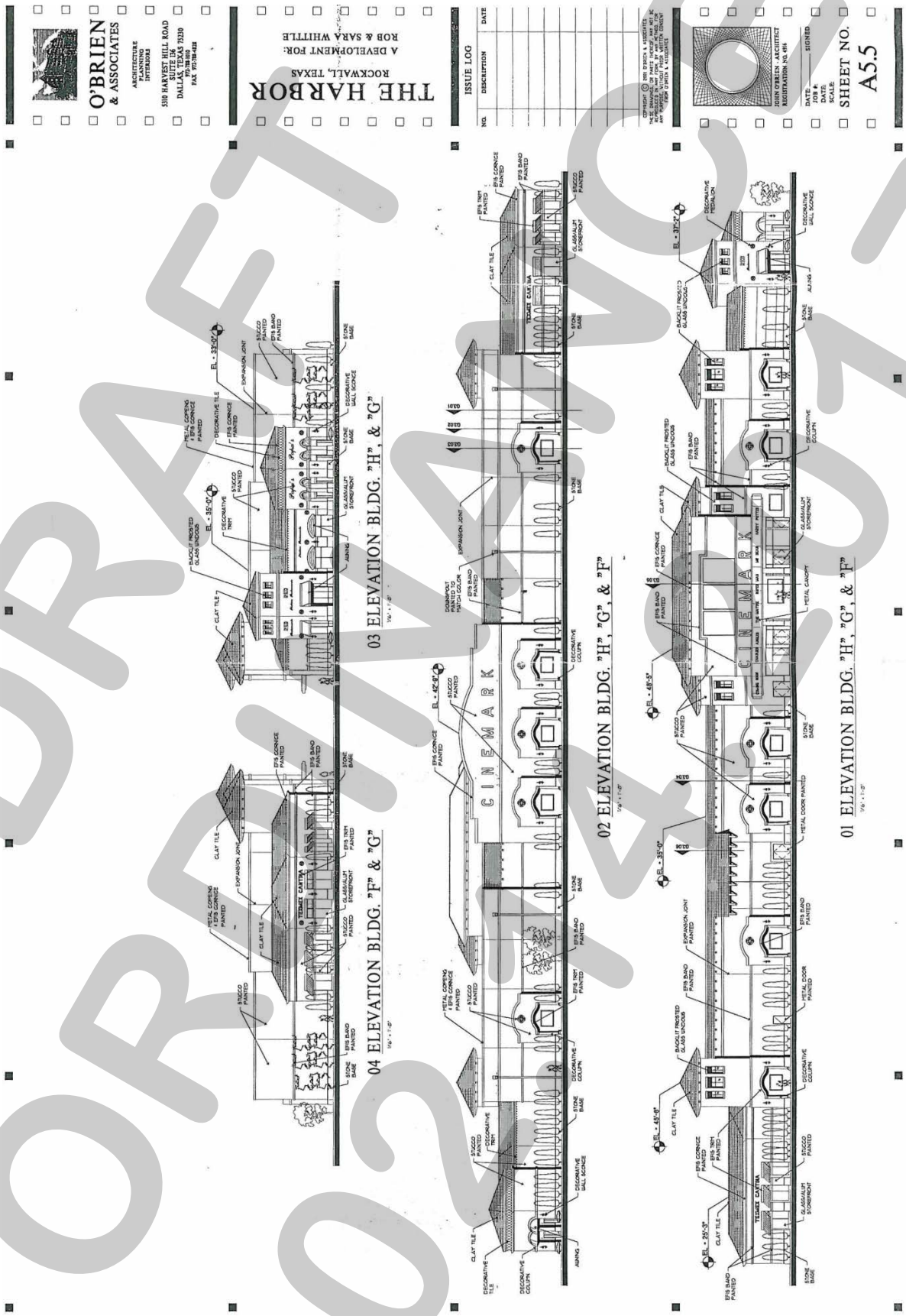
ORDINANCE
02.14.2017

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



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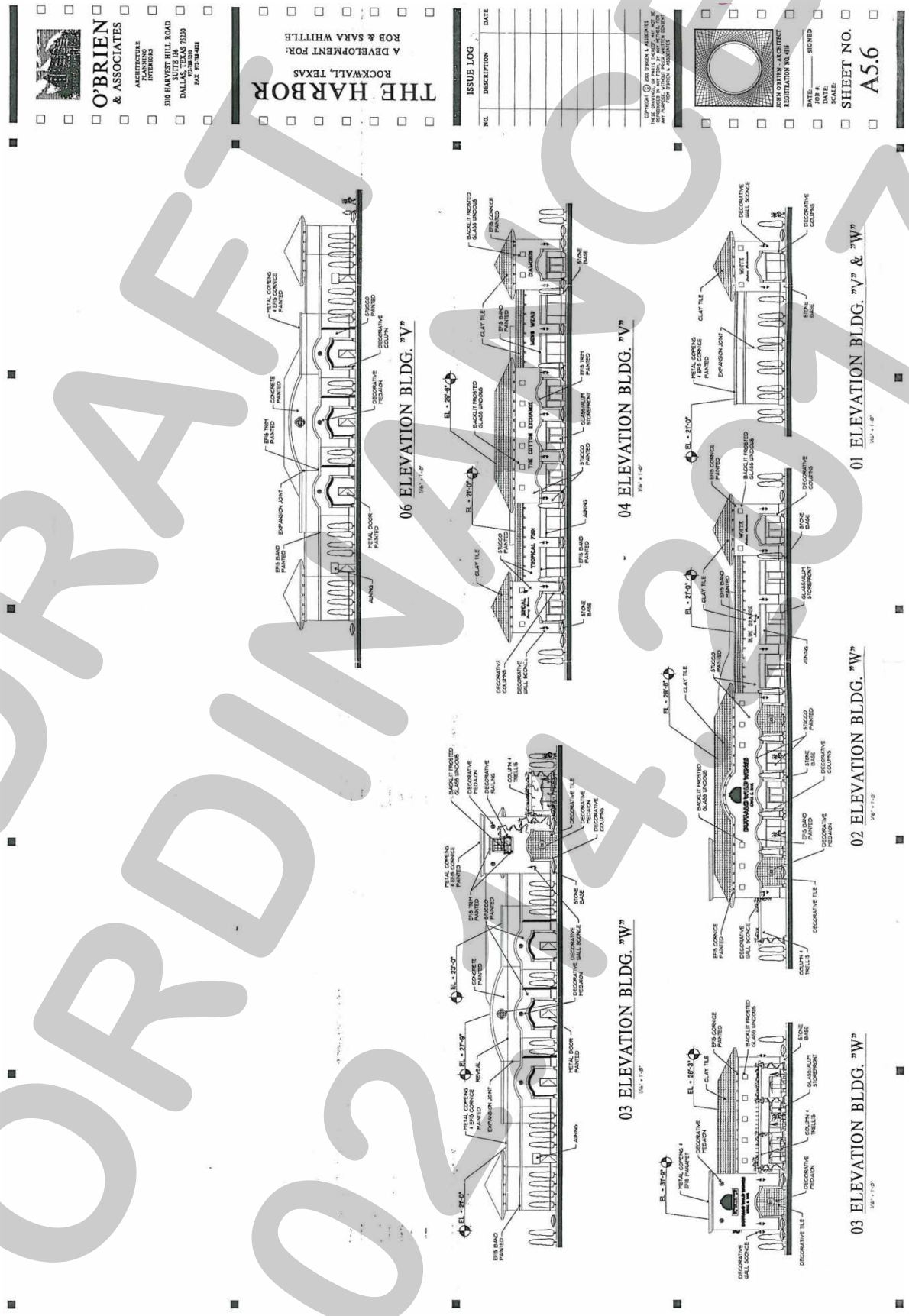
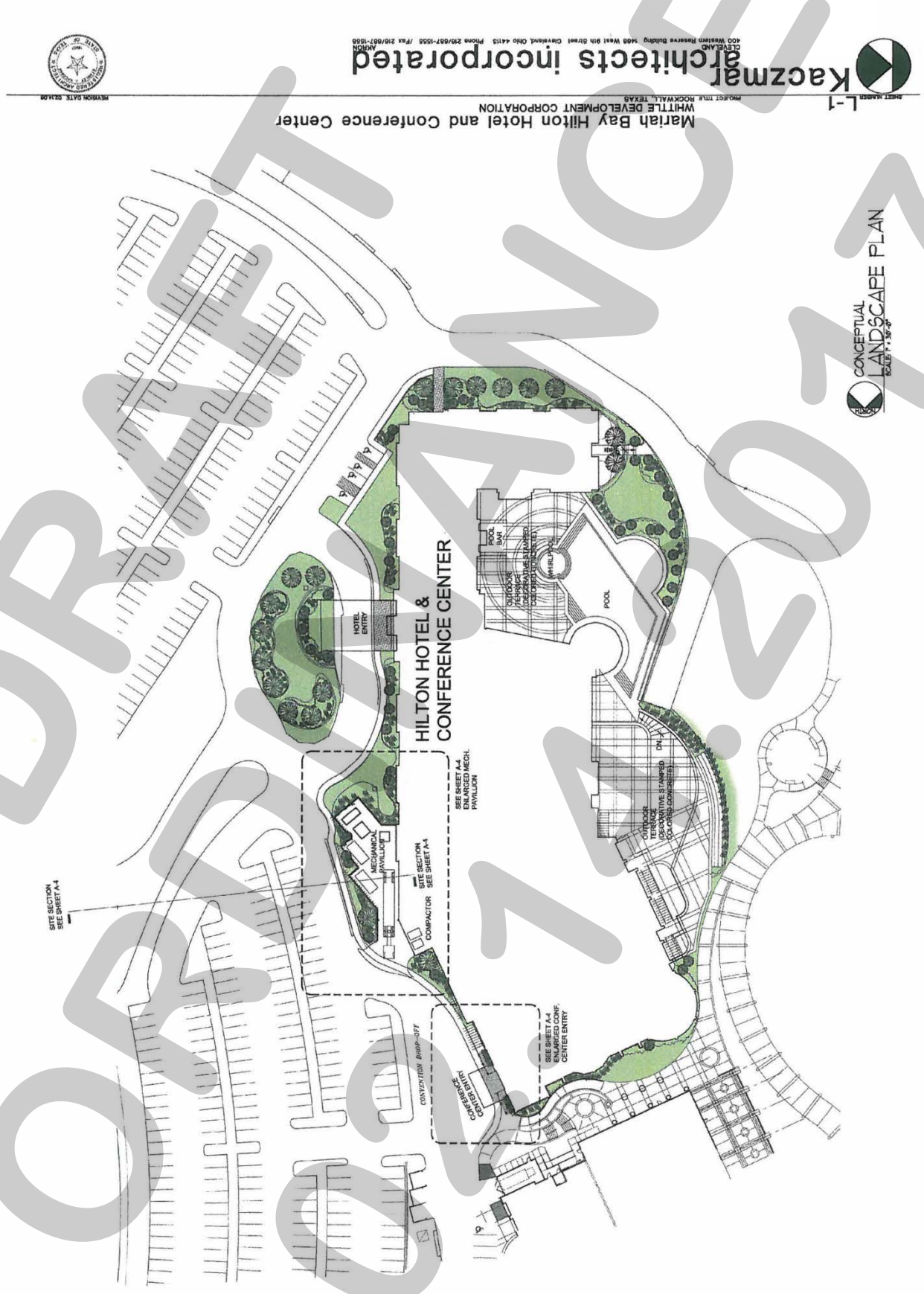
ORIGINAL
02/14/2017

Exhibit 'D':
The Harbor Retail Building Elevations (i.e. Area 1)



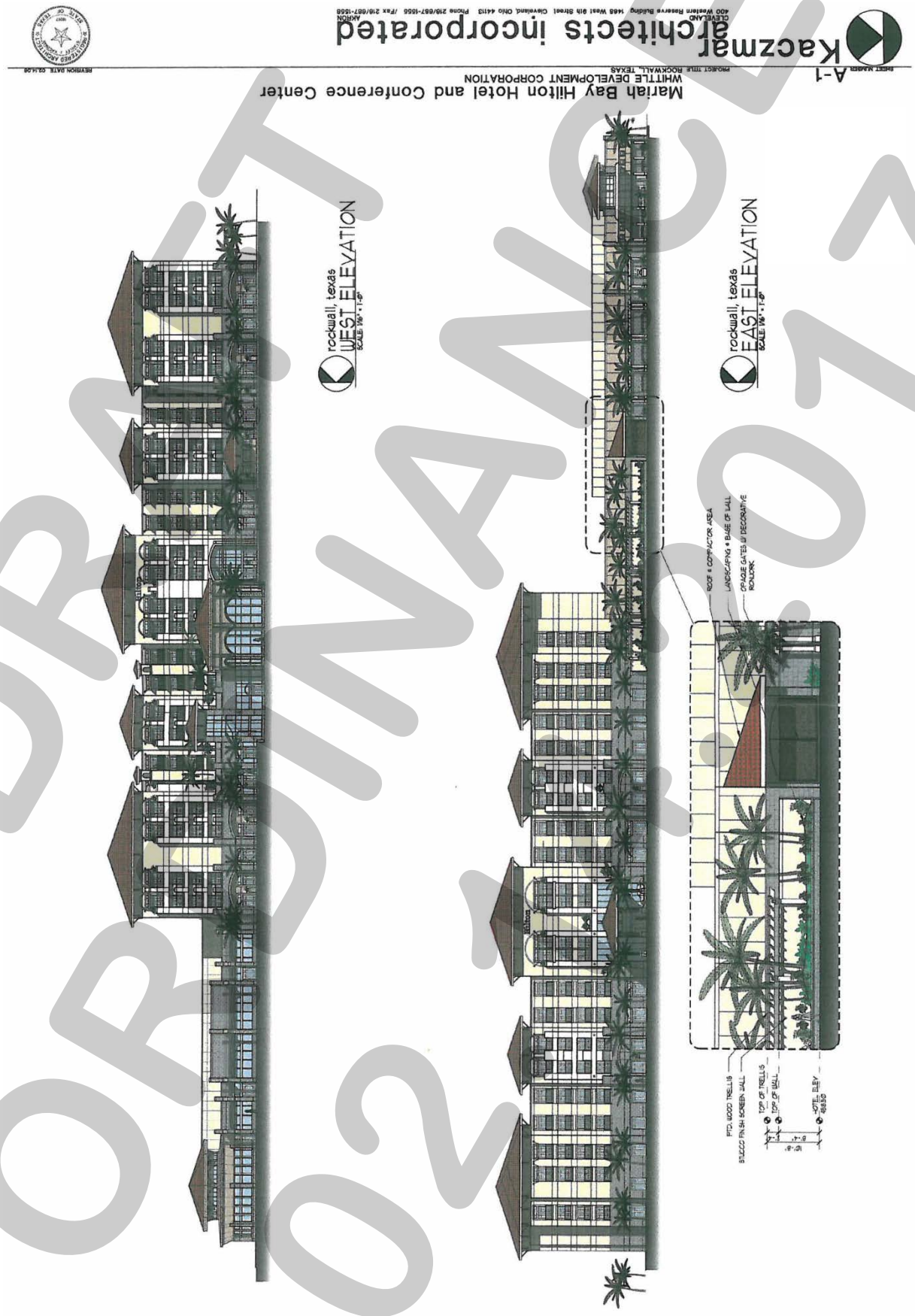
DRAFT ORDINANCE 02-14-2017

Exhibit 'E':
The Hilton Hotel and Resort Site Plan (i.e. Area 2)



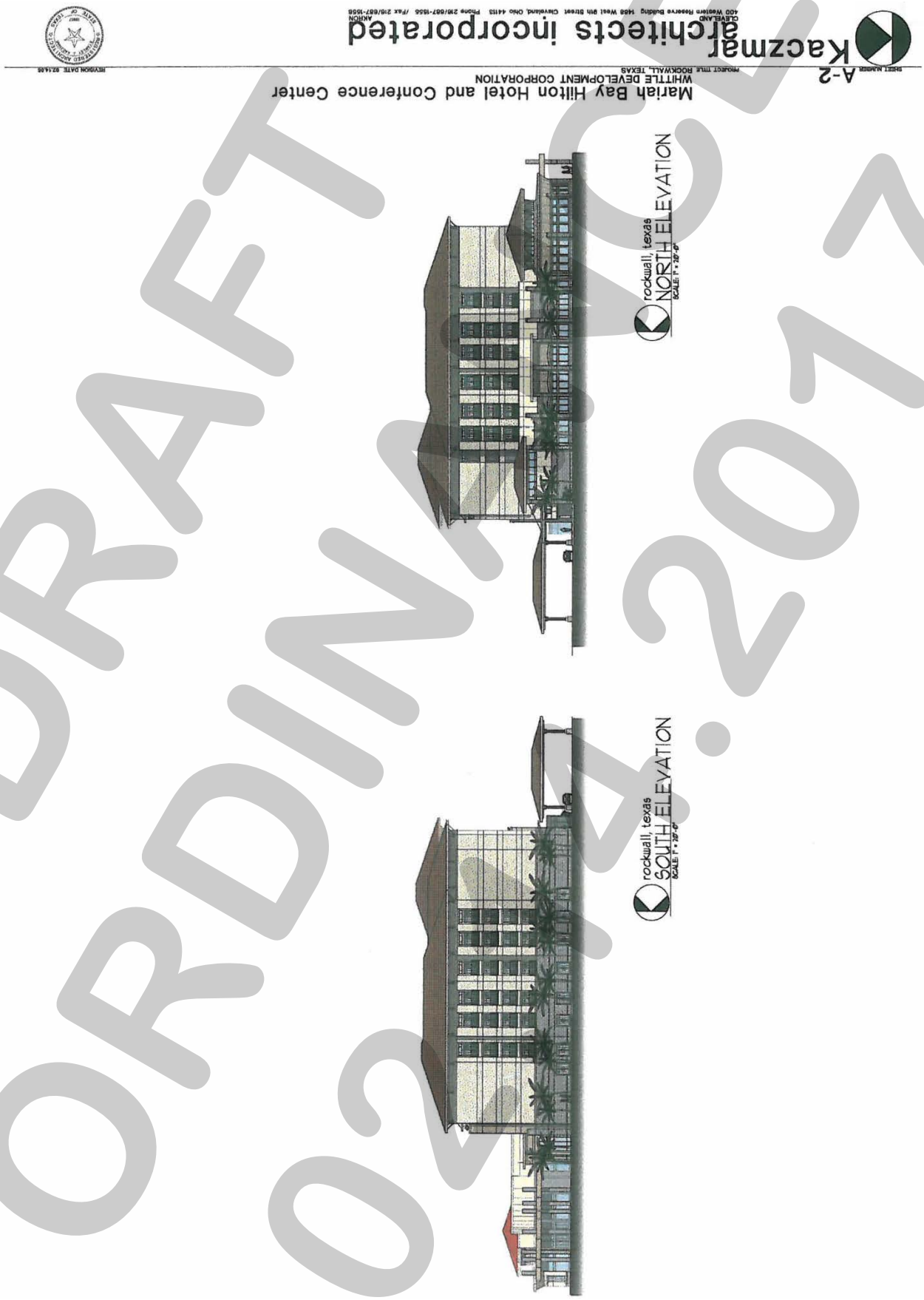
DRAFT ORDINANCE 02.14.2017

Exhibit 'E':
The Hilton Hotel and Resort Building Elevations (i.e. Area 2)



DRAFT ORDINANCE 02.13.2017

Exhibit 'E':
The Hilton Hotel and Resort Building Elevations (i.e. Area 2)



DRAFT ORDINANCE 02.14.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/14/2017

APPLICANT: Hammat Chauhan; *Best Western Plus, Rockwall Inn and Suites*

AGENDA ITEM: **Z2016-033**; SUP for Residence Hotel

SUMMARY:

Hold a public hearing and consider a request by Hammat Chauhan of Best Western Plus, Rockwall Inn and Suites, on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on a 1.74-acre parcel of land located north of IH-30 on Vigor Way. This property is currently zoned Commercial (C) District. According to the Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel, residence* requires an SUP in a Commercial (C) District.

On August 4, 2008, the City Council approved an SUP [*Ordinance No. 08-37*] to allow for a hotel in a Commercial (C) District. At that time, the ordinance restricted *hotel, residence* on the subject property. Additionally, the ordinance required that the building elevations *strictly adhere* to the elevations contained in the ordinance. Also, the ordinance required that the building be limited to a maximum of 58-feet in height. Since this original approval, the applicant has requested to change the SUP to allow a *residence hotel* with the provision that four (4) of the suites be residence suites. In addition, the applicant is proposing new building elevations, which would be required to generally conform to the building elevations in the attached ordinance at the time of site plan. The hotel will also be limited 65-feet in height.

With the exception of the proposed residence suites, the applicant's request conforms to all applicable requirements; however, granting a Specific Use Permit (SUP) is a discretionary act to the City Council. If approved, the applicant will be required to submit a site plan and replat conforming to all applicable requirements. Additionally, this SUP shall supersede all requirements stipulated in Ordinance No. 08-37. Contained in the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

On November 21, 2016, and on December 19, 2016, City Council made motions to approve the applicant's request to postpone the public hearing. Since then, the applicant has made changes to the building elevations. Due to these changes, City Council continued the public hearing and remanded the case back to the Planning and Zoning Commission on January 3, 2017. Additionally, the applicant has also made changes to the height of the building and is requesting that the building be 60-feet in height instead of 65-feet in height.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property there are two restaurants (i.e. Popeyes and Culvers). Beyond that is Ridge Road which is identified as an *M4D (major collector, four [4] lane divided highway)* in the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

South: Directly south of the subject property is a restaurant (*i.e. Denny's*), an automotive shop (*i.e. Valvoline Oil Change*), and a tire shop (*i.e. Goodyear*). Beyond this is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the subject property is Vigor Way, which is a private road. Beyond this street is a shopping center (*i.e. Rockwall Towne Centre*), which is zoned Commercial (C) District.

West: Directly west of the subject property there are two (2) restaurants (i.e. Wendy's and McDonalds), a shopping center (i.e. Rockwall Towne Centre), and a gas station (i.e. Chevron). Beyond this is Ridge Road which is identified as an M4D (major collector, four [4] lane, divided highway] on the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

NOTIFICATION:

On October, 27, 2016, staff sent 35 notices to property owners/residents within 500-feet of the subject property. Staff also mailed notices to the Lakeside Village and Turtle Cove HOA's, which are the only HOA's/Neighborhood associations that are within 1,500-feet and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.

2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (i.e. not contain kitchen facilities).

3) The building shall be no more than 60-feet in height.

4) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2016-033	**Owner**	PASTEM, CORP	**Applied**	10/14/2016 LM
Project Name	Rockwall Hotel on Vigor Way	**Applicant**	CRADDOCK ARCHITECTURE, PLLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/14/2016 LM

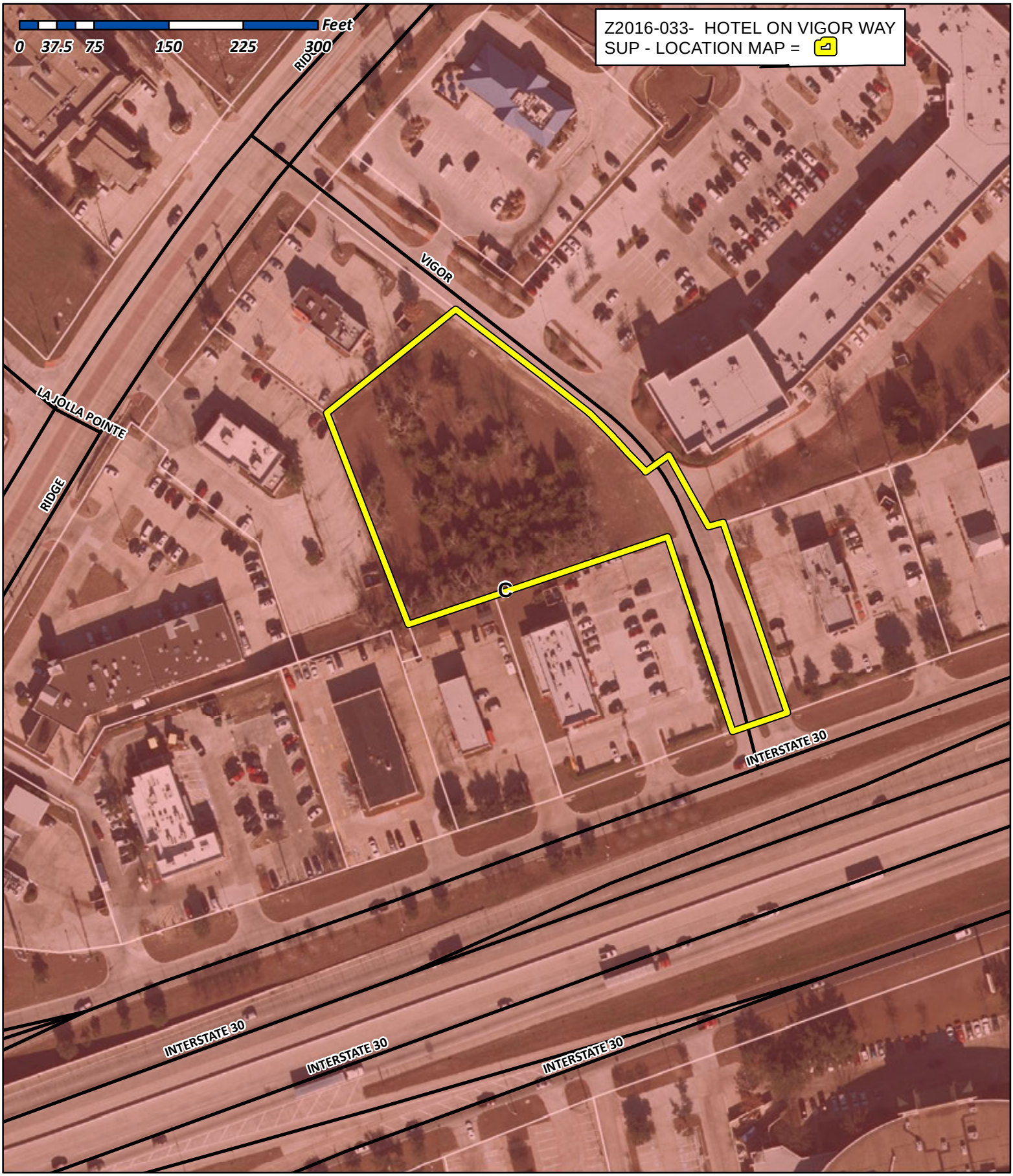
Site Address	**City, State Zip**	**Zoning**
VIGOR WAY	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	APPROVED W/ CONDITIONS	Condition
(10/18/2016 8:21 AM AW) Must meet all engineering standards and requirements							
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

Z2016-033 SUP: Hotel on Vigor Way Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2016-033) in the lower right hand corner of all pages on future submittals.
M.4 Please provide North, East, South, and West Elevations
M.5 The original SUP states that a “Residence Hotel” is prohibited. Please provide a unit mix of suites vs. non suites.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.
I.7 The City Council meeting date and subsequent approval for this SUP is November 21, 2016 [1st Reading] and December 5, 2016 [2nd Reading].



City of Rockwall

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

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

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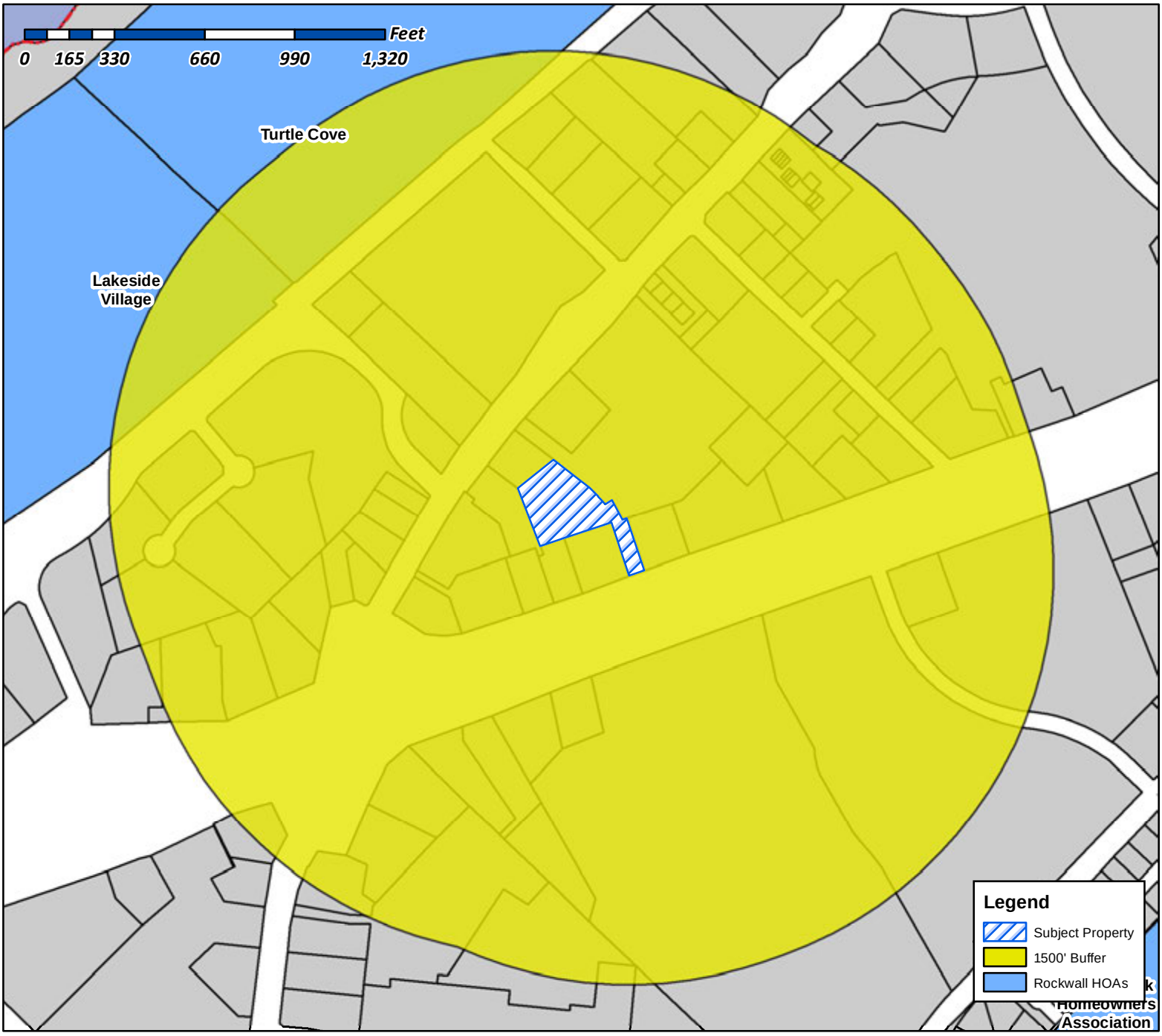
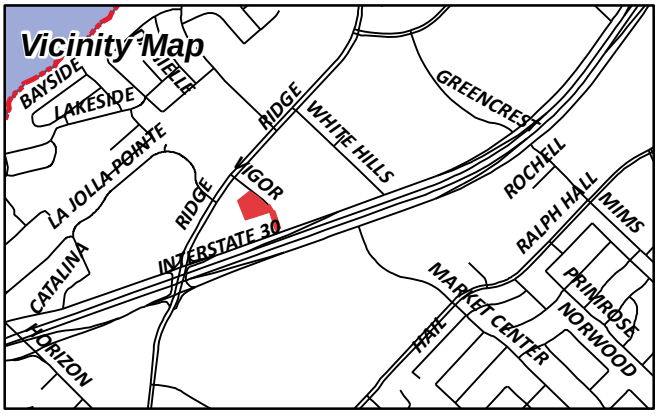


Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/16/2016

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

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Brooks, Korey; Gonzales, David
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:03:30 PM
Attachments: Z2016-033 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***November 4, 2016***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 11/15/2016 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/21/2016 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2016-033- Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.**

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

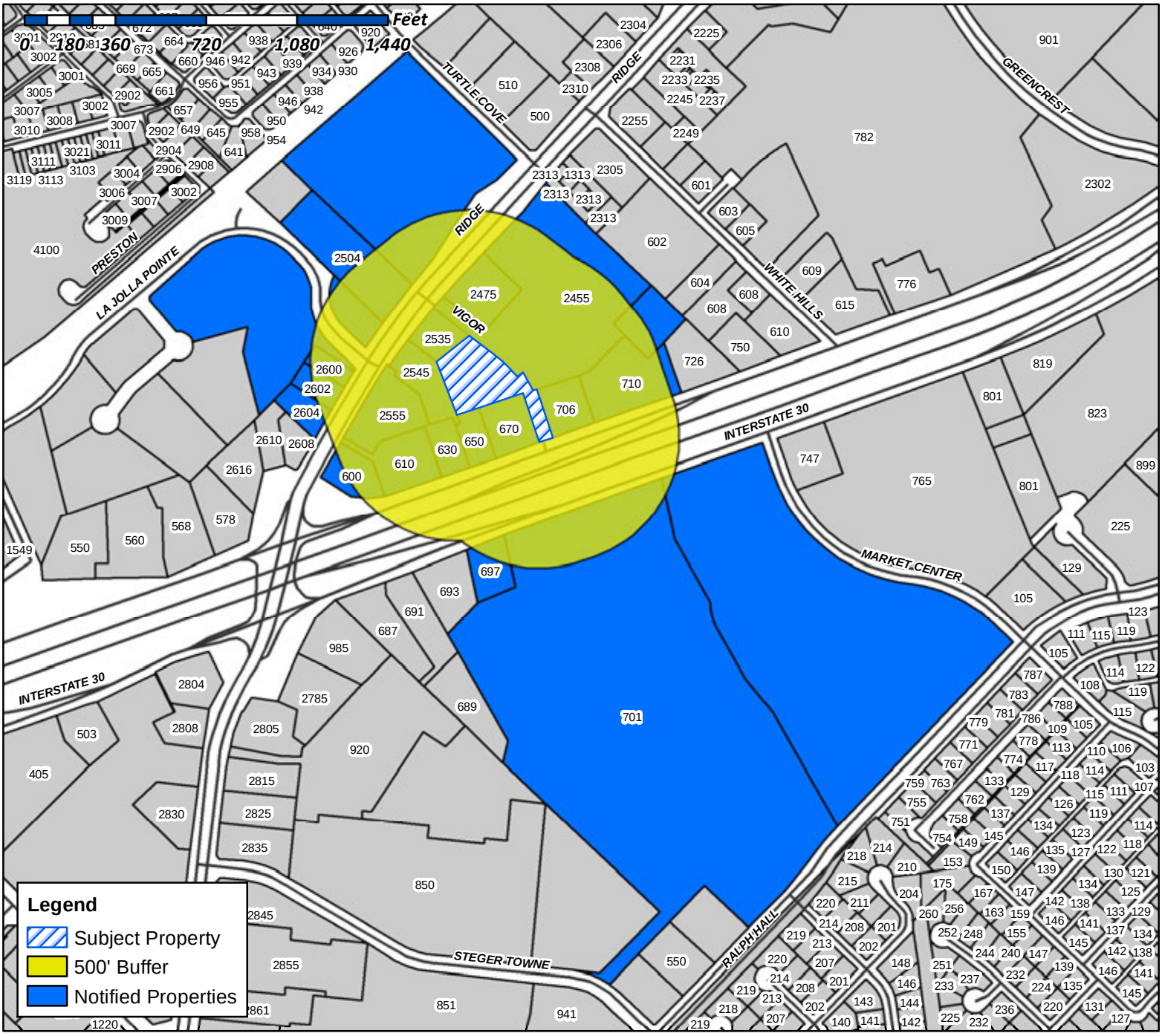
Sincerely,

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

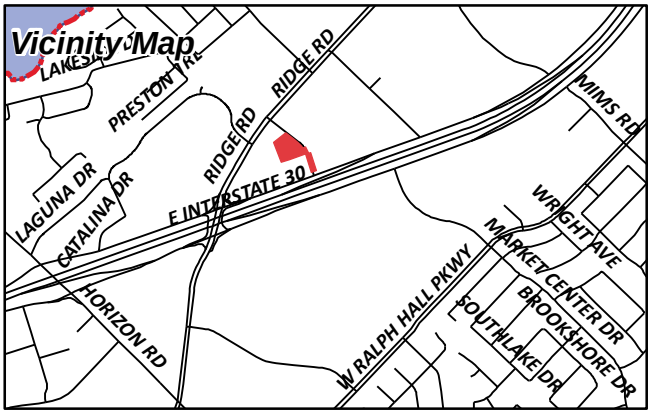
City of Rockwall

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

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



Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/14/2016

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

WENDY'S INTERNATIONAL INC
ATTN:PROPERTY TAX
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
200 GLENWOOD CIR BOX 316
MONTEREY, CA 92940

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

ROCKWALL AREA CHAMBER OF COMMERCE
2850 SHORELINE TRL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

MUZNA REAL ESTATE INC
3405 SPECTRUM BOULEVARD
RICHARDSON, TX 75082

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
670 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
697 I30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
706 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/0 KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

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

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

To Whom It May Concern:

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

Case No. Z2016-033: Residence Hotel on Vigor Way

Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-033: Residence Hotel on Vigor Way

Please place a check mark on the appropriate line below:

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

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

Opposed to Residence Facilities. We already have that type of facility and don't need to encourage hotels as long term housing solutions.
Not opposed to hotel without residence facility

Name: John Wardell / Lake Pointe

Address: 701 Interstate 30, Rockwall, TX

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

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

CONCEPT SITE PLAN
NEW HOTEL

ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A

BEING A REPLAT OF LOT 8, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4

E.P.G. CHISUM SURVAY, A-64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9, ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point in the Southwest line of said Lot 8, Block A;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec. , a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec. , a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

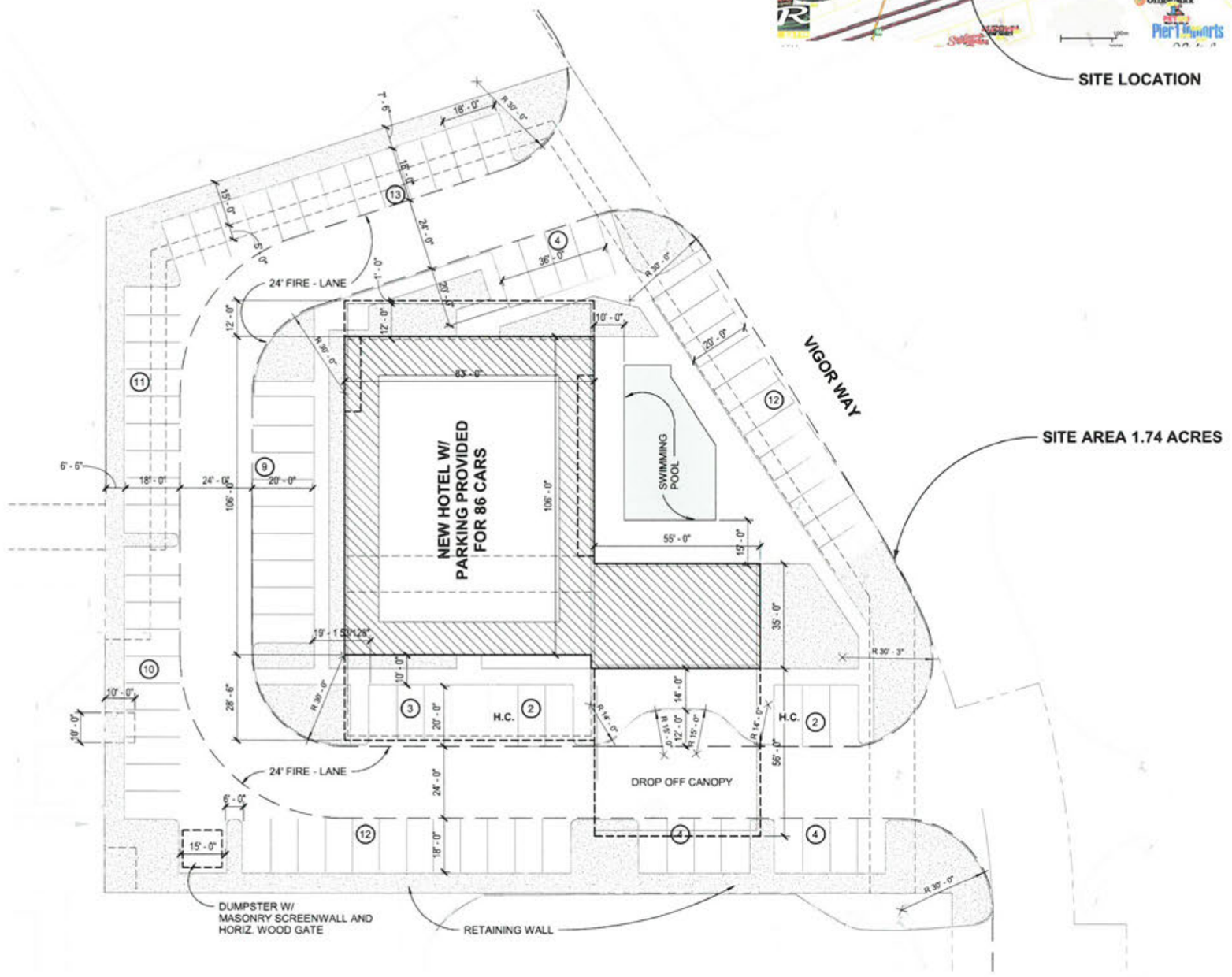
THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 8, Block A, and continuing along the Southeast line of said Lot 8, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.





PROPOSED MAX. HT = 60'-0"

1 **CONCEPT SITE PLAN**
1" = 20'-0"

10/14/2016 7:52:18 AM

ROCKWALL HOTEL



Best Western PLUS
Executive Residency
ROCKWALL, TX.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.783-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TOWNE CENTER, PHASE 4, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Himmat Chauhan of Best Western Plus, Rockwall Inn & Suites, on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.783-acre parcel of land being described as Lot 8, Block A, Rockwall Towne Center, Phase 4, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and the IH-30 Overlay (IH-30 OV) Districts, addressed as 700 E. IH-30, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-55 [*Ordinance No. 08-37*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 08-37*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *hotel* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

Section 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8,*

DRAFT ORDINANCE 03.08.17

Scenic Overlay (SOV) District, of Article V, District Development Standards, Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.

2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (i.e. not contain kitchen facilities).

3) The building shall be no more than 60-feet in height.

4) Freestanding signage associated with this development shall be limited to a monument sign (i.e. no pole sign shall be allowed).

5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF FEBRUARY, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 02.06.17

APPROVED AS TO FORM:

_____

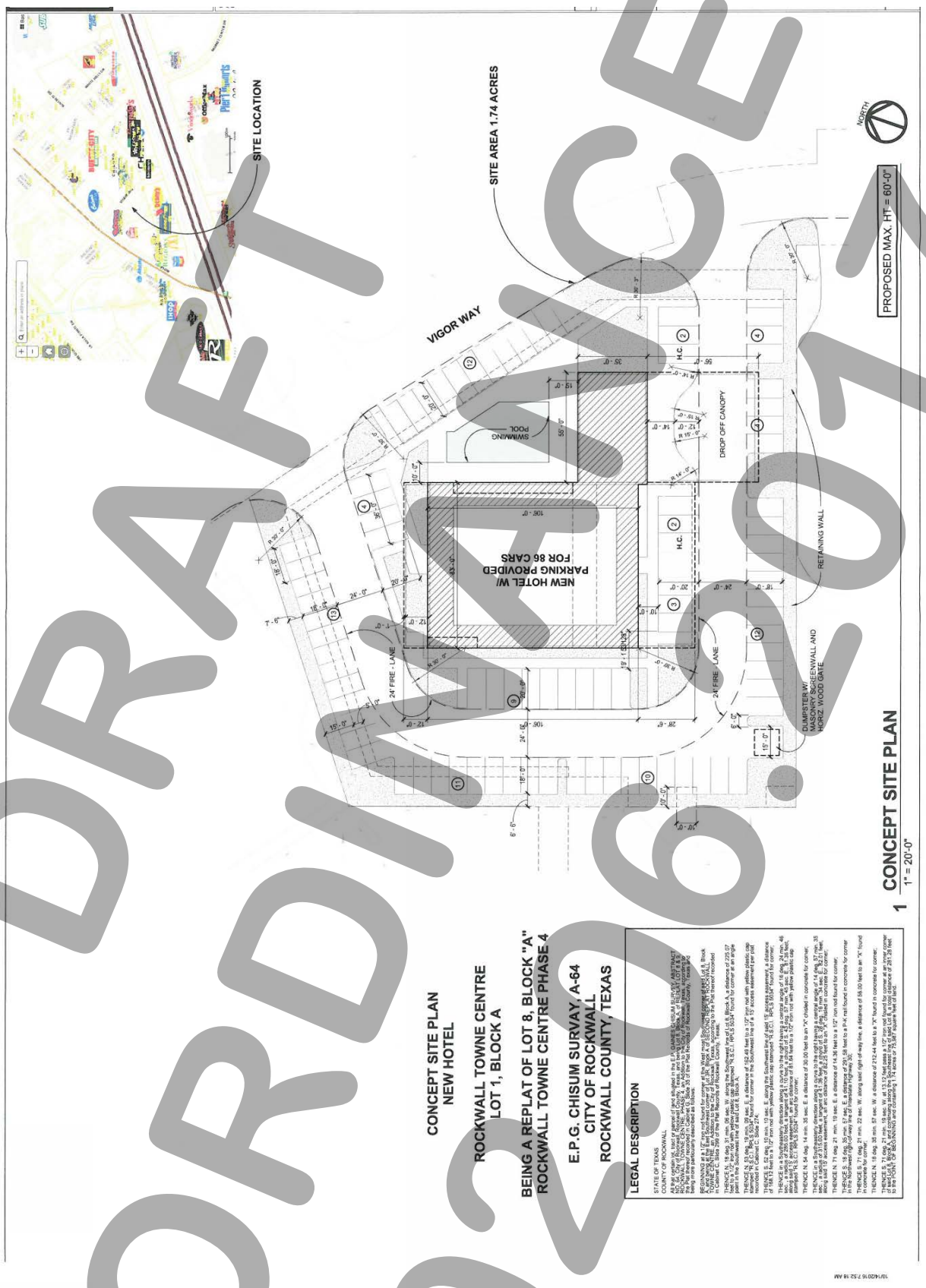
Frank J. Garza, *City Attorney*

1st Reading: *January 17, 2017*

2nd Reading: *February 6, 2017*

DRAFT ORDINANCE 02.06.2017

Exhibit 'A':
Site Plan



DRAFT ORDINANCE 02.06.2017

Exhibit 'B':
Building Elevations



DRAFT
ORDINANCE
02.06.2017

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Planning and Zoning Commission**

FROM: **Timothy M. Tumulty, P.E., Director of Public Works/City Engineer**

DATE: **February 2, 2017**

SUBJECT: **Water and Wastewater Master Plan**

State Law requires all Cities charging Impact Fees to update the process every five years. The process focuses on determining all system deficiencies at the time of the study and improvements needed to serve that City for the next ten years. When evaluating the needs for the next ten years, it is advisable to look at the needs to meet demands for buildout through establishment of a master plan. These master plans for the physical development of the City contain recommendations for the growth development of the City and its extraterritorial jurisdiction. Updating these master plans with the Impact Fees allows for adjustments to land use changes and/or needs to serve where development is actually occurring. The Water and Wastewater Impact Fee was approved on June 2, 2014. The master plans for both utilities were developed at that time. However, the Master Water and Wastewater plan was not included in the approval process.

The City Code of Ordinances found in Section 9.04 (Procedure for Amending Master Plan) requires one public hearing by the Planning and Zoning Commission along with their recommendation be forward to City Council for approval. The City Council will adopt or reject such proposed revision after hosting a public hearing within sixty days of submission to City Council.

Please place the Master Water and Wastewater Plan on the next available Planning and Zoning Commission document as a Public Hearing and take action on these plans at the conclusion of the Public Hearing.

TMT:em

Cc:

Amy Williams P.E., Assistant City Engineer
Jeremy White P.E., CFM, Civil Engineer
Rick Sherer, Water and Wastewater Manager
File

CITY OF ROCKWALL, TEXAS
WATER DISTRIBUTION SYSTEM
MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TEXAS REGISTERED
FIRM F526

JUNE 2014

0 1500 3000 4500
HORIZONTAL SCALE IN FEET

PROPOSED BREEZY HILL 2.0 MG ELEVATED TANK

PROPOSED HAYS ROAD PUMP STATION

EXISTING COUNTRY LN. 2.0 MG ELEVATED TANK

EXISTING HEATH ST. PUMP STATION

PROPOSED 740 BOOSTER PUMP STATION

PROPOSED COLLIN 0.50 MG ELEVATED TANK

EXISTING SOUTHSIDE 1.0 MG ELEVATED TANK

EXISTING EASTSIDE PUMP STATION

EXISTING SPRINGER 2.0 MG ELEVATED TANK

PROPOSED MIMS RD. 2.5 MG ELEVATED TANK

PROPOSED FM 549 1.5 MG ELEVATED TANK

PROPOSED HIGHWAY 276 PUMP STATION

PROPOSED HWY 276 1.5 MG ELEVATED TANK

PROPOSED PRESSSURE REDUCING VALVE 780 TO 717 HGL

PROPOSED PRESSSURE REDUCING VALVE 780 TO 717 HGL

PROPOSED PRESSURE REDUCING VALVE 780 TO 717 HGL

INSET 'A'

INSET 'B'

LEGEND

- CREEKS
- JUNCTION NODE & NO. (J7001)
- 2013 EXISTING WATER LINE NO. & SIZE (P1328, 16")
- EXISTING WATER LINE NO. & SIZE (CLOSED IN MODEL FOR BUILDOUT PRESSURE DIVIDES) (P1343, 12")
- EXISTING WATER LINE NO. & SIZE (TO BE ABANDONED IN FUTURE) (P5297, 16")
- BUILDOUT PROPOSED WATER LINE NO. & SIZE (P4023, 36")
- EXISTING NTMWD SUPPLY LINE
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- PROPOSED PRESSURE REDUCING VALVE
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- 698.75 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 717 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 740 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 780 SERVICE AREA BOUNDARY (AT BUILDOUT)

PRELIMINARY ONLY

CITY OF ROCKWALL, TEXAS
WASTEWATER COLLECTION SYSTEM MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE FIRM F-2317
FIRM FS26

JUNE 2014
REVISED NOVEMBER 2016

NUMBER	NAME	EXISTING DESIGN CAPACITY (MGD)	BUILDOUT PEAK FLOW (MGD)	ADDRESS	YEAR INSTALLED
1	SIGNAL RIDGE	2.13	2.04	1818 SIGNAL RIDGE PL.	1999
2	CHANDLER'S DEEP	0.73	0.79	5500 CANADA CT.	1992
3	STONEBRIDGE DRIVE	0.84	0.16	511 STONEBRIDGE DR.	1966
4	NORTHSHORE	0.61	0.61	601 SUNSET HILL DR.	1999
5	CHANDLERS MARINA	0.24	0.18	427 HARBORVIEW DR.	2006
6	QUAIL RUN	1.73	12.74	501 QUAIL RUN RD.	1996
7	HARLAN PARK	0.89	0.41	505 BOGGS CIRCLE CT.	1999
10	OLD KROGER I.H. 30	0.69	0.05	405 I.H. 30	1998
12	LAKESIDE VILLAGE	0.29	0.19	3702 MEDITERRANEAN DR.	2001
14	FONTANA RANCH	0.88	ABANDONED	2035 S. F.M. 549	2007
15	MIMS ROAD	1.60	ABANDONED	3200 MIMS RD.	2001
17	TIMBER CREEK	0.98	ABANDONED	2814 ROCHELLE RD.	2002
19	SHORES	0.99	1.62	1400 CHAMPIONS DR.	2002
23	DALTON ROAD	1.18	0.59	1695 DALTON RD.	2003
25	MEMORIAL DRIVE	1.05	1.80	1131 MEMORIAL DR.	2003
26	PROMENADE HARBOR	0.69	0.13	2823 PROMENADE PL.	2003
28	CASTLE RIDGE	0.46	0.22	4008 OAKHURST CT.	2008
29	STONEY HOLLOW	1.02	ABANDONED	697 F.M. 552	2003
31	HICKORY RIDGE	0.57	ABANDONED	3500 POST OAK DR.	2004
32	LOFLAND FARMS	1.05	ABANDONED	2837 MASSEY LN.	2004
33	AMITY	0.42	ABANDONED	8 B INDIAN TR.	2005
34	F.M. 3097 NO. 1	2.16	4.98	6211 F.M. 3097	2008
35	F.M. 3097 NO. 2	2.93	6.10	5282 F.M. 3097	2008
36	THE PRESERVE	0.22	0.20	1890 N. LAKESHORE DR.	2008
38	SQUABBLE CREEK	2.53	18.38	2219 N. LAKESHORE DR.	2011
39	TURTLE COVE	3.67	4.73		
43	BREEZY HILL	0.54	ABANDONED		
P1	BLUFF CREEK		9.74		
P2	LONG BRANCH		0.87		
P3	BRUSHY CREEK		3.71		
P4	HACKBERRY CREEK		8.78		
P5	KLUTTS BRANCH SOUTH		0.43		
P6	KLUTTS BRANCH NORTH		12.69		
P7	LAKES OF SOMERSET		1.74		

NOTE:
EACH MANHOLE NUMBER CORRESPONDS TO THE DOWNSTREAM PIPE NUMBER (NOT SHOWN FOR CLARITY)

FLOW MH10000 P10000 12"

LEGEND

- EXISTING PARCELS
- EXISTING FLOOD PLAIN
- EXISTING MANHOLE & NUMBER (MH7001)
- NTMWD MANHOLE & NUMBER (MH7001)
- EXISTING MANHOLE & NUMBER (TO BE ABANDONED) (MH7001)
- PROPOSED MANHOLE & NUMBER (MH-LW100)
- EXISTING GRAVITY SANITARY SEWER PIPE & SIZE (12")
- EXISTING FORCE MAIN & SIZE (12")
- EXISTING NTMWD SANITARY SEWER PIPE & SIZE (12")
- EXISTING NTMWD FORCE MAIN & SIZE (12")
- EXISTING SANITARY SEWER PIPE & SIZE (TO BE ABANDONED) (12")
- EXISTING FORCE MAIN & SIZE (TO BE ABANDONED) (12")
- PROPOSED GRAVITY SANITARY SEWER PIPE & SIZE (12")
- PROPOSED FORCE MAIN & SIZE (12")
- PLANNING BOUNDARY AND E.T.J. BOUNDARY
- WASTEWATER TREATMENT PLANT BASIN DIVIDE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (TO BE ABANDONED)
- PROPOSED LIFT STATION
- NTMWD WASTEWATER TREATMENT PLANT

NTMWD SABINE CREEK TRUNK SEWER
NTMWD SABINE CREEK WASTEWATER TREATMENT PLANT BUILDOUT AVG. DAILY FLOW (ROCKWALL): 9.0 MGD
NTMWD PARKER CREEK TRUNK SEWER

PROPOSED BLUFF CREEK LIFT STATION BUILDOUT CAPACITY: 9.74 MGD
BREEZY HILL LIFT STATION (43)
CASTLE RIDGE LIFT STATION (28)
STONEY HOLLOW LIFT STATION (29)
HARLAN PARK LIFT STATION (7)
DALTON ROAD LIFT STATION (23)
PROMENADE HARBOR LIFT STATION (26)
NTMWD SQUABBLE CREEK WASTEWATER TREATMENT PLANT BUILDOUT AVG. DAILY FLOW: 1.0 MGD
SHORES LIFT STATION (19) BUILDOUT CAPACITY: 1.62 MGD
SQUABBLE CREEK LIFT STATION (38) BUILDOUT CAPACITY: 18.38 MGD
THE PRESERVE LIFT STATION (36)
NORTHSHORE LIFT STATION (4)
STONEBRIDGE DRIVE LIFT STATION (3)
NTMWD TURTLE COVE LIFT STATION (39) BUILDOUT CAPACITY: 4.73 MGD
LAKESIDE VILLAGE LIFT STATION (12)
OLD KROGER I.H. 30 LIFT STATION (10)
SIGNAL RIDGE LIFT STATION (1)
CHANDLER'S DEEP LIFT STATION (2)
CHANDLERS MARINA LIFT STATION (5)
QUAIL RUN LIFT STATION (6) BUILDOUT CAPACITY: 12.74 MGD
MEMORIAL DRIVE LIFT STATION (25) BUILDOUT CAPACITY: 1.80 MGD
AMITY LIFT STATION (33)
TIMBER CREEK LIFT STATION (17)
LOFLAND FARMS LIFT STATION (32)
FONTANA RANCH LIFT STATION (14)
HICKORY RIDGE LIFT STATION (31)
F.M. 3097 NO. 2 LIFT STATION (35) BUILDOUT CAPACITY: 6.10 MGD
MIMS ROAD LIFT STATION (15)
F.M. 3097 NO. 1 LIFT STATION (34) BUILDOUT CAPACITY: 4.98 MGD
NTMWD BUFFALO CREEK WASTEWATER TREATMENT PLANT BUILDOUT AVG. DAILY FLOW: 12.3 MGD
NTMWD BUFFALO CREEK INTERCEPTOR
TO NTMWD MESQUITE REGIONAL WWTP
PROPOSED LONG BRANCH LIFT STATION BUILDOUT CAPACITY: 0.87 MGD
PROPOSED LAKES OF SOMERSET LIFT STATION BUILDOUT CAPACITY: 1.74 MGD
PROPOSED BRUSHY CREEK LIFT STATION BUILDOUT CAPACITY: 3.71 MGD
PROPOSED HACKBERRY CREEK LIFT STATION BUILDOUT CAPACITY: 8.78 MGD
PROPOSED KLUTTS BRANCH NORTH LIFT STATION BUILDOUT CAPACITY: 12.69 MGD
PROPOSED KLUTTS BRANCH SOUTH LIFT STATION BUILDOUT CAPACITY: 0.43 MGD

EAR CREEK
LU CREEK
EMERSON LAKE
CAMP CREEK
THOMPSON RANCH
SQUABBLE CREEK
LAKESIDE
LAKE RAY HUBBARD
CHANDLERS LANDING
ROCKWALL RANCH
BUFFALO CREEK
LITTLE BUFFALO CREEK
RUSH CREEK
BLACKLAND CREEK
PARKER CREEK
KLUTTS RANCH
LONG BRANCH

COLLIN COUNTY / ROCKWALL COUNTY
F.M. 2755
C.C.R. 536
ANNA CADE RD.
CAMP CREEK RD.
OLD MILTON RD.
F.M. 3549
F.M. 1141
F.M. 552
DALTON RD.
SHORES BLVD.
N. COUNTRY LN.
E. QUAIL RUN
CLEM RD.
LAKESHORE DR.
CORNELIUS RD.
CARUTH LN.
S.H. 66
WILLIAMS ST.
RUSK ST.
WASHINGTON ST.
AIRPORT RD.
JOHN KING BLVD.
BREEZY HILL LN.
S.H. 205 - GOLIAD ST.
INDUSTRIAL BLVD.
T L TOWNSEND
CORPORATE CROSSING
F.M. 740 - RIDGE RD.
YELLOW JACKET
I.H. 30
S.H. 276
DISCOVERY BLVD.
MIMS RD.
RALPH HALL PKWY.
TORREON RD.
TUBBS RD.
SUMMER LEE DR.
F.M. 3097
WORBTON RD.
WALLACE LN.
LOFLAND CIR.
F.M. 549
ROCHELLE RD.
F.M. 551
BLACKLAND RD.
F.M. 550
F.M. 548
MUNSON RD.

0 1500 3000 4500
SCALE IN FEET

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 14, 2017

SUBJECT: Proposed Changes to Specific Use Permits (SUP)

After a work session on Specific Use Permits (SUP) on February 6, 2017, the City Council directed staff to amend Section 4, *Specific Use Permits (SUP)*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of this amendment is to make the following changes to the UDC:

(1) Grant the City Council and Planning and Zoning Commission the ability to create operational conditions, which can regulate SUPs on a *case-by-case* basis.

(2) Establish compliance requirements that regulate the property owner's responsibility with regard to an approved SUP.

(3) Establish abandonment, expiration and revocation procedures for SUPs. In addition, this text amendment would establish the following time limitations:

  (a) If an approved SUP was vacated or inactive for six (6) months the SUP would automatically expire.

  (b) If an approved SUP is not issued a building permit within one (1) year of the approval date, the SUP would automatically expire. *Note: If a building permit is not necessary this would revert to a Certificate of Occupancy (CO).*

  (c) If an approved SUP is issued a building permit but a Certificate of Occupancy (CO) has not been issued within one (1) year of the issuance date of the building permit, the SUP would automatically expire.

(4) Establish a procedure for the City Council to grant a one (1) time extension for a period not to exceed one (1) year.

(5) Expire all existing SUPs and Conditional Use Permits (CUP) that are inactive or do not receive a building permit within one (1) year of the adoption date of the text amendment.

Currently, there are 158 SUPs and 228 CUPs in the City. This text amendment would not only clear up inactive entitlements, but would also prevent future inactive entitlements from accruing throughout the city. In addition, it provides a clear understanding of the procedures and requirements for SUPs.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the current ordinance and a copy of the proposed amendments to the UDC. The schedule for this text amendment is as follows:

Planning and Zoning Work Session: February 14, 2017
Planning and Zoning Public Hearing: February 28, 2017

City Council Public Hearing [1st Reading]: March 6, 2017
City Council [2nd Reading]: March 20, 2017

Staff will send out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. In addition, staff will send a courtesy notice to all property owners that have been approved for a Specific Use Permit (SUP) within the last five (5) years.

Text Amendment
Note: ~~Strikeouts~~ represent the current code language, which is being removed in its entirety.

Section 4, Specific Use Permits (SUP)
Article IV, Permissible Uses
Unified Development Code

~~A specific use permit (SUP) is required for any use identified in the land use table as requiring one. The procedure for requesting an SUP is set out in article XI [of this Unified Development Code], Zoning Related Applications and Procedures.~~

Section 4.1, *Purpose*

The purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions. A SUP does not change the base zoning; it allows a particular use that would not normally be permitted in that zoning district. The SUP requirement for any land use is identified in the *Permitted Land Use* table contained in Article IV, *Permissible Uses*, of this Unified Development Code. The discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure

Section 4.2, *Operational Conditions*

In considering a SUP, staff and/or the Planning and Zoning Commission may recommend and the City Council may adopt additional conditions and operational constraints to ensure compatibility with adjacent land uses. These additional conditions and operational constraints will be incorporated into the SUP ordinance, and may relate to: (1) a property's specific site conditions, (2) increased performance standards, (3) compatibility with adjacent properties, (4) mitigation of potentially negative or adverse effects of a request, and (5) anything that could have a negative impact on the public's health, safety and general welfare.

Section 4.3, *Compliance*

(1) In considering a Special Use permit application, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the special use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such special uses upon other property in the neighborhood, and to carry out the general purpose and intent of this Ordinance. Such conditions shall be set out in the Ordinance approving the SUP.

(2) Prior to a SUP being issued, the property owner of the affected property shall agree, comply and be bound to the conditions and operational constraints approved by the City Council and contained in the SUP ordinance.

(3) A SUP is considered to be transferable from property owner to property owner; however, the conditions and operational constraints of the SUP shall remain in effect and be applicable to

the new property owner(s) and/or occupant(s). SUP's cannot be transferred from property to property.

Section 4.4, *Abandonment, Expiration and Revocation of a Specific Use Permit (SUP)*

(1) *Abandonment.* A SUP approved by the City Council that remains vacant or inactive for a period of six (6) months shall be deemed to be abandoned and shall automatically expire. Vacancy or inactivity can be determined by the following:

(a) The water and/or electrical services have been disconnected or discontinued on the property; and/or

(b) The subject property (*e.g. lease space, parcel or parcels of land, lot, tract etc.*) is unoccupied; and/or

(c) The use is abandon due to the issuance of a Certificate of Occupancy (CO) for a use other than (*and exclusive from*) the use approved with the SUP.

(2) *Expiration*. A Specific Use Permit (SUP) shall automatically expire due to inactivity if:

(a) A building permit has not been issued within (1) year of the approval date of the SUP ordinance, and/or a Certificate of Occupancy (CO) has not been issued within one (1) year of a building permit -- *or one (1) year of the approval date of this ordinance if no building permit is necessary*; or

(b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall.

(3) *Revocation*. The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the Specific Use Permit (SUP) ordinance and/or outlined in the Unified Development Code or the Rockwall Municipal Code of Ordinances. The procedure for revocation or rescinding a Specific Use Permit (SUP) shall be the same procedure for requesting a new Specific Use Permit (SUP).

Section 4.5, *Extension of a Specific Use Permit (SUP)*

Upon recommendation from the Planning and Zoning Commission, the City Council may grant a one (1) time extension to the expiration requirements stated above for a period not to exceed one (1) year. To apply for an extension a property owner shall file a written request with the Director of Planning or his designee at least 90 days prior to the expiration date. Extension requests shall not require a public hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a SUP.

Section 4.6, *Existing Specific Use Permits (SUP) and Conditional Use Permits (CUP)*

Specific Use Permits (SUP) and Conditional Use Permits (CUP) in existence at the time this section was adopted by the City Council shall automatically terminate one (1) year from the adoption date of this section if a building permit -- *or a Certificate of Occupancy (CO) if no building permit is necessary* -- has not been issued or an extension is not requested under Section 4.5 of this Ordinance.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 28, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 14, 2017* Planning and Zoning Commission meeting.

2. **P2017-007** **(David)**
   Discuss and consider a request by Peyton McGee of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a final plat for Lots 1, 2 & 3, Block A, Stone Creek Grocer being a replat of 0.734-acres identified as a portion of Lot 27, Block A, Stone Creek, Phase VII Addition and a final plat of 8.666-acres out of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being a total of 9.399-acres, zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

3. **P2017-009** **(Korey)**
   Discuss and consider a request by David Smith on behalf of Barbara Criswell for the approval of a replat for Lot 1, Block A, Rockwall Grace Clinic Addition being a replat of a 0.34-acre parcel of land identified as Lot 2 of the W. T. Barnes Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor (NGC OV) District, addressed as 602 N. Goliad Street [*SH-205*], and take any action necessary.

4. **P2017-010** **(David)**
   Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a replat for Lot 1, Block A, Dobbs Elementary Addition being a replat of a 17.464-acre parcel of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

5. **P2017-011** **(David)**
   Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Elias Pope of Eighty Twenty Real Estate Holdings, LLC for the approval of a replat for Lot 5, Block A, Harbor District Addition, being a replat of a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2651 Sunset Ridge Drive, and take any action necessary.

APPOINTMENTS

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

PUBLIC HEARING ITEMS

7. **MIS2017-004** **(Amy)**
   Hold a public hearing to discuss and consider the approval of an ordinance adopting the City's Water and Wastewater Master Plans.

8. **Z2017-004** **(Ryan)**
   Hold a public hearing to discuss and consider a city initiated request to amend Section 4, *Specific Use Permits*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of establishing 1) general regulations for Specific Use Permits (SUP) issued upon the adoption of the proposed ordinance, 2) regulations relating to the abandonment, expiration and revocation of Specific Use Permits (SUP) and 3) an expiration period of one (1) year for all Specific Use Permits (SUP) and Conditional Use Permits (CUP) issued by the City that are inactive, abandon or pending.

ACTION ITEMS

9. **SP2016-033** **(David)**
   Discuss and consider a request by Lizandro Oemeno for the approval of a site plan converting an existing single-family home into an office building on a 1.24-acre tract of land identified as Tract 3 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northwest corner of the intersection of Los Altos Drive and N. Goliad Street [N. SH-205], addressed as 1201 N. Goliad Street, and take any action necessary.

10. **Z2017-001** **(Ryan)**
    Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

11. **Z2017-005** **(Ryan)**
    Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to *Ordinance No. 16-15* for the purpose of allowing the *Animal Clinic for Small Animals* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

12. **Z2017-006** **(David)**
    Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 11-37 (SUP No. S-034)* to allow a restaurant with an accessory general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

13. **Z2017-007** **(David)**
    Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

14. **Z2017-008** **(Korey)**
    Hold a public hearing to discuss and consider a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding *Ordinance No. 08-38* (*SUP No. S-056*) and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

15. **P2017-008** **(Korey)**
    Discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Wilck Addition being a 5.192-acres tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate (SFE-2.0) District, addressed as 463 H. Wallace Lane, and take any action necessary.

16. **SP2017-008** **(Korey)**
    Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

17. **SP2017-009** **(Korey)**
    Discuss and consider a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

18. **SP2017-010** **(David)**
    Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [*SH-205*], and take any action necessary.

19. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2019-003: Lots 1-7, Block A, Sky-Ridge Addition [*Approved*]
- ✓ P2017-006: Lot 3, Block B, 205 Business Park Addition [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*1st Reading*) [*Approved*]
- ✓ Z2017-001: SWBC of Rockwall [AG to PD] (*1st Reading*) [*Remanded Back to P&Z*]
- ✓ Z2017-002: Zoning Change AG to SFE-2.0 (*1st Reading*) [*Approved*]
- ✓ Z2017-003: Zoning Amendment to Planned Development District 7 (PD-7) (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of February, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 28, 2017
5:00 P.M.

ACTION ITEMS

1. **SP2017-008** **(Korey)**
   Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

2. **SP2017-010** **(David)**
   Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [*SH-205*], and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24rd day of February, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 14, 2017
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Sandra Whitley, Mark Moeller, Annie Fishman, Tracey Logan and new Commissioner Eric Chodun. Staff members present were Planning Director, Ryan Miller, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the January 31, 2017 Planning and Zoning Commission meeting.

2. P2017-003
Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a preliminary plat for Lots 1-7, Block A, Sky-Ridge Addition being an 8.61-acre tract of land being identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the northwest corner of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

3. P2017-006
Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC for the approval of a final plat for Lot 3, Block B, 205 Business Park Addition being a 1.5-acre tract of land identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 424 National Drive, and take any action necessary.

4. SP2017-004
Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Gregg Murray pf Service King Collision Repair for the approval of a site plan amendment for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

5. SP2017-00**6**
Discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended site plan for the expansion of the existing Cinemark 12 Rockwall movie theater being a 12.894-acre tract of land currently identified as Lot 5 and a portion of Lot 7, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) and Planned Development District 32 (PD-32), addressed as 2125 Summer Lee Drive, and take any action necessary.

6. MIS2017-002
Discuss and consider a request by John Arnold of the Skorburg Company for the approval of a tree mitigation plan for Stone Creek, Phase VIII being 102 single-family residential lots on a portion of a larger 91.139-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located at the northwest corner of the intersection of Hay Road and E. Quail Run Road, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Whitley seconded the motion, which passed by a vote of 7-0.

III. PUBLIC HEARING ITEMS

7. Z2017-001

Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave brief background on the property stating that a request to rezone the property from a Light Industrial District to a Planned Development District for a Multi-Family apartment complex came before the Commission in August of last year which was denied. On November 29th of last year, the Commission reviewed another application requesting to submit an application for a similar request. Under the Unified Development Code, since a case was denied the applicant submitting an application within one year of the denial date is required to come before the Commission and verify a substantial change. In this case, the applicant demonstrated they were because they were proposing to reduce the number of units from 750 to 650 units, which reduced the density from18 units/acre to15.28 units/acre, therefore the Planning and Zoning Commission did approve due to the significant change and allowed the application to come forward. That application was submitted on February 17th to rezone the 42 ½ acre parcel of land to a Planned Development District from a Light Industrial District for a multi-family apartment complex that would consist of 650 units.

Mr. Miller went on to state that the subject property was annexed into the City in 1985 and is currently identified as Technology Industrial in the Future Land Use Map. The applicant is proposing to rezone for a 650 unit multi-family apartment complex that would consist of two phases of 325 units. Each phase will consist of nine buildings and each phase will have a pool area and a minimum 20% open space. The applicant provided a lot mix that was provided in the Commissions case memo for their review. Essentially the minimum unit size will range from 650 square feet to 1,460 square feet and contain 65% one bedroom units, 26% two bedroom units, and 7.69% three bedroom units. The average unit size will be 983 square feet and the density will be 15.28 units per acre. The highest zoning district permitted within the City under straight zoning is the Multi-Family 14 District which allows up to 14 units per acre; however the applicant is requesting a Planned Development District which allows the Planning and Zoning Commission and City Council to consider higher densities. Mr. Miller went on to explain that in looking at the parking the applicant is showing to conformance to the parking requirements, in addition they're incorporating 25% covered parking in garage areas. The conceptual building elevations submitted by the applicant indicate that the buildings will be composed of 30% natural stone and 70% lap siding, those elements have been included in the draft ordinance and conformance to those requirements is considered to be a condition of approval. The only two aspects of this case that depart from the Unified Development Code are the density; they are requesting roughly 1.28 units per acre over the permitted 14 units per acre. Also, the masonry requirement departs from the Unified Development Code in that they are proposing over 50% cementaceous siding, but they are incorporating 30% natural stone which meets the Overlay District requirements.

Mr. Miller further explained that the Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for Technology/Light Industrial land uses. The proposed development would require this designation to be changed to a High Density Residential designation, which according to the Comprehensive Plan is defined as any use that exceeds 3 units per acre. In addition, the Comprehensive Plan states that high density residential land used should be used as a transitional use from commercial or existing retail use, or where it will serve as a logical extension of an existing high density development. In this case, the proposed subject property and zoning change do appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the High Density Residential designation. However, the density being proposed and any change to the Future Land Use Map is a discretionary decision for the Planning and Zoning Commission as well as City Council. S

Mr. Miller went on to stat that on January 30, 2017, staff mailed 60 notices to property owners and residents within 500-feet of the subject property and emailed notices to the Lofland Farms and Meadow Creek Estates Homeowner's Associations, which are the only HOA's located within

1,500 feet of the subject property. Staff had received 3 email responses in opposition to the request. Mr. Miller advised the Commission the both staff and the applicant are available for questions.

Vice-Chairman Lyons opened the public hearing and asked the applicant to come forward and speak.

Terry Gwin
President & CEO of SWBC
(No address given)

Mr. Gwin came forward and gave a brief power point that showed SWBC is a large company that specializes in class A Multi-family developments throughout four major metropolitan areas within the state of Texas. The slide show provided pictures of developments that have been completed that showed what they would be building in Rockwall. Mr. Gwin went on to state they are looking to develop the site as a two phase development, with the first phase consisting of 325 units in approximately 21.28 acres, each phase will be identical. Each phase will have its own clubhouse and amenities. The pond and trees will allow for buffering from the industrial area. Mr. Gwin added that reasons as to why the site is fit for a Multi-Family product because it has natural amenities and lends itself for a residential multi-family. They feel the need for this type of development is needed in Rockwall. Mr. Gwin spoke of the tax benefits it would bring to the City as well.

Vice-Chairman Lyons asked for questions for the applicant from the Commission.

Commissioner Fishman expressed concern with the traffic this may generate, asked if there has been a traffic study. Mr. Gwin stated they have not done any traffic studies but they feel it would not be an issue because that area has excellent circulation with the improvements the City has done.

Commissioner Trowbridge asked if the developments they have built have all been in suburban areas. Mr. Gwin stated they were. Commissioner Trowbridge asked concerning the garages. Mr. Gwin stated they would be both tucked in and covered parking. Mr. Miller added 25% would be tucked under garages.

Vice-Chairman Lyons asked if there was anyone in the audience wishing to speak to come forward and do so.

Patrick Thomas
1806 Preakness Dr.
Rockwall, TX

Mr. Thomas came forward and stated he is opposed to the request. His home will be one of the closest to the development. He expressed concern of the traffic issues it would generate, and the issue of maintenance over time. He stated he came from a suburban area of Dallas that had several multi-family and saw how over time that deteriorated the area. There hope in moving into the area was that it would be residential homes, not multi-family.

Linda McMullin
1810 Preakness Drive
Rockwall, TX

Ms. McMullin came forward and expressed her opposition to the request. She feels that without doing a traffic study it will generate traffic issues. She is also concerned with the problems multi-family developments bring to the area.

Tom Padgett
1802 Preakness
Rockwall, TX

Mr. Padgett came forward and stated his opposition to the request. He and his wife recently moved from Mesquite and moved to Rockwall to move away from the multi-family that they were surrounded by in Mesquite. Feels his property value will be affected as well as the issues that the increased traffic will generate.

Clark Staggs
1601 Seascape
Rockwall, TX

Mr. Staggs came forward and stated that he was an interested bystander and in doing some quick math on the area that the applicant is proposing to build on and although he does not know what the net buildable is, but figured that if it was 30 or 35 net buildable they could easily put over 100 semi- custom luxury residences on the property and figuring a total value of those would be close to forty million dollars making the tax evaluation the same.

Vice-Chairman closed the public hearing and asked the applicant to come forward for rebuttal.

Mr. Gwin came forward and stated they are going to try and be cognoscente of the neighbors and the closest property is 400 feet from where the development would be, and although the ideal for the neighborhood would be for it to remain open space, it is in a growing thriving community and it is a piece of property that is going to be developed and it won't be single family homes. But they are open to meeting with the neighbors to receive any input they have that would make them more comfortable with the project.

Spencer Byington
5600 S. FM 148
Kauffman, TX

Mr. Byington came forward and addressed the concern that was brought up of the transient reputation that a multi-family is known to have. He stated this particular apartment community is ranged to be from the $1.50-$1.66 a foot rage which on a 900 foot average would have a $1600 plus month rent payment. The type of tenant they attract would not be the typical transient tenant. The product they develop is luxury living for baby boomers and millennials.

Commissioner Chodun asked Mr. Gwin with the price per square foot that was brought up, why the density is still 14 units per acre. Mr. Gwin stated there was no real magic to the number, it's from what they purchased the land at, they have to get certain revenue off of that, and they have cut it back from where it was. By cutting back, they would have to cut back on other things such as the amenities, and they would like for it to be a high quality product.

Commissioner Logan asked staff concerning the density calculation, what that was based on. Mr. Miller stated it was based on gross not net.

Commissioner Trowbridge asked if they did a third party GC. Mr. Gwin stated they have a GC Company and they would be building this development themselves.

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

Commissioner Trowbridge stated that although he feels apartments are good for the City because it adds population and builds revenues by adding utilities and they are a reputable builder that is proposing a quality product, he feels the timing for such a development is not now.

Commissioner Trowbridge made motion to deny the request. Commissioner Logan seconded the motion. The motion to deny passed by a vote of 5-2 with Commissioners Lyons and Fishman dissenting.

8. Z2017-002
Hold a public hearing to discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a 5.192-acre tract of land being identified as Tract 8-02 of the W. W. Ford

Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 463 H. Wallace Lane, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting to rezone the property from an Agricultural District to a Single-Family Estate 2.0 District for the purpose subdividing the property into two parcels and building a home. Currently, there is an existing single-family home situated on the subject property. According to Section 2.1 Agriculture District of Article V, District Development Standards, of the Unified Development Code, a single-family dwelling is allowed on any Agriculture District zoned property that is more than ten acres. Since the subject property will be less than ten acres after subdividing, the tract will need to be rezoned. According to the UDC, the minimum lot yard frontage in the SFE-2.0 District is 150-feet. While Lot 1 will have the required frontage, Lot 2 will not, therefore the applicant requested a variance to lot frontage from the Board of Adjustments. On January 12, 2017, the Board of Adjustments approved a variance to reduce the lot frontage from 150-feet to 100-feet on Lot 2. The request is in compliance with the Comprehensive Plan.

Mr. Brooks went on to state that on January 30, 2017, staff mailed thirteen notices to property owners within 500-feet of the subject property and notified the Oaks of Buffalo Way HOA which is the only HOA within 1,500-feet of the subject property and staff received two notices in opposition of this request.

Mr. Brooks advised the Commission the applicant was present.

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

Lisa Palomba
502 Scenic Place
Heath, TX

Ms. Palomba came forward and stated the intent of the request is to subdivide to build a single family home.

Vice-Chairman opened up the public hearing and asked if anyone wished to speak to come forward, there being no one indicating such Vice Chairman Lyons closed the public hearing.

Commissioner Trowbridge made a motion to approve with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

9. Z2017-003

Hold a public hearing to discuss and consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amendment to Planned Development District 7 (PD-7) for the purpose of incorporating a 0.30-acre portion of land currently zoned Planned Development District 32 (PD-32) and amend the PD Development Standards stipulated by *Ordinance No.'s 73-47, 82-36 & 87-11*, being a 28.44-acre tract of land identified as a portion of Lot 7 and all of Lots 3, 4 & 5, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) & Planned Development District 32 (PD-32), located at the southwest corner of the intersection of Lakefront Trail and Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request Planned Development District 7 was approved by City Council on November 12, 1973 by Ordinance No. 73-47. At the time of adoption, the planned development district permitted a combination of neighborhood service, water recreation, single-family and multi-family land uses. This ordinance was later amended on August 2, 1982 by Ordinance No. 82-36, which incorporated a concept plan and expanded the land uses to include a commercial hotel, marina, retail, multi-family and condominiums. On April 6, 1987, the planned development district was again amended to limit the land uses. This limited set of land uses included office, restaurants, hotel and marina. This is the zoning ordinance that is currently in place. The applicant has submitted an application requesting to rezone Planned Development District 7 for three purposes. The first being that they recently purchased The Harbor and they are looking at changing the use set that is allowed and turn it into more of an entertainment type venue. Secondly they're looking at expanding the current PD-7 boundary by a small amount to accommodate an expansion of the existing

Cinemark theater. And the final use is to tie down the general retail uses for the property and clarify the 87 Ordinance, in addition they will be adding a brewery distillery including brew pub and winery as a by right use. In addition to modifying the Harbor retail area, staff prepared a draft ordinance that touches on the Hilton area to better clarify those areas as well. Consent was received for those changes from the owners of the Hilton. In addition there is a PD Development Plan requirement which ties in the design scheme and any changes to the development in that area would require them to go through a PD Development Plan process. When the vacant property that currently exists in Area 3 comes in they will have to go through a PD Development Plan.

Mr. Miller added that on January 30, 2017, staff mailed 383 notices to property owners and residents within 500-feet of PD-7 and emailed notices to the Signal Ridge, Chandler's Landing, Water's Edge, and Lago Vista Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property. At the time the case memo was drafted, staff received one property owner notification and one email in support of the zoning amendment, and one email stating no opposition but citing a concern with potential noise. Two additional notices were received today that stated opposition, however they appear to be in opposition of a marina not of the request.

Mr. Miller advised the applicant was present and he as well as staff were available for questions.

Vice-Chairman Lyons asked for questions from the Commission for staff.

Commissioner Trowbridge asked concerning the by right uses that are allowed being the restaurants, full service theater, brewery and winery; would those be the only ones that are allowed by right. Mr. Miller stated they were not they are in addition to the General Retail land uses. The way the ordinance is structured is it allows the General Retail District land uses.

Commissioner Whitley asked concerning the noise ordinance that is in place currently. Mr. Miller stated Mr. Miller stated there are currently ordinances in place that restrict the amount of noise that businesses and other operations are allowed to put off and they are measured at those property lines and the City's Code Enforcement enforces those.

Commissioner Fishman asked concerning the parking as in this general area it at times poses a problem. Mr. Miller stated that currently there is an existing City lot and per the parking agreement that the applicant has with the City that was put in place when originally built, they are entitled to 286 of the parking spaces and that is in addition to their existing parking.

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

James Ziegler
6205 Wichita Trail
Flower Mound, TX

Mr. Ziegler came forward and stated he is the managing director of PegasusAblon who is the new owners of The Harbor. Prior to them purchasing the property the previous owner foreclosed and the property had been languishing for the last six years under the ownership of the lender that foreclosed on it and has not been well maintained and they are very excited to take ownership. They have also purchased an additional 10,000 square feet of land adjoining the Cinemark to allow for an expansion.

Commissioner Trowbridge asked if the Cinemark lease has been extended. Mr. Ziegler stated it has.

Commissioner Chodun asked aside from the Cinemark expansion, do they foresee any other improvements or alterations to the structure. Mr. Ziegler stated that actual construction, other than minor things such as fixups, they do not foresee any. They are however redoing the landscaping and are upgrading the lighting.

Commissioner Moeller asked if they were considering putting security cameras. Mr. Ziegler stated they will have on site security personnel, but they will not have security cameras.

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

Commissioner Fishman made a motion to approve Z2017-003. Commissioner Whitley seconded the motion which passed by a vote of 7-0.

IV. ACTION ITEMS

10. Z2016-033

Discuss and consider a request by Himmat Chuhan on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planner, Korey Brooks, gave a brief background of the request stating that this request came before the Commission at the end of last year. There is an existing SUP that was approved in 2008 that allowed for a hotel in a Commercial District and at the time that SUP was approved the SUP prohibited Residence Hotels and also limited the building to 58 feet in height and stipulated that the elevations strictly adhere to what was outline in the SUP. Since that time the applicant has proposed to change the elevations of the building and therefore requesting to change the SUP. The applicant is requesting a Residence Hotel with the provision that no more than four of the rooms would contain a kitchen, and the remaining would be standard rooms. Additionally they are requesting the hotel to be 60 feet in height and within the Overlay District anything over 60 feet requires an SUP. The applicant has also provided different elevations. The request came before the Commission in November of last year and the Commission made a recommendation to deny the request mostly due to the height of the building.

Mr. Brooks went on to state that on October, 27, 2016, staff sent 35 notices to property owners/residents within 500-feet of the subject property and emailed notices to the Lakeside Village and Turtle Cove HOA's, which are the only HOA's/Neighborhood associations that are within 1,500-feet of the subject property. Staff has received one notice in opposition of the request.

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

Vice-Chairman Lyons asked the applicant to come forward.

Clark Staggs
1601 Seascape
Rockwall, TX

Mr. Staggs came forward and stated the reason the previous project was withdrawn after the Commission denied the request and they chose not to move forward in taking it forward to City Council, was because they determined the design could substantially and dramatically be improved. Since that time they went to Best Western and asked for their suggestions and they since found an architect that had designed a new prototype for Best Western. They felt that design would comply well with Rockwall's mandate for stone and brick and they chose a contemporary design. Mr. Staggs provided a power point that included pictures of what the new design will look like. It will be a four story building and they are asking for the height to be 60 feet. The brick and stone will be complimented by a material of metallic called a rain screen with a satin finish stainless steel material which is fairly new but very architecturally attractive. Mr. Staggs went on to state that Best Western has taken on a new logo and provided pictures of what that looks like as well as pictures of what the interior of the hotel will look like.

Mr. Staggs further stated this property is being proposed at 80 rooms and out of those 80 rooms they are proposing 47 standard rooms, 33 would be studio suites. They feel there will be sufficient demand for this type of product. Four would be the one bedroom with a separate day area and the remaining would all have a mid-size refrigerator, hot plate and a microwave. And in

the industry that defines a kitchen and the industry has determined this type of product is in high demand by those that need to stay for more than just a day or two. They feel this site is very suitable to what they are proposing. Mr. Staggs added that Mr. Himmat Chauhan who currently runs the Best Western Inn and Suites in Rockwall was also present to answer any questions.

Vice-Chairman Lyons asked in what tier this particular Best Western Residency Suites would fall under as far as the quality of it. Mr. Staggs directed that question to Mr. Chauhan.

Himmat Chauhan
2914 Lakeside Village
Rockwall, TX

Mr. Chauhan came forward and stated it will be an upper mid- scale property.

Vice-Chairman Lyons asked concerning the cooktop, how many rooms would have that feature. Mr. Chauhan stated it would be a hotplate and 33 rooms would include those as well as a mid-size fridge and a microwave. Vice-Chairman Lyons asked for clarification of the amount of rooms that would have that as he understood it was proposed to only have four rooms that would be for extended stay. Mr. Chauhan four rooms would be one bedroom suites.

Mr. Miller asked Mr. Chauhan to repeat the lot mix for clarification of wording of the Ordinance. Mr. Chauhan stated 47 rooms will be 350 square feet standard rooms, 33 studio rooms that will be approximately 400 to 430 square feet and will have a hotplate, mid-size fridge and microwave. And the remaining four rooms will be 1 bedroom suites to accommodate a larger family.

Mr. Chauhan went on to state that he currently operates the Best Western Plus in Rockwall which was previously Holiday Inn Express. In the six years since they took over ownership they now have a 90 percent occupancy. He feels this product is needed as so many projects in neighboring Cities have big developments coming in and this product will be in high demand.

Commissioner Fishman asked if they would retain long term ownership of the property. Mr. stated they would.

Commissioner Trowbridge asked for clarification of the number of rooms that would be considered “residency”. Mr. Chauhan stated 37 will have the residential component.

Commissioner Trowbridge asked if there was a rent premium associated with having the in-house kitchen over having a standard room. Mr. Chauhan stated it was not a rent premium but rather an additional option for the guests.

Commissioner Chodun asked what made it an upper-middle class classification. Mr. Chauhan stated is in the past Best Western did not have any standards in hotels, but now have three tiers which are Best Western, Best Western Plus and Best Western Premiere. The Best Western Plus is competing with a Hampton, Holiday Inn Express therefore they have to make sure they have certain size rooms, certain amenities are provided and certain kind of furniture is provided and that is basically what makes it an upper mid- scale.

Commissioner Fishman stated that although it appears it will be a well maintained property she expressed concern with a Residence Hotel having just been approved in the area.

Commissioner Trowbridge expressed concern with the amount of rooms that would provide the extended stay component.

Commissioner Moeller expressed concern with the amount of rooms and the influx of the recent approval of a residence hotel within the vicinity.

Commissioner Trowbridge made a motion to deny Z2016-033. Commissioner Fishman seconded the motion. The motion to deny passed by a vote of 7-0.

11. Hold an election to elect a Chairman for the Planning and Zoning Commission.

Vice-Chairman welcomed new Commissioner Chodun to the Commission. He then brought the item up for discussion or motion.

Commissioner Logan made a motion to nominate Commissioner Lyons to serve as Chairman. Commissioner Moeller seconded the motion.

Commissioner Fishman made a motion to nominate Commissioner Trowbridge. Commissioner Trowbridge seconded the motion. The motion passed to nominate Commissioner Lyons as Chairman by a vote of 5-2, with Commissioners Trowbridge and Fishman dissenting.

Chairman Lyons made a motion to nominate Commissioner Trowbridge to serve as Vice-Chairman. Commissioner Fishman seconded the motion, which passed by a vote of 7-0.

V. DISCUSSION ITEMS

12. MIS2017-004
Hold a public hearing to discuss and consider the approval of an ordinance adopting the City's Water and Wastewater Master Plans.

Assistant City Engineer, Amy Williams, gave brief explanation of the agenda item stating that State Law requires that any city that has impact fees to update those every five years and in doing so the City likes to see a plan for an overall buildout plan for the City on the demands within the City and the ETJ for the future. When impact fees are done maps are done by a hydrologist consultant that the City hires to look at the water and sewer demands for anything in the City limits or the ETJ. Ms. Williams went on to state that in 2014 the impact fees were approved and the maps made, but at the time they did not get in with the impact fees to be approved and therefore this is just going through and getting everybody's approval on the masters. On the February 28th meeting there will be a public hearing to take action.

No discussion took place concerning this agenda item.

13. Z2017-004
Hold a public hearing to discuss and consider a city initiated request to amend Section 4, *Specific Use Permits*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of establishing 1) general regulations for Specific Use Permits (SUP) issued upon the adoption of the proposed ordinance, 2) regulations relating to the abandonment, expiration and revocation of Specific Use Permits (SUP) and 3) an expiration period of one (1) year for all Specific Use Permits (SUP) and Conditional Use Permits (CUP) issued by the City that are inactive, abandon or pending.

Planning Director, Ryan Miller, gave a brief explanation of the request and stated City Council directed staff to amend Section 4, Specific Use Permits SUP, of Article IV, Permissible Uses, of the Unified Development Code. Currently every time an SUP is approved there is no mechanism system to expire them if they don't take action on them. For example the car wash that was approved on Ridge Road and no action has been taken to move forward on the project and years later a request is brought forward for another car wash across the street what played into the Commissions consideration was the outstanding entitlement and then having two car washes in such close proximity of each other. This ordinance would help to clear that issue up, by putting expiration on SUP's if one is approved and no action is taken to pull a building permit within one year that SUP would expire. If they pull a building permit within that year but then fail to pull a certificate of occupancy within a year of pulling the building permit that SUP would expire.

Mr. Miller further stated that this text amendment would not only clear up inactive entitlements, but would also prevent future inactive entitlements from accruing throughout the city. In addition, it provides a clear understanding of the procedures and requirements for SUPs. Also it will stipulate how SUP's are treated within the City which includes how they're approved, the process it takes as well as grounds of revocation. And the final thing that is being done is making it retroactive. Currently, there are 158 SUPs that are active because there is no expiration mechanism and 228 CUPs in the City that date back to the 1970's. Notification will be sent to everyone that has received an SUP within the last five years letting them know that there will be a public hearing to allow them the opportunity to come before the Commission and also letting

them know that if the request is approved they will have one year to take action on their SUP or CUP before it expires.

Mr. Miller stated staff sent out a 15-day notice to the Rockwall Herald Banner for publication and the item will be back before the Commission for action at the February 28th meeting.

Commissioner Lyons asked if staff could go back before five years. Mr. Miller stated it may be difficult to track down those that were issued in the 70's 80's and 90's to establish ownership today because since some of those CUP's were issued those things have been parceled out into lots of little parcels and would take some time to track all those. That is why the City attorney said staff would just need to establish some kind of set criteria, and that criteria is anybody that was issued an SUP within the last five years.

Commissioner Chodun asked if the language of the amendment is similar and consistent to that of other surrounding Cities. Mr. Miller stated that staff polled several other cities and it was found that the expiration component is really the norm not the exception in several other cities.

Commissioner Fishman stated she liked that this language was being added and feels it has been needed. She asked if there would be any flexibility with the time basis, if they wanted to do something shorter than the one year period. Mr. Miller stated they would have the ability within the ordinance if the hit an expiration to come back before the Commission and request a onetime up to one year extension.

General discussion took place concerning entitlements and the language of the Ordinance and the Commission expressed liking the request as it will be beneficial in moving forward with the approval of future SUP's.

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

- ✓ P2017-001: Lot 1, Block A, Montessori School Addition [*Approved*]
- ✓ P2017-002: Lot 3, Block A, Briscoe/Hillcrest Addition [*Approved*]
- ✓ P2017-004: Lots 5 & 7, Block A, The Harbor-Rockwall Addition [*Approved*]
- ✓ P2017-005: Lots 1 & 2, Block A, Stone Creek Grocer Addition [*Approved*]
- ✓ SP2016-034: Variances for Grocery Store [*Approved*]
- ✓ SP2017-007: Variance for Academy Sports & Outdoors [*Approved*]
- ✓ Z2016-044: SUP for a Carwash on Ridge Road (*2nd Reading*) [*Approved*]
- ✓ Z2016-045: SUP for a Residential Hotel on Greencrest Boulevard (*2nd Reading*) [*Approved*]
- ✓ Z2016-046: PD Development Plan for Grocery Store (*2nd Reading*) [*Approved*]

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

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:00 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/28/2017

APPLICANT: Peyton McGee of *Kimley-Horn & Associates*

AGENDA ITEM: **P2017-007;** *Lots 1, 2, & 3, Block A, Stone Creek Grocer Addition*

SUMMARY:

Discuss and consider a request by Peyton McGee of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a final plat for Lots 1, 2 & 3, Block A, Stone Creek Grocer being a replat of 0.734-acres identified as a portion of Lot 27, Block A, Stone Creek, Phase VII Addition and a final plat of 8.666-acres out of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being a total of 9.399-acres, zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for the purpose of developing a 35,962 sq. ft. grocery store (LIDL) on Lot 1 of the *subject property* and creating an additional lot (*Lot 2*) for the purpose of establishing a 300-ft separation between Lot 1 and the Children's Lighthouse. This distance is required in order to meet local and TABC guidelines or an alcoholic beverage permit. Lot 3 will remain vacant until developed. As part of the request, the applicant is also proposing to replat a 0.734-acre portion of Lot 27, Block A, Stone Creek, Phase VII Addition into Lot 1.

☑ The applicant has received approval of a PD Development Plan (*i.e. Z2016-046*) and a PD Site Plan (*i.e. SP2016-034*) in accordance with the requirements of Planned Development District 70 (PD-70).

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

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

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat for *Lots 1, 2, & 3, Block A, Stone Creek Grocer Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

City of Rockwall

Project Plan Review History

Project Number	P2017-007	**Owner**	STONE, CREEK SF LTD	**Applied**	2/17/2017 LM
Project Name	LIDL	**Applicant**	KIMLEY-HORN AND ASSOCIATES	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	2/17/2017 LM

Site Address	City, State Zip	Zoning
HAYS RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
QUAIL RUN RETAIL	3	NULL	3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017				
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	See Comment
(2/22/2017 11:08 AM AW) Need to label 100 year water surface elevations/sections for the flood plain							
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
GIS	Lance Singleton	2/17/2017	2/24/2017				
PLANNING	David Gonzales	2/17/2017	2/24/2017				See comments

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

Discuss and consider a request by Peyton McGee of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a fina plat for Lots 1, 2 & 3, Block A, Stone Creek Grocer being a replat of 0.733-acres identified as a portion of Lot 27, Block A, Stone Creek, Phase VII Addition and a final plat of 8.666-acres out of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being a total of 9.399-acres, zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, March 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

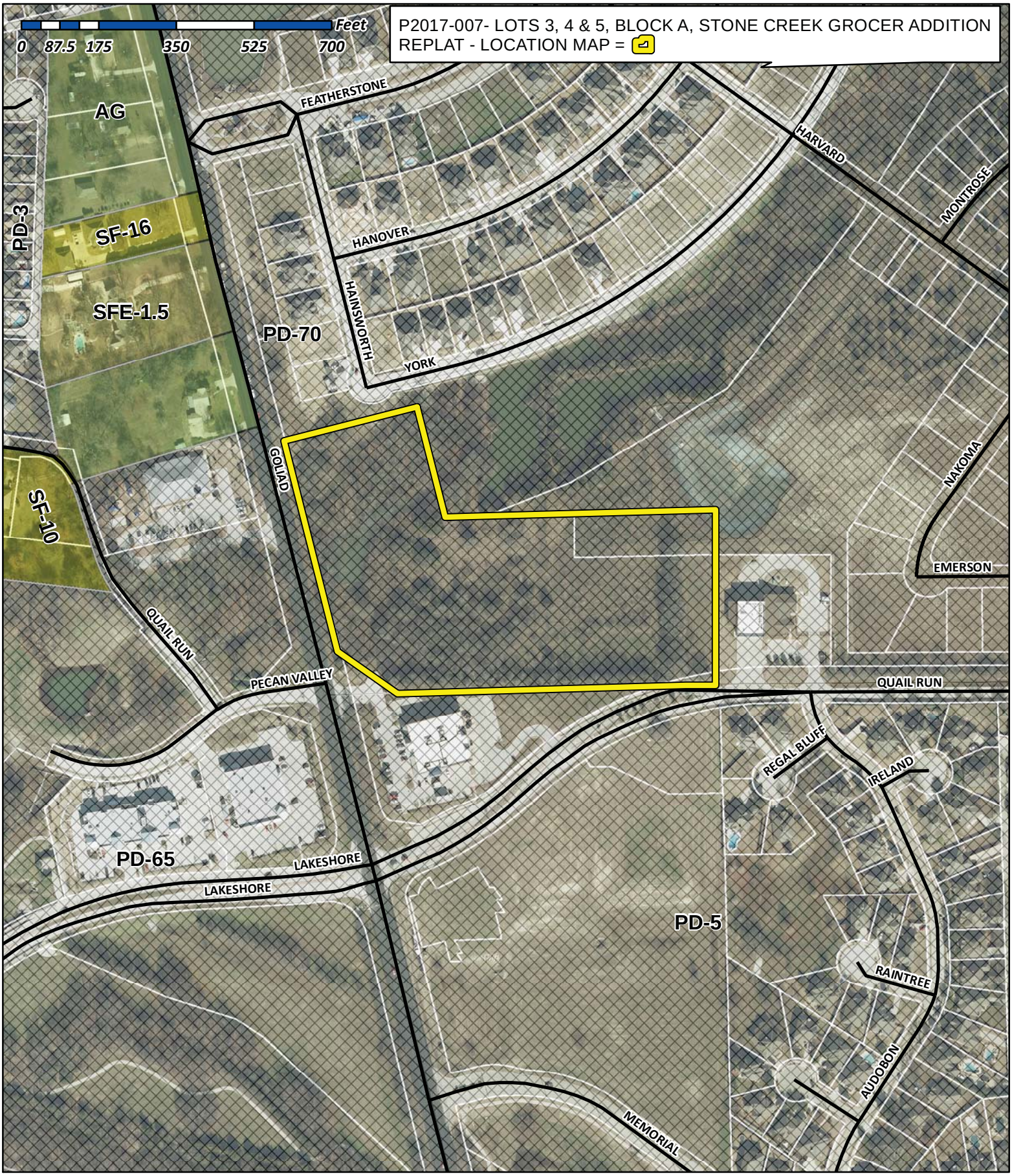
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Plat mylars are required to be filed with Rockwall County prior to issuance of a Certificate of Occupancy (CO).
3. Provide staff with a letter indicating the previously approved final plat [Case No. P2017-005 for conveyence purposes] will not be filed for record with Rockwall County so as to move forward with this current request. The letter will need to be received prior to the City Council meeting scheduled for March 6, 2017.
4. Provide a label indicating "Case No. P2017-007" on the lower right corner on all pages of the revised plat.
5. Correct Notes: remove #1 and #2 as this is not considered a conveyance plat.
6. Notary Certificate is not necessary when plat is stamped by registered surveyor.
7. Enlarge signature block or signature lines for officials- line length too short.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: February 28, 2017 (6:00 p.m.)

City Council - Consent Agenda: March 6, 2017 (6:00 p.m.)



City of Rockwall

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

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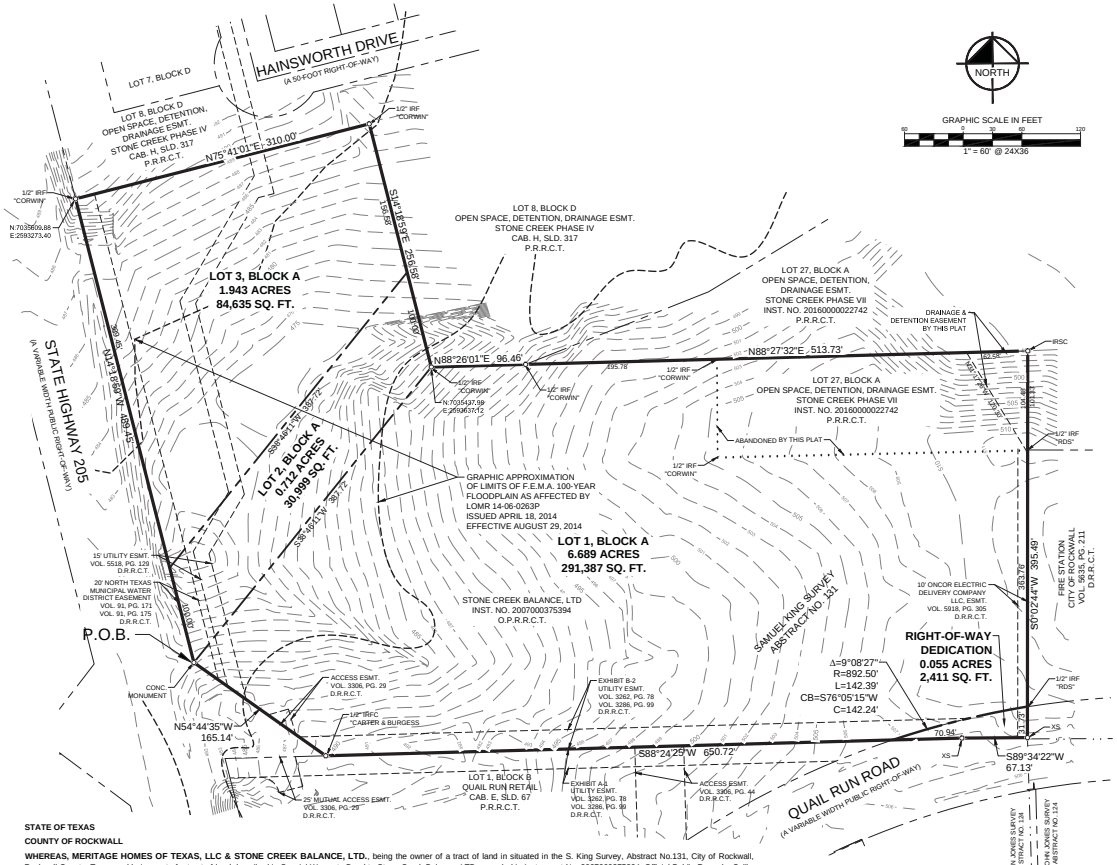


STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, MERITAGE HOMES OF TEXAS, LLC & STONE CREEK BALANCE, LTD., being the owner of a tract of land in situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 20070000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000022742, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 489.45 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for the most westerly southwest corner of Lot 8, Block D of Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE departing said east right-of-way line and with the south lines of said Lot 8 the following courses and distances, to wit:

North 75°41'01" East, a distance of 310.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;
South 14°18'59" East, a distance of 256.58 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;
North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 27;

THENCE with the south line of said Lot 27 part of the way, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for an angle point in the south line of said Lot 27, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet a 1/2-inch iron rod with plastic cap stamped "RDS" found at the northwest corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet a 1/2-inch iron rod with plastic cap stamped "RDS" found at the southwest corner of said Quail Run Fire Station, being in the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to an "X" cut in concrete;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to an "X" cut in concrete for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 9.399 acres or 409,432 square feet of land.

All bearings shown are based on grid north and referenced to City of Rockwall Monuments R003 and R018 ot the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998540.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Stone Creek Grocer Addition** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Stone Creek Grocer Addition** subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

By:_____

Printed Name:_____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

STONE CREEK BALANCE, LTD., a Texas limited partnership

By:_____

Printed Name:_____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Dana Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2017.

_____
DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
972-770-1300
dana.brown@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

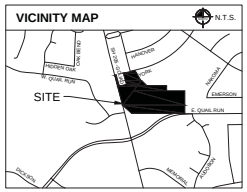
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2017.

_____
Notary Public in and for the State of Texas

VICINITY MAP N.T.S.



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
D.R.D.C.T. = DEED RECORDS OF ROCKWALL COUNTY,TEXAS
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

1. This Final Plat is for conveyance purposes only and not for the development of the subject property.
2. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
3. Coordinates shown on this survey is based on a line oriented between City of Rockwall monuments R003 and R018 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983. The horizontal coordinates of this survey are grid coordinates derived from Rockwall Monument R003.
4. Drainage & detention easement to be maintained, repaired, and replaced by the property owner.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

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

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

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

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

FINAL PLAT OF
LOTS 1, 2 & 3, BLOCK A
STONE CREEK GROCER ADDITION
BEING A 8.665 ACRE TRACT OUT OF THE S. KING SURVEY, ABSTRACT NO. 131 AND A REPLAT OF A 0.734 ACRE PORTION OF LOT 27, BLOCK A STONE CREEK PHASE VII CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-005

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	DAB	DEC. 2016	064500153	1 OF 1

G:\SURVEY\CAD_SURVEY\064500153-STE ROCKWALL\SHEETS\064500153-ROCKWALL-CCB_FP.DWG PLOTTED BY: PATRICK, DAVID 3/13/2017 10:53:34 AM EDT 3/13/2017 10:53 AM

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/28/2017

APPLICANT: David Smith

AGENDA ITEM: **P2017-009;** *Lot 1, Block A, Rockwall Grace Clinic Addition*

SUMMARY:

Discuss and consider a request by David Smith on behalf of Barbara Criswell for the approval of a replat for Lot 1, Block A, Rockwall Grace Clinic Addition being a replat of a 0.34-acre parcel of land identified as Lot 2 of the W. T. Barnes Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor (NGC OV) District, addressed as 602 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of the request is to replat one (1) parcel of land *[Lots 2 of the W. T. Barnes Addition*] for the purpose of establishing necessary easements and right-of-way dedication.

- ☑ On January 31, 2017, the Planning and Zoning Commission approved a site plan [*SP2017-005*] for the purpose of converting an existing single-family structure into a medical office building by a vote of 7-0.

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

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

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lot 1, Block A, Rockwall Grace Clinic Addition,* staff would recommend the following conditions:

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

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

City of Rockwall

Project Plan Review History

Project Number	P2017-009	**Owner**	CRISWELL, BARBARA	**Applied**	2/17/2017	LM
Project Name	Lot 1, Block A, Rockwall Grace Clinic	**Applicant**	GRACE CLINIC	**Approved**		
Type	PLAT			**Closed**		
Subtype	REPLAT			**Expired**		
Status	STAFF REVIEW			**Status**	2/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
602 N GOLIAD	ROCKWALL, TX 75087	

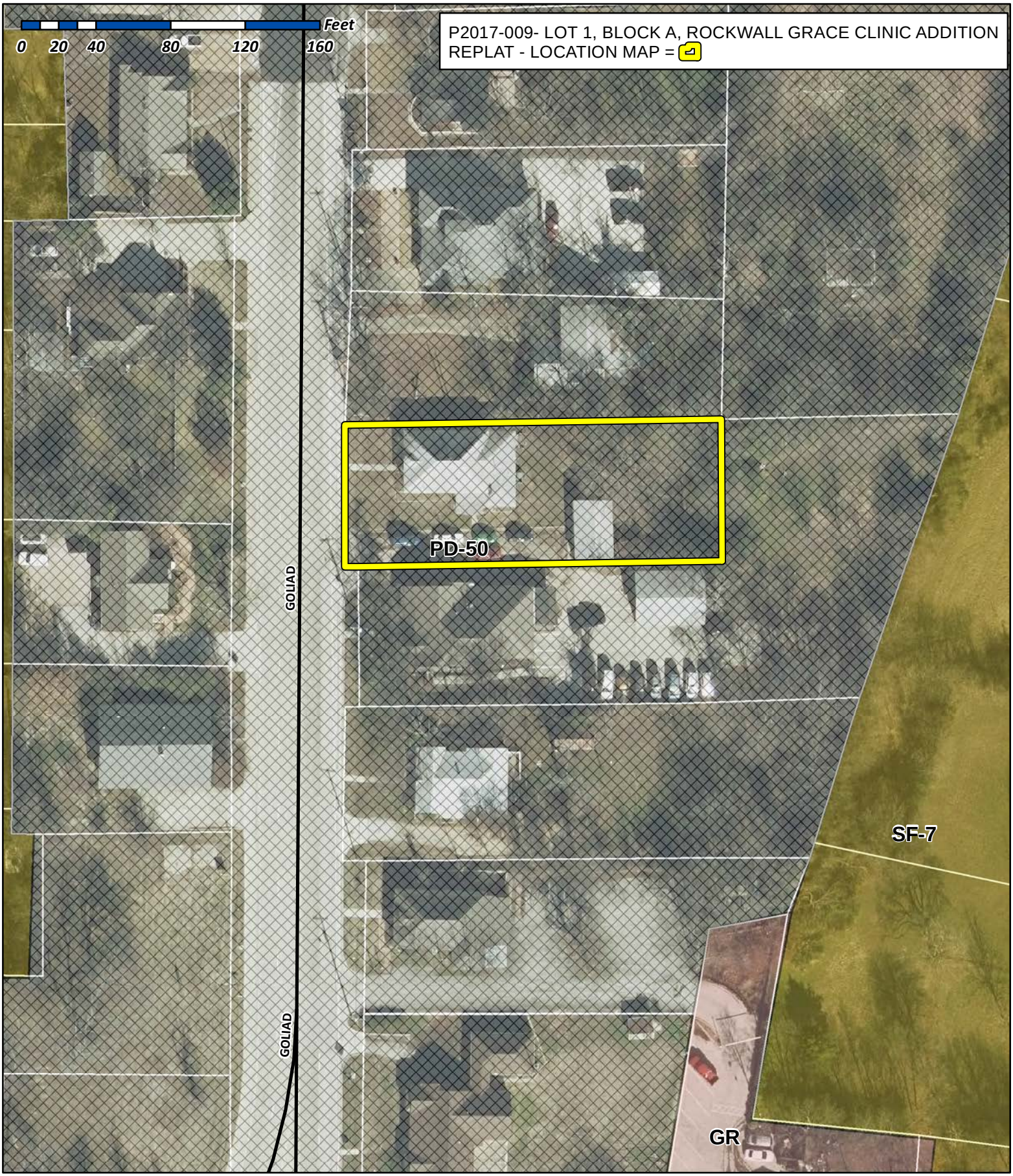
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ABATE INJURY REHAB CENTER ADDN	2	NULL	2	3090-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	See Comment
(2/22/2017 11:10 AM AW) Need engineering plans approved prior to approval of the plat Need to tie two corners to City monumentation							
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
GIS	Lance Singleton	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
PLANNING	Korey Brooks	2/17/2017	2/24/2017	2/23/2017	6	COMMENTS	See Comments

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

(2/23/2017 1:39 PM KB)
P2017-009 Lots 1, Block A, Grace Clinic Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by David Smith on behalf of Barbara Criswell for the approval of a replat for Lot 1, Block A, Rockwall Grace Clinic Addition being a replat of a 0.34-acre parcel of land identified as Lot 2 of the W. T. Barnes Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor (NGC OV) District, addressed as 602 N. Goliad Street [SH-205].
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-009) in the lower right hand corner of all pages on future submittals.
M.4 Please correct title block to show "Rockwall Grace Clinic Addition"
M.5 Please provide bearings for callouts and legal description.
M.6 This plat will require a Facilities Agreement—When Lot 3 develops then owner would be required to pave the 12-foot mutual access easement at rear of property (Similar to David Smith's agreement on his property)
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 7, 2017.
M.8 The Planning & Zoning date for this case will be February 28, 2017. The City Council meeting date and subsequent approval for this plat is March 6, 2017.
I.9 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

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

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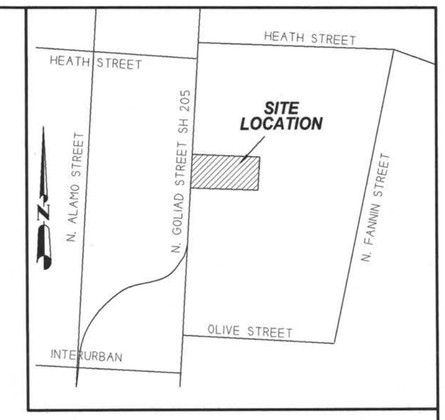
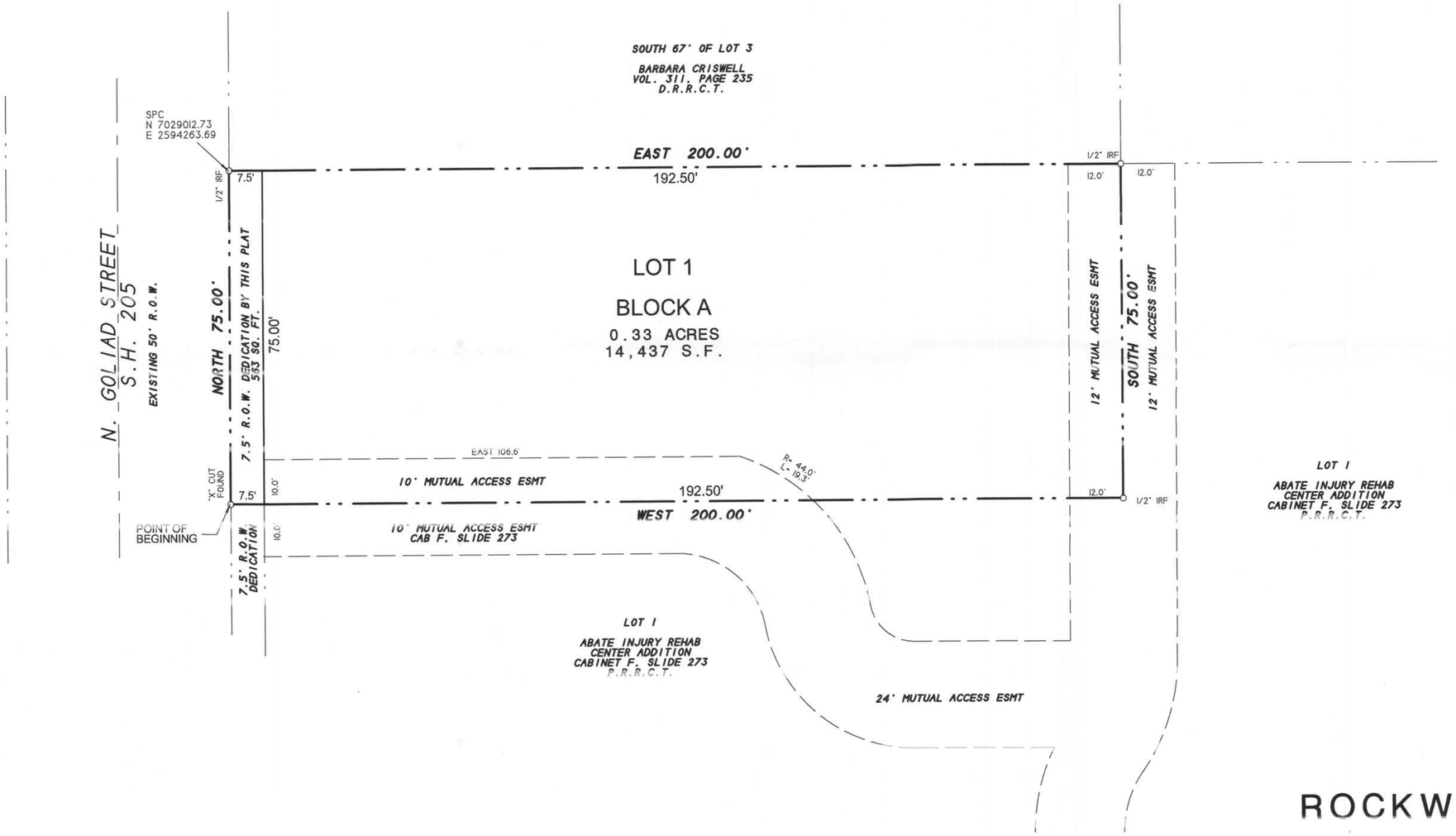
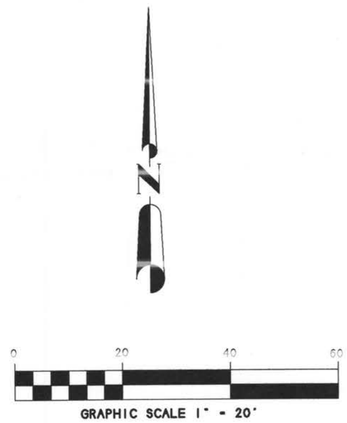


VICINITY MAP
(N.T.S.)





NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

P2017 009

FINAL PLAT

ROCKWALL GRACE CLINIC

LOT 1, BLOCK A

BEING A REPLAT OF LOT 2
W.T. BARNES ADDITION

0.34 ACRES OR 15,000 S.F.
(1 LOT)

B. F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ROCKWALL GRACE CLINIC
602 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND "1 CORNER 1"
FENCE	EASEMENT LINE		A/C AIR COND.	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 27, 2014
SCALE 1" = 20' FILE # 20000860P
CLIENT RGC

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BARBARA CRISWELL, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being known as Lot 2 of W.T. BARNES ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume T, Page 437 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut rod found for corner in the East right-of-way line of N. Goliad Street (State Highway 205) at the Northwest corner of Lot 1 as described in a Warranty deed from John E. Doak and wife, Helon Doak to Howard W. Johnson and wife, Mary Johnson, dated May 31, 1978 and being recorded in Volume 135, Page 160 of the Deed Records of Rockwall County, Texas;

THENCE NORTH (Basis of Bearing) along said right-of-way line, a distance of 75.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a tract of land as described in a Warranty deed from Carole Kelly to Wayne Criswell as recorded in Volume 311, Page 235 of the Real Property Records of Rockwall County, Texas;

THENCE EAST along the South line of said Criswell tract, a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE SOUTH a distance of 75.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northeast corner of said Johnson tract;

THENCE WEST a distance of 200.00 feet to the POINT OF BEGINNING and containing 15,000 square feet or 0.34 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL GRACE CLINIC, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

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

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

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

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

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

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

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

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

BARBARA CRISWELL

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BARBARA CRISWELL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL GRACE CLINIC, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT

ROCKWALL GRACE CLINIC

LOT 1, BLOCK A

BEING A REPLAT OF LOT 2
W.T. BARNES ADDITION

0.34 ACRES OR 15,000 S.F.
(1 LOT)
B. F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WV WATER METER · LP LIGHT POLE · IRF IRC IRON ROD FOUND / CORNER / IRS IRC IRON ROD SET / CORNER / · FENCE · EASEMENT LINE · PROPERTY LINES · AIR COND UNIT · PROPANE TANK

OWNER:
ROCKWALL GRACE CLINIC
602 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 27, 2014
SCALE 1" = 20' FILE # 20000860P
CLIENT RGC

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/28/2017

APPLICANT: Rick Bates of *RLK Engineering*

AGENDA ITEM: **P2017-010;** *Lot 1, Block A, Dobbs Elementary Addition*

SUMMARY:

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a replat for Lot 1, Block A, Dobbs Elementary Addition being a replat of a 17.464-acre parcel of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of constructing a two (2) story, 93,281 sq. ft. elementary school (*i.e. Dobbs Elementary*). As part of the replat the applicant will be dedicating firelane, public access, and utility easements in order to provide the necessary services for the development. The plat will also abandon a five (5)-ft water line easement located at the southwest portion of the property (*adjacent to Rusk Street*). A site plan (*i.e. SP2016-028*) for the elementary school was approved in December 2016.

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

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

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 1, Block A, Dobbs Elementary Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

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

City of Rockwall

Project Plan Review History

Project Number	P2017-010	**Owner**	ROCKWALL, I S D	**Applied**	2/20/2017	LM
Project Name	Lot 1, Block A, Dobbs Elementary Addition	**Applicant**	RLK ENGINEERING INC	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	P&Z HEARING			**Status**	2/22/2017	DG

Site Address	**City, State Zip**	**Zoning**
801 E WASHINGTON	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	NULL	NULL	NULL	4841-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/20/2017	2/27/2017				
ENGINEERING	Amy Williams	2/20/2017	2/27/2017	2/22/2017	2	COMMENTS	See Comments
(2/22/2017 1:56 PM AW) Engineering needs to be approved Add 20' sanitary sewer easement to match engineering markups Add note: Property owner to maintain, repair, and replace detention and drainage systems in easements See markups							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017				
GIS	Lance Singleton	2/20/2017	2/27/2017				
PLANNING	David Gonzales	2/20/2017	2/27/2017	2/22/2017	2	COMMENTS	See comments

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

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a replat for Lot 1, Block A, Dobbs Elementary Addition being a replat of a 17.464-acre parcel of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, March 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-010" on the lower right corner on all pages of the revised submittal.
3. Civil Engineering Plans are to be approved and plat mylars to be filed prior to issuance of a Certificate of Occupancy (CO).
4. Correct Title Block to read as follows:

Final Plat
Dobbs Elementary Addition
Lot 1, Block A (do not use block 1)
Being a replat of
Rockwall School Addition No. 1
Recorded in Voluume B, Page 11, P.R.R.C.T
17.464 acres situated in the
R. Ballard Survey, Astract No. 29
City of Rockwall,
Rockwall County, Texas

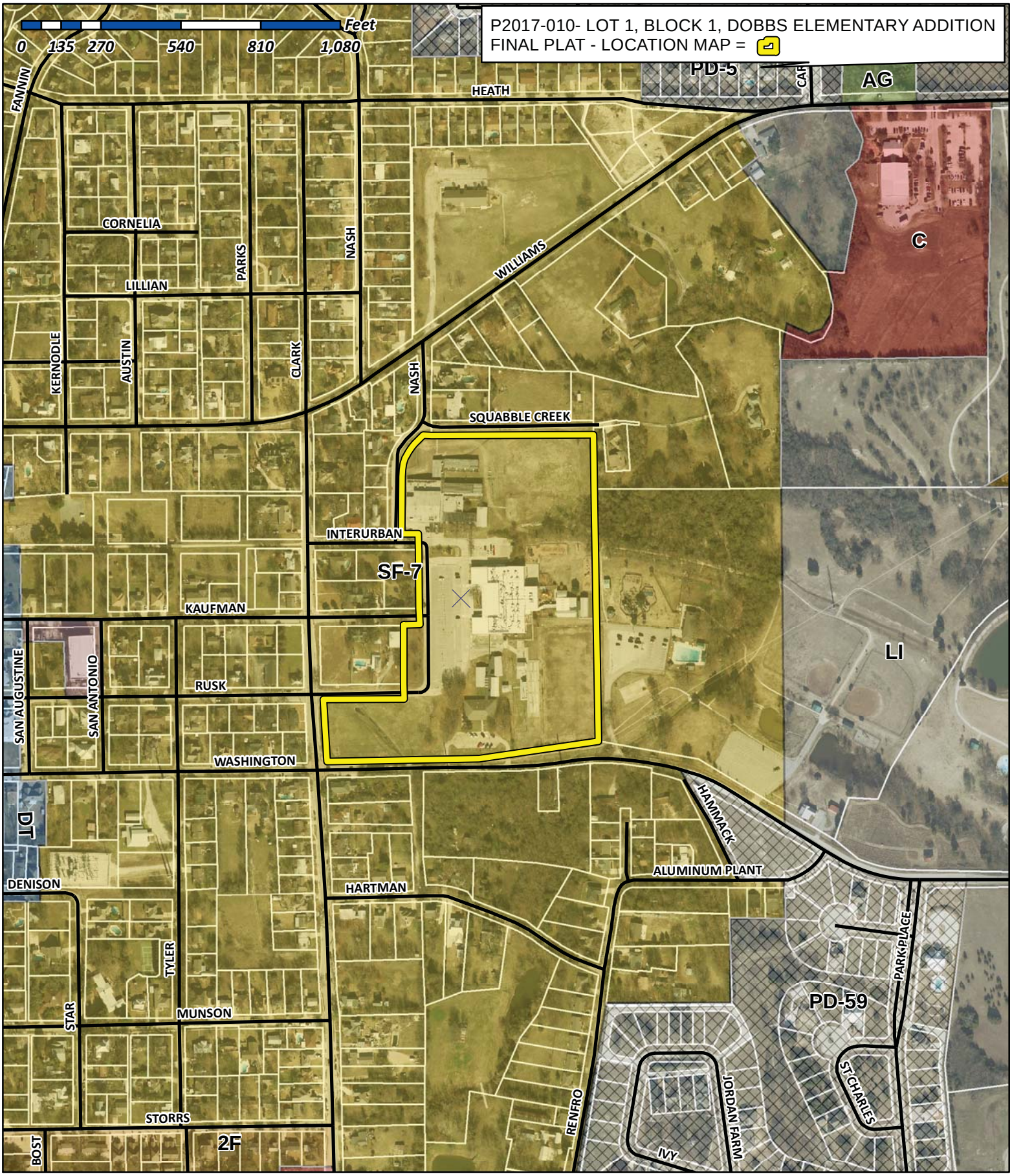
5. Remove label "Elementary School Zoned SF-7" from plat boundary and add "Dobbs Elementary Addition Lot 1, Block A." (do not use Block 1)
6. Notary Certificate is not necessary when plat is stamped by Surveyor.
7. Provide a standard signature block (i.e. P&Z Approval, Mayor, City Secretary, Engineering, etc.) and language.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: February 28, 2017 (6:00 p.m.)

City Council - Consent Agenda: March 6, 2017 (6:00 p.m.)



City of Rockwall

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

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

Rex & Kerri Moses
Vol. 1169, Pg. 170

Patricia C. Spillman
Vol. 1117, Pg. 263

James T. Spillman, Jr.
Vol. 1117, Pg. 284

Alfred & Dorothy Payne
Vol. 136, Pg. 484

Oliver R. &
Karen E. Spiller
Vol. 3646, Pg. 263

Kym Cullins

Rick Cawthon
Vol. 3969, Pg. 14

Donald Kirk Ragsdale
Vol. 5096, Pg. 216

Robert V. &
Christi C. Gates
Vol. 2957, Pg. 95

Gregory Massey
Vol. 2015, Pg. 0000013136

Frederick W. &
Sandra G. Chapman
Vol. 1542, Pg. 278

Ronald & Lisa Rich
Vol. 3066, Pg. 290

Munson Partners I, LLC
Vol. 2015, Pg. 0000011540

William And Sandie Wood
Vol. 2016, Pg. 0000005025

Peoples Realtors, Inc.
Vol. 648, Pg. 191

Lot 1
Municipal Park
City Of Rockwall

A=49°31'49"
R=160.56'
T=74.07'
L=138.80'
CB=N24°39'47"E
134.52'

A=11°40'31"
R=129.45'
T=13.24'
L=26.38'
CB=N43°35'29"E
26.33'

1/2" Iron Set
With Yellow Plastic Cap
Stamped "RPLS 4613"
State Plane Coord.
N=7028637.56
E=2596405.08

1/2" Iron Set
With Yellow Plastic Cap
Stamped "RPLS 4613"
State Plane Coord.
N=7028638.51
E=2596991.32

Crv. 1
Crv. 2
Crv. 3
Crv. 4
Crv. 5
Crv. 6
Crv. 7
Crv. 8
Crv. 9

Private Drive
5.27'

20' Sani. Sewer Easement
By This Plat

N89°54'24"E 586.24'
258.65'
196.17'
19.76'
30'
20'
N89°54'24"E 234.77'
186.47'
108.30'
15.47'

24' Fire Lane Easement
By This Plat

30' Water &
Sani. Sewer Easement
By This Plat

S38°18'52"E
19.12'

Fire Lane Easement
By This Plat

S38°18'52"E 130.25'
S0°05'36"E
35.09'

20' Sani. Sewer Easement
By This Plat

N89°54'24"E 232.14'
N89°54'24"E 242.05'

112.34'
200.93'
S0°41'06"E
68.59'
68.42'

N88°51'57"E
112'

Drainage &
Detention Esmt.
By This Plat

166'
S01°08'03"E
90.96'
N88°51'57"E
27.86'
15'
60.04'
N88°51'57"E
112'

Nash Street
(50' R.O.W.)
N0°06'07"W 196.92'
164.85'
20' Bldg. Setback

Water Line Esmt.
By This Plat
S45°05'31"E
45.37'

S89°55'06"W
58.26'
26.19'
15.13'

Interurban St.
(50' R.O.W.)

N89°52'42"E 274.35'

24' Fire Lane Easement
By This Plat

N89°52'42"E
125.74'
S37°30'36"E
85.97'
71.52'
N44°17'24"E
24.80'
N89°52'42"E
69.65'
18.54'
N89°52'42"E
72.80'
15'

N89°52'42"E
84.30'
N89°52'42"E
84.30'
N89°52'42"E 159.30'
153'
N89°52'42"E
93.65'
50'

15' Water Line Esmt.
By This Plat

N0°43'54"W
245.82'
310.00'
20' Bldg. Setback
25' Access Easement
Vol. B, Pg. 11

15' Water Line Esmt.
By This Plat
347.68'
267.37'
359.55'
N0°42'36"W
24' Fire Lane Easement
By This Plat
305.00'
N0°42'36"W

10' Bldg. Setback
337.01'
845.81'
S01°08'03"E

Block A, Lot 1
760,747 Sq. Ft.
17.464 Acres
Elementary School
Zoned SF-7

15' Water Line Esmt.
By This Plat
N88°51'57"E 225.02'
N88°51'57"E 210.02'
N01°08'03"W
91.82'
N01°08'03"W
91.82'

Kaufman Street
(50' R.O.W.)

1/2" Iron Set
With Yellow Plastic Cap
Stamped "RPLS 4613"

S89°00'04"W
55.00'

15' Water Line Esmt.
By This Plat
N88°51'57"E 254.23'
N88°51'57"E 269.34'

N0°43'54"W
250.00'
215.43'
20' Bldg. Setback

15' Water Line Esmt.
By This Plat
74.37'

15' Water Line Esmt.
By This Plat
96.04'
96.15'
24' Fire Lane Easement
By This Plat
N88°51'05"E
96.32'

5' Water Line Esmt.
Vol. B, Pg. 11
Abandoned By This Plat

410.39'

Rusk Street
(50' R.O.W.)
N89°00'04"E 279.76'

20' Bldg. Setback

15' Utility Easement
Vol. B, Pg. 11

Clark Street
(50' R.O.W.)
N03°25'34"W
212.81'
20' Bldg. Setback

Point of
Beginning

5' Utility Easement
Vol. B, Pg. 11

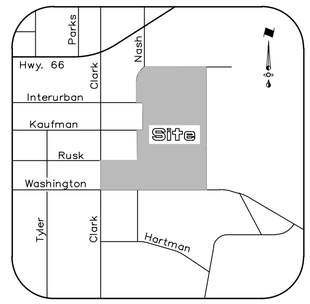
5' Utility Easement
Vol. B, Pg. 11

20' Bldg. Setback

S88°49'55"W 524.90'
S81°41'15"W 415.47'

Washington Street
(50' R.O.W.)

GRAPHIC SCALE
1"=60'
0 60 100



VICINITY MAP
NTS

Curve Data Chart

	Inner	Outer		Inner	Outer
1	A=37°54'04" R=25.00' T=8.58' L=16.54'	A=41°44'35" R=49.00' T=18.68' L=35.70'	6	A=89°24'42" R=20.00' T=19.80' L=31.21'	
2	A=90°00'00" R=25.00' T=25.00' L=39.27'		7	A=180°00'00" R=20.00' T= L=62.83'	
3		A=51°46'44" R=100.00' T=48.53' L=90.37'	8	A=90°35'18" R=10.00' T=10.10' L=15.81'	
4		A=218°13'07" R=50.00' T=143.30' L=190.43'	9	A=89°33'41" R=105.00' T=104.20' L=164.13'	A=89°33'41" R=129.00' T=128.02 L=201.65'
5	A=180°00'00" R=20.00' T= L=62.83'	A=180°00'00" R=44.00' T= L=138.23'			

SHEET 1 OF 2

FINAL PLAT

DOBBS ELEMENTARY ADDITION

LOT 1, BLOCK 1

Being A Replat Of
Rockwall School Addition No. 1
Recorded In Volume B, Page 11, P.R.R.C.T.

17.464 Acres Situated In The

R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

February 15, 2017

Case No. P2017-000

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being part of Rockwall School Addition No. 1, an addition to the City of Rockwall as recorded in Volume B, Page 11, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner at the intersection of the north line of Washington Street, and the east line of Clark Street;

THENCE N03°25'34"W, with the east line of Clark Street, a distance of 212.81 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the south line of Rusk Street;

THENCE N89°00'04"E, with the south line of Rusk Street, a distance of 279.76 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE N00°43'54"W, a distance of 250.00 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the south line of Kaufman Street;

THENCE S89°00'04"W, with the south line of Kaufman Street, a distance of 55.00 feet to a 1/2" capped iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE N00°43'54"W, a distance of 310.00 feet to a capped 1/2" iron rod set for corner in the north line of Interurban Street;

THENCE S89°55'06"W, with the north line of Interurban Street, a distance of 58.26 feet to a capped 1/2" iron rod set for corner in the east line of Nash Street;

THENCE N00°06'07"W, with the east line of Nash Street, a distance of 196.92 feet to a 1/2" capped iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 49°31'49", a radius of 160.56 feet, a tangent length of 74.07 feet, and a chord bearing N24°39'47"E, 134.52 feet;

THENCE in a northeasterly direction along said curve to the right, and with the east line of Nash Street, an arc distance of 138.80 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner and the beginning of a reverse curve to the left having a central angle of 11°40'31", a radius of 129.45 feet, a tangent length of 13.24 feet, and a chord bearing N43°35'29"E, 26.33 feet;

THENCE in a northeasterly direction along said curve to the left, and with the east line of Nash Street, an arc distance of 26.38 feet to a 1/2" capped iron rod set with plastic cap stamped "RPLS 4613" for corner and the end of said curve, said point being in a private drive;

THENCE N89°54'24"E, along said private drive, a distance of 586.24 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S00°41'06"E, a distance of 200.93 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S01°08'03"E, a distance of 845.81 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner in the aforementioned north line of Washington Street;

THENCE S81°41'15"W, with the north line of Washington Street, a distance of 415.47 feet to a 1/2" iron rod set with plastic cap stamped "RPLS 4613" for corner;

THENCE S88°49'55"W, with the north line of Washington Street, a distance of 524.90 feet to the POINT OF BEGINNING and CONTAINING 760,747 square feet, or 17.464 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIODO3).

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance, or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83–54.

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 1, Block 1, Dobbs Elementary Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

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

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

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

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

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

_____
Rockwall Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN under my hand and seal of office, this the _____

day of _____, 2017.

_____
Notary Public in and for
the State of Texas

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ____day of _____, 2017.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Director of Planning & Zoning City Engineer

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
David J. Surdukan, RPLS
Registration No. 4613
TX Firm No. 10069500

STATE OF TEXAS · REGISTERED · DAVID J. SURDUKAN · 4613 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____

day of _____, 2017.

_____
Notary Public in and for
the State of Texas

SHEET 2 OF 2

FINAL PLAT

DOBBS ELEMENTARY ADDITION

LOT 1, BLOCK 1

Being A Replat Of
Rockwall School Addition No. 1
Recorded In Volume B, Page 11, P.R.R.C.T.

17.464 Acres Situated In The

R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772–1148

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359–1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924–8200

February 15, 2017

Case No. P2017–000

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/28/2017

APPLICANT: Cameron Sloan of *FC Cuny Corporation*

AGENDA ITEM: **P2017-011;** *Lot 5, Block A, Harbor District Addition*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Elias Pope of Eighty Twenty Real Estate Holdings, LLC for the approval of a replat for Lot 5, Block A, Harbor District Addition, being a replat of a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2651 Sunset Ridge Drive, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of constructing 5,400 sq. ft. restaurant (i.e. HG Supply). As part of the request the applicant will be dedicating firelane, public access, and utility easements in order to provide the necessary services and access for the development. A site plan (*i.e. SP2015-015*) for the restaurant was approved in July 2015 and subsequently amended (*i.e. SP2016-027*) in December 2016.

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

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

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 5, Block A, Harbor District Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Prior to the issuance of a building permit the applicant will be required to submit a Photometric Plan that conforms to Article VII, *Environmental Performance*, of the UDC; and,

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

City of Rockwall

Project Plan Review History

				Applied	2/21/2017	LM
Project Number	P2017-011	**Owner**	JBR2 LLC	**Approved**		
Project Name	Lot 3, Block A, Harbor Distict Addition	**Applicant**	FC CUNY CORPORATION	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	2/21/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2651 SUNSET RIDGE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR DISTRICT ADDITION	3	A	3	3812-000A-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/21/2017	2/28/2017				
ENGINEERING	Amy Williams	2/21/2017	2/28/2017	2/22/2017	1	APPROVED	See Comments
(2/22/2017 11:14 AM AW) Need to pay engineering fees and storm pro-rata							
FIRE	Ariana Hargrove	2/21/2017	2/28/2017				
GIS	Lance Singleton	2/21/2017	2/28/2017				
PLANNING	David Gonzales	2/21/2017	2/28/2017	2/22/2017	1	COMMENTS	See comments

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

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Elias Pope of Eighty Twenty Real Estate Holdings, LLC for the approval of a replat for Lot 5, Block A, Harbor District Addition, being a replat of a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2651 Sunset Ridge Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, March 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

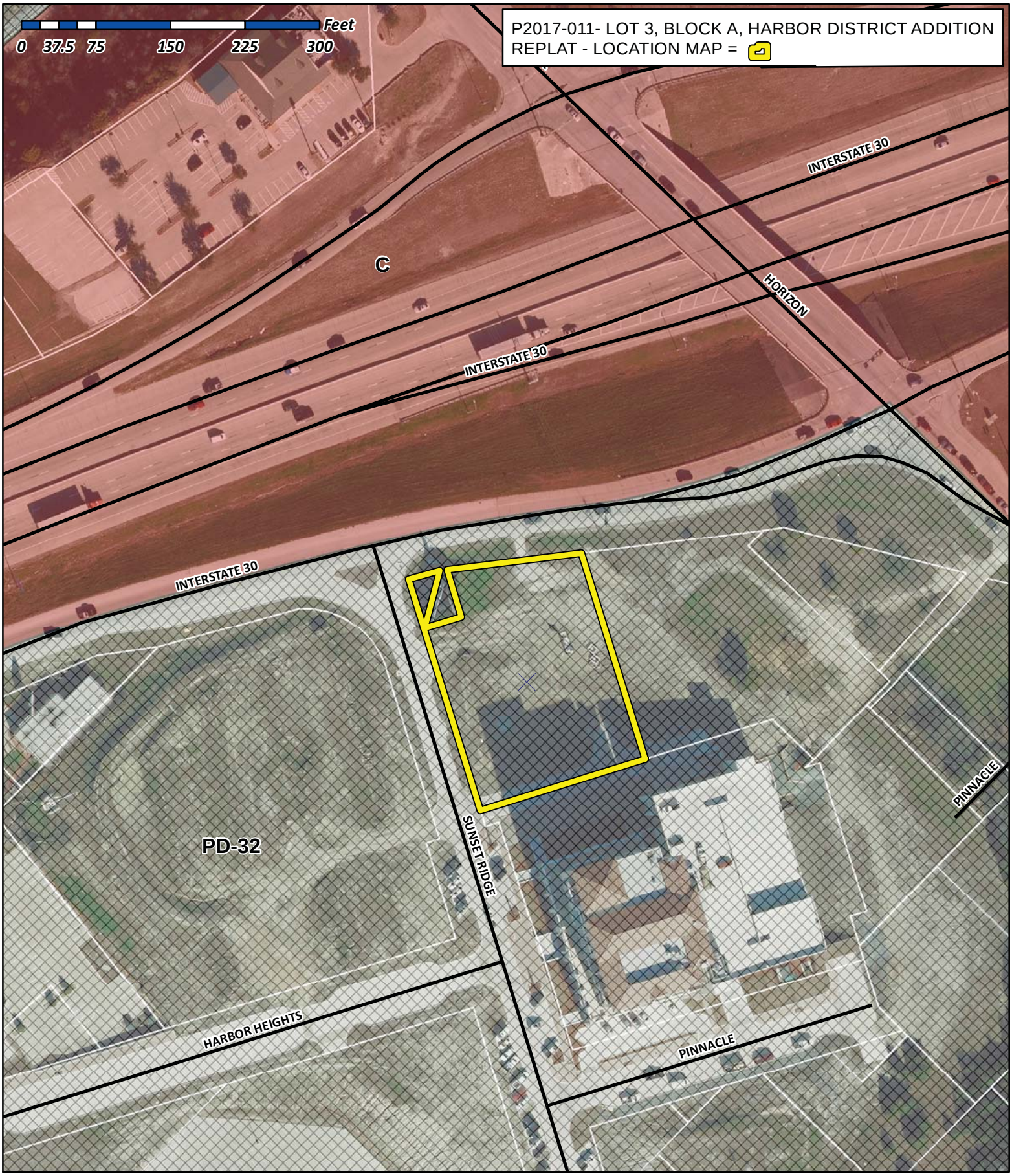
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-011" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a Certificate of Occupancy (CO).
4. Correct Title Block to read as Harbor District Addition Lot 5 (do not use Lot 3R).
5. Relabel plat within boundary to read "Lot 5, Block A Harbor District Addition." (do not use Lot 3R).
6. Provide a standard signature block (i.e. P&Z Approval, Mayor, City Secretary, Engineering, etc.) and language.
7. Provide a minimm 2"x2" blank area on right side for county recording information label.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If youhave any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: February 28, 2017 (6:00 p.m.)

City Council - Consent Agenda: March 6, 2017 (6:00 p.m.)



City of Rockwall

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

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

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, EightyTwenty Real Estate Holdings, LLC is the owner of a tract of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tract being all of Lot 3, Block A, of the Replat of the Harbor District Addition Lot 3 and 4, an addition to The City of Rockwall as recorded in Cabinet I, Slide 168, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Lot 3, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) dedicated by the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right–of–way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 135.87 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of said Lot 3, Block A and the northwest corner of Lot 4, Block A of said Replat;

THENCE South 17 degrees 15 minutes 53 seconds East along the common line of said Lot 3, Block A and said Lot 4, Block A, a distance of 217.09 feet to a "X" cut in concrete found for the southeast corner of said Lot 3, Block A and the southwest corner of said Lot 4, Block A, said point also lying on the north line of Lot 1, Block A of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 3, Block A, and said Lot 1, Block A, a distance of 173.70 feet to a "X" cut in concrete found for the southwest corner of said Lot 3, Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right–of–way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 3, Block A, a distance of 243.79 feet to the **POINT OF BEGINNING** containing 39,204 square Feet, or 0.900 of an acre of land

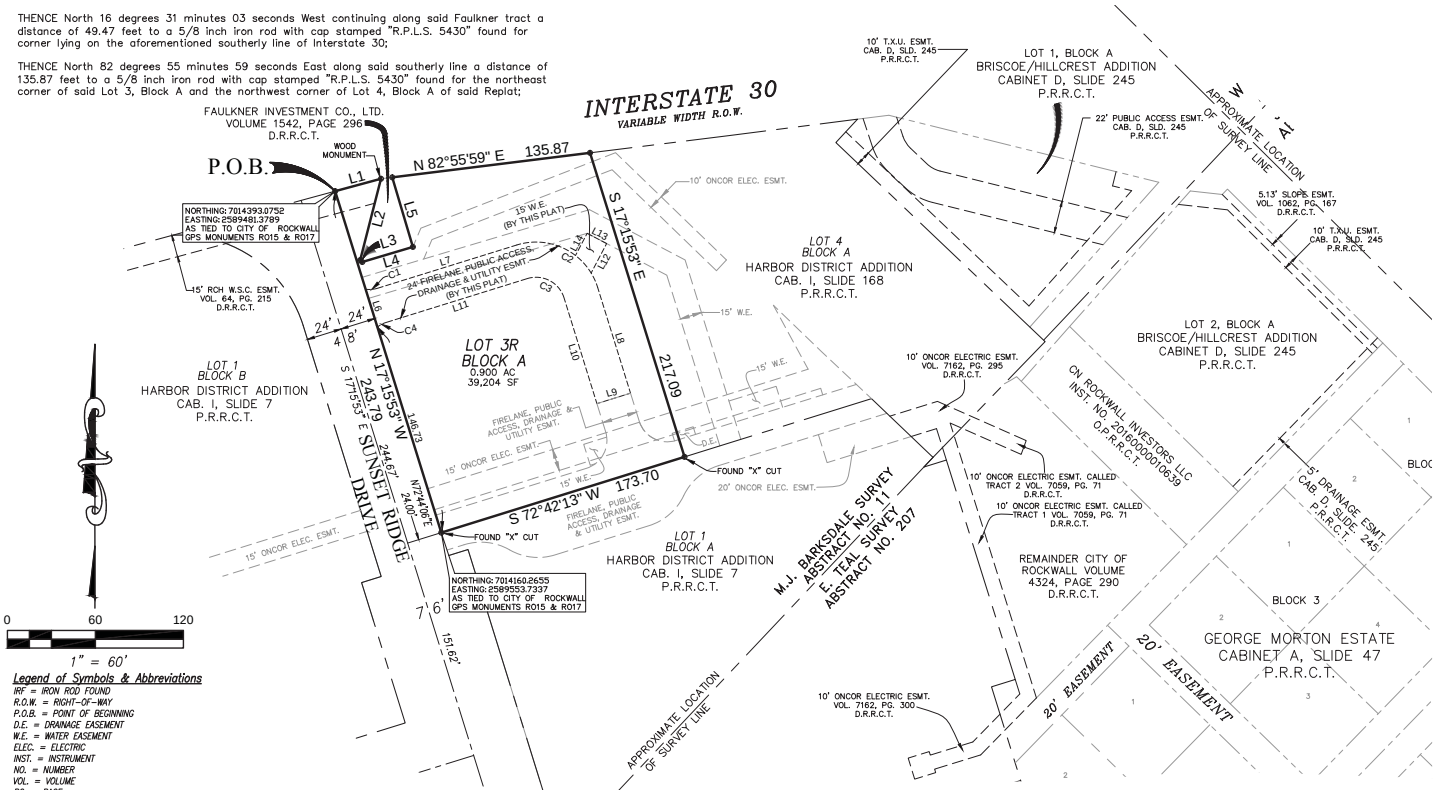
SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT–OF– WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2017.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	N 74°49'50" E	32.37
L2	S 14°20'24" W	57.31
L3	S 49°36'39" E	1.89
L4	N 73°25'30" E	36.01
L5	N 16°31'03" W	49.47
L6	N 17°15'53" W	27.05
L7	N 72°44'07" E	99.21
L8	S 17°15'53" E	75.50
L9	S 72°44'07" W	24.00
L10	N 17°15'53" W	75.50
L11	S 72°44'07" W	100.73
L12	N 27°44'07" E	22.69
L13	N 62°15'53" W	15.00
L14	S 27°44'07" W	17.11



0 60 120

1" = 60'

Legend of Symbols & Abbreviations

IRF = IRON ROD FOUND
R.O.W. = RIGHT–OF–WAY
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
ELEC. = ELECTRIC
INST. = INSTRUMENT
NO. = NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
ESMT. = EASEMENT
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE.

2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

3. ALL EASEMENTS SHOWN ARE PER THE FINAL PLAT OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, P.R.R.C.T. UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS IN ORDER TO CREATE A FULLY DEVELOPABLE LOT.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	24°18'26"	8.48	N 84°53'20" E	8.42
C2	44.00	90°00'00"	69.12	S 62°15'53" E	62.23
C3	20.00	90°00'00"	31.42	N 62°15'53" W	28.28
C4	16.08	24°29'53"	6.88	S 61°58'43" W	6.82

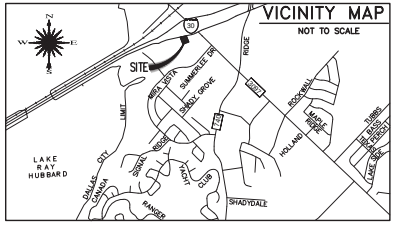
APPROVED

I hereby certify that the above and foregoing plat of REPLAT of the HARBOR DISTRICT ADDITION LOT 3R to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Director of Planning *City Engineer*



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT of the HARBOR DISTRICT ADDITION LOT 3R to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the REPLAT of the HARBOR DISTRICT ADDITION LOT 3R have been notified

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall, or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We and our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

_____
EIGHTYTWENTY REAL ESTATE HOLDINGS, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

REPLAT
HARBOR DISTRICT ADDITION
LOT 3R

BEING ALL OF
LOT 3, BLOCK A, OF THE HARBOR
DISTRICT ADDITION,
RECORDED IN CABINET I, SLIDE 168
P.R.R.C.T.
SITUATED IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER

EIGHTYTWENTY REAL ESTATE
HOLDINGS, LLC
5740 Prospect Avenue, Suite 2001
Dallas, Texas 75206

SURVEYOR

MADDOX SURVEYING &
MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564–4416
Firm Reg. No. 10013200

1"=60' February 14, 2017 SHEET 1 OF 1

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Planning and Zoning Commission**

FROM: **Amy Williams, P.E., Assistant City Engineer**

DATE: **February 28, 2017**

SUBJECT: **Water and Wastewater Master Plan**

State Law requires all Cities charging Impact Fees to update the process every five years. The process focuses on determining all system deficiencies at the time of the study and improvements needed to serve that City for the next ten years. When evaluating the needs for the next ten years, it is advisable to look at the needs to meet demands for buildout through establishment of a master plan. These master plans for the physical development of the City contain recommendations for the growth development of the City and its extraterritorial jurisdiction. Updating these master plans with the Impact Fees allows for adjustments to land use changes and/or needs to serve where development is actually occurring. The Water and Wastewater Impact Fee was approved on June 2, 2014. The master plans for both utilities were developed at that time. However, the Master Water and Wastewater plan was not included in the approval process.

The City Code of Ordinances found in Section 9.04 (Procedure for Amending Master Plan) requires one public hearing by the Planning and Zoning Commission along with their recommendation be forward to City Council for approval. The City Council will adopt or reject such proposed revision after hosting a public hearing within sixty days of submission to City Council.

Please place the Master Water and Wastewater Plan on the next available Planning and Zoning Commission document as a Public Hearing and take action on these plans at the conclusion of the Public Hearing.

AJW:em

Cc:

Tim T. Tumulty, P.E., Director of Public Works/City Engineer
Jeremy White P.E., CFM, Civil Engineer
Rick Sherer, Water and Wastewater Manager
File

CITY OF ROCKWALL, TEXAS
WATER DISTRIBUTION SYSTEM
MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE NO. F-2526
FIRM NO. F526

JUNE 2014

0 1500 3000 4500
HORIZONTAL SCALE IN FEET

PROPOSED BREEZY HILL 2.0 MG ELEVATED TANK

PROPOSED HAYS ROAD PUMP STATION

EXISTING COUNTRY LN. 2.0 MG ELEVATED TANK

EXISTING HEATH ST. PUMP STATION

PROPOSED 740 BOOSTER PUMP STATION

PROPOSED COLLIN 0.50 MG ELEVATED TANK

EXISTING SOUTHSIDE 1.0 MG ELEVATED TANK

EXISTING EASTSIDE PUMP STATION

EXISTING SPRINGER 2.0 MG ELEVATED TANK

PROPOSED MIMS RD. 2.5 MG ELEVATED TANK

PROPOSED FM 549 1.5 MG ELEVATED TANK

PROPOSED HIGHWAY 276 PUMP STATION

PROPOSED HWY 276 1.5 MG ELEVATED TANK

PROPOSED PRESSSURE REDUCING VALVE 780 TO 717 HGL

PROPOSED PRESSSURE REDUCING VALVE 780 TO 717 HGL

PROPOSED PRESSURE REDUCING VALVE 780 TO 717 HGL

INSET 'A'

INSET 'B'

LEGEND

- CREEKS
- JUNCTION NODE & NO. (J7001)
- 2013 EXISTING WATER LINE NO. & SIZE (P1328, 16")
- EXISTING WATER LINE NO. & SIZE (CLOSED IN MODEL FOR BUILDOUT PRESSURE DIVIDES) (P1343, 12")
- EXISTING WATER LINE NO. & SIZE (TO BE ABANDONED IN FUTURE) (P5297, 16")
- BUILDOUT PROPOSED WATER LINE NO. & SIZE (P4023, 36")
- EXISTING NTMWD SUPPLY LINE
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- PROPOSED PRESSURE REDUCING VALVE
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- 698.75 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 717 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 740 SERVICE AREA BOUNDARY (AT BUILDOUT)
- 780 SERVICE AREA BOUNDARY (AT BUILDOUT)

PRELIMINARY ONLY

CITY OF ROCKWALL, TEXAS
WASTEWATER COLLECTION SYSTEM MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE FIRM F-2317
FIRM FS26

JUNE 2014
REVISED NOVEMBER 2016

NUMBER	NAME	EXISTING DESIGN CAPACITY (MGD)	BUILDOUT PEAK FLOW (MGD)	ADDRESS	YEAR INSTALLED
1	SIGNAL RIDGE	2.13	2.04	1818 SIGNAL RIDGE PL.	1999
2	CHANDLER'S DEEP	0.73	0.79	5500 CANADA CT.	1992
3	STONEBRIDGE DRIVE	0.84	0.16	511 STONEBRIDGE DR.	1966
4	NORTHSHORE	0.61	0.61	601 SUNSET HILL DR.	1999
5	CHANDLERS MARINA	0.24	0.18	427 HARBORVIEW DR.	2006
6	QUAIL RUN	1.73	12.74	501 QUAIL RUN RD.	1996
7	HARLAN PARK	0.89	0.41	505 BOGGS CIRCLE CT.	1999
10	OLD KROGER I.H. 30	0.69	0.05	405 I.H. 30	1998
12	LAKESIDE VILLAGE	0.29	0.19	3702 MEDITERRANEAN DR.	2001
14	FONTANA RANCH	0.88	ABANDONED	2035 S. F.M. 549	2007
15	MIMS ROAD	1.60	ABANDONED	3200 MIMS RD.	2001
17	TIMBER CREEK	0.98	ABANDONED	2814 ROCHELLE RD.	2002
19	SHORES	0.99	1.62	1400 CHAMPIONS DR.	2002
23	DALTON ROAD	1.18	0.59	1695 DALTON RD.	2003
25	MEMORIAL DRIVE	1.05	1.80	1131 MEMORIAL DR.	2003
26	PROMENADE HARBOR	0.69	0.13	2823 PROMENADE PL.	2003
28	CASTLE RIDGE	0.46	0.22	4008 OAKHURST CT.	2008
29	STONEY HOLLOW	1.02	ABANDONED	697 F.M. 552	2003
31	HICKORY RIDGE	0.57	ABANDONED	3500 POST OAK DR.	2004
32	LOFLAND FARMS	1.05	ABANDONED	2837 MASSEY LN.	2004
33	AMITY	0.42	ABANDONED	8 B INDIAN TR.	2005
34	F.M. 3097 NO. 1	2.16	4.98	6211 F.M. 3097	2008
35	F.M. 3097 NO. 2	2.93	6.10	5282 F.M. 3097	2008
36	THE PRESERVE	0.22	0.20	1890 N. LAKESHORE DR.	2008
38	SQUABBLE CREEK	2.53	18.38	2219 N. LAKESHORE DR.	2011
39	TURTLE COVE	3.67	4.73		
43	BREEZY HILL	0.54	ABANDONED		
P1	BLUFF CREEK		9.74		
P2	LONG BRANCH		0.87		
P3	BRUSHY CREEK		3.71		
P4	HACKBERRY CREEK		8.78		
P5	KLUTTS BRANCH SOUTH		0.43		
P6	KLUTTS BRANCH NORTH		12.69		
P7	LAKES OF SOMERSET		1.74		

NOTE:
EACH MANHOLE NUMBER CORRESPONDS TO THE DOWNSTREAM PIPE NUMBER (NOT SHOWN FOR CLARITY)

FLOW MH10000 P10000 12"

LEGEND

- EXISTING PARCELS
- EXISTING FLOOD PLAIN
- EXISTING MANHOLE & NUMBER (MH7001)
- NTMWD MANHOLE & NUMBER (MH7001)
- EXISTING MANHOLE & NUMBER (TO BE ABANDONED) (MH7001)
- PROPOSED MANHOLE & NUMBER (MH-LW100)
- EXISTING GRAVITY SANITARY SEWER PIPE & SIZE
- EXISTING FORCE MAIN & SIZE
- EXISTING NTMWD SANITARY SEWER PIPE & SIZE
- EXISTING NTMWD FORCE MAIN & SIZE
- EXISTING SANITARY SEWER PIPE & SIZE (TO BE ABANDONED)
- EXISTING FORCE MAIN & SIZE (TO BE ABANDONED)
- PROPOSED GRAVITY SANITARY SEWER PIPE & SIZE
- PROPOSED FORCE MAIN & SIZE
- PLANNING BOUNDARY AND E.T.J. BOUNDARY
- WASTEWATER TREATMENT PLANT BASIN DIVIDE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (TO BE ABANDONED)
- PROPOSED LIFT STATION
- NTMWD WASTEWATER TREATMENT PLANT

NTMWD SABINE CREEK TRUNK SEWER
NTMWD SABINE CREEK WASTEWATER TREATMENT PLANT BUILDOUT AVG. DAILY FLOW (ROCKWALL): 9.0 MGD
NTMWD PARKER CREEK TRUNK SEWER

PROPOSED BLUFF CREEK LIFT STATION BUILDOUT CAPACITY: 9.74 MGD
BREEZY HILL LIFT STATION 43
CASTLE RIDGE LIFT STATION 28
STONEY HOLLOW LIFT STATION 29
HARLAN PARK LIFT STATION 7
DALTON ROAD LIFT STATION 23
PROMENADE HARBOR LIFT STATION 26
NTMWD SQUABBLE CREEK WASTEWATER TREATMENT PLANT BUILDOUT AVG. DAILY FLOW: 1.0 MGD
SHORES LIFT STATION 19 BUILDOUT CAPACITY: 1.62 MGD
SQUABBLE CREEK LIFT STATION 38 BUILDOUT CAPACITY: 18.38 MGD
THE PRESERVE LIFT STATION 36
NORTHSHORE LIFT STATION 4
STONEBRIDGE DRIVE LIFT STATION 3
NTMWD TURTLE COVE LIFT STATION 39 BUILDOUT CAPACITY: 4.73 MGD
LAKESIDE VILLAGE LIFT STATION 12
OLD KROGER I.H. 30 LIFT STATION 10
SIGNAL RIDGE LIFT STATION 1
CHANDLER'S DEEP LIFT STATION 2
CHANDLERS MARINA LIFT STATION 5
QUAIL RUN LIFT STATION 6 BUILDOUT CAPACITY: 12.74 MGD
MEMORIAL DRIVE LIFT STATION 25 BUILDOUT CAPACITY: 1.80 MGD
AMITY LIFT STATION 33
F.M. 3097 NO. 2 LIFT STATION 35 BUILDOUT CAPACITY: 6.10 MGD
NTMWD BUFFALO CREEK WASTEWATER TREATMENT PLANT BUILDOUT AVG. DAILY FLOW: 12.3 MGD
MIMS ROAD LIFT STATION 15
F.M. 3097 NO. 1 LIFT STATION 34 BUILDOUT CAPACITY: 4.98 MGD
NTMWD BUFFALO CREEK INTERCEPTOR
TO NTMWD MESQUITE REGIONAL WWTP
PROPOSED LONG BRANCH LIFT STATION BUILDOUT CAPACITY: 0.87 MGD
HICKORY RIDGE LIFT STATION 31
FONTANA RANCH LIFT STATION 14
LOFLAND FARMS LIFT STATION 32
TIMBER CREEK LIFT STATION 17
PROPOSED LAKES OF SOMERSET LIFT STATION BUILDOUT CAPACITY: 1.74 MGD
PROPOSED BRUSHY CREEK LIFT STATION BUILDOUT CAPACITY: 3.71 MGD
PROPOSED HACKBERRY CREEK LIFT STATION BUILDOUT CAPACITY: 8.78 MGD
PROPOSED KLUTTS BRANCH NORTH LIFT STATION BUILDOUT CAPACITY: 12.69 MGD
PROPOSED KLUTTS BRANCH SOUTH LIFT STATION BUILDOUT CAPACITY: 0.43 MGD

EAR CREEK
LU CREEK
EMERSON LAKE
CAMP CREEK
THOMPSON RANCH
SQUABBLE CREEK
LAKESIDE
RAY HUBBARD
BLOCKWALL RANCH
CHANDLERS LANDING
BUFFALO CREEK
LITTLE BUFFALO CREEK
RUSH CREEK
PARKER CREEK
KLUTTS RANCH
LONG BRANCH
HACKBERRY CREEK

COLLIN COUNTY
ROCKWALL COUNTY

0 1500 3000 4500
SCALE IN FEET

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 28, 2017

SUBJECT: Proposed Changes to Specific Use Permits (SUP)

After a work session on Specific Use Permits (SUP) on February 6, 2017, the City Council directed staff to amend Section 4, *Specific Use Permits (SUP)*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of this amendment is to make the following changes to the UDC:

(1) Grant the City Council and Planning and Zoning Commission the ability to create operational conditions, which can regulate SUPs on a *case-by-case* basis.

(2) Establish compliance requirements that regulate the property owner's responsibility with regard to an approved SUP.

(3) Establish abandonment, expiration and revocation procedures for SUPs. In addition, this text amendment would establish the following time limitations:

  (a) If an approved SUP was vacated or inactive for six (6) months the SUP would automatically expire.

  (b) If an approved SUP is not issued a building permit within one (1) year of the approval date, the SUP would automatically expire. *Note: If a building permit is not necessary this would revert to a Certificate of Occupancy (CO).*

  (c) If an approved SUP is issued a building permit but a Certificate of Occupancy (CO) has not been issued within one (1) year of the issuance date of the building permit, the SUP would automatically expire.

(4) Establish a procedure for the City Council to grant a one (1) time extension for a period not to exceed one (1) year.

(5) Expire all existing SUPs and Conditional Use Permits (CUP) that are inactive or do not receive a building permit within one (1) year of the adoption date of the text amendment.

Currently, there are 158 SUPs and 228 CUPs in the City. This text amendment would not only clear up inactive entitlements, but would also prevent future inactive entitlements from accruing throughout the city. In addition, it provides a clear understanding of the procedures and requirements for SUPs.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the draft ordinance outlining the proposed changes to the UDC. The schedule for this text amendment is as follows:

~~*Planning and Zoning Work Session: February 14, 2017*~~
Planning and Zoning Public Hearing: February 28, 2017

City Council Public Hearing [1st Reading]: March 6, 2017
City Council [2nd Reading]: March 20, 2017

Staff will has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. In addition, staff has sent out a courtesy notice to all property owners that have been approved for a SUP. A total of 154 courtesy notices were sent out to property owners holding SUP's. A copy of the notices sent to these properties is contained in the attached packet.

Text Amendment
Note: ~~Strikeouts~~ represent the current code language, which is being removed in its entirety.

Section 4, Specific Use Permits (SUP)
Article IV, Permissible Uses
Unified Development Code

~~A specific use permit (SUP) is required for any use identified in the land use table as requiring one. The procedure for requesting an SUP is set out in article XI [of this Unified Development Code], Zoning Related Applications and Procedures.~~

Section 4.1, *Purpose*

The purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions. A SUP does not change the base zoning; it allows a particular use that would not normally be permitted in that zoning district. The SUP requirement for any land use is identified in the *Permitted Land Use* table contained in Article IV, *Permissible Uses*, of this Unified Development Code. The discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure

Section 4.2, *Operational Conditions*

In considering a SUP, staff and/or the Planning and Zoning Commission may recommend and the City Council may adopt additional conditions and operational constraints to ensure compatibility with adjacent land uses. These additional conditions and operational constraints will be incorporated into the SUP ordinance, and may relate to: (1) a property's specific site conditions, (2) increased performance standards, (3) compatibility with adjacent properties, (4) mitigation of potentially negative or adverse effects of a request, and (5) anything that could have a negative impact on the public's health, safety and general welfare.

Section 4.3, *Compliance*

(1) In considering a Special Use permit application, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the special use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such special uses upon other property in the neighborhood, and to carry out the general purpose and intent of this Ordinance. Such conditions shall be set out in the Ordinance approving the SUP.

(2) Prior to a SUP being issued, the property owner of the affected property shall agree, comply and be bound to the conditions and operational constraints approved by the City Council and contained in the SUP ordinance.

(3) A SUP is considered to be transferable from property owner to property owner; however, the conditions and operational constraints of the SUP shall remain in effect and be applicable to

the new property owner(s) and/or occupant(s). SUP's cannot be transferred from property to property.

Section 4.4, *Abandonment, Expiration and Revocation of a Specific Use Permit (SUP)*

(1) *Abandonment.* A SUP approved by the City Council that remains vacant or inactive for a period of six (6) months shall be deemed to be abandoned and shall automatically expire. Vacancy or inactivity can be determined by the following:

(a) The water and/or electrical services have been disconnected or discontinued on the property; and/or

(b) The subject property (*e.g. lease space, parcel or parcels of land, lot, tract etc.*) is unoccupied; and/or

(c) The use is abandon due to the issuance of a Certificate of Occupancy (CO) for a use other than (*and exclusive from*) the use approved with the SUP.

(2) *Expiration*. A Specific Use Permit (SUP) shall automatically expire due to inactivity if:

(a) A building permit has not been issued within (1) year of the approval date of the SUP ordinance, and/or a Certificate of Occupancy (CO) has not been issued within one (1) year of a building permit -- *or one (1) year of the approval date of this ordinance if no building permit is necessary*; or

(b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall.

(3) *Revocation*. The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the Specific Use Permit (SUP) ordinance and/or outlined in the Unified Development Code or the Rockwall Municipal Code of Ordinances. The procedure for revocation or rescinding a Specific Use Permit (SUP) shall be the same procedure for requesting a new Specific Use Permit (SUP).

Section 4.5, *Extension of a Specific Use Permit (SUP)*

Upon recommendation from the Planning and Zoning Commission, the City Council may grant a one (1) time extension to the expiration requirements stated above for a period not to exceed one (1) year. To apply for an extension a property owner shall file a written request with the Director of Planning or his designee at least 90 days prior to the expiration date. Extension requests shall not require a public hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a SUP.

Section 4.6, *Existing Specific Use Permits (SUP) and Conditional Use Permits (CUP)*

Specific Use Permits (SUP) and Conditional Use Permits (CUP) in existence at the time this section was adopted by the City Council shall automatically terminate one (1) year from the adoption date of this section if a building permit -- *or a Certificate of Occupancy (CO) if no building permit is necessary* -- has not been issued or an extension is not requested under Section 4.5 of this Ordinance.

City of Rockwall
The New Horizon

February 16, 2017

To:

From: Ryan C. Miller, *AICP*
Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Subject: **Text Amendment to the Unified Development Code Concerning Specific Use Permits (SUP) in the City of Rockwall**

To Whom It May Concern:

The purpose for this correspondence is to notify you of upcoming changes to the City's Unified Development Code (UDC) affecting properties that have been granted a Specific Use Permit (SUP) under Section 4.1, *Specific Use Permits,* of Article IV, *Permissible Uses*, of the UDC. Specifically, the City Council has directed staff to prepare a text amendment that requires that all SUP's be subject to the following abandonment, expiration and revocation procedures:

(1) If an approved SUP is vacated or inactive for a period of six (6) months the SUP would automatically expire.

(2) If an approved SUP is not issued a building permit within one (1) year of the approval date of this proposed text amendment, the SUP would automatically expire (*for new SUP's this date would be from the approval date of the SUP ordinance*). If a building permit is not necessary then the SUP would require the issuance of a Certificate of Occupancy (CO) within one (1) year of the approval date of this proposed text amendment or the SUP would automatically expire.

(3) If an approved SUP is issued a building permit, but a Certificate of Occupancy (CO) has not been issued within one (1) year of the issuance date of the building permit or the date of this proposed text amendment -- *whichever is later* -- due to inactivity on the subject property, the SUP would automatically expire.

It should be noted that if you currently have an SUP that is operating in conformance with your approved SUP ordinance then this text amendment will ***NOT*** have an effect on your property until you become out of compliance with criteria (1) listed above. These changes will only affect inactive or dormant SUP's (*i.e. SUP's that have not taken action to develop or utilize their SUP ordinance within one [1] year of the approval date of this text amendment*), which fail to develop their property in accordance with City Council's approval in a timely manner. I should note that if this text amendment is approved and you are unable to comply with the one (1) year time period, an appeal process allowing City Council to grant a one (1) time extension for a period not to exceed one (1) year is available pending a written request is filed with the Planning Department 90-days prior to the expiration date. For your reference and review, I have attached a copy of the proposed text amendment and a map of all SUP's in the City. Please note that the language in the

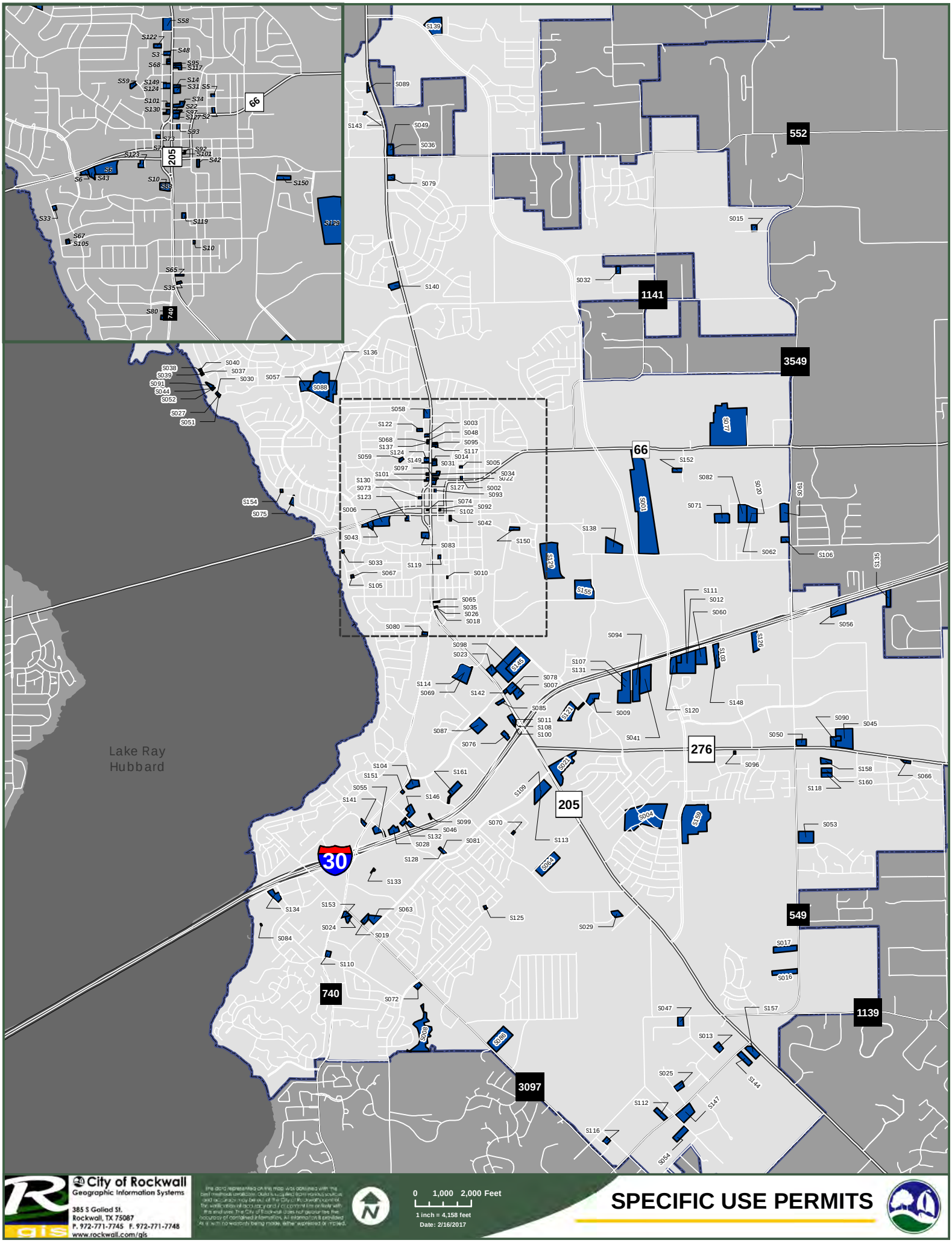
City of Rockwall
The New Horizon

text amendment is preliminary and may be subject to change based on review by the Planning and Zoning Commission and City Council.

There will be public hearings over the proposed text amendment prior to its possible adoption on *February 28, 2017* and *March 6, 2017* at 6:00 PM at City Hall (*i.e. 385 S. Goliad Street, Rockwall, TX 75087*). In addition, staff has sent out a 15-day notice to the Rockwall Harold Banner in accordance with all applicable state laws and Section 6.1, *Notice of Public Hearing*, of Article II, *Authority and Administrative Procedures*, of the UDC. As a stakeholder in this text amendment, I would encourage you to come to the public hearings or contact City staff for further clarification of how this text amendment could affect your particular property. You can reach Planning Department staff at (972) 771-7745 or email planning@rockwall.com.

Sincerely,

Ryan C. Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas


Lake Ray Hubbard
66
205
30
276
552
1141
3549
549
740
1139
3097
City of Rockwall
Geographic Information Systems
385 S Goliad St.
Rockwall, TX 75087
P. 972-771-7745 F. 972-771-7748
www.rockwall.com/gis
0 1,000 2,000 Feet
1 inch = 4,158 feet
Date: 2/16/2017
SPECIFIC USE PERMITS

SUMBLIN ROYDEN MARIE
501 AUSTIN ST
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

MOONEY BEULAH CHRISTINE
701 AUSTIN ST
ROCKWALL, TX 75087

PROTON PRC LTD
4805 S COLONY BLVD
THE COLONY, TX 75056

KARAMAND LP
712 ALEXANDER ST
ROCKWALL, TX 75087

WAY WILLIAM H AND
DELLENE BURGAMY
8441 S FM 549
ROCKWALL, TX 75032

ROSE RICKI & GAYLA
9905 WATERVIEW PKWY
ROWLETT, TX 75089

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

CARMEL CAR WASH - ROCKWALL, LLC
6140 MOCKINGBIRD LN
DALLAS, TX 75214

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

REDI MIX LLC
331 N MAIN STREET
EULESS, TX 76039

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

QUIKTRIP CORPORATION
4705 SOUTH 129TH EAST AVE
TULSA, OK 74174

SECURITY HOLDINGS INC
2601 NETWORK BLVD 0
FRISCO, TX 75034

BALEY ROBIN E
5135 BEAR CLAW LANE
ROCKWALL, TX 75032

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

FLANAGAIN GARY W & ESTHER
12 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

STATE OF TEXAS ROW
125 E 11TH ST
AUSTIN, TX 78701

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

ORR DONNA LIVING TRUST
2625 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA
2325 S GOLIAD ST
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 0
DALLAS, TX 75201

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CAMPBELL MARK D AND LAURA A
241 WILLOWCREST
ROCKWALL, TX 75032

AZIMUTH LIVING TRUST
1160 CRESTCOVE DR
ROCKWALL, TX 75087

HP ROCKWALL III 30 LTD
12720 HILLCREST RD 0
DALLAS, TX 75230

LEMMOND BRENTON & KIMBERLEY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

WALKER BRIAN D & PATTY E
1170 CRESTCOVE DR
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

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

WELLS PATRICK S & RHONDA C
711 STILLWATER DR
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE
WALNUT CREEK, CA 94596

VANDIVER KENT ROSS
1320 COASTAL DRIVE
ROCKWALL, TX 75087

GREENLEE BARRY & SHARON
1290 COASTAL DR
ROCKWALL, TX 75087

NUNNERY JACK M AND VALERIE B
1340 COASTAL DR
ROCKWALL, TX 75087

REALTY HOLDINGS OF ROCKWALL LLC
1925 CEDAR SPRINGS ROAD
DALLAS, TX 75201

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK
ROCKWALL, TX 75087

AVERY LAND & FARM LLC
1365 SOUTHERN PNES
ROCKWALL, TX 75087

JUNGELS ROBERT S & KRISTIN
1200 CRESTCOVE DR
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #159
ROCKWALL, TX 75032

SHARP RICK
472 KENTWOOD
ROCKWALL, TX 75032

AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 48304

ARC BFRKWTX001 LLC
C/O ED RYBURN CMI SENIOR TAX SPECIALIST
BRIDGESTONE AMERICAS HOLDING INC 0
NASHVILLE, TN 37214

WHITLOCK DEAN & CAROLINE
2060 BROKEN LANCE LN
ROCKWALL, TX 75032

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

ERVIN RICHARD L
1155 W WALL ST
GRAPEVINE, TX 76051

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

JEFFUS STAN & MELBA
1903 S FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

MASTER DEVELOPERS SNB LLC
ATTN LORI WOLFE
2400 DALLAS PARKWAY
PLANO, TX 75093

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

DURAN SAMUEL T & LINDA M REV LIVING TRUST
507 WILDWOOD LN
ROCKWALL, TX 75087

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

DUVALL ERIC A AND TRISHA J
2855 ROLLING MEADOWS DR
ROCKWALL, TX 75087

HVCSG LLC
201 LAURENCE DR
HEATH, TX 75032

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY
ATLANTA, GA 30355

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

HYLAND RUSSELL &
WERKU TESEMA
3815 PINEBLUFF LN
ROCKWALL, TX 75032

POWELL DAVID L & BARBARA A
606 SHOREVIEW DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

SOUKUP ROBERT R & MARY K
748 BLACK OAK LN
ROCKWALL, TX 75032

HAMANN BRENT A & KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

MURPHY ROAD LTD
SILVER OAK ADVISORS LLC
ATTN JEFF TARLTON 0
ATLANTA, GA 30308

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

HOEGGER STEVE & KIM
2082 QUAIL RUN RD
WYLIE, TX 75098

RASH RANDALL L & KAREN
4 SOAPBERRY LN
ROCKWALL, TX 75087

ROCKWALL HONDA REAL ESTATE LP
1030 E INTERSTATE 30
ROCKWALL, TX 75087

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN CEMETERY CORP
PO BOX 1119
ROCKWALL, TX 75087

REST HAVEN FUNERAL HOMES INC
PO BOX 1119
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

VANDERSLICE RD & LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

GREAT AMERICAN RESORTS INC
1917 ARROYO RD
DALHART, TX 79022

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

TF HARBOR LLC
C/O CREDIT UNION LIQUIDITY SERVICES LLC
777 E CAMPBELL RD
RICHARDSON, TX 75081

SMAJLI ISMET & DYLDYL
1422 MURPHY DR
ROCKWALL, TX 75087

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

LAKESIDE NATIONAL BANK
P O BOX 9
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC
C/O HAWTHORN DEVELOPMENT LLC
9310 NE VANCOUVER MALL DR 0
VANCOUVER, WA 98662

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

PINKHAM HEATH L AND
EDWIN P NALLEY
1711 WEISKOPF
HEATH, TX 75032

TOMMY'S MOBILE BOAT & MOTOR SERVICE INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

CONSELMAN FRANK B & NICOLE S
1210 CRESTCOVE DR
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

AUTOMOTIVE REAL ESTATE HOLDINGS LLC
3709 BRYN MAWR
DALLAS, TX 75225

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

PHILIPPUS MICHAEL H
2490 DAYBREAK DR
ROCKWALL, TX 75032

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

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

DJ ROCKWALL LLC
4021 W 232 ST
TORRENCE, CA 90505

ROCKWALL CENTRAL S/C II LTD
16475 DALLAS PARKWAY
ADDISON, TX 75001

QUIKTRIP CORPORATION
4705 SOUTH 129TH EAST AVE
TULSA, OK 74174

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

FOX WILLIAM G & ALISON L
816 FAITH TRAIL
HEATH, TX 75032

SAINT GEORGE PARTNERS LTD
3811 TURTLE CREEK
DALLAS, TX 75219

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

LAKESIDE CHURCH OF CHRIST OF ROCKWALL
670 STODGHILL ROAD
ROCKWALL, TX 75087

GORDON ROCKWALL INVESTMENTS LLC
1551 E I 30
ROCKWALL, TX 75087

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

B R DALLAS PROPERTIES LLC
22900 VENTURA BLVD SUITE 200
WOODLAND HILLS, CA 91364

SECURITY HOLDINGS INC
2601 NETWORK BLVD
FRISCO, TX 75034

BRINKLEY JAMES & BRENDA
5866 SOUTH FM 549
ROCKWALL, TX 75032

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

ANDREA HOLLIMAN
11007 E MOFFAT
MEAD, WA 99021

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1900 GRAND FAIRWAY DR
WYLIE, TX 75098

RICKERSON CHARLES W
109 ST MARYS STREET
ROCKWALL, TX 75087

SECURITY HOLDINGS INC
2601 NETWORK BLVD
FRISCO, TX 75034

PLATINUM STORAGE ROCKWALL LLC
13140 COIT RD 0
DALLAS, TX 75240

BACON SHELITA LAVIGNE
921 N ALAMO RD
ROCKWALL, TX 75087

MODERN PYRAMIDS INC
11551 FOREST CENTRAL DRIVE #230
DALLAS, TX 75243

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

FRITTS BOBBY & KIMBERLY A
109 WESTON CT
ROCKWALL, TX 75032

CAVENDER INVESTMENT PROPERTIES E LTD
7820 SOUTH BROADWAY
TYLER, TX 75703

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

COLUMBIA EXTRUSION CORP
ATTN: BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

B MCMILLAN PROPERTIES LLC
1110 SQUAW VALLEY
ROCKWALL, TX 75087

COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

JACKSON ROCKWALL INVESTMENT
PO BOX 657
ROCKWALL, TX 75087

STEGER DUNHILL LLC
C/O TSA STORES/SPORTS AUTHORITY
1050 WEST HAMPDEN AVENUE
ENGLEWOOD, CO 80110

STEGER DUNHILL LLC
3100 MONTICELLO AVE
DALLAS, TX 75205

LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY
DALLAS, TX 75231

MITCHELL ADAM
6680 I-30
ROYSE CITY, TX 75189

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

NORTH STEPHEN B AND BEVERLY A
513 WINDSOR WAY
ROCKWALL, TX 75087

J BR2 LLC
2701 SUNSET RIDGE DR
ROCKWALL, TX 75032

MAJESTIC CAST INC
1625 FERRIS RD
GARLAND, TX 75044

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

MURPHY DENNIS AND KAY
440 LONE STAR LN
ROCKWALL, TX 75771

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

PETERSON BRYCE M & SANDRA
509 SUNSET HILL DR
ROCKWALL, TX 75087

FLEXLAND LP
1480 JUSTIN RD
ROCKWALL, TX 75087

J BR2 LLC
2701 SUNSET RIDGE DR
ROCKWALL, TX 75032

SHAW JAMES EDWARDS JR
1910 COPPER RIDGE CIR
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SCOTT MICHAEL C & DOROTHY
1950 COPPER RIDGE CIR
ROCKWALL, TX 75032

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 4, *SPECIFIC USE PERMITS*, OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 4, *Specific Use Permits,* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That Section 4, *Specific Use Permits,* of Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

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

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 03.28.17

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF APRIL, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2017

2nd Reading: April 3, 2017

DRAFT ORDINANCE 02.28.2017

Section 4. Specific Use Permits

~~A specific use permit (SUP) is required for any use identified in the land use table as requiring one. The procedure for requesting an SUP is set out in article XI [of this Unified Development Code], Zoning Related Applications and Procedures.~~

Section 4.1, *Purpose*

The purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions. A SUP does not change the base zoning; it allows a particular use that would not normally be permitted in that zoning district. The SUP requirement for any land use is identified in the *Permitted Land Use* table contained in Article IV, *Permissible Uses*, of this Unified Development Code. The discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure

Section 4.2, *Operational Conditions*

In considering a SUP, staff and/or the Planning and Zoning Commission may recommend and the City Council may adopt additional conditions and operational constraints to ensure compatibility with adjacent land uses. These additional conditions and operational constraints will be incorporated into the SUP ordinance, and may relate to: (1) a property's specific site conditions, (2) increased performance standards, (3) compatibility with adjacent properties, (4) mitigation of potentially negative or adverse effects of a request, and (5) anything that could have a negative impact on the public's health, safety and general welfare.

Section 4.3, *Compliance*

(1) In considering a Special Use permit application, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the special use as may be necessary to avoid, minimize, or mitigate any potentially injurious effect of such special uses upon other property in the neighborhood, and to carry out the general purpose and intent of this Ordinance. Such conditions shall be set out in the Ordinance approving the SUP.

(2) Prior to a SUP being issued, the property owner of the affected property shall agree, comply and be bound to the conditions and operational constraints approved by the City Council and contained in the SUP ordinance.

(3) A SUP is considered to be transferable from property owner to property owner; however, the conditions and operational constraints of the SUP shall remain in effect and be applicable to the new property owner(s) and/or occupant(s). SUP's cannot be transferred from property to property.

DRAFT ORDINANCE 02.28.2017

Section 4.4, *Abandonment, Expiration and Revocation of a Specific Use Permit (SUP)*

(1) *Abandonment.* A SUP approved by the City Council that remains vacant or inactive for a period of six (6) months shall be deemed to be abandoned and shall automatically expire. Vacancy or inactivity can be determined by the following:

(a) The water and/or electrical services have been disconnected or discontinued on the property; and/or

(b) The subject property (*e.g. lease space, parcel or parcels of land, lot, tract etc.*) is unoccupied; and/or

(c) The use is abandon due to the issuance of a Certificate of Occupancy (CO) for a use other than (*and exclusive from*) the use approved with the SUP.

(2) *Expiration*. A Specific Use Permit (SUP) shall automatically expire due to inactivity if:

(a) A building permit has not been issued within (1) year of the approval date of the SUP ordinance, and/or a Certificate of Occupancy (CO) has not been issued within one (1) year of a building permit due to inactivity on the site (*inactivity in this case is defined as no progress towards construction for six [6] months*) -- *or one (1) year of the approval date of this ordinance if no building permit is necessary*; or

(b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall.

(3) *Revocation*. The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the Specific Use Permit (SUP) ordinance and/or outlined in the Unified Development Code or the Rockwall Municipal Code of Ordinances. The procedure for revocation or rescinding a Specific Use Permit (SUP) shall be the same procedure for requesting a new Specific Use Permit (SUP).

Section 4.5, *Extension of a Specific Use Permit (SUP)*

Upon recommendation from the Planning and Zoning Commission, the City Council may grant a one (1) time extension to the expiration requirements stated above for a period not to exceed one (1) year. To apply for an extension a property owner shall file a written request with the Director of Planning or his designee at least 90 days prior to the expiration date. Extension requests shall not require a public hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a SUP.

Section 4.6, *Existing Specific Use Permits (SUP) and Conditional Use Permits (CUP)*

Specific Use Permits (SUP) and Conditional Use Permits (CUP) in existence at the time this section was adopted by the City Council shall automatically terminate one (1) year from the adoption date of this section if a building permit -- *or a Certificate of Occupancy (CO) if no building permit is necessary* -- has not been issued or an extension is not requested under Section 4.5 of this Ordinance.

DRAFT ORDINANCE 03.28.17

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 02/28/2017

APPLICANT: Lizandro Oemeno

AGENDA ITEM: **SP2016-033**; 1201 N. Goliad Street; *Office Building*

Discuss and consider a request by Lizandro Oemeno for the approval of a site plan converting an existing single-family home into an office building on a 1.24-acre tract of land identified as Tract 3 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northwest corner of the intersection of Los Altos Drive and N. Goliad Street [N. SH-205], addressed as 1201 N. Goliad Street, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of converting an existing one-story, 2,556 sq. ft. single-family home into an office building on a 1.24-acre tract of land. The proposed G*eneral Office* is a use permitted by right within Planned Development District No. 69 (PD-69). The underlying zoning for PD-69 is Residential Office (RO) District. The applicant does not intend to make any changes to the exterior of the existing home.

BACKGROUND:

The site will incorporate twelve (12) parking spaces, which will meet the parking standards for PD-69 of 1 space per 300 sq. ft. for a general office use. The site plan indicates the parking spaces to be located behind the rear façade of the building, meeting the requirements of PD-69. The *subject property* will have one (1) point of ingress/egress along N. Goliad Street. The applicant intends to relocate the existing residential driveway at the south end of the property and provide a 24-ft. wide drive extending toward the north property boundary. The relocation of the driveway will require a permit through TXDOT and will also require a variance from the City Council due to the distance requirements for driveways with regards to its proximity to Los Altos drive. These have been listed as conditions of approval. It should be noted that PD-69 requires joint or shared access with adjoining lots. The applicant is meeting this requirement via a private cross access easement which is stubbed out to the property to the north to accommodate it when it converts to a non-residential use.

Aside from the existing nature of the property and the conditions listed in the *Recommendations* section of this report, the submitted site plan is in substantial compliance with the technical requirements contained within PD-69 and the Unified Development Code (UDC).

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by PD-69 and the UDC with the exception of the items listed above. Should the Planning and Zoning

Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Approval of a variance to the driveway spacing requirements for the relocated driveway and its proximity to Los Altos Drive.

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2016-033	**Owner**	LIZANDIO ORMENO	**Applied**	12/16/2016 LM
Project Name	1201 N. Goliad	**Applicant**	LIZARDO ORMENO	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/16/2016 LM

Revised Comments To Be Addressed - Highlighted

Site Address	City, State Zip	Zoning
1201 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
LAKEVIEW SUMMIT PH 1	3	NULL	3	0124-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/23/2017	3/2/2017	2/23/2017		COMMENTS	
Handicap parking access aisle must be minimum 96" wide.							
BUILDING	John Shannon	12/16/2016	12/23/2016	12/20/2016	4	COMMENTS	
Handicap parking access aisle must be minimum 96" wide.							
ENGINEERING	Amy Williams	2/22/2017	3/1/2017	2/22/2017		COMMENTS	See Comments
(2/22/2017 5:19 PM AW)							
Need to show and label approximate location for detention system							
Must meet all engineering requirements including flood study, TXDOT permit, driveway must be 1' above 100 year water surface, etc							
ENGINEERING	Amy Williams	12/16/2016	12/23/2016	12/22/2016	6	COMMENTS	See Comments
(12/21/2016 4:55 PM AW)							
See markups							
Parking spaces to be 20'x9' and 24' wide drive aisle							
Need off-site easement for driveway							
Driveway needs to connect at a 90 degree angle							
Detention is required							
Removing the existing driveway off of SH 205?							
Need paved cross access							
FIRE	Ariana Hargrove	2/22/2017	3/1/2017	2/22/2017		APPROVED	revised 2 22 17
FIRE	Ariana Hargrove	12/16/2016	12/23/2016	12/22/2016	6	APPROVED	
GIS	Lance Singleton	12/16/2016	12/23/2016	12/21/2016	5	APPROVED	
PLANNING	David Gonzales	2/22/2017	3/1/2017	2/22/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 02.22.2017 All staff comments are to be addressed and resubmitted by Tuesday, March 7, 2017. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff: Planning Department General Comments to be addressed for the submitted site plan are as follows: 1. Adherence to Engineering and Fire Department standards shall be required. 2. Submittal and approval of Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit. 3. Approval of a variance by the City Council required for driveway distance from primary access point to Los Altos. 4. Permit from TXDOT required to allow for relocation of driveway and must meet Engineering standards of design. 5. Driveway along N. Goliad requries flood study (must be out of the flood plain). 6. Must meet Fire Department standards for Firelane coverage(s). 7. Label driveway as "24-ft Firelane, Public Access and Utility Easement." The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Planning - Action: February 28, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny) City Council - Action: March 6, 2017 (6:00 p.m.) [FOR VARIANCE REQUEST ONLY]							
PLANNING	David Gonzales	12/16/2016	12/23/2016	12/20/2016	4	COMMENTS	See comments

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

Discuss and consider a request by Lizandro Oemeno for the approval of a site plan converting an existing single-family home into an office building on a 1.24-acre tract of land identified as Tract 3 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northwest corner of the intersection of Los Altos Drive and N. Goliad Street [N. SH-205], addressed as 1201 N. Goliad Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.21.2016

All staff comments are to be addressed and resubmitted by Tuesday, January 3, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed for the submitted site plan are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label revised site plan documents with "Case No. SP2016-033" at the lower right corner of each plan.
3. Public (cross) access easement required for proposed off-site access from Los Altos Dr. Provide letter from HOA indicating agreement to plat public access easement.
4. Approval of a variance by the City Council required for driveway width between primary access point and Los Altos. (must meet Engineering standards)
5. Primary driveway along N. Goliad to be a minimum of 24-ft wide, out of the flood plain, and to meet Fire Department standards for Firelane (see Fire Department requirements).
6. What is the building being used for?
7. What is the square footage of the existing home? (to determine parking ratio)
8. Will there be any additional exterior lighting added to the sight?
9. PD-69 requires joint or shared access on all adjoining lots if any property is used for any of the uses listed. Provide stub-out with property to the north.
10. Submittal and approval of Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). Plat mylars are to be submitted prior to issuance of building permit.

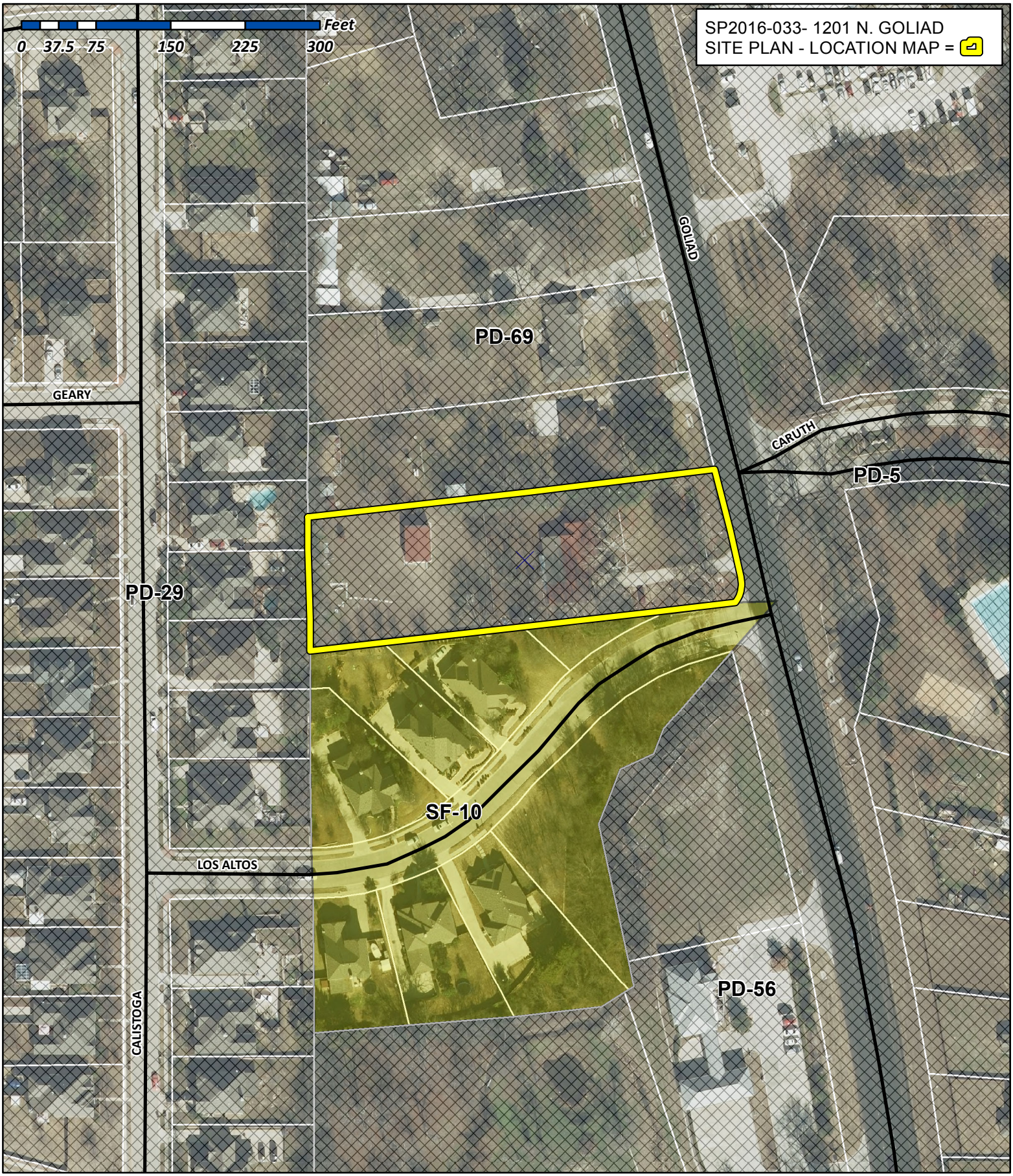
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: December 27, 2016 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Action: January 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

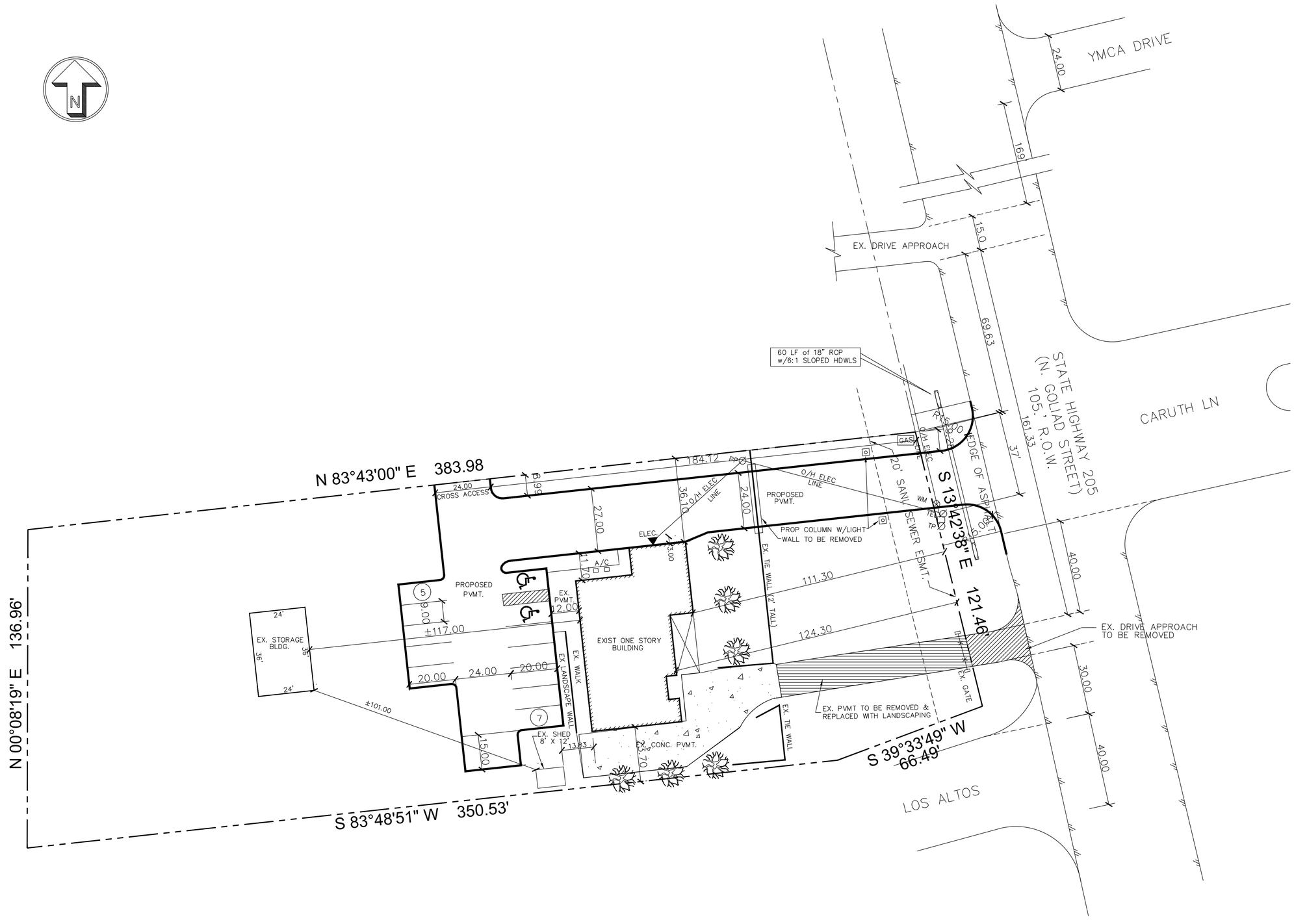
City Council - Action: January 17, 2016 (6:00 p.m.) [FOR VARIANCE REQUEST ONLY]



City of Rockwall

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

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



SP2016-033

Project Name & Address

1201 N GOLIAD STREET
ROCKWALL, TEXAS
75087

PROPOSED OFFICE (REAL ESTATE)

1201 N. GOLIAD STREET
ROCKWALL, TX. 75087
54,014 SQ. FT. (1.24 AC.)

OWNER:

LIZARDO ORMENO
LAKEVIEW SUMMIT PH 1
LOT 3

Project	Sheet
SITEPLAN	SP
Date 02.20.17	
Scale 1"=20'	
Drawn By CAD	

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

SUBJECT: Z2017-001; *SWBC at Rockwall (LI to PD)*

On February 16, 2017, the applicant, Terry Gwin of SWBC Real Estate, LLC, submitted a letter to the City Council responding to the Planning and Zoning Commission's recommendation to deny *Case No. Z2017-001*. Mr. Gwin's letter proposed making the following changes to his proposal to address the Planning and Zoning Commission's concerns:

1) Reduce the requested number of units from 650 dwelling units to 595 dwelling units, which would decrease the requested density from 15.28-units/acre to 14.00-units/acre. The new proposed density is in conformance with the City's highest density zoning district, the Multi Family 14 (MF-14) District.

2) Plant large canopy trees in the northwest quadrant of the subject property to reduce the visibility of the proposed project. The letter states the purpose of this proposal is to address the concerns of the residents of *Rockwall Downes, Phase 1*. The applicant has provided a line-of-sight study showing how this would address the concerns of the neighborhood. Staff has included this study in the attached packet.

3) Establish a timeframe of four (4) years to complete the project. According to the letter, the applicant feels this four (4) year period would alleviate any concerns about market saturation.

Based on these changes, the City Council remanded the case back to the Planning and Zoning Commission on February 20, 2017. Staff has revised the attached draft ordinance to reflect the proposed changes. This case is an action item and will not require additional public hearings for the Planning and Zoning Commission to take action.

SWBC®
Real Estate, LLC

Terry W. Gwin

President

SWBC Real Estate, LLC
5949 Sherry Lane, Suite 750
Dallas, TX 75225
(Office) 214-987-0700
(Fax) 214-987-0708
tgwin@swbc.com

February 16, 2017

Re: SWBC Class A Multi-Family Development; 42.548 acres of land situated to the east of John King Boulevard and Discovery Boulevard intersection and on the north side of Discovery Boulevard identified as Tract 1-4 of the J.M. Allen Survey, Abstract No. 2 within the City of Rockwall, Rockwall County, Texas

To the Honorable Mayor and City Council:

On February 7, 2017, SWBC presented a request to the Planning and Zoning Commission for a zoning change to a Planned Development District for a high end luxury multi-family development located on property situated on the north side of Discovery Boulevard east John King Boulevard. After conducting a public hearing, the Commission voted to deny the request by a vote of 5-2.

Based on the public input and the comments from the Planning Commission, SWBC would like to make every effort to address these concerns. The comments concerned reducing density, buffering/screening from the adjoining single-family development and timing of the development.

Reducing Density

SWBC will reduce the overall number of units from 650 to 595 which will yield a density of 14 units per acre and maintain the same amenities as originally proposed. This will match the current standard of the existing MF-14 zoning district and provide a benchmark for the City with any future similar requests.

Buffering/Screening

In order to be sensitive to the single-family neighborhood, SWBC will plant additional large canopy trees on the northwest quadrant of the development in sufficient numbers to screen the view of the buildings on our site. We are also willing to take any and all input from the neighborhood to help satisfy their concerns with this issue.

Timing

Finally, in regard to the timing of our proposed development, SWBC would be building this project in two (2) phases with the first phase beginning construction sometime in the fourth (4th) quarter of 2017. Completion of the first phase would then take approximately 18 to 20 months. We would begin the second phase approximately in late 2019. In all, this two (2) phase project would be completed in approximately four (4) years or so.

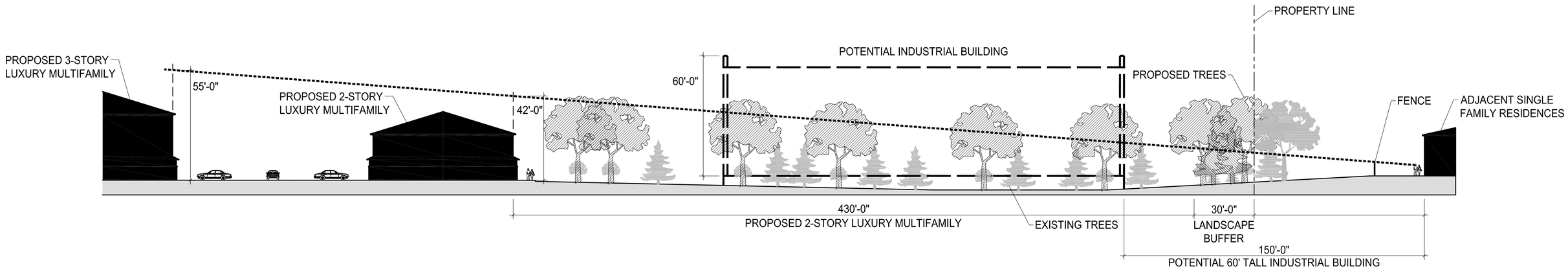
This is a unique development in terms of location and the type of lifestyle it will provide to the community, and we feel that the phasing of the project over an approximate four (4) year period will allow the City the time to determine their capacity for such future housing types. With the changes that we are making to the zoning request, we would suggest the Council consider sending the case back to the Planning Commission for their consideration again. These changes are significant and should warrant more review by the Commission if the Council should so decide. Again, thank you for your time and consideration.

Sincerely,

Terry W. Gwin
President



SITE PLAN
(NOT TO SCALE)



01 SITE PLAN SECTION
N.T.S.

SWBC AT ROCKWALL

ROCKWALL, TEXAS

FEBRUARY, 2017

Cross architects

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 02/20/2017

APPLICANT: Terry Gwin; *SWBC Real Estate, LLC*

AGENDA ITEM: **Z2017-001**; *SWBC at Rockwall*

SUMMARY:

Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

BACKGROUND & PURPOSE:

On February 17, 2017, the applicant submitted an application requesting to rezone the 42.50-acre subject property from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex that will consist of a maximum of 650 units. The subject property, which was annexed into the City on December 3, 1985 by *Ordinance No. 85-69*, is located on the north side of Discovery Boulevard -- *east of the intersection of Discovery Boulevard and John King Boulevard* -- and is currently a vacant tract of land.

On August 15, 2016, the City Council denied a request (*i.e. Case No. Z2016-019*) to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex. In accordance with the procedures of Section 8.3 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) -- *which restricts a similar application from being submitted for a period of one (1) year from the denial date* -- the applicant submitted a letter to the Planning and Zoning Commission requesting approval to refile an application on the grounds that their request constituted a substantial change from the denied request. Specifically, the applicant was proposing to reduce the number of units from 750 to 650 units, which reduced the density from 18 units/acre to 15.28 units/acre. On November 29, 2016, the Planning and Zoning Commission granted the request by a vote of 7-0.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is *Rockwall Mini Storage* (*9.90-acres*) and *Park Place RV* (*~4.978-acres*), which are situated within the IH-30 Overlay (IH-30 OV) District and are zoned Light Industrial (LI) District. Beyond these industrial uses is Interstate Highway 30 (IH-30).

South: Directly south of the subject property is Discovery Boulevard, which is identified as an M4U (*i.e. minor arterial, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan.* Beyond this arterial are four (4) tracts of land and one (1) parcel of land (i.e. *Peak Pediatric*) zoned Light Industrial (LI) District. South of these use is State Highway 276 (SH-276).

East: Directly east of the subject property is *Phase 1* of the Rockwall Economic Development Corporation's (REDC's) *Technology Park*. This includes an 8.480-acre parcel of land with a ~124,149 SF industrial building situated on it -- *which will be occupied by Pegasus Foods* -- and two (2) vacant tracts of land (*i.e. 1.860-acres & 5.268-acres*). All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property are *Phases 1 & 2* of the *Rockwall Downes Subdivision*, which are zoned Planned Development District 10 (PD-10) for single-family land uses and situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District. *Phase 1* consists of 34 single-family, residential lots and *Phase 2* will consist of 30 single-family, residential lots.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, conceptual building renderings and development standards for the proposed multi-family apartment complex. The concept plan shows that the proposed 650-unit development will consist of two (2), 325-unit phases that will be oriented in a typical *garden style apartment* complex. According to this plan, each phase will consist of nine (9) separate residential buildings, a pool area, and a minimum of 20% open space. In addition, 65.55% of the units will be one (1) bedroom units, 26.76% will be two (2) bedroom units, and 7.69% will be three (3) bedroom units. A summary of the proposed product type and unit composition for each phase of the development is as follows:

Table 1A: Unit Composition for Phase I & II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	*One (1) Bedroom*	650 SF	36	23,400 SF	11.08%
A2	*One (1) Bedroom*	750 SF	45	33,750 SF	13.85%
A3	*One (1) Bedroom*	850 SF	45	38,250 SF	13.85%
A4	*One (1) Bedroom*	900 SF	21	18,900 SF	6.46%
A5	*One (1) Bedroom*	975 SF	39	38,025 SF	12.00%
A6	*One (1) Bedroom (+Study)*	1,075 SF	27	29,025 SF	8.31%
B1	*Two (2) Bedrooms*	1,125 SF	33	37,125 SF	10.15%
B2	*Two (2) Bedrooms*	1,175 SF	30	35,250 SF	9.23%
B3	*Two (2) Bedrooms*	1,225 SF	24	29,400 SF	7.38%
C1	*Three (3) Bedrooms*	1,460 SF	25	36,500 SF	7.69%
		Average Net Unit Area:		***983.46 SF***	
		Total Units:	***325***		***100.00%***

The above unit composition equates to an average unit size of 983.46 SF. Based on the size of the subject property and the number of units proposed, the requested density will be 15.28 units/acre. The highest density-zoning district that the City permits is the Multi-Family 14 (MF-14) District, which permits up to 14 units/acre. Since the applicant is proposing to rezone the subject property to a Planned Development District, additional density maybe requested of the City Council; however, this does remain a discretionary decision for the City Council. In addition, staff should note that the City Council does retain the authority to reduce the density of the request should they feel it is warranted. With this being said, the applicant's concept plan does appear to conform to all other density and dimensional requirements of the Multi-Family 14 (MF-14) District stipulated by the UDC.

Article VI, *Parking and Loading*, of the UDC stipulates that multi-family apartment complexes be parked as follows: 1) one (1) bedroom or efficiency units require 1½ parking spaces per unit, 2) two (2) bedroom units require two (2) parking spaces per unit, and 3) three (3) bedroom units require 2½ parking spaces per unit. This would translate to a total parking requirement of 557 -- *581 if you incorporate the club, which is required to be parked a 1/300 SF*. According to the applicant's concept plan the proposed development will be providing 407 uncovered parking spaces, 42 in attached garages, 108 covered parking spaces and 24 spaces for the club. This equates to a total of 581 parking spaces being provided. This represents a total of 25.82% covered parking spaces, which is

in excess of the 20% covered parking required by the draft ordinance. In addition, the draft ordinance prohibits tandem parking spaces (*i.e. back-to-back parking spaces*).

The conceptual building elevations submitted by the applicant indicate that the buildings will be composed of 30% natural stone and 70% lap siding. According to the SH-205 By-Pass Overlay (205 BY-OV) District, "(t)he use of other cementaceous products (*e.g. stucco, HardiePlank, or similar materials approved by the building official*) shall be limited to 50% of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability …" In this case the subject property does not have direct frontage on to John King Boulevard; however, the general residential district standards have the same 50% requirement and would regulate the property if the overlay district standards did not apply. The approval of this Planned Development District would effectively be waiving this requirement. The proposed 30% natural stone exceeds the required 20% natural stone requirements stipulated by the SH-205 By-Pass Overlay (205 BY-OV) District. Staff has incorporated the conceptual building elevations into the *PD Ordinance*, and general conformance -- *pending recommendation by the Architectural Review Board (ARB)* -- has been made a requirement of site plan approval.

Staff has prepared a *draft ordinance* that includes all pertinent development standards and design guidelines based on the applicant's request. The *draft ordinance* is attached to this case memo for the City Council's review.

SUMMARY OF WAIVERS:

The following is a summary of all the requirements being requested with this Planned Development District that depart from the requirements of the UDC:

1) *Density*. The highest permitted density according to the UDC is 14 units/acre. The applicant is request a density of 15.28 units/acre, or an additional 1.28 units/acre.

2) *Masonry Requirements.* The UDC allows the exterior building façades of a multi-family building to be composed of up to 50% cementaceous materials. In this case, the applicant is proposing 70% HardiePlank lap siding, which is an increase of 20%.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Technology/Light Industrial* land uses, which "…may include technology, research and development, office, and light industrial uses which may include light manufacturing and/or light assembly …" (*Land Use; Page 21*). The proposed development would require this designation to be changed to a *High Density Residential* designation, which according to the Comprehensive Plan is defined as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change do appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the *High Density Residential* designation. In addition, the subject property is situated between the Rockwall Downes Subdivision (*i.e. a residential land use*) and the REDC Technology Park (*i.e. light industrial land uses*) and may serve as a logical transition between the two (2) uses. With this being said, the density being proposed and any change to the *Future Land Use Map* is a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Technology/Light Industrial* designation to a *High Density Residential* designation.

NOTIFICATION:

On January 30, 2017, staff mailed 60 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lofland Farms and Meadow Creek Estates Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property along Discovery Boulevard as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received three (3) notices and three (3) emails in opposition to the request.

RECOMMENDATIONS:

If the City Council chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for an apartment complex, then staff would propose the following conditions of approval:

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

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Technology/Light Industrial* designation to a *High Density Residential* designation; and,

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

PLANNING & ZONING COMMISSION:

On February 14, 2017, the Planning and Zoning Commission approved a motion to deny the zoning change by a vote of 5-2, with Chairman Lyons and Commissioner Fishman dissenting.

City of Rockwall

Project Plan Review History

				Applied	1/12/2017	LM
Project Number	Z2017-001	**Owner**	PNEUMA, VENTURES LTD	**Approved**		
Project Name	SWBC at Rockwall	**Applicant**	SWBC REAL ESTATE, LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	1/12/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	1/17/2017	1/24/2017	1/17/2017		COMMENTS	See Comments
Type A and B Units are required per 2015 IBC 1107.6.2							
ENGINEERING	Amy Williams	1/12/2017	1/19/2017	1/18/2017	6	APPROVED	See Comments
(1/18/2017 9:35 AM AW) Conditions: Up size existing 10" sanitary sewer to 15" No building or filling in a flood plain Detention in this area won't be effective...need to move to other side of the flood plain. (see markup) Need 404 and wetland determination Detention will only be allowed above normal water surface Need to build connection with Phase 1 (see markup) 4% Engineering Inspection Fees Impact Fees Parking to be 20'x9' Need 10' access area along 100 year fully developed flood plain							
FIRE	Ariana Hargrove	1/12/2017	1/19/2017	1/18/2017	6	COMMENTS	See Comments

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

(1/18/2017 5:00 PM AA)
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.

The two fire apparatus access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 250-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.

The required turning radius of a fire apparatus access road shall have a minimum interior turning radius of 30 feet.

PLANNING	Ryan Miller	1/12/2017	1/19/2017	1/23/2017	11	COMMENTS	See Comments

Z2017-001 (SWBC at Rockwall [LI to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-001) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Work Session Meeting on January 31, 2017. Staff has provided recommendations concerning the proposed request. These recommendations have been highlighted in the draft ordinance and are not obligatory requirements.
I.5 If approved an open space master plan will need to be submitted with the final plat laying out all proposed amenities on the site. This will require a recommendation from the Parks Board prior to the submission of a final plat.
I.6 The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on February 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the February 14, 2017 Planning & Zoning Meeting.
I.8 The projected City Council dates for this case are projected to be: 1) February 20, 2017 [1st Reading], and 2) March 6, 2017 [2nd Reading].

February 6th, 2017

1255 W. 15th Street Suite 125
Plano, TX 75075

Project Name: SWBC Rockwall
Project No.: Z2017-001
Project Location: Rockwall, Texas

Zoning PD Comment Response Letter

Building

Type A and B Units are required per 2015 IBC 1107.6.2

Response: Quantities of Type A and B units will be provided on site per the 2015 IBC 1107.6.2

Engineering

Up size existing 10" sanitary sewer to 15"

Response: noted

No building or filling in a flood plain

Response: all building and filling removed from on or inside the flood plain

Detention in this area won't be effective...need to move to other side of the flood plain. (see markup)

Response: Detention removed from the North West corner

Need 404 and wetland determination

Response: 404 document and wetland determination documents deferred per conversation between Ryan Miller and Mark Leon

Detention will only be allowed above normal water surface

Response: noted

Need to build connection with Phase 1 (see markup)

Response: Phase I and Phase II delineation revised to include connection during PH I construction

4% Engineering Inspection Fees
Response: noted

Impact Fees
Response: noted

Parking to be 20'x9'
Response: All surface parking complies

Need 10' access area along 100 year fully developed flood plain
Response: 10' access area provided

Fire

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.
Response: two separate fire apparatus access roads per phase provided

The two fire apparatus access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
Response: due to the site being landlocked and only having access to a R.O.W. on the South property line all fire apparatus are located along Discovery Blvd

Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 250-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.
Response: All buildings comply

The required turning radius of a fire apparatus access road shall have a minimum interior turning radius of 30 feet.
Response: All fire lane radii comply

Planning

I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.

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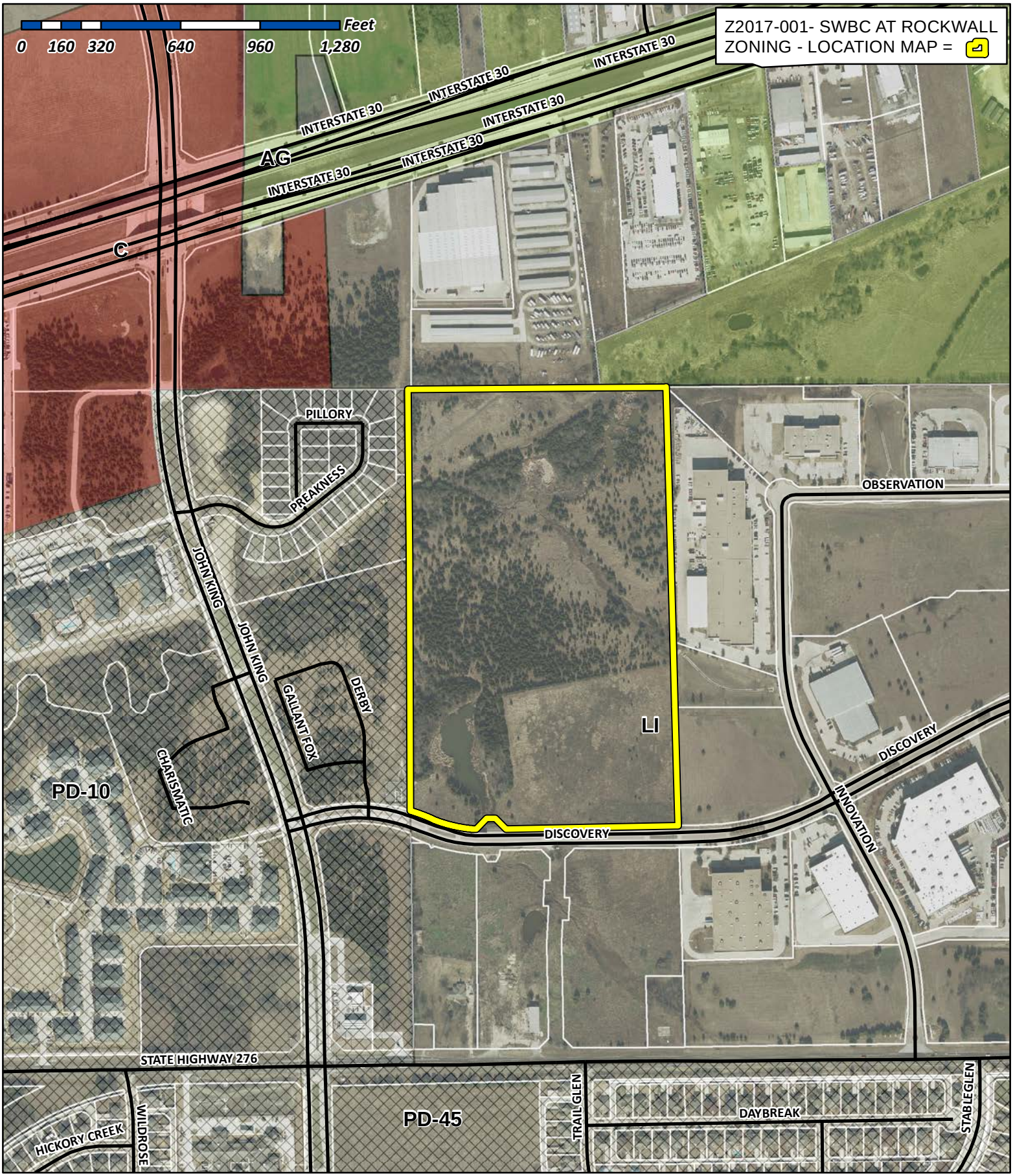

City of Rockwall

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

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

City of Rockwall

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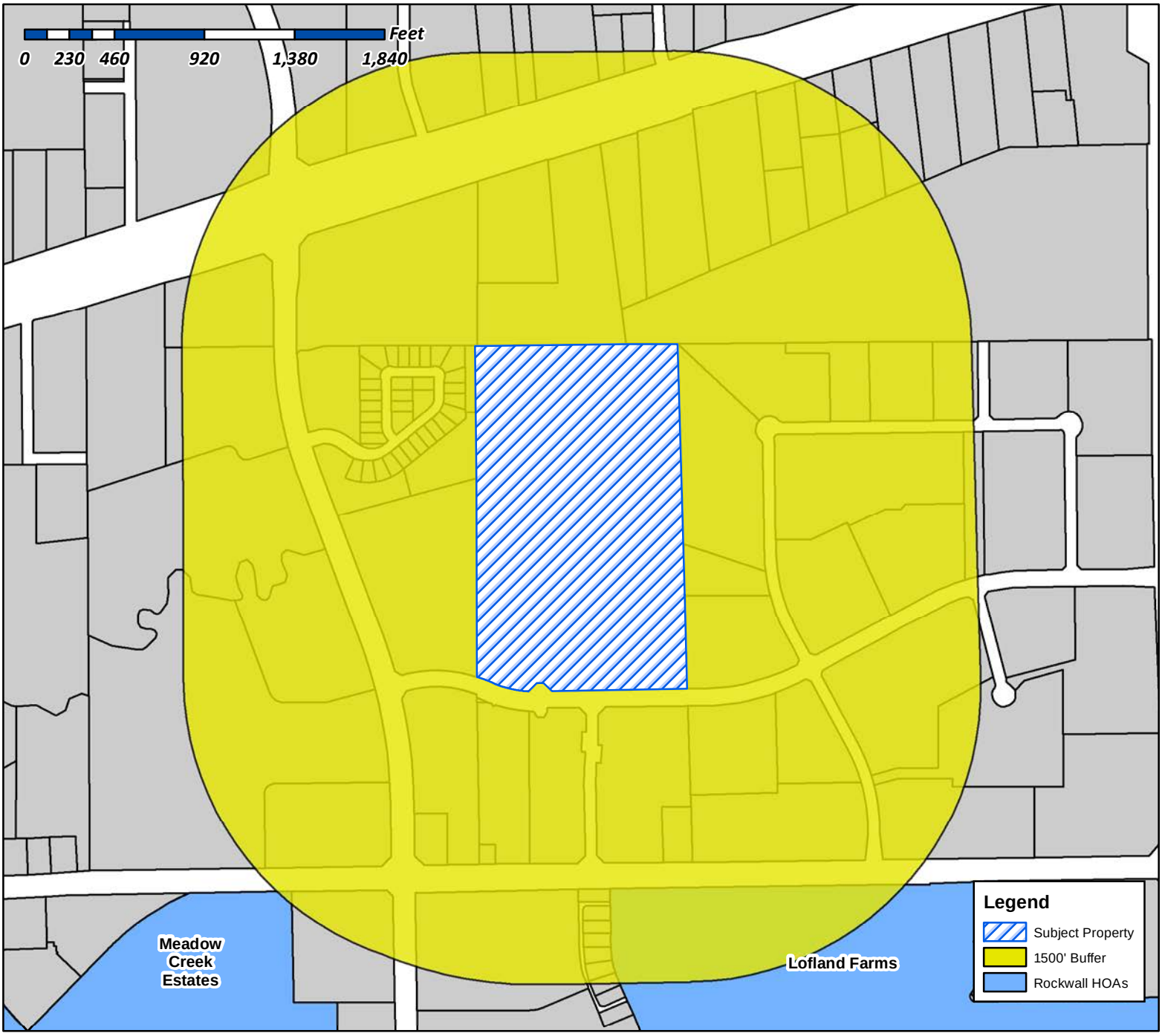
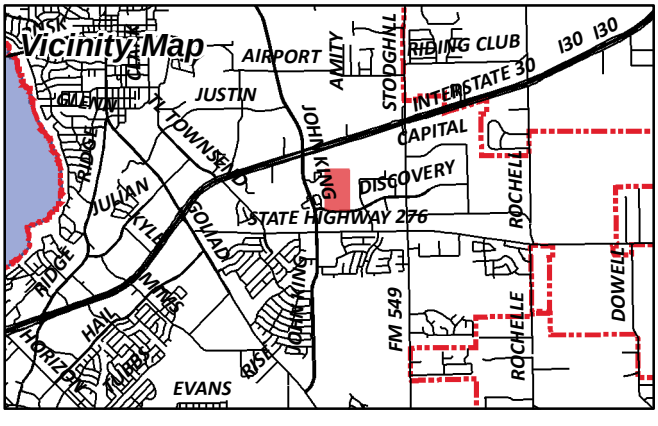


Case Number: Z2017-001
Case Name: SWBC At Rockwlall
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd. North of Discovery Blvd.

Date Created: *01/13/2017*

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



City of Rockwall

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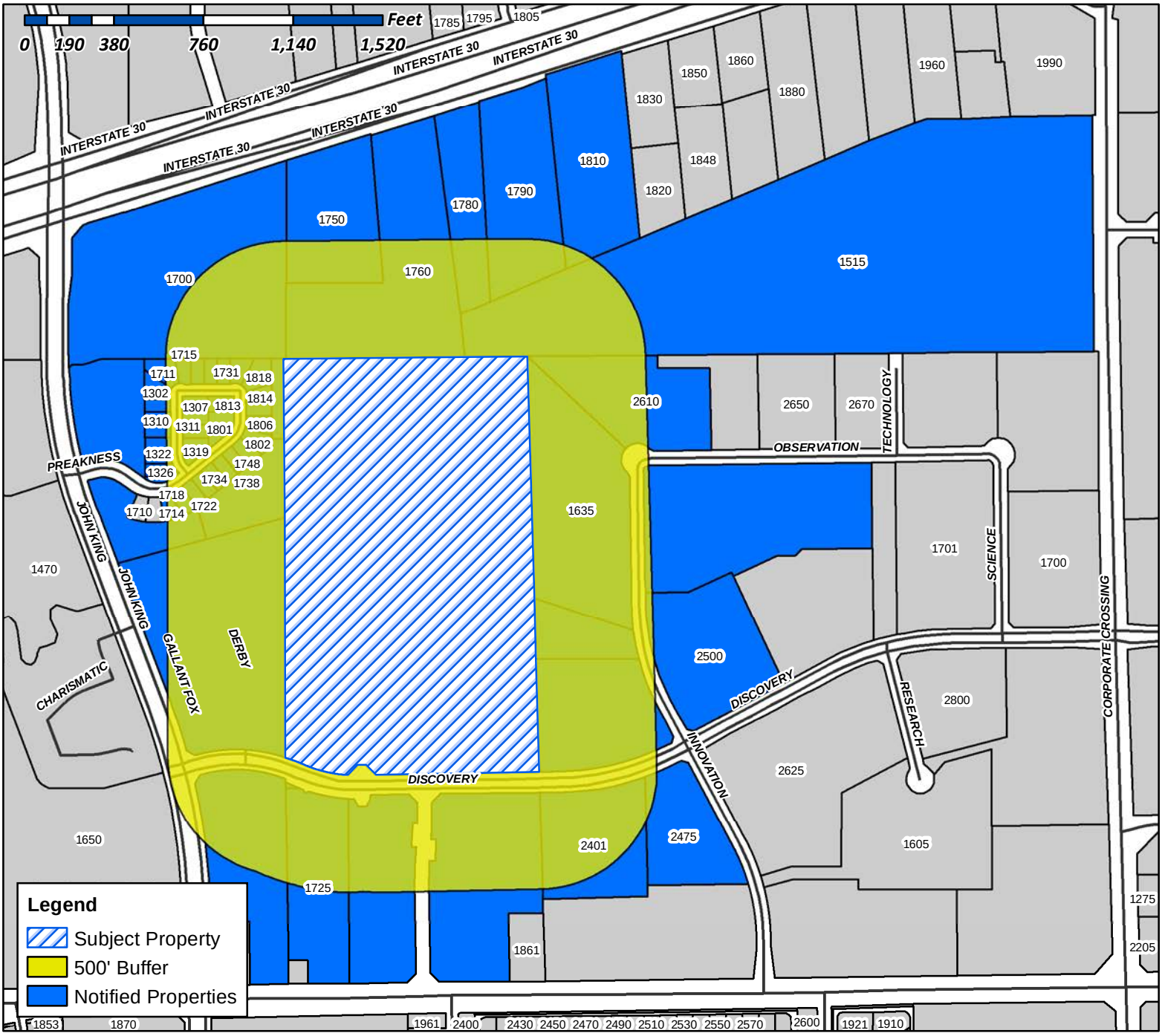

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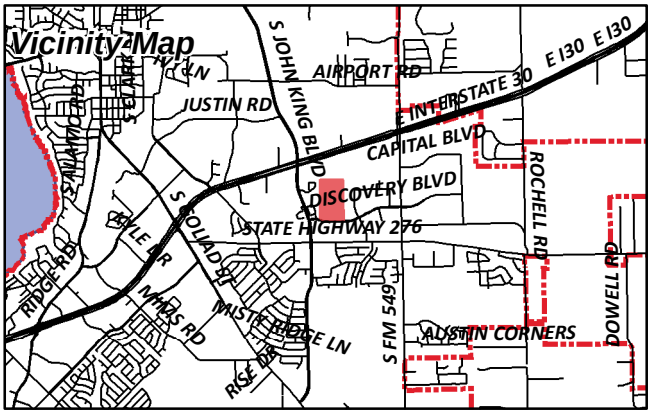
Case Address: East of John King Blvd. North of Discovery Blvd.

Date Created: *01/13/2017*

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



DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

CURRENT RESIDENT
1302 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1306 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1307 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1310 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1311 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1314 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1315 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1318 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1319 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1322 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1326 MIDDLEGROUND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

AMBATIELOS EVANGELOS & VASILIKI
1635 INNOVATION DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1700 I-30
ROCKWALL, TX 75032

RICHARDSON TANESHIA
1711 PILLORY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1715 PILLORY DR
ROCKWALL, TX 75032

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN HOLMES
1718 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1719 PILLORY DR
ROCKWALL, TX 75032

DO LIEN & HUNG TA
1722 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1723 PILLORY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1725 HWY276
ROCKWALL, TX 75032

MURPHY SHARON
1726 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1727 PILLORY DR
ROCKWALL, TX 75032

LOLLICUP USA INC
1730 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1731 PILLORY DR
ROCKWALL, TX 75032

HOWARD STEPHEN T AND
1734 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1738 PREAKNESS DR
ROCKWALL, TX 75032

HANSEN KARL AND DOLORES HERNANDEZ
1744 PREAKNESS DR
ROCKWALL, TX 75032

CONFIDENTIAL
1748 PREAKNESS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1750 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1780 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 I30
ROCKWALL, TX 75032

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

CURRENT RESIDENT
1801 PREAKNESS DR
ROCKWALL, TX 75032

PADGETT THOMAS W AND TERI D
1802 PREAKNESS DR
ROCKWALL, TX 75032

THOMAS PATRICK S & STACEY L
1806 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 I30
ROCKWALL, TX 75032

MCMULLIN LINDA
1810 PREAKNESS DRIVE
ROCKWALL, TX 75032

DITMORE LESLIE G AND KURTIS M BOONE
1813 PREAKNESS DR
ROCKWALL, TX 75032

IZZO KEITH AND SARAH ANDERSON
1814 PREAKNESS DR
ROCKWALL, TX 75032

FALCON FINE WIRE & WIRE PRODUCTS
2401 DISCOVERY BLVD
ROCKWALL, TX 75032

HATFIELD AND COMPANY INC
2475 DISCOVERY BLVD
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

SECURITY HOLDINGS INC
2601 NETWORK BLVD 0
FRISCO, TX 75034

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

ROCKWALL DOWNES OWNERS ASSOCIATION INC
3102 OAK LAWN AVENUE 0
DALLAS, TX 75219

SAINT GEORGE PARTNERS LTD
3811 TURTLE CREEK 0
DALLAS, TX 75219

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

BSKJ DEVELOPMENT INC
480 SMIRL DR
HEATH, TX 75032

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY 0
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

ROCKWALL DOWNES DEVELOPMENT LLC
8750 N CENTRAL EXPWY 0
DALLAS, TX 75231

CAMBRIDGE PROPERTIES INC
8750 N CENTRAL EXPY 0
DALLAS, TX 75231

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

MCKEOWN REVOCABLE TRUST
THOMAS L BELAUSTEGUI 0
TYLER, TX 75703

PLEASE RETURN THE BELOW FORM

Case No. Z2017-003: The Harbor

Please place a check mark on the appropriate line below:

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

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

Name: DANIEL E. WAGNER

Address: 2159 PORTOFINO, ROCKWALL, TX 75032

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-001: SWBC at Rockwall

Please place a check mark on the appropriate line below:

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

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

Will Create way Too much TRASSIC ! ZONED LI !
We Already have enough Apartments ! We bought our homes with That

Name: LINDA McMULLIN

Address: 1610 PREAKNESS DR, Rockwall, TX 75032

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-001: SWBC at Rockwall

Please place a check mark on the appropriate line below:

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

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

- Reduced property values for surrounding homes!
- Makes it harder for our new community to fill out, potential buyers will be turned off.
- Influx of traffic & noise
- Loss of privacy, imagine someones balcony overlooking your backyard.
- Possible change in watershed, there is a creek.

Name: Patrick Thomas & Stacey Thomas

Address: 806 Preakness Dr. Rockwall TX 75032

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

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

From:	Planning
To:	Miller, Ryan
Subject:	FW: Comments for Case No. Z2017-001: SWBC at Rockwall
Date:	Wednesday, February 15, 2017 1:51:12 PM

From: Andrew Harron [redacted]
Sent: Wednesday, February 15, 2017 12:26 PM
To: Planning
Subject: Comments for Case No. Z2017-001: SWBC at Rockwall

To Whom It May Concern,

Hello, my name is Andrew Harron and I reside at 1315 Middleground Drive in Rockwall. I have received a notice of public hearing for the application to change zoning from light industrial to a multi-family apartment complex near my property.

As it stands, I am currently opposed to the request for the following reasons:

- The proposed rezoning would add more apartments adjacent to our neighborhood. We already have a large apartment complex just south of the property (Sixteen50 at Lake Ray Hubbard) and we have retired living apartments directly across John King Blvd (Orion Rockwall Apartments).
- I have concerns about the added traffic and noise. Traffic along TX276 is awful at times already, and with such a drastic increase to the number of residents in the area, I fear it will become unbearable during the busier times of day. With another 600 residents in the area, more traffic noise will be added to the area, not to mention the noise from construction that will surely be audible from my residence.
- I have concerns about the visual impact from my property.I currently enjoy the view of my backyard as it is now without an expanse of apartment buildings blocking it.
- Potential effects on property values. While there is no way to accurately predict how the home values will be affected, I am concerned at this time that this change could have a negative impact on the value of my home.
- When choosing a location for our residence, my wife and I enjoyed the fact that there were no other residences on the southeast side of our property and were informed that due to the easements on the east and south of the property that no properties could be built on the location.

Thank you for your considerations of my concerns.

-Andrew Harron

From: Planning
To: Miller, Ryan
Subject: FW: Case# Z2017-001:SWBC at Rockwall
Date: Monday, February 06, 2017 4:16:05 PM

-----Original Message-----
From: Karl Hansen [redacted]
Sent: Monday, February 06, 2017 3:02 PM
To: Planning
Subject: Case# Z2017-001:SWBC at Rockwall

I am opposed to the request for the reason of decreased property value.

Sincerely,

Karl Hansen
1744 Preakness Dr.
Rockwall, Tx. 75033

Sent from my iPhone

From:	Planning
To:	Miller, Ryan
Subject:	FW: CASE NO. Z2017-001:SWBC at Rockwall
Date:	Monday, February 06, 2017 8:11:50 AM

From: Tom Padgett [redacted]
Sent: Monday, February 06, 2017 8:10 AM
To: Planning
Subject: CASE NO. Z2017-001:SWBC at Rockwall

Ryan Miller, Planning and Zoning

We strongly oppose the request for the zoning change for Case No.Z2017-001:SWBC at Rockwall.

My wife and I just purchased our new home in April of 2016 with the understanding that the property located directly behind our home was zoned Light Industrial, office warehouse type buildings, that would not significantly impede on our privacy as a home owner. If this area is allowed to be changed to multi family, we would be looking directly into two, three and possibly four story apartment buildings giving us no privacy in our own backyard.

This would also directly affect our property value and would possibly bring in individuals that have no respect for the property they are renting and to the surrounding properties owned by others.

We hope that you turn down this request.

Thank you for considering our opposition to this change.

Tom and Teri Padgett
1802 Preakness Drive
Rockwall, TX 75032
214-228-3224
[redacted]

Terry W. Gwin
President

SWBC Real Estate, LLC
5949 Sherry Lane, Suite 750
Dallas, TX 75225
(Office) 214-987-0700
(Fax) 214-987-0708
tgwin@swbc.com

January 13, 2017

Re: SWBC Class A Multi-Family Development; 42.548+/- acres of land situated to the east of John King Boulevard and Discovery Boulevard intersection and on the north side of Discovery Boulevard identified as Tract 1-4 of the J.M. Allen Survey, Abstract No. 2 within the City of Rockwall, Rockwall County, Texas

To the City of Rockwall,

SWBC Real Estate ("SWBC") currently has +/- 42.548 acres of land ("Subject Site") under contract for the future development of two high-end luxury multi-family properties. SWBC is planning to develop the Subject Site as a two-phase development, with the first phase consisting of 325 units on approximately 21.28 acres. At total build-out, the site is planned to have 2 new luxury properties with an average unit size of 983 square feet for both phases. The second phase is also planned to contain another 325 luxury units for an estimated total of 650 rental units (which is less than MF-16 zoning). See the attached site plan and proposed elevations.

The current zoning for the Subject Site is Light Industrial (LI) District. SWBC would like to have the Subject Site rezoned for the development of 2 high end multi-family properties.

Below are some of the main reasons we believe the Subject Site is appropriately suited for multi-family:

- Topography and Flood Plain Issues
- Low Supply of multi-family for the residents of Rockwall
- Higher real estate taxes for the City of Rockwall
- Appropriate buffer between current residential neighborhoods and the industrial park
- Better use of the natural vegetation and property amenities

Topography and Flood Plain

SWBC believes that the current industrial zoning of the Subject Site is not the best use for the site as the land has a significant amount of flood plain and topographic changes in elevation, which will make it difficult and expensive for industrial development. Multi-family will be better suited for this site, as the building footprints for multi-family are typically much smaller than industrial buildings, which will allow a multi-family developer to appropriately layout the smaller buildings, parking and driveways to overcome the obstacles on the site.

Low Supply of Multi-Family Properties

In studying the occupancy rates for the area, there seems to be a high demand for additional multi-family within the City of Rockwall. Currently Rockwall only has 5 multi-family properties (1980 and newer) within a 5-mile radius of the Subject Site with an average occupancy of 95%. Of these 5 multi-family properties, only 3 have been built within the past 10 years and zero of these current properties have been built within the past 5 years.

- Sixteen50 @ Lake Ray Hubbard is located several hundred yards to the west of the subject site – Built in 2009 – 96% occupied (as of January 2017)

The newest multi-family property within the City of Rockwall is Sonoma Court, which was built in 2011 (almost 6 years ago).

Real Estate Taxes

As of the 2016 tax value, the real estate taxes that are being paid for the Subject Site as vacant agricultural land is $50 per year. If the site were to be built out for new industrial buildings, the annual real estate taxes would be approximately $450,000. Upon completion of SWBC's luxury multi-family properties on this site, the real estate taxes for the two properties would be over $1.5 million per year.

Buffer Zone

The subject site will provide a nice buffer between the current industrial park (on the east side of the site) and the new residential neighborhoods adjacent to the subject site (on the west side of the subject site).

Current uses/zoning adjacent to the Subject Site:

- North - Industrial/Self Storage
- South - 15+ acres of vacant land zoned Industrial
- East - Industrial distribution center with additional vacant land for future industrial use
- West - 2 new single family developments that contain an oil & gas easement in between the Subject Site and these new residential neighborhoods

(1 block to the south of the subject site are numerous single family neighborhoods)



Natural Vegetation & Property Amenities

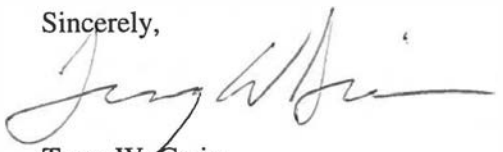
The northern portion of the Subject Site contains numerous acres of flood plain that is basically worthless to an industrial user, however a multi-family developer can save the natural vegetation of the flood plain area for recreational uses such as parks, ponds with water features and hike and bike trails.

In addition to the natural exterior amenities, SWBC is also planning to provide the tenants with luxurious amenities for each phase such as separate clubhouses, each having its own pool, fitness centers, game rooms, meeting/conference areas, and party rooms.

As outlined above, SWBC believes that the highest and best use for the Subject Site is a multi-family designation that will help to fulfill the shortage of high end rental units for the residents of Rockwall, while increasing the tax base for the city and utilizing the natural landscape of the land.

I appreciate your time, willingness to help and understanding.

Sincerely,



Terry W. Gwin

SPECIAL PRODUCTS & MFG. INC.

Special Products & Mfg., Inc.
2625 Discovery Blvd.
Rockwall, TX 75032
972.771.8851

SWBC Real Estate, LLC Project on Discovery Blvd.

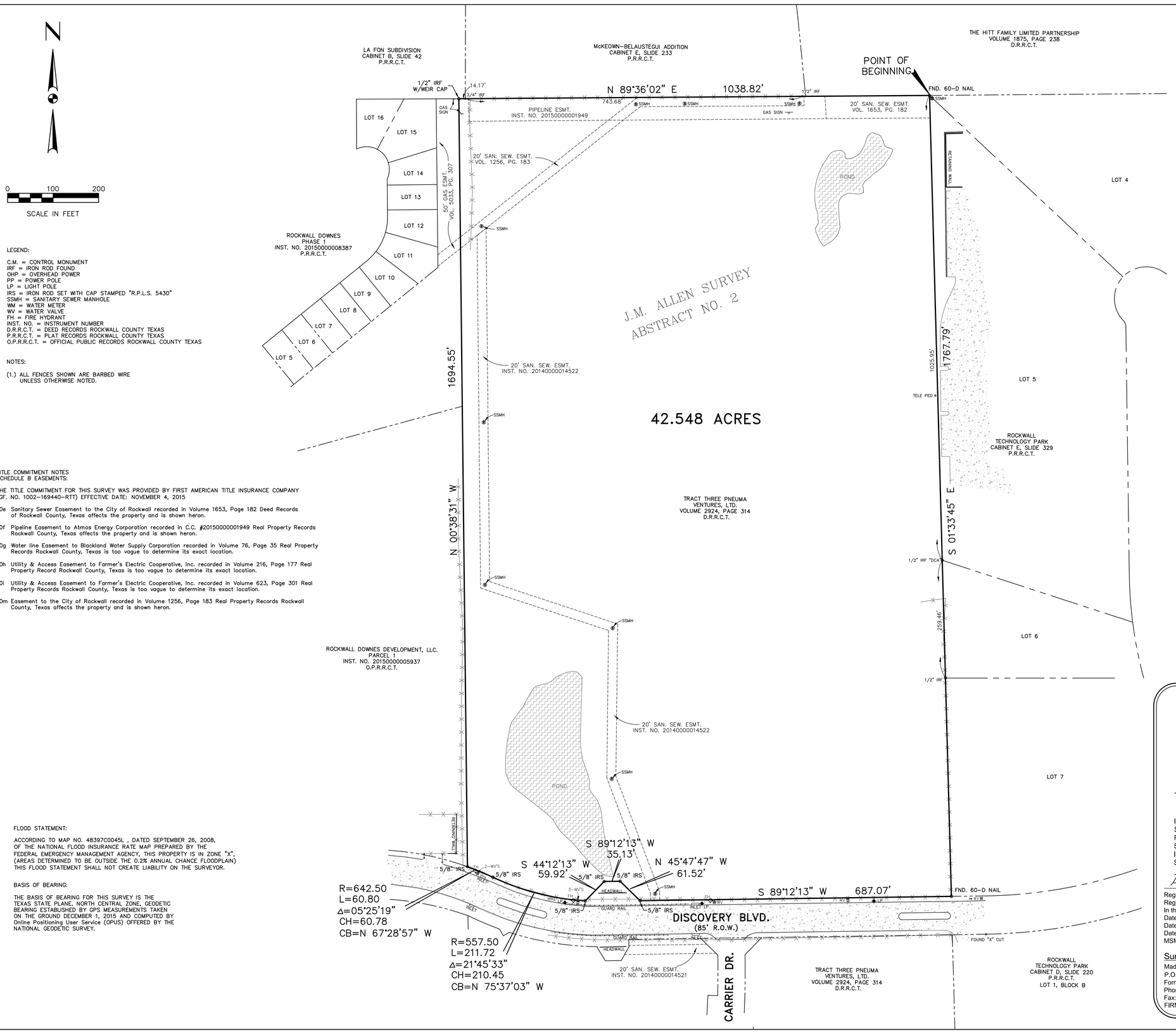
To Whom It May Concern,

02/14/2017

Special Products & Mfg., Inc., Rob and Ed Grand-Lienard have had an opportunity to review with Robert Lacroix the project and project plans, plats for the development of a multifamily development on the north side of Discovery Blvd. We would like you to know that we **support this development** and the type of living spaces that SWBC and Terry W. Gwin have proposed on this site. Should you have need for further discussion on this subject, feel free to call either one of us. Thank you for consideration in this matter.

R.J. Grand-Lienard III, CEO
Special Products & Mfg., Inc.
2625 Discovery Blvd.
Rockwall, TX 75032

Edward M. Grand-Lienard, President
Special Products & Mfg., Inc.
2625 Discovery Blvd.
Rockwall, TX 75032



LEGEND:

C.M. = CONTROL MONUMENT
IRF = IRON ROD FOUND
OHP = OVERHEAD POWER
PP = POWER POLE
LP = LIGHT POLE
IRS = IRON ROD SET WITH CAP STAMPED "R.P.L.S. 5430"
SSMH = SANITARY SEWER MANHOLE
WM = WATER METER
WV = WATER VALVE
FH = FIRE HYDRANT
INST. NO. = INSTRUMENT NUMBER
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

NOTES:

(1.) ALL FENCES SHOWN ARE BARBED WIRE UNLESS OTHERWISE NOTED.

TITLE COMMITMENT NOTES
SCHEDULE B EASEMENTS:

THE TITLE COMMITMENT FOR THIS SURVEY WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY (GF. NO. 1002–169440–RTT) EFFECTIVE DATE: NOVEMBER 4, 2015

10e Sanitary Sewer Easement to the City of Rockwall recorded in Volume 1653, Page 182 Deed Records of Rockwall County, Texas affects the property and is shown heron.

10f Pipeline Easement to Atmos Energy Corporation recorded in C.C. #20150000001949 Real Property Records Rockwall County, Texas affects the property and is shown heron.

10g Water line Easement to Blackland Water Supply Corporation recorded in Volume 76, Page 35 Real Property Records Rockwall County, Texas is too vague to determine its exact location.

10h Utility & Access Easement to Farmer's Electric Cooperative, Inc. recorded in Volume 216, Page 177 Real Property Record Rockwall County, Texas is too vague to determine its exact location.

10i Utility & Access Easement to Farmer's Electric Cooperative, Inc. recorded in Volume 623, Page 301 Real Property Records Rockwall County, Texas is too vague to determine its exact location.

10m Easement to the City of Rockwall recorded in Volume 1256, Page 183 Real Property Records Rockwall County, Texas affects the property and is shown heron.

FLOOD STATEMENT:

ACCORDING TO MAP NO. 48397C0045L , DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND DECEMBER 1, 2015 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

FIELD NOTES:

BEING, a tract of land situated in the J.M. Allen Survey, Abstract Number 2, Rockwall County, Texas, and being a portion of a tract of land described in a deed to Pneuma Ventures, LTD., Tract Three, as recorded in Volume 2924, Page 314 Deed Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60D Nail found lying on the south line of a tract of land to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 Deed Records Rockwall County, Texas, being the northwest corner of Lot 4 and the north corner of Lot 5 of Rockwall Technology Park, an addition to the City of Rockwall, recorded in Cabinet E, Slide 329 of the Plat Records of Rockwall County, Texas, same being the northeast corner of the herein described tract;

THENCE South 01 degrees 33 minutes 45 seconds East, at a distance of 1025.95 feet passing a 1/2 inch iron rod with cap stamped "DCA" for the southwest corner of Lot 5 and the northwest corner of Lot 6 of said Rockwall Technology Park, at a distance of 1285.91 feet passing a 1/2 inch iron rod for the southwest corner of Lot 6 and the northwest corner of Lot 7 of said Rockwall Technology Park, and being a total distance of 1767.79 feet to a 60D Nail found for corner in the north line of Discovery Boulevard (85' right–of–way);

THENCE South 89 degrees 12 minutes 13 seconds West, along said north line of Discovery Boulevard, a distance of 687.07 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 45 degrees 47 minutes 47 seconds West a distance of 61.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 89 degrees 12 minutes 13 seconds West a distance of 35.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 12 minutes 13 seconds West a distance of 59.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a non–tangent curve to the right;

THENCE with said curve to the right having a radius of 557.50 feet, a central angle of 21 degrees 45 minutes 33 seconds, an arc length of 211.72 feet, a chord bearing of North 75 degrees 37 minutes 03 seconds West, and a distance of 210.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 642.50 feet, a central angle of 05 degrees 25 minutes 19 seconds, an arc length of 60.80 feet, a chord bearing of North 67 degrees 28 minutes 57 seconds West, and a distance of 60.78 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the north line of said Discovery Boulevard and being the southeast corner of a tract of land to Rockwall Downes Development, LLC., recorded in Instrument Number 20150000005937 Official Public Records Rockwall County, Texas;

THENCE North 00 degree 38 minutes 31 seconds West, departing the north line of said Discovery Boulevard and along the East line of said Rockwall Downes Development tract and the east line of Rockwall Downes, Phase 1, and addition to the City of Rockwall recorded in Instrument Number 20150000008387 Plat Records Rockwall County, Texas, a distance of 1694.55 feet to a 1/2 inch iron found for corner lying on the south line of La Fon Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Slide 42 Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 36 minutes 02 seconds East, at a distance of 14.17 feet passing a 3/4 inch iron rod being the southeast corner of said La Fon Subdivision and the southwest corner of the McKeown–Belaustegui Addition recorded in Cabinet E, Slide 233 Plat Records of Rockwall County, Texas, at a distance of 757.85 feet passing a 1/2 inch iron rod for the southeast corner of said Mckeown tract and the southwest corner of said Hitt Family tract and being a total distance of 1038.82 feet to the POINT OF BEGINNING and containing 1,853,393 square feet or 42.548 acres of land.

Land Title Survey

42.548 ACRES

PNEUMA VENTURES, LTD.
ROCKWALL COUNTY, TEXAS

SURVEYOR'S CERTIFICATION

TO: Pneuma Ventures, LTD., JPI Real Estate Acquisition, LLC., and First American Title Insurance Company

I, BRIAN J. MADDOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS MAP FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING RULES AND REGULATIONS OF THE STATE OF TEXAS.

Registered Surveyor: Brian J. Maddox
Registered Land Surveyor No. : 5430
In the State of: Texas
Date of Survey : December 1, 2015
Date of Last Revision:
Date Printed: December 4, 2015
MSM Project No. 151549

Survey Prepared By:

Maddox Surveying & Mapping, Inc.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
Fax: (972) 564-4428
FIRM REGISTRATION NO. 10013200

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
LAND SURVEYOR

Maddox Surveying and Mapping, Inc.
P.O. Box 2109 – Forney, Texas 75126
Phone: (972) 564-4416, Fax: (972) 564-4428 www.maddoxsurvey.com

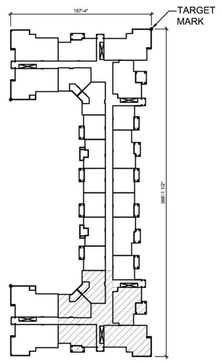
MSM Project No. 151549 *Sheet 1 of 1*

LEGEND

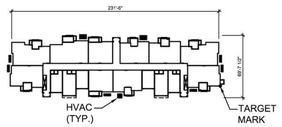
- PROPERTY LINE
- EASEMENTS/SETBACKS
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING
- HANDICAP UNIT DESIGNATION
- TRAFFIC DIRECTIONAL ARROWS
- A/C CONDENSING UNIT
- FIRE SPRINKLER RISER ROOM



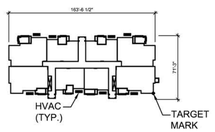
BUILDING OUTLINES



BUILDING 'A' 3 STORY



BUILDING 'B' 3 STORY



BUILDING 'C' 3 STORY

BUILDING KEY

1 / A — BUILDING NUMBER / BUILDING TYPE

BUILDING TABULATION PHASE 1

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	63	A1-7, A2-9, A3-5, A4-7,A5-4, A6-6, B1-5, B2-6, B3-3, C1-11, CLUB	71,829	71,829
B	7	34	A1-4, A2-5, A3-5, A4-2, A5-5, A6-2, B1-3, B2-3, B3-3, C1-2	32,920	230,440
C	1	24	A1-1, A2-1, A3-5, A6-7, B1-7, B2-3	24,575	24,575
TOTAL	9				326,844

BUILDING TABULATION PHASE 2

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	63	A1-7, A2-9, A3-5, A4-7,A5-4, A6-6, B1-5, B2-6, B3-3, C1-11, CLUB	71,829	71,829
B	7	34	A1-4, A2-5, A3-5, A4-2, A5-5, A6-2, B1-3, B2-3, B3-3, C1-2	32,920	230,440
C	1	24	A1-1, A2-1, A3-5, A6-7, B1-7, B2-3	24,575	24,575
TOTAL	9				326,844

UNIT TABULATION PHASE 1

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	45	750	33,750
A3 - ONE BEDROOM, ONE BATH	45	850	38,250
A4 - ONE BEDROOM, ONE BATH	21	900	18,900
A5 - ONE BEDROOM, ONE BATH	39	975	38,025
A6 - ONE BEDROOM, ONE BATH, STUDY	27	1,075	29,025
B1 - TWO BEDROOM, TWO BATH	33	1,125	37,125
B2 - TWO BEDROOM, TWO BATH	30	1,175	35,250
B3 - TWO BEDROOM, TWO BATH	24	1,225	29,400
C1 - THREE BEDROOM, TWO BATH	25	1,460	36,500
TOTAL	325		319,625

UNIT TABULATION PHASE 2

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	45	750	33,750
A3 - ONE BEDROOM, ONE BATH	45	850	38,250
A4 - ONE BEDROOM, ONE BATH	21	900	18,900
A5 - ONE BEDROOM, ONE BATH	39	975	38,025
A6 - ONE BEDROOM, ONE BATH, STUDY	27	1,075	29,025
B1 - TWO BEDROOM, TWO BATH	33	1,125	37,125
B2 - TWO BEDROOM, TWO BATH	30	1,175	35,250
B3 - TWO BEDROOM, TWO BATH	24	1,225	29,400
C1 - THREE BEDROOM, TWO BATH	25	1,460	36,500
TOTAL	325		319,625

SITE DATA

BUILDING HEIGHT: 46'-9"

PHASE 1:	PHASE 2:
21.40 ACRES	21.15 ACRES
325 UNITS	325 UNITS
15.19 UNITS/ACRE	15.37 UNITS/ACRE

PARKING TABULATION

PHASE 1:			PHASE 2:		
UNIT PARKING REQUIRED:			UNIT PARKING REQUIRED:		
1 BEDROOM UNITS	213(1.5)	320	1 BEDROOM UNITS	213(1.5)	320
2 BEDROOM UNITS	87(2)	174	2 BEDROOM UNITS	87(2)	174
3 BEDROOM UNITS	25(2.5)	63	3 BEDROOM UNITS	25(2.5)	63
TOTAL UNIT PARKING REQUIRED		557	TOTAL UNIT PARKING REQUIRED		557
CLUB PARKING REQUIRED	1/300 S.F.	24	CLUB PARKING REQUIRED	1/300 S.F.	24
UNIT PARKING PROVIDED:			UNIT PARKING PROVIDED:		
UNCOVERED		407	UNCOVERED		407
ATTACHED GARAGE		42	ATTACHED GARAGE		42
COVERED (6-18)		108	COVERED (6-18)		108
TOTAL UNIT PARKING PROVIDED		557	TOTAL UNIT PARKING PROVIDED		557
CLUB PARKING PROVIDED		24	CLUB PARKING PROVIDED		24
TOTAL PARKING PROVIDED		581	TOTAL PARKING PROVIDED		581

GRAPHIC SCALE
80 40 0 40 80
(IN FEET)
1 INCH = 80 FEET

01 SITE PLAN
SCALE: 1" = 80'

N

01/13/2017

FOR REVIEW PURPOSES

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.0

SITE PLAN

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TYP. EXT. ELEVATION	
MASONRY:	100%
NATURAL STONE:	30%
LAP SIDING:	70%



01 TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"

01/13/2017

FOR REVIEW PURPOSES

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SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.1

TYPICAL ELEVATION

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01 PERSPECTIVE ELEVATION
SCALE: 1/8" = 1'-0"

01/13/2017

FOR REVIEW PURPOSES

ARCHITECT:
CROSS ARCHITECTS, PLLC
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PLANO, TEXAS 75075
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SWBC AT ROCKWALL
ROCKWALL, TEXAS

DATE:
01/13/2017

PROJECT NUMBER:
TBD

REVISIONS

NO	DATE

DRAWINGS ISSUED FOR:
PERMIT

SHEET NUMBER
A1.2

PERSPECTIVE ELEVATION

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CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 42.548-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-4 OF THE J. M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT 05.05.2017

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations and Renderings*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City

DRAFT 06.20.17

Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF APRIL, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 20, 2017*

2nd Reading: *April 3, 2017*

DRAFT ORDINANCE 03.06.2017

Exhibit 'A':
Legal Description

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures , L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) ;

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;
North 45°47'47" West, a distance of 61.52 feet to a point for corner;
South 89°12'13" West, a distance of 35.13 feet to a point for corner;
South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet , a chord bearing and distance of North 75°37'03" West , 210.45 feet ;
In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West , 60.78 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development , LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

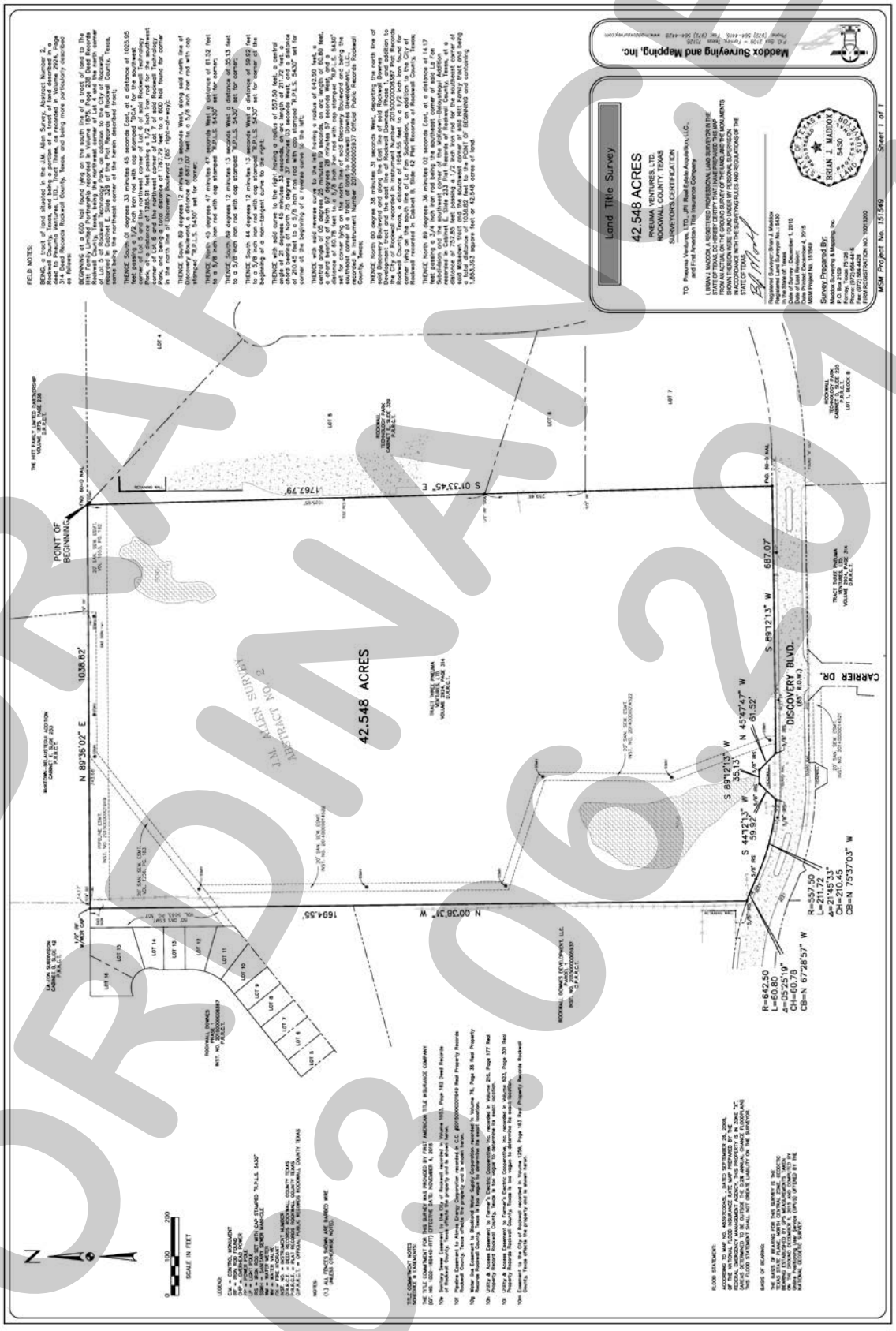
THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition , an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North 89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.548 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures , LTD recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County , Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey , and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DRAFT ORDINANCE 03.06.2017

Exhibit 'A':
Survey



DRAFT
ORDINANCE
03.06.2017

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
08.06.2017

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Unit Composition.* The unit composition for *Phases I & II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A & 1B* below; however, in no case should the average net unit area decrease below 980 SF for *Phases I* & *II*. In addition, the minimum net unit area of the smallest unit shall not be decreased below 650 SF for *Phase I & II*.

Table 1A: Unit Composition for Phase I

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	650 SF	34	22,100 SF	11.53%
A2	One (1) Bedroom	750 SF	36	27,000 SF	12.20%
A3	One (1) Bedroom	850 SF	37	31,450 SF	12.54%
A4	One (1) Bedroom	900 SF	20	18,000 SF	6.78%
A5	Two (2) Bedrooms	975 SF	30	29,250 SF	10.17%
A6	Two (2) Bedrooms	1,075 SF	20	21,500 SF	6.78%
B1	Two (2) Bedrooms	1,125 SF	26	29,250 SF	8.81%
B2	Two (2) Bedrooms	1,175 SF	28	35,900 SF	9.49%
B3	Two (2) Bedrooms	1,225 SF	28	34,000 SF	9.49%
C1	Three (3) Bedrooms	1,460 SF	36	52,560 SF	12.20%
		Average Net Unit Area:		*1,020.37 sf*	
		Total Units:	*295*		*100.00%*

Table 1B: Unit Composition for Phase II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	650 SF	34	22,100 SF	11.53%
A2	One (1) Bedroom	750 SF	36	27,000 SF	12.20%
A3	One (1) Bedroom	850 SF	37	31,450 SF	12.54%
A4	One (1) Bedroom	900 SF	20	18,000 SF	6.78%
A5	Two (2) Bedrooms	975 SF	30	29,250 SF	10.17%
A6	Two (2) Bedrooms	1,075 SF	20	21,500 SF	6.78%
B1	Two (2) Bedrooms	1,125 SF	26	29,250 SF	8.81%
B2	Two (2) Bedrooms	1,175 SF	28	35,900 SF	9.49%
B3	Two (2) Bedrooms	1,225 SF	28	34,000 SF	9.49%
C1	Three (3) Bedrooms	1,460 SF	36	52,560 SF	12.20%
		Average Net Unit Area:		*1,020.37 sf*	
		Total Units:	*295*		*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 By-Pass Overlay (SH205 BY-OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed ***14.00*** dwelling units per gross acre of land; however, in no case should the proposed development exceed ***595*** units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

DRAFT 06.05.2017

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Separation Between Main Buildings	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [1]	60'
Maximum Lot Coverage	45%
Minimum Landscape	20%

General Notes:

[1]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

4. *Parking and Loading Standards.* The minimum parking shall be as follows: (i) for one (1) bedroom and efficiency units a minimum of 1½ parking spaces per unit shall be provided; (ii) for two (2) bedroom units a minimum of two (2) parking spaces per unit shall be provided; and, (iii) for three (3) bedroom units a minimum of 2½ parking spaces per unit shall be provided. In addition, a minimum of 20% of the total parking requirement shall be covered parking spaces. Tandem parking spaces (*i.e. spaces in front of garages*) are *NOT* permitted.

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit 'D'* of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:

   (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90% (*excluding windows and doors*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 70% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% stone natural or quarried is required on all building façades.

   (b) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

   Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

   (c) Architectural Requirements. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 By-Pass Overlay (SH205 BY-

DRAFT ORDINANCE 03-06-17

OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

   (a) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this development:

      i) Canopy/Shade Trees. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

      ii) Accent/Ornamental/Under-Story Trees. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

   (b) Landscape Buffers (Discovery Boulevard). A minimum of a 20-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Discovery Boulevard.

   (c) Parking Lot Landscaping. All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code.

   (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

   (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

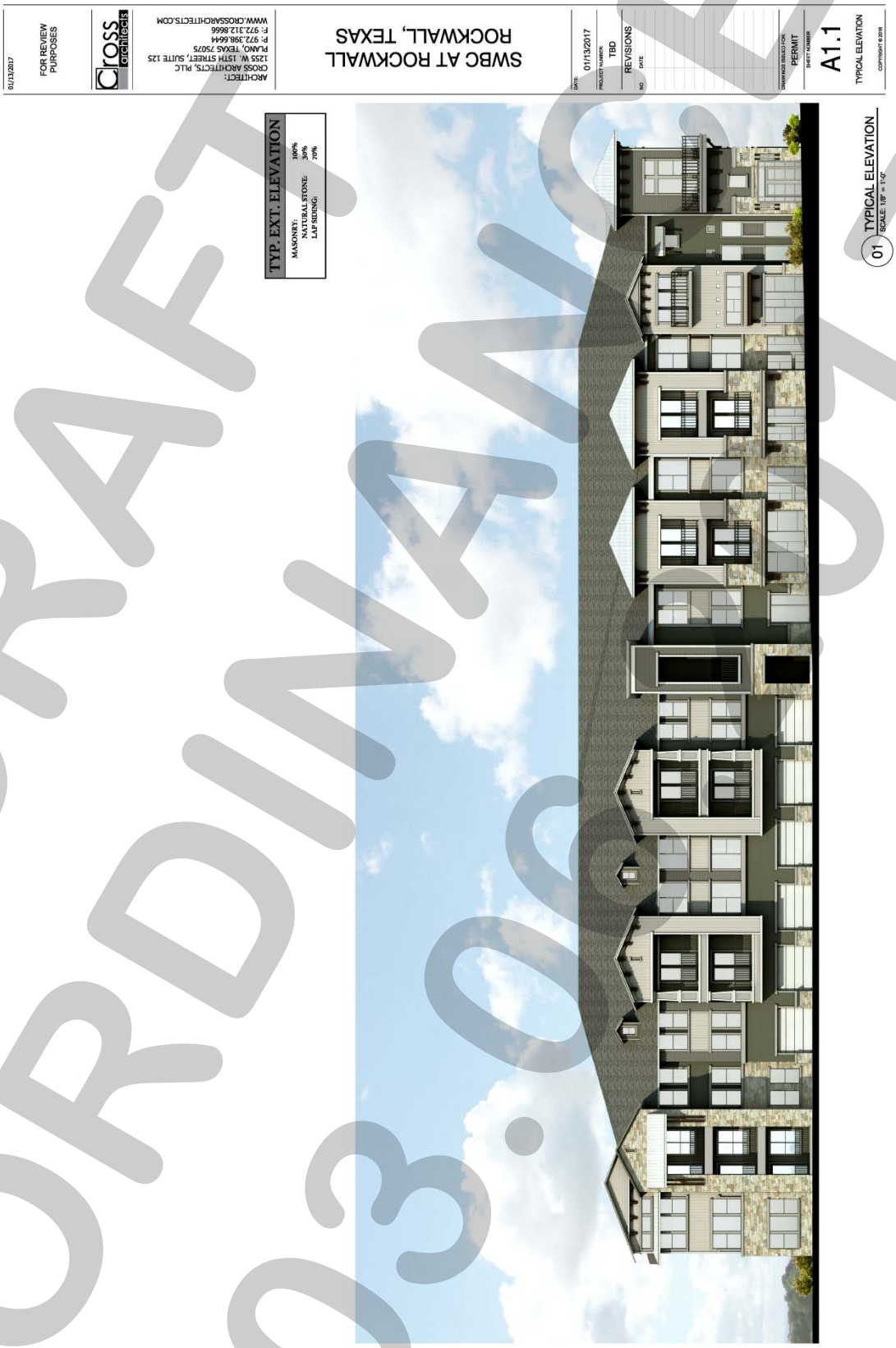
8. *Open Space.* The development shall consist of a minimum of 20% open space (or a minimum of 8.5-acres), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. Floodplain acreage may count for up to 50% of the 20% open space requirement. All open space and floodplain shall be maintained as private open space by the owner/property management company.

9. *Screening Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.*

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

DRAFT ORDINANCE 03.06.2017

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 03.06.17

Exhibit 'D':
Concept Building Rendering



DRAFT ORDINANCE 03-17

City of Rockwall

Project Plan Review History

Project Number	Z2017-005	**Owner**	FALLS, DAVID C & TERRI L	**Applied**	2/20/2017	LM
Project Name	901 N. Goliad-Amendment to PD 50	**Applicant**	DAVID FALLS	**Approved**		
Type	ZONING			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	2/20/2017	LM

Site Address	**City, State Zip**	**Zoning**
GOLIAD/HEATH/ALAMO	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	NULL	ALL 26	NULL	3730-0026-0ALL-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/23/2017	3/2/2017	2/23/2017		APPROVED	
ENGINEERING	Amy Williams	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	See Comments
(2/22/2017 11:02 AM AW) Must meet engineering standards							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	
PLANNING	Ryan Miller	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	See Comments

Z2017-005 (Amendment to PD-50): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of a zoning amendment to Ordinance No. 16-15 for the purpose of allowing the Animal Clinic for Small Animals land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and generally located along N. Goliad Street [SH-205] north of Interurban Street.

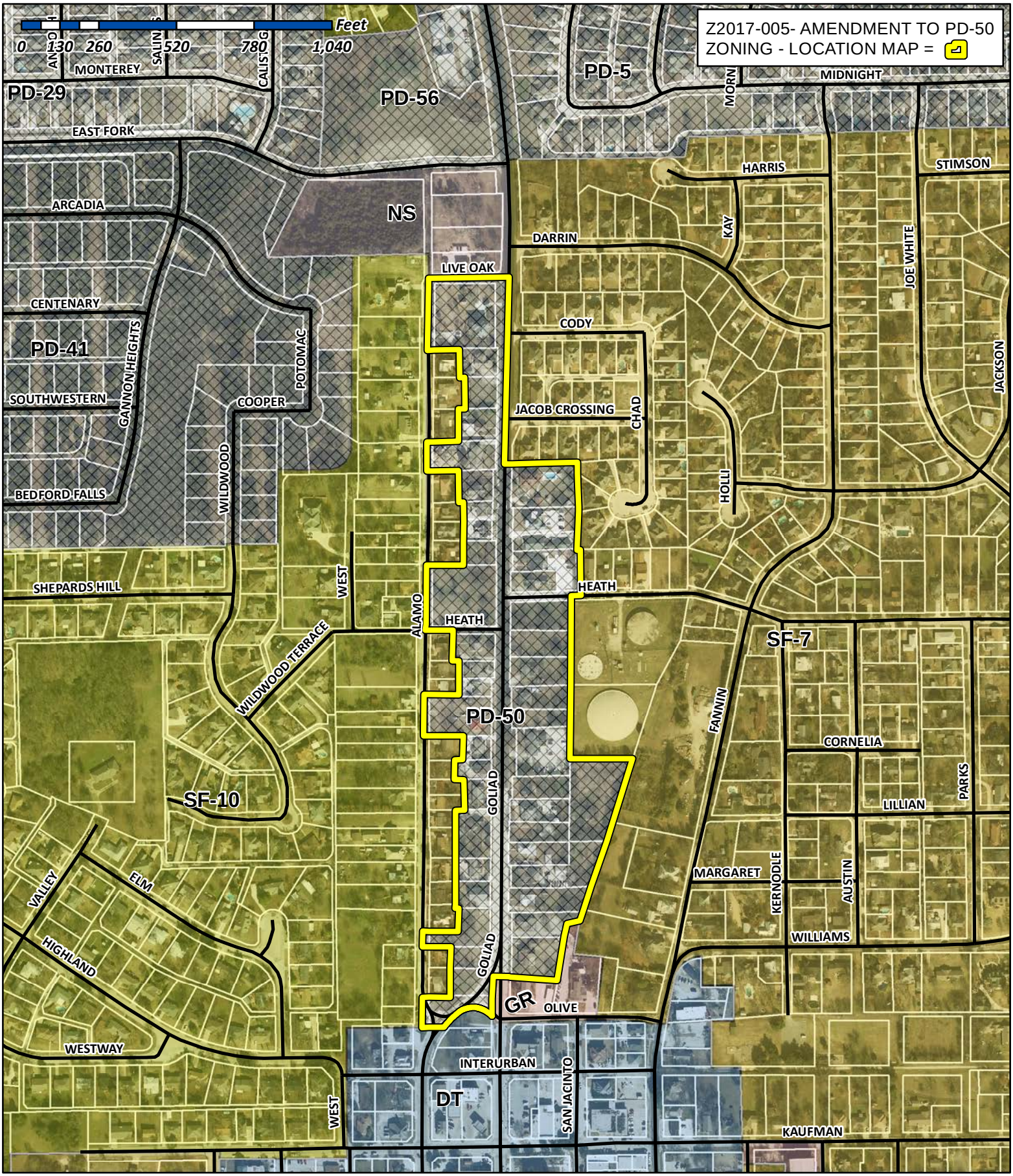
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 On all future submittals please include the case number (Z2017-005) in the lower right hand corner.

I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on March 14, 2017.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on March 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2017 Planning & Zoning Meeting.

I.6 The projected City Council dates for this case are projected to be: 1) March 20, 2017 [1st Reading], and 2) April 3, 2017 [2nd Reading].



City of Rockwall

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

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

City of Rockwall

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Rockwall, Texas 75087
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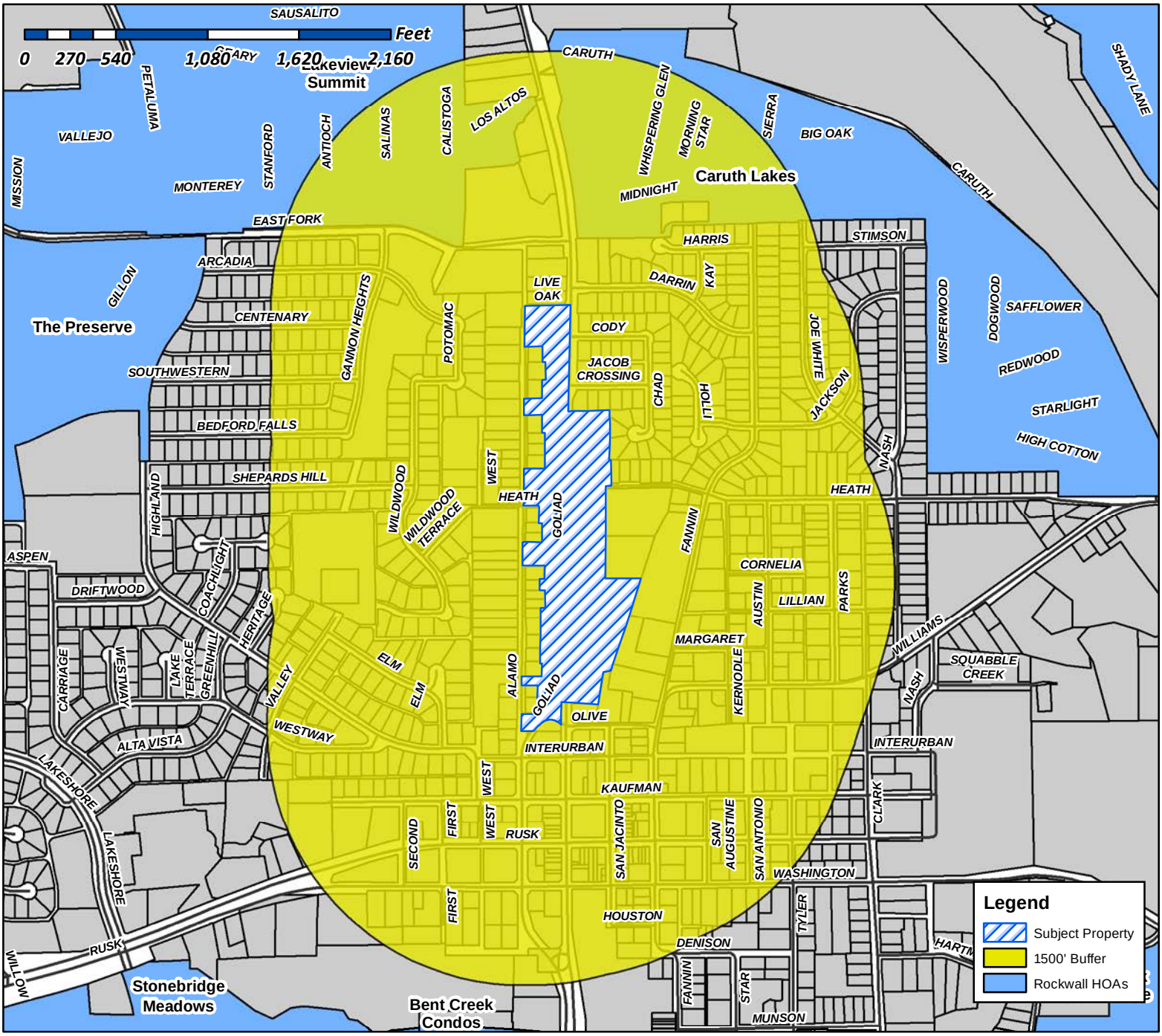
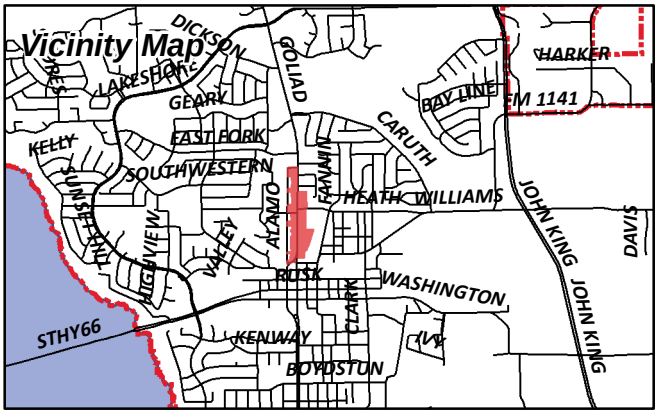


Case Number: Z52017-005
Case Name: Amendment to PD-50
Case Type: Zoning
Zoning: PD-50
Case Address: 901 N. Goliad Street

Date Created: *2/21/2017*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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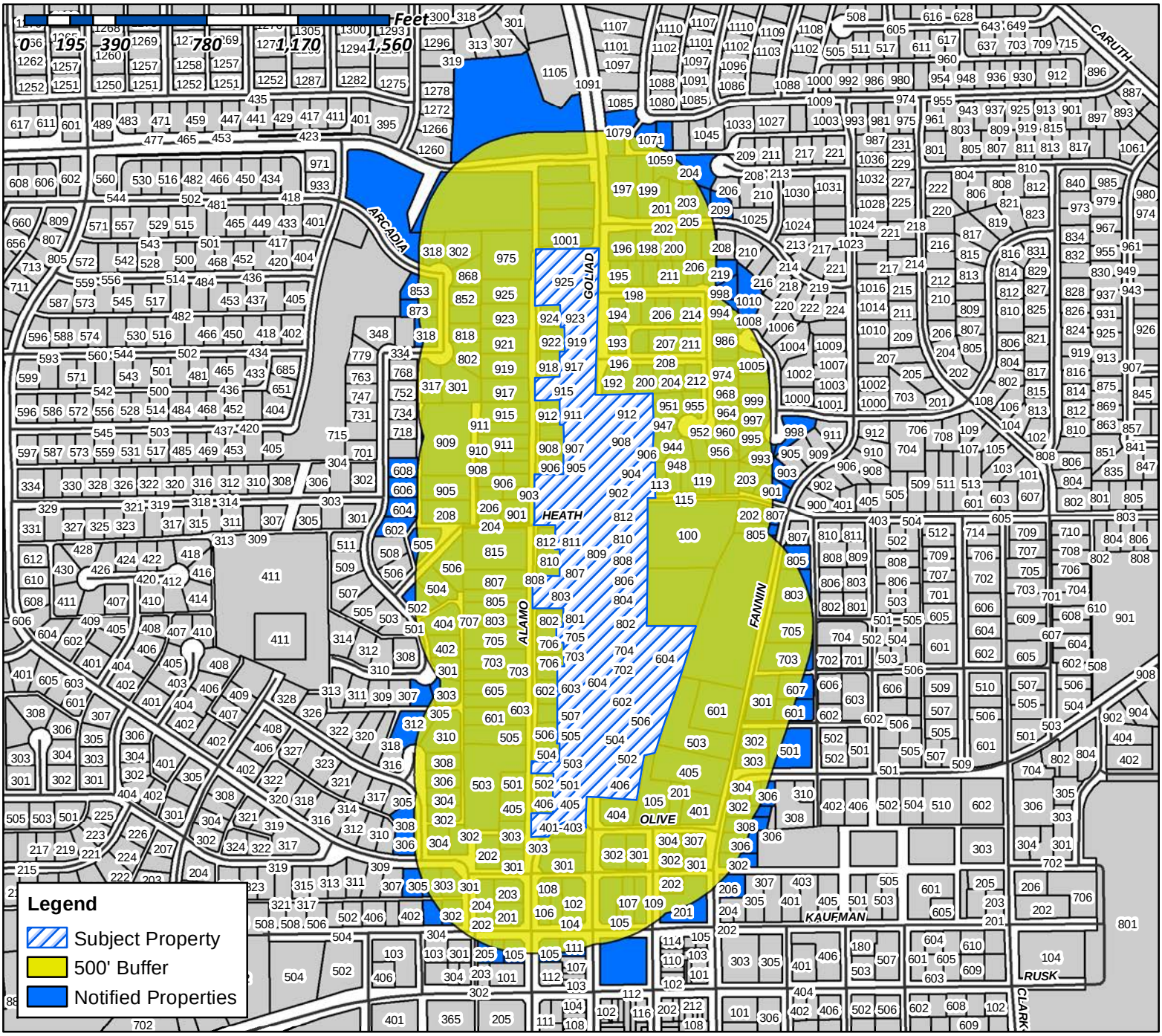
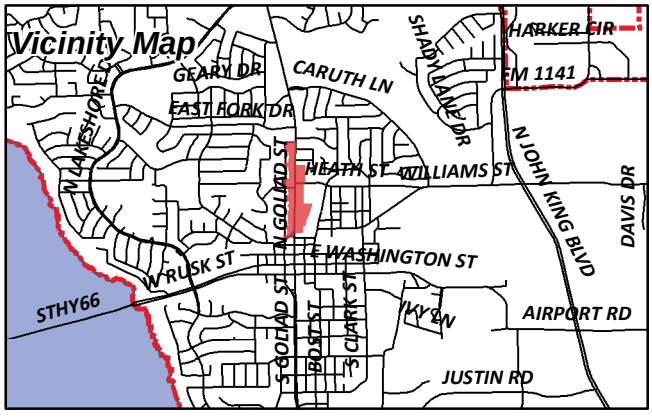


Case Number: Z2017-005
Case Name: Amendment to PD-50
Case Type: Zoning
Zoning: PD-50
Case Address: 901 N. Goliad Street



Date Created: 2/21/2017
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 HEATH
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 GOLIAD
ROCKWALL, TX 75087

PETERSON ELAINE I
1001 HOLLI LN
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LN
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
104 KAUFMAN
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 KAUFMAN
ROCKWALL, TX 75087

SKY ALAMO SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
107 KAUFMAN
ROCKWALL, TX 75087

BIRLESON VINCENT R
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 GOLIAD
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

ANDREA HOLLIMAN
11007 E MOFFAT
MEAD, WA 99021

CURRENT RESIDENT
111 GOLIAD ST
ROCKWALL, TX 75087

B MCMILLAN PROPERTIES LLC
1110 SQUAW VALLEY
ROCKWALL, TX 75087

MCMILLAN BENJAMIN & TAYLOR
1110 SQUAW VALLEY
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA
119 E HEATH ST
ROCKWALL, TX 75087

MEDLIN ELTON LAKE
1222 MIDDLEBROOK PL
DALLAS, TX 75208

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
1401 BAYLINE DR
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

SWGERTY AUTO GROUP LLC
1417 FOURTH ST
GRAHAM, TX 76450

CANO OSCAR & NANCY
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
161 KIRKHAVEN DR
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
1640 COASTAL DR
ROCKWALL, TX 75087

105 N ALAMO LLC
1660 E FM 550
ROCKWALL, TX 75032

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

HPA BORROWER 2016 ML LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CALLIER JENNA
194 CCODY PL
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

MITCHELL CODY
196 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
197 DARRIN DR
ROCKWALL, TX 75087

BLANTON PATRICA L
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

CURRENT RESIDENT
200 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
201 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
201 KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

STEELI BEANS ITTY BITTY BOUTIQUE
202 N WEST ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

COLBERT MICHAEL DEVON & EMILY
2020 W FM 550
ROCKWALL, TX 75032

CURRENT RESIDENT
203 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
203 KAUFMAN
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 WEST ST
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE
204 HARRIS DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

CURRENT RESIDENT
205 KAUFMAN
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
207 CODY PL
ROCKWALL, TX 75087

WILDER SUSAN C
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

CURRENT RESIDENT
211 JACOB CROSSING
ROCKWALL, TX 75087

REED TERESA
211 CODY PLACE
ROCKWALL, TX 75087

BOWEN JAMES A
2111 MEADOWVIEW DR
CADDO MILLS, TX 75135

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

CHAPMAN KEITH A & TONYA K
215 CODY PL
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

RNDI COMPANIES INC
2255 RIDGE ROAD SUITE 216
ROCKWALL, TX 75087

HUDSPETH F WARD
2304 RIDGE RD
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

MASTER DEVELOPERS SNB LLC
2400 DALLAS PARKWAY SUITE 510
PLANO, TX 75093

KHAN NOOR U. & SHAHLA
2500 ST HWY 121 APT 925
EULESS, TX 76039

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

Z BAR A RANCH LP
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
301 COOPER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
301 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 SAN JACINTO
ROCKWALL, TX 75087

SMITH WENDY
301 HIGHLAND DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC
301 NORTH FANNIN
ROCKWALL, TX 75087

BULLOCK HAROLD G AND HEATHER E
301 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 ARCADIA WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
302 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

PESTA MATTHEW AND LAURA
302 ELM DR
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

CURRENT RESIDENT
303 GOLIAD
ROCKWALL, TX 75087

ANDERSON DEREK S & JENNIFER L
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
303 WILLIAMS STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
306 FANNIN ST
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

CURRENT RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
312 CENTRAL AVE SE SUITE 508
MINNEAPOLIS, MN 55414

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

CURRENT RESIDENT
317 COOPER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
318 ARCADIA WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
318 COOPER CT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

HALE GARY E AND MARY M
3505 FRANCESCA CT
ROWLETT, TX 75088

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

CURANOVIC JOHN
361 WILLOWCREST
ROCKWALL, TX 75032

HARGIS JESSICA
3916 THORNDALE
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
401 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 GOLIAD
ROCKWALL, TX 75087

WILBURN MARK JR AND BREANNE
402 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
404 GOLIAD
ROCKWALL, TX 75087

COOK CAROLINE D
404 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
405 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
405 GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
406 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 GOLIAD
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
436 WYNDEMERE BLVD
HEATH, TX 75032

KUMAR EESHAN & VANDANA KUMAR
4701 COPPER MOUNTAIN LN
RICHARDSON, TX 75082

CURRENT RESIDENT
501 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
502 GOLIAD
ROCKWALL, TX 75087

UDSTUEN STEVE
502 COLUMBIA DR
ROCKWALL, TX 75032

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
503 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
504 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
504 GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
505 GOLIAD
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

WRAY JOY
505 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
506 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

PEOPLES DERYL W
5268 COUNTY ROAD 2648
ROYSE CITY, TX 75189

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

SHIREY THOMAS E
601 N ALAMO ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 GOLIAD
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

POINTER PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 GOLIAD
ROCKWALL, TX 75087

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
603 WOODED TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
604 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

KENDALL DANIEL & JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 ALAMO
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H
608 WILDWOOD LN
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 ALAMO RD
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 GOLIAD ST
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN
705 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
710 ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CCAA INVESTMENT I LP
750 N ST PAUL SUITE 1650
DALLAS, TX 75201

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

ELLIS MARY KATHRYN
8 CAMDEN
ROCKWALL, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 POTOMAC DR
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

MCCARVER DUSTIN
803 KERNODLE STREET
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 GOLIAD
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
808 GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
810 GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
812 GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
818 POTOMAC DR
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
834 POTOMAC DR
ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
852 POTOMAC DR
ROCKWALL, TX 75087

CURRENT RESIDENT
853 COOPER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
868 POTOMAC DR
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

CURRENT RESIDENT
873 COOPER CT
ROCKWALL, TX 75087

ROCKWALL TRINITY REAL ESTATE LLC
9 EASTSHORE BLVD
HEATH, TX 75032

COOPER JAMES A & MICHELLE R
901 N ALAMO
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
902 GOLIAD
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

HEMPHILL REBECCA
903 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
905 WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
906 WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
907 GOLIAD ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT &
907 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
908 GOLIAD
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
909 GOLIAD
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

JAMESON DANIEL R
909 N WEST ST
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

STACEY MARY A
912 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
915 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
915 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
917 GOLIAD
ROCKWALL, TX 75087

SYFERD STACI ANN
917 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
918 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
919 GOLIAD
ROCKWALL, TX 75087

FARMER BARBARA A
919 N ALAMO RD
ROCKWALL, TX 75087

BACON SHELITA LAVIGNE
921 N ALAMO RD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

MONK MARCELLE A LAZARE & PAUL
924 N ALAMO RD
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
925 N ALAMO
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
947 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

FERNANDEZ JOSE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
956 CHAD WAY
ROCKWALL, TX 75087

HOLLAND JASON & ANNA
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R
990 CHAD WAY
ROCKWALL, TX 75087

MISER RALPH C
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

MCCRARY HEATHER L
997 HOLLI LANE
ROCKWALL, TX 75087

ALLEN MARK DONNA BOYD &
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HOLLI LN
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3
2014
PO BOX 871239
MESQUITE, TX 75187

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

J.A. Greene Construction Services

Houston 281-271-7060 & Dallas/Fort Worth 817-527-2240

www.jagreene.com

February 17, 2017

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

Letter of Intent for Rezoning: 901 North Goliad

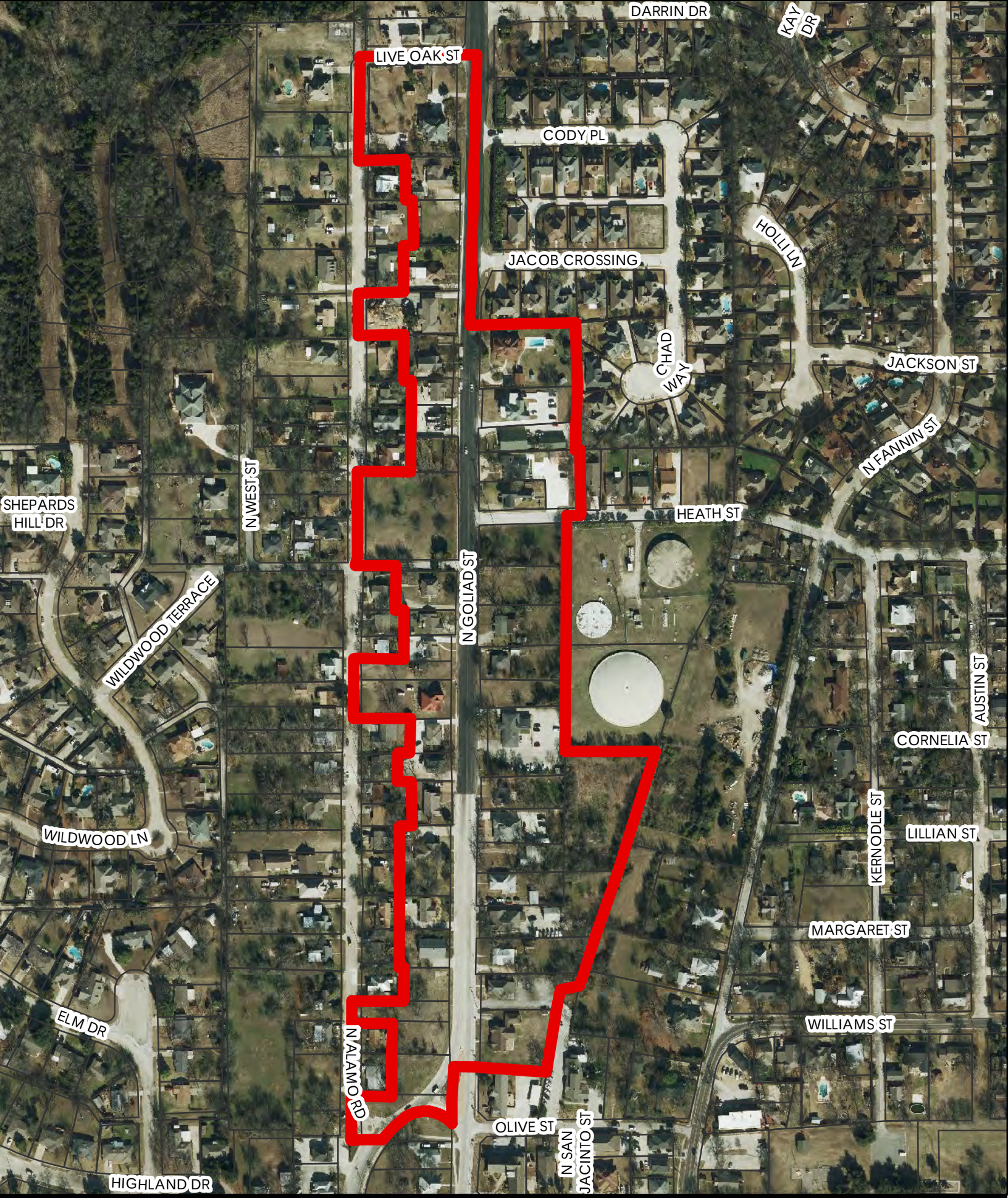
To whom it may concern:

J. A. Greene Construction Services, is submitting this Letter of Intent for rezoning on behalf of Dr. Josh Cope.

901 N. Goliad (Garner, Block ALL 26) at the cross streets of N. Goliad (Hwy 205) and Heath St. is a 1.0 acre (43,560 square foot) vacant lot. This lot is currently located in PD-50 and we are proposing to have it rezoned to develop a 4,000-square foot animal clinic. The clinic will have no animal boarding and is a small animal clinic (dogs and cats only).

Sincerely,

Paul Wendel



City of Rockwall

N

Date: 12/22/2015

0 500 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PD50

City of Rockwall

Project Plan Review History

Project Number	Z2017-006	**Owner**	MEYERS, STUART A & BRENDA S	**Applied**	2/20/2017 LM
Project Name	506 N. Goliad Street	**Applicant**	MEYERS, STUART A & BRENDA S	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	2/20/2017 LM

Site Address	**City, State Zip**	**Zoning**
506 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ABATE INJURY REHAB CENTER ADDN	1	NULL	1	3002-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/20/2017	2/27/2017				
ENGINEERING	Amy Williams	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	See Comments
(2/22/2017 11:04 AM AW) Any new concrete/parking will be required to detain storm water No grading without engineering plans Must meet engineering standards							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	
PLANNING	David Gonzales	2/20/2017	2/27/2017	2/23/2017	3	COMMENTS	See comments

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

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending Ordinance No. 11-37 (SUP No. S-034) to allow a restaurant in conjunction with a general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 02.23.2017

All staff comments are to be addressed and resubmitted by Tuesday, March 6, 2017. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):

Planning Department General Comments to be addressed are as follows:

1. Approval of amended SUP as requested prior to issuance of CO's for restaurant and banquet facility uses. Banquet facility requires separate CO (if approved).
2. Adherence to Engineering and Fire Department standards shall be required.
3. Label revised Concept Plan documents with "Case No. Z2017-006" at the lower right corner.
4. Additional parking spaces required for Banquest facility use at 1 space per 100 sq. ft. of area.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: February 28, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: March 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: March 20, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Action Item: April 3, 2017(6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]

Brenda & Stuart Meyers

1614 S. Lakeshore Dr

Rockwall, TX 75087

City of Rockwall

385 S Goliad

February 22, 2017

Rockwall, TX 75087

Attn: Ryan Miller; Director of Planning

Dear Ryan,

We recently filed an application for a new/modified SUP for our building at 506 N. Goliad, Rockwall, TX 75087 and are writing this letter in support of that application.

Just to clarify, we currently have an SUP for restaurant and retail. We would like to maintain the combined retail/restaurant use for now. As part of the post-fire renovation of the downstairs (which is the subject of the current SUP), we finished out the upstairs storage space as office/meeting space. As we discussed with you, we have identified a tenant that would like to open a restaurant in the downstairs space with associated light retail immediately under the current SUP. Upon approval of a new SUP in accordance with this application he may extend his hours and/or incorporate the upstairs for banquet and meetings. It is my understanding from our conversations with you that the City will allow this (subject to obtaining his CO) under the current SUP and with the current parking configuration so long as the upstairs continues to be vacant. It is my understanding that we will not be required to add additional parking until such time that the upstairs is rented.

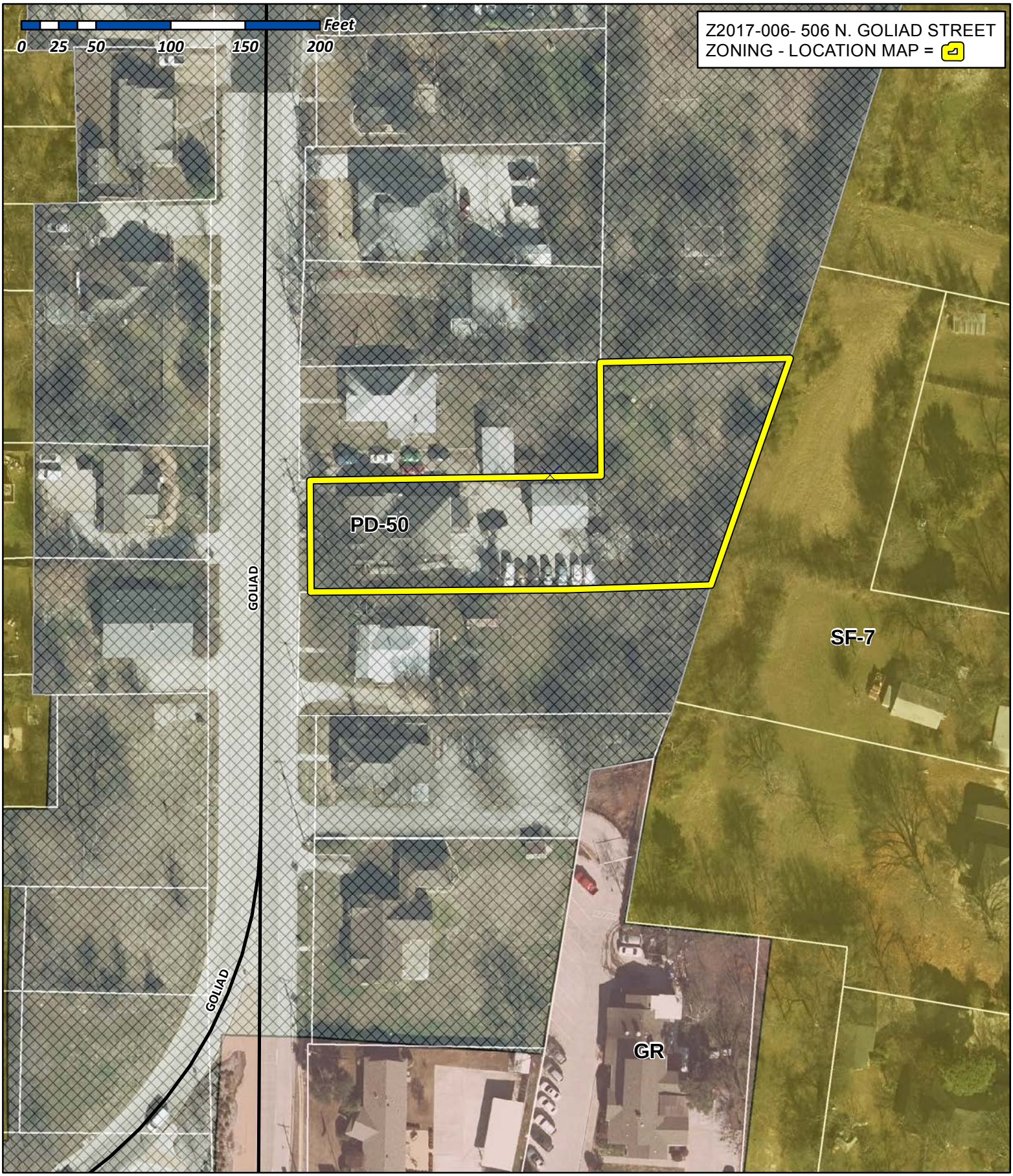
We would like to make the following changes to our current SUP during the upcoming City Council meeting:

1- To allow for full restaurant use both downstairs and upstairs. The upstairs consists of 2 large rooms that would be perfect for banquet and meeting opportunities.
2- To eliminate the hour restrictions associated with our location.
3- To clarify that we will construct the alley when the properties on both sides of us develop as commercial, and give us a reasonable amount of time to do that given the high cost to comply with the City's new requirement for that alley to be concrete rather than asphalt as was the case when we agreed to the easement.

Thank you for meeting with us in your office earlier this week. We appreciate your time and attention.

Sincerely,

Dr. Stu Meyers, Brenda Sterling Meyers
214-769-1994, 214-587-1717



City of Rockwall

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

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

City of Rockwall

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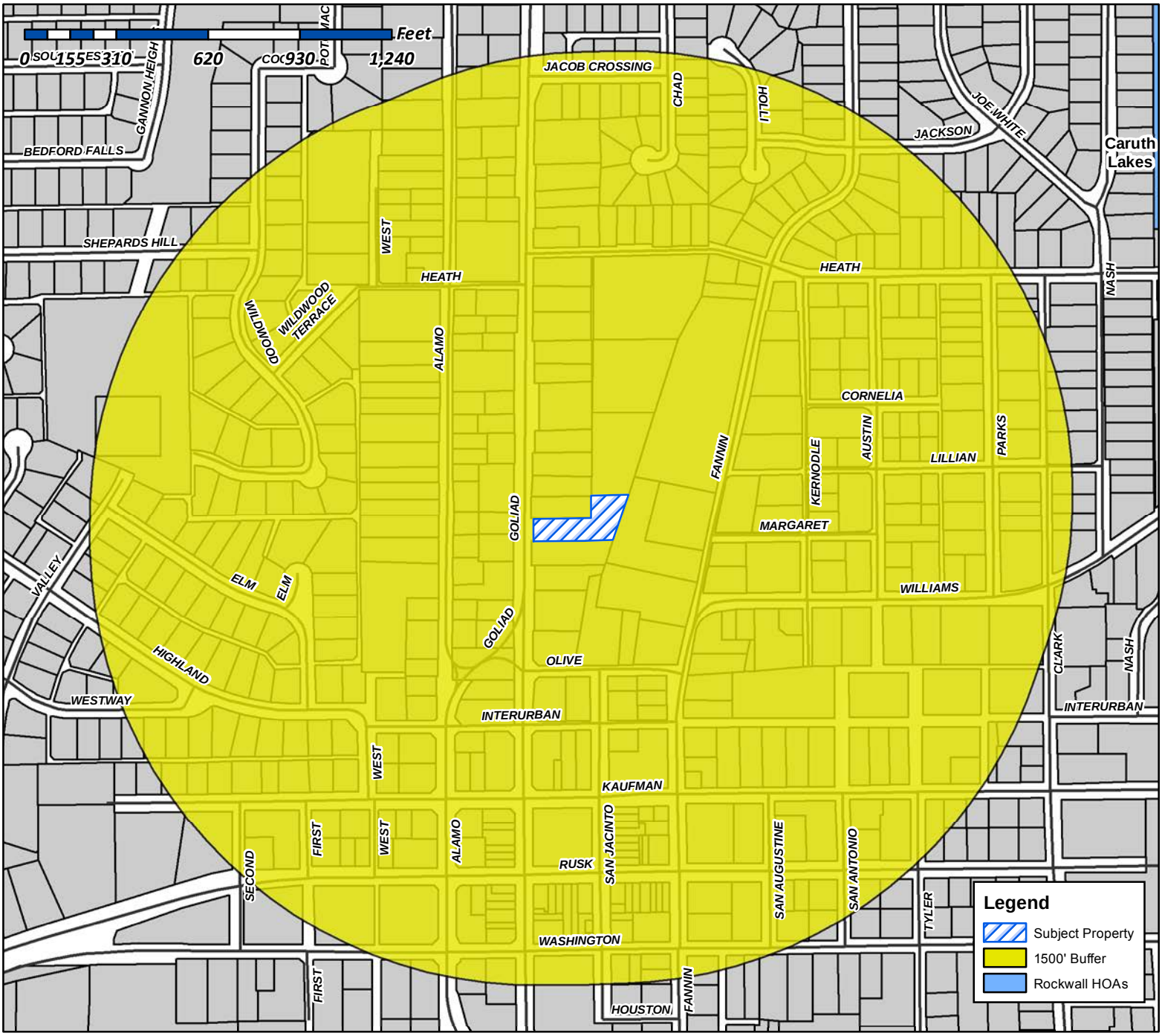
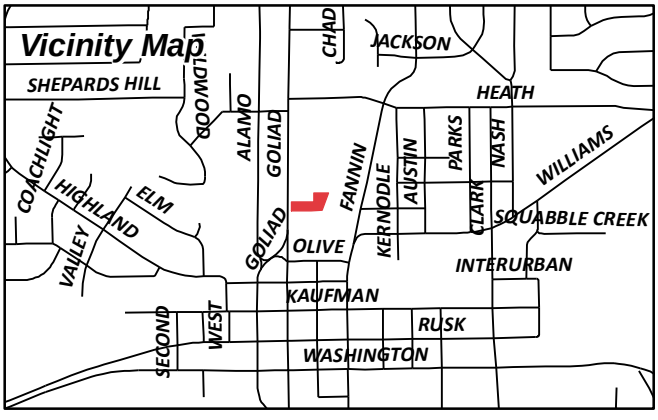


Case Number: Z2017-006
Case Name: SUP for 506 N. Goliad Street
Case Type: Zoning
Zoning: PD-50
Case Address: 506 N. Goliad Street



Date Created: 2/21/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

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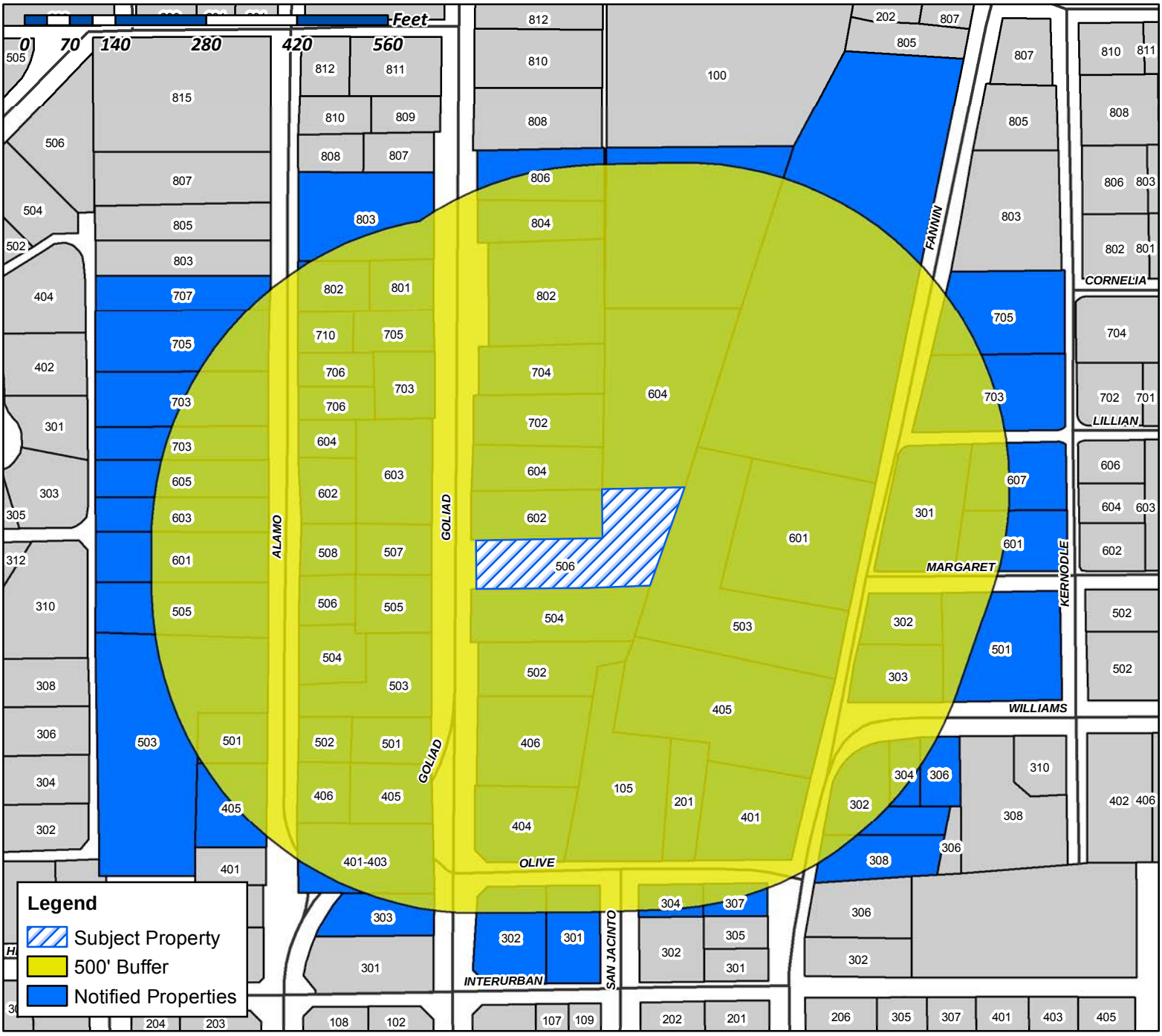
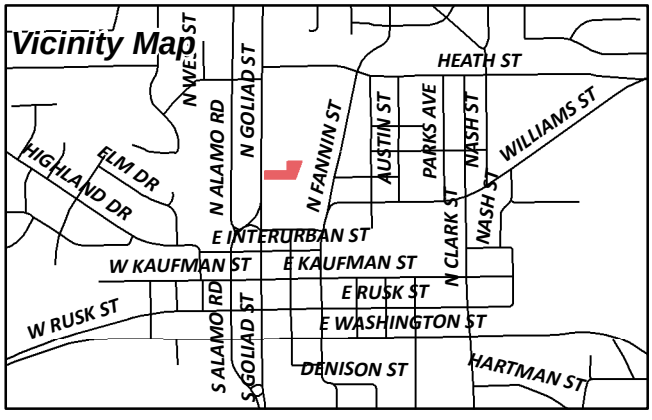


Case Number: Z2017-006
Case Name: SUP for 506 N. Goliad Street
Case Type: Zoning
Zoning: PD-50
Case Address: 506 N. Goliad Street



Date Created: 2/21/2017
For Questions on this Case Call (972) 771-7745

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

B MCMILLAN PROPERTIES LLC
1110 SQUAW VALLEY
ROCKWALL, TX 75087

MCMILLAN BENJAMIN & TAYLOR
1110 SQUAW VALLEY
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
2255 RIDGE ROAD 0
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
301 SAN JACINTO
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD 0
ROCKWALL, TX 75032

CURRENT RESIDENT
303 GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
303 WILLIAMS STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
304 SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
405 GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
406 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
501 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
502 GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
504 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
504 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

SHIREY THOMAS E
601 N ALAMO ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 GOLIAD
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

POINTER PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 GOLIAD
ROCKWALL, TX 75087

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 ALAMO
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 ALAMO RD
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 GOLIAD ST
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN
705 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
710 ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

ROCKWALL TRINITY REAL ESTATE LLC
9 EASTSHORE BLVD
HEATH, TX 75032

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

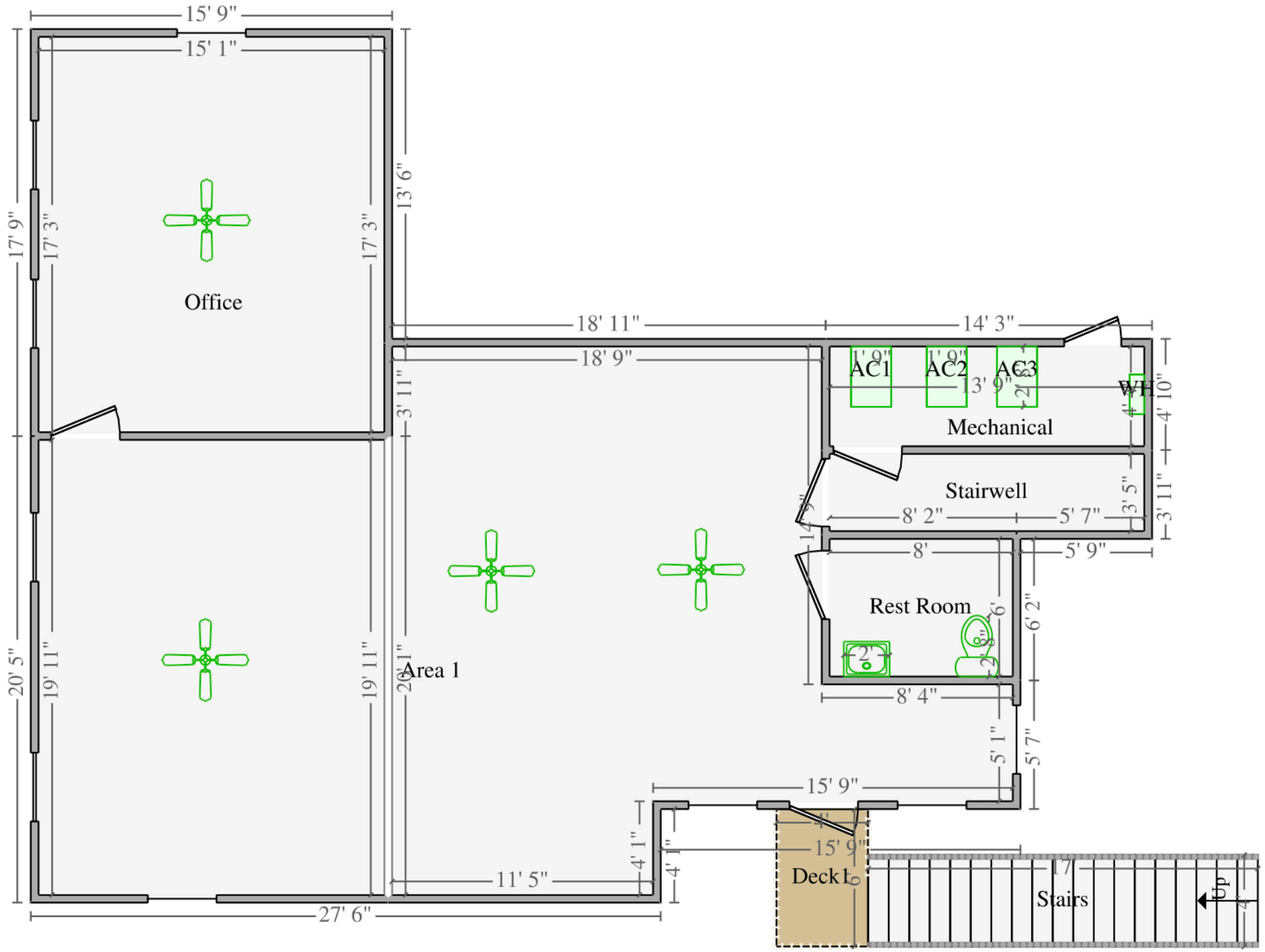
TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087


Lounge 1
Bar Area
Chimney
Hall 4
Hall 3
Prep/Kitchen Room
Dry Pantry
Deck
Ramp
Hall
Storage
Vest
Vest1
Mens
Womens
Lounge 2
Fireplace
Lounge 3
Lounge 4
Front Porch
Walkway
Up
Dn
18' 6"
15' 4"
15'
13' 6"
14' 10"
15' 2"
18'
17' 4"
8' 8"
7' 6"
33' 3"
10' 2"
4' 7"
13' 7"
13' 2"
9' 10"
14' 7"
3' 11"
10' 4"
10'
12' 1"
14' 3"
12' 11"
13' 7"
25' 6"
33'
22' 5"
18' 9"
18' 1"
13' 9"
15' 5"
8' 4"
8' 2"
7' 1"
13' 5"
12' 1"
6' 9"
15' 3"
19'
15' 6"
5' 5"
5' 7"
4' 1"
5' 4"
5' 6"
3' 9"
3' 8"
10'
9' 11"
5'
14'
6'
7' 6"

Scale:3/16" = 1'0"


15' 9"
15' 1"
17' 9"
17' 3"
17' 3"
13' 6"
Office
18' 11"
14' 3"
18' 9"
AC1
AC2
AC3
1' 9"
1' 9"
2'
13' 9"
WH
4' 10"
Mechanical
3' 11"
Stairwell
3' 5"
8' 2"
5' 7"
14' 3"
8'
5' 9"
Rest Room
6'
6' 2"
2' 8"
2'
8' 4"
5' 1"
5' 7"
15' 9"
20' 5"
19' 11"
19' 11"
20' 1"
Area 1
4' 1"
4' 1"
15' 9"
11' 5"
Deck 1
17
Stairs
Up
27' 6"

Scale:3/16" = 1'0"

City of Rockwall

Project Plan Review History

Project Number	Z2017-007	**Owner**	GIDEON, LONNIE L TR	**Applied**	2/20/2017 LM
Project Name	Gideon Tract II (AG to PD)	**Applicant**	SKORBURG COMPANY	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	2/20/2017 LM

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1-1	NULL	1-1	0013-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/23/2017	3/2/2017	2/23/2017		APPROVED	
ENGINEERING	Amy Williams	2/20/2017	2/27/2017	2/22/2017	2	COMMENTS	See Comments
(2/22/2017 1:53 PM AW) Detention is required Off-site and lift station upgrades are required No houses to front on Quail Run Remove street to John King							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	
PLANNING	David Gonzales	2/20/2017	2/27/2017	2/23/2017	3	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 02.23.2017

All staff comments are to be addressed and resubmitted by Tuesday, March 6, 2017. Please provide two large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

• On all future submittals please include the Case Number (Z2017-007) in the lower right hand corner.

* Label zoning exhibit as "Concept Plan"

• When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for March 14, 2017 and return to staff with corrections and/or additions you feel are necessary.

• Please make the following corrections/additions to the Concept Plan:

(1) Provide a legend indicating the following at a minimum:
a. Total Acres – #
b. Total Open Space - %
c. Lot Type 'A' – 70' x 120' – # Lots
d. Lot Type 'B' – 60' x 120' – # Lots
e. Total Number of Lots – # Lots
f. Maximum Density - # d.u/acre
(2) Provide % of open space for each separate area on the concept plan (i.e. detention areas, landscape buffers, park area, etc.).
(3) Provide a typical street cross section for the proposed Major (M4D) Collector E. Quail Run Road, as indicated on the City's Thoroughfare Plan.
(4) Provide labels for landscape buffer area's.
(5) Label all streets (e.g. Street A, Street B, etc.)
(6) Provide property owner names and property lines for adjacent properties.

• The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

(1) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

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

Meeting Dates to Attend:

Planning - Work Session: February 28, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: March 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: March 20, 2017 (6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Action Item: April 3, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]

SKORBURG
COMPANY

February 17, 2017

City of Rockwall
Attn: Ryan Miller

Skorburg Company
8214 Westchester, Suite 710
Dallas, TX 75225

Dear Ryan,

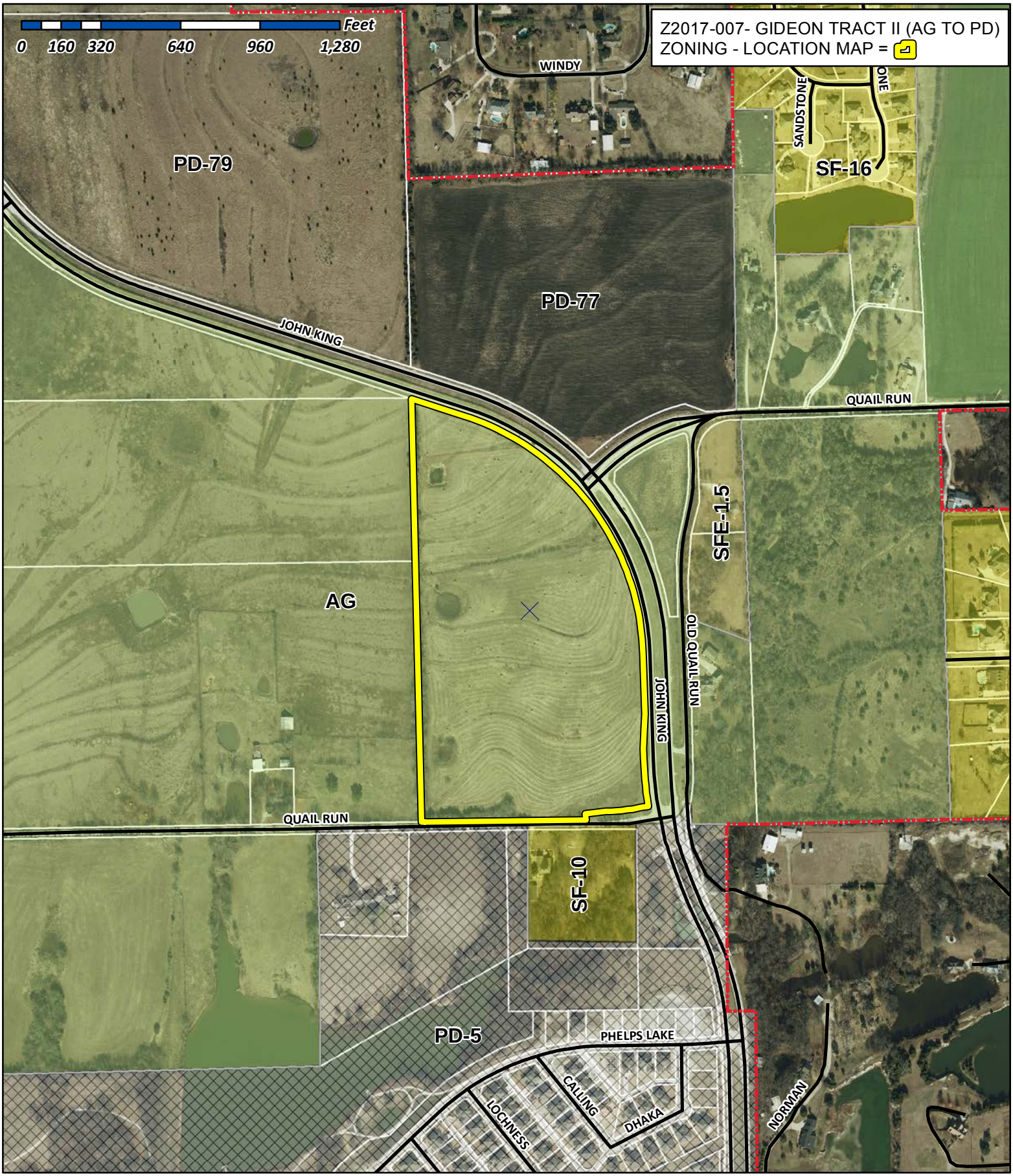
Skorburg Company is requesting that our project be taken to the March 14th Planning and Zoning Meeting. This project is the development of 30.36 Acres in the S.R. Barnes Survey, Abstract 13 City of Rockwall, Rockwall County, located at the Northwest corner of the intersection of East Quail Run Road and John King Boulevard.

The property is currently zoned AG and we propose a development of Single Family Residential homes on 7,000 - 8,400 square foot lots. This community will provide for a greater variety of housing that the market demands and will still reflect the beautiful aesthetic of the surrounding communities like Stone Creek and Breezy Hill, and the City of Rockwall as a whole.

We look forward to working with the City once again to develop another gorgeous development.

Cordially Yours,

John Arnold
Development Partner



City of Rockwall

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

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

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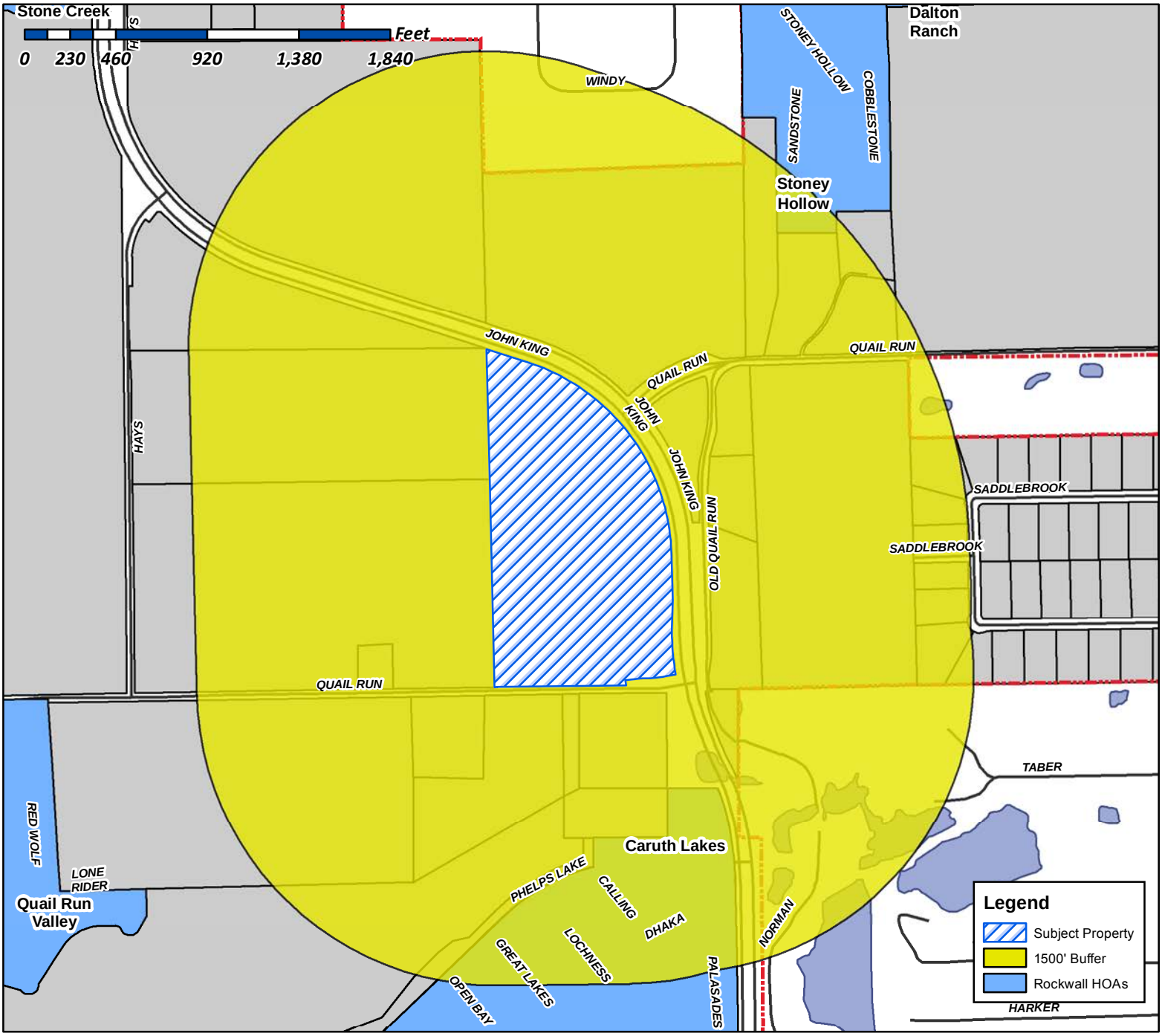
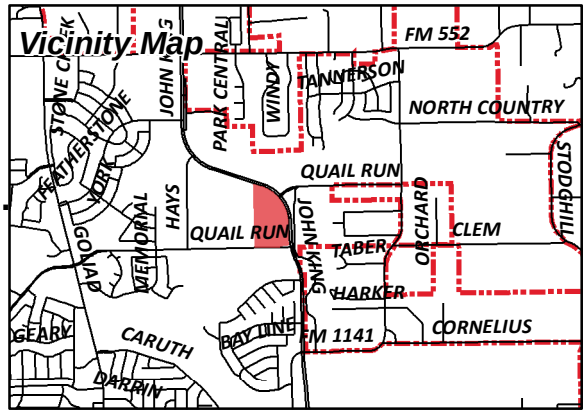


Case Number: Z2017-007
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: SWC of the Intersection of E. Quail Run Rd. and John King Blvd.

Date Created: *02/20/2017*
For Questions on this Case Call (972) 771-7745



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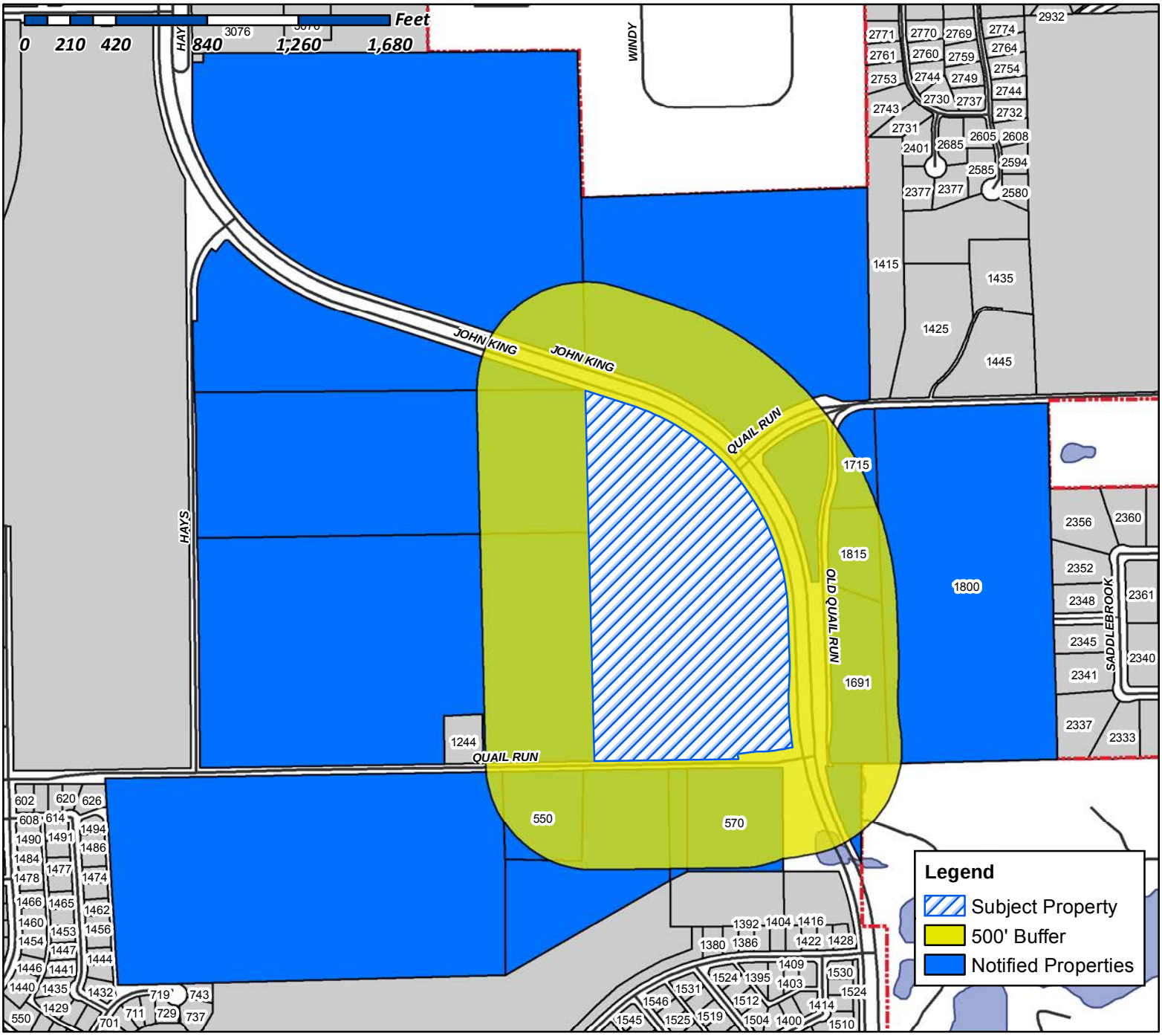
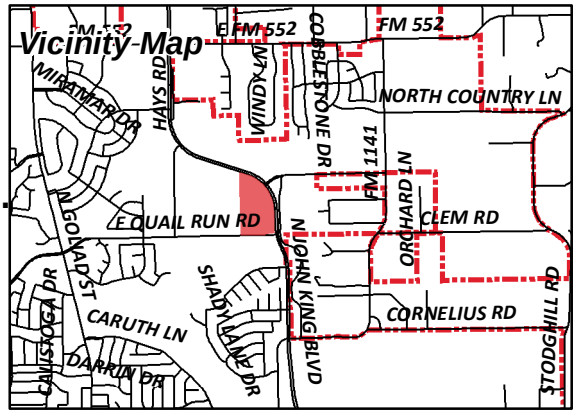


Case Number: Z2017-007
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: SWC of the Intersection of E. Quail Run Rd. and John King Blvd.

Date Created: *02/20/2017*
For Questions on this Case Call (972) 771-7745



GIDEON BRADLEY JOE
1217 LIVE OAK ST
ROYSE CITY, TX 75189

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

GRANT NICHOLAS P & SHERRI D
1569 E QUAIL RUN RD
ROCKWALL, TX 75087

LANKFORD BONNIE
1691 OLD E QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1715 QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 QUAIL RUN RD
ROCKWALL, TX 75087

UTLEY HERMAN D
1815 E QUAIL RUN RD
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GLOVER KERRY CLOYCE AND JOANN
550 E QUAIL RUN RD
ROCKWALL, TX 75087

YINGLING JOHN & LYNELLE
570 E QUAIL RUN RD
ROCKWALL, TX 75087

SITE DATA	
SITE AREA (AC)	30.36
OPEN SPACE (AC)	6.42
% OPEN SPACE	21.1%

JOHN KING BLVD.

E QUAIL RUN RD

0.75 AC

0.69 AC

0.08 AC

0.07 AC

0.81 AC

0.30 AC

0.14 AC

0.15 AC

PARK
2.47 AC

OPEN SPACE
1.77 AC

50.00

85.00

20.00

60'

70'

125'

135'

124.94'

120.77'

117.41'

120.73'

129.76'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83

0 50 100

SITE LAYOUT EXHIBIT
ROCKWALL, TEXAS

Stantec
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
Copyright © 2017

City of Rockwall

Project Plan Review History

Project Number	Z2017-008	**Owner**	JOWERS, INC	**Applied**	2/21/2017 LM
Project Name	SUP for 2260 E. IH30	**Applicant**	JOWERS, INC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	2/21/2017 LM

Site Address	**City, State Zip**	**Zoning**
2260 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	22-01	NULL	22-01	0120-0000-0022-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/21/2017	2/28/2017	2/23/2017	2	APPROVED	
ENGINEERING	Amy Williams	2/21/2017	2/28/2017	2/22/2017	1	APPROVED	See Comment
(2/22/2017 11:07 AM AW)							
Any improvements must meet engineering standards							
FIRE	Ariana Hargrove	2/21/2017	2/28/2017	2/22/2017	1	APPROVED	
PLANNING	Korey Brooks	2/21/2017	2/28/2017	2/23/2017	2	COMMENTS	See Comments

(2/23/2017 1:53 PM KB)

Z2017-008 SUP for 2260 E. IH-30 Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding Ordinance No. 08-38 (SUP No. S-056) and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District.

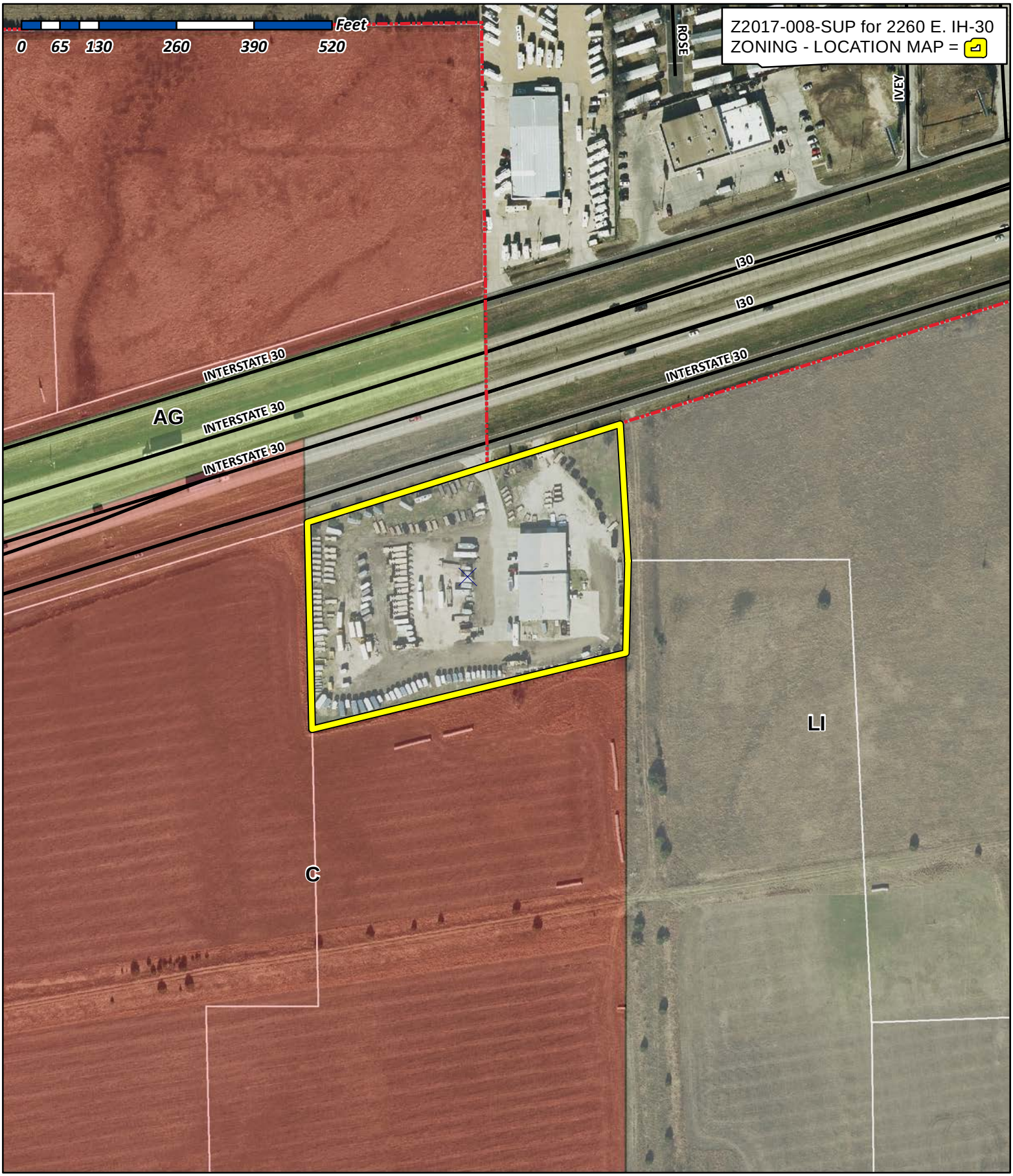
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-008) in the lower right hand corner of all pages on future submittals.

I. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additiona information that is requested by March 7, 2017.

I.5 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting will be March 14. The City Council meeting date and subsequent approval for this plat is March 20, 2017 and April 3,2 017.

I.6 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

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

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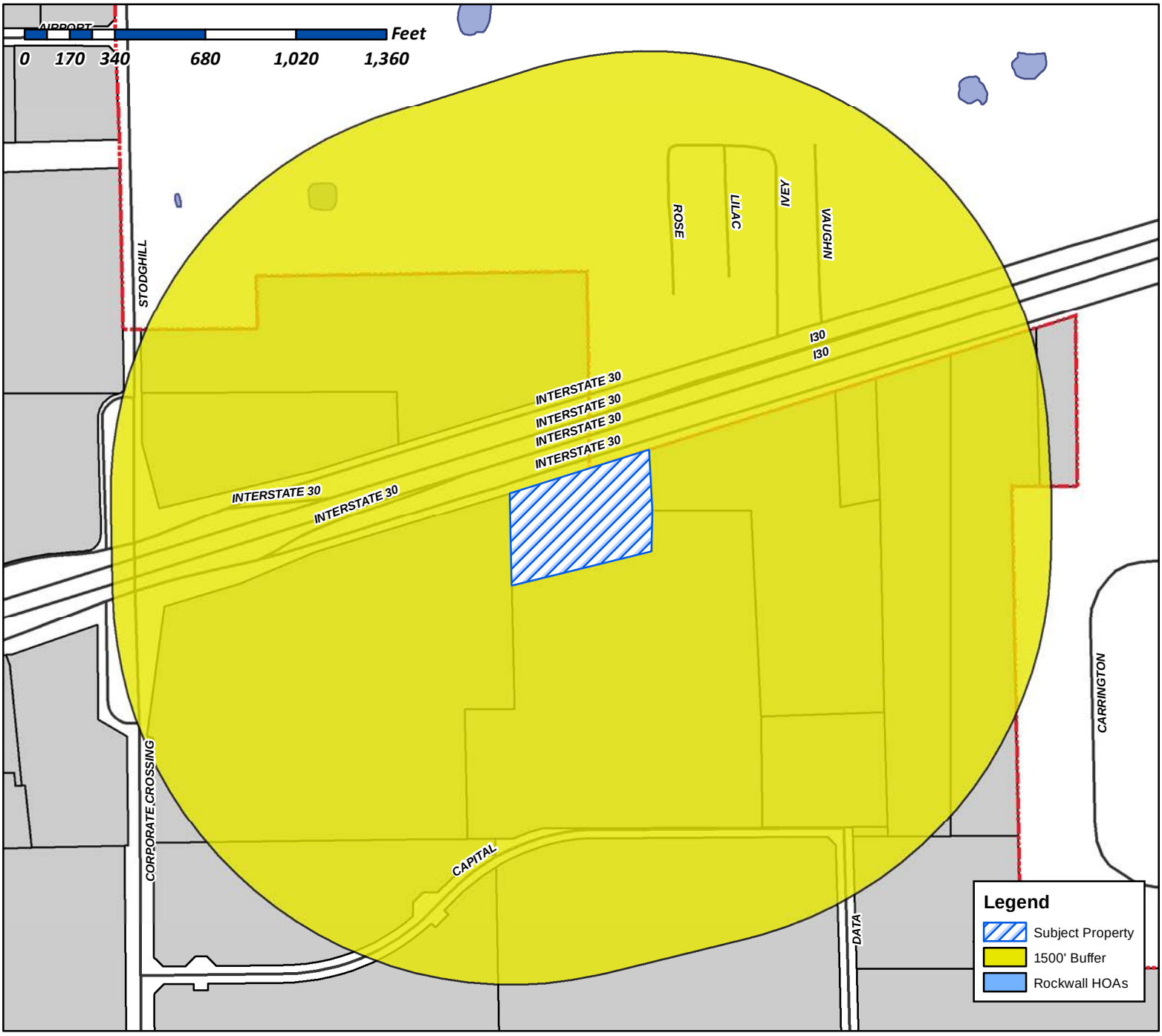
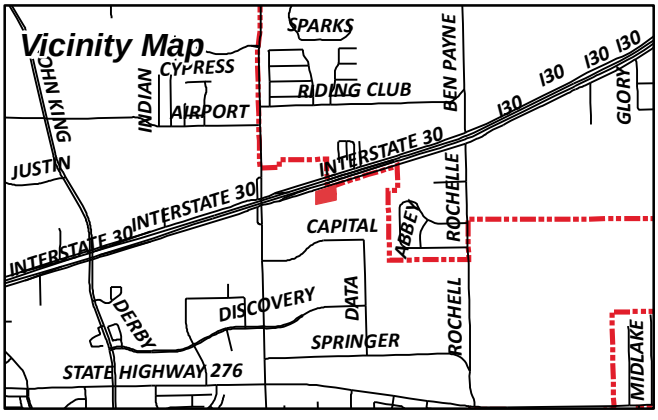


Case Number: Z2017-008
Case Name: SUP for 2260 E. IH-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. IH-30



Date Created: 02/21/2017
For Questions on this Case Call (972) 771-7745

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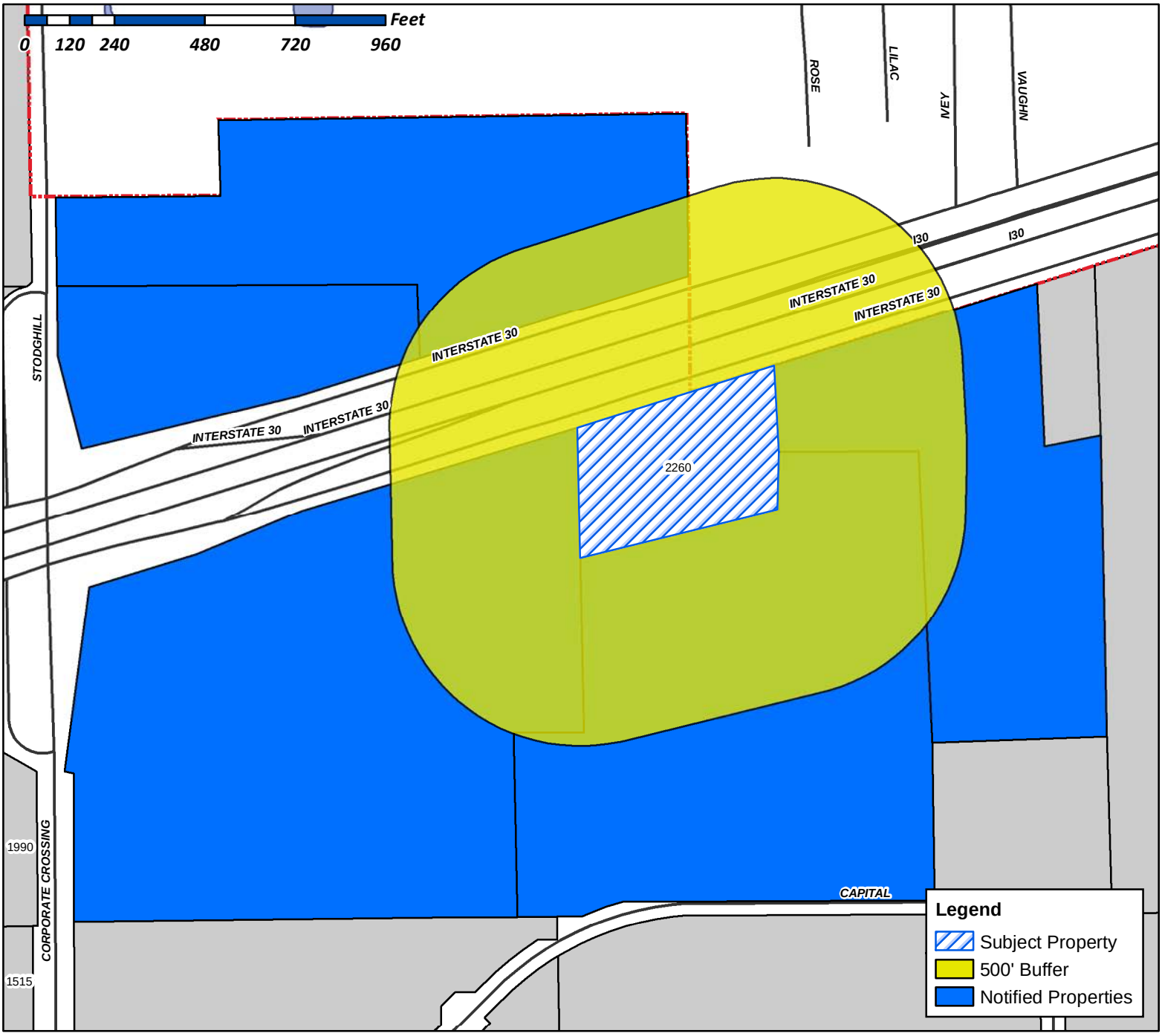
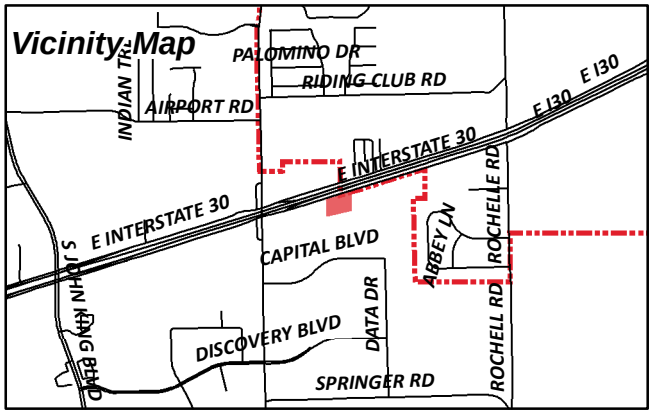


Case Number: Z2017-008
Case Name: SUP for 2260 E. IH-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. IH-30

Date Created: *2/21/2017*
For Questions on this Case Call (972) 771-7745

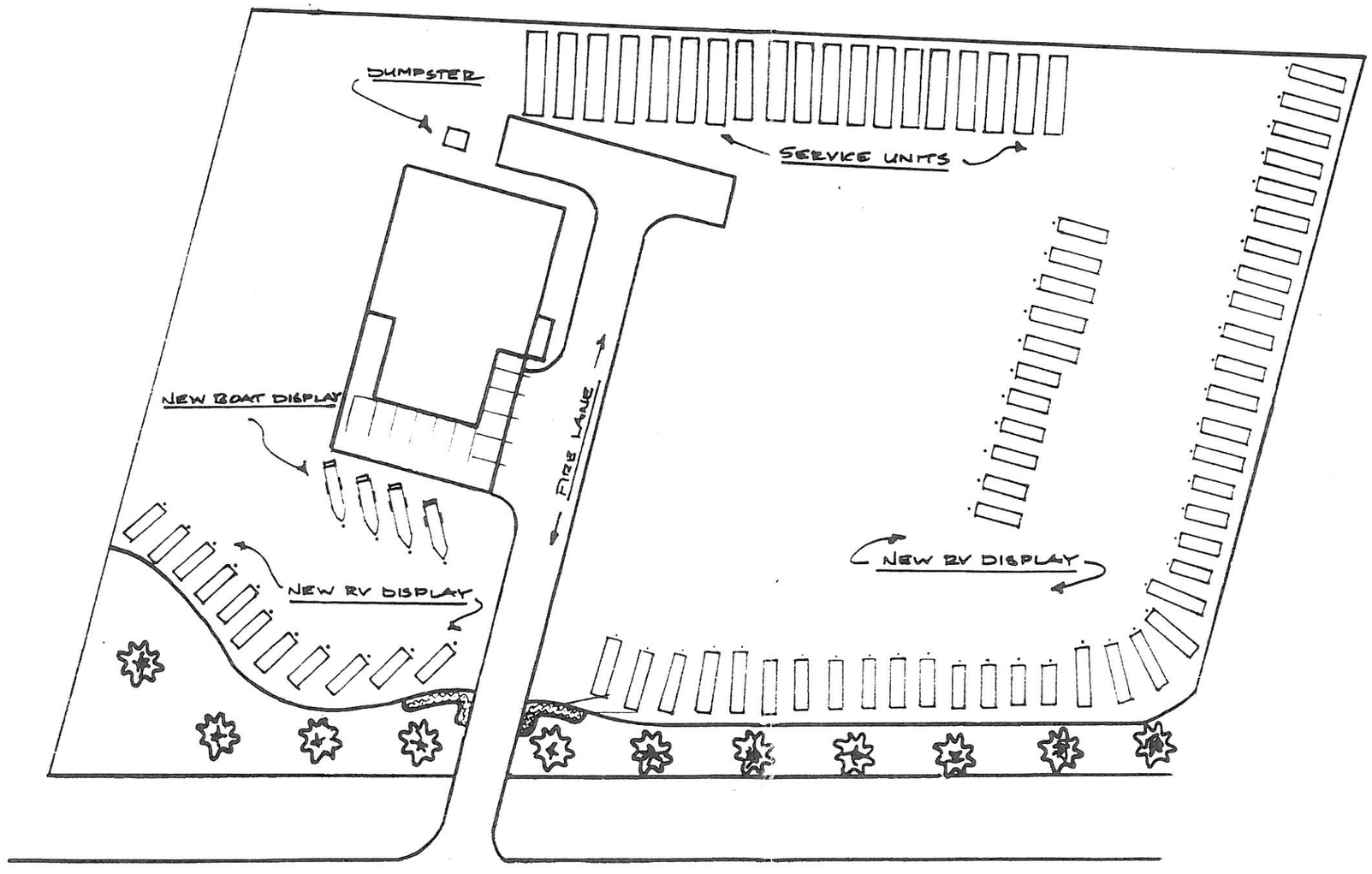


WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

CURRENT RESIDENT
2260 I30
ROCKWALL, TX 75032

CAPSTAR HOLDINGS CORPORATION
5420 LYNDON B JOHNSON FREEWAY SUITE 500
DALLAS, TX 75240

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087



WALKABOUT RV

FILE COPY

RECEIVED
JUN 16 2008
By

Z2008 014

TOWER 2260 E I-30

SCALE	APPROVED BY	DRAWN BY
DATE		REVISED
972-771-1522		DRAWING NUMBER

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) RESCINDING ORDINANCE NO. 08-38 (SUP NO. S-056) AND ALLOWING OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has initiated a request on behalf of Raymond Jowers of Jowers Inc. for the approval of a Specific Use Permit (SUP) rescinding *Ordinance No. 08-38 (SUP No. S-056)* and allowing outside storage in a Light (LI) District within the IH-30 Overlay (IH-30 OV) District on a 4.4317-acre tract of land being described as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and addressed as 2260 E. IH-30, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall and Ordinance No. 08-38 should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No. 08-38*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing outside storage within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 5.3, Light Industrial (LI) District; and Section 6.6, IH-30 Overlay (IH-30 OV) District of Article V, District Development Standards,* Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORDINANCE 04.03.2017

1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in Exhibit '*A*' of this ordinance, which shall be incorporated herein by reference.

3) The outside display and outside storage of semi-trailers and tractor trailers shall be prohibited.

4) City Council approval of the SUP includes the temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the engineering and fire department standards in effect at the time of development.

5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF APRIL, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____

DRAFT ORDINANCE 04.03.17

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

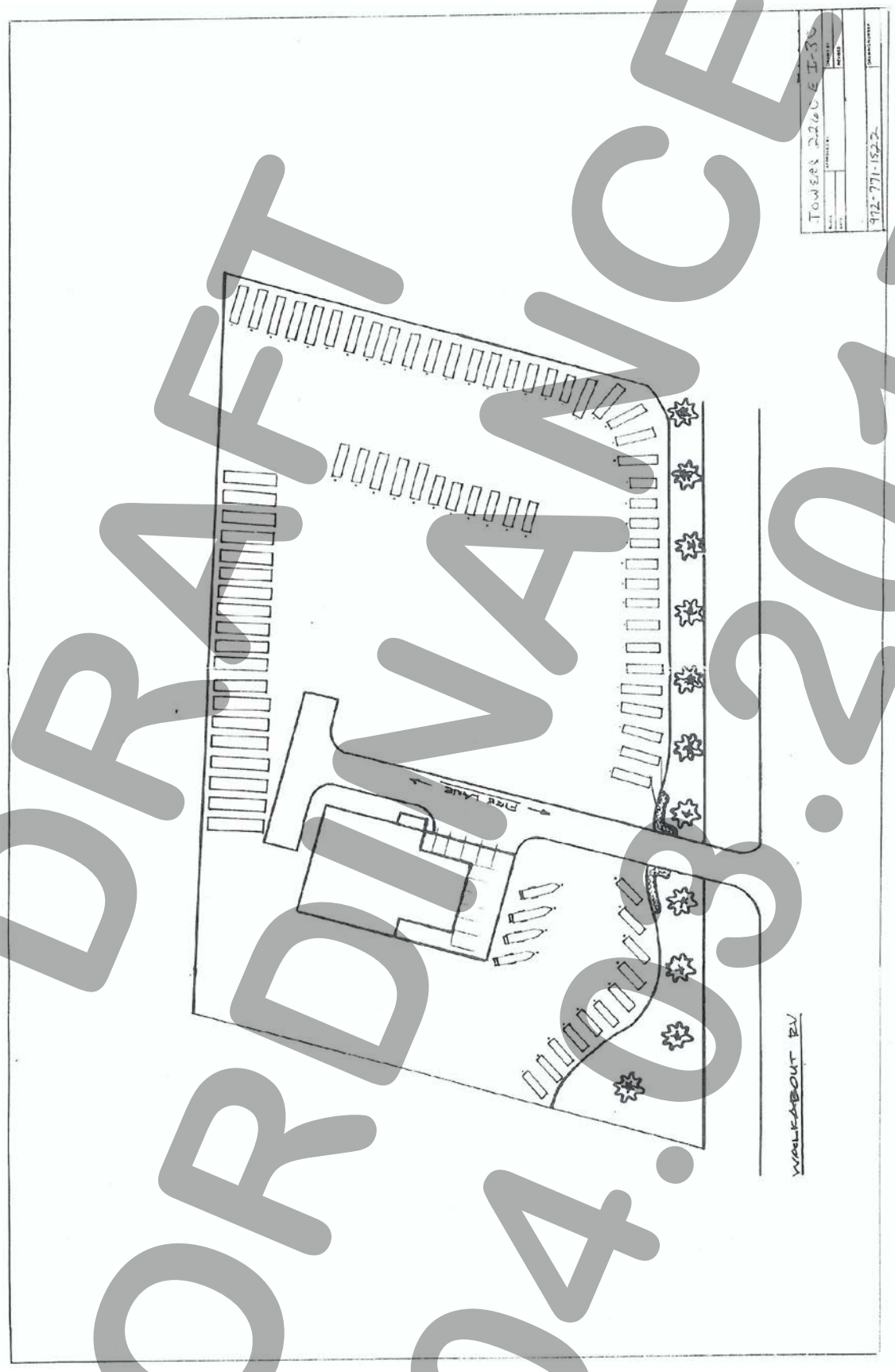
Frank J. Garza, *City Attorney*

1st Reading: *March 20, 2017*

2nd Reading: *April 3, 2017*

DRAFT
ORDINANCE
04.03.2017

Exhibit 'A':
Concept Plan



DRAFT ORDINANCE 04.03.2017

City of Rockwall

Project Plan Review History

Project Number	P2017-008	**Owner**	WILCK, PAUL J JR	**Applied**	2/17/2017	LM
Project Name	463 Wallace Lane	**Applicant**	LISA WILCK PALOMBA	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	2/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
439 H WALLACE LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8-2	NULL	8-2	0080-0000-0008-02-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
GIS	Lance Singleton	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	See Comments
(2/23/2017 2:55 PM LS) Addres Assignment will be: 439 H WALLACE LN, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	2/17/2017	2/24/2017	2/23/2017	6	COMMENTS	See Comments

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

(2/23/2017 1:23 PM KB)

P2017-008 Lots 1 & 2, Block A, Wilck Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Wilck Addition being a 5.192-acres tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate (SFE-2.0) District, addressed as 463 H. Wallace Lane

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

M.3 For reference, include the case number (P2017-008) in the lower right hand corner of all pages on future submittals.

M.4 Please show the 50-foot front setback adjacent to H. Wallace Lane.

M.5 Please show the centerline for H. Wallace Lane.

M.6 Please use Standard Plat wording as show in the Development Application

M.7 Please provide a plot plan to show that both lots meet the minimum side setbacks of 25-feet.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 7, 2017.

M.9 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting for this case is March 17, 2017. The City Council meeting date and subsequent approval for this plat is March 20, 2017.

M.10 This plat will be required to go to Park Board to establish necessary Park Fees. The Park Board Meeting for this plat is March 7, 2017.

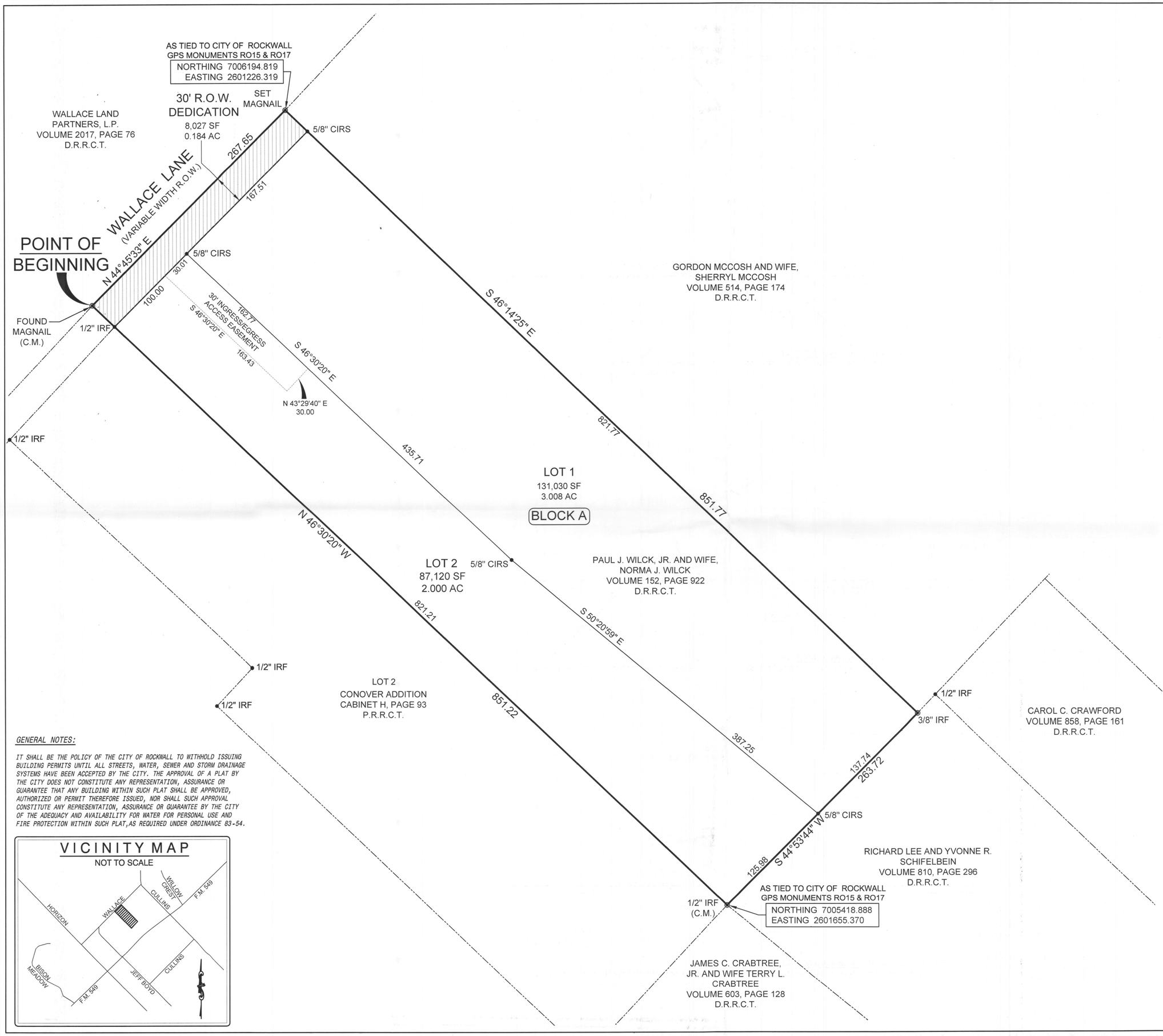
I.11 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.

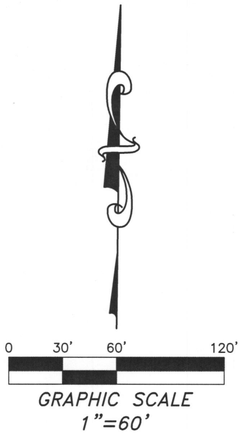


City of Rockwall

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

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





Legend of Symbols & Abbreviations
(C.M.) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
5/8" CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MADDOX SURVEYING R.P.L.S. 5430"
R.O.W. = RIGHT-OF-WAY
AC = ACRES
SF = SQUARE FEET
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY. TEXAS
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

FLOOD NOTE:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0105 L, DATED SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

P2017 008

FINAL PLAT

LOTS 1 AND 2, BLOCK A
WILCK ADDITION
2 LOTS, BEING 5.192 ACRES
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK
463 Wallace Lane
Rockwall, Texas 75032

01-28-2017

GENERAL NOTES:

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

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

That we the undersigned owners of the land shown on this plat, and designated herein as LOTS 1 AND 2 BLOCK A, WILCK ADDITION to the City of Rockwall, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the LOTS 1 AND 2 BLOCK A, WILCK ADDITION have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

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

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We and our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

PAUL J. WILCK
OWNER

NORMA J. WILCK
OWNER

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared PAUL J. WILCK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 201__.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared NORMA J. WILCK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 201__.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Paul J. Wilck, JR. and wife, Norma J. Wilck are the owners of a tract of land in the W.W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of said tract as recorded in Volume 152, Page 922 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in Wallace Lane for the west corner of said Wilck tract and the north corner of the Conover Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 93 of the plat records of Rockwall County, Texas, said point also lying on the southerly line of a tract of land to Wallace Land Partners, L.P. as recorded in Volume 2017, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 45 minutes 33 seconds East along the northwest line of said Wilck tract and the interior of said Wallace Lane, a distance of 267.65 feet to a Mag Nail setfor the north corner of said Wilck tract and the west corner of a tract of land to Gordon Mccosh and wife Sherryl Mccosh as recorded in Volume 514, Page 174 of the Deed Records of Rockwall County, Texas ;

THENCE South 46 degrees 14 minutes 25 seconds East along the common line of said Wilck tract and said Mccosh tract, a distance of 851.77 feet to a 3/8 inch iron rod found for the east corner of said Wilck tract and the south corner of said Mccosh tract, said point also lying on the northwest line of a tract of land to Richard Lee and Yvonne R. Schifelbein as recorded in Volume 810, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 53 minutes 44 seconds West along the common line of said Wilck tract and said Schifelbein tract, a distance of 263.72 feet to a 1/2 inch iron rod found for the south corner of said Wilck tract, the west corner of said Schifelbein tract the north corner of a tract of land to James C. Crabtree, Jr. and wife Terry L. Crabtree as recorded in Volume 603, Page 128 of the Deed Records of Rockwall County, Texas and the east corner of Lot 2 of previously mentioned Conover Addition;

THENCE North 46 degrees 30 minutes 20 seconds West along the common line of said Wilck tract and said Conover Addition, a distance of 851.22 feet to the POINT OF BEGINNING containing 226,177 square Feet, or 5.192 acres of land.

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN J. MADDOX, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 201__.

BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Chairman, Planning & Zoning Commission *Date*

I hereby certify that the above and foregoing plat of Final Plat of LOTS 1 AND 2 BLOCK A, WILCK ADDITION to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the _____ day of _____, 201__.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the _____ day of _____, 201__.

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

_____ _____
City Engineer, City of Rockwall *Date*

FINAL PLAT
LOTS 1 AND 2, BLOCK A
WILCK ADDITION
2 LOTS, BEING 5.192 ACRES
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK
463 Wallace Lane
Rockwall, Texas 75032

01-28-2017

City of Rockwall

Project Plan Review History

				Applied	2/17/2017	LM
Project Number	SP2017-008	**Owner**	STJ, INVESTMENTS LLC	**Approved**		
Project Name	La Quinta	**Applicant**	JAY SOUN	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	2/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
689 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STEGER TOWNE CROSSING PH 1	3	NULL	3	4429-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	see comment
(2/22/2017 3:25 PM AA) Fire Sprinkler coverage will be required to be evaluated/added in to the new addition.							
GIS	Lance Singleton	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
PLANNING	Korey Brooks	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	See Comments

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

(2/23/2017 1:26 PM KB)

SP2017-008 La Quinta Inn Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (i.e. La Quinta Inn) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30.

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

M.3 For reference, include the case number (SP2017-008) in the lower right hand corner of all pages on future submittals.

M.4 Floor plan, roof plan, wall section, and exterior wall renovation plan will be reviewed once you submit for building permit.

M.5 Please change “front, right, left back” elevations to direction (i.e. north, east, south, west).

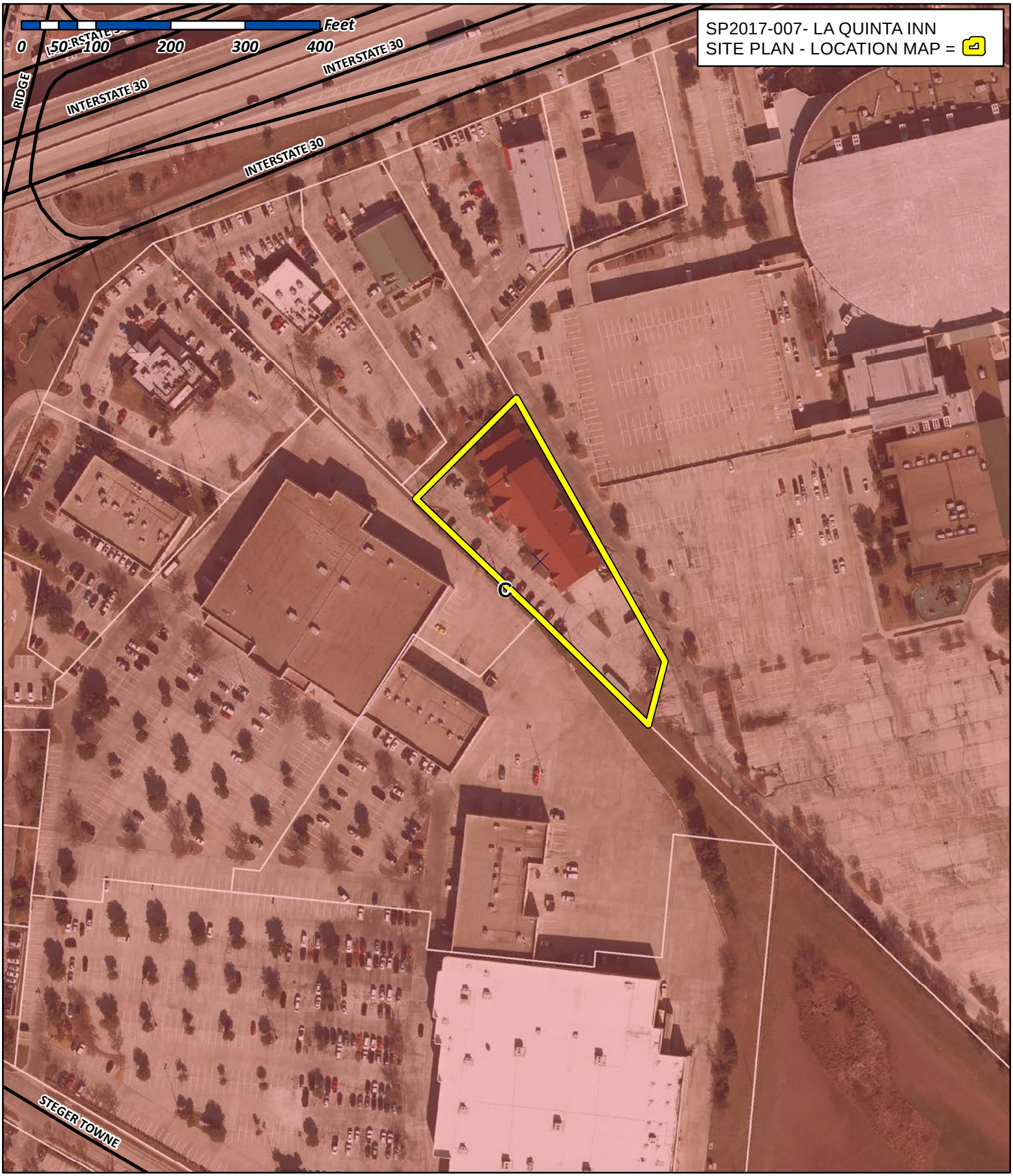
M.6 Please keep in mind that secondary materials (i.e. ceramic tile and aluminum) in excess of 10% on each façade will require a variance from P&Z and Council. Currently you have 10% total secondary materials on front façade, 8% on the right façade, and 9% on the right façade.

M.7 Please ensure that both lots meet the minimum side setbacks of 25-feet.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 7, 2017.

M.9 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting for this case is March 14, 2017.

I.10 All meetings (with the exception of the Architectural Review Board [ARB] which is told at 5:00 p.m. before the worksession) will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

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

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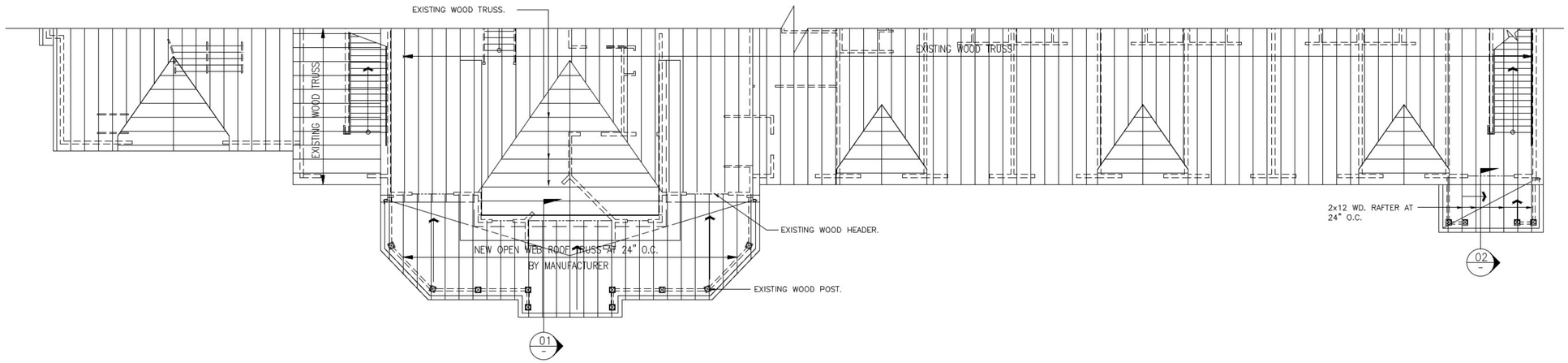
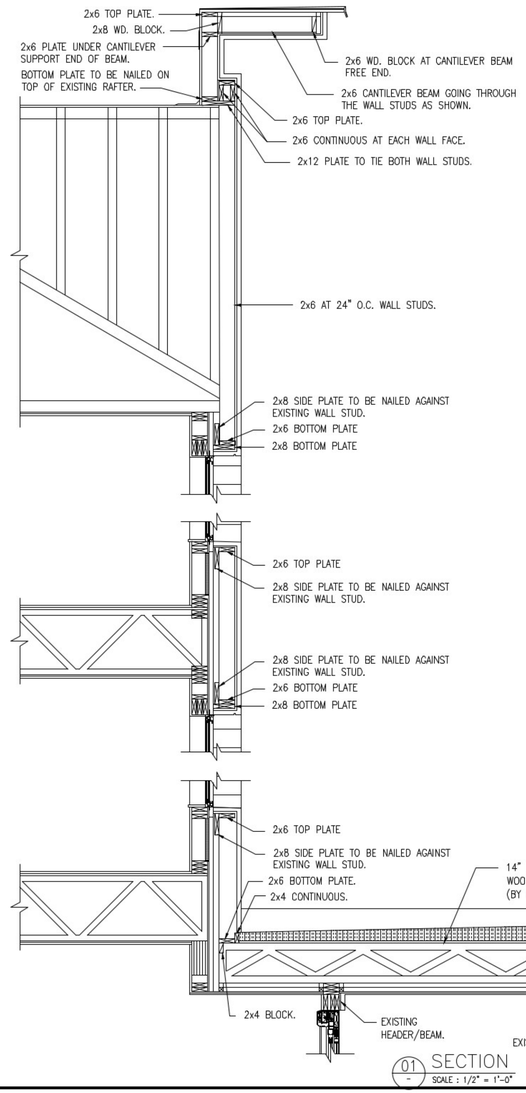
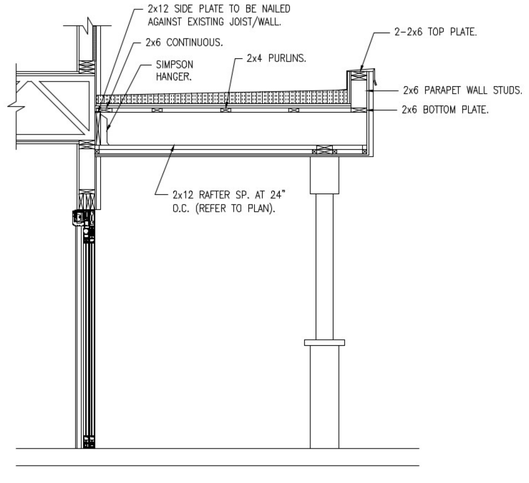




EXTERIOR WALL RENOVATION PLAN

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



STRUCTURAL WOOD FRAMING NOTES:

1. PROVIDE SOUTHERN PINE STRUCTURAL GRADE NO. 1, FOR ALL WALL STUDS FRAMING AND PLATES.
2. ALL WORKMANSHIP & MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
3. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
4. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
5. ROOF FRAMING LAYOUTS ARE PROVIDED TO ILLUSTRATE CONDITIONS OF CONSTRUCTION AND DO NOT NECESSARILY INDICATE SPECIFIC QUANTITIES OF MATERIALS OR COMPONENTS REQUIRED FOR CONSTRUCTION.
6. CONSTRUCTION BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO MAINTAIN THE BUILDING PLUMB AND TRUE. THIS BRACING SHALL REMAIN UNTIL THE SPECIFIED TEARLESS ARE TOTALLY INSTALLED.

PRE-ENGINEERED WOOD TRUSS NOTES:

1. A. WOOD TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES WHERE INDICATED ON PLANS OR DETAILS AND SHALL DESIGN THE TRUSSES WITH THE LOADS INDICATED ON THE BASIS FOR DESIGN AND SPECIFIC LOADS SHOWN ON PLAN OR DETAILS.

   B. PREFAB WOOD TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECH UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, UP OR DOWN LATERAL OVERTURNING FORCES, ETC....

   C. BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF CONCURRENT LIVE LOAD PER IBC REQUIREMENTS.

   D. WOOD TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH TEH TRUSS MANUFACTURER'S REQUIREMENTS. THIS WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED CONTRACTOR. TRUSS ERECTION BY AN INEXPERIENCED OR NONQUALIFIED CONTRACTOR CAN RESULT IN CONSTRUCTION COLLAPSE AND/OR SERIOUS INJURY AND DAMAGE.

   E. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES.

   F. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO FABRICATION.

   G. THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES NOR FOR THE INSTALLATION, ETC... OF THE TRUSSES. ALL ENGINEERING PROVIDED BY THE TRUSS MFR OR THEIR REPRESENTATIVES SHALL BE SUBMITTED FOR REVIEW AND SHALL BEAR THE SEAL OF AN APPROPRIATELY REGISTERED ENGINEER.

3. TRUSS DOCUMENTS TO INCLUDE TRUSS BLOCKING REQUIREMENT AND PROCEDURES FOR INSTALLING, SECURING, BRACING, ETC., OF ALL TRUSSES.
4. ALL TRUSS SHOP DRAWINGS MUST BE REVIEWED AND WRITTEN APPROVAL PROVIDED, BY GENERAL CONTRACTOR, PRIOR TO SUBMITTAL OF SHOP DRAWINGS TO STRUCTURAL ENGINEER.
5. SHOP DRAWINGS CAN NOT BE REVIEWED WITHOUT SEAL AND SIGNATURE OF TRUSS COMPANY ENGINEER ON ALL TRUSS ENGINEERING SHEETS.
6. ALL TRUSSES MUST BE DESIGNED FOR UPLIFT LOADS. UPLIFT VALUES @ EACH TRUSS BEARING POINT MUST BE SHOWN ON TRUSS ENGINEERING SHEET.
7. METAL GUSSET PLATE DESIGN AND MANUFACTURE SHALL BE AS APPROVED BY "THE RESEARCH COMMITTEE FOR THE ICBO". PLATES SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION. MANUFACTURER'S NAME OR TRADEMARK SHALL BE VISIBLE ON PLATES.
8. WOOD TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S REQUIREMENTS. THIS WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED CONTRACTOR. TRUSS ERECTION BY AN INEXPERIENCED OR NONQUALIFIED CONTRACTOR CAN RESULT IN CONSTRUCTION COLLAPSE AND/OR SERIOUS INJURY AND DAMAGE.

EISENHOUR Consulting L.L.C
Land Development Consulting Design
Cell: 972.841.0780
Fax: 972.232.4971
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Mesquite, Texas 75150
www.eisenhourllc.com

ENGINEER :
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P.O. BOX 17605
FORT WOTH, TEXAS 76102

OWNER/DEVELOPER:
JAY SOUN
CELL: 817.991.6034
email: jaysoun@gmail.com

Extg. LA Quinta Inn & Suites
689 I-30 FRONTAGE ROAD
ROCKWALL, TEXAS

ENGINEER SEAL



PROJECT STATUS:
FOR PERMITTING
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
—
DRAWING BY:
—
JOB ORDER :
—

REVISION DATE:
:
:
:

SHEET :
S1.0
02/14/2017

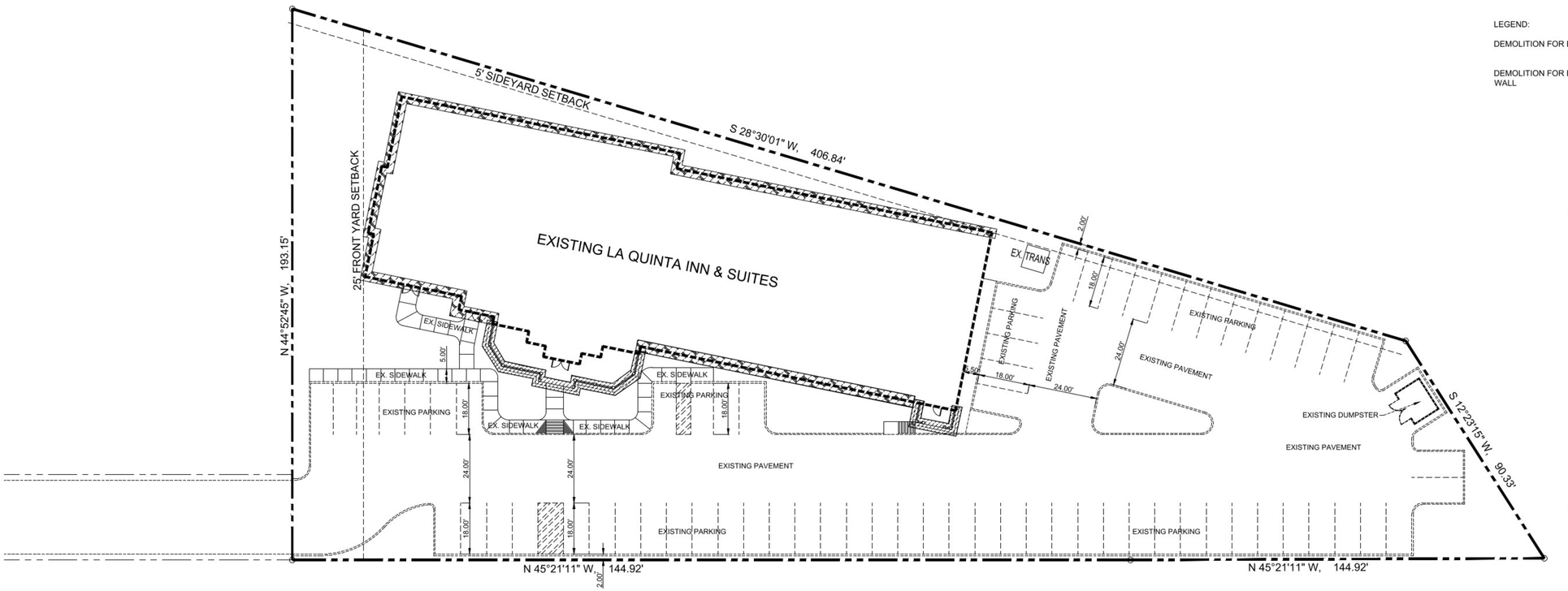
DEMOLITION NOTES:

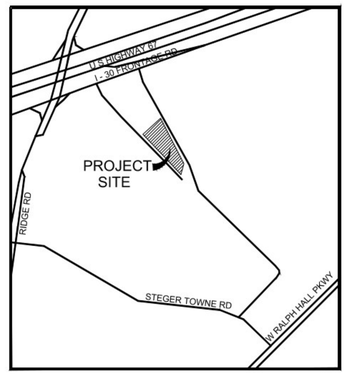
1. PROTECT EXISTING CANOPY TO REMAIN.
2. PROTECT EXTERIOR WALLS AND WINDOWS.
3. REMOVE ALL EXTERIOR AS PER REQUIRED.
4. EXISTING ROOF __ TO __: CONTRACTOR TO INSPECT, VERIFY ROOF TO EXTERIOR WALL CONDITION OF BEAMS, FLOOR JOIST AND ASSESS EXTENT OF DEMOLITION AND REPAIR.

LEGEND:

DEMOLITION FOR EXISTING CANOPY

DEMOLITION FOR EXISTING EXTERIOR WALL





VICINITY MAP SCALE : NONE

01 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 20

10 40

OWNERSHIP AND USE OF DRAWINGS

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EISENHOUR Consulting, LLC

Land Development . Building Design

1044-Morningside Court
Mesquite, TX. 75150

Cell No: 972.415.1730
Telef ax: 214.501.2697

PROJECT NAME:

ARCHITECTURAL SITE PLAN
EXISTING LA QUINTA INN & SUITES
689-I30 FRONTAGE ROAD
ROCKWALL, TEXAS

OWNER/DEVELOPER :

JAY SOUN
cell: 817.991.6034
email: jaysoun@gmail.com

ENGINEER COMPANY:

EDWARD M. FAGGETT
P.O. BOX 17605
FORT WORTH, TEXAS 76102

PROJECT STATUS:
FOR PERMITTING

PROJECT MANAGER:
-

DESIGN COORDINATOR:
-

REVISION DATE: 02/13/17

PLOT DATE: 02/13/17

DRAWING BY:
-

ENGINEER'S SIGNED/SEALED :

DATE

ON THE DATE INDICATED HEREIN. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

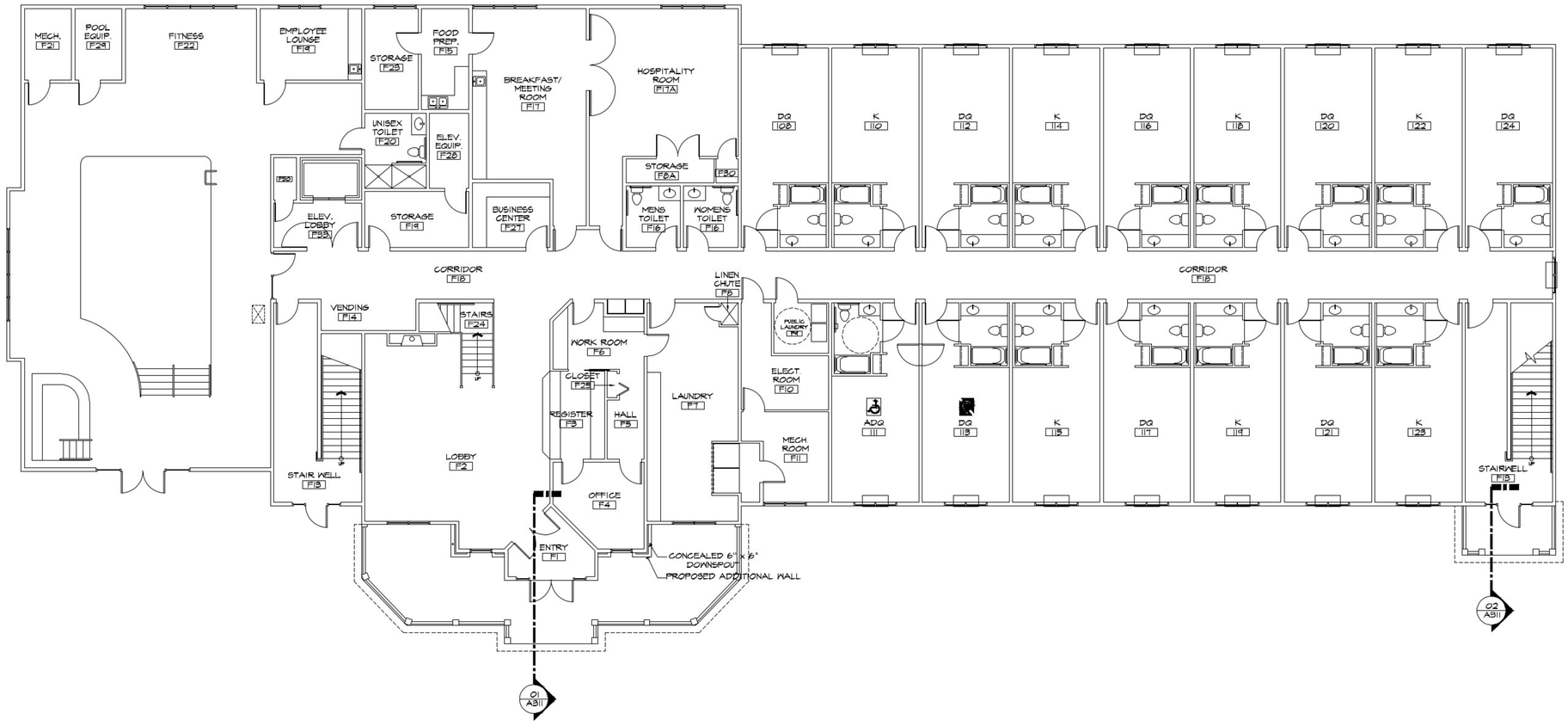
EDWARD FAGGETT 37209 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

02/13/17

SHEET:

ASP

OF:___



01 | EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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1344 Lakeside Parkway, Suite 1 Phone: 972.222.9191
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ROCKWALL, TEXAS

ENGINEER SEAL

EDWARD FAGGETT
37209
LICENSED PROFESSIONAL ENGINEER
02/14/2017

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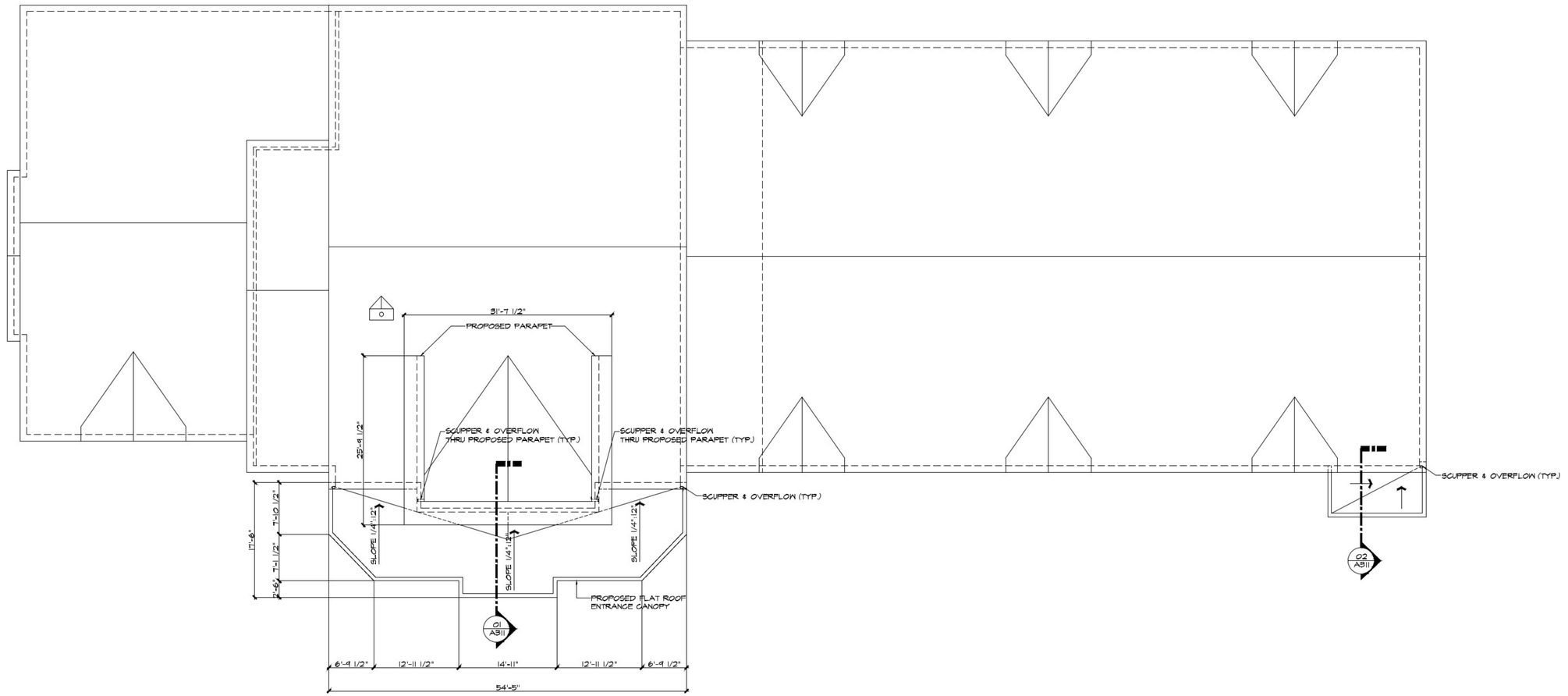
SHEET :
A210
02/14/2017



01 ROOF PLAN
SCALE: 1/8"=1'-0"

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1064 Montgomery Court
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www.jaysoun@gmail.com
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Tele: 972.352.9751

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ROCKWALL, TEXAS

ENGINEER SEAL
EDWARD FAGGETT
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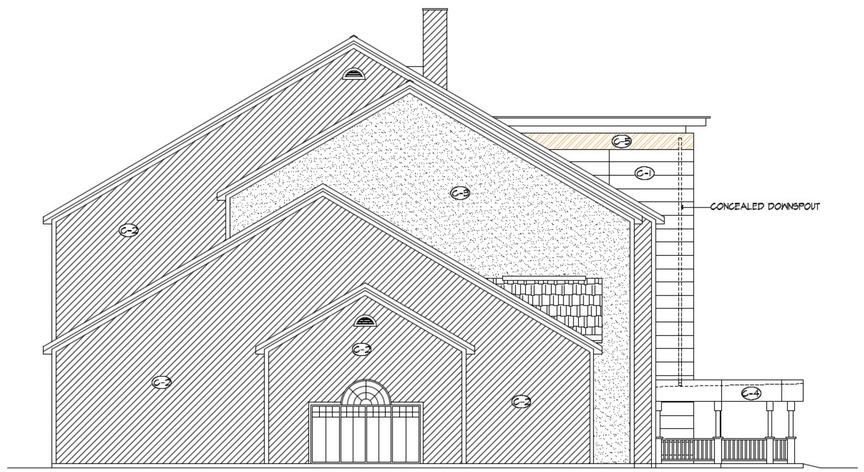
SHEET :
A220
02/14/2017



04 REAR ELEVATION
SCALE: 1/8"=1'-0"



02 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



03 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL	DESIGNATION	FRONT		REAR		RIGHT		LEFT	
		AREA SF.	PCT.	AREA SF.	PCT.	AREA SF.	PCT.	AREA SF.	PCT.
CERAMIC PANELS	C1	534 SF.	8%	-	-	171 SF.	6%	294 SF.	7%
EIFS	C2	2341 SF.	37%	2318 SF.	65%	249 SF.	8%	1764 SF.	56%
EIFS	C3	1171 SF.	19%	807 SF.	23%	2172 SF.	73%	656 SF.	21%
EIFS	C4	2147 SF.	34%	442 SF.	12%	325 SF.	11%	433 SF.	14%
ALUMINUM	C7	55 SF.	2%	-	-	43 SF.	2%	43 SF.	2%
TOTAL		6256 SF.	100%	3567 SF.	100%	2966 SF.	100%	3135 SF.	100%

COLOR SCHEDULE

- C-1 — CERAMIC PANELS
  MANUF.: NEOLITH
  COLOR: IRON CORTEN
  CONTACT: PETER HOLLAND HOLLAND MARBLE
  972.247.1621
- C-2 — EIFS (COARSE SAND TEXTURE) PAINTED
  SW-7645 - THUNDER GRAY
- C-3 — EIFS (FINE SAND TEXTURE) PAINTED
  SW-7031 - MEGA GREIGE
- C-4 — EIFS (FINE SAND TEXTURE)
  SW-7010 - DUCK WHITE
- C-5 — EIFS (FINE SAND TEXTURE)
  SW-8374 - TORCHLIGHT
- C-6 — DOOR & FRAME PAINT (AS NOTED)
  SW-7645 - THUNDER GRAY
- C-7 — ALUMINUM (TOWER PARAPET EXTENSIONS)
  PAC-CLAD - SILVER
- C-8 — ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS)
  CLEAR ANODIZED
- C-9 — ALUMINUM FLUSH PANELS (PORTE-COCHERE)
  PAC-CLAD - STONE WHITE FINISH



01 FRONT ELEVATION
SCALE: 1/8"=1'-0"

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DEVELOPER:
JAY SOUN
CELL: 817.991.6034
email: jaysoun@gmail.com

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689 I-30 FRONTAGE ROAD
ROCKWALL, TEXAS

ENGINEER SEAL

EDWARD FAGGETT
37209
LICENSED
PROFESSIONAL ENGINEER
02/14/2017

PROJECT STATUS:
FOR PERMITTING
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
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DRAWING BY:
-
JOB ORDER :
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REVISION DATE:
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SHEET :
A310
02/14/2017



2 NORTHERN ELEVATION
1/8"=1'-0"

GENERAL NOTES

1. CLASS A INTERLOCKING FIBERGLASS ASPHALT SHINGLES OVER 15# FELT WITH ROOF EDGE, STARTER STRIPS AND EXTRA FELT LAYER, IF REQUIRED. USE CERTAINTEED 40 MIL FROM ROOF EDGE TO 24" INSIDE WALL.
2. PREFINISHED METAL RIDGE VENT.
3. PREFINISHED FLASHING A MINIMUM OF 8" EACH WAY FROM VALLEY OR OTHER DIRECTION CHANGE.
4. PREFINISHED METAL 6" FASCIA/SOFFIT AND GUTTER SYSTEM. SOFFIT SHALL CONTAIN A GRILLE FREE AREA OF 8 SQUARE INCHES MINIMUM PER SQUARE FOOT OF SOFFIT MATERIAL.
5. PREFINISHED METAL DOWN SPOUT. MINIMUM SIZE SHALL BE 3"X3". CONC. SPASHBLOCK @ EACH LOCATION.
6. FYPON ELLIPTICAL SUNBURST # 863-72 S.D. 1/12.
7. GAS VENT CHIMNEY EXTENDING 2 FEET ABOVE THE HIGHEST ROOF ELEVATION WITHIN 10 FEET.
8. WHITE PLASTIC LATTICE GLUED AND NAILED TO EBONY PANEL 15 WITH METAL COVERED TRIM BOARDS ALL SIDES.
9. MIN 2" PLOYSTRENE WITH E.I.F.S. FINISHED
10. THROUGH-WALL HVAC UNIT BEHIND PLASTIC LATTICE. (SEE PLANS)
11. PAINTED ALUMINUM SLIDER OR FIXED WINDOWS WITH INSULATING GLASS. PROVIDE 18" WIDE SHUTTERS (FYPON #053) ON EACH SIDE OR 2x6 TRIM WRAPPED WITH PREFINISHED PREFINISHED METAL AS INDICATED
12. PAINTED WOOD DOORS WITH SAFETY GLASS AND TRUE DIVIDED LIGHTS.
13. ANODIZED ALUMINUM DOOR AND FRAME WITH INSULATING GLASS W/INSIDE GLASS MUNTING. (AND SIDELIGHTS WHERE INDICATED.)
14. MECH. GRILLES. COORDINATE LOCATION & SIZE W/ MECH. CONTR. TO PROVIDE RECTANGULAR PATTERN. PAINT TO MATCH SIDING.
15. 24"x48" ROUND TOP EXTRUDED DECORATIVE LOUVER. (FYPON #660 CT-24).
16. WHITE ALUMINUM OR PVC PORCH RAIL SYSTEM. (SEE DETAILS)



COUNRTY INN & SUITES
ROCKWALL, TEXAS

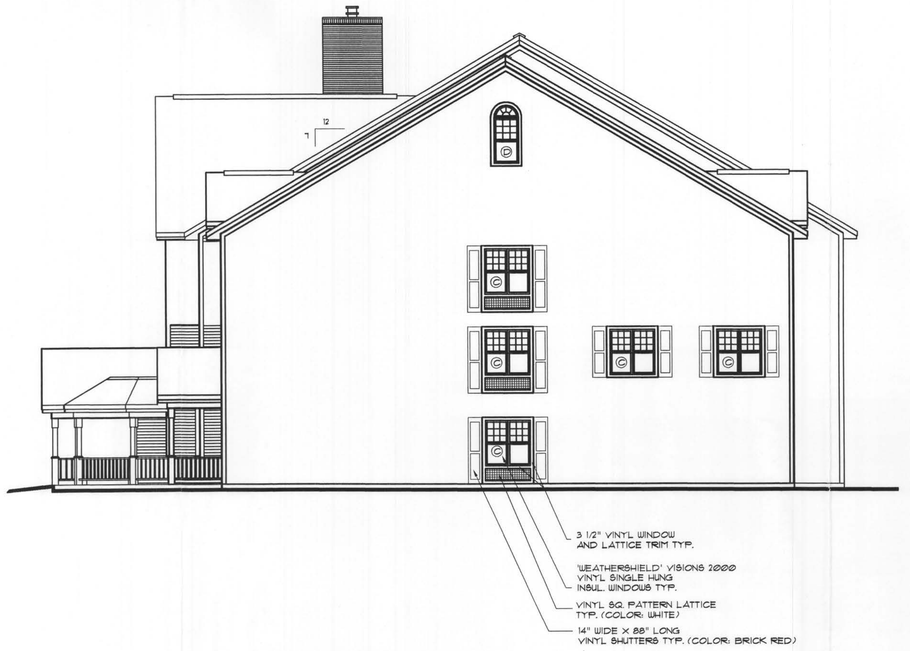
REGISTERED ARCHITECT
ART WILLIAMS JR
1786
STATE OF TEXAS
5-5-98

ART WILLIAMS JR
ARCHITECT
14180 DALLAS PARKWAY, SUITE 520 DALLAS, TEXAS 75240

ELEVATIONS

JOB: 803
DRAWN: RKS
DATE: 5-5-98
REVISIONS:

SHEET NO.
A3.01
OF:



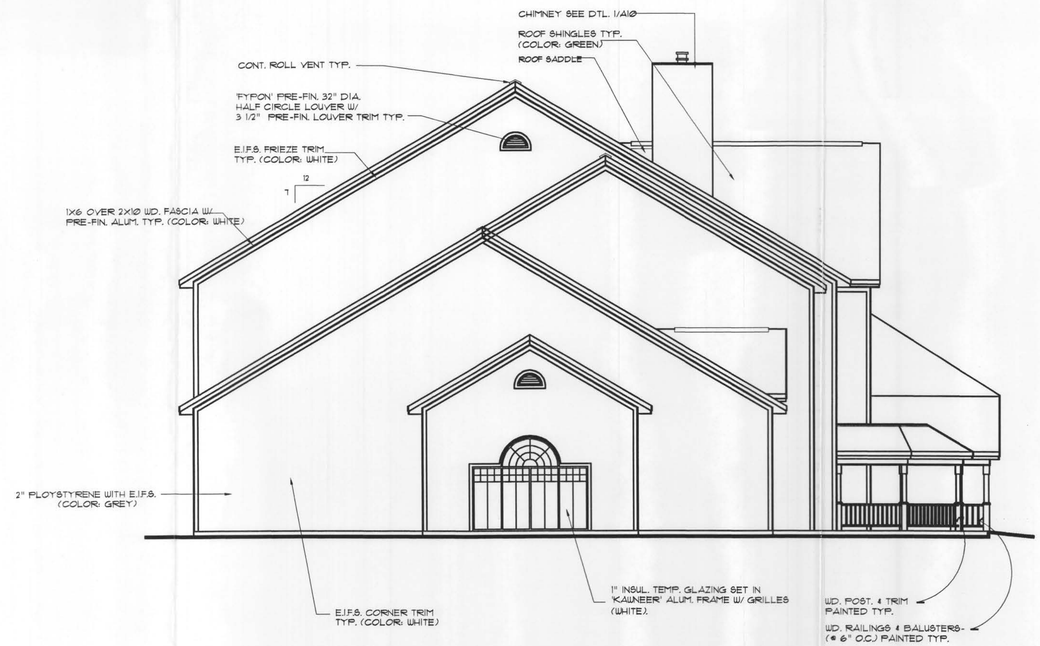
1 EAST ELEVATION
1/8"=1'-0"

WINDOW SCHEDULE

SYMBOL	MANUFACTURER	SERIES NO. MODEL NO.	DESCRIPTION	ROUGH OPENING
A	WEATHERSHIELD	VISIONS 2000 21 - 3660	VINYL SINGLE-HUNG WINDOW	71 9/16" X 60"
B	WEATHERSHIELD	VISIONS 2000 31 - 3660	VINYL SINGLE-HUNG WINDOW	107 1/8" X 60"
C	WEATHERSHIELD	VISIONS 2000 21 - 3060	VINYL SINGLE-HUNG WINDOW	59 3/16" X 60"
D	WEATHERSHIELD	VISIONS 2000 SH1136 1/2 CIRCLE OVER 11 - 3660	VINYL SINGLE-HUNG WINDOW W/ CIRCLE TOP TRANSOM	36" X 60"
E	WEATHERSHIELD	VISIONS 2000 11 - 3660	VINYL SINGLE-HUNG WINDOW	36" X 60"

NOTES:

1. SEE ELEVATIONS FOR GRILLE DESIGN.
2. PROVIDE LIMITERS TO A MAXIMUM OF 10" FOR EACH OPERABLE WINDOW SASH.



2 WEST ELEVATION
1/8"=1'-0"

COUNRTY INN & SUITES
ROCKWALL, TEXAS

REGISTERED ARCHITECT ART WILLIAMS 1786 STATE OF TEXAS
5-5-98

ART WILLIAMS JR
ARCHITECT
14180 DALLAS PARKWAY, SUITE 520 DALLAS, TEXAS 75240

SIDE ELEVATIONS

JOB: 803
DRAWN: RKS
DATE: 5-5-98
REVISIONS:

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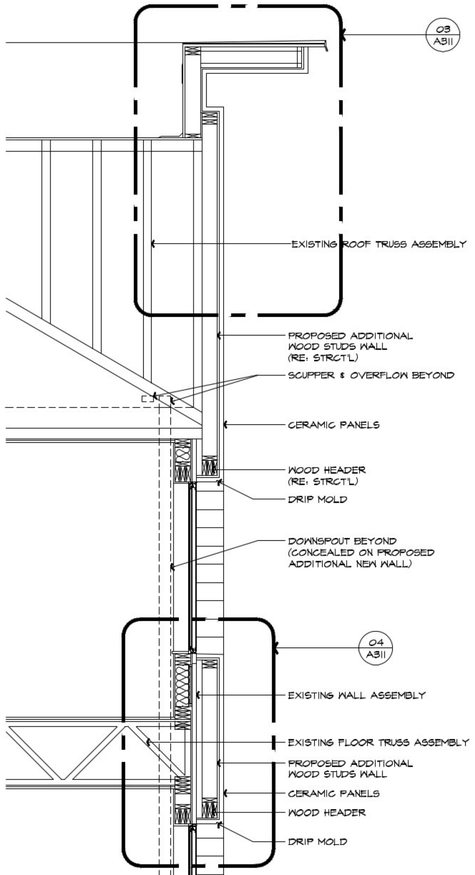
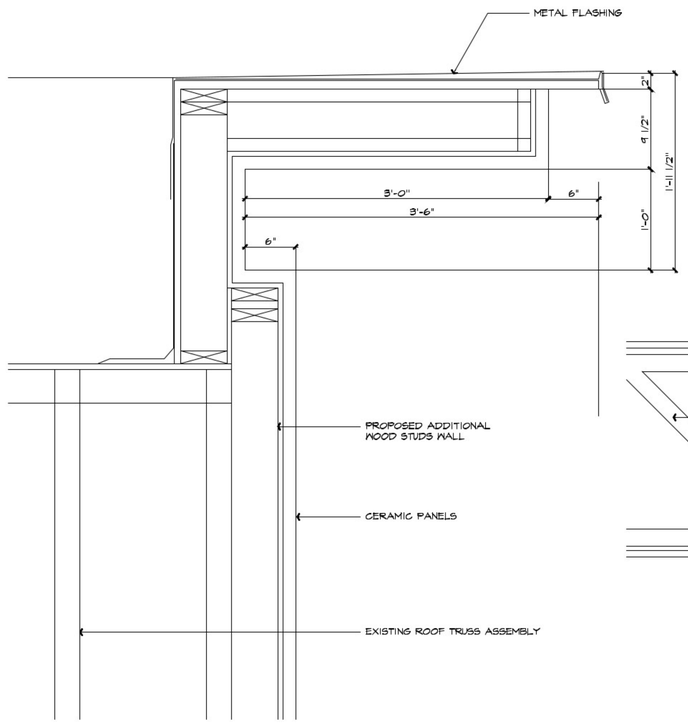
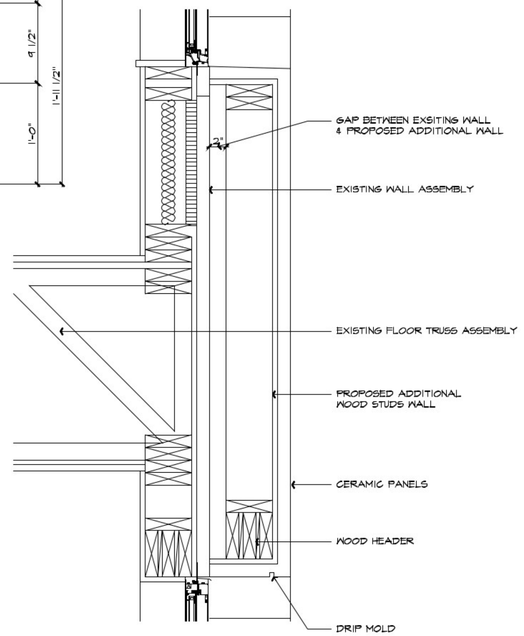
A3.02
OF:

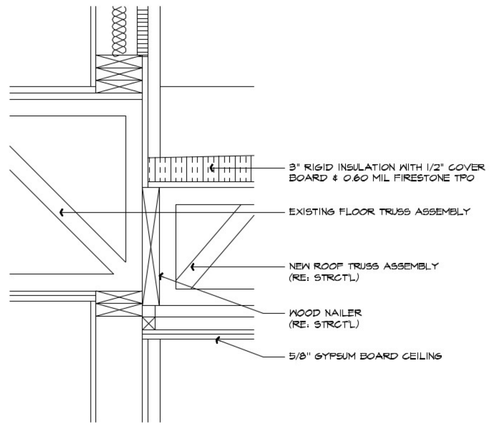


03 SPOT DETAIL
SCALE: 1 1/2"=1'-0"





04 SPOT DETAIL
SCALE: 1 1/2"=1'-0"



05 SPOT DETAIL
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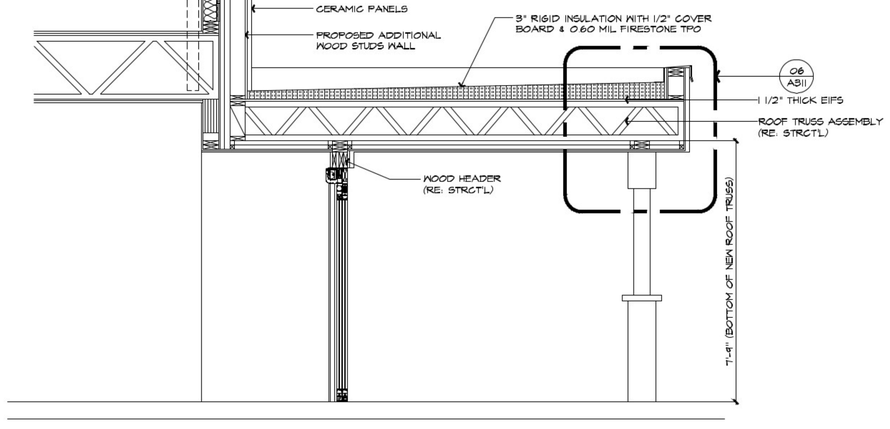
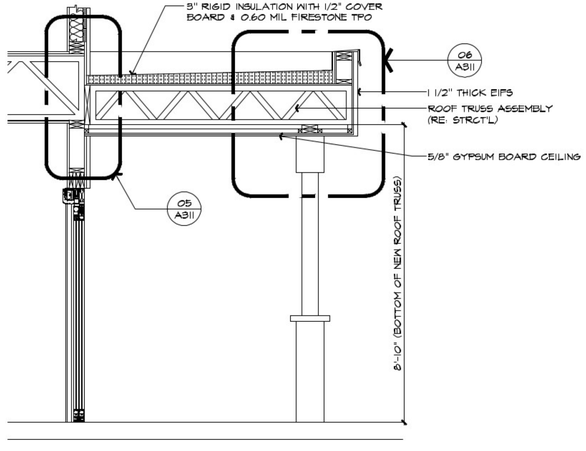
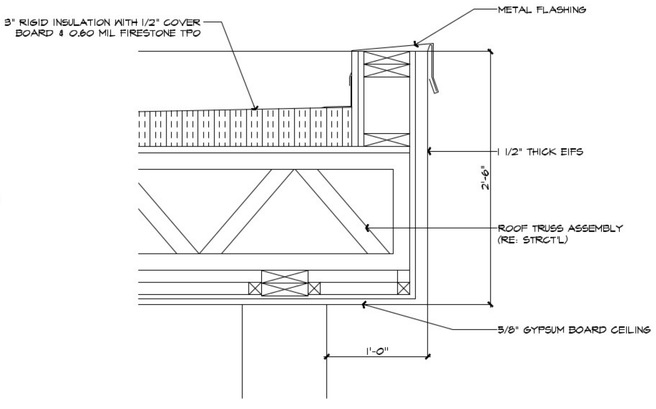


01 WALL SECTION
SCALE: 1/2"=1'-0"



02 WALL SECTION
SCALE: 1/2"=1'-0"



06 SPOT DETAIL
SCALE: 1 1/2"=1'-0"

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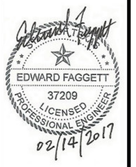

PROJECT STATUS:
FOR PERMITTING
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
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DRAWING BY:
-
JOB ORDER :
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REVISION DATE:
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SHEET :
A311
02/14/2017

City of Rockwall

Project Plan Review History

Project Number	SP2017-009	**Owner**	CHARTER, COMMUNICATIONS VI LLC	**Applied**	2/17/2017	LM
Project Name	855 Whitmore Drive	**Applicant**	RAY CRUMBY DESIGN GROUP	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	2/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
WHITMORE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
WHITMORE MANUFACTURING ADDITION	2	B	2	4470-000B-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	See Comments
(2/22/2017 4:18 PM AW) Need to look at TAS Access. Don't think it meets requirements over a curb, grass area, and parking space. Check with the building department Need to show existing and proposed water and sewer							
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	see comments
(2/22/2017 3:26 PM AA) Revised Fire Lane Notes to indicate compliance with the 2015 IFC. Revised Note #4 under Paving Notes to indicate proper fire lane strength requirements per the 2015 IFC.							
GIS	Lance Singleton	2/17/2017	2/24/2017				
PLANNING	Korey Brooks	2/17/2017	2/24/2017	2/24/2017	7	COMMENTS	Comments

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

(2/24/2017 1:31 PM KB)
SP2017-009 855 Whitmore Drive Please address the following comments (M= Mandatory Comments; I = Informational Comments).

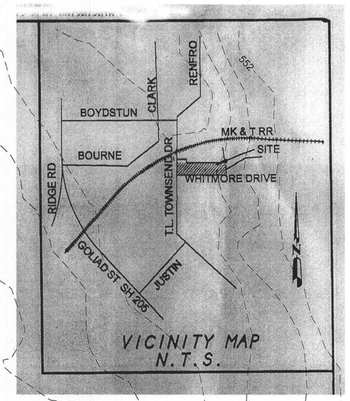
I.1 This is a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2017-009) in the lower right hand corner of all pages on future submittals.
M.4 This site plan will require variances to vertical and horizontal articulation.
M.5 Please provide the percentage of each materials on building materials. Once we have percentages we will know whether or not a variance for building materials will be needed.
M.6 Symbols are difficult to see on the Landscape Plan.
M.7 Please provide all four building elevations, drawn by an architect, and please provide the height of the building.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 7, 2017.
M.9 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting for this case is March 14, 2017. The City Council Meeting for this site plan is March 20, 2017.
I.10 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

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

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



0.75 ACRES
ALONZO A. GARRETT
VOL. 40, PG. 429

FOUND
S85° 30' 56"E
154.41'
IRF
N4° 36' 35"E
88.12'
DETENTION & DRAINAGE EASEMENT
86.68'
S4° 39' 50"W
CITY MONUMENT
N7024552.27
E2596514.76
Z= 559.76
FOUND
IRF
S85° 34' 53"E
73.63'
IRF
S85° 34' 53"E
265.57'
IRF
CITY MONUMENT
N7024508.27
E2597111.24
Z= 552.89

TOWNSEND DRIVE
60.0' R.O.W. PER PLAT

N4° 25' 56"E
166.71'
N4° 08' 22"E
166.20'
40.57
39.79
1.00
20.0' DRAINAGE EASEWMENT
SURFCE GRADE LOT 10 AREA TOWARDS PLATTED DETENTION & DRAINAGE EASEMENT
100 YEAR FLOOD PLAIN ELEV.= 551.33
S4° 00' 00"E
81.46'

LOT 9
1.19 ACRES
51718 SF

1HR. FIREWALL 40.00
110.00
4,400 SQ.FT.
1/300 parking= 15 SPACES REQD.
17 SPACES PROVIDED
2 HANDICAP
5.00
110.00
VARIABLE PLANTER
WALK
WALK
20.00
S85°27'16E
9.00
178.45
84.51
79.26
10.00
LOT 11
0.96 ACRES
41943 SF
DETENTION & DRAINAGE EASEWMENT
Q= CIA (DETENTION)
Q= 0.90 x 9.29 x 2.60
Q= 21.74 cfs (ACTUAL)
ZONE A
ZONE X
S15° 00' 00"E
51.88'

15'x15' SANITARY SEWER EASEMENT
10.0 LANDSCAPE SETBACK
7.5 ELECTRIC EASEMENT
44.50'R
L=69.90
20.50'R
L=32.20
24.0' FIRELANE PUBLIC ACCESS DRAINAGE & UTILITY EASEMENT
TAS ACCESS TO STREET
N88°27'15"W 178.45
LOT 10
0.45 ACRES
19715 SF
20.00
20.50'R
L=33.13'
44.50'R
L=71.91
6" CONCRETE CURB
(TYPICAL)
OPEN DRAINAGE CHANNEL TO DRAINAGE EASEMENT IN REAr
BOTTOM QWIDTH= 5.00
HEIGHTH=0.5
SLOPE= 0.50%
ROUGHNESS COEF= 0.110
LENGTH= 100.0'
Q= 5.85 cfs, V= 0.371 fps
Q= CIA (OPEN CHANNEL)
Q= 0.90 x 9.29 x 0.45
Q= 3.76 cfs (ACTUAL)

IRF
169.69'
N85° 35' 16"W
20.0'x20..0' SIGHT TRIANGLE
(TYPICAL)
24"CW
10.50
D=2.8669
L=48.536, R=970.000
20'R
24.00
IRF
IRF
120.95'
N88° 27' 16"W
49.99
20'R
IRF
8.48
IRF
286.28'
N88° 27' 16"W
3.00
IRF
D=12.8823
L=141.608, R=629.820
24"CW
FH
345.0' TO APPROACH
200.0' TO INTERSECTION
8"SS
8" SS

WHITMORE DRIVE
60.0' R.O.W. PER PLAT
CAB. A SLIDE 325

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	SIGN
PP	UTILITY POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
SanMH	MANHOLE (SAN)
StormMH	MANHOLE (STORM)
	IRRIGATION VALVE
	IRRIGATION HEAD
WM	WATER METER
IM	IRRIGATION METER
GT	GREASE TRAP
V	VERIZON
SBC	SOUTHWESTERN BELL
	HANDICAP STALL
IRF	IRON ROD FOUND
CRF	CAPPED ROD FOUND
PKF	PK NAIL FOUND
IRS	IRON ROD SET
CRS	CAPPED ROD SET
PKS	PK NAIL SET
ROW	RIGHT-OF-WAY

PAVING NOTES:
1. ALL CONCRETE SHALL BE CLASS "C" CONCRETE AND SHALL HAVE A 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PLACED WHEN TEMPERATURE IS 35°F RISING, IF THE TEMPERATURE IS 40°F AND FALLING THEN PLACEMENT SHALL BE STOPPED. NO FLY-ASH SHALL BE ALLOWED UNLESS EXCESSIVE HEAT CONDITIONS IN THE CONCRETE MIX..
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY STREET PATCHES INSTALLED ON PUBLIC STREETS WITH PERMANENT REPAIRS WITHIN 21 CALENDAR DAYS OF OPEN CUTTING THE STREET, OR AS DIRECTED BY THE ASSISTANT PUBLIC WORKS DIRECTOR.
3. TRAFFIC LANE MARKINGS SHALL BE INSTALLED WITH APPROVED MARKINGS AS PER THE CITY STANDARDS.
4. PAVEMENT SHALL ACCOMMODATE A MINIMUM OF 65,000 POUNDS AS PER THE FIRE MARSHALL

FIRELANE NOTES
PAVING FOR FIRELANE TO BE 6" 3600 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W. OVER 6" LIME OR CONCRETE TREATED SUB-BASE

FIRELANE SHALL WITHSTAND 75,000 POUNDS PER THE 2006 IFC

SIDEWALK AND/OR PORCH NOTES
SIDEWALKS TO BE 4" 3000 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W & #3 GREASED CAP DOWELS

PARKING AREA NOTES
PARKING AREA PAVING TO BE 6" 3600 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W. OVER 95% COMPACTED BASE

FLOOD NOTE:
This property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 48439C0365 K, which bears an effective date of 09/25/09. AS PER FEMA MAPS-FLOOD PLAIN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

RAY CRUMBY DESIGN GROUP

STATE OF TEXAS
WILLIAM P. PRICE
22593
REGISTERED PROFESSIONAL ENGINEER
2017

RECEIVED
FEB 20 2017
2017-009

FILE COPY

PLAT...FILE: 2006161-RP
CITY CASE No.: SP2017-009
LAND USE: COMMERCIAL - OFFICE
TAS REG NO. B6818744

SITE PLAN

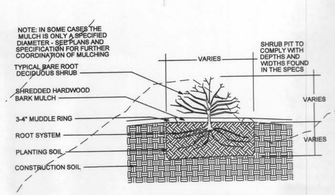
LOMA LINDA INTERIORS
855 WHITMORDE DRIVE , LOT 10, BLOCK A
ROCKWALL, TEXAS -ROCKWALL COUNTY

RAY CRUMBY DESIGN GROUP Tx: INTERIORDESIGNER Tx: LANDSCAPE IRRIGATOR
P.O. BOX 815 972-524-5198 ph 972-524-2253 fax
TERRELL, TEXAS 75160 raycrumbydesigngroup@cebridge.net

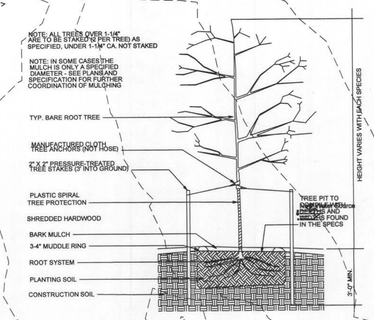
ENGINEER/SURVEYOR OF RECORD
ENSURCON dba, WILLIAM P. PRICE, P.E., R.P.L.S.
SURVEYING FIRM No. 100173320 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE M 214-704-1565
Clifton, Texas 76634

SCALE: 1"= 30'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. C-03 of C-08
Drawn By: Ray Crumby	©2017

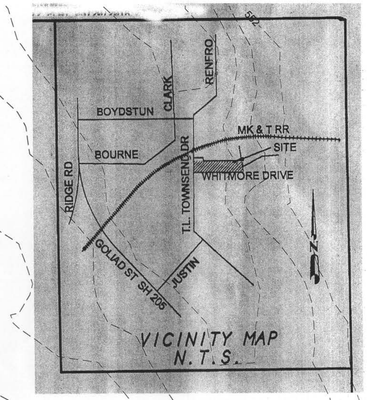
C:\Users\Ray\Desktop\Loma Linda Rockwall Civil 2017.dwg, 2/16/2017 5:17:17 PM, Xerox 6204 Wide Format with FreeFlow Acces



BARE ROOT PLANTING DETAIL



BARE ROOT DECIDUOUS TREE PLANTING DETAIL



GPS MONUMENT No. AR55

ALUMINUM CAP ON ROD WITH ACCESS COVER STAMPED "AR55" LOCATED IN THE CENTER MEDIAN OF SOUTHEAST PARKWAY, 650' EAST OF NEW YORK AVENUE.

AS PER CITY OF ARLINGTON NETWORK CONTROL DATA

CONTROL MONUMENT:
N 6,919,187.09, E 2,407,701.21, ELEV.= 580.48

GPS MONUMENT No. AR92

CITY OF ARLINGTON MARKER IN CONCRETE LOCATED IN AN INLET IN THE SOUTHEAST QUADRANT OF SOUTHEAST PARKWAY AND TERRACE GLEN DRIVE. THE MONUMENT IS 100' EAST OF THE CENTERLINE OF TERRACE GLEN DRIVE.

AS PER CITY OF ARLINGTON NETWORK CONTROL DATA

CONTROL MONUMENT:
N 6,919,129.70, E 2,404,180.77, ELEV.= 600.09

BENCH MARK / VERTICAL CONTROL No. 91-42-1

NORTH SIDE OF MANSFIELD WEBB ROAD @ 1522 MANSFIELD WEBB ROAD 455' ± WEST OF GRINDSTONE COURT (MAPSCO 111-M)

AS PER CITY OF ARLINGTON SURVEY DEPARTMENT

ELEV= 589.490 (METERS-179.677)
READ ON GROUND:
N 6,934,050.180, E 2,457,805.655, ELEV.= 589.490

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SIGN
PP	UTILITY POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
SanMH	MANHOLE (SAN)
StormMH	MANHOLE (STORM)
	IRRIGATION VALVE
	IRRIGATION HEAD
WM	WATER METER
M	IRRIGATION METER
GT	GREASE TRAP
V	VERIZON
SBC	SOUTHWESTERN BELL
	HANDICAP STALL
IRF	IRON ROD FOUND
CRF	CAPPED ROD FOUND
PKF	PK NAIL FOUND
IRS	IRON ROD SET
CRS	CAPPED ROD SET
PKS	PK NAIL SET
ROW	RIGHT-OF-WAY

0.75 ACRES
ALONZO0 A. GARRETT
VOL. 40, PG. 429

TOWNSEND DRIVE
60.0' R.O.W. PER PLAT

FOUND
S85° 30' 56"E
154.41'
IRF
N4° 36' 35"E
88.12'
DETENTION & DRAINAGE EASEMENT
86.68'
S4° 39' 50"W
CITY MONUMENT
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Z= 559.76
FOUND
IRF
S85° 34' 53"E
73.63'
IRF
S85° 34' 53"E
IRF
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265.57'
20.0' DRAINAGE EASEWMENT
CITY MONUMENT
N7024508.27
E2597111.24
Z= 552.89
IRF
N4° 25' 56"E
166.71'
N4° 08' 22"E
166.20'
1.00
LOT 9
1.19 ACRES
51718 SF
40.00
1HR. FIREWALL
110.00
4,400 SQ.FT.
1/300 parking= 15 SPACES REQD.
17 SPACES PROVIDED
2 HANDICAP
110.00
40.00
1HR. FIREWALL
VARIABLE PLANTER
WALK
WALK
LOT 11
0.96 ACRES
41943 SF
100 YEAR FLOOD PLAIN ELEV.= 551.33
DETENTION & DRAINAGE EASEWEMENT
81.46
S4° 00' 00"E
ZONE A
ZONE X
IRF
51.88'
S15° 00' 00"E
IRF
15'x15' SANITARY SEWER EASEMENT
FRONTAGE LANDSCAPE @ 50.0' O.C. (MAX)
10.0 LANDSCAPE SETBACK
7.5 ELECTRIC EASEMENT
24.0' FIRELANE PUBLIC ACCESS DRAINAGE & UTILITY EASEMENT
TAS ACCESS TO STREET
LOT 10
0.45 ACRES
19715 SF
LO
CP
SRO
IRF
169.69'
N85° 35' 16"W
20.0'x20..0' SIGHT TRIANGLE (TYPICAL)
24"CW
D=2.8669
L=48.536, R=970.000
IRF
IRF
CP
SRO
LO
CP
420.95'
N88° 27' 16"W
49.99
24.00
IRF
286.28'
N88° 27' 16"W
D=12.8823
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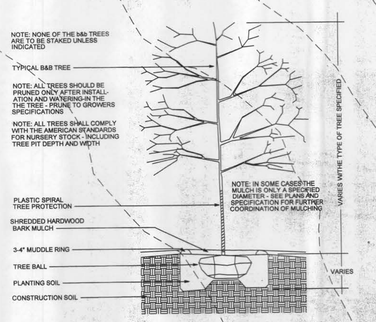
IRF
20'R
FH
345.0' TO APPROACH
200.0' TO INTERSECTION
24"CW
8"SS
8" SS
WHITMORE DRIVE
60.0' R.O.W. PER PLAT
CAB. A SLIDE 325
32-DBH & 32-N MIX ALONG FRONT @24"O.C. TYP

Landscape Requirements Notes

1. For all parcels with less than 250 linear feet of frontage adjacent to a dedicated public right-of-way, at least 10 percent of the street yard shall be permanent landscape area
2. Street Frontage to be provided with trees at 50.0 Linear Feet (Maximum) spacing. A minimum 10.0 foot landscape buffer (interior parkway) adjacent to the public right-of-way of any thoroughfare as designated on the approved Thoroughfare Plan of the City of Rockwall is required
3. Shrubs to be planted at 24 O.. (Maximum).
4. There shall be a landscaped area with at least one tree within sixty feet of every parking space. There shall be a minimum of one tree planted in the parking area for every ten parking spaces within parking lots with more than twenty spaces
5. At least seventy-five percent of the frontage of parking areas, adjacent to a public right-of-way, within the street yard, shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet of a low masonry wall or earthen berm of equal height
6. All required Landscaped Areas shall be completely covered with living plant material
7. Overstory Trees shall be a minimum of three inches in caliper (measured six inches above ground) and seven feet in height at time of planting
8. Vegetation & Irrigation will meet requirements of UDC

NEW LANDSCAPE LEGEND

MARK	COMMON NAME & DESCRIPTION	QUANTITY
BNC	BONSMARD RED OAK - QUERCUS BONSMARDII - 3" STANDARD	2 (5")
LIVE OAK	LIVE OAK - QUERCUS VIRGINIANA - 3" STANDARD	4 (8")
RAPHIOLEPIS	RAPHIOLEPIS INDICA 'CHISHIMA' - 5 GALLON	4 (8")
DWARF BURFORD HOLLY	DWARF BURFORD HOLLY - ILEX CORNUTA 'BURFORDII NANA'	50
NANDINA	NANDINA DOMESTICA 'LEO' VONTROBA NANA	50
ABELIA	ABELIA GRANDIFLORA - 'RADICHELDSPERIUM' ABATICUM	



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FLOOD NOTE:
This property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 48439C0365 K, which bears an effective date of 09/25/09. AS PER FEMA MAPS-FLOOD PLAIN

RAY CRUMBY DESIGN GROUP

STATE OF TEXAS
RAY CRUMBY
12371
REGISTERED LANDSCAPE ARCHITECT
2/14/2017

LANDSCAPE PLAN

LOMA LINDA INTERIORS
855 WHITMORDE DRIVE , LOT 10, BLOCK A
ROCKWALL, TEXAS -ROCKWALL COUNTY

RAY CRUMBY DESIGN GROUP Tx: INTERIORDESIGNER Tx: LANDSCAPE IRRIGATOR
P.O. BOX 815 972-524-5198 ph 972-524-2253 fax
TERRELL, TEXAS 75160 raycrumbydesigngroup@cebridge.net

ENGINEER/SURVEYOR OF RECORD
ENSURCON dba: WILLIAM P. PRICE, P.E., R.P.L.S.
SURVEYING FIRM No. 10017320 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE M 214-704-1565
Clifton, Texas 76634

SCALE: 1"= 30'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. LS-01 of LS-04
Drawn By: Ray Crumby	©2017

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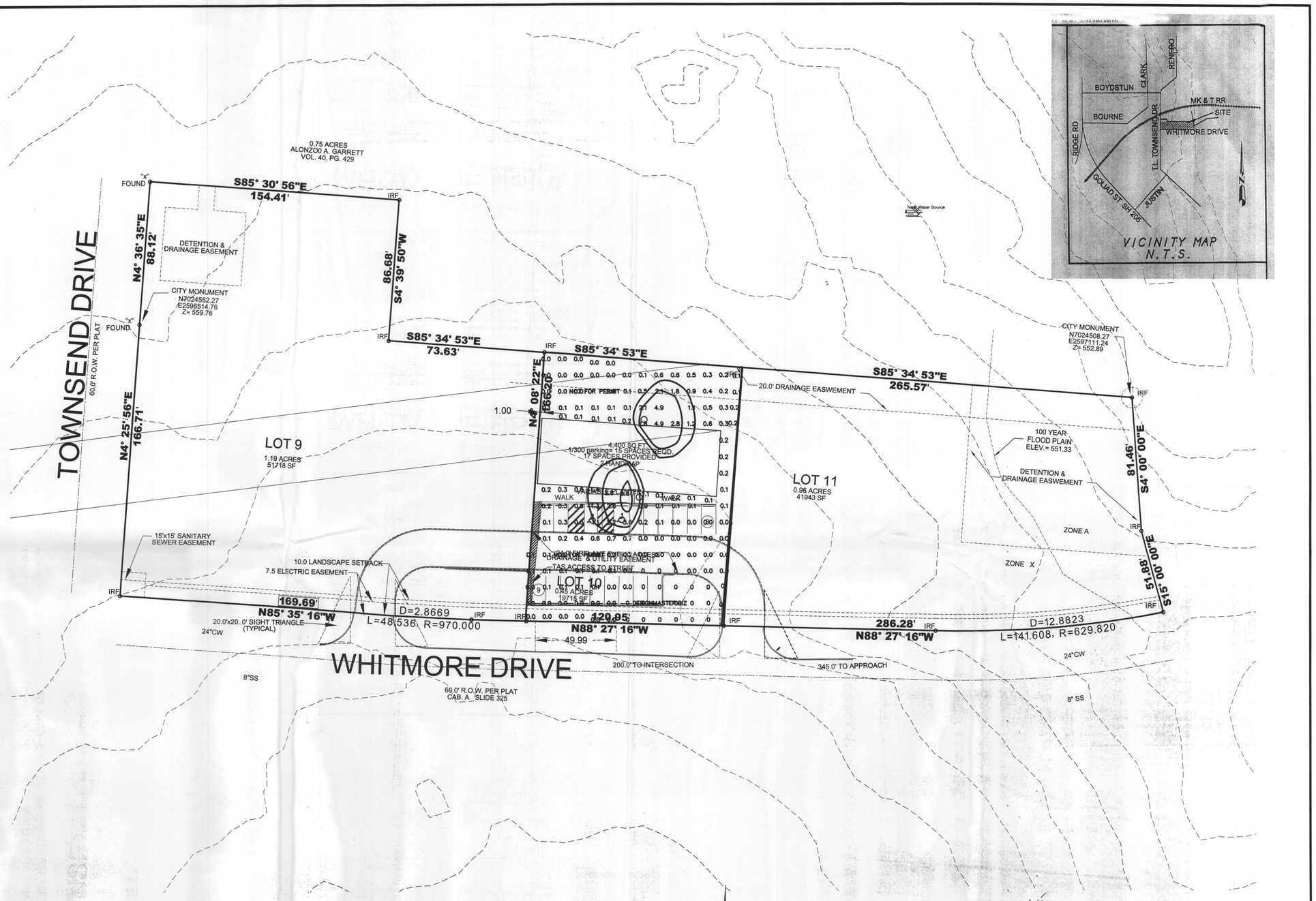

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SIGN
PP	UTILITY POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
SanMH	MANHOLE (SAN)
StormMH	MANHOLE (STORM)
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	IRRIGATION HEAD
WM	WATER METER
	IRRIGATION METER
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CRS	CAPPED ROD SET
PKS	PK NAIL SET
ROW	RIGHT-OF-WAY

FLOOD NOTE:
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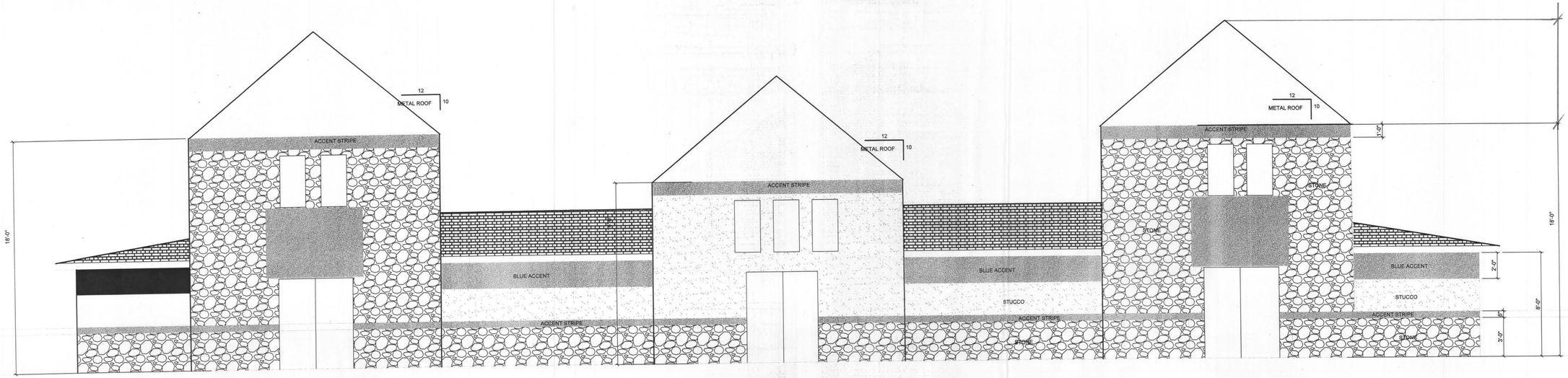
PHOTOMETRIC PLAN

LOMA LINDA INTERIORS
855 WHITMORDE DRIVE , LOT 10, BLOCK A
ROCKWALL, TEXAS -ROCKWALL COUNTY

RAY CRUMBY DESIGN GROUP Tx. INTERIORDESIGNER Tx. LANDSCAPE IRRIGATOR
P.O. BOX 815 972-524-5198 ph 972-524-2253 fax
TERRELL, TEXAS 75160 raycrumbydesigngroup@cebridge.net

ENGINEER/SURVEYOR OF RECORD
ENSURCON dba, WILLIAM P. PRICE, P.E., R.P.L.S.
SURVEYING FIRM No. 100173320 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE M 214-704-1565
Clifton, Texas 76634

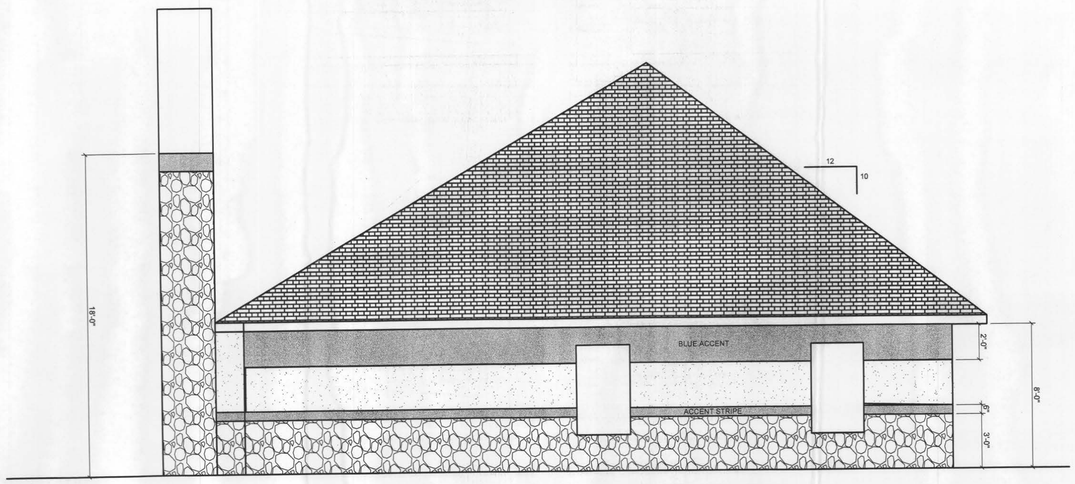
SCALE: 1"= 30'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. C-01 of C-13
Drawn By: Ray Crumby	©2017



SOUTH ELEVATION

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

Materials?
Renderings?



EAST ELEVATION...WEST SIMILAR

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

WEST ELEVATION

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

EXTERIOR ELEVATIONS

LOMA LINDA INTERIORS
855 WITMORE DRIVE
ROCKWALL, TEXAS - ROC KWALL COUNTY

RAY CRUMBY DESIGN GROUP
602 N. Park Avenue
TERRELL, TEXAS 75160
Tx. INTERIORDESIGNER
Tx. LANDSCAPE IRRIGATOR
972-524-5198 ph 972-524-2253 fax
rcdesigns50@gmail.com

ENGINEER/SURVEYOR OF RECORD
ENSURCON
SURVEYING FIRM No. 100173320
210 SOUTH AVENUE M
dba, WILLIAM P. PRICE, P.E., R.P.L.S.
ENGINEERING FIRM No. 5493
Clifton, Texas 76634
214-704-1565

SCALE: 1/4"= 1'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No.
Drawn By: Ray Crumby	

©2017

City of Rockwall

Project Plan Review History

				Applied	2/20/2017	LM
Project Number	SP2017-010	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Approved**		
Project Name	Dirkse CPA Office Addition	**Applicant**	RICK DIRKSE	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	2/20/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
301 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL ORIGINAL TOWN	PT 3 & 4, ALL 5 & 6	B	PT 3 & 4,	4820-000B-0003-A0-0R	

Type of Review / Notes	**Contact**	**Sent**	**Due**	**Received**	**Elapsed**	**Status**	**Remarks**
BUILDING	John Shannon	2/20/2017	2/27/2017	2/23/2017	3	APPROVED	
ENGINEERING	Amy Williams	2/20/2017	2/27/2017				See Comments
(2/22/2017 1:58 PM AW) Detention is required and needs to be shown in an approximate location or note added to site plan. Parking adjacent to the building to be 20' long measured to face of the curb							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017	2/22/2017	2	COMMENTS	see comment
(2/22/2017 3:23 PM AA) Approved automatic fire sprinkler systems shall be installed in all new buildings with a fire flow calculation area of 5,000 square feet or greater. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building. This plan shows a second floor area that would be included in the total square footage for determining the fire sprinkler requirement, unless this area was treated as attic storage only. Confirm how second floor area is being utilized and constructed.							
GIS	Lance Singleton	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	
(2/22/2017 8:50 AM LS) Use the existing 301 N Goliad St, Rockwall, TX 75087 as the mailing address.							
PLANNING	David Gonzales	2/20/2017	2/27/2017	2/23/2017	3	COMMENTS	See comments

Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [SH-205], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 02.23.2017

All staff comments are to be addressed and resubmitted by Tuesday, March 6, 2017. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. The Downtown (DT) Zoning District requries a Downtown Development Plan consistent with the Regulating Plan be approved prior to issuance of a building permit [per the UDC (Ord. 04-38), Article V, Sec. 4.8 Downtown District]. Elements of this requirement include the approval of this Site Plan.
2. The proposed building location requires a minimum 2-story building (feature building). Feature buildings shall be designed with features such as accentuated entry and unique building articulation.
3. Adherence to Engineering and Fire Department standards shall be required.
4. Label all revised Site Plan documents with "Case No. SP2017-010" at the lower right corner of concept plan.
5. No outside storage permitted.
6. Provide the requried right-of-way dedication along Interurban Street. Interurban is a 50-ft right-of-way and should be calculated at 25-ft from center line.

The following plans are considered NOT ACCEPTED WITH THIS SUBMITTAL and should be removed from future submittals. (These plans shoub be submitted with the civil engineering stage of the process)
1. Grading and Drainage Plan.
2. Engineer's Boundary, Topo, Trees, & Utilities.
3. Floor Plan (submit during building permit process).

THE FOLLOWING PLANS ARE REQUIRED WITH THIS SUBMITTAL:
1. Treescape Plan
2. Photometric Plan - If you are installing lighting pole standards. (please provide cut sheets for all exterior lighting fixtures).
3. Streetscape Plan - outdoor furnishings, trash recepticles, lighting, etc.
4. Materials Samples Board (for ARB Review)

Please address the following Planning Comments regarding the Downtown Development Plan as submitted:

WAIVERS OF DESIGN STANDARDS REQUIRED PER SUBMITTAL:
Major Waivers:
1. Parking Requirements for Bicycle Parking [this waiver may be requested if not installing the required 2 bicycleprking racks].

Minor Waviers:
1. Establishment of build-to line - based on set back along Interurban Street.
2. Encroachment into the build-to line - based on 15-ft set-back along N. Goliad St. Continuous building frontage will be considered to be met if the primary building facade is located within five feet of the build-to line requirement.

3. Window detailing - minimum 4" reveal and verticle in proportion required. Windows and glazing shall be a minimum 30% to a maximum 70% for each building elevation.
4. All access drives require a minor waiver.
5. Exterior building color - what color is the roof?
6. Landscape standards - street trees shall be a minimum of 4" caliper and planted at least 20-ft on center. must comply with the streetscape standards and the UDC landscaping standards.

General Comments for the Downtown Development Plan:

SITE PLAN:
1. Relabel Engineering Site Plan (page C1) title as "Site Plan"
2. Streetscape and Landscape - Plan elements should highlight sidewalk paving, street trees, tree grates, lighting fixtures, trash recepticles, benches, etc.
3. Provide street lighting standards per regulating plan and cut sheets for all exterior lighting fixtures.
4. All mechanical equipment [ground mounted, RTU's, HVAC's, etc.) shall be screened so as to not be visible from public roads and adjacent properties.
5. Loading area (20ft x 50ft) and trash dumpsters shall be screened fromall public roadways using masonry walls (mathcing primary building), ornamental fence (80% opaque), evergreen landscaping or combination thereof.
6. Parking area's are to be screened along parking edge with a minimum3-ft height (80% opaque) masonry wall, ornamental metal, evergreen plant materials, or a combination thereof.
7. Indicate and label area between back of curb and the primary building facade as public easement where build-to line is located.
8. What is the area indicated as "20' x 50' Loading" to be used for?
9. Will there be a dumpster enclosure for this site?
10. Aerial image indicates 9 parking spaces along Interuban. Are you removing 3 parking spaces?
11. Remove tree locations & information from site plan and provide on treescape/landscape plans.
12. Remove existing home (dotted lines) from site plan.
13. Indicate HVAC unit location(s) and provide detail of proposed screening.
14. Correct label for required parking to read 17 spaces (not 34).

LANDSCAPE/TEESCAPE PLAN:
1. Relabel Engineering Site Plan title to read as "Landscape Plan" (page L1) .
2. Provide a Legend and landscape details.
3. Indicate minimum 10-ft landscape buffers along N. Goliad and Interurban.
4. Hatch area's where labeled as "grass."
5. Remove existing home sites (dotted lines) from plan.
6. Remove building and engineering labels not pertinent to landscape plan.
7. Is there above ground detention for the site? If so, dimension area and provide one large canopy tree per 750 sq. ft. of dry detention area.
8. Provide tree mitigation information (table) for trees being removed from site (label) as well as trees that are remaining.

BUILDING ELEVATIONS:
1. The location of the building meets the definition for a "feature building" and requies the structure to be a minimum of 2-stories.
2. What color is the roof? Required to be cool gray, warm gray, brown or red.3. Provide window detail - see Minor Waiver (note 3) above.
4. Building elevations require ARB review. Please provide a materials sample board.
5. Provide calculations for each exterior material for each facade.

6. Verify and correct elevation direction (i.e. North elevation appears to be facing East).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

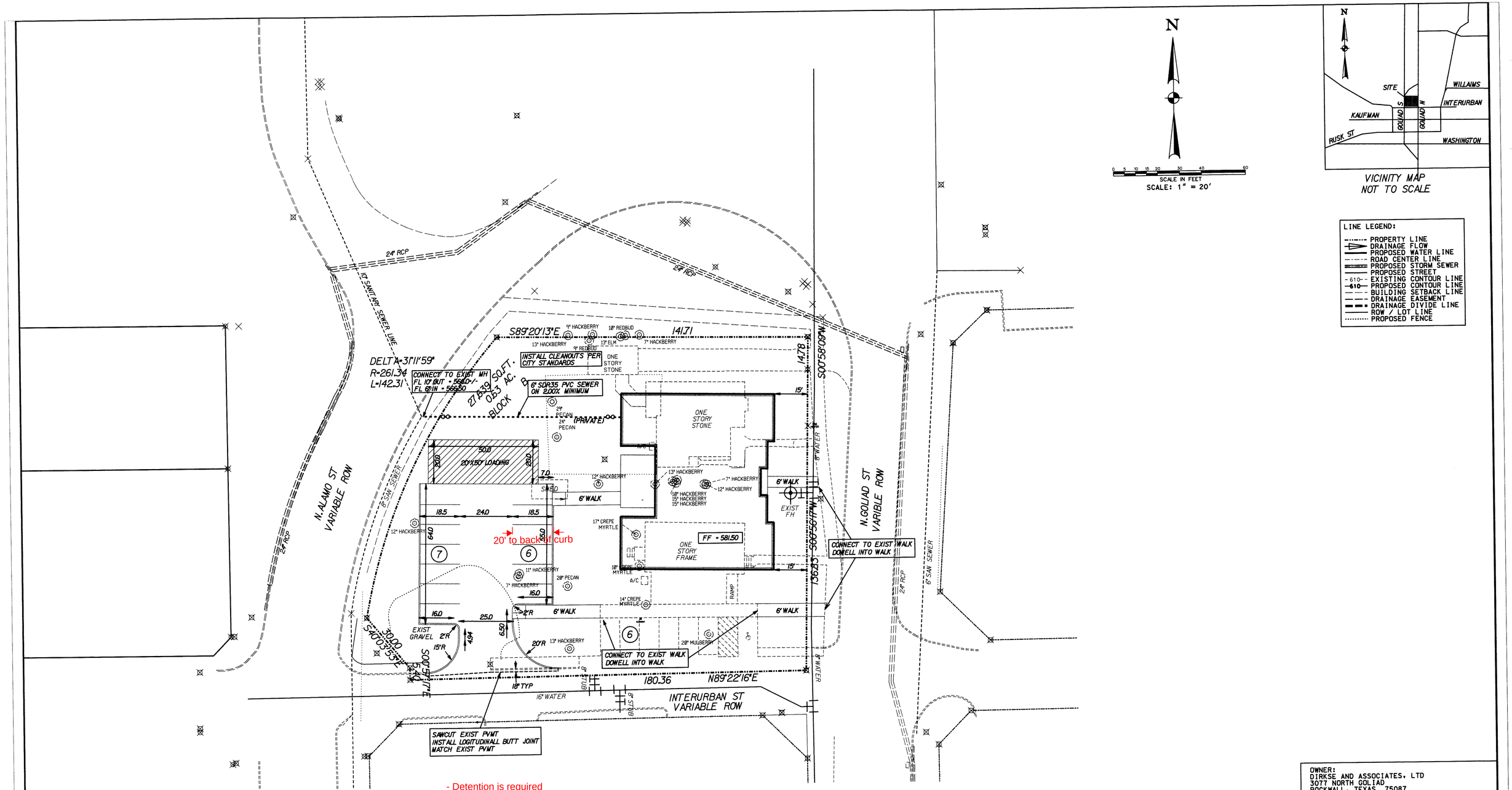
Meeting Dates to Attend:

Architectural Review Board: February 28, 2017 (5:00 p.m.) [applicant to receive recommendations from ARB]

Planning - Work Session: February 28, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Regular Meeting: March 14, 2017 (6:00p.m.) [P&Z to take action (i.e.approve, approve with conditions, etc.)

City Council: March 20, 2017 (6:00 p.m.) [Major Waivers & Variance Requests Only]



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SCALE IN FEET
SCALE: 1" = 20'

VICINITY MAP
NOT TO SCALE

LINE LEGEND:
- PROPERTY LINE
- DRAINAGE FLOW
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- DRAINAGE DIVIDE LINE
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- PROPOSED FENCE

ZONING: DT - DOWNTOWN DISTRICT

PARKING REQUIREMENTS:
USE: OFFICE 1 SPACE PER 300 SF
4999 SF/300 = 17 SPACES
REQUIRED PARKING = 34 SPACES
PARKING PROVIDED: 19 SPACES
HANDICAP PARKING REQUIRED: 1 SPACE
HANDICAP PARKING PROVIDED: 1 SPACE

- Detention is required
- 4% Engineering Inspection Fees
- Impact Fees

HELMBERGER ASSOCIATES, INC. – F-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY – FOR INTERIM REVIEW ONLY
These documents are for Interim Review and not Intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervisio of: Stephen A. Helmberger #67844

2/14/17

OWNER:
DIRKSE AND ASSOCIATES, LTD
3077 NORTH GOLIAD
ROCKWALL, TEXAS 75087
MR. RICK DIRKSE
(972) 771-1040

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

ENGINEERING SITE PLAN

LOT 1 BLOCK A - DIRKSE ADDITION

DIRKSE AND ASSOCIATES, LTD

CITY OF ROCKWALL, TEXAS

TBPE REGISTRATION NO. 000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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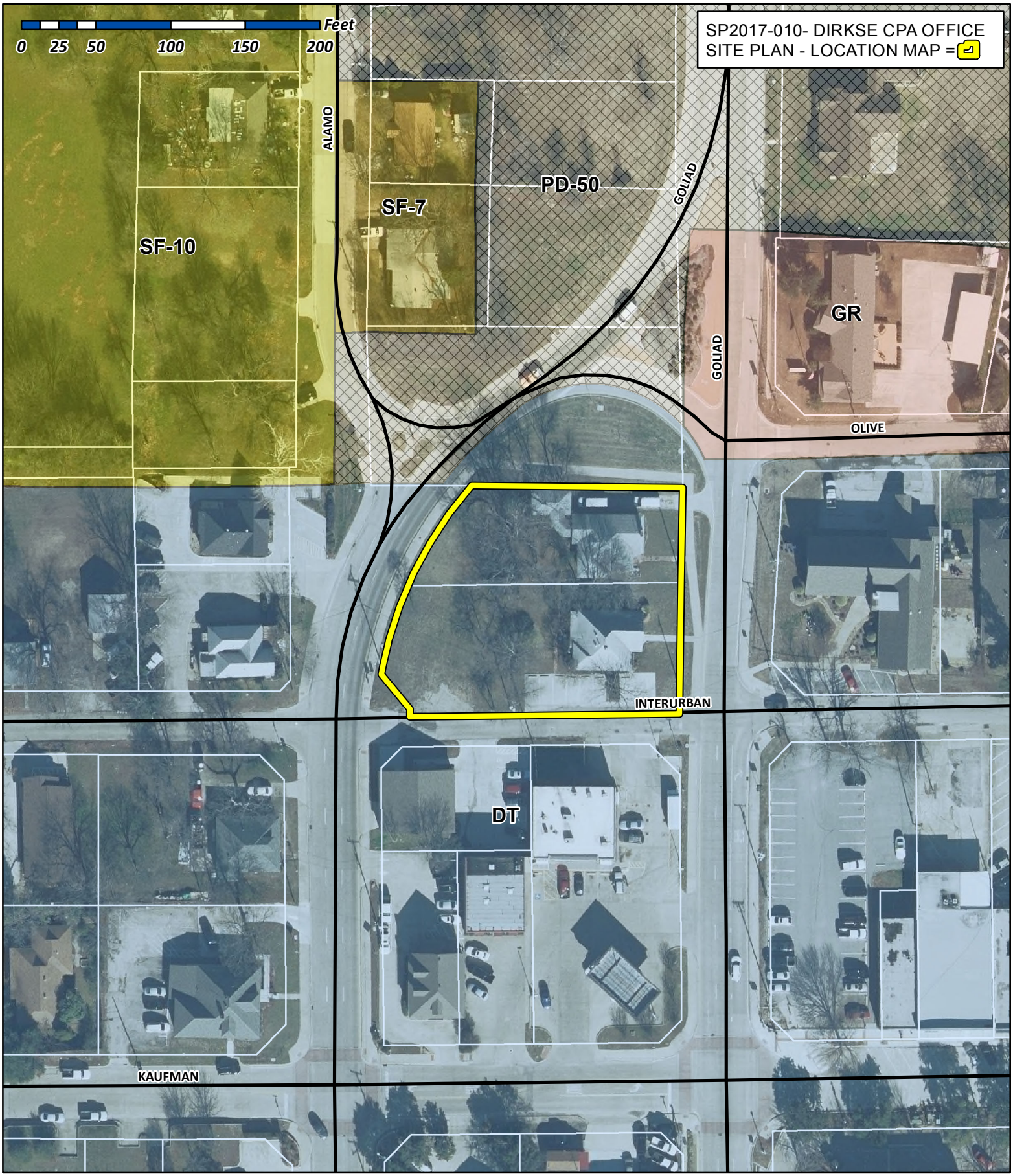
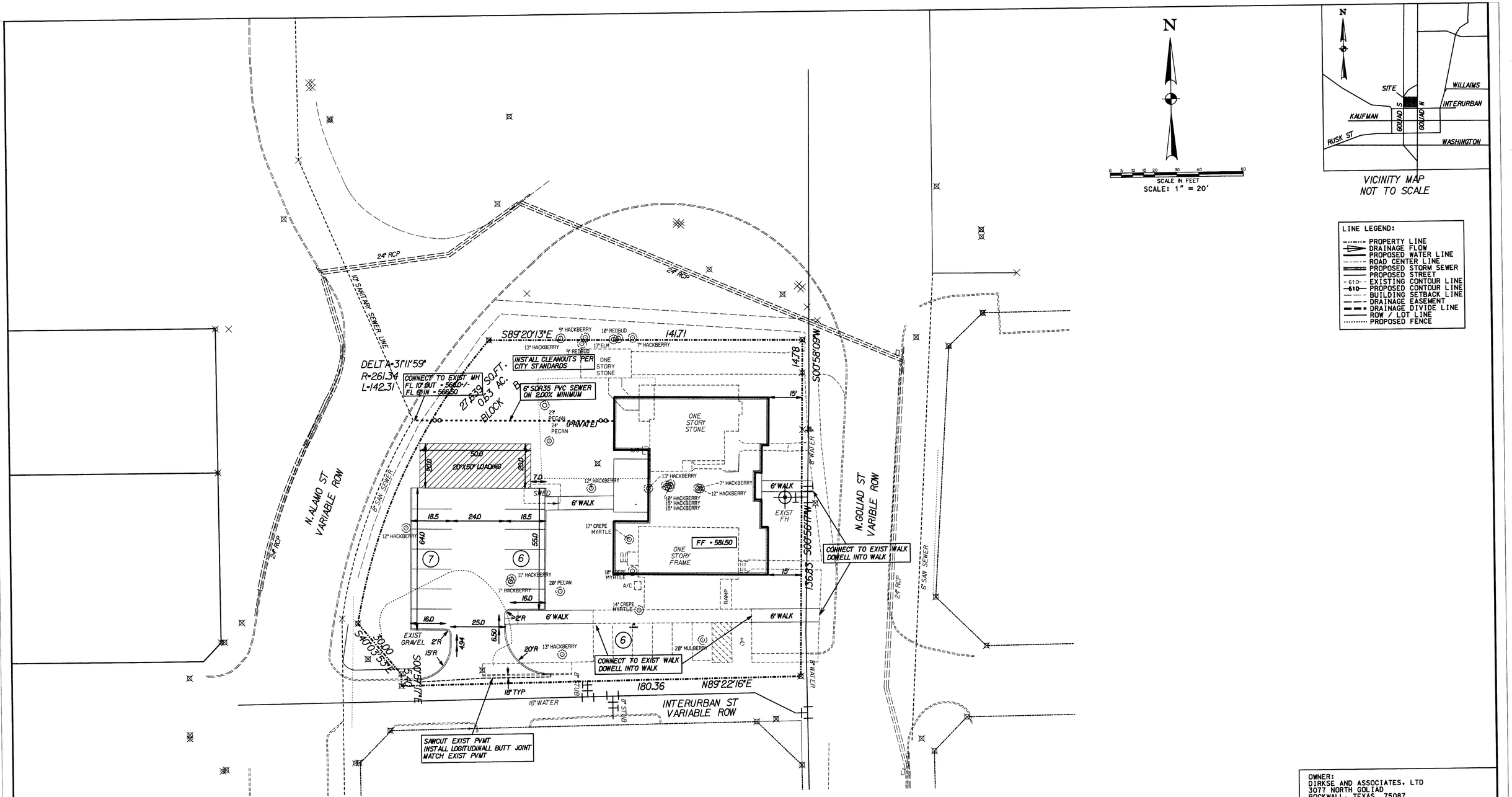


City of Rockwall

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

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



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ENGINEERING SITE PLAN

LOT 1 BLOCK A - DIRKSE ADDITION

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CITY OF ROCKWALL, TEXAS

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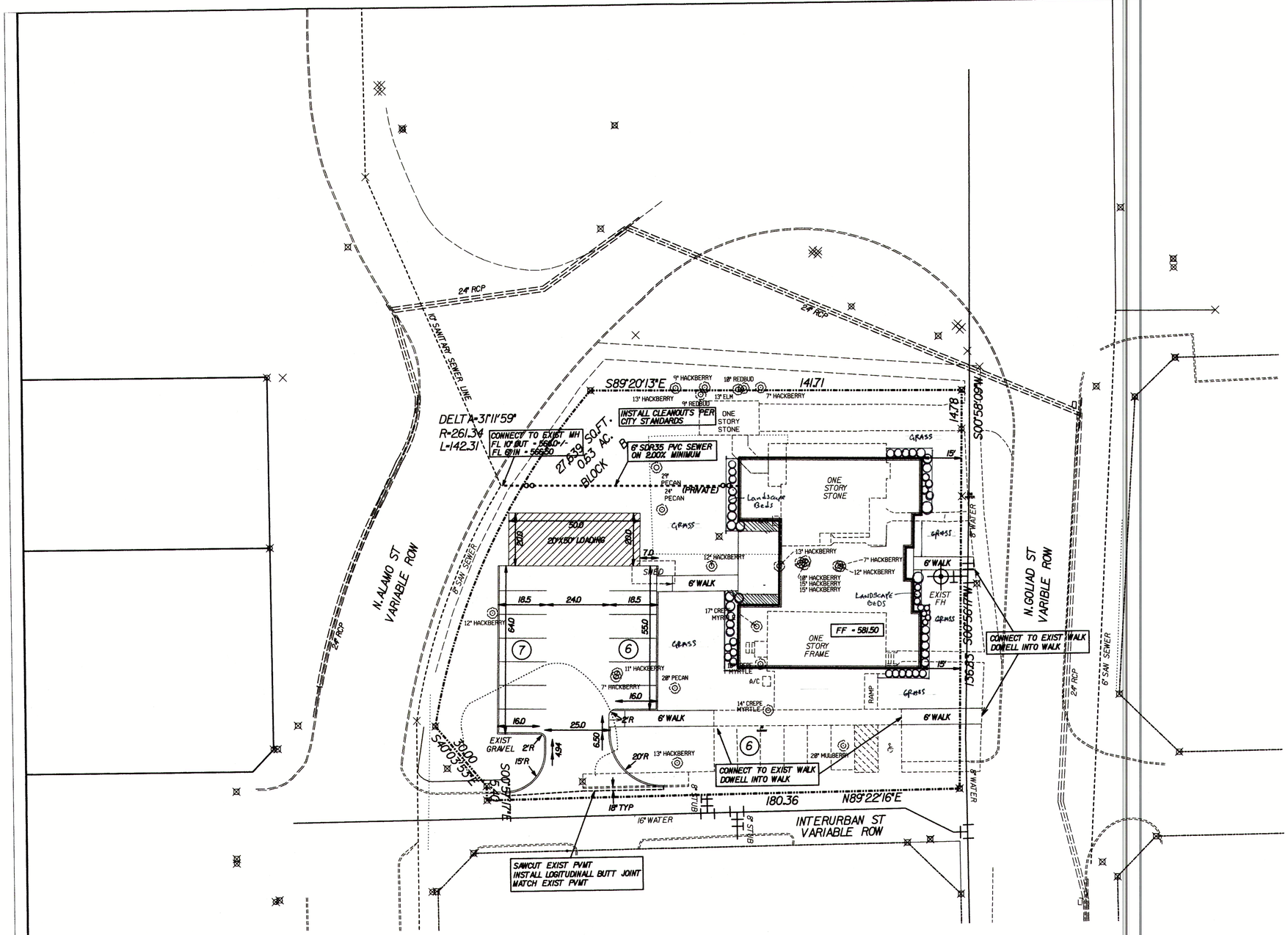

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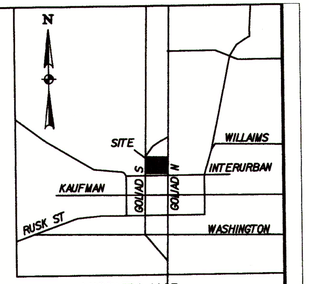

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ENGINEERING SITE PLAN

LOT 1 BLOCK A - DIRKSE ADDITION

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CITY OF ROCKWALL, TEXAS

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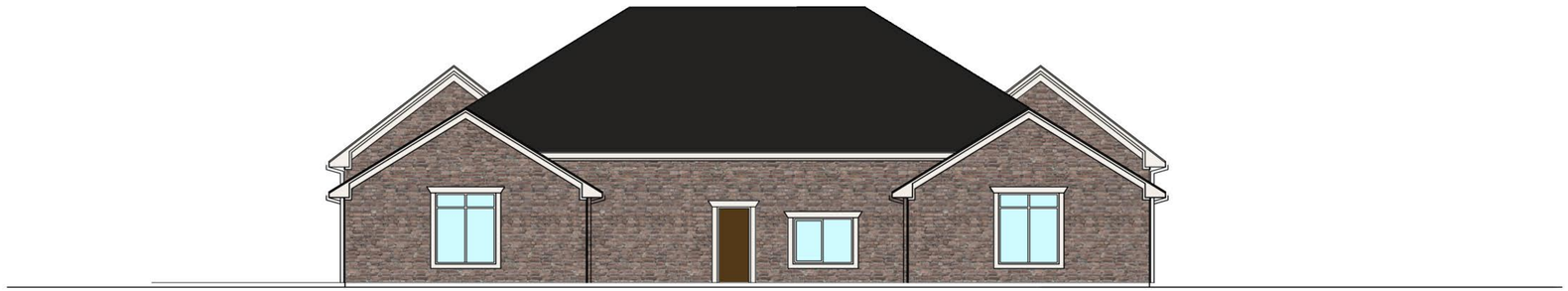

4 SOUTH ELEVATION
SCALE:1/8" = 1'-0"



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



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



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

EXTERIOR FINISH SCHEDULE	
A	FIELD BRICK – ACME BRICK #1
B	STONE – CUSTOM STONE PRODUCTS #2
C	CAST STONE, DALLAS CAST STONE
D	HARDIE BOARD FASCIA
E	STANDING SEAM ROOF PANEL SYSTEM
F	PREFINISHED ALUMINUM FLASHING
G	ENTRY DOORS AS SELECTED
#	WINDOW TYPE NUMBER, REF: WINDOW SCHEDULE A701
H	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT
J	CAST STONE WATER TABLE – DALLAS CAST STONE
K	4"x6" GUTTER – PREFINISHED COLOR AS SELECTED
L	4"x 6"DOWNSPOUT – PREFINISHED, COLOR AS SELECTED, TIE INTO UG. SYSTEM (REF–CIVIL)
M	ROUGH SAWN (RS) CEDAR , STAIN AS SELECTED
N	FLASHING, TYP
P	FRIEZE, 1 x BOARD TYP
R	COMPOSITION ROOF, TYP
S	RIDGE VENT, TYP
T	GABLE END VENT, PAINTED,TYP

ISSUE:
PERMIT REVIEW JAN 26, 2017

REGISTERED ARCHITECT ★ STATE OF TEXAS ★
SEPT 30, 2016

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These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

PROPOSED OFFICE BUILDING
for
DIRKSE & ASSOCIATES

Rockwall, TX

address
Ste
Rockwall, TX 75032

(###) ###-####

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: JAN 2017
PROJECT NO: 2016049
DRAWN BY: sk
CHECKED BY: JC
SHEET NO: A501

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 14, 2017
6:00 P.M.

MEETING POSTPONED TO MARCH 28, 2017

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 28, 2017* Planning and Zoning Commission meeting.

2. **P2017-008** (Korey)
   Discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Wilck Addition being a 5.192-acres tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate (SFE-2.0) District, addressed as 463 H. Wallace Lane, and take any action necessary.

3. **SP2017-008** (Korey)
   Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2017-005** (Ryan)
   Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to *Ordinance No. 16-15* for the purpose of allowing the *Animal Clinic for Small Animals* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

5. **Z2017-006** (David)
   Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 11-37 (SUP No. S-034)* to allow a restaurant with an accessory general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

6. **Z2017-007** (David)
   Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

7. **Z2017-008** (Korey)
   Hold a public hearing to discuss and consider a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding *Ordinance No. 08-38* (*SUP No. S-056*) and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial

(LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

ACTION ITEMS

8. **SP2017-009** **(Korey)**
   Discuss and consider a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

DISCUSSION ITEMS

9. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

   - ✓ P2017-009: Lot 1, Block A, Rockwall Grace Clinic Addition [*Approved*]
   - ✓ P2017-010: Lot 1, Block A, Dobbs Elementary Addition [*Approved*]
   - ✓ P2017-011: Lot 5, Block A, Harbor District Addition [*Approved*]
   - ✓ MIS2017-004: Water/Wastewater Master Plans [*Approved*]
   - ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*2nd Reading*) [*Approved*]
   - ✓ Z2017-001: SWBC of Rockwall [AG to PD] (*1st Reading*) [*Approved*]
   - ✓ Z2017-002: Zoning Change AG to SFE-2.0 (*2nd Reading*) [*Approved*]
   - ✓ Z2017-003: Zoning Amendment to Planned Development District 7 (PD-7) (*2nd Reading*) [*Approved*]
   - ✓ Z2017-004: Text Amendment to Article IV of the UDC (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of March, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 28, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 28, 2017* Planning and Zoning Commission meeting.

2. **P2017-008** (Korey)
   Discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Block A, Wilck Addition being a 5.192-acre tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 463 H. Wallace Lane, and take any action necessary.

3. **P2017-012** (Korey)
   Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a final plat of Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

4. **P2017-013** (David)
   Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a final plat of Lot 1, Block A, Rockwall-CCA Addition being a 27.446-acre portion of a larger 173-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

5. **P2017-016** (Korey)
   Discuss and consider a request by Glen and Rosie Cox for the approval of a final plat of Lots 1 & 2, Block A, Cox Acres Addition being a 29.97-acre tract of land identified as Tract 7 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located on the south side of Quail Run Road east of the intersection of Quail Run and John King Boulevard, and take any action necessary.

6. **SP2017-008** (Korey)
   Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

PUBLIC HEARING ITEMS

7. **Z2017-005** (Ryan)
   Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to *Ordinance No. 16-15* for the purpose of allowing the *Animal Clinic for Small Animals* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

8. **Z2017-006** (David)
   Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 11-37 (SUP No. S-034)* to allow a restaurant with an accessory general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

9. **Z2017-007** (David)
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ACTION ITEMS

11. **P2017-014** (David)
    Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC for the approval of an extension of the preliminary plat for the Saddle Star South Subdivision in accordance with *Section 38-8(f)* of the *Subdivision Ordinance* contained in the *Municipal Code of Ordinances*, and being a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

12. **P2017-015** (David)
    Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC for the approval of a extension of the preliminary plat for the Saddle Star North Subdivision in accordance with *Section 38-8(f)* of the *Subdivision Ordinance* contained in the *Municipal Code of Ordinances*, and being a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

13. **SP2017-009** (Korey)
    Discuss and consider a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

DISCUSSION ITEMS

14. **Z2017-009** (David)
    Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

15. **Z2017-010** (Ryan)
    Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of amending the required streetscape elements stipulated by *Exhibit 'C'* of *Ordinance No. 10-21* affecting a ~78.89-acre tract of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [*FM-3097*] and IH-30, and take any action necessary.

16. **Z2017-011** (Ryan)
    Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of amending the permitted major and minor waivers, and take any action necessary.

17. **Z2017-012** (Korey)
    Hold a public hearing to discuss and consider a request by Maria Del Carmen Andrew for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a five (5) acre parcel of land being identified as Lot 2, Block A, Edwards Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 3401 FM-549, and take any action necessary.

18. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2017-009: Lot 1, Block A, Rockwall Grace Clinic Addition [*Approved*]
- ✓ P2017-010: Lot 1, Block A, Dobbs Elementary Addition [*Approved*]
- ✓ P2017-011: Lot 5, Block A, Harbor District Addition [*Approved*]
- ✓ MIS2017-004: Water/Wastewater Master Plans [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*2nd Reading*) [*Approved*]
- ✓ Z2017-001: SWBC of Rockwall [AG to PD] (*1st & 2nd Reading*) [*Approved*]
- ✓ Z2017-002: Zoning Change AG to SFE-2.0 (*2nd Reading*) [*Approved*]
- ✓ Z2017-003: Zoning Amendment to Planned Development District 7 (PD-7) (*2nd Reading*) [*Approved*]
- ✓ Z2017-004: Text Amendment to Article IV of the UDC (*1st & 2nd Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of March, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 28, 2017
5:00 P.M.

ACTION ITEMS

1. **SP2017-010** (David)
   Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [*SH-205*], and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24rd day of March, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 28, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Mark Moeller, Tracey Logan and Eric Chodun. Commissioners absent were Annie Fishman and Sandra Whitley. Staff members present were Planning Director, Ryan Miller, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the February 14, 2017 Planning and Zoning Commission meeting.

2. P2017-007

Discuss and consider a request by Peyton McGee of Kimley-Horn and Associates on behalf of Stone Creek SF LTD & Stone Creek Balance LTD for the approval of a final plat for Lots 1, 2 & 3, Block A, Stone Creek Grocer being a replat of 0.734-acres identified as a portion of Lot 27, Block A, Stone Creek, Phase VII Addition and a final plat of 8.666-acres out of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being a total of 9.399-acres, zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

3. P2017-009

Discuss and consider a request by David Smith on behalf of Barbara Criswell for the approval of a replat for Lot 1, Block A, Rockwall Grace Clinic Addition being a replat of a 0.34-acre parcel of land identified as Lot 2 of the W. T. Barnes Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor (NGC OV) District, addressed as 602 N. Goliad Street [*SH-205*], and take any action necessary.

4. P2017-010

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a replat for Lot 1, Block A, Dobbs Elementary Addition being a replat of a 17.464-acre parcel of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.

5. P2017-011

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Elias Pope of Eighty Twenty Real Estate Holdings, LLC for the approval of a replat for Lot 5, Block A, Harbor District Addition, being a replat of a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2651 Sunset Ridge Drive, and take any action necessary.

Chairman Lyons advised agenda item #2 would be taken out of the consent agenda because the applicant has withdrawn the case. Commissioner Moeller made a motion to pass the consent agenda minus item #2. Commissioner Chodun seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Fishman absent.

III. APPOINTMENTS

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

Architectural Review Board representative, Jerry Welch, gave a brief explanation of agenda items that were discussed at the ARB meeting.

IV. PUBLIC HEARING ITEMS

7. MIS2017-004

Hold a public hearing to discuss and consider the approval of an ordinance adopting the City's Water and Wastewater Master Plans.

Assistant City Engineer, Amy Williams gave a brief explanation of the request stating that State law requires that all Cities update their impact fees every five years and in doing so, the City has them look at the overall master water and sewer for the entire City including the ETJ for buildout. The maps are a rough estimate of the big lines of water and sewer that will need to be put in as development is driven to the North, East and the South. Ms. Williams advised the Commission she was available for questions.

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

Commissioner Trowbridge made a motion to approve MIS2017-004. Commissioner Moeller seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Fishman absent.

8. Z2017-004

Hold a public hearing to discuss and consider a city initiated request to amend Section 4, *Specific Use Permits*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of establishing 1) general regulations for Specific Use Permits (SUP) issued upon the adoption of the proposed ordinance, 2) regulations relating to the abandonment, expiration and revocation of Specific Use Permits (SUP) and 3) an expiration period of one (1) year for all Specific Use Permits (SUP) and Conditional Use Permits (CUP) issued by the City that are inactive, abandon or pending.

Planning Director, Ryan Miller, gave a brief explanation of the item stating that in February of this year the City Council directed staff to prepare an amendment to the Article IV of the Permissible Uses, specifically the Specific Use Permit section of the Unified Development Code. There was a concern of the number of inactive entitlements sitting out around the City and what the text amendment will create the ability for vacated or inactive SUP's to expire if they're not used within a six month period, and that would be on the back end. For example if there is an active SUP today and the ordinance passes, and that SUP is currently operating and then stops operating, they would have six months to pick back up the operation as it was or it will expire. Expirations have also been created on the front end for Specific Use Permits after they are granted, basically once a Specific Use Permit is issued it would have one year from the approval date to be issued a building permit otherwise the SUP would automatically expire, if a building permit is not necessary then it would revert to the Certificate of Occupancy. Also if an SUP is approved and a building permit is issued but a Certificate of Occupancy has not been issued after one year and it would expire if the project is inactive only. Staff also established some procedural requirements for Specific Use Permits as well as the ability for the Planning and Zoning Commission to add operational conditions on to the Specific Use Permit. Staff has also addressed existing Specific Use Permits and Conditional Use Permits if they're inactive at the time the Ordinance is approved those would have one year to either become active or they would expire. Staff has also built in the ability to request an extension from the City Council should a property owner be working towards making their Specific Use Permit active but are unable to. The reason this was done is because currently there are 158 SUP's and 228 CUP's in the City today of which many are inactive and those are entitlements just sitting on the property.

Mr. Miller added that according to the Unified Development Code, the request is being brought before the Commission to provide a recommendation to the City Council. He stated it is a public hearing and staff was available for questions.

Chairman Lyons asked the Commission for questions for staff.

Chairman Lyons asked for clarification of the one year expiration and the six month inactivity or vacancy would that also cause it to expire. Mr. Miller stated that after an SUP is approved, on the front end they would have one year to pull a building permit or Certificate of Occupancy. If they discontinue the use, they would have six months to re-continue the use otherwise it would expire.

Commissioner Chodun asked if there was a threshold that will be used for inactivity or would it be subjective. Mr. Miller stated that the threshold in terms of building permit would be able to be established based on obvious measures, if they have submitted for a building permit if that permit is moving thru the system and they're working. One reason that is one reason the ability to request an extension was built in. Mr. Miller added that the purpose behind the request is not to force people into expiration but rather to clear up inactive land use. There are requirements built into the Ordinance that details what constitutes inactivity.

Commissioner Logan asked concerning the potential additional operation conditions, and how that would be different from what the scope is now. Mr. Miller stated that the current Ordinance is pretty short, and doesn't detail process, procedure, things of that nature and that is what is being brought forward to spell those things out in more detail.

Commissioner Trowbridge asked when an extension is requested would it go back to the Planning and Zoning Commission or would it go directly to City Council. Mr. Miller stated it is written where it has to follow the same process as the issuance of the original SUP therefore it would have to come back before the Planning and Zoning Commission for recommendation and then to City Council.

Commissioner Trowbridge asked for clarification if anyone who currently has an active SUP would it be taken away. Mr. Miller stated that if it were to be approved and an SUP is currently being operated as it was approved for the change would only establish that six month expiration on the back end where if they discontinued operation. It really is targeting the inactive SUP's today, if they are not currently operating on their active SUP then in one year from the approval date of the Ordinance it would then expire.

Commissioner Trowbridge asked what the notification process was for all of the inactive SUP's. Mr. Miller stated that originally the City Attorney directed staff to come up with some criteria and staff advised the Commission during the work session that notifications would be sent going five years back, however staff went ahead and sent courtesy notices to all SUP holders in the City.

Chairman Lyons opened the public hearing and asked anyone who wished to speak to come forward and do so.

Stuart Myers
1614 S. Lakeshore
Rockwall, TX

Mr. Myers came forward and asked what the definition of "inactive" would be considered if the process of opening takes longer than the one year period for example for someone who is still under construction or in the process of kick starting the business or trying to rent the property because sometimes it takes longer than a year or longer than six months. Mr. Miller stated the inactivity is tied to utility services, whether or not the property is occupied and/or if the use is abandoned because a new Certificate of Occupancy was issued for the property if it is not in line with the SUP use. Mr. Miller added that as long as it's working through the system, it wouldn't be considered inactive. Mr. Meyers expressed concern if there is a business that is closed but behind the scenes there is work such a remodeling or changing inventory being done, and the new Certificate of Occupancy hasn't been issued how that would affect the time period. Mr. Miller added that if there is remodeling work being done there would be an active permit and therefore it would be considered active. Mr. Meyers also expressed concern of this being overly burdensome to potential business prospects and as a business owner/landlord and expressed not being in favor of the request.

Leonard Dunkin
1001 N. Goliad
Rockwall, TX

Mr. Dunkin came forward and asked expressed concern the "inactive" status. If his business stays vacant for a year he doesn't agree to having to come back and applying for the SUP again. Generally expressed he is not in favor of the request.

Nicholas Grant
1596 E. Quail Run Road
Rockwall, TX

Mr. came forward and asked for clarification of what the Specific Use Permits being banked as opposed to Planned Development having to have the same time limitations. Mr. Miller explained that PD's are tied to Zoning and is different to Planned Developments. Generally expressed he is not in favor of the request.

Toni Rowe
1500 S. Kramer Lane
Wylie, TX

Ms. Rowe came forward and stated she owns three Commercial building on North Goliad, she suggested the language could be written to grandfather existing Specific Use Permits because she feels some people have bought properties and the value of that property was because it had a Specific Use Permit at the time it was purchased.

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

Chairman Lyons noted that the point of the request is generally to keep the books clear and not have a lot of SUP's just sitting out there not being used to allow the Commission to make wise decisions for the City when new requests come before them.

Chairman Lyons asked staff if there could be the one year time frame tied to the front end as well as the back end. Mr. Miller stated the Commission could make that recommendation.

Commissioner Trowbridge asked for clarification that the request only applies to Specific Use Permits, not to Zoning that someone may have on their property. Mr. Miller stated that technically Specific Use Permits, there are by right uses which are allowed by right and then there is Specific Use Permits that allow specific uses that have been designated for specific uses in certain Districts those of which require discretionary approval.

General discussion took place concerning the time frame limitations in regards to the front end to be a one year as well.

Commissioner Trowbridge made a motion to recommend approval of amending Section 4, Specific Use Permits, of Article IV, Permissible Uses, of the Unified Development Code, but change Section 4.4(1) from six (6) months to one (1) year. The motion passed by a vote of 5-0 with Commissioners Fishman and Whitley absent.

V. ACTION ITEMS

9. SP2016-033

Discuss and consider a request by Lizandro Oemeno for the approval of a site plan converting an existing single-family home into an office building on a 1.24-acre tract of land identified as Tract 3 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northwest corner of the intersection of Los Altos Drive and N. Goliad Street [N. SH-205], addressed as 1201 N. Goliad Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the applicant is requesting approval of a site plan. This request came before the Commission several months back and staff has since been working with the applicant thru the development process. Essentially what they are requesting is to convert the existing single family home on the subject property to an office building. The applicant has provided a site plan that generally shows how the parking will flow and it does meet the majority of the technical requirements of the Planned Development District but part of the approval will require them to go through the Engineering process and there will be a flood study for the drive approach as well as TXDOT permit that will need to be approved.

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

Chairman Lyons asked the applicant to come forward.

Daniel Nigo
2901 Saturn Road
Garland, TX

Mr. Nigo came forward and stated they have turned in a new site plan and provided that for the Commission to see the layout they are proposing for the parking. He stated they are submitting for a driveway approval from TXDOT.

Chairman Lyons asked for questions from the Commission for the applicant.

Commissioner Trowbridge asked what the property to the north was zoned, would it connect to the land use to the property to the north. Mr. Nigo stated that the property to the north is zoned Residential and the parking would end right at that end of that property line. Mr. Miller added that as part of the Planned Development District they're required to provide cross access and what the applicant will be doing is stubbing it out to give the property to the north the ability to connect should they convert their use to office use.

Commissioner Chodun asked if it would be a standard office with standard business hours. Mr. Nigo stated that it will be a Real Estate office and the hours will most likely be 8am to 6pm.

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

Commissioner Moeller made a motion to approve with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 5-0, with Commissioners Fishman and Whitley absent.

10. Z2017-001
Hold a public hearing to discuss and consider a request by Terry Gwin of SWBC Real Estate, LLC on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.548-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that as was discussed at the previous meeting, this case came forward and was requesting 650 dwelling units and were requesting to change the zoning from Light Industrial District to a Planned Development District to allow a multi-family apartment complex. At that meeting the Planning and Zoning Commission made a recommendation to deny and sent that forward to City Council, however between the Planning and Zoning Commission and City Council date, the applicant submitted a letter addressing some of the concerns that the felt were brought up at the Planning and Zoning meeting, specifically they reduced the number of requested dwellings from 650 down to 595 which was indicated in the letter this would bring the density down from 15.28 units per acre to 14 units per acre which brings it in line with the City's highest density zoning district which is the Multi-Family 14 District. In addition they also propose to plant several large canopy trees in the northwest quadrant and that was done to address the concerns that they heard from the citizens who spoke at the Public Hearing and they've also established a four year time frame

to complete the project and that was in response to some of the things they heard concerning the timing of the project. Based on those changes the City Council did remand the request back to the Planning and Zoning Commission, they felt there was substantial enough change and wanted to give the Commission the opportunity to reexamine the project and take action on it.

Mr. Miller advised the applicant was present and he as well as staff is available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Robert LaCroix
4517 Scenic Drive
Rowlett, TX

Mr. LaCroix came forward and stated they were glad to be given the opportunity to be before the Commission again to address some of the concerns. They feel they have made significant changes to the plan. Mr. LaCroix spoke of the changes they made that they feel will satisfy the concerns of both the Commission and the citizens. Mr. LaCroix also pointed out that the property is zoned by right, Light Industrial and it could allow uses that the neighbors may not be aware could go in, such as a trucking company, heavy construction yard, welding/body shop, to name just a few examples. For this added reason they feel the request is the highest and best use for the property.

Terry Gwin
(No address given)

Mr. Gwin came forward and stated some of the concerns they heard from the residents was the potential for the tenants would cause problems for the neighborhood, they feel that will not be an issue because they will be required with legal documents to do a background check and income verification. They also joined a computer base company in which it shows if a person skips out on an apartment by not paying their rent, that will register in that data base and they will be checking that on all potential renters. They feel they are doing the best they can to attract quality residents that make good income that want to be part of the community. Mr. Gwin went on to state that the canopy trees will also address the concern of residents and will provide sufficient screening and they have reduced one of the buildings to a two story building as well.

Chairman Lyons asked for questions from the Commission.

Commissioner Trowbridge asked if the 595 units is added to the existing inventory of single family and multi-family in the City wat percentage of the City's inventory would be if this two phase project were approved. Mr. Miller stated that under what is currently developed and if nothing else is approved it would be around 18 percent.

Chairman Lyons commented in how the applicants have come a long way from their initial submittal and he feels because of the topography of the property and the back part of it being floodplain it is limited what can be developed there. He added that there are already apartments neighboring and Light Industrial he feels it this could be somewhat of a buffer between the two zones. Although he is not a big fan of apartments to have this high end product in this area may be an asset to the community.

Commissioner Moeller stated it had to be noted that the applicant has made significant improvements and after what Mr. LaCroix pointed out could possibly be developed there he feels the applicant has gone above and beyond to address the Commissions and the Citizens concerns and he would be in support of the project.

Commissioner Logan asked how much more land is slated to be multi-family within the City. Mr. Miller stated that the majority of the land that is entitled for multi-family exists in the Harbor District and beyond that there is very little to no Multi-Family14 a few acres here and there but nothing substantially assembled. Commissioner Logan expressed concern with changing the zoning.

Commissioner Chodun expressed concern with not having the infrastructure within that area to handle the traffic this development would produce. Commissioner Logan commented that traffic

may not be an issue and general discussion took place concerning the road expansions that have already been made and those of which will be taking place in the near future.

Commissioner Moeller made a motion to approve with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 3-2 with Commissioner Fishman and Whitley absent and Commissioners Trowbridge and Chodun dissenting.

VI. DISCUSSION ITEMS

11. Z2017-005

Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to *Ordinance No. 16-15* for the purpose of allowing the *Animal Clinic for Small Animals* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating the applicant is requesting to amend all of Planned Development District 50 for the purpose of allowing a small animal clinic into the Planned Development District 50 which currently only allows for Residential Office Use. In order to do that they need to amend the Planned Development District but they are proposing to allow it thru a Specific Use Permit. This amendment would affect all properties within the District and allow that use by Specific Use Permit on any property within that PD.

Mr. Miller advised the Commission that the applicants were present and they as well as staff are available for questions.

Phill Craddick
750 IH-30
Rockwall, TX

Mr. Craddick came forward and stated he was the architect for the project.

Paul Wendel
786 Mira Mar
Rockwall, TX
Josh Cope
513 Merritt Road
Sunnyvale, TX

Mr. Cope came forward came forward and stated he is the veterinarian and that there would not be any boarding or large animals only and only cats and dogs. The will strictly be practicing medicine. Their goal is to build the building to look like a house to blend in with the community.

Chairman Lyons asked for questions for the applicant from the Commission.

Commissioner Chodun asked concerning the noise factor such as the barking. Mr. Cope stated there shouldn't be a problem with that because the animals are not kept outside only when they're being brought in from the car into the clinic and they will have concrete soundproof barriers.

Commissioner Moeller asked what the business hours would be. Mr. Cope stated it will be 8am-6pm Monday-Friday and 8-noon on Saturday.

Commissioner Trowbridge asked what was being modified, the PD or the Overlay District. Mr. Miller stated what is being modified is Planned Development District 50 because currently it only allows Residential Office uses.

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

12. Z2017-006

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 11-37 (SUP No. S-034)* to allow a restaurant with an accessory general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the applicants currently have a Specific Use Permit currently for a restaurant but had some fire damage about a year ago and they have been in the process of remodeling. They are requesting to amend their SUP to take care of some small changes to their floor plan and they have an upstairs area that they have finished out and that needs to be included in the SUP.

Chairman Lyons asked if there would be additional parking that they would be required to provide. Mr. Miller stated that should they decide to open the upstairs they would be required to add additional parking but currently as office use they are sufficiently parked.

Chairman Lyons asked the applicant to come forward and speak.

Brenda and Stuart Myers
1614 S. Lakeshore Drive
Rockwall, TX

Ms. Myers came forward and stated that since they have done so much work to the building they would like to have the ability to have the upstairs be a meeting/banquet, if that is not possible it can remain as an office. Also they would like to extend the hours because they currently have a client that is interested in putting a restaurant in there using the banquet area upstairs.

Mr. Myers came forward and added that when they originally re-platted the property they agreed to put in the alleyway in the back when the properties on both sides became Commercial. But the alley is nowhere near completion; therefore in light of all that they have spent on the remodel after the fire, they are asking to delay putting the alley until the rest develops in.

Mr. Miller added that such a request has been approved in the past where it's tied to the adjacent property and in this case it would be tied to the property to the south as the property to the north is currently developing.
Mrs. Myers added that the current client that they have would still be using it as a coffee shop during the day, but would like the ability to use the upstairs for dinner in the evenings.

Chairman Lyons asked what the current hours were on the current SUP. Mr. Myers stated currently they are 7am-8pm and would like to extend the new SUP to extend to 10pm. Mr. Myers added that the property just north of them recently was approved for an SUP and their hours were left open. Mr. Miller added that the property that they are referring to that was recently approved is 406 was allowed an SUP for a restaurant and they haven't established one as of yet, but when they came in they were not subject to the same operational hours as the current SUP puts on this property.

Commissioner Chodun asked if there would be an outside area included for the restaurant. Mrs. Myers stated there is none only parking.

Commissioner Logan asked if the Commission would be given more in depth information as to what changes are being approved at the following meeting such as hours, parking updated floor plan. Mr. Miller stated staff would provide the current SUP and also the draft ordinance that will include the changes for the Commission to review.

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

13. Z2017-007

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave a brief background stating that the applicant recently the applicant rezoned the property to the north of the subject property, PD 77 the Gideon property, they put that into a Planned Development District and they are looking to put a new PD on the property to the south and as part of that they will be extending Quail Run to the western most boundary. They are proposing 83 lots on the subject property and it is currently zoned AG, and staff will put together a Planned Development District and bring it before the Commission at the next meeting.

Mr. Miller advised the applicant was present and he as well as staff are available for questions.

Chairman Lyons asked the applicant to come forward.

Rich Darragh
8214 Westchester Drive
Dallas, TX

Mr. Darragh came forward and provided a power point presentation which detailed the proposed concept plan and showed the density and layout. He stated they are requesting to change the approximate 30.36 acres from AG to a PD SF-7 with 84 lots and the density would be 2.77 units per acre and they would provide 23.5% open space. They will be divided 53 units will be 60's and 31 units to be70's. Open space would be on the north side of Quail Run and will also have open space that will be centralized in the middle of the development.

Chairman Lyons asked if they did front entry on all the different size lots. Mr. Darragh stated it depended on the size of the lot as it is harder to do the j-swing garages on the 60's and 70's cost wise and also Windsor Homes has seen that the front entry product sells better as opposed to the j-swing. But as you get to the larger lots it's mostly j-swing.

Commissioner Trowbridge asked concerning the open space and the park, would they be donating the park. Mr. Miller stated that the park is accepted as dedicated open space and therefor would not be eligible for dedication but the Parks Board will make recommendations on it. Staff recommended to the applicant that instead of fronting the homes onto Quail Run or backing the homes onto Quail Run since it will be a major roadway is to instead dividing the park into two pieces to sufficiently buffer the lots that would front or back onto Quail Run Road.

Commissioner Trowbridge asked concerning the front entry garages what percentages are allowed in a PD such as this. Mr. Miller stated that the Comp Plan pushes for alleys on lots less than 12,000 square feet, however the current Unified Development Code allows garages to be in a j-swing or a recessed 20 which is where the front of the garage is pushed back 20 feet behind the front façade of the house. A true front entry garage is not allowed, however since they are going through a Planned Development they are able to request that and it would be a discretionary approval.

General discussion took place concerning Quail Run Road.

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

14. Z2017-008
Hold a public hearing to discuss and consider a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding *Ordinance No. 08-38* (*SUP No. S-056*) and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that there is currently an SUP for the subject property that allows for storage of RV vehicles and part of the SUP is for the applicant to come every three years and request an extension on the SUP. The applicant has done so and went before City Council last week and it was approved however they requested the SUP to be modified so it fits in line with the current use as over the years it changed from the storage of RV's to now storage of trailers.

Mr. Brooks stated the applicant was present and he as well as staff are available for questions.

Commissioner Chodun asked if that SUP was specific to only RV's. Mr. Brooks stated that that particular SUP was limited to only RV's.

Chairman Lyons asked the applicant to come forward.

Richard Odlett
8100 County Road
Royce City, TX

Came forward and stated they have been at this location since 2009 and it changed from an RV dealership to Big Tex trailers.

Chairman Lyons asked if they only sold trailers. Mr. Odlett stated yes, they sold a variety of trailers.

Commissioner Trowbridge asked when it was changed to Big Tex. Mr. Odlett stated it was in late 2009.

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

15. P2017-008
Discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Wilck Addition being a 5.192-acres tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate (SFE-2.0) District, addressed as 463 H. Wallace Lane, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating the plat does meet the technical requirements and will be going before the Parks Board next week to establish park fees and will be on the consent agenda at the next scheduled Planning and Zoning meeting.

No discussion took place concerning this agenda item.

16. SP2017-008
Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating the request is for the La Quinta Inn on IH-30 and the applicant has not increased any variances with the proposed site plan as submitted. Mr. Brooks provided a sample board for the Commission.

Chairman Lyons asked the applicant to come forward to speak.

Jay Soun
1126 Tripping Springs
Keller, TX

Scott Webb
1841 Random Oaks

Rockwall, TX

Chairman Lyons asked the Commission for questions.

Commissioner Trowbridge asked if the project was part of the PIP (Property Improvement Program) program and would it only be for the exterior or interior as well. Mr. Sound stated it was part of the La Quinta PIP program and it would only be for the exterior because they did interior work last year.

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

17. SP2017-009
Discuss and consider a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant has submitted a site plan, building elevations, landscape plan as well as a photometric plan. The landscape plan and photometric plan do meet the technical requirements; however staff is working with the applicant on some revisions to the building elevations as submitted it will require variances for horizontal articulation as well as materials.

Chairman Lyons asked the applicant to come forward to speak.

Ray Crumby
Ray Crumby Design Group
(No address given)

Mr. Crumby came forward and staff provided the building elevations for Mr. Crumby to explain that at this time he will still be doing the three stone design at the bottom all the way around and the towers will be stone all the way up on the middle tower they would like to put EIFS. On the sides above the stone will be brick all the way around. Mr. Crumby added that he will work with staff on the revisions that they need to do to the elevations before the next scheduled meeting.

Chairman Lyons asked for questions from the Commission.

Commissioner Trowbridge asked staff what it is the Commission is approving. Mr. Brooks stated what is being approved is a site plan, not a use.

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

18. SP2017-010
Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [*SH-205*], and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation stating this request stating that this request will be the first new building constructed under the Downtown Ordinance that was approved in 2004 and within that Downtown Ordinance all buildings need to be a minimum of two stories in height. City Council is able to waive that on non-feature buildings however since Mr. Dirkse's property is an all corner lot, it makes it a feature property and therefore it will be going before the City Council where Mr. Dirkse will be requesting for the Ordinance to be amended.

Mr. Miller went on to state that the request was taken to the Architectural Review Board and the Board indicated that they were okay with a one story building pending it met the architectural

standards of either Planned Development 50 which would give it the older single story home look or the Downtown District which would give it a single story commercial look.

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

Chairman Lyons asked the applicant to come forward and speak.

Rick Dirkse
3077 North Goliad
Rockwall, TX

Mr. Dirkse came forward and stated he has been a resident of Rockwall for many years and has been trying to build a building on the north side of Rockwall for seven years. He provided a slide presentation that showed the property and his concept plan. The property is about a half- acre that has a historical house known as the Bailey House on it and that house will be gifted to the Historic Society and they will be moving it to Harry Myers Park. The subject property is a transitional piece between PD50 and the Downtown District and after meeting with the owner of the property and had an option of buying it he felt it was a great piece of property to build an office. Mr. Dirske further stated that the dilemma is that he is the first applicant requesting to build under the Downtown Ordinance. His request is for him to be allowed to build a transitional piece of property there, that they move from PD50, which is more of a craftsman style to more of a masonry style that would more look like an office building that might be downtown, but not go to the full extent that the Downtown Ordinance specifies. He will be asking for a variance to allow him to build a one story building rather than a two story.

Chairman Lyons asked for questions from the Commission.

Mr. Miller added a few points of clarification stating that the applicant will not be requesting a variance to the height but rather to amend the Code which would affect all properties in the Downtown District. It can be done simply by allowing the City Council to remove the non-featured building under the major waiver section and allow Council to grant waivers to featured buildings because currently they can only grant waivers to non-featured buildings. According to the Downtown Plan everything has to be two stories up to four stories and in the applicants case he cannot build a one story building and therefor will be going to Council on that. Also the Design Standards do stipulate an all masonry building, with the idea that is going to be a two story structure more along the lines of a Downtown style building. The ARB felt it was a transitional property to transition one way or another from PD50 or the Downtown area, and that was their recommendation.
Mr. Miller added that if City Council recommends staff to amend the Ordinance that will be brought back to the Commission at the next scheduled meeting.

Commissioner Trowbridge asked if the subject property falls within the actual Historical District or PD50. Mr. Miller stated the property is zoned Downtown District.

Commissioner Trowbridge asked Mr. Dirske if he felt the site is transitional between craftsman homes and the Downtown District. Mr. Dirske stated he see it as an entry way into Downtown and doesn't see himself in PD50 but rather in the Downtown area and his intent is to build a quality building.

General discussion took place concerning the transitional look the building would have a better fit to the area.

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

19. Director's Report of post Council meeting outcomes of Planning & Zoning case.

- ✓ P2019-003: Lots 1-7, Block A, Sky-Ridge Addition [*Approved*]
- ✓ P2017-006: Lot 3, Block B, 205 Business Park Addition [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*1st Reading*) [*Approved*]
- ✓ Z2017-001: SWBC of Rockwall [AG to PD] (*1st Reading*) [*Remanded Back to P&Z*]

- ✓ Z2017-002: Zoning Change AG to SFE-2.0 (*1st Reading*) [*Approved*]
- ✓ Z2017-003: Zoning Amendment to Planned Development District 7 (PD-7) (*1st Reading*) [*Approved*]

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

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8: 19 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Lisa Wilck Palomba

AGENDA ITEM: **P2017-008**; *Lots 1 & 2, Block A, Wilck Addition*

SUMMARY:

Discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Block A, Wilck Addition being a 5.192-acre tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 463 H. Wallace Lane, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat one (1) tract of land [*Tract 8-02 of the W. W. Ford Survey, Abstract No. 80*] into two (2) parcels of land [*Lots 1 & 2, Block A, Wilck Addition*] for the purpose of building a single-family home on Lot 2.

- ☑ On January 12, 2017, the Board of Adjustments approved a variance [*Order No. BOA 2017-1-V*] reducing the lot frontage requirement from 150-feet to 100-feet on Lot 2.

- ☑ On March 6, 2017, the City Council approved the applicant's request [*Case No. Z2017-002*] to rezone the subject property from an Agriculture (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District.

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

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

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1 & 2, Block A, Wilck Addition,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

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

City of Rockwall

Project Plan Review History

				Applied	2/17/2017	LM
Project Number	P2017-008	**Owner**	WILCK, PAUL J JR	**Approved**		
Project Name	463 Wallace Lane	**Applicant**	LISA WILCK PALOMBA	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	2/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
439 H WALLACE LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8-2	NULL	8-2	0080-0000-0008-02-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
GIS	Lance Singleton	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	See Comments
(2/23/2017 2:55 PM LS) Addres Assignment will be: 439 H WALLACE LN, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	2/17/2017	2/24/2017	2/23/2017	6	COMMENTS	See Comments

Planning comments on next page

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

(2/23/2017 1:23 PM KB)

P2017-008 Lots 1 & 2, Block A, Wilck Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Wilck Addition being a 5.192-acres tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate (SFE-2.0) District, addressed as 463 H. Wallace Lane

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

M.3 For reference, include the case number (P2017-008) in the lower right hand corner of all pages on future submittals.

M.4 Please show the 50-foot front setback adjacent to H. Wallace Lane.

M.5 Please show the centerline for H. Wallace Lane.

M.6 Please use Standard Plat wording as show in the Development Application

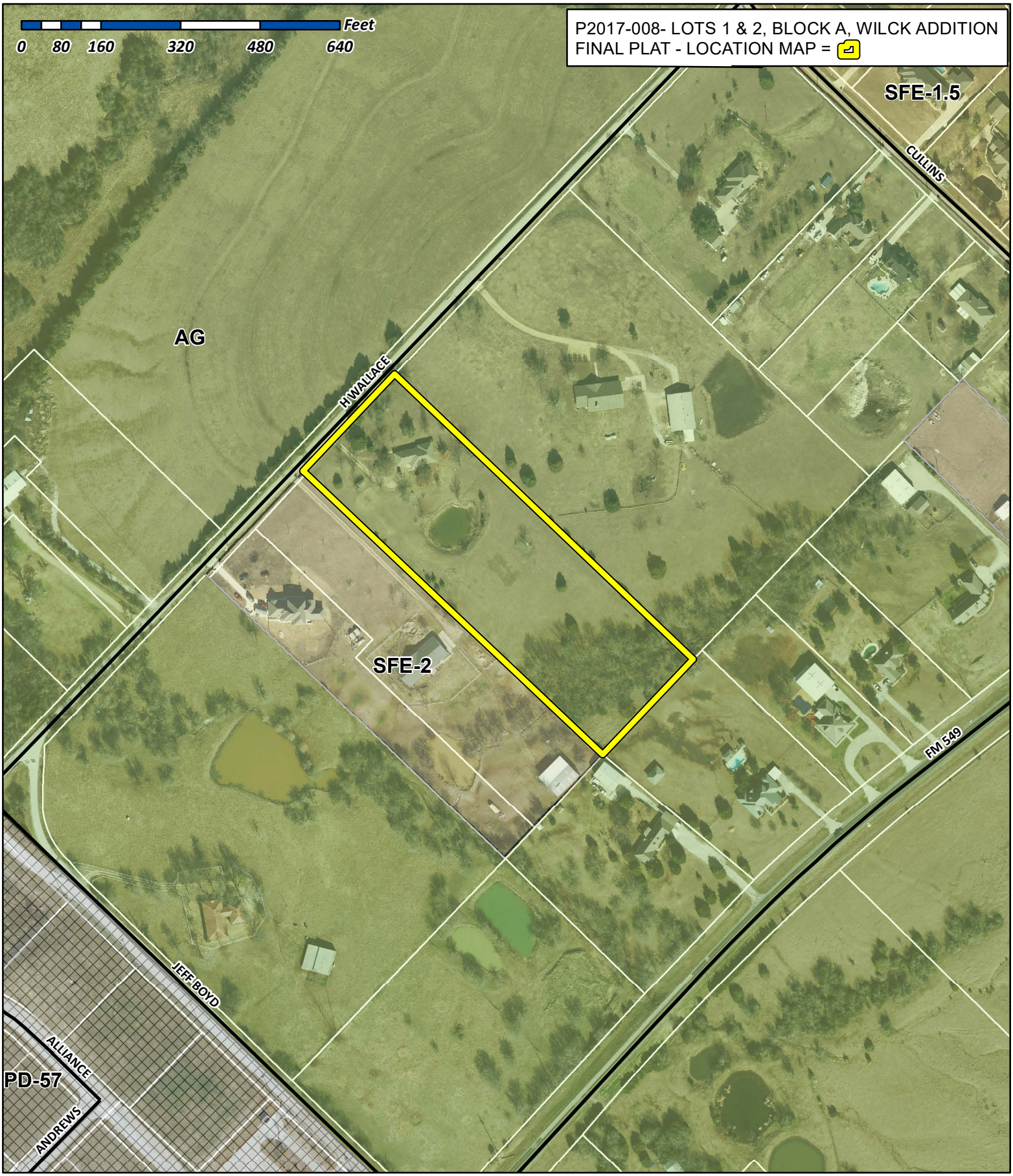
M.7 Please provide a plot plan to show that both lots meet the minimum side setbacks of 25-feet.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 7, 2017.

M.9 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting for this case is March 17, 2017. The City Council meeting date and subsequent approval for this plat is March 20, 2017.

M.10 This plat will be required to go to Park Board to establish necessary Park Fees. The Park Board Meeting for this plat is March 7, 2017.

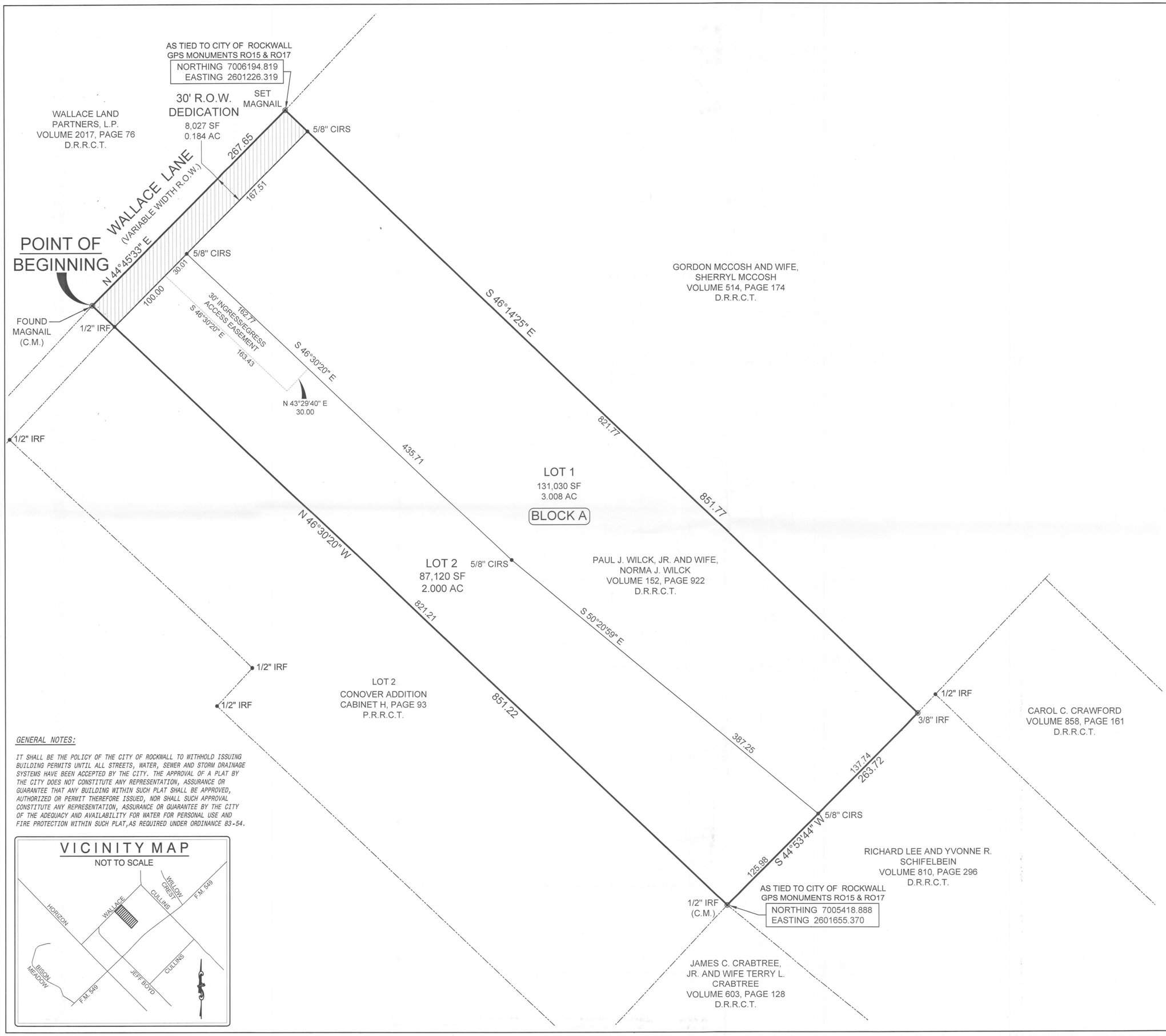
I.11 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

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

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



0 30' 60' 120'

GRAPHIC SCALE
1"=60'

Legend of Symbols & Abbreviations
(C.M.) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
5/8" CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MADDOX SURVEYING R.P.L.S. 5430"
R.O.W. = RIGHT-OF-WAY
AC = ACRES
SF = SQUARE FEET
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY. TEXAS
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

FLOOD NOTE:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0105 L, DATED SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
2. ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

P2017 008

FINAL PLAT

LOTS 1 AND 2, BLOCK A
WILCK ADDITION

2 LOTS, BEING 5.192 ACRES
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

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

VICINITY MAP
NOT TO SCALE

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK
463 Wallace Lane
Rockwall, Texas 75032

01-28-2017

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

That we the undersigned owners of the land shown on this plat, and designated herein as LOTS 1 AND 2 BLOCK A, WILCK ADDITION to the City of Rockwall, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. we further certify that all other parties who have a mortgage or lien interest in the LOTS 1 AND 2 BLOCK A, WILCK ADDITION have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

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

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We and our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

PAUL J. WILCK
OWNER

NORMA J. WILCK
OWNER

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared PAUL J. WILCK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 201__.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared NORMA J. WILCK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 201__.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Paul J. Wilck, JR. and wife, Norma J. Wilck are the owners of a tract of land in the W.W. Ford Survey, Abstract No. 80, situated in the City of Rockwall, Rockwall County, Texas, being all of said tract as recorded in Volume 152, Page 922 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found in Wallace Lane for the west corner of said Wilck tract and the north corner of the Conover Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 93 of the plat records of Rockwall County, Texas, said point also lying on the southerly line of a tract of land to Wallace Land Partners, L.P. as recorded in Volume 2017, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 44 degrees 45 minutes 33 seconds East along the northwest line of said Wilck tract and the interior of said Wallace Lane, a distance of 267.65 feet to a Mag Nail setfor the north corner of said Wilck tract and the west corner of a tract of land to Gordon Mccosh and wife Sherryl Mccosh as recorded in Volume 514, Page 174 of the Deed Records of Rockwall County, Texas ;

THENCE South 46 degrees 14 minutes 25 seconds East along the common line of said Wilck tract and said Mccosh tract, a distance of 851.77 feet to a 3/8 inch iron rod found for the east corner of said Wilck tract and the south corner of said Mccosh tract, said point also lying on the northwest line of a tract of land to Richard Lee and Yvonne R. Schifelbein as recorded in Volume 810, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 53 minutes 44 seconds West along the common line of said Wilck tract and said Schifelbein tract, a distance of 263.72 feet to a 1/2 inch iron rod found for the south corner of said Wilck tract, the west corner of said Schifelbein tract the north corner of a tract of land to James C. Crabtree, Jr. and wife Terry L. Crabtree as recorded in Volume 603, Page 128 of the Deed Records of Rockwall County, Texas and the east corner of Lot 2 of previously mentioned Conover Addition;

THENCE North 46 degrees 30 minutes 20 seconds West along the common line of said Wilck tract and said Conover Addition, a distance of 851.22 feet to the POINT OF BEGINNING containing 226,177 square Feet, or 5.192 acres of land.

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN J. MADDOX, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 201__.

BRIAN J. MADDOX,
STATE OF TEXAS,
R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission — *Date*

I hereby certify that the above and foregoing plat of Final Plat of LOTS 1 AND 2 BLOCK A, WILCK ADDITION to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the _____ day of _____, 201__.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this the _____ day of _____, 201__.

Mayor, City of Rockwall — *Date* — *City Secretary, City of Rockwall* — *Date*

City Engineer, City of Rockwall — *Date*

FINAL PLAT
LOTS 1 AND 2, BLOCK A
WILCK ADDITION
2 LOTS, BEING 5.192 ACRES
SITUATED IN THE
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
PAUL J. WILCK, JR. AND WIFE, NORMA J. WILCK
463 Wallace Lane
Rockwall, Texas 75032

01-28-2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Worth Williams; *Moore Worth Investments, LLC*

AGENDA ITEM: **P2017-012**; *Lots 1-4, Block A, Lakeshore Commons Addition*

SUMMARY:

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a final plat of Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 4.706-acre tract of land [*i.e. Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124*] into four (4) parcels [*i.e. Lots 1-4 Block A, Lakeshore Commons Addition*] for the purpose of establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for the retail facility.

- ☑ A preliminary plat [P2016-012] was approved by City Council on April 18, 2016.

- ☑ A site plan [*SP2016-023*] for an ~9,862 sq. ft. *retail facility (i.e. retail, restaurant, medical office)* situated on Lot 1 was approved by the Planning and Zoning Commission on October 25, 2016

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

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

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

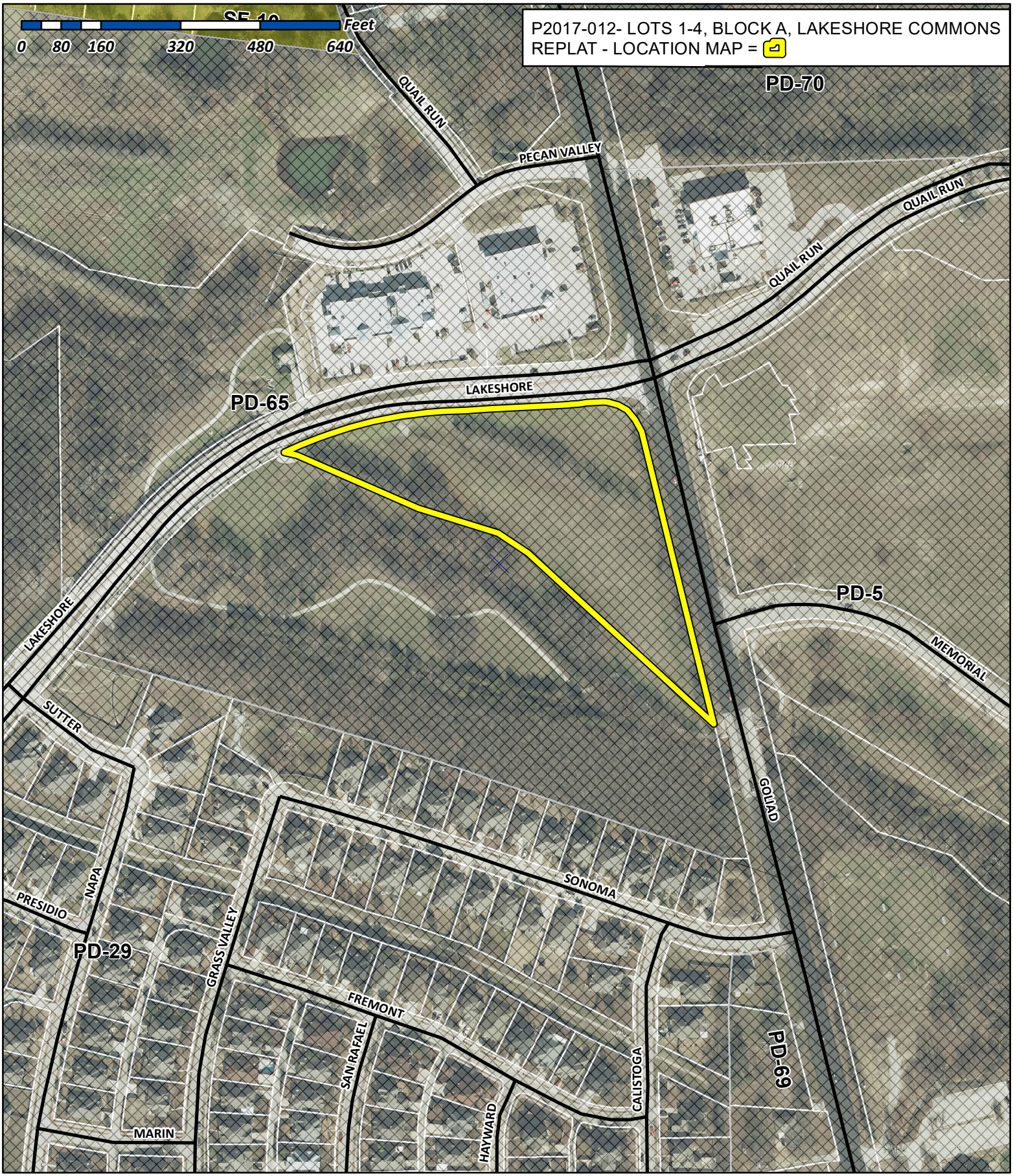
RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1-4, Block A, Lakeshore Commons Addition,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code,

the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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

NOTE: FL, AE, UE & DDE = FIRE LANE, ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT

BOUNDARY LINE TABLE		
Course	Bearing	Distance
L 1	N 56°32'05" W	71.85'
L 2	N 75°43'11" E	3.66'

BOUNDARY CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	240.00'	44.60'	10°38'55"	44.54'	S 87°42'09" E
C 3	260.00'	65.42'	14°25'03"	65.25'	S 89°35'12" E
C 4	902.50'	21.09'	1°20'20"	21.09'	N 82°32'06" E
C 5	80.00'	117.08'	83°51'15"	106.91'	S 56°12'26" E

FIRE LANE LINE TABLE		
Course	Bearing	Distance
FL-1	S 03°01'36" E	29.76'
FL-2	S 03°01'36" E	106.28'
FL-3	S 47°14'05" E	70.97'
FL-4	N 75°42'46" E	182.38'
FL-5	S 14°17'14" E	196.46'
FL-6	S 47°23'51" E	30.15'
FL-7	N 75°42'46" E	4.03'
FL-8	S 14°17'14" E	37.70'
FL-9	N 47°23'51" W	46.86'
FL-10	N 14°17'14" W	152.46'
FL-11	S 75°42'46" W	138.38'
FL-12	N 47°14'05" W	79.58'
FL-13	N 03°01'36" W	100.11'
FL-14	S 86°58'24" W	20.00'
FL-15	N 03°01'36" W	24.00'
FL-16	N 86°58'24" E	5.00'
FL-17	N 03°01'36" W	1.06'

ELECTRIC EASEMENT CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CEE-1	205.00'	90.37'	25°15'31"	89.64'	N 60°01'37" W
CEE-2	195.00'	79.74'	23°25'50"	79.19'	S 59°06'46" E

DRAINAGE EASEMENT CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CDE-1	20.00'	15.43'	44°12'29"	15.05'	N 25°07'50" W
CDE-2	44.00'	16.25'	21°09'38"	16.16'	S 81°06'35" E
CDE-3	20.00'	27.60'	79°04'36"	25.46'	S 53°49'32" E
CDE-4	177.50'	81.33'	26°15'10"	80.62'	S 80°41'18" E
CDE-5	192.50'	81.76'	24°20'09"	81.15'	N 79°43'48" W

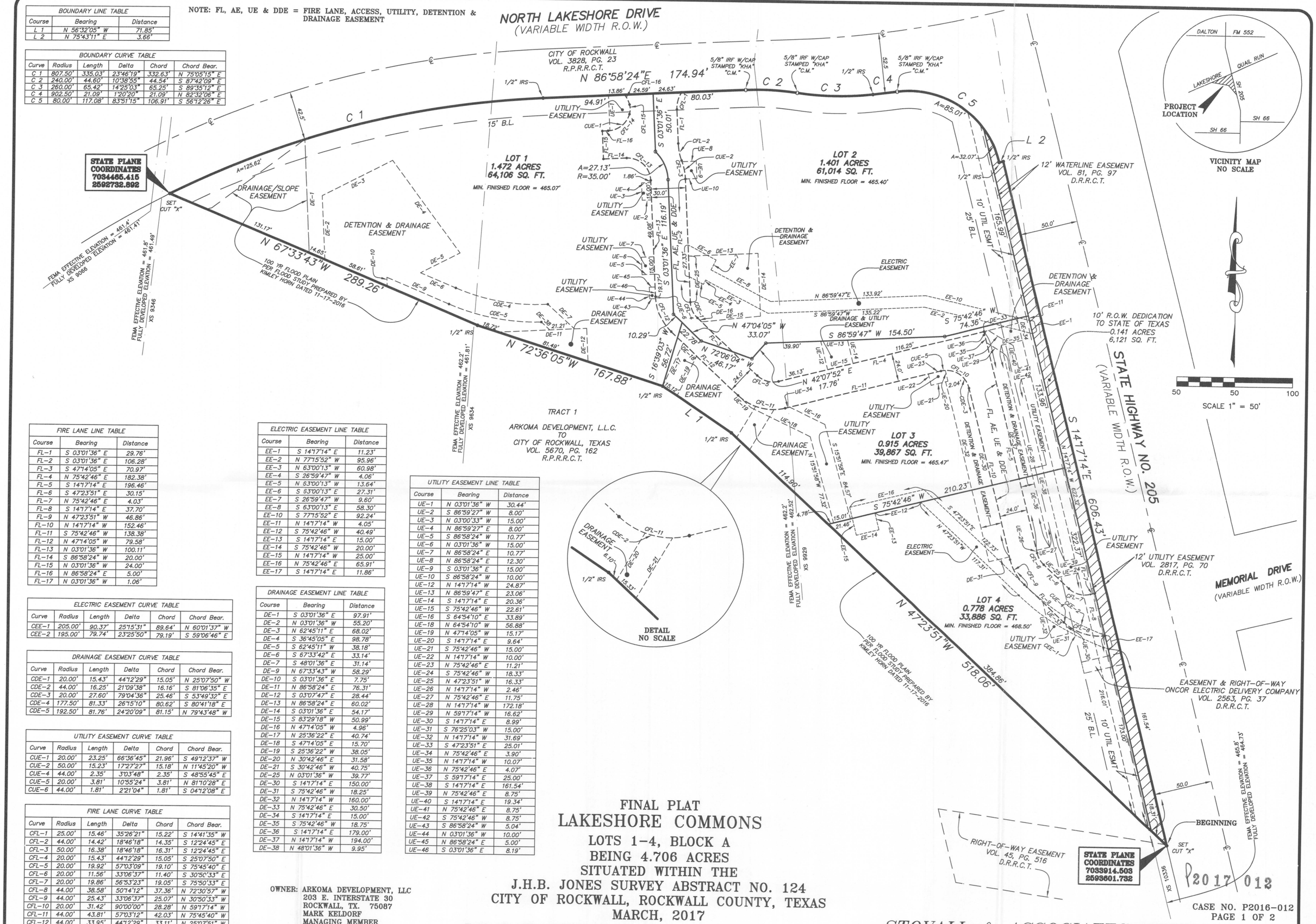
UTILITY EASEMENT CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CUE-1	20.00'	23.25'	66°36'45"	21.96'	S 49°12'37" W
CUE-2	50.00'	15.23'	17°27'27"	15.18'	N 11°45'20" W
CUE-4	44.00'	2.35'	3°03'48"	2.35'	S 48°55'45" E
CUE-5	20.00'	3.81'	10°55'24"	3.81'	N 81°10'28" E
CUE-6	44.00'	1.81'	2°21'04"	1.81'	S 04°12'08" E

FIRE LANE CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CFL-1	25.00'	15.46'	35°26'21"	15.22'	S 14°41'35" W
CFL-2	44.00'	14.42'	18°46'18"	14.35'	S 12°24'45" E
CFL-3	50.00'	16.38'	18°46'18"	16.31'	S 12°24'45" E
CFL-4	20.00'	15.43'	44°12'29"	15.05'	S 25°07'50" E
CFL-5	20.00'	19.92'	57°03'09"	19.10'	S 75°45'40" E
CFL-6	20.00'	11.56'	33°06'37"	11.40'	S 30°50'33" E
CFL-7	20.00'	19.86'	56°53'23"	19.05'	S 75°50'33" E
CFL-8	44.00'	38.58'	50°14'12"	37.36'	N 72°30'57" W
CFL-9	44.00'	25.43'	33°06'37"	25.07'	N 30°50'33" W
CFL-10	20.00'	31.42'	90°00'00"	28.28'	N 59°17'14" W
CFL-11	44.00'	43.81'	57°03'12"	42.03'	N 75°45'40" W
CFL-12	44.00'	33.95'	44°12'29"	33.11'	N 25°07'51" W
CFL-13	20.00'	31.42'	90°00'00"	28.28'	N 48°01'36" W
CFL-14	20.00'	24.81'	71°04'09"	23.25'	N 51°26'19" E
CFL-15	15.00'	8.45'	32°17'11"	8.34'	N 00°14'20" W
CFL-16	25.00'	9.56'	21°54'15"	9.50'	N 27°20'03" W

ELECTRIC EASEMENT LINE TABLE		
Course	Bearing	Distance
EE-1	S 14°17'14" E	11.23'
EE-2	N 77°15'52" W	95.96'
EE-3	N 63°00'13" W	60.98'
EE-4	S 26°59'47" W	4.06'
EE-5	N 63°00'13" W	13.64'
EE-6	S 63°00'13" E	27.31'
EE-7	S 26°59'47" W	9.60'
EE-8	S 63°00'13" E	58.30'
EE-10	S 77°15'52" E	92.24'
EE-11	N 14°17'14" W	4.05'
EE-12	S 75°42'46" W	40.49'
EE-13	S 14°17'14" E	15.00'
EE-14	S 75°42'46" W	20.00'
EE-15	N 14°17'14" W	25.00'
EE-16	N 75°42'46" E	65.91'
EE-17	S 14°17'14" E	11.86'

DRAINAGE EASEMENT LINE TABLE		
Course	Bearing	Distance
DE-1	S 03°01'36" E	97.91'
DE-2	N 03°01'36" W	55.20'
DE-3	N 62°45'11" E	68.02'
DE-4	S 36°45'05" E	98.78'
DE-5	S 62°45'11" W	38.18'
DE-6	S 67°33'42" E	33.14'
DE-7	S 48°01'36" E	31.14'
DE-9	N 67°33'43" W	58.29'
DE-10	S 03°01'36" E	7.75'
DE-11	N 86°58'24" E	76.31'
DE-12	S 03°07'47" E	28.44'
DE-13	N 86°58'24" E	60.02'
DE-14	S 03°01'36" E	54.17'
DE-15	S 83°29'18" W	50.99'
DE-16	N 47°14'05" W	4.96'
DE-17	N 25°36'22" E	40.74'
DE-18	S 47°14'05" E	15.70'
DE-19	S 25°36'22" W	38.05'
DE-20	N 30°42'46" E	31.58'
DE-21	S 30°42'46" W	40.75'
DE-25	N 03°01'36" W	39.77'
DE-30	S 14°17'14" E	150.00'
DE-31	S 75°42'46" W	18.25'
DE-32	N 14°17'14" W	160.00'
DE-33	N 75°42'46" E	30.50'
DE-34	S 14°17'14" E	15.00'
DE-35	S 75°42'46" W	18.75'
DE-36	S 14°17'14" E	179.00'
DE-37	N 14°17'14" W	194.00'
DE-38	N 48°01'36" W	9.95'

UTILITY EASEMENT LINE TABLE		
Course	Bearing	Distance
UE-1	N 03°01'36" W	30.44'
UE-2	S 86°59'27" W	8.00'
UE-3	N 03°00'33" W	15.00'
UE-4	N 86°59'27" E	8.00'
UE-5	S 86°58'24" W	10.77'
UE-6	N 03°01'36" W	15.00'
UE-7	N 86°58'24" E	10.77'
UE-8	N 86°58'24" E	12.30'
UE-9	S 03°01'36" E	15.00'
UE-10	S 86°58'24" W	10.00'
UE-12	N 14°17'14" W	24.87'
UE-13	N 86°59'47" E	23.06'
UE-14	S 14°17'14" E	20.36'
UE-15	S 75°42'46" W	22.61'
UE-16	S 64°54'10" E	33.89'
UE-18	N 64°54'10" W	56.88'
UE-19	N 47°14'05" W	15.17'
UE-20	S 14°17'14" E	9.64'
UE-21	S 75°42'46" W	15.00'
UE-22	N 14°17'14" W	10.00'
UE-23	N 75°42'46" E	11.21'
UE-24	S 75°42'46" W	18.33'
UE-25	N 47°23'51" W	16.33'
UE-26	N 14°17'14" W	2.46'
UE-27	N 75°42'46" E	11.75'
UE-28	N 14°17'14" W	172.18'
UE-29	N 59°17'14" W	16.62'
UE-30	S 14°17'14" E	8.99'
UE-31	S 76°25'03" W	15.00'
UE-32	N 14°17'14" W	31.69'
UE-33	S 47°23'51" E	25.01'
UE-34	N 75°42'46" E	3.90'
UE-35	N 14°17'14" W	10.07'
UE-36	N 75°42'46" E	4.07'
UE-37	S 59°17'14" E	25.00'
UE-38	S 14°17'14" E	161.54'
UE-39	N 75°42'46" E	8.75'
UE-40	S 14°17'14" E	19.34'
UE-41	N 75°42'46" E	8.75'
UE-42	S 75°42'46" W	8.75'
UE-43	S 86°58'24" W	5.04'
UE-44	N 03°01'36" W	10.00'
UE-45	N 86°58'24" E	5.00'
UE-46	S 03°01'36" E	8.19'



FINAL PLAT

LAKESHORE COMMONS

LOTS 1-4, BLOCK A
BEING 4.706 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MARCH, 2017
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)

OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK KELDORF
MANAGING MEMBER
(972) 771-6000

DEVELOPER: MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX. 75063

P2017-012

CASE NO. P2016-012
PAGE 1 OF 2

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000
P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

LEGEND: GAS METER; I.R.F. IRON ROD FOUND; FENCE; BRICK WALL; BOUNDARY LINE; CONCRETE; ELEC ELECTRIC METER; I.R.S. IRON ROD SET; E ELEC. SERVICE; CROSS TIE WALL; ROCK WALL; ASPHALT

SCALE: 1" = 50' DATE: AUG, 2016
JOB NO. 150270-FINAL-PG1
I.N.T. A.R. B.W.S.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ARKOMA DEVELOPMENT, L.L.C., is the owner of that tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X"; cut in concrete set for corner in the West line of State Highway No. 205 at the most Easterly Northeast corner of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point being N. 14 deg. 17 min. 14 sec. W. a distance of 271.10 feet from the Southeast corner of the above cited Subject Tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 47 deg. 23 min. 51 sec. W. a distance of 518.06 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC set (hereinafter called 1/2" iron rod set) for corner;
N. 56 deg. 32 min. 05 sec. W. a distance of 71.85 feet to a 1/2" iron rod set for corner;
N. 72 deg. 36 min. 05 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;
N. 67 deg. 33 min. 43 sec. W. a distance of 289.26 feet to an "X" cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3828, Page 23 of the Real Property Records of Rockwall County, Texas), at the North corner of said City of Rockwall tract, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec., a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod set for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 174.94 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said curve to the right having a central angle of 10 deg. 38 min. 55 sec., a radius of 240.00 feet, a chord bearing of S. 87 deg. 42 min. 09 sec. E., a chord distance of 44.54 feet and an arc length of 44.60 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the left;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the left having a central angle of 14 deg. 25 min. 03 sec., a radius of 260.00 feet, a chord bearing of S. 89 deg. 35 min. 12 sec. E., a chord distance of 65.25 feet and an arc length of 65.42 feet to a 1/2" iron rod set for corner at the beginning of a compound curve to the left;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said compound curve to the left having a central angle of 01 deg. 20 min. 20 sec., a radius of 902.50 feet, a chord bearing of N. 82 deg. 32 min. 06 sec. E., a chord distance of 21.09 feet and an arc length of 21.09 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southeasterly direction with the South line of North Lakeshore Drive and with said reverse curve to the right having a central angle of 83 deg. 51 min. 15 sec., a radius of 80.00 feet, a chord bearing of S. 56 deg. 12 min. 26 sec. E. a chord distance of 106.91 feet and an arc length of 117.08 feet to a 1/2" iron rod set for corner;

THENCE N. 75 deg. 43 min. 11 sec. E. with a South line of North Lakeshore Drive a distance of 3.66 feet to a 1/2" iron rod set for corner at the intersection of the South line of North Lakeshore Drive with the West line of State Highway No. 205;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No, 205 a distance of 606.43 feet to the POINT OF BEGINNING and containing 4.706 acres or 204,993 square feet of land.

NOTES

1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.

4) "C.M." = CONTROL MONUMENT

5) ALL DETENTION SYSTEMS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.

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

7) TRACT 1 OF THE DRAINAGE EASEMENT RECORDED IN VOL. 3828, PG. 49 OF THE REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, IS TO BE ABANDONED BY ACCEPTANCE OF THIS PLAT.

8) TRACT 2 OF THE SLOPE EASEMENT RECORDED IN VOL. 3828, PG. 31 OF THE DEED RECORDS ROCKWALL COUNTY, TEXAS, IS TO BE ABANDONED BY ACCEPTANCE OF THIS PLAT.

9) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LAKESHORE COMMONS ADDITION, Lots 1-4, Block A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lakeshore Commons Addition subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

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

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

_____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,20__

_____
Notary Public

RECOMMENDED FOR FINAL APPROVAL

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2016.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WHITNESS OUR HANDS, THIS _____ DAY OF _____, 2016

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

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
Bobby W. Stovall, R.P.L.S. No. 3703

FINAL PLAT
LAKESHORE COMMONS
LOTS 1-4, BLOCK A
BEING 4.706 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MARCH, 2017
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)

OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK KELDORF
MANAGING MEMBER
(972) 771-6000

DEVELOPER: MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX. 75063

CASE NO. P2016-012
PAGE 2 OF 2

STOVALL & ASSOCIATES SURVEYORS FIRM LICENSE NO. 10079000

LEGEND

GAS METER	I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
ELEC ELECTRIC METER	I.R.S. IRON ROD SET	E ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: N/A DATE: AUG, 2016
JOB NO. 150270-FINAL-PG2
I.N.T. A.R. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Robert Howman of *Glenn Engineering*

AGENDA ITEM: **P2017-013** *Lot 1, Block A, Rockwall - CCA Addition*

SUMMARY:

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a final plat of Lot 1, Block A, Rockwall-CCA Addition being a 27.446-acre portion of a larger 173-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for the purpose of constructing a two-story, 150,848 sq. ft. public school facility (*i.e. College and Career Academy*). As part of the final plat the applicant will be dedicating firelane, public access, drainage, and utility easements in order to provide the necessary services for the development. The plat will also establish a variable width hike and bike easement located along John King Blvd for a proposed 10-ft wide trail system. A site plan (*i.e. SP2016-029*) for the public school facility was approved in December 2016.

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

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

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

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 1, Block A, Rockwall - CCA Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other

applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-013	**Owner**	ROCKWALL, INDEPENDENT SCHOOL DISTRICT	**Applied**	3/10/2017	LM
Project Name	Lot 1, Block A, CCA Addition	**Applicant**	GLENN ENGINEERING	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	3/10/2017	LM

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HICKORY RIDGE PH 4	7-1	NULL	7-1	0025-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	3/10/2017	3/17/2017	3/20/2017	10	APPROVED	
ENGINEERING	Amy Williams	3/10/2017	3/17/2017				See Comments

(3/23/2017 8:29 AM AW)
All utility (water, sewer, and storm) easements to be a minimum of 20' wide
Need to label all of the fire lane, access, and utility easements
Missing curve label along John King (see markup)
Missing easement label in northwest corner for utility easement (see markup)
Need north arrow
Label detention pond as "detention and drainage" easement
Add note on verbiage sheet "Property owner to be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements"

Landscape Plan:
Add note: "No trees to be planted within 5' of any public utility"

FIRE	Ariana Hargrove	3/10/2017	3/17/2017				
GIS	Lance Singleton	3/10/2017	3/17/2017				
PLANNING	David Gonzales	3/10/2017	3/17/2017	3/20/2017	10	COMMENTS	See comments

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

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a final plat of Lot 1, Block A, Rockwall-CCA Addition being a 27.446-acre portion of a larger 173-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

** The following plans are considered to be NOT ACCEPTED - Please do not resubmit with this application: a) Landscape Plan (previously approved) and b) Irrigation Plan (to be submitted during the building permit phase).

The following staff comments are to be addressed and resubmitted no later than Tuesday, Arpil 4, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-013" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a Certificate of Occupancy (CO).
4. Correct Title Block to read as follows:

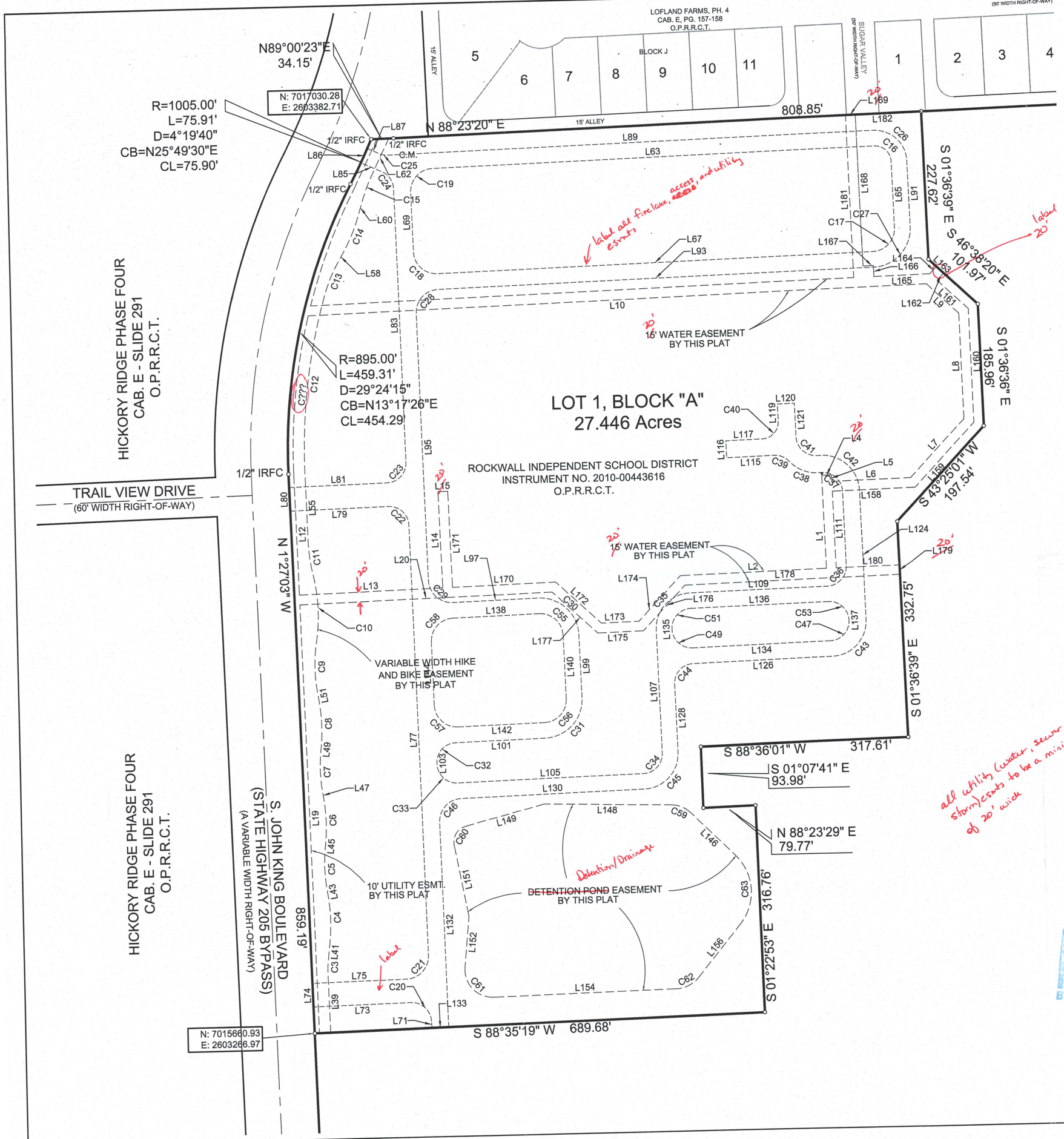
Final Plat
Rockwall - CCA Addition
Lot 1, Block A Being 27.446-acre
Out of the W.H. Baird Survey, Abstract No. 25
City or Rockwall, Rockwall County, Texas

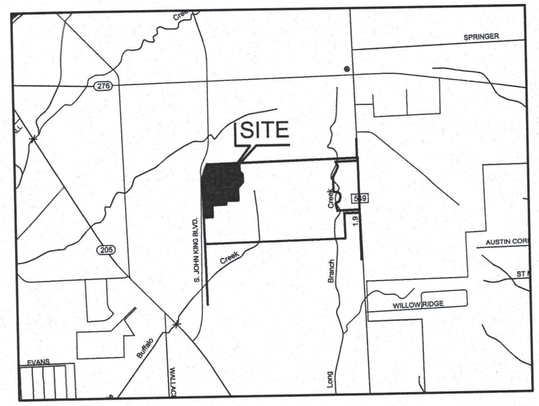
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If youhave any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Consent Agenda: March 28, 2017 (6:00 p.m.)

City Council - Consent Agenda: April 3, 2017 (6:00 p.m.)





VICINITY MAP
N.T.S.

Line Table		
Line #	Length	Direction
L1	143.42	N01° 36' 39"W
L2	223.64	N88° 23' 21"E
L4	~~15.00~~ 20	N88° 23' 21"E
L5	10.00	S01° 36' 39"E
L6	120.83	N88° 23' 21"E
L7	121.63	N43° 25' 01"E
L8	161.09	N01° 36' 39"W
L9	66.80	N46° 38' 20"W
L10	947.79	S88° 19' 59"W
L12	187.13	S01° 24' 41"E
L13	219.67	N88° 23' 21"E
L14	148.13	N01° 36' 39"W
L15	~~15.00~~ 20	N88° 23' 21"E
L19	657.62	N01° 24' 41"W
L20	386.94	N88° 23' 21"E
L39	94.30	N01° 24' 41"W
L41	34.13	N06° 15' 03"E
L43	6.66	N09° 04' 25"W
L45	6.66	N06° 15' 03"E
L47	6.66	N09° 04' 25"W
L49	6.66	N06° 15' 03"E
L51	13.69	N09° 04' 25"W
L55	106.92	N01° 24' 41"W
L58	21.71	N29° 17' 32"E
L60	28.69	N17° 07' 36"E
L62	63.72	N25° 50' 44"E
L63	677.12	N88° 23' 21"E
L65	102.00	S01° 36' 39"E
L67	667.49	S88° 23' 21"W
L69	92.00	N01° 22' 42"W
L71	10.51	N02° 15' 24"W
L73	149.41	S88° 35' 19"W
L74	36.00	N01° 27' 03"W
L75	144.49	N88° 35' 19"E
L77	661.34	N01° 22' 42"W
L79	150.37	S88° 35' 19"W

Line Table		
Line #	Length	Direction
L80	36.00	N01° 27' 03"W
L81	150.45	N88° 35' 19"E
L83	419.62	N01° 22' 42"W
L85	34.47	N65° 27' 21"W
L86	24.00	N24° 32' 39"E
L87	20.05	S65° 27' 21"E
L89	744.00	N88° 23' 21"E
L91	102.00	S01° 36' 39"E
L93	667.88	S88° 23' 21"W
L95	410.33	S01° 22' 42"E
L97	131.97	N88° 23' 21"E
L99	97.50	S01° 35' 46"E
L101	138.08	S88° 23' 21"W
L103	2.00	S01° 22' 42"E
L105	285.61	N88° 23' 21"E
L107	189.55	N01° 32' 28"W
L109	211.31	N88° 22' 54"E
L111	115.19	N01° 34' 28"W
L115	72.53	S88° 23' 21"W
L116	26.00	N01° 36' 39"W
L117	55.39	N88° 23' 21"E
L119	26.08	N01° 36' 39"W
L120	26.00	N88° 23' 21"E
L121	51.42	S01° 36' 39"E
L124	199.70	S01° 34' 28"E
L126	213.35	S88° 23' 21"W
L128	105.07	S01° 32' 28"E
L130	280.97	S88° 23' 21"W
L132	313.72	S01° 22' 42"E
L133	25.84	S88° 35' 19"W
L134	211.25	S88° 23' 21"W
L135	0.48	N01° 32' 28"W
L136	211.25	N88° 22' 54"E
L137	0.51	S01° 34' 28"E
L138	132.35	N88° 23' 21"E
L140	97.50	S01° 35' 46"E

Line Table		
Line #	Length	Direction
L142	132.72	S88° 23' 21"W
L144	97.50	N01° 22' 42"W
L146	95.10	N45° 04' 48"W
L148	193.86	N88° 25' 05"W
L149	124.58	S75° 31' 24"W
L151	110.89	S10° 35' 21"E
L152	78.55	S05° 33' 50"W
L154	280.50	N88° 37' 07"E
L156	104.05	N39° 12' 01"E
L158	127.04	N88° 23' 21"E
L159	134.06	N43° 25' 01"E
L160	173.53	N01° 36' 39"W
L161	64.39	N46° 38' 20"W
L162	15.00	N43° 21' 40"E
L163	101.97	S46° 38' 20"E
L164	15.15	S43° 21' 40"W
L165	85.66	S88° 19' 59"W
L166	17.09	N01° 40' 01"W
L167	15.85	S88° 19' 59"W
L168	232.92	N01° 40' 01"W
L169	~~15.00~~ 20	S88° 23' 20"W
L170	158.43	N88° 23' 21"E
L171	148.13	S01° 36' 39"E
L172	94.44	S46° 36' 39"E
L173	57.45	N88° 23' 21"E
L174	94.44	N43° 23' 21"E
L175	69.88	N88° 23' 21"E
L176	94.44	N43° 23' 21"E
L177	94.44	S46° 36' 39"E
L178	329.56	N88° 23' 21"E
L179	~~15.00~~ 20	N01° 36' 39"W
L180	97.12	S88° 23' 21"W
L181	250.02	N01° 40' 01"W
L182	100.88	N88° 23' 20"E

P2017 013

RECEIVED
MAR 20 2017
BY:

FINAL PLAT
OF
ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FEBRUARY 27, 2017 SHEET: 1 OF 2 SCALE: 1"= 100'

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(972) 771-0605 CONTACT:
JAMES WATSON

SURVEYOR:
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX CONTACT:
RODNEY MARTINEZ

ENGINEER:
GLENN ENGINEERING CORP. 105
DECKER COURT, SUITE 910 IRVING,
TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

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

COUNTY OF ROCKWALL

I *(we)* the undersigned owner(s) of the land shown on this plat, and designated herein as the ***ROCKWALL CCA ADDITION*** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***ROCKWALL CCA ADDITION*** subdivision have been notified and signed this plat. I *(we)* understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

7. Property owner to be responsible for maintaining, repairing, and replacing of all detention and drainage esmts. systems in

ROCKWALL ISD

_____

James Watson

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***JAMES WATSON***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this_____ day of_____, ***2017***.

_____ _____ _____

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ***William P. Price***, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

For Review Only

_____ _____

William P. Price ***Registered Public Surveyor No. 3047***

RECOMMENDED FOR FINAL APPROVAL:

_____ _____

Planning & Zoning Commission, Chairman ***Date***

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____ day of_____, ***2017***.

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

WITNESS OUR HANDS, this_____ day of_____, ***2017***.

_____ _____ _____

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

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT BEING THE OWNER OF A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.) , SAME POINT BEING THE NORTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 89° 00' 23" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 34.15 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 23' 20" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 808.85 FEET TO A POINT FOR CORNER.

THENCE GENERALLY IN A SOUTHERLY DIRECTION AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01° 36' 39" EAST, A DISTANCE OF 227.62 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 46° 38' 20" EAST, A DISTANCE OF 101.97 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 01° 36' 36" EAST, A DISTANCE OF 185.96 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
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SOUTH 01° 22' 53" EAST, A DISTANCE OF 316.76 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SOUTH 88° 35' 19" WEST, A DISTANCE OF 689.68 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;
SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

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GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.

Curve Table			
Curve #	Length	Radius	Delta
C3	12.44	93.00	007° 39' 44"
C4	70.88	265.00	015° 19' 28"
C5	64.99	243.00	015° 19' 28"
C6	70.88	265.00	015° 19' 28"
C7	65.00	236.63	015° 44' 22"
C8	70.88	265.00	015° 19' 28"
C9	78.53	243.00	018° 30' 55"
C10	104.10	265.00	022° 30' 27"
C11	49.43	243.00	011° 39' 16"
C12	273.25	879.00	017° 48' 40"
C13	54.68	243.00	012° 53' 33"
C14	56.27	265.00	012° 09' 56"
C15	36.98	243.00	008° 43' 07"
C16	39.27	25.00	090° 00' 00"
C17	54.98	35.00	090° 00' 00"
C18	55.12	35.00	090° 13' 58"
C19	54.84	35.00	089° 46' 02"
C20	47.12	30.00	090° 00' 00"
C21	54.96	35.00	089° 58' 00"
C22	47.14	30.00	090° 02' 00"

Curve Table			
Curve #	Length	Radius	Delta
C23	47.11	30.00	089° 58' 00"
C24	33.55	30.00	064° 04' 39"
C25	13.69	30.00	026° 09' 18"
C26	76.97	49.00	090° 00' 00"
C27	92.68	59.00	090° 00' 00"
C28	54.84	35.00	089° 46' 02"
C29	55.12	35.00	090° 13' 58"
C30	92.69	59.00	090° 00' 53"
C31	92.66	59.00	089° 59' 07"
C32	47.00	30.00	089° 46' 02"
C33	47.25	30.00	090° 13' 58"
C34	47.09	30.00	089° 55' 49"
C35	84.75	54.00	089° 55' 23"
C36	47.10	30.00	089° 57' 22"
C37	49.46	30.00	094° 27' 27"
C38	52.75	56.50	053° 29' 51"
C39	25.70	30.00	049° 04' 36"
C40	40.84	26.00	090° 00' 00"
C41	50.26	30.50	094° 25' 15"
C42	92.32	56.00	094° 27' 27"

Curve Table			
Curve #	Length	Radius	Delta
C43	84.79	54.00	089° 57' 48"
C44	47.09	30.00	089° 55' 49"
C45	84.76	54.00	089° 55' 49"
C46	54.84	35.00	089° 46' 02"
C47	47.10	30.00	089° 57' 48"
C49	47.16	30.00	090° 04' 11"
C51	47.08	30.00	089° 55' 23"
C53	47.15	30.00	090° 02' 38"
C55	54.99	35.00	090° 00' 53"
C56	54.97	35.00	089° 59' 07"
C57	55.12	35.00	090° 13' 58"
C58	54.84	35.00	089° 46' 02"
C59	34.04	45.00	043° 20' 17"
C60	37.57	25.00	086° 06' 45"
C61	71.74	42.40	096° 56' 42"
C62	38.81	45.00	049° 25' 07"
C63	114.22	77.65	084° 16' 49"

FINAL PLAT
OF
ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FEBRUARY 26, 2017 SHEET: 2 OF 2

OWNER:

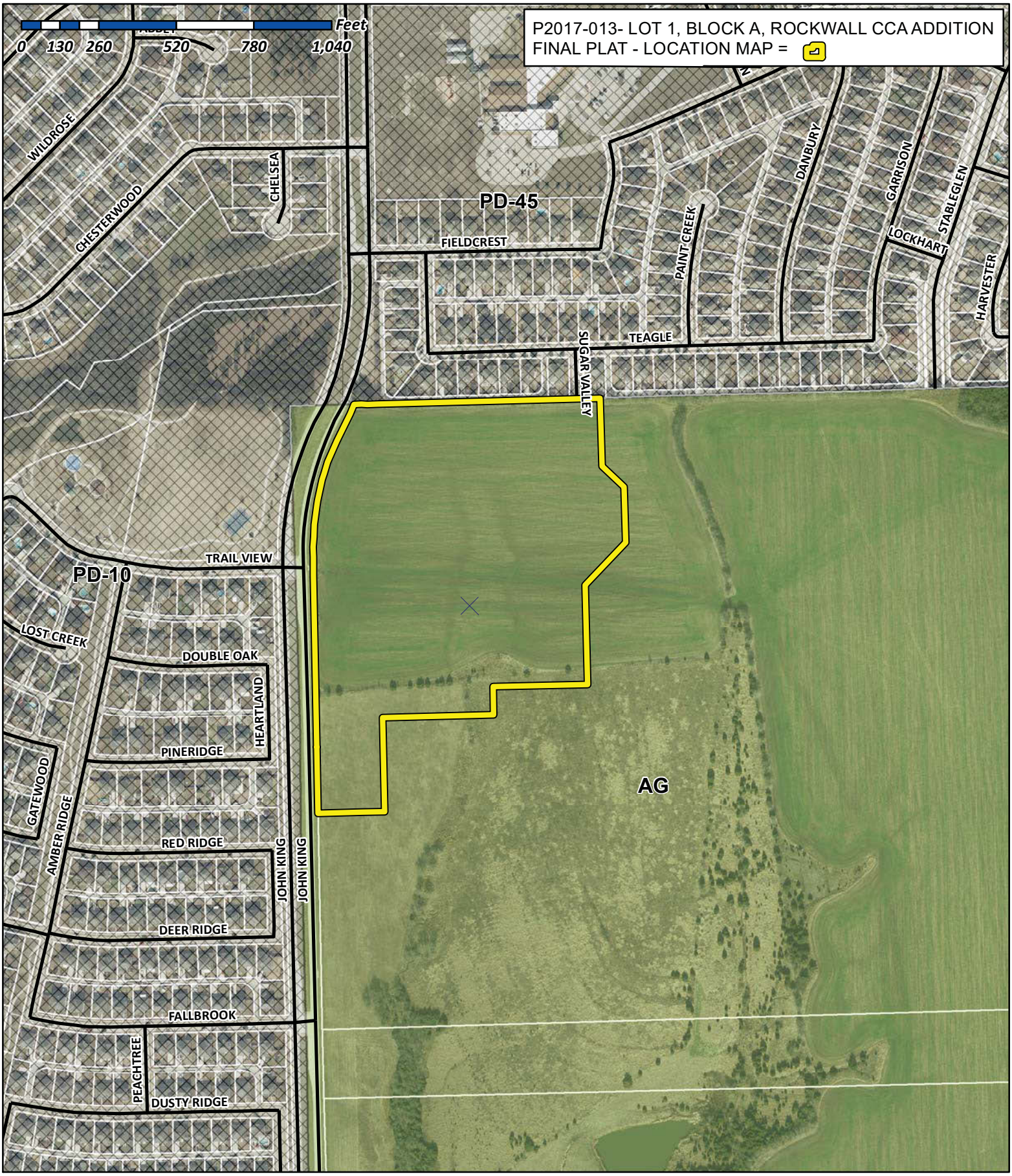
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(972) 771-0605 CONTACT:
JAMES WATSON

SURVEYOR:

SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX CONTACT:
RODNEY MARTINEZ

ENGINEER:

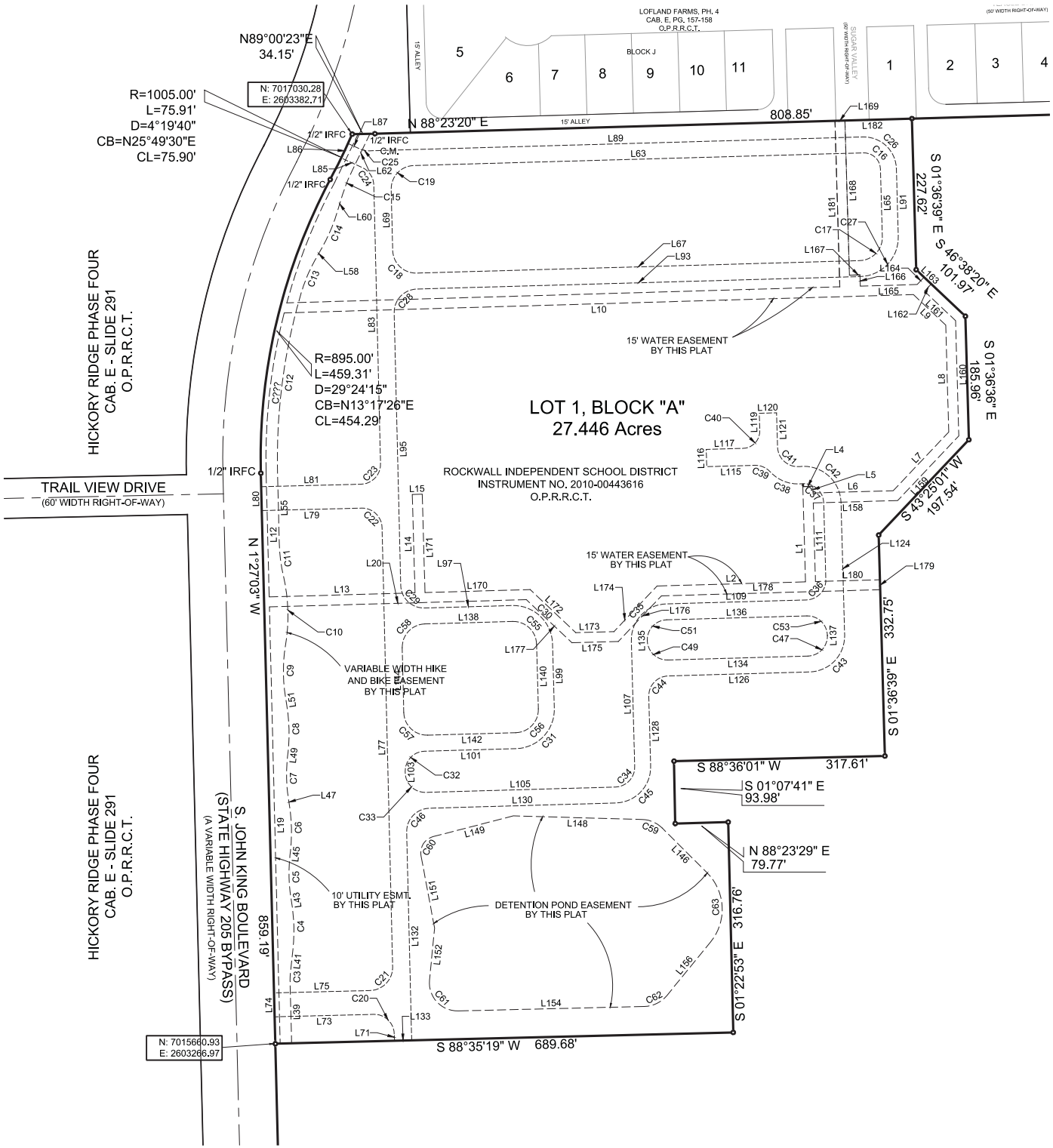
GLENN ENGINEERING CORP. 105
DECKER COURT, SUITE 910 IRVING,
TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

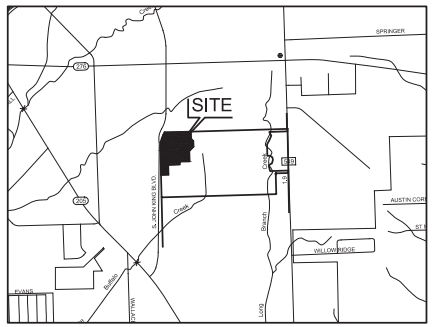


City of Rockwall

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

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





VICINITY MAP
N.T.S.

Line Table		
Line #	Length	Direction
L1	143.42	N01° 36' 39"W
L2	223.64	N88° 23' 21"E
L4	15.00	N88° 23' 21"E
L5	10.00	S01° 36' 39"E
L6	120.83	N88° 23' 21"E
L7	121.63	N43° 25' 01"E
L8	161.09	N01° 36' 39"W
L9	66.80	N46° 38' 20"W
L10	947.79	S88° 19' 59"W
L12	187.13	S01° 24' 41"E
L13	219.67	N88° 23' 21"E
L14	148.13	N01° 36' 39"W
L15	15.00	N88° 23' 21"E
L19	657.62	N01° 24' 41"W
L20	386.94	N88° 23' 21"E
L39	94.30	N01° 24' 41"W
L41	34.13	N06° 15' 03"E
L43	6.66	N09° 04' 25"W
L45	6.66	N06° 15' 03"E
L47	6.66	N09° 04' 25"W
L49	6.66	N06° 15' 03"E
L51	13.69	N09° 04' 25"W
L55	106.92	N01° 24' 41"W
L58	21.71	N29° 17' 32"E
L60	28.69	N17° 07' 36"E
L62	63.72	N25° 50' 44"E
L63	677.12	N88° 23' 21"E
L65	102.00	S01° 36' 39"E
L67	667.49	S88° 23' 21"W
L69	92.00	N01° 22' 42"W
L71	10.51	N02° 15' 24"W
L73	149.41	S88° 35' 19"W
L74	36.00	N01° 27' 03"W
L75	144.49	N88° 35' 19"E
L77	661.34	N01° 22' 42"W
L79	150.37	S88° 35' 19"W

Line Table		
Line #	Length	Direction
L80	36.00	N01° 27' 03"W
L81	150.45	N88° 35' 19"E
L83	419.62	N01° 22' 42"W
L85	34.47	N65° 27' 21"W
L86	24.00	N24° 32' 39"E
L87	20.05	S65° 27' 21"E
L89	744.00	N88° 23' 21"E
L91	102.00	S01° 36' 39"E
L93	667.88	S88° 23' 21"W
L95	410.33	S01° 22' 42"E
L97	131.97	N88° 23' 21"E
L99	97.50	S01° 35' 46"E
L101	138.08	S88° 23' 21"W
L103	2.00	S01° 22' 42"E
L105	285.61	N88° 23' 21"E
L107	189.55	N01° 32' 28"W
L109	211.31	N88° 22' 54"E
L111	115.19	N01° 34' 28"W
L115	72.53	S88° 23' 21"W
L116	26.00	N01° 36' 39"W
L117	55.39	N88° 23' 21"E
L119	26.08	N01° 36' 39"W
L120	26.00	N88° 23' 21"E
L121	51.42	S01° 36' 39"E
L124	199.70	S01° 34' 28"E
L126	213.35	S88° 23' 21"W
L128	105.07	S01° 32' 28"E
L130	280.97	S88° 23' 21"W
L132	313.72	S01° 22' 42"E
L133	25.84	S88° 35' 19"W
L134	211.25	S88° 23' 21"W
L135	0.48	N01° 32' 28"W
L136	211.25	N88° 22' 54"E
L137	0.51	S01° 34' 28"E
L138	132.35	N88° 23' 21"E
L140	97.50	S01° 35' 46"E

Line Table		
Line #	Length	Direction
L142	132.72	S88° 23' 21"W
L144	97.50	N01° 22' 42"W
L146	95.10	N45° 04' 48"W
L148	193.86	N88° 25' 05"W
L149	124.58	S75° 31' 24"W
L151	110.89	S10° 35' 21"E
L152	78.55	S05° 33' 50"W
L154	280.50	N88° 37' 07"E
L156	104.05	N39° 12' 01"E
L158	127.04	N88° 23' 21"E
L159	134.06	N43° 25' 01"E
L160	173.53	N01° 36' 39"W
L161	64.39	N46° 38' 20"W
L162	15.00	N43° 21' 40"E
L163	101.97	S46° 38' 20"E
L164	15.15	S43° 21' 40"W
L165	85.66	S88° 19' 59"W
L166	17.09	N01° 40' 01"W
L167	15.85	S88° 19' 59"W
L168	232.92	N01° 40' 01"W
L169	15.00	S88° 23' 20"W
L170	158.43	N88° 23' 21"E
L171	148.13	S01° 36' 39"E
L172	94.44	S46° 36' 39"E
L173	57.45	N88° 23' 21"E
L174	94.44	N43° 23' 21"E
L175	69.88	N88° 23' 21"E
L176	94.44	N43° 23' 21"E
L177	94.44	S46° 36' 39"E
L178	329.56	N88° 23' 21"E
L179	15.00	N01° 36' 39"W
L180	97.12	S88° 23' 21"W
L181	250.02	N01° 40' 01"W
L182	100.88	N88° 23' 20"E

FINAL PLAT
OF
ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FEBRUARY 27, 2017 SHEET: 1 OF 2 SCALE: 1"= 100'

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(972) 771-0605 CONTACT:
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SURVEYOR:
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CONTACT: ROBERT HOWMAN

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

COUNTY OF ROCKWALL

I *(we)* the undersigned owner(s) of the land shown on this plat, and designated herein as the ***ROCKWALL CCA ADDITION*** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***ROCKWALL CCA ADDITION*** subdivision have been notified and signed this plat. I *(we)* understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

ROCKWALL ISD

_____

James Watson

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***JAMES WATSON***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, ***2017***.

_____ _____ _____

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ***William P. Price***, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

For Review Only

_____ _____

William P. Price ***Registered Public Surveyor No. 3047***

RECOMMENDED FOR FINAL APPROVAL:

_____ _____

Planning & Zoning Commission, Chairman ***Date***

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, ***2017***.

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

WITNESS OUR HANDS, this _____ day of _____, ***2017***.

_____ _____ _____

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

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT BEING THE OWNER OF A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.) , SAME POINT BEING THE NORTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

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Curve Table

Curve #	Length	Radius	Delta
C1	242.78	885.00	015° 43' 05"
C2	195.76	885.00	012° 40' 25"
C3	12.44	93.00	007° 39' 44"
C4	70.88	265.00	015° 19' 28"
C5	64.99	243.00	015° 19' 28"
C6	70.88	265.00	015° 19' 28"
C7	65.00	236.63	015° 44' 22"
C8	70.88	265.00	015° 19' 28"
C9	78.53	243.00	018° 30' 55"
C10	104.10	265.00	022° 30' 27"
C11	49.43	243.00	011° 39' 16"
C12	273.25	879.00	017° 48' 40"
C13	54.68	243.00	012° 53' 33"
C14	56.27	265.00	012° 09' 56"
C15	36.98	243.00	008° 43' 07"
C16	39.27	25.00	090° 00' 00"
C17	54.98	35.00	090° 00' 00"
C18	55.12	35.00	090° 13' 58"
C19	54.84	35.00	089° 46' 02"
C20	47.12	30.00	090° 00' 00"

Curve Table

Curve #	Length	Radius	Delta
C21	54.96	35.00	089° 58' 00"
C22	47.14	30.00	090° 02' 00"
C23	47.11	30.00	089° 58' 00"
C24	33.55	30.00	064° 04' 39"
C25	13.69	30.00	026° 09' 18"
C26	76.97	49.00	090° 00' 00"
C27	92.68	59.00	090° 00' 00"
C28	54.84	35.00	089° 46' 02"
C29	55.12	35.00	090° 13' 58"
C30	92.69	59.00	090° 00' 53"
C31	92.66	59.00	089° 59' 07"
C32	47.00	30.00	089° 46' 02"
C33	47.25	30.00	090° 13' 58"
C34	47.09	30.00	089° 55' 49"
C35	84.75	54.00	089° 55' 23"
C36	47.10	30.00	089° 57' 22"
C37	49.46	30.00	094° 27' 27"
C38	52.75	56.50	053° 29' 51"
C39	25.70	30.00	049° 04' 36"
C40	40.84	26.00	090° 00' 00"

Curve Table

Curve #	Length	Radius	Delta
C41	50.26	30.50	094° 25' 15"
C42	92.32	56.00	094° 27' 27"
C43	84.79	54.00	089° 57' 48"
C44	47.09	30.00	089° 55' 49"
C45	84.76	54.00	089° 55' 49"
C46	54.84	35.00	089° 46' 02"
C47	47.10	30.00	089° 57' 48"
C49	47.16	30.00	090° 04' 11"
C51	47.08	30.00	089° 55' 23"
C53	47.15	30.00	090° 02' 38"
C55	54.99	35.00	090° 00' 53"
C56	54.97	35.00	089° 59' 07"
C57	55.12	35.00	090° 13' 58"
C58	54.84	35.00	089° 46' 02"
C59	34.04	45.00	043° 20' 17"
C60	37.57	25.00	086° 06' 45"
C61	71.74	42.40	096° 56' 42"
C62	38.81	45.00	049° 25' 07"
C63	114.22	77.65	084° 16' 49"

FINAL PLAT
OF
ROCKWALL - CCA ADDITION
LOT 1, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FEBRUARY 26, 2017 SHEET: 2 OF 2

OWNER:
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(972) 771-0605 CONTACT:
JAMES WATSON

SURVEYOR:
SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX CONTACT:
RODNEY MARTINEZ

ENGINEER:
GLENN ENGINEERING CORP. 105
DECKER COURT, SUITE 910 IRVING,
TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Glen and Rosie Cox

AGENDA ITEM: **P2017-016;** *Lots 1 & 2, Block A, Cox Acres Addition*

SUMMARY:

Discuss and consider a request by Glen and Rosie Cox for the approval of a final plat of Lots 1 & 2, Block A, Cox Acres Addition being a 29.97-acre tract of land identified as Tract 7 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located on the south side of Quail Run Road east of the intersection of Quail Run and John King Boulevard, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to final plat two (2) parcels of land [*Lots 1 & 2, Block A, Cox Acres Addition*] for the purpose of establishing necessary easements and 25-feet right-of-way dedication adjacent to Quail Run Road for the construction of two (2) single-family residential homes.

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

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

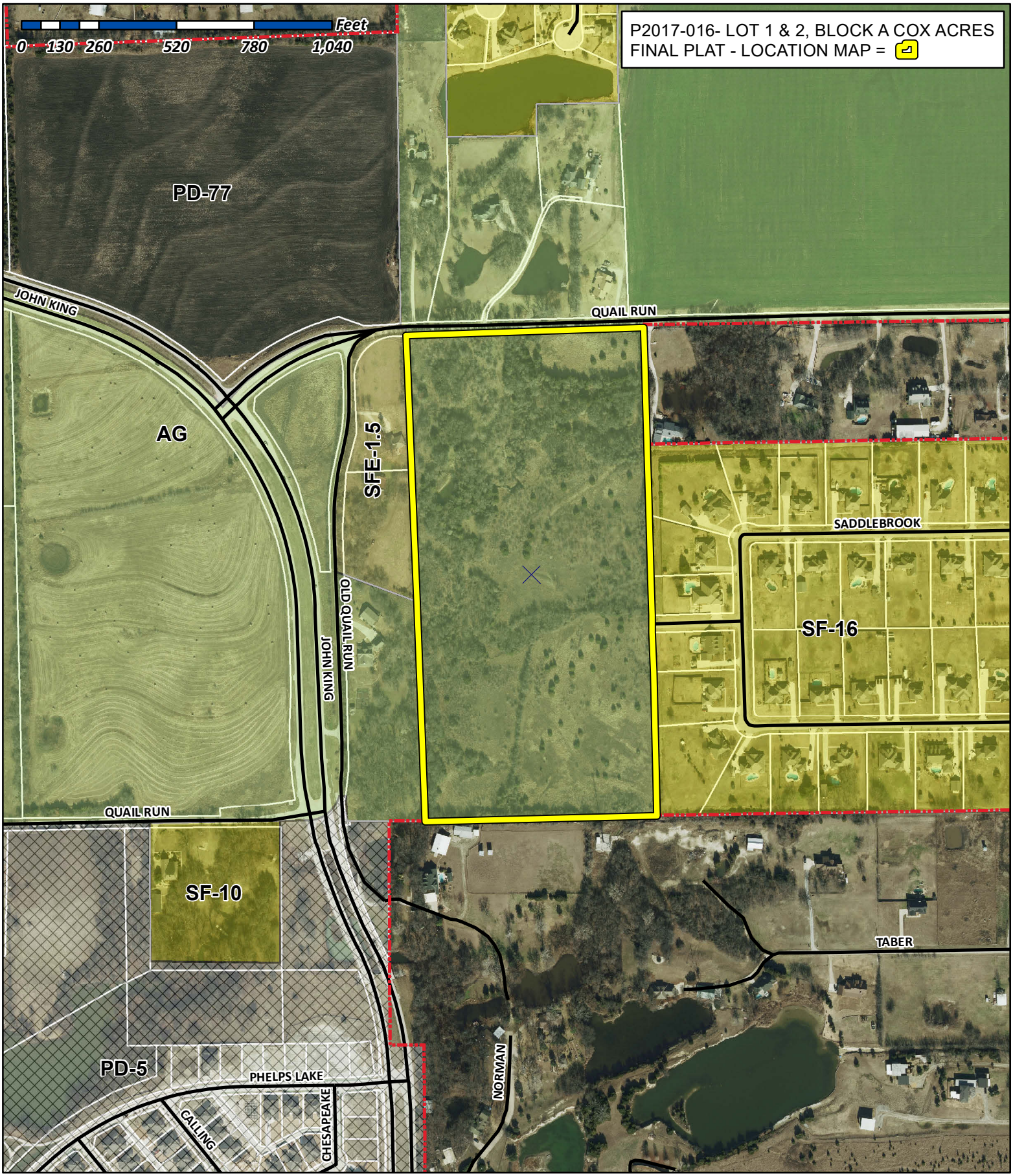
☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1 & 2, Block A, Cox Acres Addition,* staff would recommend the following conditions:

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

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



City of Rockwall

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

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

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, GLEN COX and ROSIE COX, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.M. GASS SURVEY ABSTRACT NO. 88, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Trustee's Deed to Sharon Van Fosson, dated March 14, 2016 and being recorded in Document no. 20160000002423 of the Official Public Records of Rockwall County, Texas, and being the same tract of land as described as Tract 2 in a Deed to Joe W. Gideon and Katherine Gideon, as recorded in Volume 35, Page 591 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of said Van Fosson tract and the southwest corner of said Gass Survey;

THENCE NORTH along the west line of said tract, at 1630.87 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1655.87 feet to a P-K nail found in pavement in the center of Quail Run Road;

THENCE S. 89 deg. 33 min. 17 sec. E. along the center of Quail Run Road, a distance of 788.87 feet to a P-K nail found in pavement for corner;

THENCE S. 00 deg. 06 min. 26 sec. W. a distance of 1660.11 feet to a 1/2" iron rod found for corner at the southwest corner of SADDLEBROOK ESTATES SECTION 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 14 min. 37 sec. W. a distance of 785.80 feet to the POINT OF BEGINNING and containing 29.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as COX ACRES, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

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

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

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

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

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

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

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

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

GLEN COX

ROSIE COX

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GLEN COX known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

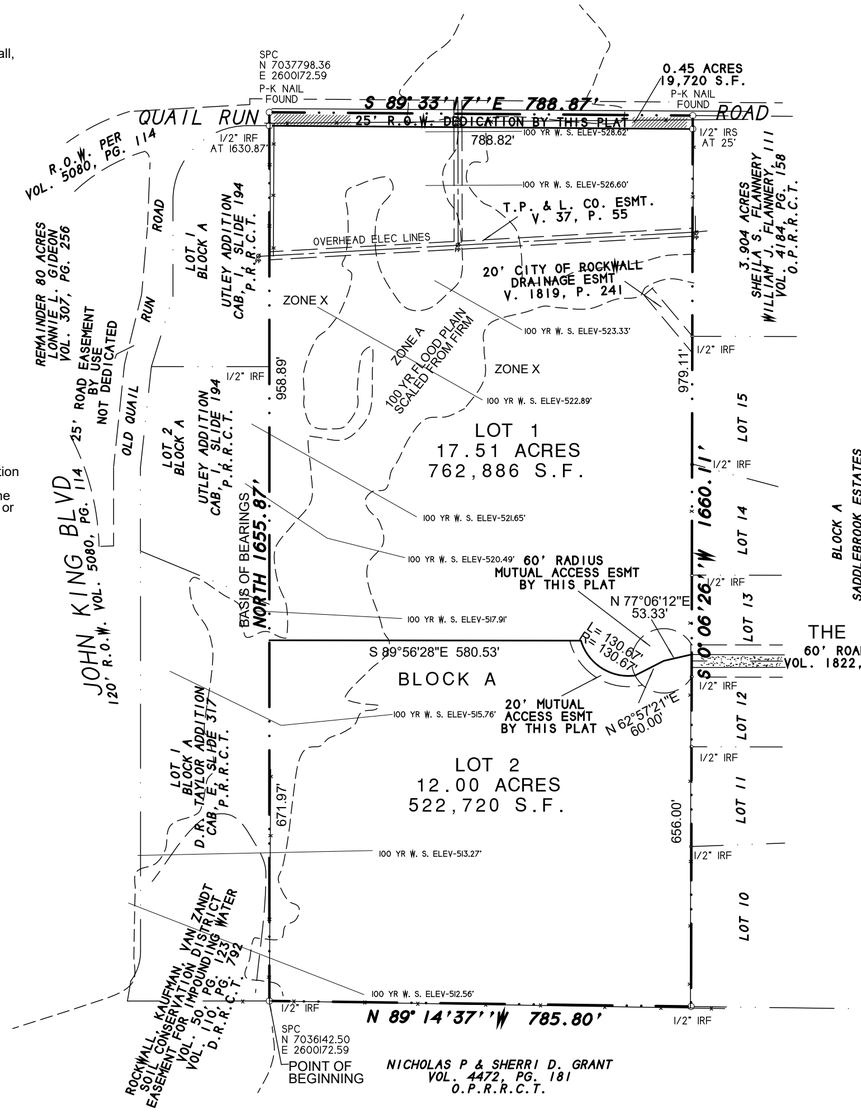
Notary Public in and for the State of Texas My Commission Expires:

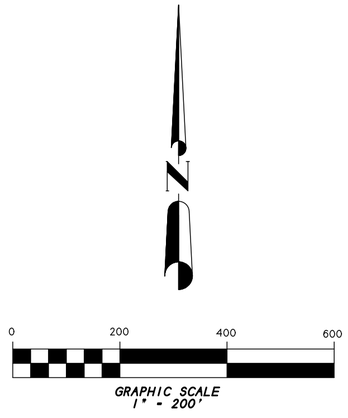
STATE OF TEXAS
COUNTY OF ROCKWALL

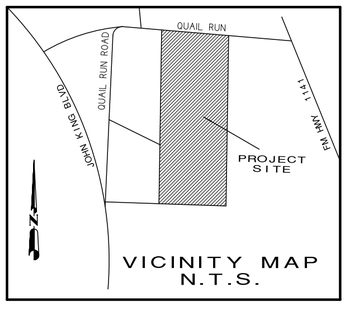
Before me, the undersigned authority, on this day personally appeared ROSIE COX known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

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







NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL LAND SURVEYOR

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of COX ACRES, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

FINAL PLAT

COX ACRES

LOTS 1 & 2, BLOCK A

TWO LOTS (2) BEING
29.97 ACRES OR 1,305,326 S.F.
SITUATED IN THE
J. M. GASS SURVEY, A-88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

OWNER:
GLEN COX
ROSIE COX
815 T.L. TOWNSEND BLVD
ROCKWALL, TEXAS 75087
972-672-3478
972-672-5888

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 20, 2017
SCALE 1" = 200' FILE # 20160173PP
CLIENT COX

CASE NO. P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Jay Soun; *STJ Investments, LLC*

AGENDA ITEM: **SP2017-008**; *La Quinta Inn Amended Site Plan*

SUMMARY:

Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (i.e. La Quinta Inn) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 9, 1998, the Planning and Zoning Commission approved a site plan [*Case No. PZ-1998-25-1*] for a 59-room hotel [*i.e. Country Inn and Suites*]. Additionally, on July 6, 1998, the City Council approved a Conditional Use Permit [*Case No. 1998-25-2-CUP*] to allow for combustible structural materials for a 59-room hotel on the subject property. Since that time, the hotel has rebranded [*i.e. La Quinta Inn and Suites*], and the applicant is requesting approval of an amended site plan to allow for exterior renovations to the existing hotel. The subject property is situated within the IH-30 Overlay (IH 30 OV) District and is addressed as 689 E. IH-30. The scope of work for the proposed exterior renovations include painting the exterior façade of the building, removing existing canopy and replacing it with new materials, and adding a tower element to the front façade of the building. The proposed exterior renovations will not require additional variances from the City Council.

ARCHITECTURAL REVIEW BOARD (ARB):

On February 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended approval of the elevations as submitted by a vote of 5 to 0 with Board Member Neill absent and one (1) vacant position.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Amended Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	2/17/2017	LM
Project Number	SP2017-008	**Owner**	STJ, INVESTMENTS LLC	**Approved**		
Project Name	La Quinta	**Applicant**	JAY SOUN	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	2/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
689 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STEGER TOWNE CROSSING PH 1	3	NULL	3	4429-0000-0003-00-0R	

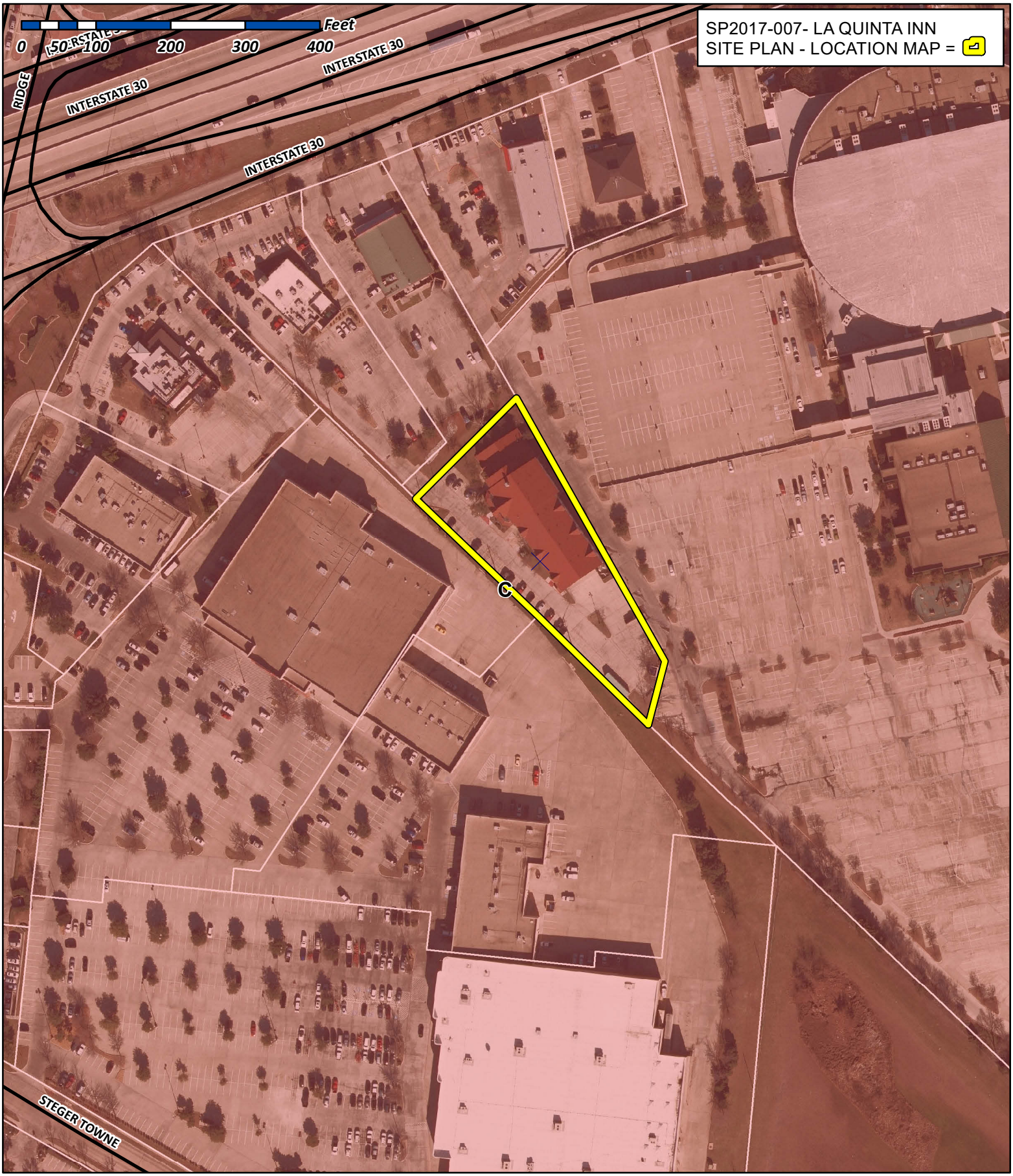
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	see comment
(2/22/2017 3:25 PM AA) Fire Sprinkler coverage will be required to be evaluated/added in to the new addition.							
GIS	Lance Singleton	2/17/2017	2/24/2017	2/22/2017	5	APPROVED	
PLANNING	Korey Brooks	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	See Comments

Planning Comments on next page

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

(2/23/2017 1:26 PM KB)
SP2017-008 La Quinta Inn Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (i.e. La Quinta Inn) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2017-008) in the lower right hand corner of all pages on future submittals.
M.4 Floor plan, roof plan, wall section, and exterior wall renovation plan will be reviewed once you submit for building permit.
M.5 Please change "front, right, left back" elevations to direction (i.e. north, east, south, west).
M.6 Please keep in mind that secondary materials (i.e. ceramic tile and aluminum) in excess of 10% on each façade will require a variance from P&Z and Council. Currently you have 10% total secondary materials on front façade, 8% on the right façade, and 9% on the right façade.
M.7 Please ensure that both lots meet the minimum side setbacks of 25-feet.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 7, 2017.
M.9 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting for this case is March 14, 2017.
I.10 All meetings (with the exception of the Architectural Review Board [ARB] which is told at 5:00 p.m. before the worksession) will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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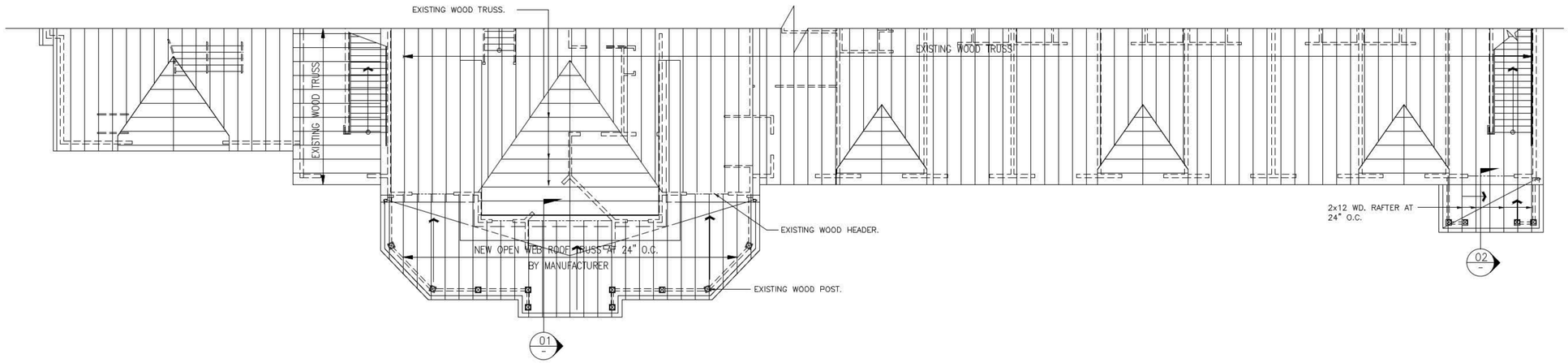
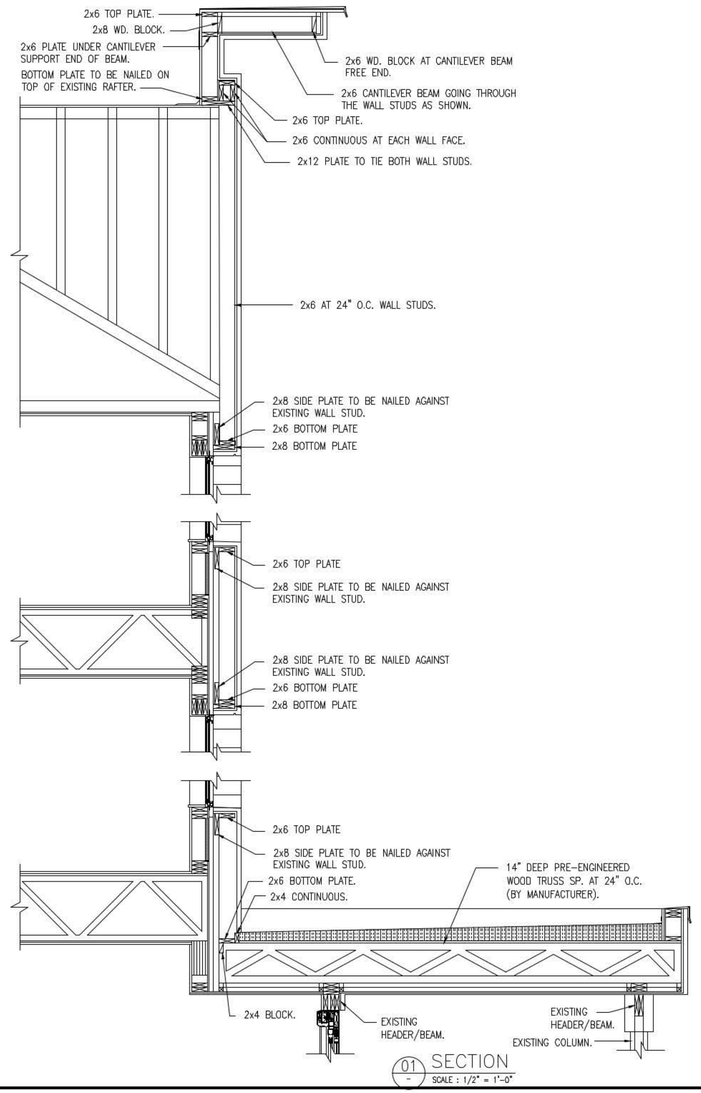
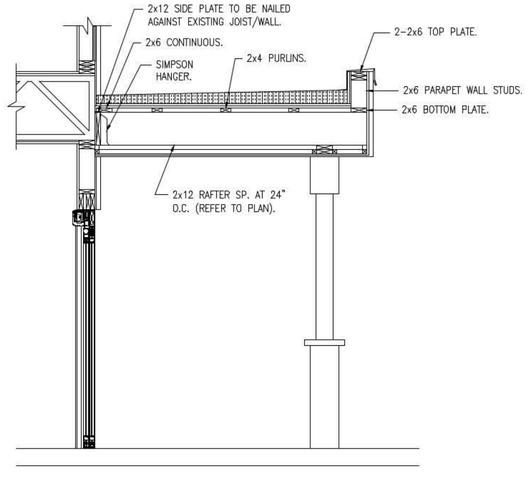


EXTERIOR WALL RENOVATION PLAN

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





STRUCTURAL WOOD FRAMING NOTES:

1. PROVIDE SOUTHERN PINE STRUCTURAL GRADE NO. 1, FOR ALL WALL STUDS FRAMING AND PLATES.
2. ALL WORKMANSHIP & MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
3. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
4. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
5. ROOF FRAMING LAYOUTS ARE PROVIDED TO ILLUSTRATE CONDITIONS OF CONSTRUCTION AND DO NOT NECESSARILY INDICATE SPECIFIC QUANTITIES OF MATERIALS OR COMPONENTS REQUIRED FOR CONSTRUCTION.
6. CONSTRUCTION BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO MAINTAIN THE BUILDING PLUMB AND TRUE. THIS BRACING SHALL REMAIN UNTIL THE SPECIFIED TEARLESS ARE TOTALLY INSTALLED.

PRE-ENGINEERED WOOD TRUSS NOTES:

1. A. WOOD TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES WHERE INDICATED ON PLANS OR DETAILS AND SHALL DESIGN THE TRUSSES WITH THE LOADS INDICATED ON THE BASIS FOR DESIGN AND SPECIFIC LOADS SHOWN ON PLAN OR DETAILS.

   B. PREFAB WOOD TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECH UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, UP OR DOWN LATERAL OVERTURNING FORCES, ETC....

   C. BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF CONCURRENT LIVE LOAD PER IBC REQUIREMENTS.

   D. WOOD TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH TEH TRUSS MANUFACTURER'S REQUIREMENTS. THIS WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED CONTRACTOR. TRUSS ERECTION BY AN INEXPERIENCED OR NONQUALIFIED CONTRACTOR CAN RESULT IN CONSTRUCTION COLLAPSE AND/OR SERIOUS INJURY AND DAMAGE.

   E. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY AND PERMANENT BRACING AS REQUIRED FOR SAFE ERECTION AND PERFORMANCE OF THE TRUSSES.

   F. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO FABRICATION.

   G. THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES NOR FOR THE INSTALLATION, ETC... OF THE TRUSSES. ALL ENGINEERING PROVIDED BY THE TRUSS MFR OR THEIR REPRESENTATIVES SHALL BE SUBMITTED FOR REVIEW AND SHALL BEAR THE SEAL OF AN APPROPRIATELY REGISTERED ENGINEER.

3. TRUSS DOCUMENTS TO INCLUDE TRUSS BLOCKING REQUIREMENT AND PROCEDURES FOR INSTALLING, SECURING, BRACING, ETC., OF ALL TRUSSES.
4. ALL TRUSS SHOP DRAWINGS MUST BE REVIEWED AND WRITTEN APPROVAL PROVIDED, BY GENERAL CONTRACTOR, PRIOR TO SUBMITTAL OF SHOP DRAWINGS TO STRUCTURAL ENGINEER.
5. SHOP DRAWINGS CAN NOT BE REVIEWED WITHOUT SEAL AND SIGNATURE OF TRUSS COMPANY ENGINEER ON ALL TRUSS ENGINEERING SHEETS.
6. ALL TRUSSES MUST BE DESIGNED FOR UPLIFT LOADS. UPLIFT VALUES @ EACH TRUSS BEARING POINT MUST BE SHOWN ON TRUSS ENGINEERING SHEET.
7. METAL GUSSET PLATE DESIGN AND MANUFACTURE SHALL BE AS APPROVED BY "THE RESEARCH COMMITTEE FOR THE ICBO". PLATES SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION. MANUFACTURER'S NAME OR TRADEMARK SHALL BE VISIBLE ON PLATES.
8. WOOD TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S REQUIREMENTS. THIS WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED CONTRACTOR. TRUSS ERECTION BY AN INEXPERIENCED OR NONQUALIFIED CONTRACTOR CAN RESULT IN CONSTRUCTION COLLAPSE AND/OR SERIOUS INJURY AND DAMAGE.

EISENHOUR Consulting, LLC
Land Development Engineering Design
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Fax: 972.232.4971
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www.eisenhourconsulting.com

ENGINEER :
EDWARD M. FAGGETT
P.O. BOX 17605
FORT WOTH, TEXAS 76102

OWNER/DEVELOPER:
JAY SOUN
CELL: 817.991.6034
email: jaysoun@gmail.com

Extg. LA Quinta Inn & Suites
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ROCKWALL, TEXAS

ENGINEER SEAL

EDWARD FAGGETT
37209
LICENSED
PROFESSIONAL ENGINEER
02/14/2017

PROJECT STATUS:
FOR PERMITTING
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
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DRAWING BY:
—
JOB ORDER :
—
REVISION DATE:
—
—
—

SHEET :
S1.0
02/14/2017

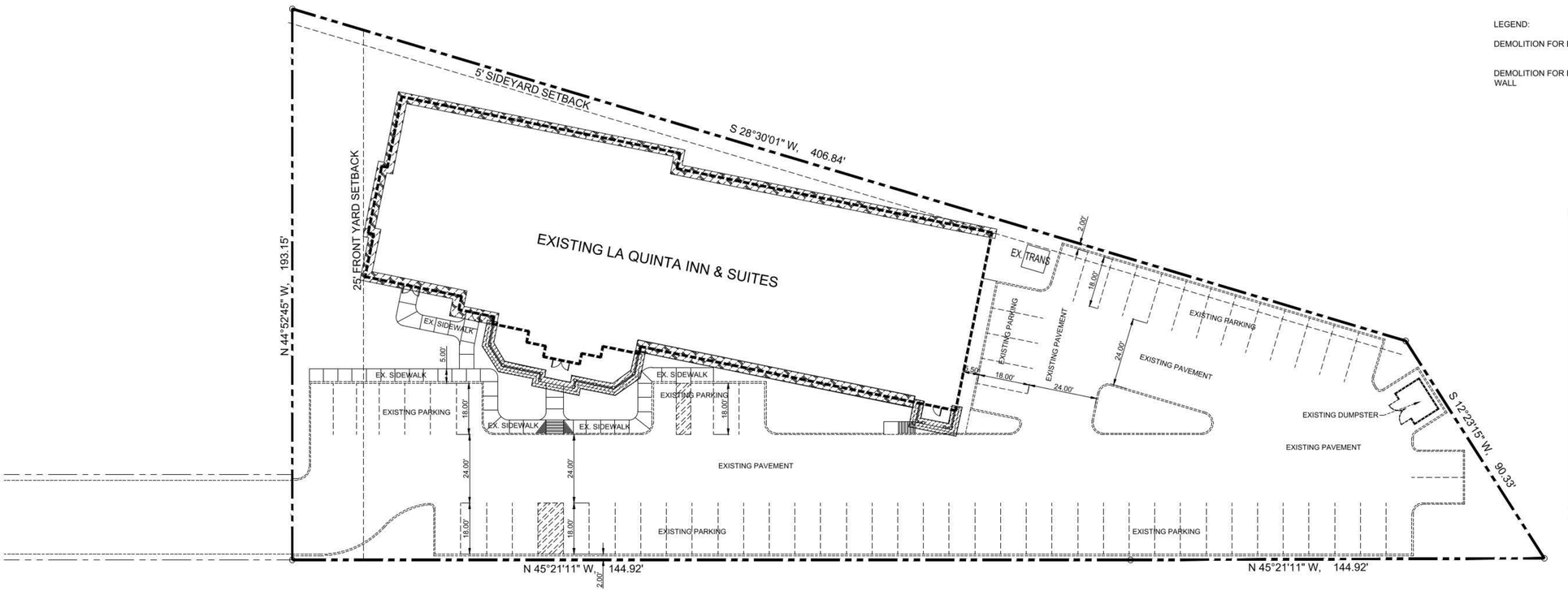
DEMOLITION NOTES:

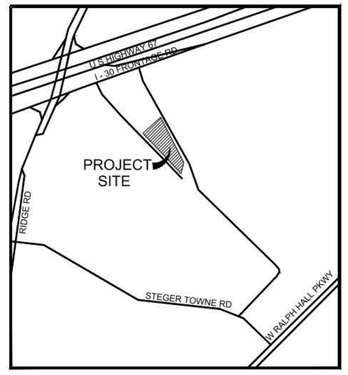
1. PROTECT EXISTING CANOPY TO REMAIN.
2. PROTECT EXTERIOR WALLS AND WINDOWS.
3. REMOVE ALL EXTERIOR AS PER REQUIRED.
4. EXISTING ROOF __ TO __: CONTRACTOR TO INSPECT, VERIFY ROOF TO EXTERIOR WALL CONDITION OF BEAMS, FLOOR JOIST AND ASSESS EXTENT OF DEMOLITION AND REPAIR.

LEGEND:

DEMOLITION FOR EXISTING CANOPY

DEMOLITION FOR EXISTING EXTERIOR WALL





VICINITY MAP SCALE : NONE

01 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 20

10 40

OWNERSHIP AND USE OF DRAWINGS

THESE DRAWINGS WHETHER PRINTED OR ELECTRONIC IN FORM, PREPARED BY THE ENGINEER / JR EISENHOUR CONSULTING LLC, ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE CONTRACTOR SHALL EXECUTE THE WORK DESCRIBED HEREIN. ONLY THE ENGINEER SHALL OWN, CLAIM AUTHORSHIP, CLAIM COPYRIGHT OR RETAIN ANY OTHER RESERVED RIGHTS ON THESE DRAWINGS. UNLESS OTHERWISE AGREED TO OR PERMITTED IN WRITING BY THE ENGINEER, THESE DRAWINGS SHALL NOT BE COPIED, REVISED OR TRANSMITTED TO ANY THIRD PARTY.

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THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ON OTHER PROJECTS OR ON ADDITIONS TO THIS PROJECT OUTSIDE THE ORIGINAL SCOPE OF WORKS WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

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EISENHOUR Consulting, LLC

Land Development . Building Design

1044-Morningside Court
Mesquite, TX. 75150

Cell No: 972.415.1730
Telef ax: 214.501.2697

PROJECT NAME:

ARCHITECTURAL SITE PLAN
EXISTING LA QUINTA INN & SUITES
689-I30 FRONTAGE ROAD
ROCKWALL, TEXAS

OWNER/DEVELOPER :

JAY SOUN
cell: 817.991.6034
email: jaysoun@gmail.com

ENGINEER COMPANY:

EDWARD M. FAGGETT
P.O. BOX 17605
FORT WORTH, TEXAS 76102

PROJECT STATUS:
FOR PERMITTING

PROJECT MANAGER:
-

DESIGN COORDINATOR:
-

REVISION DATE: 02/13/17

PLOT DATE: 02/13/17

DRAWING BY:
-

ENGINEER'S SIGNED/SEALED

DATE

ON THE DATE INDICATED HEREIN. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT

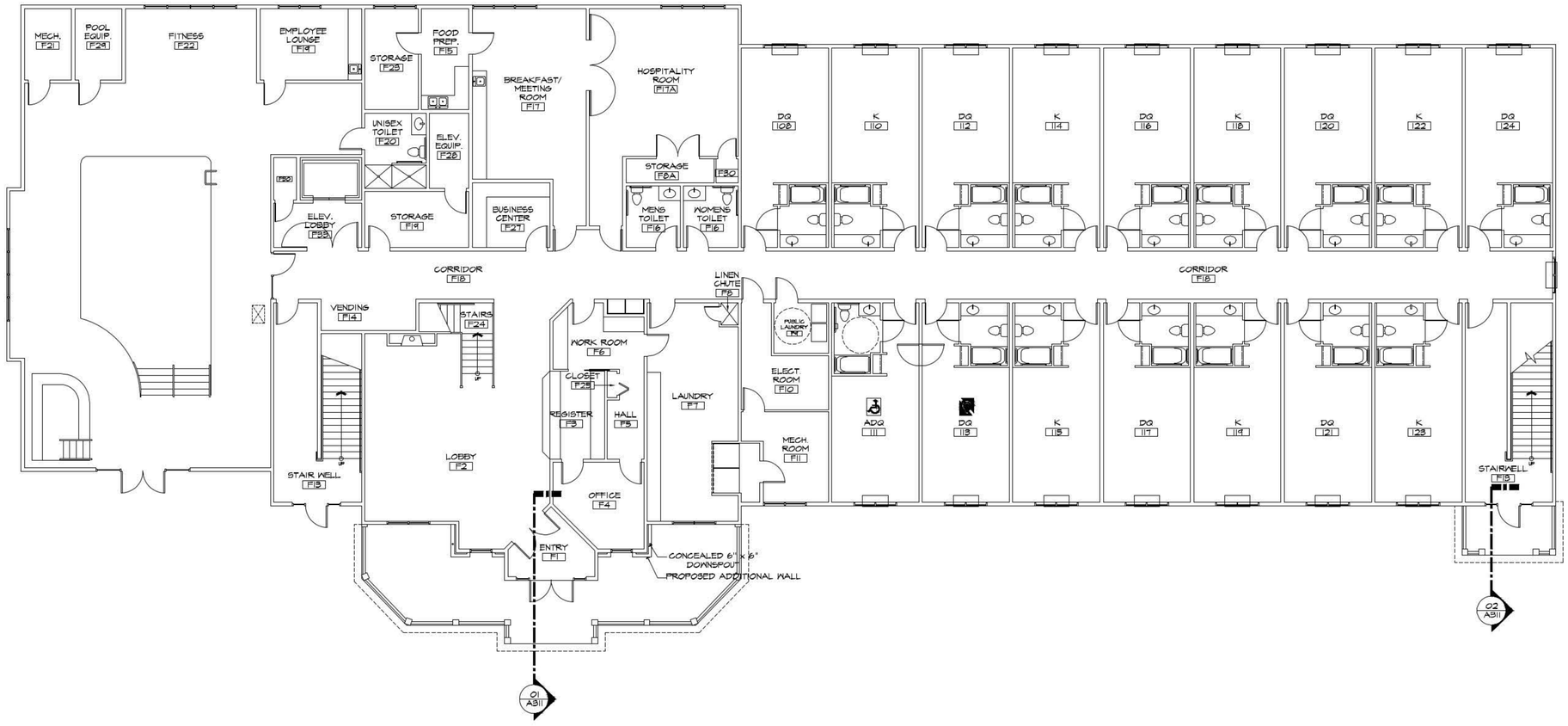
EDWARD FAGGETT 37209 LICENSED PROFESSIONAL ENGINEER

02/13/2017

SHEET:

ASP

OF:___



01 EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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Land Development Building Design
Mesquite, Texas 75150
Ofc: 972.222.9751

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JAY SOUN
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email: jaysoun@gmail.com

LA QUINTA INNS & SUITES

Extg. LA Quinta Inn & Suites
689 I-30 FRONTAGE ROAD
ROCKWALL, TEXAS

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PROFESSIONAL ENGINEER
02/14/2017

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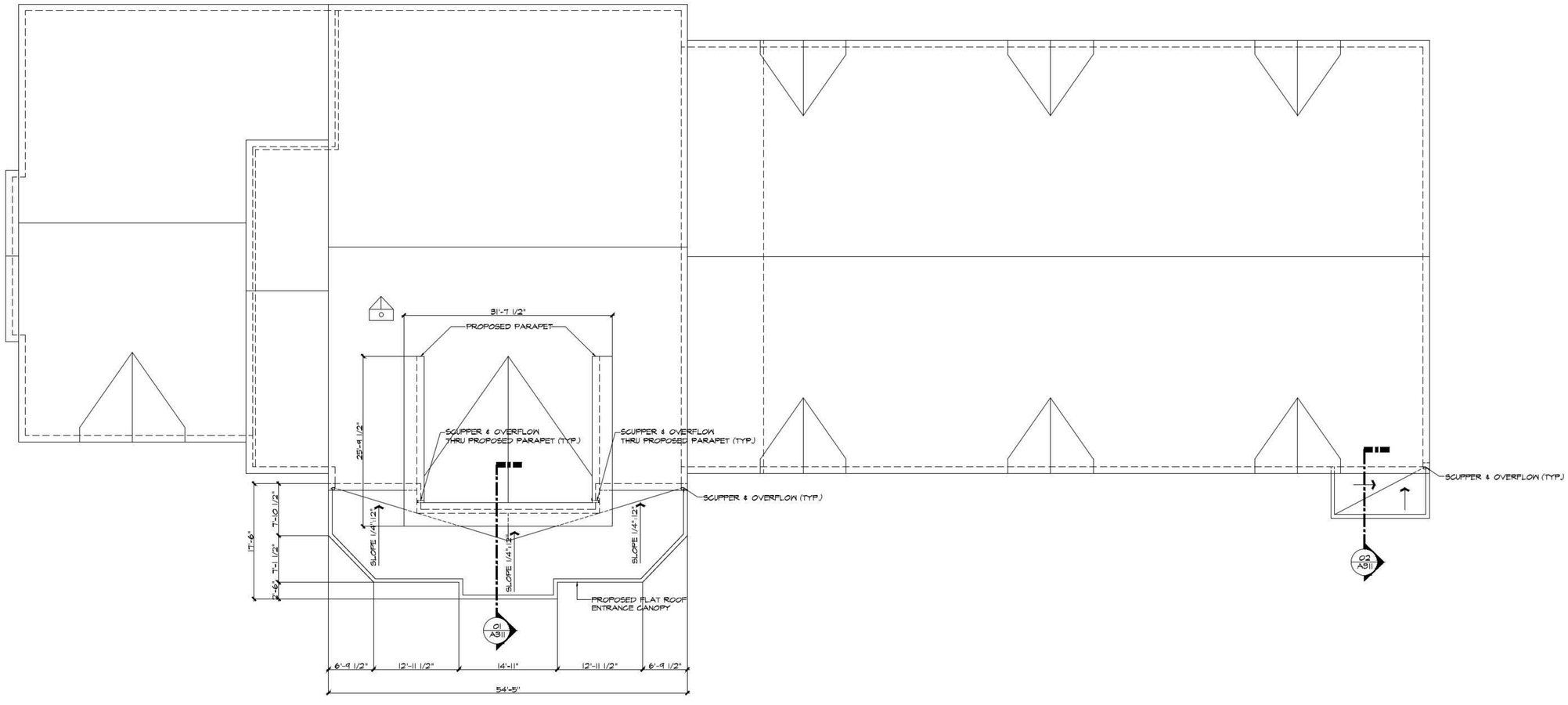
SHEET :
A210
02/14/2017



01 ROOF PLAN
SCALE: 1/8"=1'-0"

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0644 Montgomery Court
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www.jaysoundesign.com
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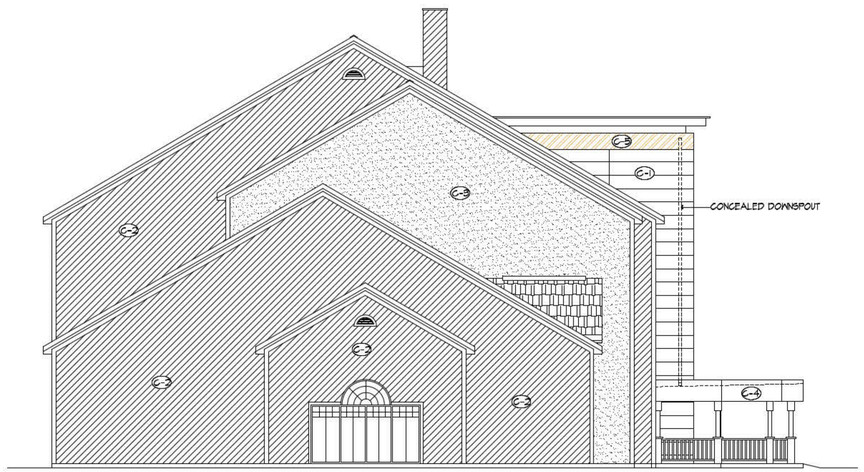
SHEET :
A220
02/14/2017



04 REAR ELEVATION
SCALE: 1/8"=1'-0"



02 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



03 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL	DESIGNATION	FRONT		REAR		RIGHT		LEFT	
		AREA SF.	PCT.	AREA SF.	PCT.	AREA SF.	PCT.	AREA SF.	PCT.
CERAMIC PANELS	C1	534 SF.	8%	-	-	171 SF.	6%	294 SF.	7%
EIFS	C2	2341 SF.	37%	2318 SF.	65%	249 SF.	8%	1764 SF.	56%
EIFS	C3	1791 SF.	28%	807 SF.	23%	2172 SF.	73%	656 SF.	21%
EIFS	C4	2147 SF.	34%	442 SF.	12%	325 SF.	11%	433 SF.	14%
ALUMINUM	C7	55 SF.	2%	-	-	43 SF.	2%	43 SF.	2%
TOTAL		6256 SF.	100%	3567 SF.	100%	2966 SF.	100%	3135 SF.	100%

COLOR SCHEDULE

- C-1 — CERAMIC PANELS
  MANUF.: NEOLITH
  COLOR: IRON CORTEN
  CONTACT: PETER HOLLAND HOLLAND MARBLE
  972.247.1621
- C-2 — EIFS (COARSE SAND TEXTURE) PAINTED
  SW-7645 - THUNDER GRAY
- C-3 — EIFS (FINE SAND TEXTURE) PAINTED
  SW-7031 - MEGA GREIGE
- C-4 — EIFS (FINE SAND TEXTURE)
  SW-7010 - DUCK WHITE
- C-5 — EIFS (FINE SAND TEXTURE)
  SW-6374 - TORCHLIGHT
- C-6 — DOOR & FRAME PAINT (AS NOTED)
  SW-7645 - THUNDER GRAY
- C-7 — ALUMINUM (TOWER PARAPET EXTENSIONS)
  PAC-CLAD - SILVER
- C-8 — ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS)
  CLEAR ANODIZED
- C-9 — ALUMINUM FLUSH PANELS (PORTE-COCHERE)
  PAC-CLAD - STONE WHITE FINISH



01 FRONT ELEVATION
SCALE: 1/8"=1'-0"

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Carrollton, Texas 75006
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www.eisenhourllc.com
Fax: 972.243.7191

OWNER:
EDWARD M. FAGGETT
P.O. BOX 17605
FORT WORTH, TEXAS 76102

OWNER/DEVELOPER:
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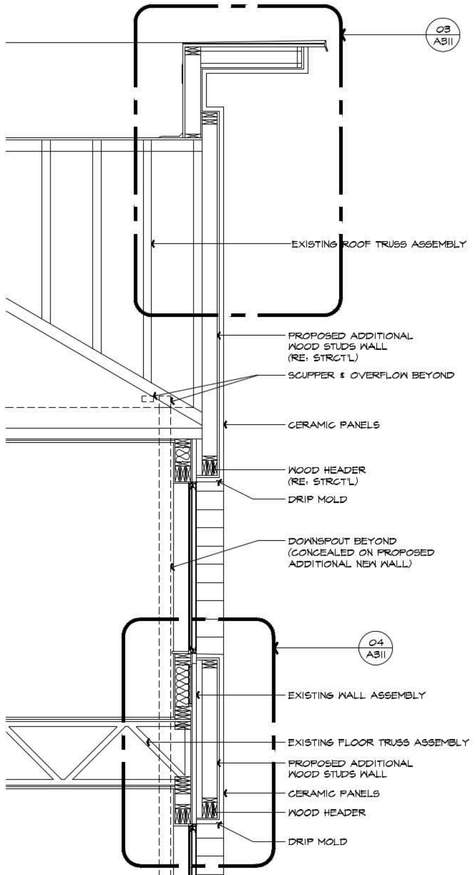
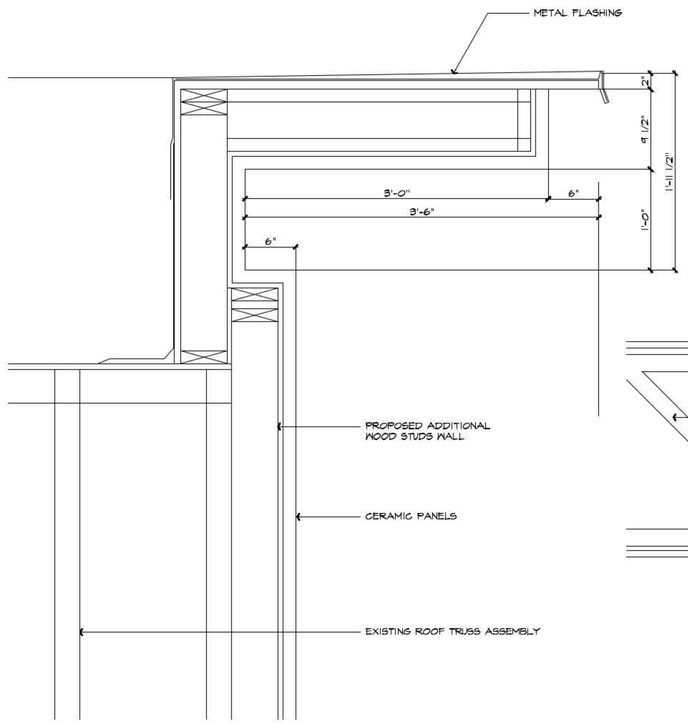
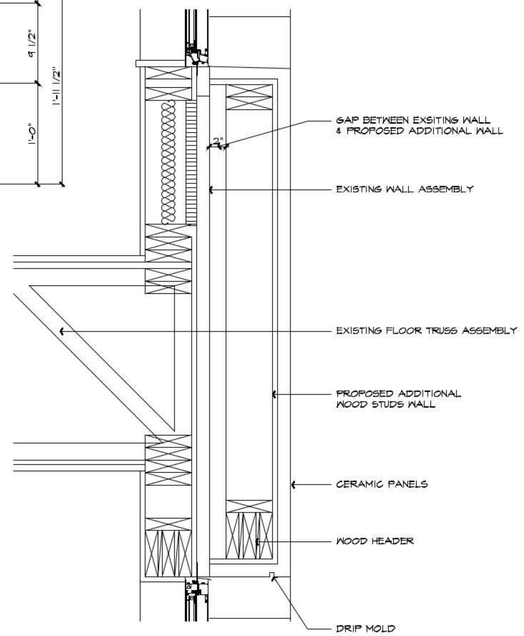
SHEET :
A310

02/14/2017

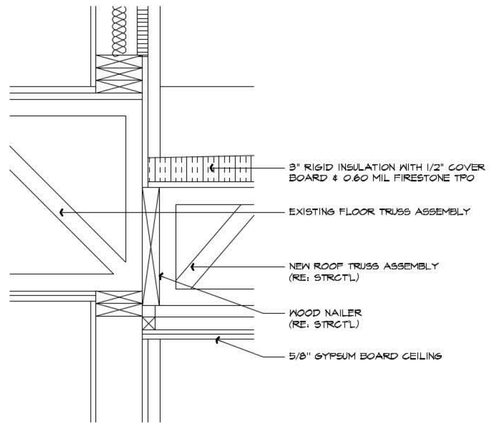


03 SPOT DETAIL
SCALE: 1 1/2"=1'-0"

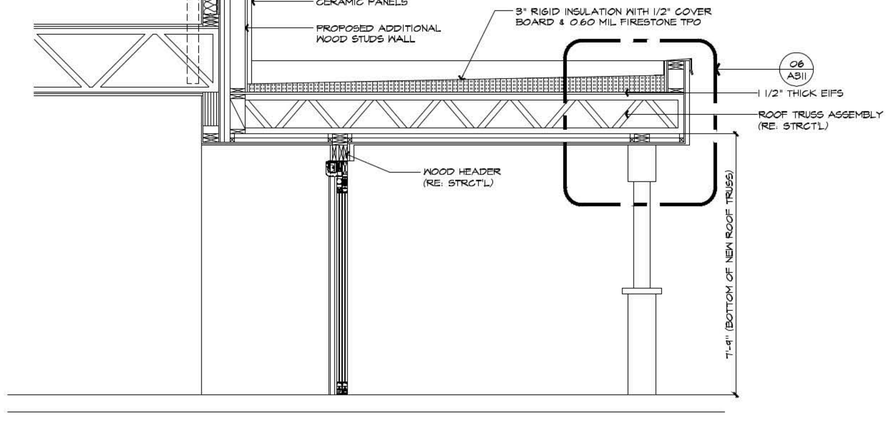




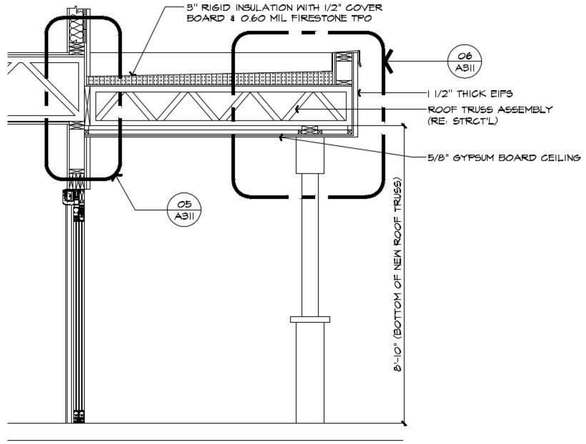
04 SPOT DETAIL
SCALE: 1 1/2"=1'-0"



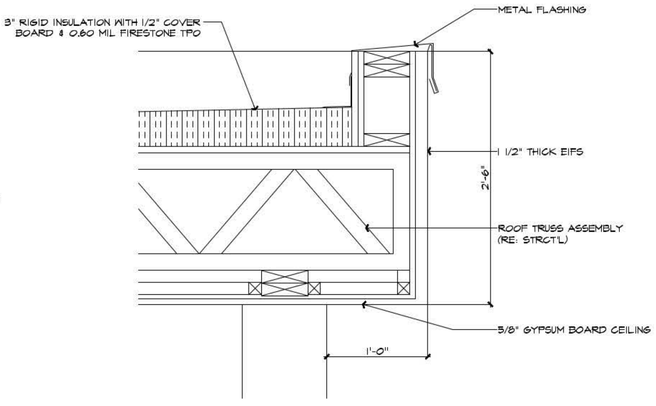
05 SPOT DETAIL
SCALE: 1 1/2"=1'-0"



01 WALL SECTION
SCALE: 1/2"=1'-0"



02 WALL SECTION
SCALE: 1/2"=1'-0"



06 SPOT DETAIL
SCALE: 1 1/2"=1'-0"

EISENHOUR Consulting, LLC
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Mesquite, Texas 75150
Fax: 972.222.9781

OWNER:
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FORT WOTH, TEXAS 76102

DESIGNER:
JAY SOUN
CELL: 817.991.6034
email: jaysoun@gmail.com

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ROCKWALL, TEXAS

ENGINEER SEAL

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02/14/2017

PROJECT STATUS:
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PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
-
DRAWING BY:
-
JOB ORDER :
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REVISION DATE:
:
:
:

SHEET :
A311

02/14/2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: March 28, 2017

SUBJECT: Z2017-005; *Amendment to PD-50*

On February 17, 2017, the property owner David Falls submitted an application requesting that Planned Development District 50 (PD-50) be amended to allow the *Animal Clinic for Small Animals* land use through a Specific Use Permit (SUP). The intent of the request is to allow the property at the northwest corner of the intersection of Heath Street and N. Goliad Street [*SH-205*] (*i.e. 901 N. Goliad Street*) to operate as an *Animal Clinic for Small Animals*. According to the draft ordinance prepared by staff an *Animal Clinic for Small Animals* is defined as "...as a place where animals or pets are given medical or surgical treatments and care." By allowing this land use through a SUP, the Planning and Zoning Commission and City Council retain discretionary approval of this use on a case-by-case basis. This will allow any request for an *Animal Clinic for Small Animals* to be reviewed and operational conditions established to safe guard the character of the district, mitigate for any potential negative impacts on adjacent properties, and to ensure that the property operates in conformance with all applicable local, state and federal requirements.

Since the proposed case involves modifying the land uses permitted within Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and residents within 500-feet of the Planned Development District, and to all Homeowner's Associations within 1,500-feet of the district (*i.e. Lakeview Summit and Caruth Lakes Homeowner's Associations*). This was done in accordance with the requirements of Section 6.1, *Notice of Public Hearing*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code. Of the 320 notices mailed, staff has received seven (7) notices in favor of the request and two (2) notices opposed to the request. In addition, staff received one (1) email opposed to the request. *All responses have been included in the attached packet.*

If the Planning and Zoning Commission and City Council choose to approve the applicant's request, then a SUP request would still need to be submitted and approved prior to the issuance of any permits for the subject property. In the attached packet is a copy of the draft ordinance along with the applicant's letter requesting the additional land use. The public hearing schedule is as follows:

Planning and Zoning Commission (*Public Hearing*): March 28, 2017
City Council (*1st Reading; Public Hearing*): April 3, 2017
City Council (*2nd Reading*): April 17, 2017

If the Planning and Zoning Commission have any questions, staff and the applicant will be available at the work session to discuss.

City of Rockwall

Project Plan Review History

Project Number	Z2017-005	**Owner**	FALLS, DAVID C & TERRI L	**Applied**	2/20/2017 LM
Project Name	901 N. Goliad-Amendment to PD 50	**Applicant**	DAVID FALLS	**Approved**	
Type	ZONING			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	2/20/2017 LM

Site Address	**City, State Zip**	**Zoning**
GOLIAD/HEATH/ALAMO	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	NULL	ALL 26	NULL	3730-0026-0ALL-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/23/2017	3/2/2017	2/23/2017		APPROVED	
ENGINEERING	Amy Williams	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	See Comments
(2/22/2017 11:02 AM AW) Must meet engineering standards							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	
PLANNING	Ryan Miller	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	See Comments

Z2017-005 (Amendment to PD-50): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of a zoning amendment to Ordinance No. 16-15 for the purpose of allowing the Animal Clinic for Small Animals land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and generally located along N. Goliad Street [SH-205] north of Interurban Street.

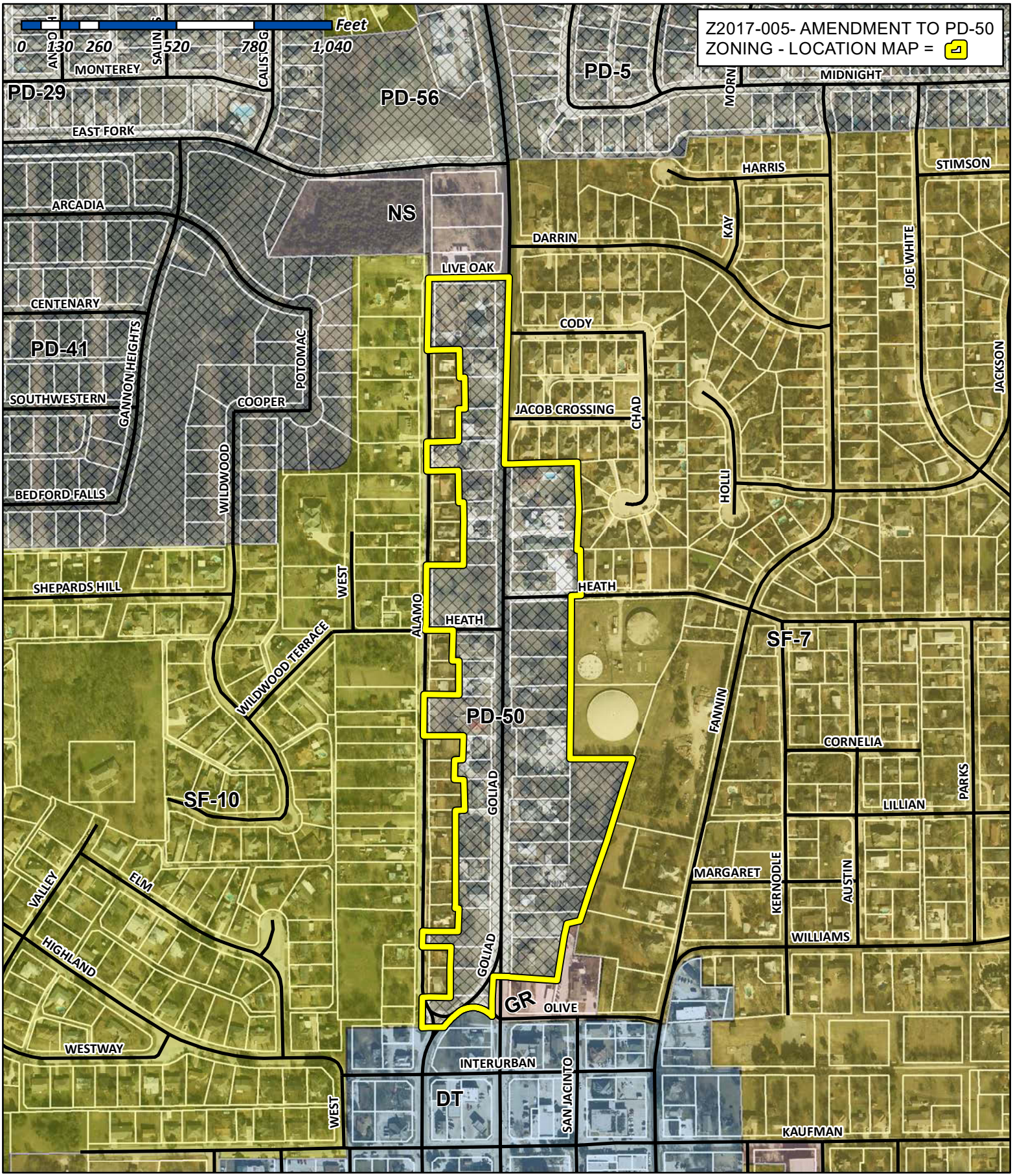
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 On all future submittals please include the case number (Z2017-005) in the lower right hand corner.

I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on March 14, 2017.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on March 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2017 Planning & Zoning Meeting.

I.6 The projected City Council dates for this case are projected to be: 1) March 20, 2017 [1st Reading], and 2) April 3, 2017 [2nd Reading].



City of Rockwall

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

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

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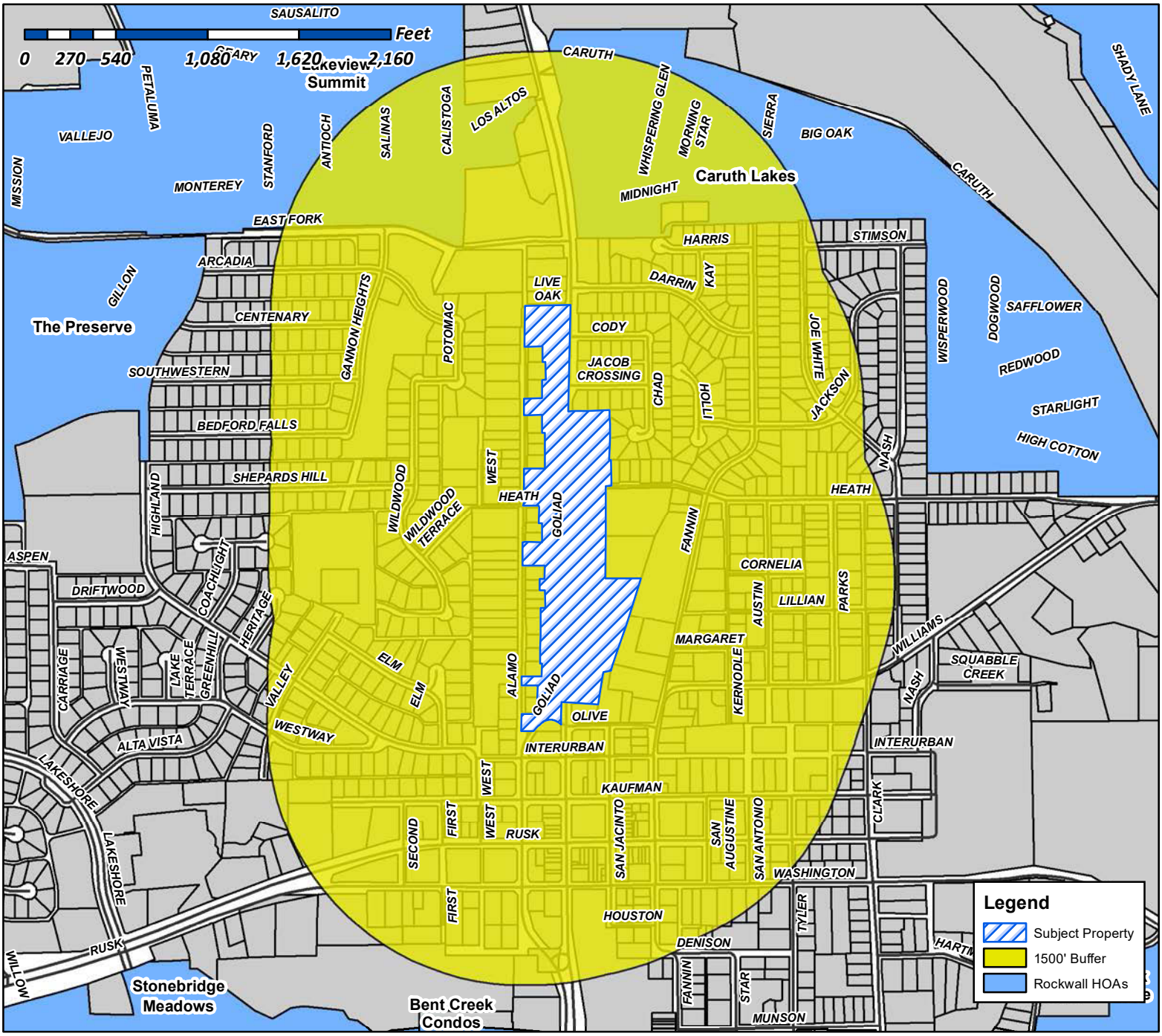
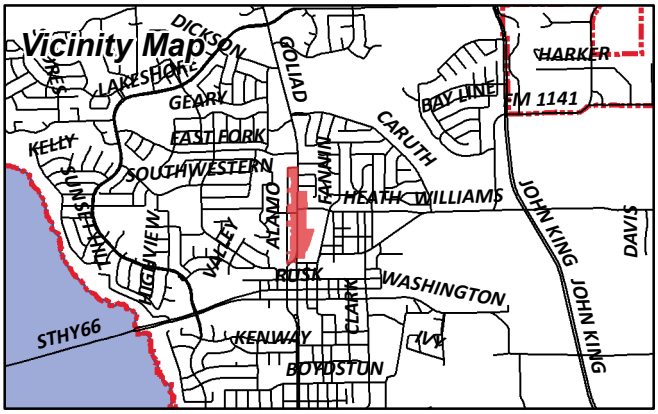


Case Number: Z52017-005
Case Name: Amendment to PD-50
Case Type: Zoning
Zoning: PD-50
Case Address: 901 N. Goliad Street



Date Created: 2/21/2017
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: RE: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, March 08, 2017 9:21:46 AM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***March 10, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 3/28/2016 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 4/03/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-005- Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to *Ordinance No. 16-15* for the purpose of allowing the *Animal Clinic for Small Animals* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.**

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

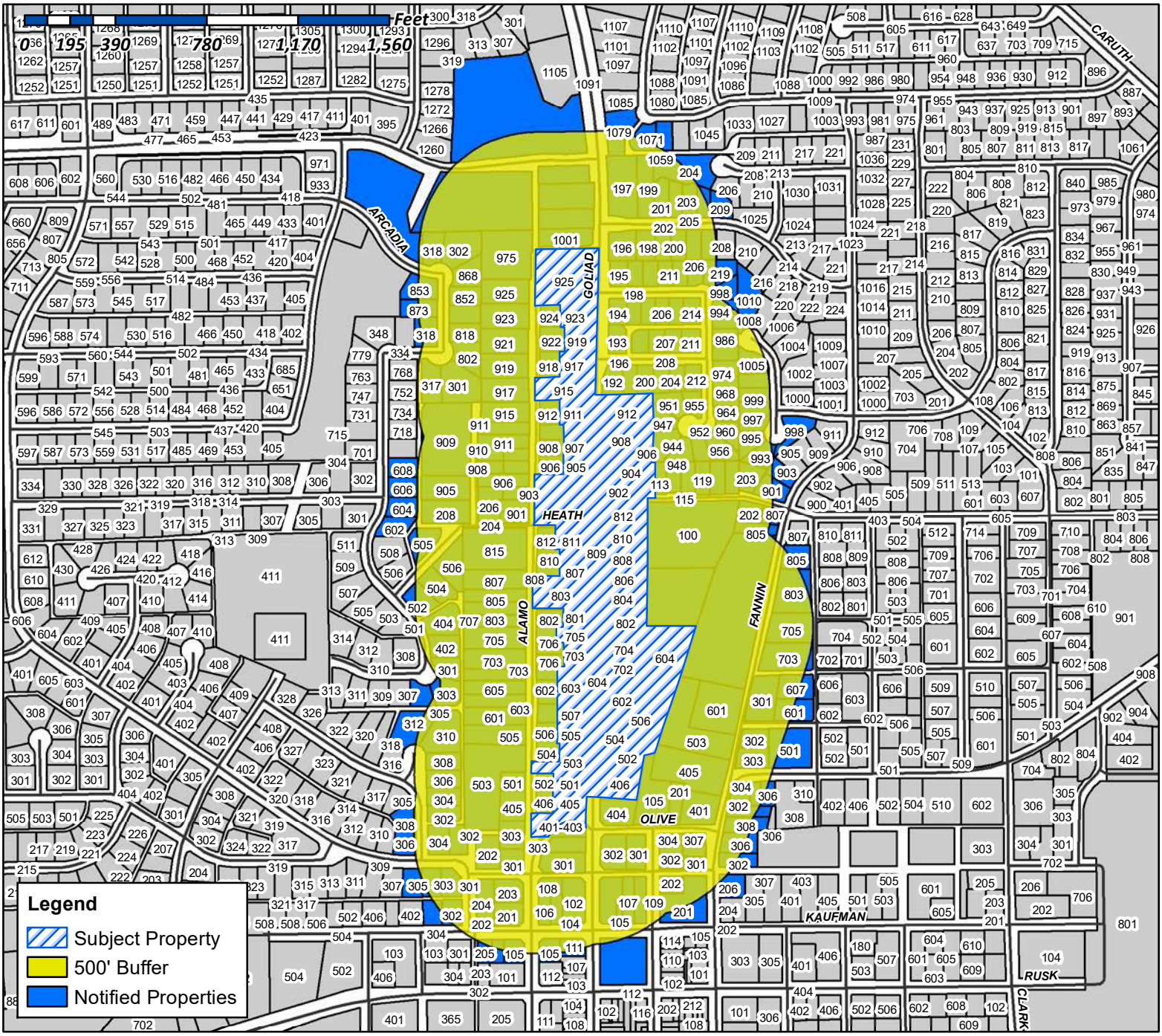
Sincerely,

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

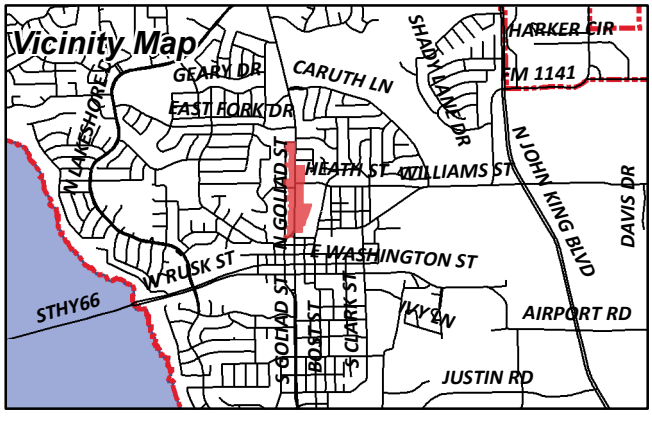
City of Rockwall

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

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



Case Number: Z2017-005
Case Name: Amendment to PD-50
Case Type: Zoning
Zoning: PD-50
Case Address: 901 N. Goliad Street



Date Created: 2/21/2017

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

CURRENT RESIDENT
100 HEATH
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 GOLIAD
ROCKWALL, TX 75087

PETERSON ELAINE I
1001 HOLLI LN
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LN
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
104 KAUFMAN
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 KAUFMAN
ROCKWALL, TX 75087

SKY ALAMO SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

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107 KAUFMAN
ROCKWALL, TX 75087

BIRLESON VINCENT R
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

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109 GOLIAD
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

ANDREA HOLLIMAN
11007 E MOFFAT
MEAD, WA 99021

CURRENT RESIDENT
111 GOLIAD ST
ROCKWALL, TX 75087

B MCMILLAN PROPERTIES LLC
1110 SQUAW VALLEY
ROCKWALL, TX 75087

MCMILLAN BENJAMIN & TAYLOR
1110 SQUAW VALLEY
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA
119 E HEATH ST
ROCKWALL, TX 75087

MEDLIN ELTON LAKE
1222 MIDDLEBROOK PL
DALLAS, TX 75208

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
1401 BAYLINE DR
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

SWGERTY AUTO GROUP LLC
1417 FOURTH ST
GRAHAM, TX 76450

CANO OSCAR & NANCY
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
161 KIRKHAVEN DR
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
1640 COASTAL DR
ROCKWALL, TX 75087

105 N ALAMO LLC
1660 E FM 550
ROCKWALL, TX 75032

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

HPA BORROWER 2016 ML LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CALLIER JENNA
194 CCODY PL
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

MITCHELL CODY
196 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
197 DARRIN DR
ROCKWALL, TX 75087

BLANTON PATRICA L
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

CURRENT RESIDENT
200 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
201 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
201 KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

STEELI BEANS ITTY BITTY BOUTIQUE
202 N WEST ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

COLBERT MICHAEL DEVON & EMILY
2020 W FM 550
ROCKWALL, TX 75032

CURRENT RESIDENT
203 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
203 KAUFMAN
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 WEST ST
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE
204 HARRIS DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

CURRENT RESIDENT
205 KAUFMAN
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
207 CODY PL
ROCKWALL, TX 75087

WILDER SUSAN C
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

CURRENT RESIDENT
211 JACOB CROSSING
ROCKWALL, TX 75087

REED TERESA
211 CODY PLACE
ROCKWALL, TX 75087

BOWEN JAMES A
2111 MEADOWVIEW DR
CADDO MILLS, TX 75135

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212 JACOB XING
ROCKWALL, TX 75087

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214 CODY PL
ROCKWALL, TX 75087

CHAPMAN KEITH A & TONYA K
215 CODY PL
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

RNDI COMPANIES INC
2255 RIDGE ROAD SUITE 216
ROCKWALL, TX 75087

HUDSPETH F WARD
2304 RIDGE RD
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

MASTER DEVELOPERS SNB LLC
2400 DALLAS PARKWAY SUITE 510
PLANO, TX 75093

KHAN NOOR U. & SHAHLA
2500 ST HWY 121 APT 925
EULESS, TX 76039

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

Z BAR A RANCH LP
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
301 COOPER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
301 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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301 WILDWOOD LN
ROCKWALL, TX 75087

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302 ARCADIA WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
302 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

PESTA MATTHEW AND LAURA
302 ELM DR
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

CURRENT RESIDENT
303 GOLIAD
ROCKWALL, TX 75087

ANDERSON DEREK S & JENNIFER L
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
303 WILLIAMS STREET
ROCKWALL, TX 75087

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304 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
306 FANNIN ST
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

CURRENT RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
312 CENTRAL AVE SE SUITE 508
MINNEAPOLIS, MN 55414

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

CURRENT RESIDENT
317 COOPER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
318 ARCADIA WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
318 COOPER CT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

HALE GARY E AND MARY M
3505 FRANCESCA CT
ROWLETT, TX 75088

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

CURANOVIC JOHN
361 WILLOWCREST
ROCKWALL, TX 75032

HARGIS JESSICA
3916 THORNDALE
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
401 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 GOLIAD
ROCKWALL, TX 75087

WILBURN MARK JR AND BREANNE
402 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
404 GOLIAD
ROCKWALL, TX 75087

COOK CAROLINE D
404 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
405 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
405 GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
406 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 GOLIAD
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
436 WYNDEMERE BLVD
HEATH, TX 75032

KUMAR EESHAN & VANDANA KUMAR
4701 COPPER MOUNTAIN LN
RICHARDSON, TX 75082

CURRENT RESIDENT
501 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
502 GOLIAD
ROCKWALL, TX 75087

UDSTUEN STEVE
502 COLUMBIA DR
ROCKWALL, TX 75032

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
503 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
504 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
504 GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
505 GOLIAD
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

WRAY JOY
505 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
506 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

PEOPLES DERYL W
5268 COUNTY ROAD 2648
ROYSE CITY, TX 75189

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

SHIREY THOMAS E
601 N ALAMO ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 GOLIAD
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

POINTER PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 GOLIAD
ROCKWALL, TX 75087

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
603 WOODED TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
604 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

KENDALL DANIEL & JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 ALAMO
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H
608 WILDWOOD LN
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 ALAMO RD
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 GOLIAD ST
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN
705 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
710 ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CCAA INVESTMENT I LP
750 N ST PAUL SUITE 1650
DALLAS, TX 75201

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

ELLIS MARY KATHRYN
8 CAMDEN
ROCKWALL, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 POTOMAC DR
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

MCCARVER DUSTIN
803 KERNODLE STREET
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 GOLIAD
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
808 GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
810 GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
812 GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
818 POTOMAC DR
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
834 POTOMAC DR
ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
852 POTOMAC DR
ROCKWALL, TX 75087

CURRENT RESIDENT
853 COOPER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
868 POTOMAC DR
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

CURRENT RESIDENT
873 COOPER CT
ROCKWALL, TX 75087

ROCKWALL TRINITY REAL ESTATE LLC
9 EASTSHORE BLVD
HEATH, TX 75032

COOPER JAMES A & MICHELLE R
901 N ALAMO
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
902 GOLIAD
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

HEMPHILL REBECCA
903 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
905 WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
906 WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
907 GOLIAD ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT &
907 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
908 GOLIAD
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
909 GOLIAD
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

JAMESON DANIEL R
909 N WEST ST
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

STACEY MARY A
912 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
915 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
915 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
917 GOLIAD
ROCKWALL, TX 75087

SYFERD STACI ANN
917 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
918 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
919 GOLIAD
ROCKWALL, TX 75087

FARMER BARBARA A
919 N ALAMO RD
ROCKWALL, TX 75087

BACON SHELITA LAVIGNE
921 N ALAMO RD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

MONK MARCELLE A LAZARE & PAUL
924 N ALAMO RD
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
925 N ALAMO
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
947 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

FERNANDEZ JOSE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
956 CHAD WAY
ROCKWALL, TX 75087

HOLLAND JASON & ANNA
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R
990 CHAD WAY
ROCKWALL, TX 75087

MISER RALPH C
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

MCCRARY HEATHER L
997 HOLLI LANE
ROCKWALL, TX 75087

ALLEN MARK DONNA BOYD &
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HOLLI LN
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3
2014
PO BOX 871239
MESQUITE, TX 75187

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

PLEASE ... ...N THE BELOW FORM

Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

OVERNIGHT BOARDING AND THE BARKING AND THE OPENING ON SUNDAY.
NO, NO & NO!

1_TAX CONSEQUENCES FOR MY PROPERTY.
2_ANIMAL CLINIC DOES NOT BELONG IN A RESIDENTIAL AREA (ALAMO ST.)
3_AND THEN YOU HAVE THE DAY BOARDING & THE

Name: PIERRE E ADUN

Address: 811 N GOLIAD ST, ROCKWALL

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

Need this business in the area

Name: Shirley M. Blade

Address: 193 Point St Claire Aransas Pass, Tx 78336

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

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

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

REVISED NOTICE
The meeting scheduled for March 14, 2017 was cancelled due to lack of a quorum.

To Whom It May Concern:

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

Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to Ordinance No. 16-15 for the purpose of allowing the Animal Clinic for Small Animals land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Interurban Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/28/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/3/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **4/3/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

Name: Caprice Michelle Swierciasty
Address: 1827 Mystic Street Rockwall TX 75032

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

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For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **3/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

I feel this would be a proper use for this zoned district and would benefit future business.

Name: Toni A Rowe

Address: 1500 S. Kreymer LN, Wylie, TX 75098

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

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EMAIL: PLANNING@ROCKWALL.COM

REVISED NOTICE
The meeting scheduled for March 14, 2017 was cancelled due to a lack of a quorum

To Whom It May Concern:

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

Case No. Z2017-006: 506 N. Goliad Street

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending Ordinance No. 11-37 (SUP No. S-034) to allow a restaurant in conjunction with a general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/28/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/3/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by 4**/3/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-006: 506 N. Goliad Street

Please place a check mark on the appropriate line below:

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

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

Good use of Property. They have done a good rehab on the burned structure. It will be a great addition to the area.

Name: G David Smith

Address: 702 N. GOLIAD

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

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

WE FEEL IT IS BENEFICIAL FOR OLDER HOMES TO BE CONVERTED TO COMMERCIAL ACTIVITY.

Name: CAROL FENDLEY, VP LAND HEADQUARTERS CO
Address: 404 N GOLIAD

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Rockwall, TX 75087

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Director of Planning & Zoning

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Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

- More development will be good for downtown Rockwall

Name: Ben Klutts

Address: 911 North Goliad Rockwall, TX 75087

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

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Rockwall Planning and Zoning Dept.
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Rockwall, TX 75087

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Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

#1 This will ruin the neighborHood on the Alamo side. We do not want commercial property on the Street. Traffic is already bad enough from people using it as a cut thru Street

Name:

Address: #2 the corner of N. Alamo & Heath is where the school bus picks up & drops off the elementary school kids!! Do not need more traffic!!

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

Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to Ordinance No. 16-15 for the purpose of allowing the Animal Clinic for Small Animals land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Interurban Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **3/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-005: 901 N. Goliad-Amendment to PD 50

Please place a check mark on the appropriate line below:

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

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

My Property is located at

Name: Steve Crawford

Address: 504 N Goliad Rockwall, Texas

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

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

From the desk of:

Steve Crawford

Dear Mr. Gonzales,

I appreciate you sending me the Notice. I have signed both in favor.

If I can ever help in any way please let me know.

Regards,

S Ford Crawford

From: Planning
To: Miller, Ryan
Subject: FW: Z2017-005
Date: Thursday, March 16, 2017 8:13:16 AM

-----Original Message-----
From: Michele L Jensen [mailto:michele.jensen@rockwallisd.org]
Sent: Wednesday, March 15, 2017 5:42 PM
To: Planning
Cc: Jensen Michele
Subject: Z2017-005

Michele and Mikel Jensen
968 Chad Way
Rockwall, Texas 75087

Opposed on any future commercial property approval until there is a TURN LANE installed on N. Goliad continuing on Hwy 205 until Hwy 78. It is a dangerous road for people to travel and get out of the neighborhoods with NO turn lane to pull out into so a person can join traffic safely.

J.A. Greene Construction Services

Houston 281-271-7060 & Dallas/Fort Worth 817-527-2240

www.jagreene.com

February 17, 2017

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

Letter of Intent for Rezoning: 901 North Goliad

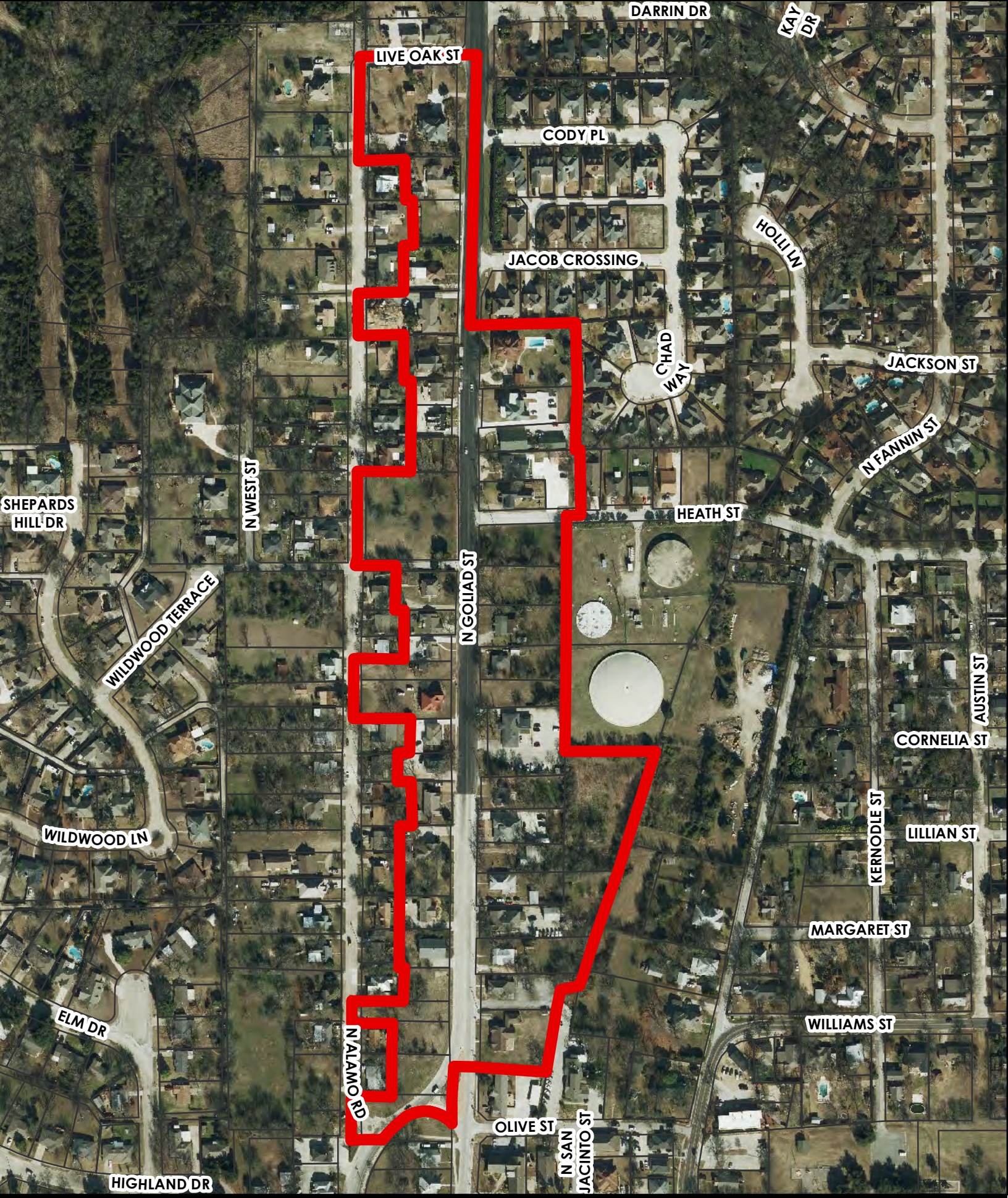
To whom it may concern:

J. A. Greene Construction Services, is submitting this Letter of Intent for rezoning on behalf of Dr. Josh Cope.

901 N. Goliad (Garner, Block ALL 26) at the cross streets of N. Goliad (Hwy 205) and Heath St. is a 1.0 acre (43,560 square foot) vacant lot. This lot is currently located in PD-50 and we are proposing to have it rezoned to develop a 4,000-square foot animal clinic. The clinic will have no animal boarding and is a small animal clinic (dogs and cats only).

Sincerely,

Paul Wendel



City of Rockwall

N

Date: 12/22/2015

0 500 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PD50

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN *ANIMAL CLINIC FOR SMALL ANIMALS* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by David Falls requesting the approval of an amendment to Planned Development District 50 (PD-50) and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *Animal Clinic for Small Animals* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-15*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development*

DRAFT 03.24.2017

Standards, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF APRIL, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2017

2nd Reading: April 3, 2017

DRAFT ORDINANCE 03.20.17

EXHIBIT 'A':
Legal Description

BEGINNING at a point in the northwest corner of Block 32 of the Garner Addition (*925 N. Goliad Street);*

THENCE easterly 211.13' along the south right of way of Live Oak Street for a corner;

THENCE southerly 598.12' along the west right of way of Goliad Street (*SH-205*);

THENCE east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (*912 N. Goliad Street*);

THENCE east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

THENCE west 39.54' along the north right of way of Heath Street;

THENCE southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (*604 N Goliad Street*);

THENCE east 210.09' along the north property line of said Block 123, Lot F for a corner;

THENCE southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

THENCE southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (*406 N. Goliad Street*);

THENCE west 215.11' along the south property line of said Block 123, Lot B (*406 N. Goliad Street*) and crossing to a point on the west right of way of Goliad Street;

THENCE southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (*401-403 N. Goliad Street*);

THENCE west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

THENCE northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

THENCE easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

THENCE north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

THENCE west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (*501½ N. Goliad Street*);

THENCE northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (*501½ N. Goliad Street*);

THENCE easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (*501½ N. Goliad Street*);

THENCE northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (*803 N. Goliad Street*);

THENCE west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

DRAFT ORDINANCE 03.20.17

THENCE northerly 139.55' along the east right of way of N. Alamo Street;

THENCE east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (*805. N. Goliad Street*) to a point;

THENCE northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

THENCE west 70.51' along the north right of way of Heath Street for a corner;

THENCE northerly 205. 32' along the east right of way of N. Alamo Street;

THENCE easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

THENCE northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (*915 N. Goliad Street*);

THENCE west 85.69' along the south property line of Block 29 of the Garner Addition (*915 N. Goliad Street*) to the east right of way of Alamo Street;

THENCE northerly 98.02' along the east right of way of Alamo Street for a point;

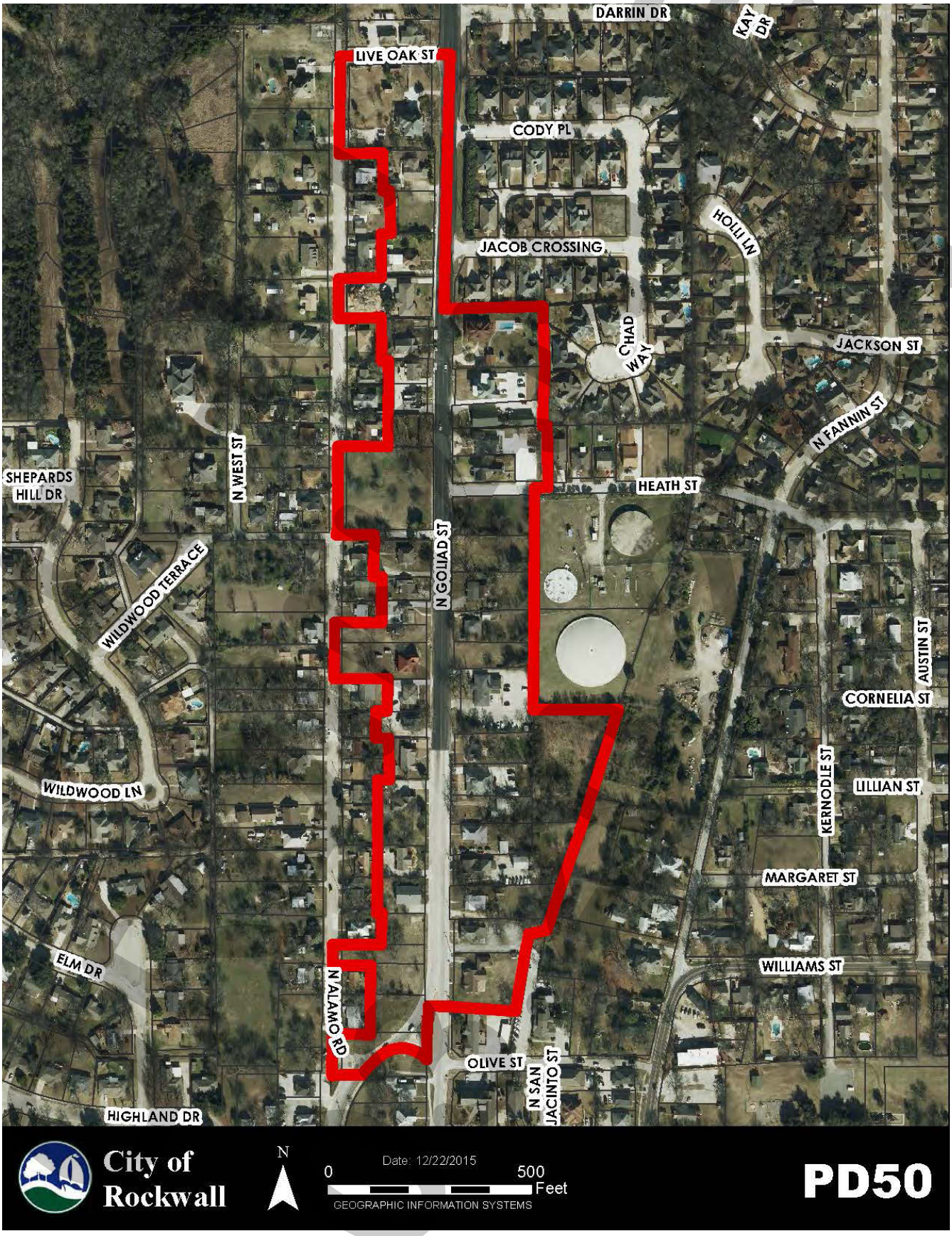
THENCE easterly 85.08' along the north property line of Block 29 of the Garner Addition (*915 N. Goliad Street*);

THENCE northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (*925 N. Goliad Street*);

THENCE northerly 218.51' following along the east right of way of Alamo Street to the ***POINT OF BEGINNING*** containing approximately 21.266-acres of land.

DRAFT ORDINANCE 03.20.17

EXHIBIT 'B':
Location Map



Development Standards.

1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

   (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

      i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.

      ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.

      iii. The sale of new or used clothing and appliances shall be prohibited.

      iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.

      v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

   (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

      i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

   (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

      i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.

      ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.

      iii. No outdoor pens or kennels shall be permitted.

2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:

   (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

   (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices* (*excluding medical offices*) and *Banquet Facilities*.

DRAFT ORDINANCE 03.20.17

Professional Offices shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

(c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

DRAFT ORDINANCE 03.20.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Brenda and Stuart Meyers

AGENDA ITEM: **Z2017-006**; *Restaurant with General Retail & Banquet Facility-SUP*

SUMMARY:

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 11-37 (SUP No. S-034)* to allow a restaurant with an accessory general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

Planned Development District No. 50 (PD-50) was established in 2001 by Ordinance No. 01-53 as a Residential/Office (RO) District to allow property owners the ability to convert their homes to low intensity commercial type uses while maintaining the historic nature of the district. In December 2006, the Meyers were granted a Specific Use Permit [(*SUP*) Ord. 06-52] to allow for a *Restaurant less than 2000-SF with no drive-thru or drive-in* in conjunction with an office use for the property located at 506 N. Goliad Street. In September 2011, the Meyers amended their SUP (*Ord. 11-37*) to include a *Hair Salon* and *General Retail* uses for the *Subject Property*.

The structure caught fire in September 2015 and has been restored/remodeled since this occurrence. The restoration included converting the upstairs storage area to allow for the addition of approximately 1,000 SF of office space. Stuart and Brenda Meyers are requesting approval of an amendment to the existing SUP (*Ord. 11-37*) to allow for a *Restaurant* with an accessory *General Retail* and *Banquet Facility* uses. The purpose of the amendment is to increase the square footage of the restaurant [*1st floor*], maintain the area designated as general retail, and to establish a banquet facility use. The amendment will also remove the limitation regarding the hours of operation (*i.e. 6:30 a.m. to 8:00 p.m.*). According to the applicants this will allow more flexibility for the subject property.

The Meyers intend to use the 2nd floor area as a banquet facility in the future. It should be noted that the City Council approved an amendment to Planned Development District 50 (PD-50) that expanded the permitted uses within the district to include *Banquet Facilities/Event Venues* with the approval of an SUP. *Ordinance No. 16-15* defines these facilities as, "a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*) … (t)hese events shall not be open to the general public." A banquet facility use requires 1 parking space per 100-SF of floor area. With the 2nd floor being approximately 1,000-

SF, a minimum of 10 parking spaces would be required to be constructed prior to issuance of a Certificate of Occupancy (*CO*). Provisions for additional parking of the banquet facility use have been included in the draft ordinance.

Finally, the Meyers are requesting to construct the cross access easement within a reasonable period of time once both adjoining properties have develop as non-residential land uses. This has been added as a condition of approval. Granting a SUP remains a discretionary act of the Planning and Zoning Commission and City Council. Contained in the packet are copies of the applicant's letter requesting the SUP, a concept floor plan, and draft ordinance.

NOTIFICATION:

On March 8, 2017, staff mailed 98 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Association (*HOA*) located within 1,500-feet participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received five (5) responses "in favor of" the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Restaurant* with accessory *General Retail* and *Banquet Facility* uses on the S*ubject Property* then staff would recommend the following conditions of approval:

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

    (a) The operation of a *Restaurant [Less Than 2,000 SF; Without Drive-Through or Drive-In Service]* shall generally conform to the *1st Floor, Floor Plan* contained in *Exhibit 'C'* of this ordinance, and incorporated by reference herein;

    (b) The service area of the restaurant will be limited to a maximum of 2,000 SF;

    (c) Alteration to the building elevations shall be subject to review and recommendation by the Historic Preservation Advisory Board (*HPAB*);

    (d) The *General Retail* store use shall be incidental to the *Restaurant,* limited to Lounge Area 2 (*approximately 215 SF*) as depicted on the *1st Floor, Floor Plan c*ontained in *Exhibit 'C'* of this ordinance, and may only include products generally found within the restaurant;

    (e) In the event that the adjacent property located at 504 N. Goliad Street (*i.e. the property to the south of the subject property*) is converted to a non-residential land use, the dedicated cross access easement on the *Subject Property* shall be paved with concrete to connect the adjacent properties (*i.e. 504 N. Goliad Street and 602 N. Goliad Street*) as depicted in *Exhibit 'A'* of this ordinance. All paving must be constructed within 60 days of the approved site plan for 504 N. Goliad

Street and shall be constructed accordance with the standards of Article VI, *Parking and* Loading, of the Unified Development Code;

(f) *Banquet Facility (Event Venue*). A banquet facility (or event venue) -- to be located on the 2nd floor of the *Subject Property* shall generally conform to the *2nd Floor, Floor Plan* contained in *Exhibit 'D'* of this ordinance, and incorporated by reference herein -- shall be permitted through the approval of a Certificate of Occupancy (CO); however, such use shall be subject to the following conditions:

- *Banquet Facility* (or event venue*)* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc*.). These events shall not be open to the general public.

- Prior to the approval of a CO for a *Banquet Facility (*or event venue*)*, the *Subject Property* is required to provide additional parking spaces meeting the requirements stipulated by Article VI, Parking and Loading, of the Unified Development Code [*Ordinance No. 04-38*] and shall be subject to one (1) parking space per 100 SF of floor area of the *2nd Floor, Floor Plan* contained in *Exhibit 'D'* of the SUP Ordinance.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	2/20/2017	LM
Project Number	Z2017-006	**Owner**	MEYERS, STUART A & BRENDA S	**Approved**		
Project Name	506 N. Goliad Street	**Applicant**	MEYERS, STUART A & BRENDA S	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	2/20/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
506 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ABATE INJURY REHAB CENTER ADDN	1	NULL	1	3002-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/20/2017	2/27/2017				
ENGINEERING	Amy Williams	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	See Comments
(2/22/2017 11:04 AM AW) Any new concrete/parking will be required to detain storm water No grading without engineering plans Must meet engineering standards							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	
PLANNING	David Gonzales	2/20/2017	2/27/2017	2/23/2017	3	COMMENTS	See comments

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

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending Ordinance No. 11-37 (SUP No. S-034) to allow a restaurant in conjunction with a general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 02.23.2017

All staff comments are to be addressed and resubmitted by Tuesday, March 6, 2017. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):

Planning Department General Comments to be addressed are as follows:

1. Approval of amended SUP as requested prior to issuance of CO's for restaurant and banquet facility uses. Banquet facility requires separate CO (if approved).
2. Adherence to Engineering and Fire Department standards shall be required.
3. Label revised Concept Plan documents with "Case No. Z2017-006" at the lower right corner.
4. Additional parking spaces required for Banquest facility use at 1 space per 100 sq. ft. of area.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: February 28, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: March 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: March 20, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Action Item: April 3, 2017(6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]

Brenda & Stuart Meyers

1614 S. Lakeshore Dr

Rockwall, TX 75087

City of Rockwall

385 S Goliad

February 22, 2017

Rockwall, TX 75087

Attn: Ryan Miller; Director of Planning

Dear Ryan,

We recently filed an application for a new/modified SUP for our building at 506 N. Goliad, Rockwall, TX 75087 and are writing this letter in support of that application.

Just to clarify, we currently have an SUP for restaurant and retail. We would like to maintain the combined retail/restaurant use for now. As part of the post-fire renovation of the downstairs (which is the subject of the current SUP), we finished out the upstairs storage space as office/meeting space. As we discussed with you, we have identified a tenant that would like to open a restaurant in the downstairs space with associated light retail immediately under the current SUP. Upon approval of a new SUP in accordance with this application he may extend his hours and/or incorporate the upstairs for banquet and meetings. It is my understanding from our conversations with you that the City will allow this (subject to obtaining his CO) under the current SUP and with the current parking configuration so long as the upstairs continues to be vacant. It is my understanding that we will not be required to add additional parking until such time that the upstairs is rented.

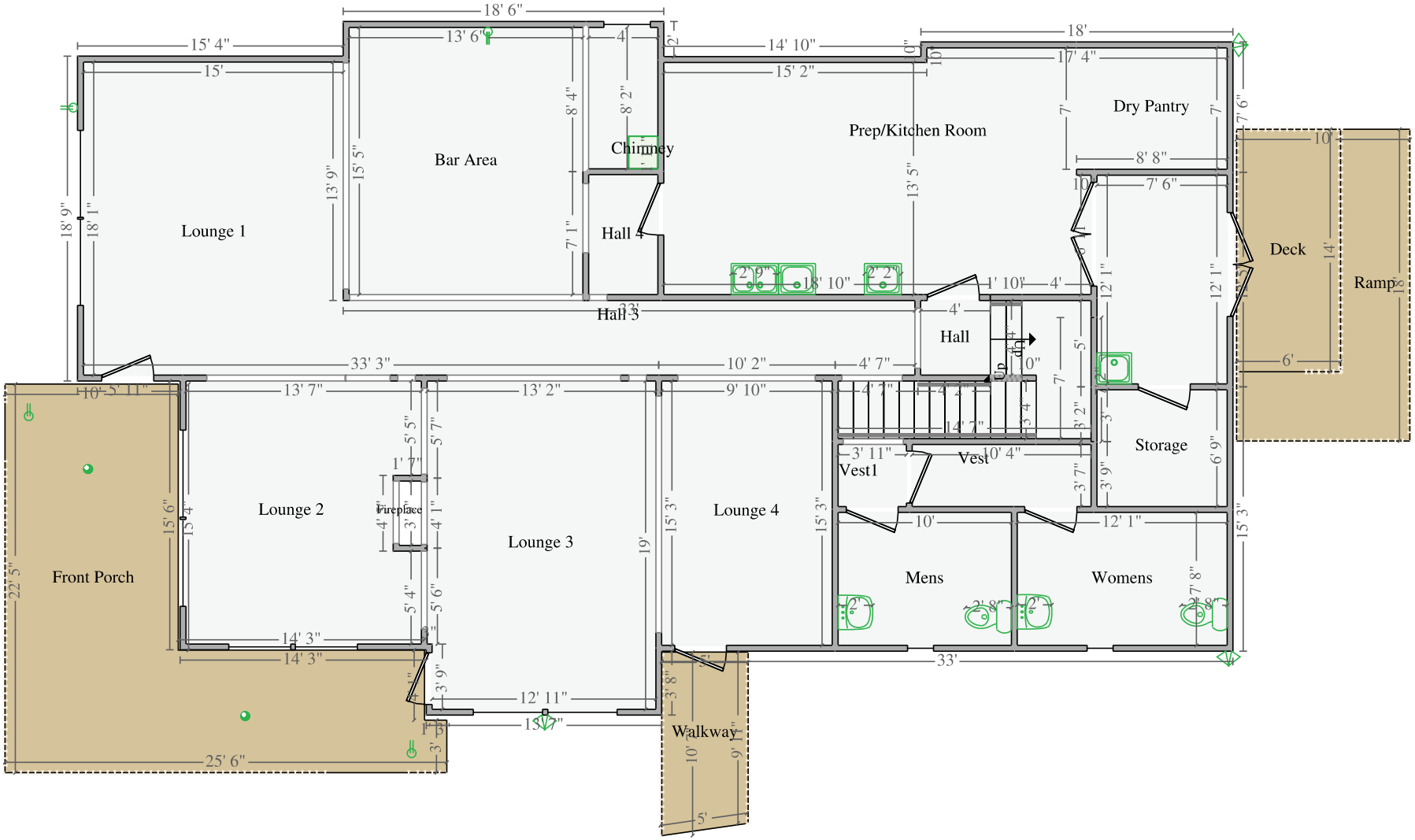
We would like to make the following changes to our current SUP during the upcoming City Council meeting:

1- To allow for full restaurant use both downstairs and upstairs. The upstairs consists of 2 large rooms that would be perfect for banquet and meeting opportunities.
2- To eliminate the hour restrictions associated with our location.
3- To clarify that we will construct the alley when the properties on both sides of us develop as commercial, and give us a reasonable amount of time to do that given the high cost to comply with the City's new requirement for that alley to be concrete rather than asphalt as was the case when we agreed to the easement.

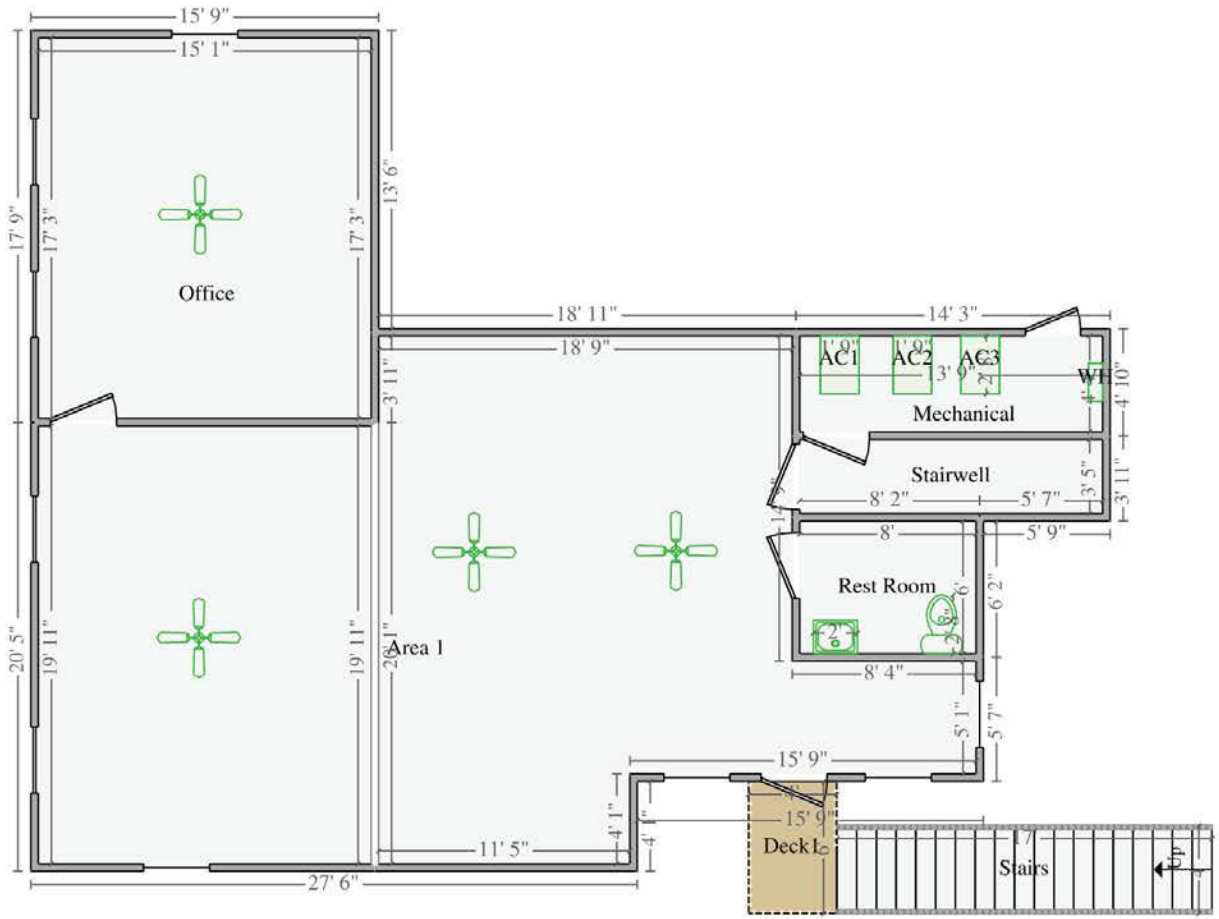
Thank you for meeting with us in your office earlier this week. We appreciate your time and attention.

Sincerely,

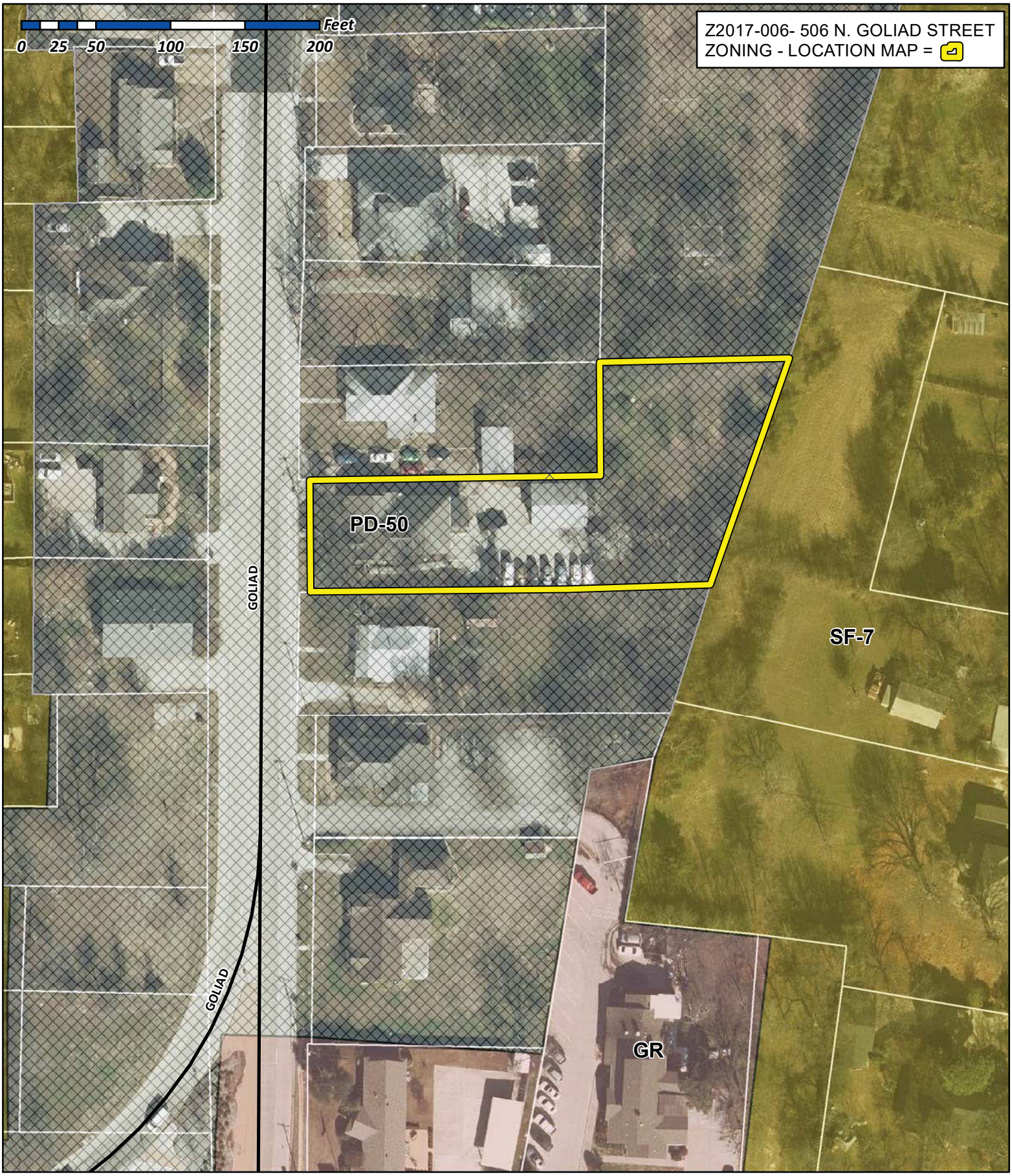
Dr. Stu Meyers, Brenda Sterling Meyers
214-769-1994, 214-587-1717


Lounge 1
Bar Area
Chimney
Hall 4
Hall 3
Prep/Kitchen Room
Dry Pantry
Deck
Ramp
Hall
Storage
Vest1
Vest
Mens
Womens
Lounge 2
Fireplace
Lounge 3
Lounge 4
Front Porch
Walkway

Scale:3/16" = 1'0"


15' 9"
15' 1"
17' 9"
17' 3"
17' 3"
13' 6"
Office
18' 11"
14' 3"
18' 9"
AC1
AC2
AC3
WH
Mechanical
Stairwell
8' 2"
5' 7"
8'
5' 9"
Rest Room
8' 4"
20' 5"
19' 11"
19' 11"
Area 1
15' 9"
15' 9"
Deck1
Stairs
Up
11' 5"
27' 6"

Scale:3/16" = 1'0"



City of Rockwall

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

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

City of Rockwall

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

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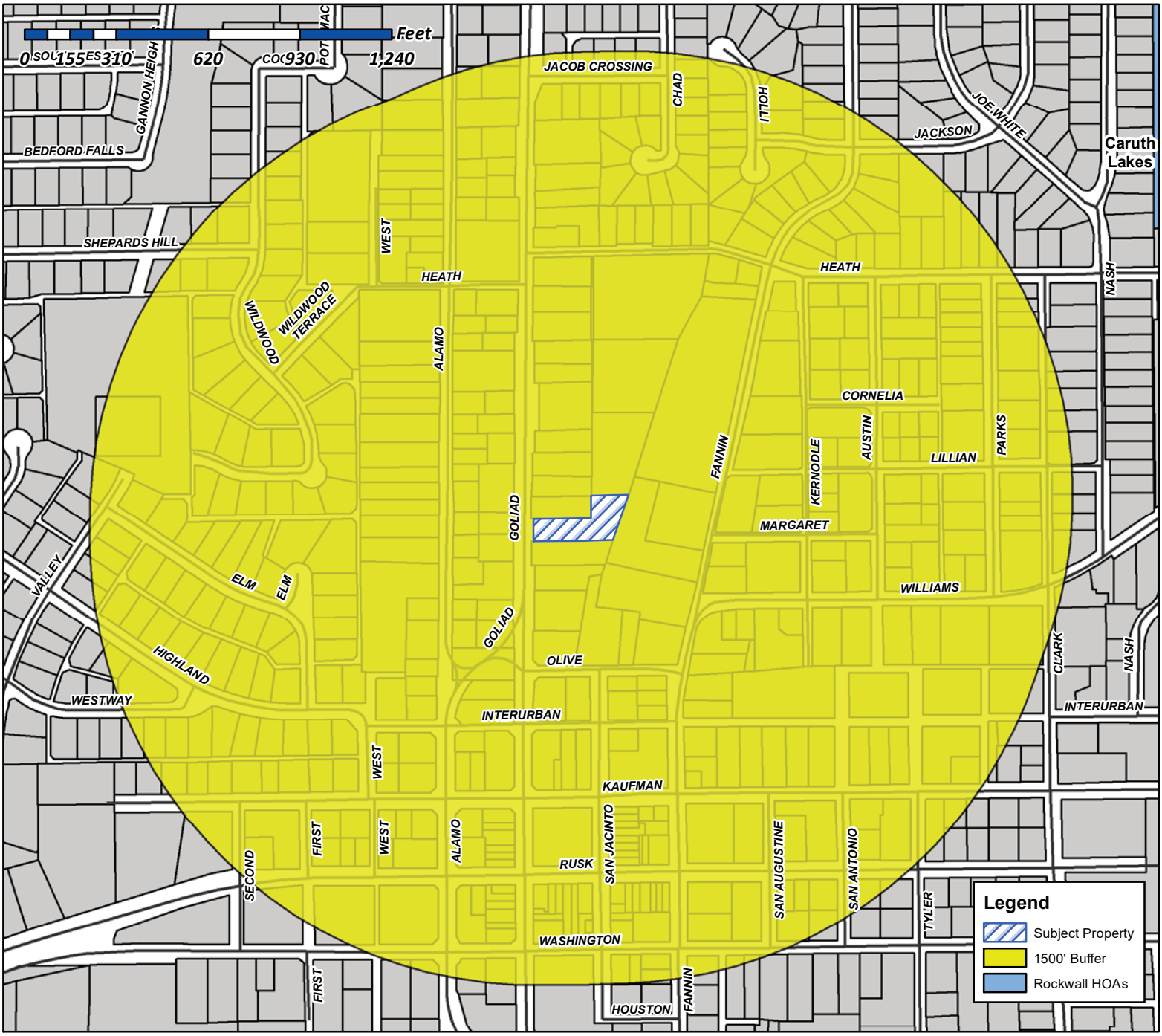
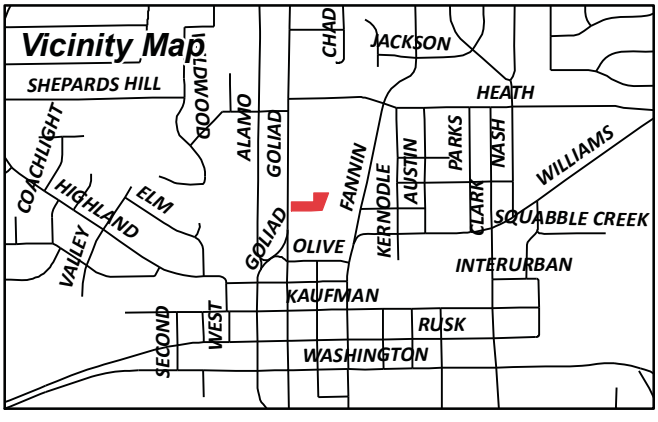


Case Number: Z2017-006
Case Name: SUP for 506 N. Goliad Street
Case Type: Zoning
Zoning: PD-50
Case Address: 506 N. Goliad Street



Date Created: 2/21/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

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Rockwall, Texas 75087
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Case Number: Z2017-006
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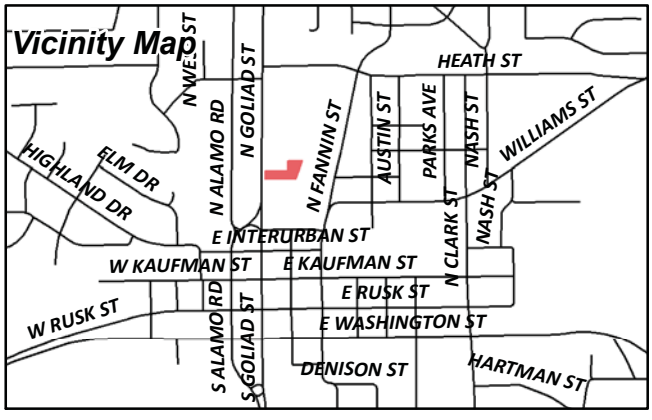

Date Created: 2/21/2017
For Questions on this Case Call (972) 771-7745

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

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

REVISED NOTICE
The meeting scheduled for March 14, 2017 was cancelled due to a lack of a quorum

To Whom It May Concern:

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

Case No. Z2017-006: 506 N. Goliad Street

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending Ordinance No. 11-37 (SUP No. S-034) to allow a restaurant in conjunction with a general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/28/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/3/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by 4**/3/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-006: 506 N. Goliad Street

Please place a check mark on the appropriate line below:

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

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

Name:	
Address:	

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

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

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

B MCMILLAN PROPERTIES LLC
1110 SQUAW VALLEY
ROCKWALL, TX 75087

MCMILLAN BENJAMIN & TAYLOR
1110 SQUAW VALLEY
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
2255 RIDGE ROAD 0
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
301 SAN JACINTO
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD 0
ROCKWALL, TX 75032

CURRENT RESIDENT
303 GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
303 WILLIAMS STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
304 SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
405 GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
406 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
501 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
502 GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
504 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
504 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

SHIREY THOMAS E
601 N ALAMO ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 GOLIAD
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

POINTER PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 GOLIAD
ROCKWALL, TX 75087

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 ALAMO
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 ALAMO RD
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 GOLIAD ST
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN
705 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
710 ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

ROCKWALL TRINITY REAL ESTATE LLC
9 EASTSHORE BLVD
HEATH, TX 75032

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

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

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

To Whom It May Concern:

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

Case No. Z2017-006: 506 N. Goliad Street

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending Ordinance No. 11-37 (SUP No. S-034) to allow a restaurant in conjunction with a general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 3/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-006: 506 N. Goliad Street

Please place a check mark on the appropriate line below:

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

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

Name: Linda Ferguson

Address: 307 N. Fannin Street

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

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NOTICE OF PUBLIC HEARING
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REVISED NOTICE
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Please place a check mark on the appropriate line below:

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

WE FEEL IT IS BENEFICIAL FOR OLDER HOMES TO BE CONVERTED TO COMMERCIAL ACTIVITY.

Name: CAROL FENDLEY, VA LAND HEADQUARTERS CO
Address: 404 N GOLIAD

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

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...IN THE BELOW FORM...

Case No. Z2017-006: 506 N. Goliad Street

Please place a check mark on the appropriate line below:

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

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

need this business in the area

Name: Shirley M. Black

Address: 193 Port St Claire Aransas Pass TX 78336

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-006: 506 N. Goliad Street

Please place a check mark on the appropriate line below:

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

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

Name: Stan Crawford

Address: 504 N Goliad Rockwall, TX

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

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

From the desk of:

Steve Crawford

Dear Mr. Gonzales,

I appreciate you sending me the Notice. I have signed both in favor.

If I can ever help in any way please let me know.

Regards,

Steve Crawford

'ARTMENT

Council will consider the following application:

the approval of a Specific Use Permit (SUP) amending il store on a 0.6849-acre parcel of land identified as Lot elopment District 50 (PD-50) for Residential-Office (RO) as 506 N. Goliad Street, and take any action necessary

Zoning Commission will hold a public hearing on **3/20/2017 at 6:00 p.m.** These hearings will be held in

express your thoughts in writing please return the form

m. If you choose to email the Planning Department

n provided to the City Council.

E.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

Address: 504 N Goliad Rockwall, Tx

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

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

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

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

REVISED NOTICE
The meeting scheduled for March 14, 2017 was cancelled due to a lack of a quorum

To Whom It May Concern:

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

Case No. Z2017-006: 506 N. Goliad Street

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending Ordinance No. 11-37 (SUP No. S-034) to allow a restaurant in conjunction with a general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/28/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/3/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by 4**/3/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-006: 506 N. Goliad Street

Please place a check mark on the appropriate line below:

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

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

Name: Caprice Michelle Swiercinsky

Address: 1827 Myska Street Rockwall TX 75032

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

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

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) BY AMENDING ORDINANCE NO. 11-37 (SUP NO. S-034), SPECIFICALLY TO ALLOW FOR A RESTAURANT IN CONJUNCTION WITH AN ACCESSORY GENERAL RETAIL STORE AND BANQUET FACILITY ON A 0.6849-ACRE PARCEL OF LAND; ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES; BEING ADDRESSED AS 506 N. GOLIAD STREET AND IDENTIFIED AS LOT 1, ABATE INJURY REHAB ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) by amending Ordinance No. 11-37 (*SUP No. S-034*) for a *Restaurant with an accessory General Retail* store and *Banquet Facility* for a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property*, and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Ordinance No.'s 06-52 & 11-37 and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 06-52 and 11-37 for the *Subject Property*; and

Section 2. That the Unified Development Code [*Ordinance No. 04*-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Restaurant [Less Than 2,000 SF; Without Drive-Through or Drive-*

DRAFT

In Service] with an accessory General Retail store and *Banquet Facility* within a Planned Development District 50 (PD-50) as stipulated by *Ordinance No. 16-15* and Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and

Section 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance, *Ordinance No. 07-29* and as stipulated by Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the following conditions and compliance standards:

3.1 Operational Conditions

The following conditions pertain to the operation of a *Restaurant [Less Than 2,000 SF; Without Drive-Through or Drive-In Service]* on the *Subject Property*, and conformances to these operational conditions are required for continued operations:

1) The operation of a *Restaurant [Less Than 2,000 SF; Without Drive-Through or Drive-In Service]* shall generally conform to the *Floor Plan – 1st Floor* contained in *Exhibit 'C'* of this ordinance, and incorporated by reference herein;

2) The service area of the restaurant will be limited to a maximum of 2,000 SF;

3) Alteration to the building elevations shall be subject to review and recommendation by the Historic Preservation Advisory Board (*HPAB*);

4) The *General Retail* store use shall be incidental to the *Restaurant,* limited to Lounge Area 2 (*approximately 215 SF*) as depicted on the *Floor Plan – 1st Floor* contained in *Exhibit 'C'* of this ordinance, and may only include products generally found within the restaurant;

5) In the event that the adjacent property located at 504 N. Goliad Street (*i.e. the property to the south of the subject property*) is converted to a non-residential land use that is allowed within PD-50, the dedicated cross access easement on the *Subject Property* shall be paved with concrete to connect the adjacent properties (*i.e. 504 N. Goliad Street and 602 N. Goliad Street*) as depicted in *Exhibit 'A'* of this ordinance. All paving must be constructed within 60 days of the approved site plan for 504 N. Goliad Street and shall be constructed accordance with the standards of Article VI, *Parking and* Loading, of the Unified Development Code;

6) *Banquet Facility (Event Venue*). A banquet facility (or event venue) -- to be located on the 2nd floor of the *Subject Property* shall generally conform to the *Floor Plan –2nd Floor* contained in *Exhibit 'D'* of this ordinance, and incorporated by reference herein -- shall be permitted through the approval of a Certificate of Occupancy (CO); however, such use shall be subject to the following conditions:

   a) *Banquet Facility* (or event venue*)* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc*.). These events shall not be open to the general public.

   b) Prior to the approval of a CO for a *Banquet Facility (*or event venue*)*, the *Subject Property* is required to provide additional parking spaces meeting the requirements stipulated by Article VI, Parking and Loading, of the Unified Development Code

DRAFT

[*Ordinance No. 04-38*] and shall be subject to one (1) parking space per 100 SF of floor area and shall generally conform to the *Floor Plan* contained in *Exhibit 'C'* of this ordinance.

3.2 COMPLIANCE

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

1) Upon obtaining a Certificate of Occupancy (*CO*), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and as outline in the Unified Development Code, the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (*SUP*) in accordance with Section 4, Specific Use Permits (*SUP*), of Article IV, Permissible Uses, of the Unified Development Code (*UDC*).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17th DAY OF April, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Ashberry, *City Secretary*

DRAFT

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *April 3, 2017*

2nd Reading: *April 17, 2017*

DRAFT

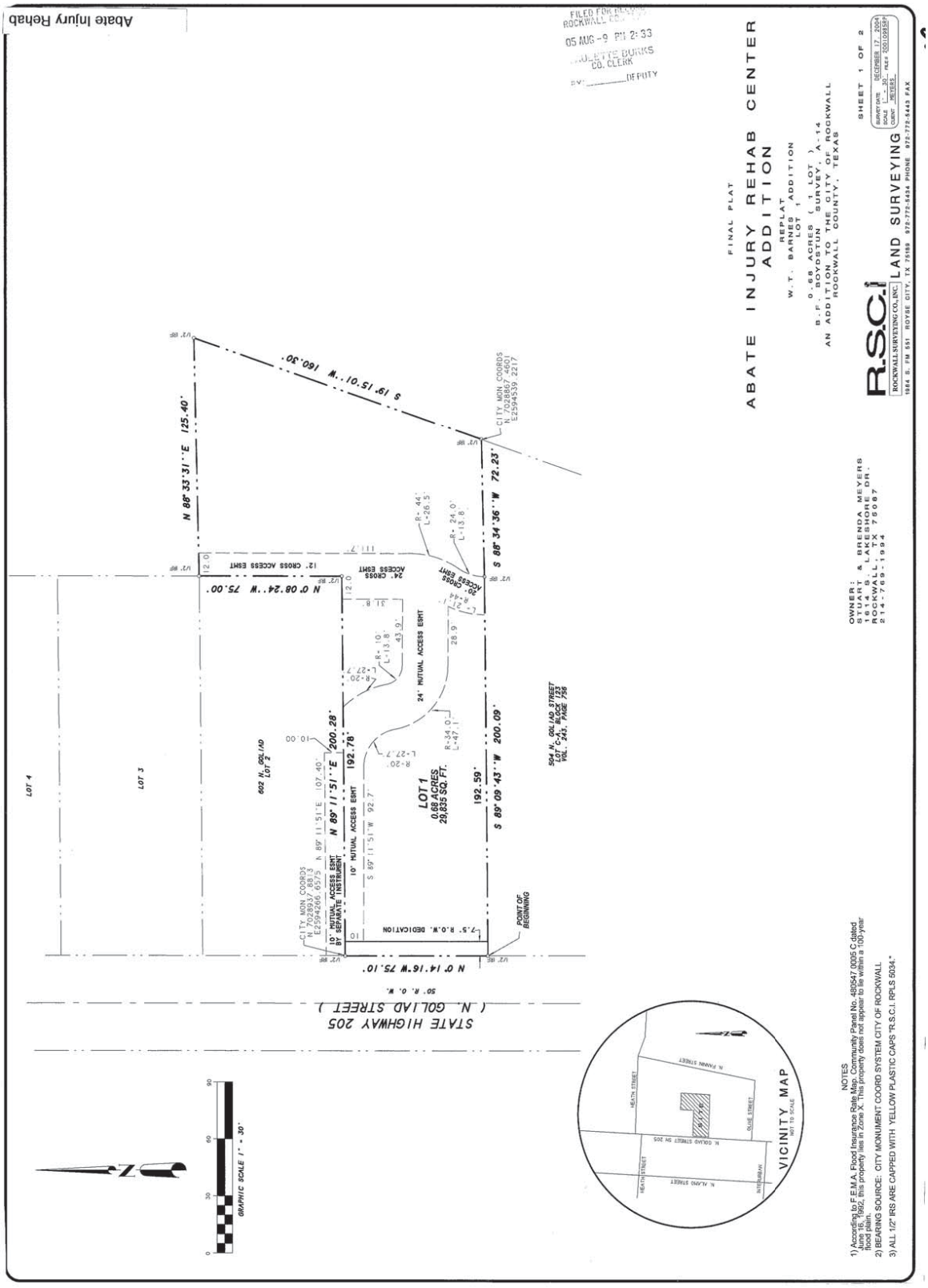

Abate Injury Rehab
FILED FOR RECORD
ROCKWALL CO., TX
05 AUG -9 PM 12:33
JULIETTE DUNKS
CO. CLERK
BY: _____ DEPUTY
FINAL PLAT
ABATE INJURY REHAB CENTER ADDITION
REPLAT
W. T. BARNES ADDITION
LOT 1
0.68 ACRES
B.F. BOYSTON SURVEY, A-14
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2
R.S.C.I
LAND SURVEYING
ROCKWALL SURVEYING CO., INC.
1864 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX
OWNER:
STUART & BRENDA MEYERS
1614 S. LAKESHORE DR.
ROCKWALL, TX 75087
214-769-1994
S 15° 10' 30" W 160.30'
N 88° 33' 31" E 125.40'
N 0° 08' 24" W 75.00'
S 88° 34' 36" W 72.23'
N 0° 14' 16" W 75.10'
S 89° 09' 43" W 200.09'
N 89° 11' 51" E 200.28'
S 89° 11' 51" W 92.7'
N 89° 11' 51" E 107.40'
192.78'
192.59'
LOT 1
0.68 ACRES
29,835 SQ. FT.
LOT 3
LOT 4
602 N. GOLIAD LOT 2
24' MUTUAL ACCESS EASEMENT
10' MUTUAL ACCESS EASEMENT BY SEPARATE INSTRUMENT
12' CROSS ACCESS EASEMENT
24' CROSS ACCESS EASEMENT
20' CROSS ACCESS EASEMENT
7.5' R.O.W. DEDICATION
POINT OF BEGINNING
CITY MON. COORDS N 7028937.8813 E 2594266.6575
CITY MON. COORDS N 7028867.4601 E 2594539.2217
R=44' L=26.5
R=24.0' L=13.8
R=10' L=13.8
R=20' L=27.7
R=34.0' L=47.1
28.9'
43.9'
31.8'
10.00'
12.0'
11.7'
STATE HIGHWAY 205
(N. GOLIAD STREET)
50' R.O.W.
GRAPHIC SCALE 1" = 30'
VICINITY MAP
NOT TO SCALE
HEATH STREET
N. FANNIN STREET
OLIVE STREET
N. GOLIAD STREET SH 205
N. ALAMO STREET
INTERURBAN
NOTES
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 15, 1982, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY MONUMENT COORD SYSTEM CITY OF ROCKWALL
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

Exhibit B: Location Map

Address: 506 N. Goliad Street
Legal Description: Lot 1, Abate Injury Rehab Addition

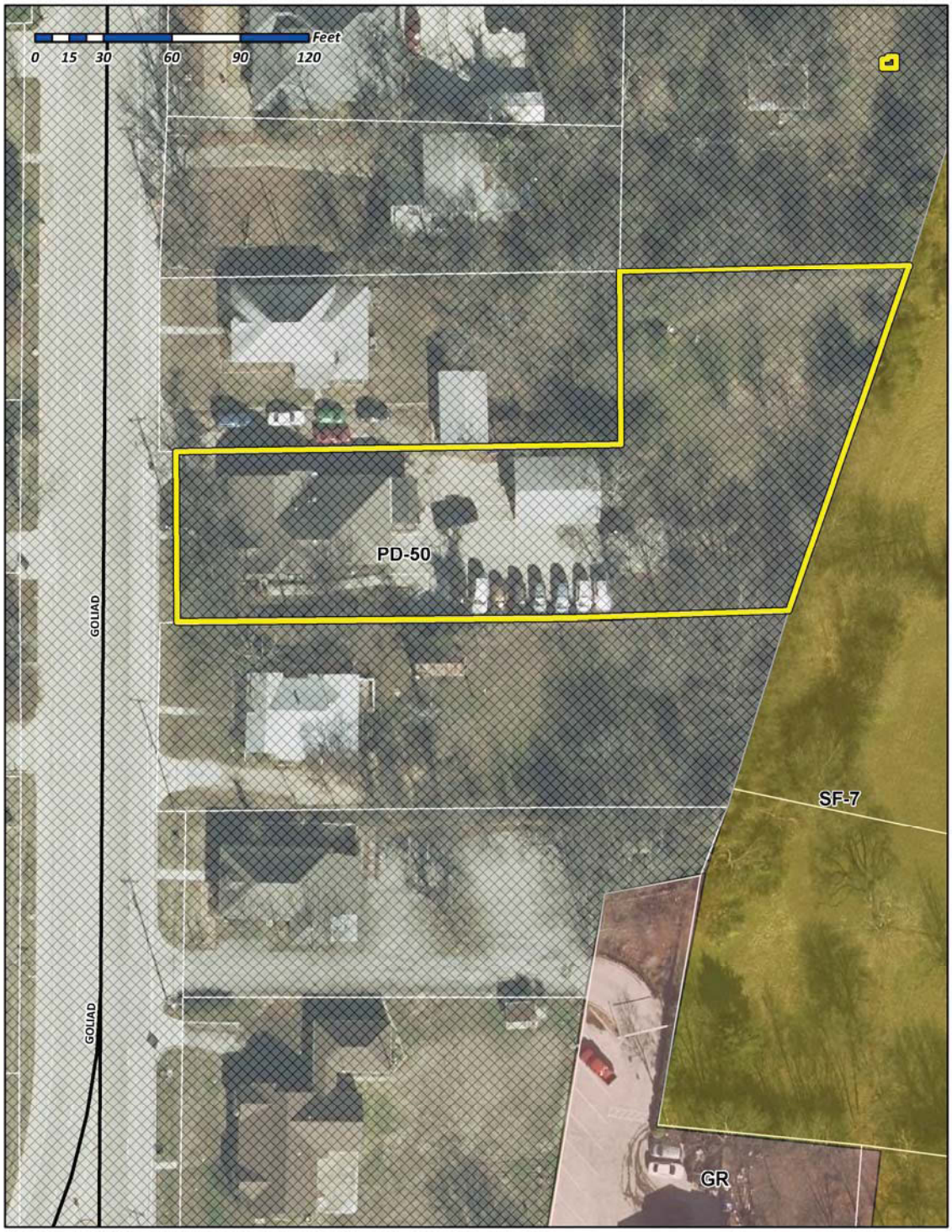


Exhibit C: 1st Floor, Floor Plan

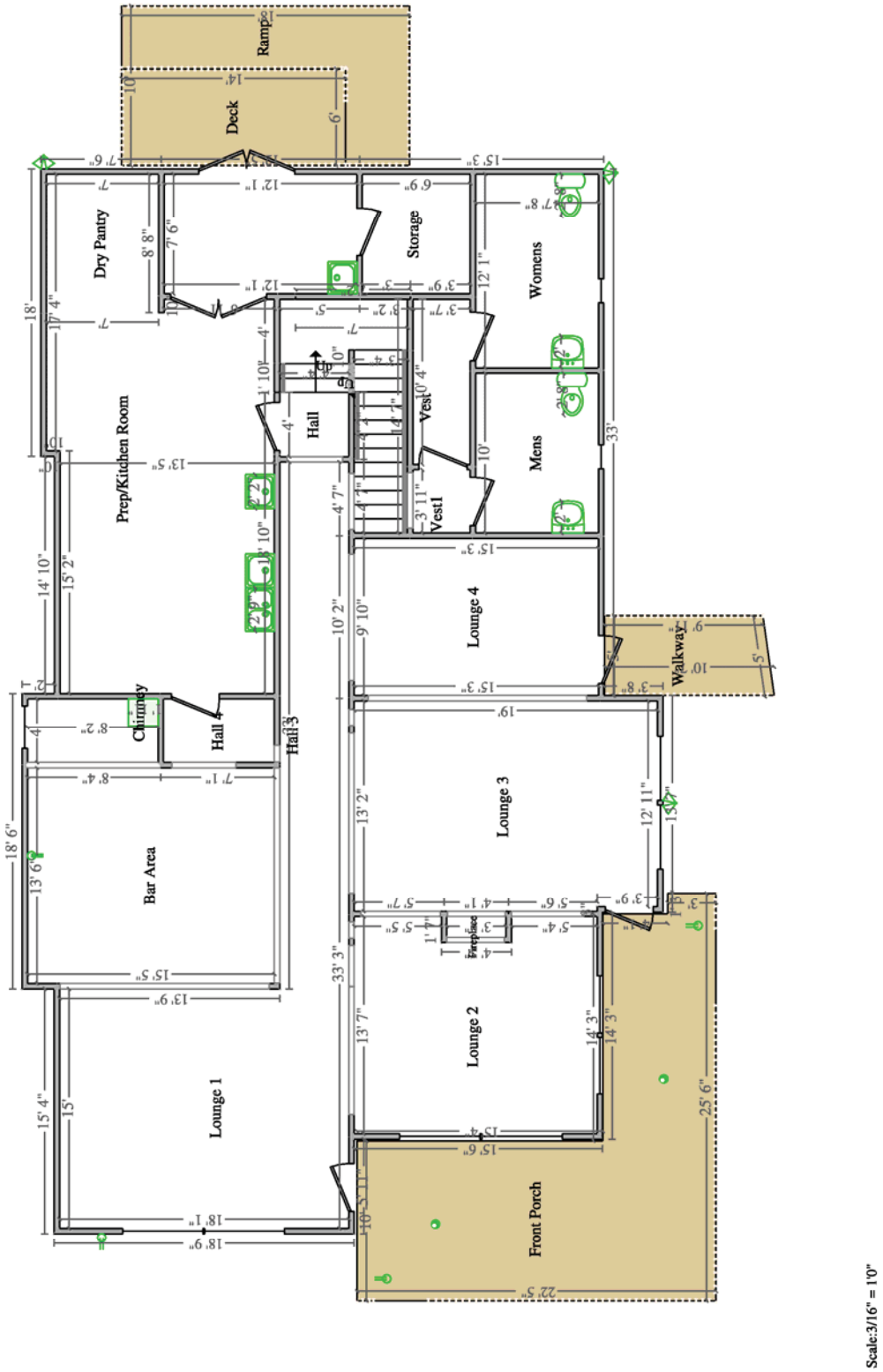
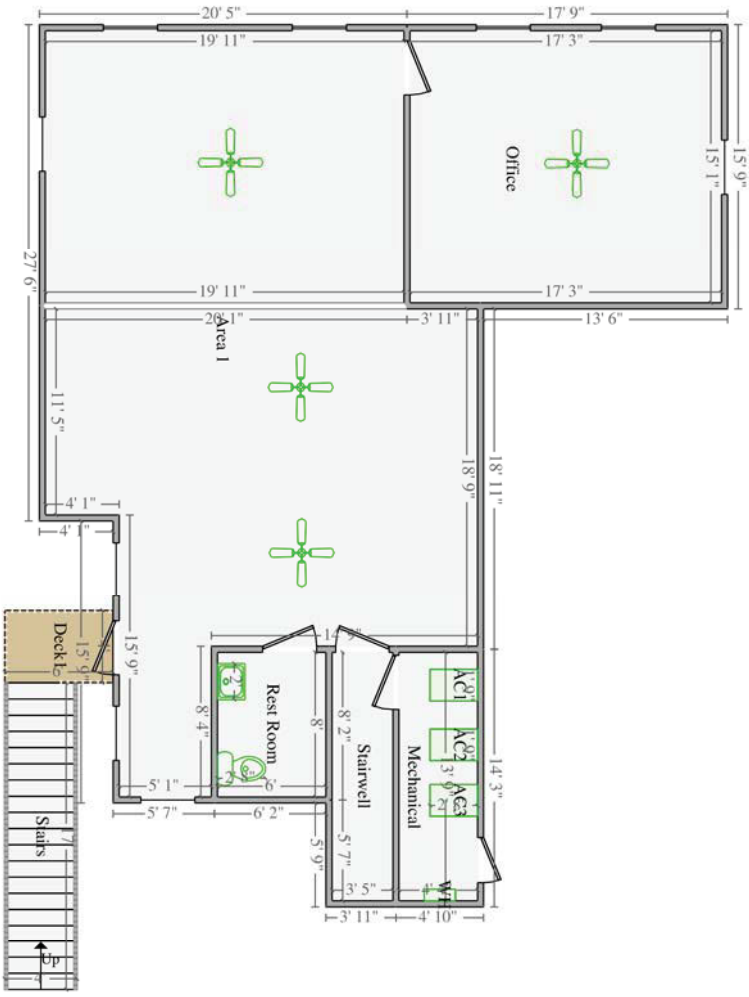


Exhibit D: 2nd Floor, Floor Plan

Scale:3/16" = 1'0"



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Rich Darragh, *Skorburg Company*

AGENDA ITEM: **Z2017-007**; *Gideon Tract II (AG to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (*AG*) District to a Planned Development District for Single Family 7 (*SF-7*) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (*AG*) District, situated within the 205 By-Pass Corridor Overlay (*205 BY-OV*) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PURPOSE:

On February 17, 2017, the applicant submitted an application requesting to rezone a 30.36-acre tract of land from an Agricultural (AG) District to a Planned Development District for a residential subdivision that will consist of 84 single-family lots, a ten (10) ft. trail that will meander along John King Blvd -- *within a 50-ft landscape buffer* -- open space areas, and a 2.19-acre neighborhood park. The Planned Development District will utilize the Single-Family 7 (SF-7) District standards. The property, which was annexed into the City on March 16, 1998 by *Ordinance No. 98-10*, is located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard and is currently vacant agricultural land.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is Planned Development District No. 77 (*PD-77*), which is a residential development consisting of 72 lots on 29.192-acres.

South: Directly south of the subject property is Planned Development District No. 5 (PD-5), which is a residential development consisting of 444 lots and is known as Caruth Lakes Subdivision (*i.e. Phase's 6, 7, & 8*).

East: Directly east of the subject property is a vacant tract of land zoned Agricultural (AG) District.

West: Directly west of the subject property is a vacant tract of land zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows the layout of the

subdivision, which will have access drives on John King Boulevard and E. Quail Run Road. The development will consist of 53, 60' x 120' lots -- *one [1] of which has a depth of less than 120-feet on the south property line* -- and 31, 70' x 120' lots, and have a gross residential density of 2.8 units/acre. The subdivision will incorporate 7.28-acres of open space (~24%) that will be adjacent to John King Boulevard (*50-ft landscape buffer*), E. Quail Run Road (*25-ft landscape buffer*), Old E. Quail Run Road (*10-ft buffer*), and two (2) open space areas (*i.e. 1.77-acres and 2.19-acres*) located within the development and between the houses and adjacent thoroughfares. A summary of the proposed development standards is as follows:

Lot Type (see Concept Plan) ►	*A*	*B*
Minimum Lot Width/Frontage	60'	70'
Minimum Lot Depth	120'	120'
Minimum Lot Area	7,000 SF	8,400 SF
Minimum Front Yard Setback	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height	36'	36'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	1,500 SF	1,500 SF
Maximum Lot Coverage	65%	65%

The applicant has agreed to incorporate the same anti-monotony standards that were incorporated in Planned Development District 77 (PD-77) [*i.e. the Gideon Tract subdivision*] and Planned Development District 70 (PD-70) [*i.e. the Stone Creek subdivision*]. Copies of the proposed PD Concept Plan and PD Development Standards have been provided in the attached packet for the City Council and Planning & Zoning Commission's review.

SUMMARY OF WAIVERS:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

1) According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow *J-Swing* and/or *Front Entry* garages that comply with Article VI, *Parking and Loading*, of the Unified Development Code (UDC) in lieu of alleys. This requirement has been waived for other subdivisions throughout the City when the PD Ordinance conforms to the requirements stipulated by the UDC.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND UDC:

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Medium Density Residential* land uses. According to the *Comprehensive Plan* and under the *Land Use* element of the plan, the *General Residential* policies refer to "medium density residential" as being defined as "having two (2) to three (3) units per acre"…and "should generally be used where designated on the *Land Use Plan*, where it would be an extension or continuation of an existing medium density development…" The applicant intends to provide additional amenities for the development such as a 2.19-acre neighborhood park and open space as depicted in the Concept Plan. Additionally, the Planned Development District standards contained within the Unified Development Code (UDC) require a minimum of 20% of the gross land area be dedicated to open space. In this case, the concept plan shows a total of

7.28-acres of open space (~24%), which exceeds the amount required for a residential development.

It should also be noted that the applicant has agreed to include a ten (10) foot sidewalk along John King Boulevard per the recommendations of the *John King Boulevard Design Concept Plan* contained within the *Comprehensive Plan*. This 10-ft wide concrete sidewalk will connect to the existing trail systems along John King Blvd as future development occurs along this roadway. Staff has also discussed with the applicant the *John King Blvd Design Concept Plan* guidelines regarding an opportunity to include a Trail Rest Stop. Although this is not a requirement, the applicant is considering the construction of the Trail Rest Stop as a part of the development. This has been included in the proposed Planned Development District ordinance.

If the City Council chooses to grant the applicant's request, no changes to the *Future Land Use Map* would be required, as the proposed density is in conformance with the range designated for the *Medium Density Residential* designation (*i.e. 2.0 to 3.0 units/acre*).

NOTIFICATION:

On March 8, 2017, staff mailed ten (10) notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the *Stoney Hollow* and *Caruth Lakes* Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of John King Boulevard and E. Quail Run Road, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District, then staff would propose the following conditions of approval:

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

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

SKORBURG
COMPANY

February 17, 2017

City of Rockwall
Attn: Ryan Miller

Skorburg Company
8214 Westchester, Suite 710
Dallas, TX 75225

Dear Ryan,

Skorburg Company is requesting that our project be taken to the March 14th Planning and Zoning Meeting. This project is the development of 30.36 Acres in the S.R. Barnes Survey, Abstract 13 City of Rockwall, Rockwall County, located at the Northwest corner of the intersection of East Quail Run Road and John King Boulevard.

The property is currently zoned AG and we propose a development of Single Family Residential homes on 7,000 - 8,400 square foot lots. This community will provide for a greater variety of housing that the market demands and will still reflect the beautiful aesthetic of the surrounding communities like Stone Creek and Breezy Hill, and the City of Rockwall as a whole.

We look forward to working with the City once again to develop another gorgeous development.

Cordially Yours,

John Arnold
Development Partner

City of Rockwall

Project Plan Review History

Project Number	Z2017-007	**Owner**	GIDEON, LONNIE L TR	**Applied**	2/20/2017 LM
Project Name	Gideon Tract II (AG to PD)	**Applicant**	SKORBURG COMPANY	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD		REVISED COMMENTS - HIGHLIGHTED	**Expired**	
Status	STAFF REVIEW			**Status**	2/20/2017 LM

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

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1-1	NULL	1-1	0013-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/23/2017	3/2/2017	2/23/2017		APPROVED	
ENGINEERING	Amy Williams	2/20/2017	2/27/2017	2/22/2017	2	COMMENTS	See Comments
(2/22/2017 1:53 PM AW) Detention is required Off-site and lift station upgrades are required No houses to front on Quail Run Remove street to John King							
FIRE	Ariana Hargrove	2/20/2017	2/27/2017	2/22/2017	2	APPROVED	
PLANNING	David Gonzales	3/16/2017	3/23/2017	3/16/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	2/20/2017	2/27/2017	2/23/2017	3	COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 03.15.2017

All staff comments are to be addressed and resubmitted by Thursday, March 30, 2017. Please provide one large copy [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

• Please review the revised Draft Ordinance prior to the Planning & Zoning public hearing scheduled for March 28, 2017 and return to staff with red line corrections and/or additions you feel are necessary.

• Please make the following corrections/additions to the Concept Plan:

(1) Update legend indicating the following at a minimum:
a. Lot Type 'A' – 60' x 120' – Color Code on Concept Plan **note lot depth change per our conversation**
b. Lot Type 'B' – 70' x 120' – Color Code on Concept Plan **note lot depth change per our conversation**
c. Open Space area's - Color Code on Concept Plan
d. Include 10-ft meandering trail along John King Blvd and label as such.
e. If decided to provide, indicate location of a Trial Rest Stop along John King Blvd -- provide detail: according to the John King Blvd design guidelines.
(2) Remove dimension labels (i.e. width & depth) on lots and provide a color pallet for each lot type.
(3) Will there be amenities (e.g. playground structures, benches, etc.) for the area labeled as "Park?" If so, indicate on concept plan and label.
(4) Provide a street label for the "old" Quail Run Road (southern property boundary).

• The following is a Comprehensive Plan policy that has not been satisfied or could benefit from clarification:

(1) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance. Will be included in staff's report.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

** Revised Meeting Dates to Attend**

Planning - Public Hearing: March 28, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: April 3, 2017 (6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Action Item: April 17, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 02.23.2017

All staff comments are to be addressed and resubmitted by Tuesday, March 6, 2017. Please provide two large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

• On all future submittals please include the Case Number (Z2017-007) in the lower right hand corner.

* Label zoning exhibit as "Concept Plan"

• When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for March 14, 2017 and return to staff with corrections and/or additions you feel are necessary.

• Please make the following corrections/additions to the Concept Plan:

(1) Provide a legend indicating the following at a minimum:
a. Total Acres – #
b. Total Open Space - %
c. Lot Type 'A' – 70' x 120' – # Lots
d. Lot Type 'B' – 60' x 120' – # Lots
e. Total Number of Lots – # Lots
f. Maximum Density - # d.u/acre
(2) Provide % of open space for each separate area on the concept plan (i.e. detention areas, landscape buffers, park area, etc.).
(3) Provide a typical street cross section for the proposed Major (M4D) Collector E. Quail Run Road, as indicated on the City's Thoroughfare Plan.
(4) Provide labels for landscape buffer area's.
(5) Label all streets (e.g. Street A, Street B, etc.)
(6) Provide property owner names and property lines for adjacent properties.

• The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

(1) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

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

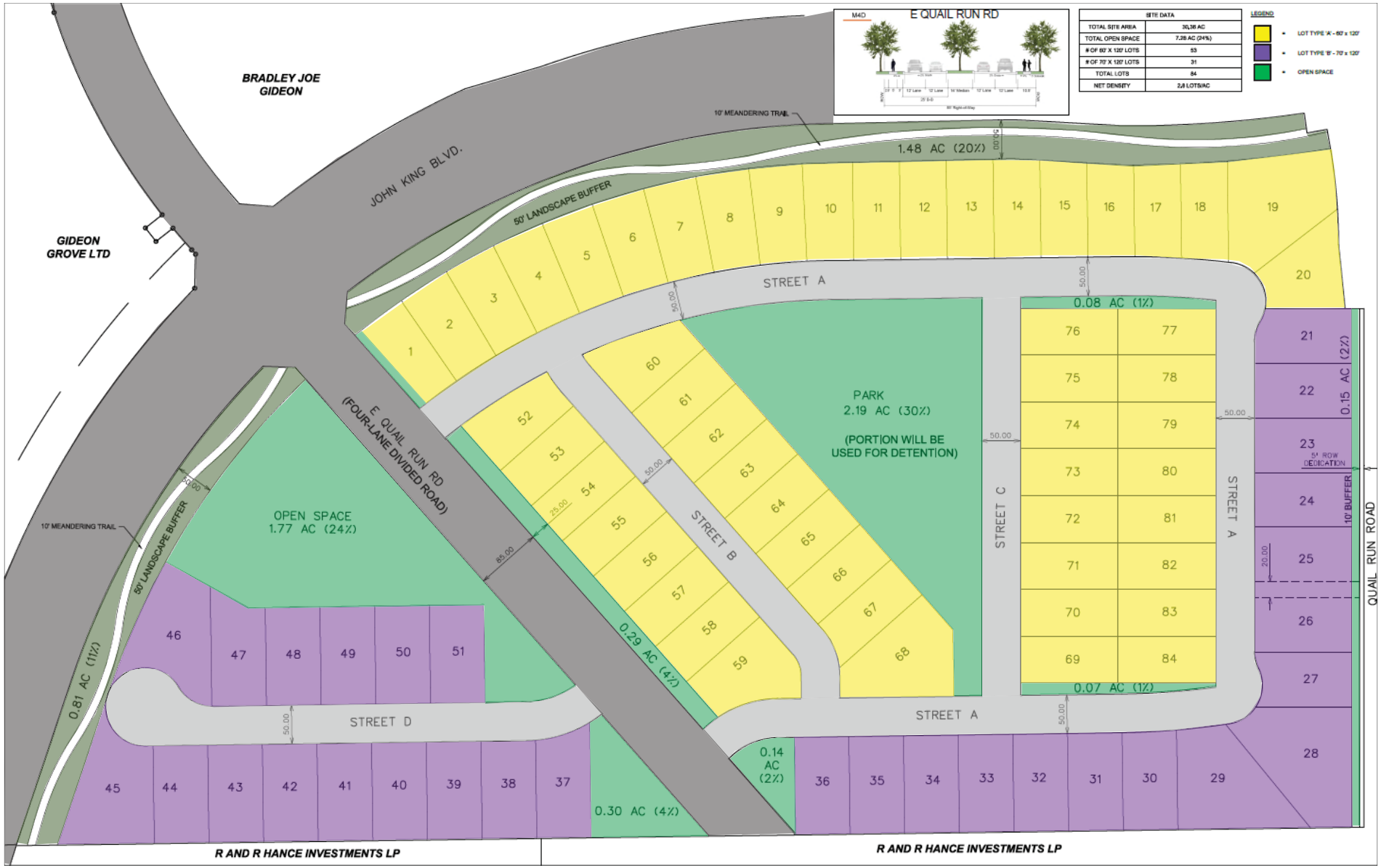
Meeting Dates to Attend:

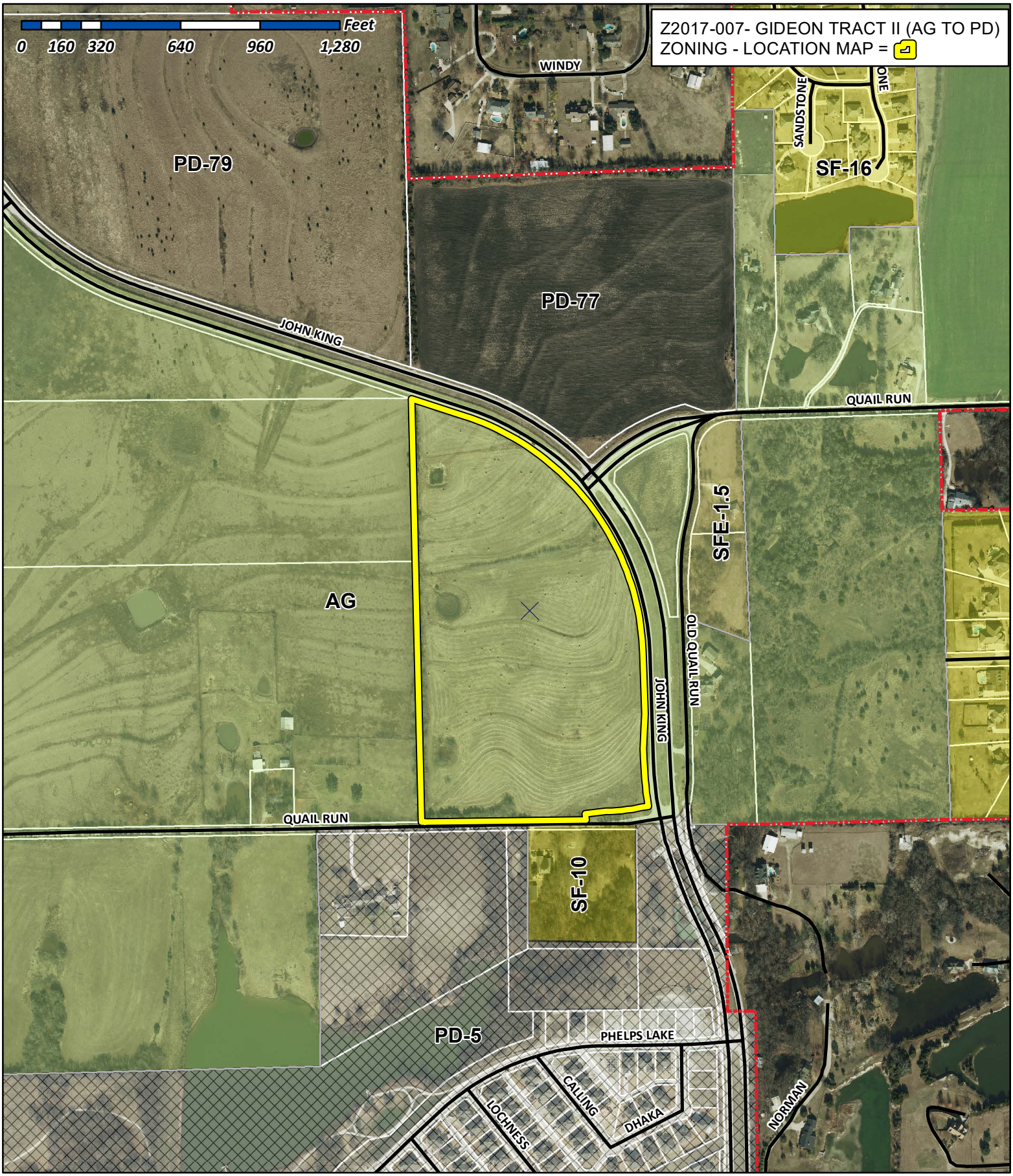
Planning - Work Session: February 28, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: March 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: March 20, 2017 (6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Action Item: April 3, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]


BRADLEY JOE GIDEON
JOHN KING BLVD.
GIDEON GROVE LTD
10' MEANDERING TRAIL
50' LANDSCAPE BUFFER
1.48 AC (20%)
STREET A
PARK
2.19 AC (30%)
(PORTION WILL BE USED FOR DETENTION)
0.08 AC (1%)
0.07 AC (1%)
STREET B
STREET C
STREET D
E QUAIL RUN RD (FOUR-LANE DIVIDED ROAD)
OPEN SPACE
1.77 AC (24%)
0.81 AC (1%)
0.29 AC (4%)
0.30 AC (4%)
0.14 AC (2%)
0.15 AC (2%)
5' ROW DEDICATION
10' BUFFER
QUAIL RUN ROAD
R AND R HANCE INVESTMENTS LP
R AND R HANCE INVESTMENTS LP
E QUAIL RUN RD
SITE DATA
TOTAL SITE AREA 30.38 AC
TOTAL OPEN SPACE 7.35 AC (24%)
OF 60' X 120' LOTS 53
OF 70' X 120' LOTS 31
TOTAL LOTS 84
NET DENSITY 2.8 LOTS/AC
LEGEND
LOT TYPE 'A' - 60' x 120'
LOT TYPE 'B' - 70' x 120'
OPEN SPACE



City of Rockwall

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

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

City of Rockwall

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

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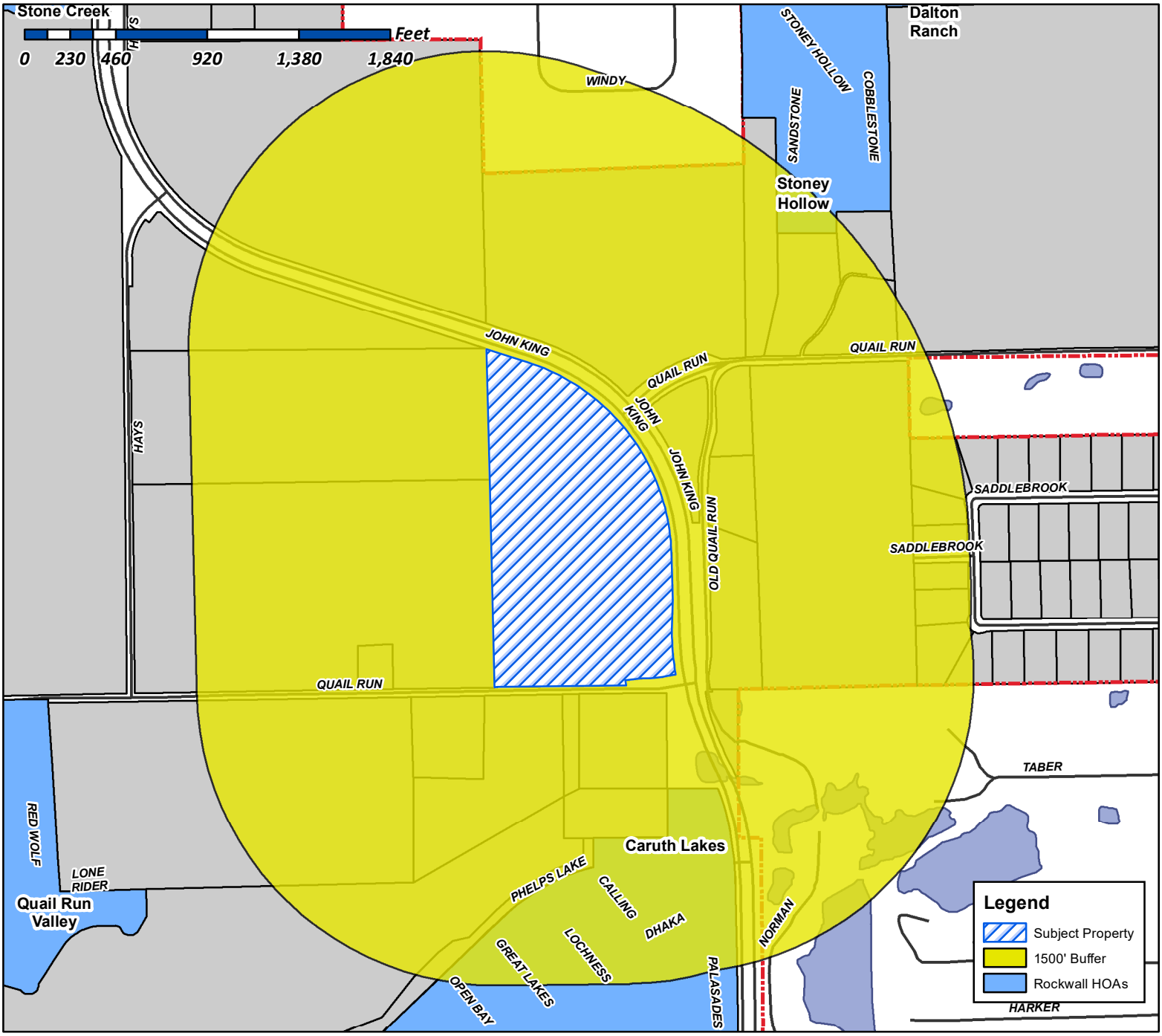
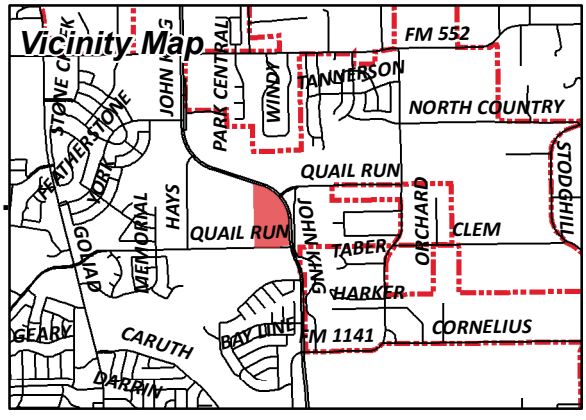


Case Number: Z2017-007
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: SWC of the Intersection of E. Quail Run Rd. and John King Blvd.

Date Created: *02/20/2017*
For Questions on this Case Call (972) 771-7745



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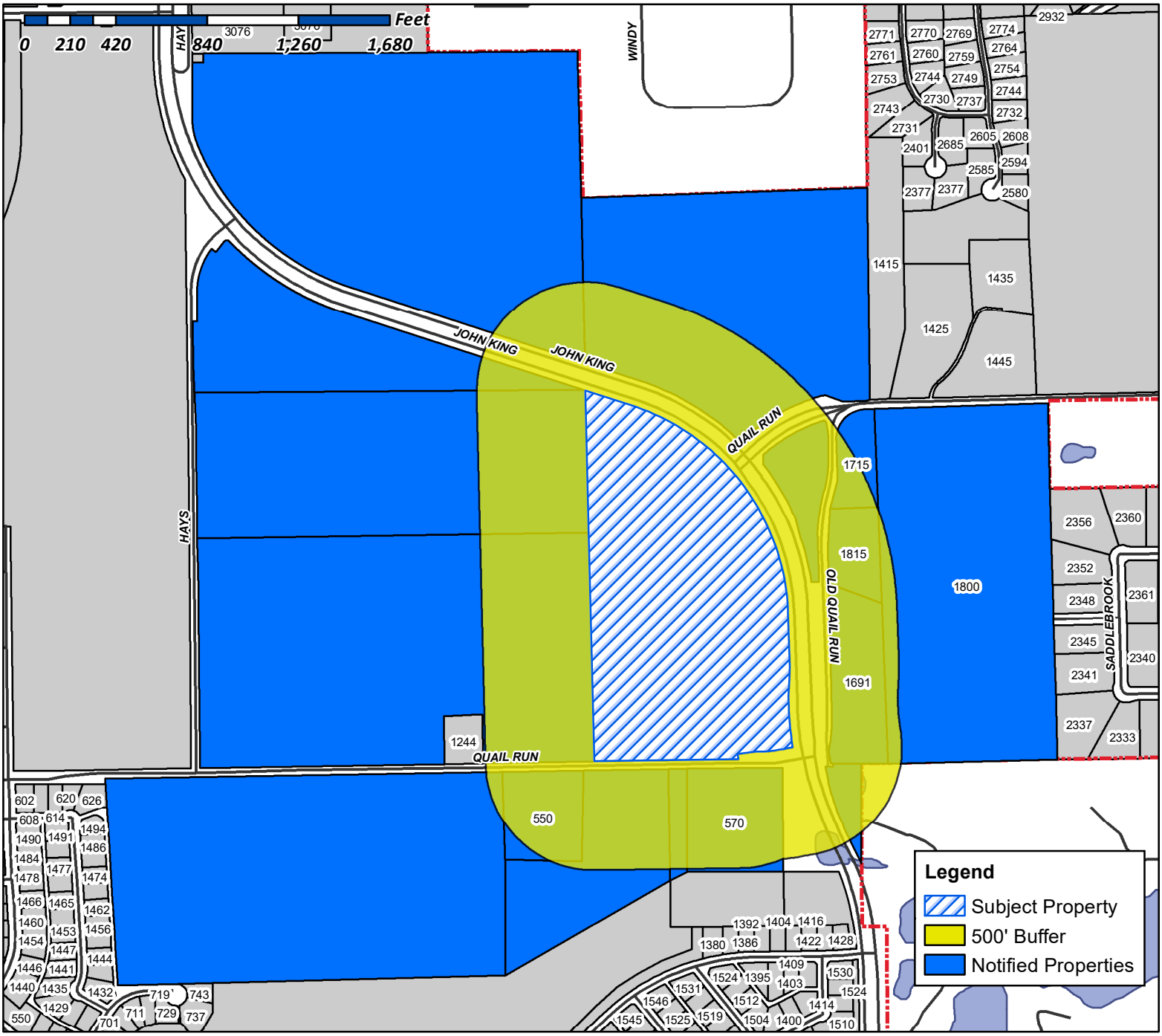
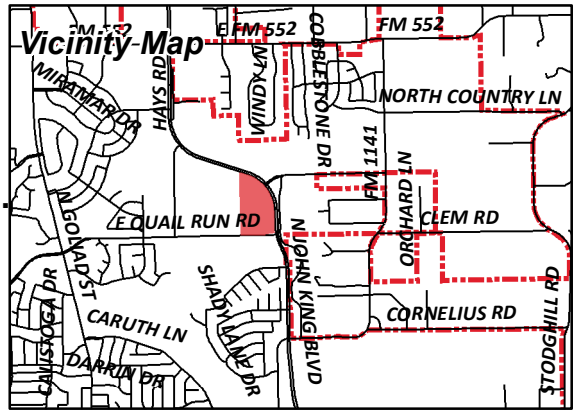


Case Number: Z2017-007
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: SWC of the Intersection of E. Quail Run Rd. and John King Blvd.

Date Created: *02/20/2017*

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



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

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

REVISED NOTICE
The meeting scheduled for March 14, 2017 has been cancelled due to lack of a quorum.

To Whom It May Concern:

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

Case No. Z2017-007: Gideon Tract II (AG to PD)

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/28/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4 /3/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by 4**/3/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2017-007: Gideon Tract II (AG to PD)

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

GIDEON BRADLEY JOE
1217 LIVE OAK ST
ROYSE CITY, TX 75189

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

GRANT NICHOLAS P & SHERRI D
1569 E QUAIL RUN RD
ROCKWALL, TX 75087

LANKFORD BONNIE
1691 OLD E QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1715 QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 QUAIL RUN RD
ROCKWALL, TX 75087

UTLEY HERMAN D
1815 E QUAIL RUN RD
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GLOVER KERRY CLOYCE AND JOANN
550 E QUAIL RUN RD
ROCKWALL, TX 75087

YINGLING JOHN & LYNELLE
570 E QUAIL RUN RD
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 30.36-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 1-01 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Rich Darragh of the Skorburg Company on behalf of the owner of the property, Bradley Joe Gideon, for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 4(b) through 4(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

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

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

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the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17Th DAY OF APRIL, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 03, 2017*

2nd Reading: *April 17, 2017*

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Exhibit 'A':
Legal Description

A tract of land in the S.R. Barnes Survey, Abstract No.13, Rockwall County, Texas, part of that called 80 acres described in a deed to Lonnie L. Gideon recorded in Volume 307, Page 256 of the Deed Records of Rockwall County, Texas, and further described as follows:

Beginning at the intersection of the west line of said 80 acres with the south line of S.H. 205 By-Pass, said point bearing South 01 deg. 23 min. 44 sec. East, 885.84 feet from a 3/8 inch steel rod found at the northwest corner of said 80 acres;

Thence along the line of S.H. 205 By-Pass as follows:

South 72 deg. 05 min. 21sec. East 225.92 feet to a ½ inch steel rod set at a point of curve;

Southeasterly 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 deg. 11 min. 23 sec. (*Chord bears South 36 deg. 59 min. 40 sec. East, 1195.86 feet*) to a ½ inch steel rod

set; South 01 deg. 53 min. 59 sec. East 243.24 feet to a ½ inch steel rod set;

South 02 deg. 35 min. 02 sec. West 140.71 feet to a ½ inch steel rod set;

South 01 deg. 53 min. 59 sec. East 41.83 feet to a ½ inch steel rod set;

Southeasterly 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 deg. 58 min. 01 sec. (*Chord bears South 05 deg. 22 min. 59 sec. East, 190.91 feet*) to a ½ inch steel rod set;

South 81 deg. 07 min. 40 sec. West 25.65 feet to a point;

South 10 deg. 47 min. 13 sec. East 26.00 feet to a point;

South 79 deg. 12 min. 47 sec. West 17.32 feet to a point;

Southwesterly 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 deg. 06 min. 40 sec. (*Chord bears South 84 deg. 16 min. 07 sec. West, 130.86 feet*) to a point;

South 83 deg. 33 min. 59 sec. West 82.52 feet to a point;

South 00 deg. 46 min. 04 sec. East 24.30 feet to a P-K nail set in the pavement of Quail Run Road;

South 89 deg. 22 min. 58 sec. West 664.18 feet along Quail Run Road to a point in the center of same, being the southwest corner of said 80 acres, a ½ inch steel rod set North 01 deg. 23 min. 44 sec. West 30.00 feet for witness;

Thence North 01 deg. 23 min. 44 sec. West 1727.17 feet along the west line of said 80 acres to the point of beginning, containing 30.337 acres of land, more or less.

Exhibit 'B':
Concept Plan

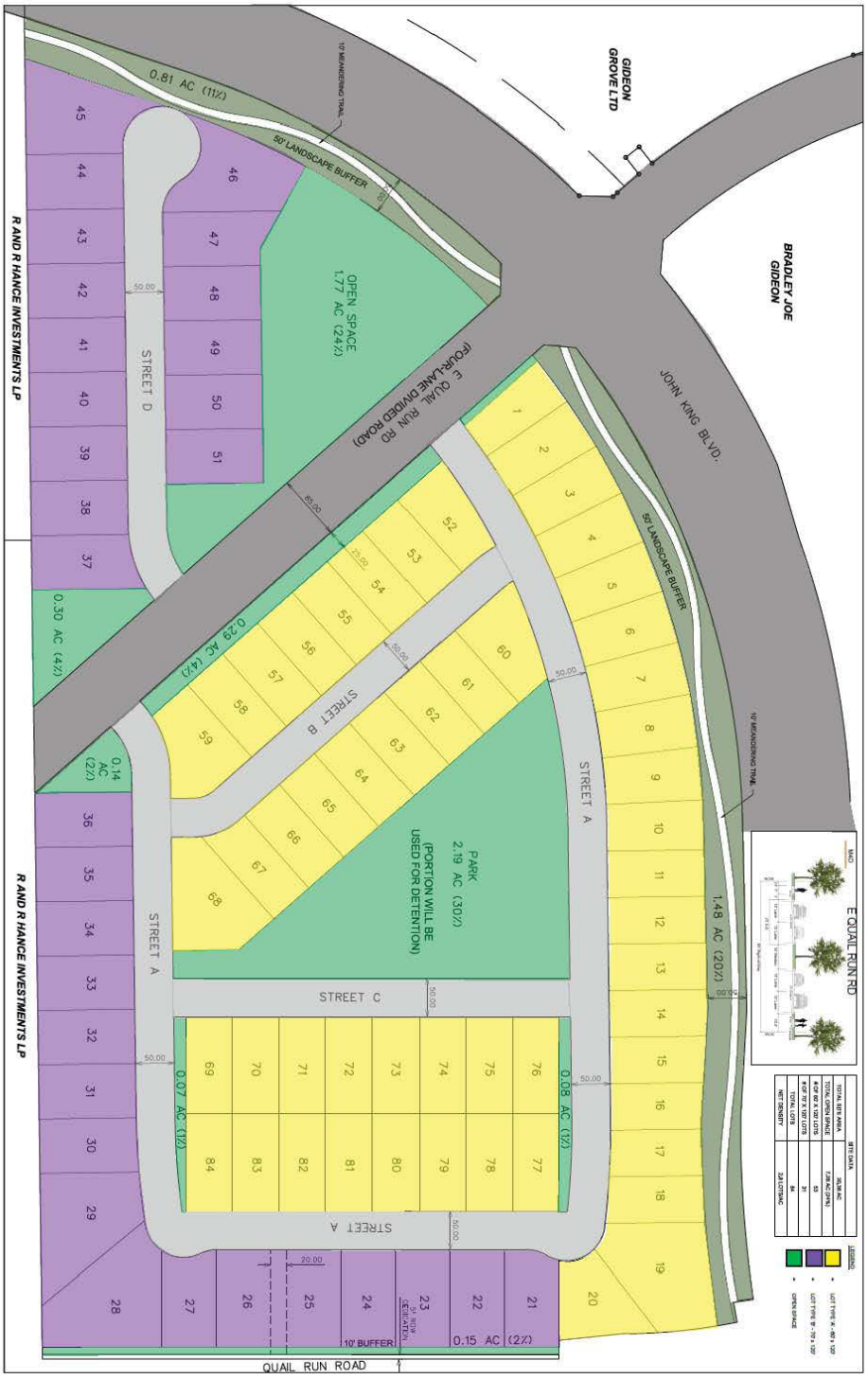

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	60' x ~~125~~' 120'	7,000 SF	53	63.10%
B	70' x ~~125~~' 120'	8,400 SF	31	36.90%
	Maximum Permitted Units:		*84*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed ~~*3*~~ *2.80* dwelling units per gross acre of land; however, in no case should the proposed development exceed *84* units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width/Frontage [1]	60'	70'
Minimum Lot Depth	~~125~~' 120'	~~125~~' 120'
Minimum Lot Area	7,000 SF	8,400 SF
Minimum Front Yard Setback [2]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height	36'	36'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	1,500 SF	1,500 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

[2]: The Director of Planning or his designee may grant a reduction in the required 20-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 20-foot front yard building setback would create an undue hardship on the property.

4. *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement

shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*).

(b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch. Rear elevations may have 6:12 roof pitch.

(c) Garage Orientation. Garages shall be oriented in a front entry configuration. If a front entry garage configuration is utilized that garage shall be located at least 20-feet behind the front building façade.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	60' x ~~125'~~ 120'	(1), (2), (3)
B	70' x ~~125'~~ 120'	(1), (2), (3)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations 1 & 2 on the following page.

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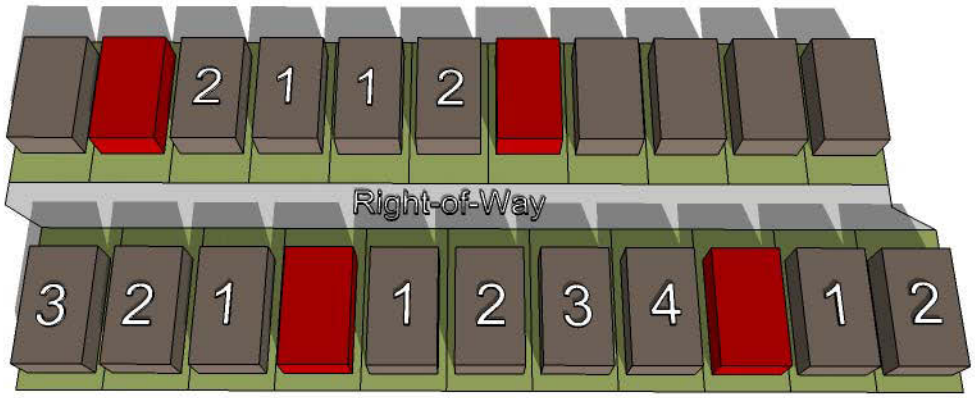
Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



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

(a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Generally, the Wood Fences shall be cedar, with a maximum height of 6 feet, with metal posts. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line

adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development, unless specifically provided by this PD Ordinance, shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of three (3) feet in total height. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

(b) Landscape Buffer (E. Quail Run Road). A minimum of a 25-foot landscape buffer shall be provided along the frontage of E. Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, ~~*a built-up* berm~~ and~~/or shrubbery~~ shrubbery ~~or a combination thereof~~ along the entire length of the frontage. ~~Berms and/or shrubbery~~ Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one (1), three (3) inch canopy tree shall be planted per 50-feet of linear frontage.

(c) Landscape Buffer ("Old" E. Quail Run Road). A minimum of a 10-foot landscape buffer shall be provided along the frontage of "Old" E. Quail Run Road [located along the southern boundary of the development (*outside of and beyond any required right-of-way dedication*)], and shall incorporate ground cover, ~~*a built-up* berm~~ and~~/or shrubbery~~ shrubbery ~~or a combination thereof~~ along the entire length of the frontage. ~~Berms and/or shrubbery~~ Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one (1), three (3) inch canopy tree shall be planted per 50-feet of linear frontage.

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(3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

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

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

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

10. *Sidewalks.* At a minimum, all sidewalks located on lay down curb section streets shall begin four (4) feet behind the back of curb and be a minimum of five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*, except along John King Boulevard. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space.* The development shall consist of a minimum of *23.9%* open space (*or 7.28-acres*), and generally conform to the *Open Space Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

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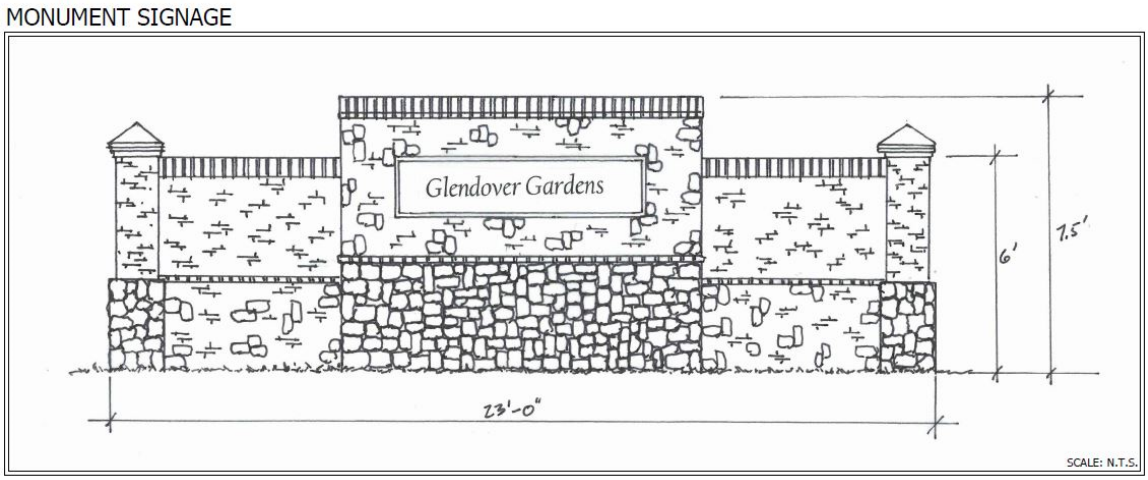
13. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision and shall generally conform to the signage depicted in *Figure 1* (*below*). Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

See the following illustration [Figure 1] below.

Figure 2: *Example of Subdivision Signage Design Standard*



14. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

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

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Raymond Jowers; *Jowers Inc.*

AGENDA ITEM: **Z2017-008**; SUP for Outside Storage

SUMMARY:

Hold a public hearing to discuss and consider a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding Ordinance No. 08-38 (SUP No. S-056) and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow outside storage on a Light Industrial (LI) District property adjacent to IH-30 for a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120. This property is currently zoned Light Industrial (LI) District, is situated within the IH-30 Overlay (IH-30 OV) District, and is addressed as 2260 E. IH-30.

On August 4, 2008, the City Council approved an SUP [*Ordinance No. 08-38*] to allow for "Recreational Vehicle (RV) Sales and Service" within a Light Industrial (LI) District. At that time, the ordinance stipulated that the Specific Use Permit (SUP) shall be valid for a maximum of three (3) years from the time of the issuance of the Certificate of Occupancy. Furthermore, the ordinance stated that if an extension was needed, the owner shall petition the City Council at least 90 days prior to the expiration of the SUP. At this time the City Council shall review the SUP and determine if an extension is warranted based on the status of the FM-549/IH 30 overpass construction and/or other development activity in the area. The City Council has approved extensions to the SUP in 2011, 2014, and 2017; however, in 2017, the City Council requested that the applicant amend the SUP to reflect outside storage instead of RV sales and service. The purpose of this action was to account for changes in the use of the property.

The applicant has submitted this request in conformance to the City Council's request; however, granting a Specific Use Permit (SUP) is a discretionary act to the Planning and Zoning Commission and City Council. If approved, this SUP shall supersede all requirements stipulated in Ordinance No. 08-38 (i.e. the existing SUP ordinance). Contained in the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is IH-30. Beyond this is vacant land that is zoned Commercial (C) District. Adjacent to the vacant land is an RV dealership (i.e. Happy Trails USA RV Supercenter) that is not within Rockwall City limits.

South: Directly south of the subject property is vacant land that is zoned Commercial (C) District. Beyond this is vacant land that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is vacant land that is zoned Light Industrial (LI) District. Beyond this is a single-family residential neighborhood that is not within the City limits.

West: Directly west of the subject property is vacant land that is zoned Commercial (C) District. Beyond this is a truck stop (i.e. Love's Travel Stop) and a restaurant (Carl's Jr.).

NOTIFICATION:

On March 8, 2017, staff sent four (4) notices to property owners/residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations that are within 1,500-feet participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in Exhibit '*A*' of the attached ordinance, which shall be incorporated herein by reference.

3) The outside display and outside storage of semi-trailers and tractor trailers shall be prohibited.

4) City Council approval of the SUP includes the temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the engineering and fire department standards in effect at the time of development.

5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

City of Rockwall

Project Plan Review History

Project Number	Z2017-008	**Owner**	JOWERS, INC	**Applied**	2/21/2017 LM
Project Name	SUP for 2260 E. IH30	**Applicant**	JOWERS, INC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	2/21/2017 LM

Site Address	**City, State Zip**	**Zoning**
2260 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	22-01	NULL	22-01	0120-0000-0022-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/21/2017	2/28/2017	2/23/2017	2	APPROVED	
ENGINEERING	Amy Williams	2/21/2017	2/28/2017	2/22/2017	1	APPROVED	See Comment
(2/22/2017 11:07 AM AW)							
Any improvements must meet engineering standards							
FIRE	Ariana Hargrove	2/21/2017	2/28/2017	2/22/2017	1	APPROVED	
PLANNING	Korey Brooks	2/21/2017	2/28/2017	2/23/2017	2	COMMENTS	See Comments

(2/23/2017 1:53 PM KB)

Z2017-008 SUP for 2260 E. IH-30 Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding Ordinance No. 08-38 (SUP No. S-056) and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District.

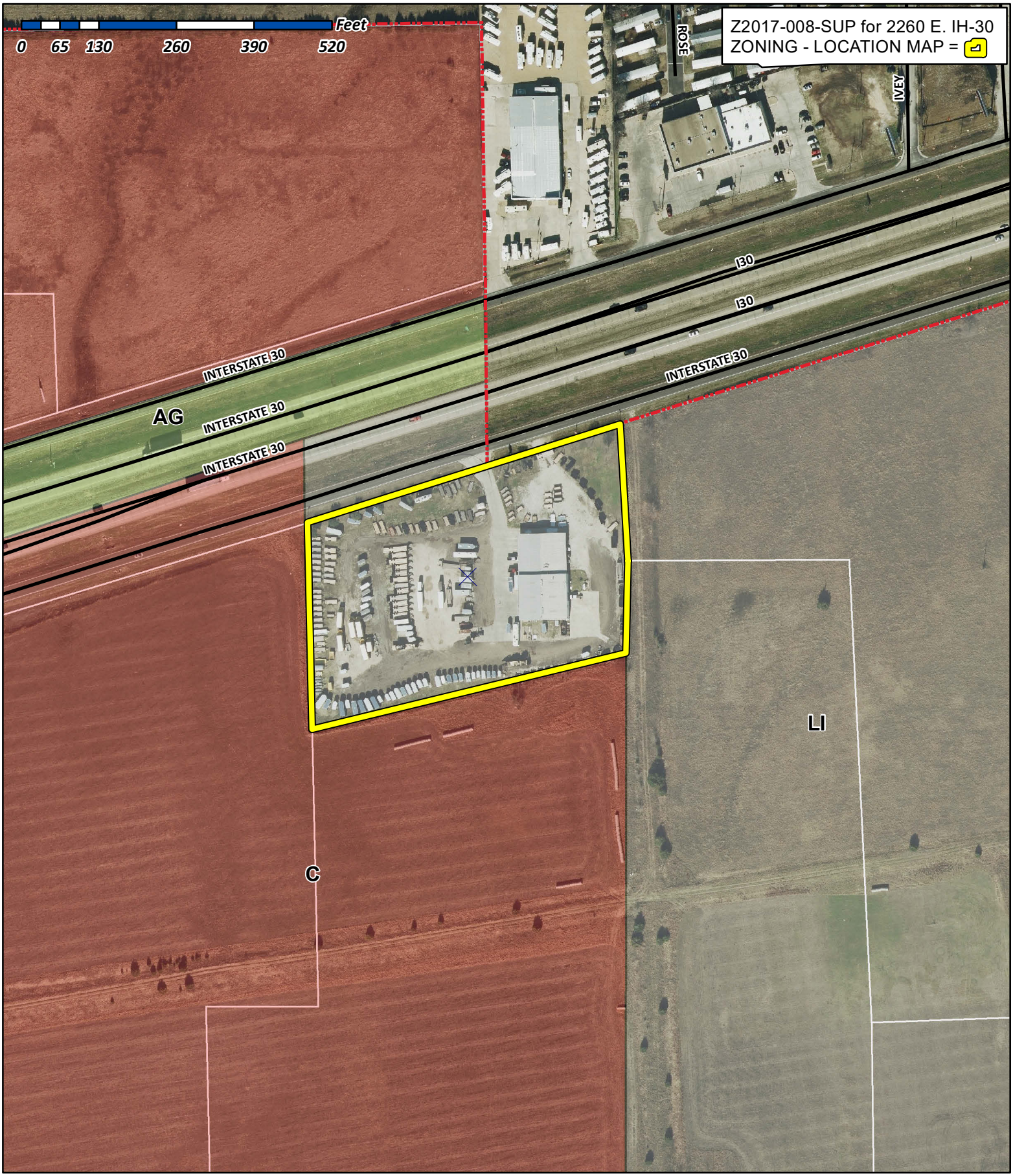
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-008) in the lower right hand corner of all pages on future submittals.

I. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additiona information that is requested by March 7, 2017.

I.5 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting will be March 14. The City Council meeting date and subsequent approval for this plat is March 20, 2017 and April 3,2 017.

I.6 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

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

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

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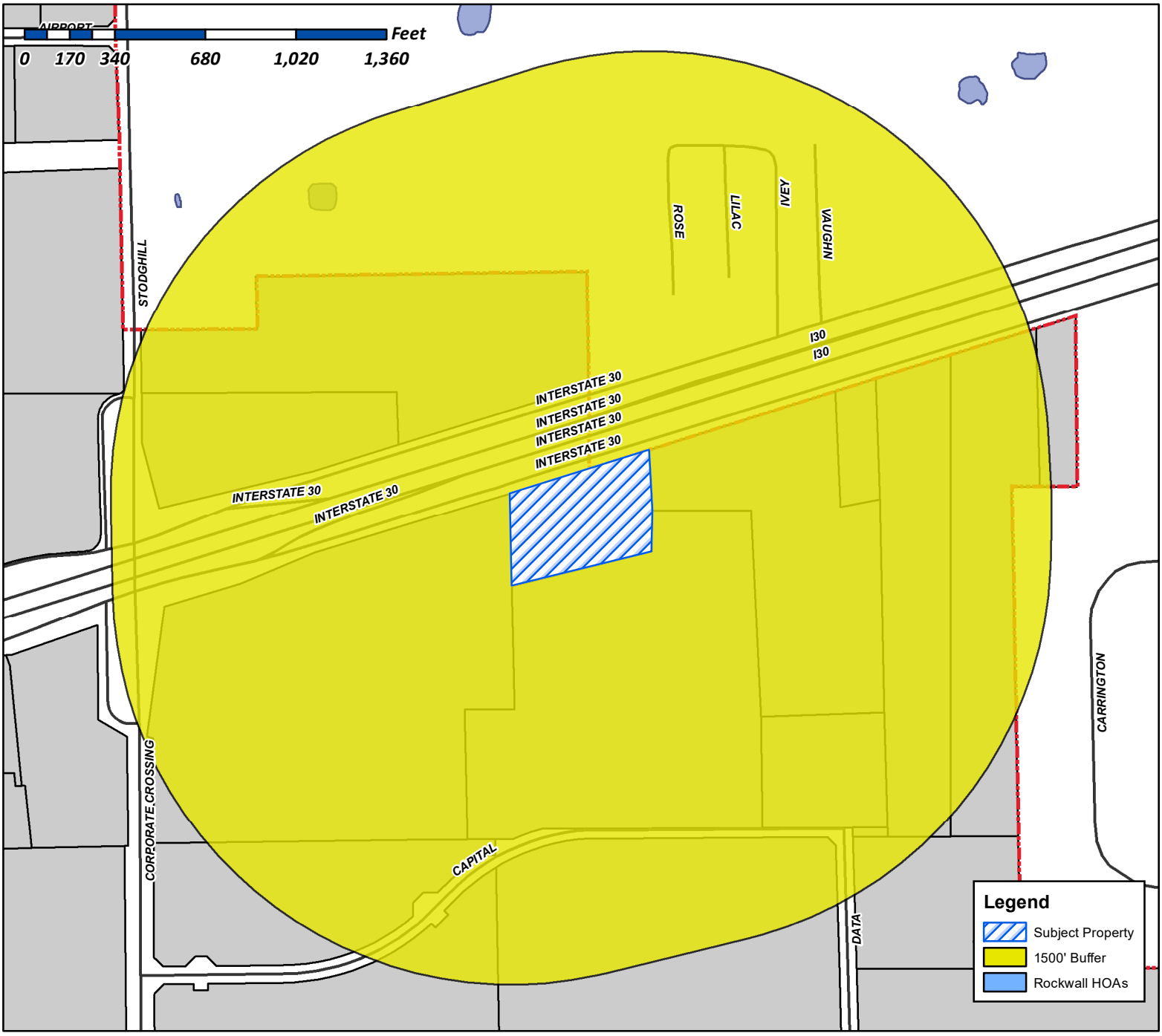
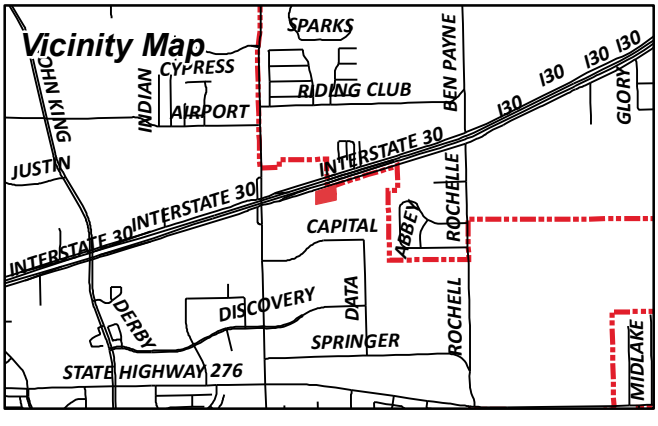


Case Number: Z2017-008
Case Name: SUP for 2260 E. IH-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. IH-30



Date Created: 02/21/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

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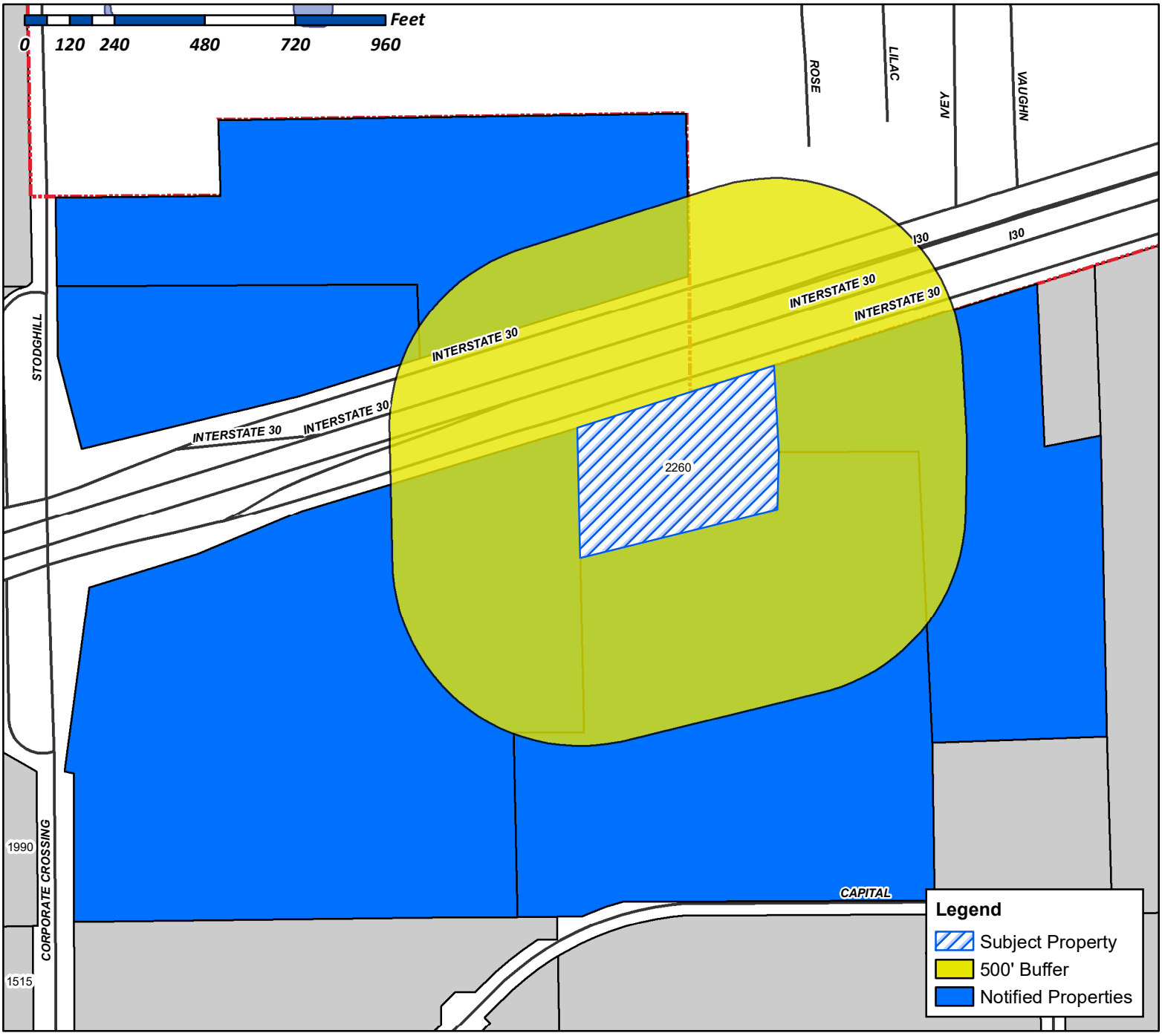
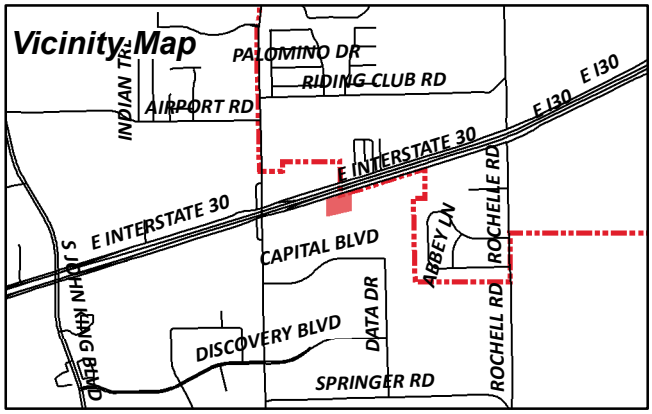


Case Number: Z2017-008
Case Name: SUP for 2260 E. IH-30
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2260 E. IH-30

Date Created: *2/21/2017*
For Questions on this Case Call (972) 771-7745

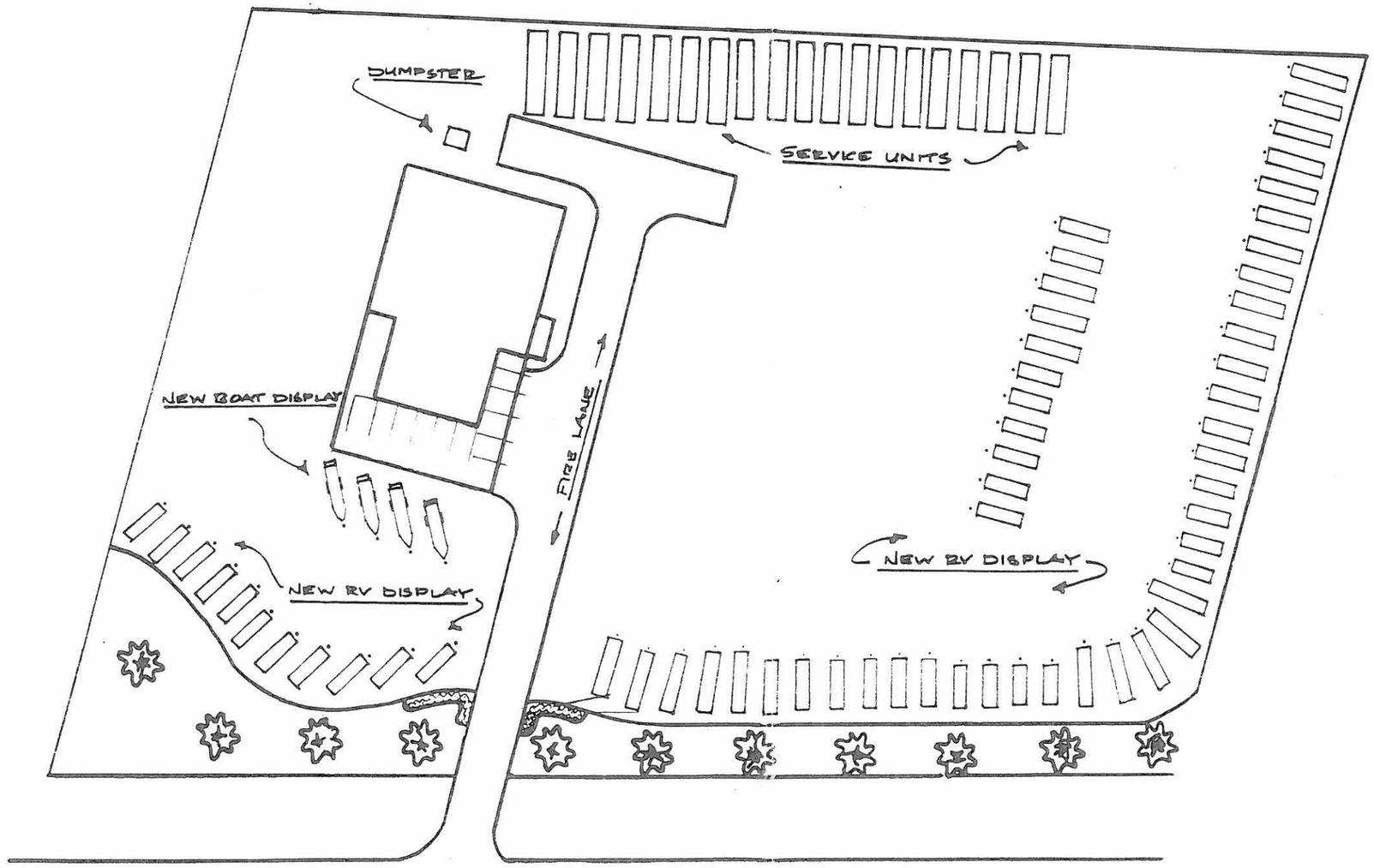


WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

CURRENT RESIDENT
2260 I30
ROCKWALL, TX 75032

CAPSTAR HOLDINGS CORPORATION
5420 LYNDON B JOHNSON FREEWAY SUITE 500
DALLAS, TX 75240

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087



WALKABOUT RV

FILE COPY

RECEIVED
JUN 16 2008
By

Z2008 014

TOWER 2260 E I-30

SCALE	APPROVED BY	DRAWN BY
DATE		REVISED
972-771-1522		DRAWING NUMBER

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) RESCINDING ORDINANCE NO. 08-38 (SUP NO. S-056) AND ALLOWING OUTSIDE STORAGE IN A LIGHT INDUSTRIAL (LI) DISTRICT WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT ON A 4.4317-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 22-01 OF THE R. IRVINE SURVEY, ABSTRACT NO. 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has initiated a request on behalf of Raymond Jowers of Jowers Inc. for the approval of a Specific Use Permit (SUP) rescinding *Ordinance No. 08-38 (SUP No. S-056)* and allowing outside storage in a Light (LI) District within the IH-30 Overlay (IH-30 OV) District on a 4.4317-acre tract of land being described as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and addressed as 2260 E. IH-30, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall and Ordinance No. 08-38 should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the approval of this ordinance shall superseded all requirements stipulated in *Ordinance No. 08-38*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing outside storage within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 5.3, Light Industrial (LI) District; and Section 6.6, IH-30 Overlay (IH-30 OV) District of Article V, District Development Standards,* Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORDINANCE 04.03.17

1) The Specific Use Permit (SUP) shall be valid for a period of three (3) years from the date of the approval of this ordinance. If an extension of the SUP is necessary, the owner shall submit a request in writing to staff no less than 90 days prior to the expiration of the SUP. Upon receipt of the request the City Council shall review the SUP and determine if an extension of the SUP is permitted based on the development of FM-549 and the IH-30 overpass construction and/or other development activity in the area.

2) All outside display and outside storage of trailers shall generally conform to the concept plan depicted in Exhibit '*A*' of this ordinance, which shall be incorporated herein by reference.

3) The outside display and outside storage of semi-trailers and tractor trailers shall be prohibited.

4) City Council approval of the SUP includes the temporary waiver to certain engineering and fire department standards, including but not limited to, concrete paving requirements and the extension of a 12-inch water line from FM-549. Future development of the subject property will be subject to the engineering and fire department standards in effect at the time of development.

5) In the event that the development expands the existing structure or adds additional buildings, the development will be subject to meet the requirements for fire protection.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF APRIL, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____

DRAFT ORDINANCE 04.03.17

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

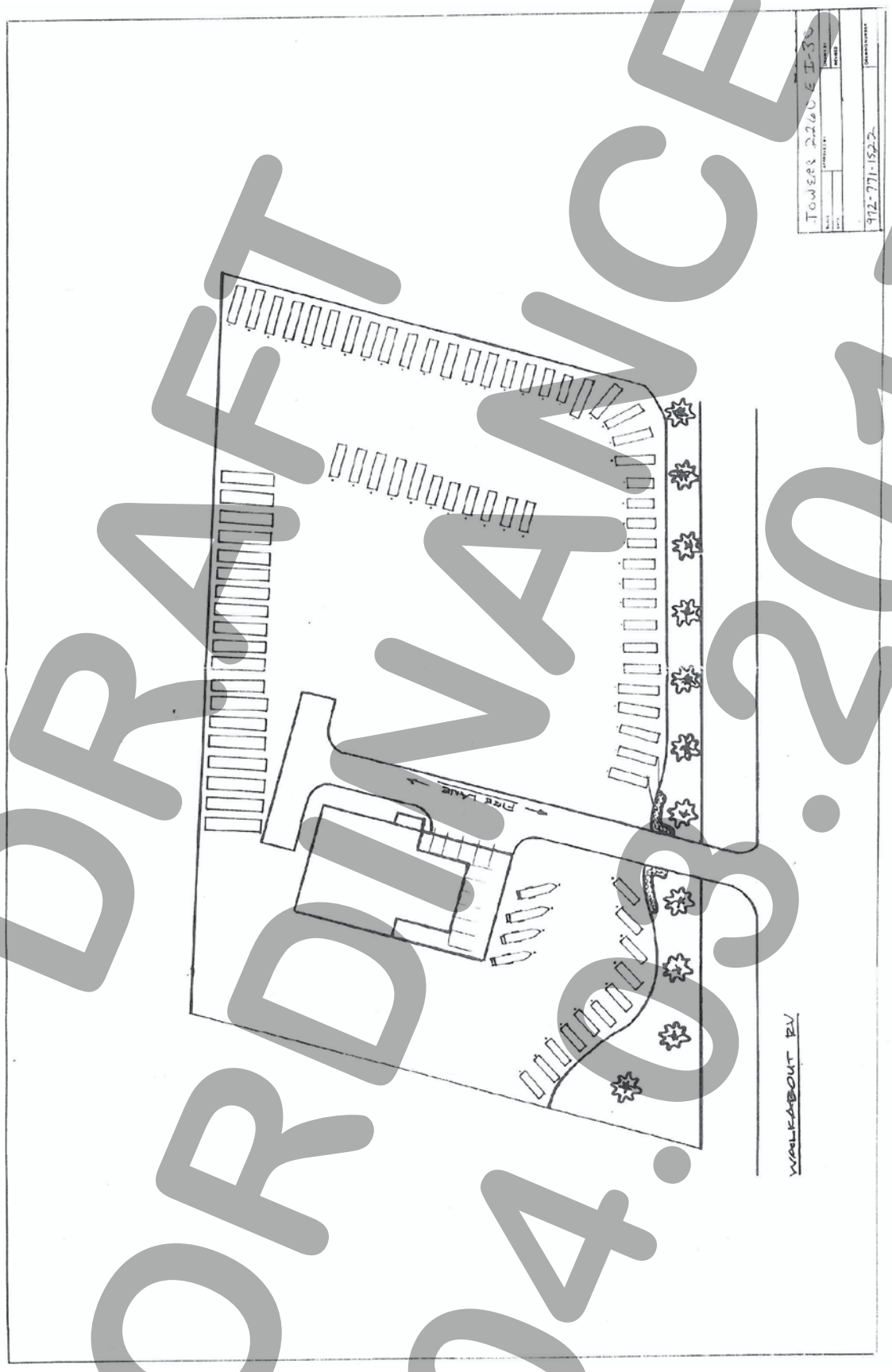
Frank J. Garza, *City Attorney*

1st Reading: *March 20, 2017*

2nd Reading: *April 3, 2017*

DRAFT ORDINANCE 04.03.2017

Exhibit 'A':
Concept Plan



DRAFT ORDINANCE 04.03.2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: March 28, 2017

SUBJECT: P2017-014 Extension of the Preliminary Plat for the *Saddle Star South Addition*

On March 2, 2017, the Planning and Zoning Department received a written request (attached as *Exhibit 'A'*) from Pat Atkins, Director of Saddle Star Land Development, LLC on behalf of the owner C.D.T.-2017, LLC requesting an extension of a preliminary plat for *Phase I* and *Phase II* of the *Saddle Star South Subdivision*. This proposed master planned community is composed of 138 single-family residential lots on an approximately 55.413-acre tract of land. The subject property is currently zoned Planned Development District 79 (PD-79), and is generally located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard.

The City's subdivision regulations specify that a preliminary plat shall be expired after one (1) year if a final plat for the entire area has not been submitted. Generally, if a developer submits a final plat or engineering plans for any portion of the overall tract, and continues to submit subsequent plans for additional *phases* of the development, the City will continue to consider that preliminary plat active. In this case the preliminary plat (depicted in *Exhibit 'B'*) was approved by the City Council on August 15, 2016 under *Case No. P2016-024*; however, the applicant has indicated that he does not intend to submit a final plat for the development prior to the August 15, 2017 deadline, which would effectively expire the preliminary plat. In lieu of letting the Preliminary Plat expire, the applicant is requesting to extend this plat for an additional year from the expiration date. Upon receiving a petition, the Planning and Zoning Commission may approve or deny the request; however, shall not extend the preliminary plat for more than two (2) years from the date of the original approval. Approval of the request effectively extends the master plat for the development. The applicant will be required to submit a PD Site Plan, civil engineering plans, and a final plat before development of the site can begin.

Section 38-8(f), *Lapse and Extension of Preliminary Plat Approval*, of the City's *Subdivision Ordinance* contained in the Municipal Code of Ordinances, lays out the procedure and criteria for considering the extension of a preliminary plat. In this case, the applicant's request is generally in conformance with this criterion. Additionally, the zoning ordinance approved with Planned Development District 79 (PD-79) incorporated a concept plan that provided the general layout of the proposed Phases of the Saddle Star South Subdivision.

This ordinance, having not changed in a manner that would necessitate the creation and submittal of a new preliminary plat, staff would recommend approval of the extension request for a period of two (2) years from the original approval date of August 15, 2016.

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

3-2-17

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.

SADDLE STAR NORTH-44.56 ACRES – OWNER – C.D.G.T.-2016 L.L.C.

ROCKWAL ,ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

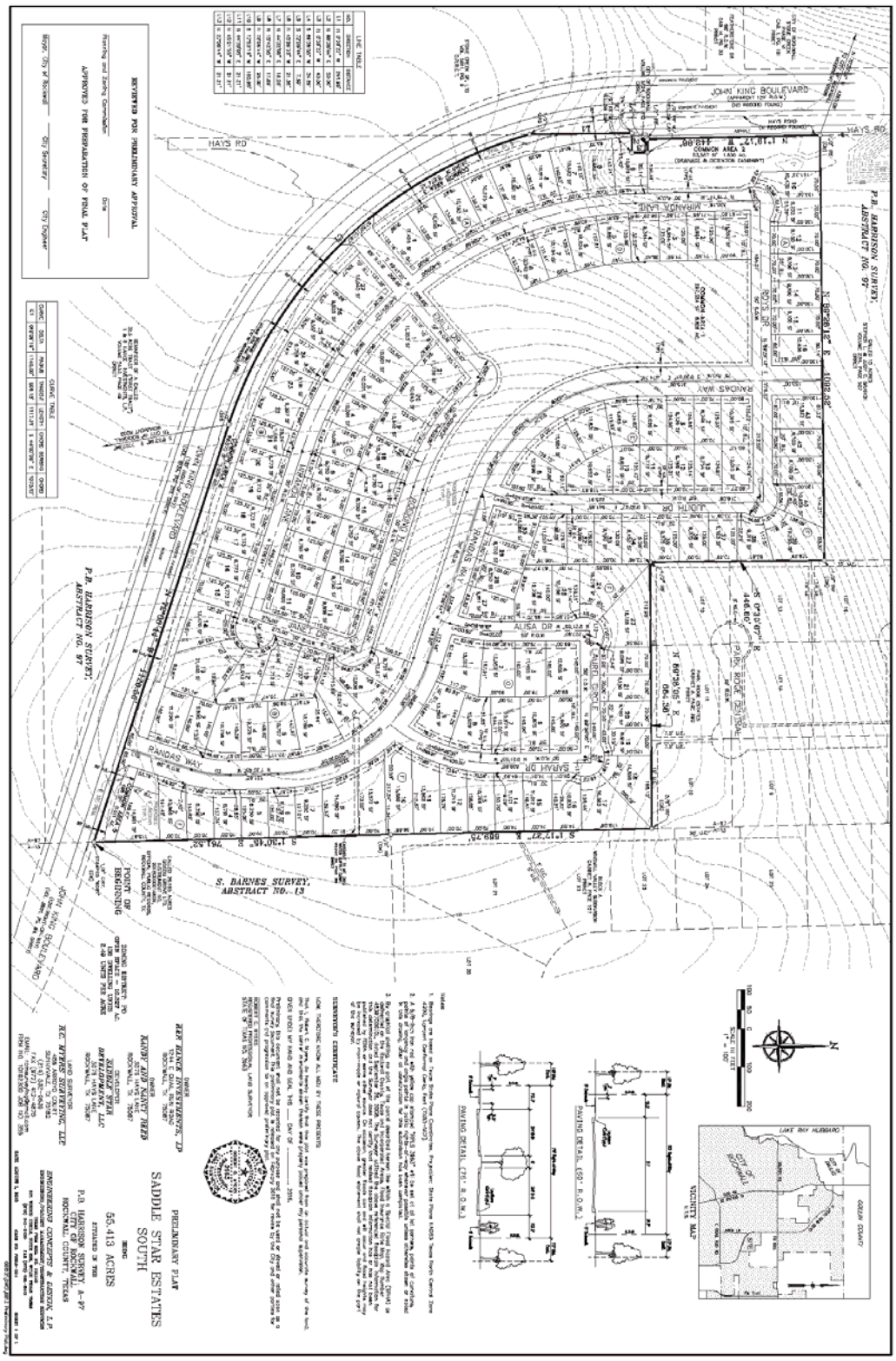
WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT AND 44.56 ACRES TRACT IN ROCKWALL, ROCKWALL COUNTY.

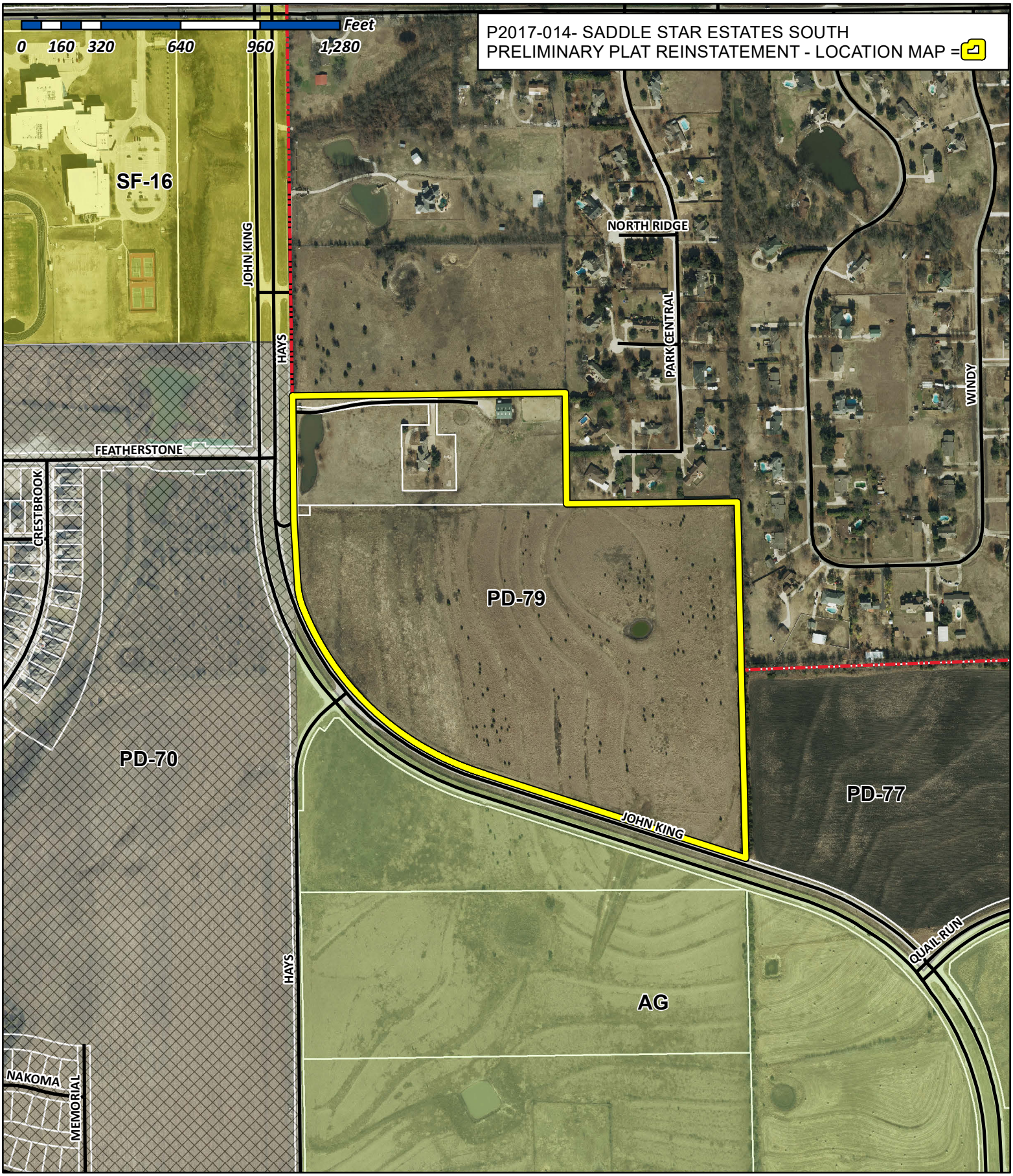
WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE A ONE YEAR EXTENSIONS OF MASTER PLAT AND PRELIMINARY PLAT APPROVALS OF ABOVE REFERENCED PROJECTS.

SINCERELY

PAT ATKINS-DIRECTOR-SADDLE STAR

Exhibit 'B': Preliminary Plat





City of Rockwall

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

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: March 28, 2017

SUBJECT: P2017-015 Extension of the Preliminary Plat for the *Saddle Star North Addition*

On March 2, 2017, the Planning and Zoning Department received a written request (attached as *Exhibit 'A'*) from Pat Atkins, Director of Saddle Star Land Development, LLC and on behalf of the owner C.D.G.T.-2016, LLC requesting an extension of a preliminary plat for the *Saddle Star North Subdivision*. This master planned community will be composed of 108 single family residential lots on an approximately 44.56-acre tract of land. The subject property is currently zoned Planned Development District 80 (*PD-80*), and is generally located within the SH-205 By-Pass Overlay (*SH-205 BY-OV*) District, located at the northwest corner of FM-552 and John King Boulevard.

The City's subdivision regulations specify that a preliminary plat shall be expired after one (1) year if a final plat for the entire area has not been submitted. Generally, if a developer submits a final plat or engineering plans for any portion of the overall tract, and continues to submit subsequent plans for additional *phases* of the development, the City will continue to consider that preliminary plat active. In this case the preliminary plat (depicted in *Exhibit 'B'*) was approved by the City Council on April 4, 2016 under *Case No. P2016-010*; however, the applicant has indicated that he does not intend to submit a final plat for the development prior to the April 4, 2017 deadline, which would effectively expire the preliminary plat. In lieu of letting the Preliminary Plat expire, the applicant is requesting to extend this plat for an additional year from the expiration date. Upon receiving a petition, the Planning and Zoning Commission may approve or deny the request; however, shall not extend the preliminary plat for more than two (2) years from the date of the original approval. Approval of the request effectively extends the master plat for the development. The applicant will be required to submit a PD Site Plan, civil engineering plans, and a final plat before development of the site can begin.

Section 38-8(f), *Lapse and Extension of Preliminary Plat Approval*, of the City's *Subdivision Ordinance* contained in the Municipal Code of Ordinances, lays out the procedure and criteria for considering the extension of a preliminary plat. In this case, the applicant's request is generally in conformance with this criterion. Additionally, the zoning ordinance approved with Planned Development District 80 (PD-80) incorporated a concept plan that provided the general layout of the proposed *Saddle Star North Subdivision*.

This ordinance, having not changed in a manner that would necessitate the creation and submittal of a new preliminary plat, staff would recommend approval of the extension request for a period of two (2) years from the original approval date of August 15, 2016.

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

3-2-17

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.

SADDLE STAR NORTH-44.56 ACRES – OWNER – C.D.G.T.-2016 L.L.C.

ROCKWAL ,ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

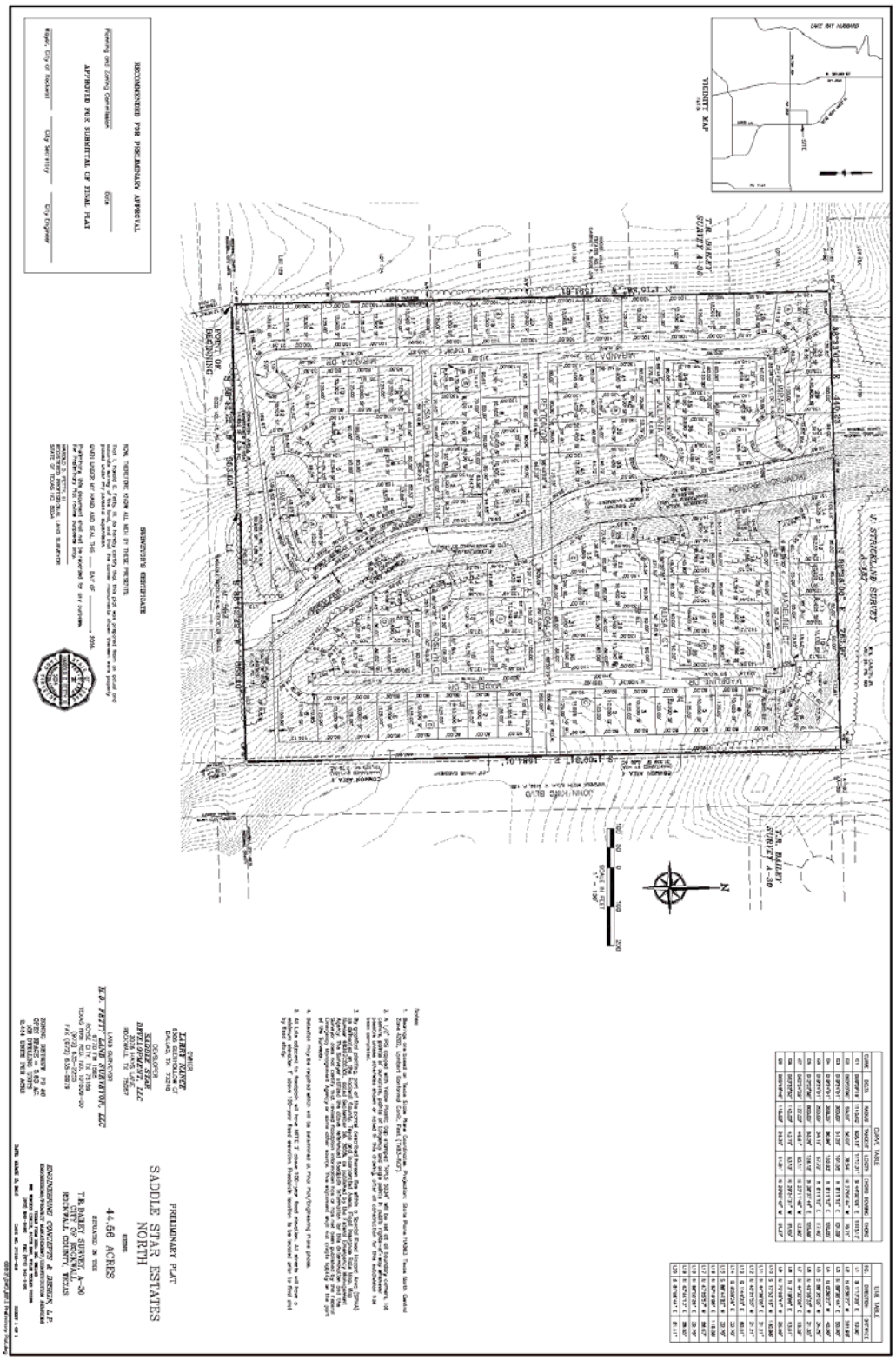
WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT AND 44.56 ACRES TRACT IN ROCKWALL, ROCKWALL COUNTY.

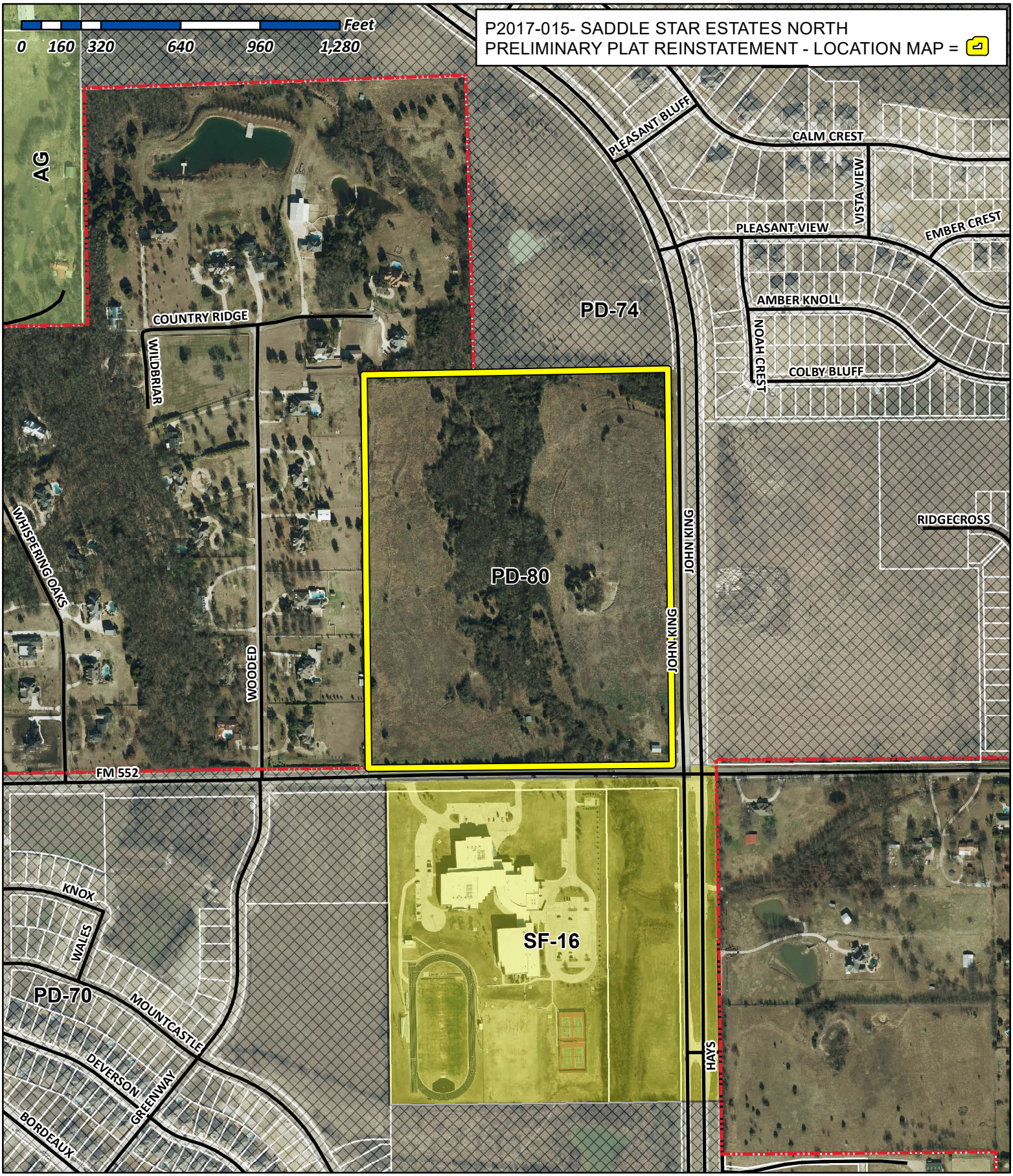
WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE A ONE YEAR EXTENSIONS OF MASTER PLAT AND PRELIMINARY PLAT APPROVALS OF ABOVE REFERENCED PROJECTS.

SINCERELY

PAT ATKINS-DIRECTOR-SADDLE STAR

Exhibit 'B': Preliminary Plat





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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/28/2017

APPLICANT: Ray Crumby; *Ray Crumby Design Group*

AGENDA ITEM: **SP2017-009**; *855 Whitmore Drive*

SUMMARY:

Discuss and consider a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a Site Plan for a 4,400 sq. ft. *office building*. The proposed office building is situated on a 0.45-acre tract of land [*Lot 10, Block A, Municipal Industrial Park Addition*] and is zoned Light Industrial (LI) District. The site is located east of the intersection of Whitmore Drive and TL. Townsend Drive and is addressed as 855 Whitmore Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed *office building* will be approximately 4,400 sq. ft. that will be accessible via an access drive that connects to Lot 11 to the east of the subject property and Lot 9 to the west of the subject property with the portion of the access drive on Lots 9 and 11 connecting to Whitmore Drive. According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. an office building*) is a use permitted by right and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC for properties located in a Light Industrial (LI) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,000 SF*	*X=19,715 SF; In Conformance*
Minimum Lot frontage	*100-Feet*	*~120-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*~160-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet*	*X=1-Foot; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*~20; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*100%; In Conformance*
Minimum Number of Parking Spaces	*15*	*17 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X>/=20%; In Conformance*
Minimum Landscaping Percentage	*10%*	*10%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Impervious Coverage	*90-95%*	*>95%; In Conformance*

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-009	**Owner**	CHARTER, COMMUNICATIONS VI LLC	**Applied**	2/17/2017	LM
Project Name	855 Whitmore Drive	**Applicant**	RAY CRUMBY DESIGN GROUP	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	2/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
WHITMORE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
WHITMORE MANUFACTURING ADDITION	2	B	2	4470-000B-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	2/17/2017	2/24/2017	2/23/2017	6	APPROVED	
ENGINEERING	Amy Williams	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	See Comments
(2/22/2017 4:18 PM AW) Need to look at TAS Access. Don't think it meets requirements over a curb, grass area, and parking space. Check with the building department Need to show existing and proposed water and sewer							
FIRE	Ariana Hargrove	2/17/2017	2/24/2017	2/22/2017	5	COMMENTS	see comments
(2/22/2017 3:26 PM AA) Revised Fire Lane Notes to indicate compliance with the 2015 IFC. Revised Note #4 under Paving Notes to indicate proper fire lane strength requirements per the 2015 IFC.							
GIS	Lance Singleton	2/17/2017	2/24/2017				
PLANNING	Korey Brooks	2/17/2017	2/24/2017	2/24/2017	7	COMMENTS	Comments

Planning comments on next page

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

(2/24/2017 1:31 PM KB)
SP2017-009 855 Whitmore Drive Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2017-009) in the lower right hand corner of all pages on future submittals.
M.4 This site plan will require variances to vertical and horizontal articulation.
M.5 Please provide the percentage of each materials on building materials. Once we have percentages we will know whether or not a variance for building materials will be needed.
M.6 Symbols are difficult to see on the Landscape Plan.
M.7 Please provide all four building elevations, drawn by an architect, and please provide the height of the building.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 7, 2017.
M.9 The Planning & Zoning Worksession date for this case will be February 28, 2017. The Planning and Zoning Meeting for this case is March 14, 2017. The City Council Meeting for this site plan is March 20, 2017.
I.10 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



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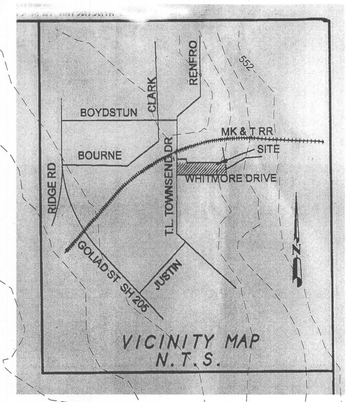


SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SIGN
PP	UTILITY POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
SanMH	MANHOLE (SAN)
StormMH	MANHOLE (STORM)
	IRRIGATION VALVE
	IRRIGATION HEAD
WM	WATER METER
	IRRIGATION METER
GT	GREASE TRAP
V	VERIZON
SBC	SOUTHWESTERN BELL
	HANDICAP STALL
IRF	IRON ROD FOUND
CRF	CAPPED ROD FOUND
PKF	PK NAIL FOUND
IRS	IRON ROD SET
CRS	CAPPED ROD SET
PKS	PK NAIL SET
ROW	RIGHT-OF-WAY

PAVING NOTES:
1. ALL CONCRETE SHALL BE CLASS "C" CONCRETE AND SHALL HAVE A 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PLACED WHEN TEMPERATURE IS 35°F RISING, IF THE TEMPERATURE IS 40°F AND FALLING THEN PLACEMENT SHALL BE STOPPED. NO FLY-ASH SHALL BE ALLOWED UNLESS EXCESSIVE HEAT CONDITIONS IN THE CONCRETE MIX.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING TEMPORARY STREET PATCHES INSTALLED ON PUBLIC STREETS WITH PERMANENT REPAIRS WITHIN 21 CALENDAR DAYS OF OPEN CUTTING THE STREET, OR AS DIRECTED BY THE ASSISTANT PUBLIC WORKS DIRECTOR.
3. TRAFFIC LANE MARKINGS SHALL BE INSTALLED WITH APPROVED MARKINGS AS PER THE CITY STANDARDS.
4. PAVEMENT SHALL ACCOMMODATE A MINIMUM OF 65,000 POUNDS AS PER THE FIRE MARSHALL

FIRELANE NOTES
PAVING FOR FIRELANE TO BE 6" 3600 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W. OVER 6" LIME OR CONCRETE TREATED SUB-BASE

FIRELANE SHALL WITHSTAND 75,000 POUNDS PER THE 2006 IFC

SIDEWALK AND/OR PORCH NOTES
SIDEWALKS TO BE 4" 3000 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W & #3 GREASED CAP DOWELS

PARKING AREA NOTES
PARKING AREA PAVING TO BE 6" 3600 psi CONCRETE w/ #3 BARS @ 12" O.C.E.W. OVER 95% COMPACTED BASE

FLOOD NOTE:
This property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 48439C0365 K, which bears an effective date of 09/25/09. AS PER FEMA MAPS-FLOOD PLAIN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

RAY CRUMBY 3/3/2017

STATE OF TEXAS
WILLIAM M PRICE
104239
REGISTERED
PROFESSIONAL ENGINEER
3/3/2017

RECEIVED
FEB 20 2017

2017-009

FILE COPY

PLAT...FILE: 20061161-RP
CITY CASE No.: 2017-009
LAND USE: COMMERCIAL - OFFICE
TAS REG NO. B6818744

SITE PLAN

LOMA LINDA INTERIORS
855 WHITMORDE DRIVE , LOT 10, BLOCK A
ROCKWALL, TEXAS -ROCKWALL COUNTY

RAY CRUMBY DESIGN GROUP
P.O. BOX 815
TERRELL, TEXAS 75160
Tx. INTERIORDESIGNER
Tx. LANDSCAPE IRRIGATOR
972-524-5198 ph 972-524-2253 fax
raycrumbydesigngroup@cebridge.net

ENGINEER/SURVEYOR OF RECORD
ENSURCON
SURVEYING FIRM No. 100173320
210 SOUTH AVENUE M
dba, WILLIAM P. PRICE, P.E., R.P.L.S.
ENGINEERING FIRM No. 5493
214-704-1565
Clifton, Texas 76634

SCALE: 1"= 30'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. C-03 of C-08
Drawn By: Ray Crumby	©2017

C:\Users\Ray\Desktop\Loma Linda Rockwall Civil 2017.dwg, 2/16/2017 5:17:17 PM, Xerox 6204 Wide Format with FreeFlow Acces

GPS MONUMENT No. AR55

ALUMINUM CAP ON ROD WITH ACCESS COVER STAMPED "AR55" LOCATED IN THE CENTER MEDIAN OF SOUTHEAST PARKWAY, 650' EAST OF NEW YORK AVENUE.

AS PER CITY OF ARLINGTON NETWORK CONTROL DATA

CONTROL MONUMENT:

N 6,919,187.09, E 2,407,701.21, ELEV.= 580.48

GPS MONUMENT No. AR92

CITY OF ARLINGTON MARKER IN CONCRETE LOCATED IN AN INLET IN THE SOUTHEAST QUADRANT OF SOUTHEAST PARKWAY AND TERRACE GLEN DRIVE. THE MONUMENT IS 100' EAST OF THE CENTERLINE OF TERRACE GLEN DRIVE.

AS PER CITY OF ARLINGTON NETWORK CONTROL DATA

CONTROL MONUMENT:

N 6,919,129.70, E 2,404,180.77, ELEV.= 600.09

BENCH MARK / VERTICAL CONTROL No. 91-42-1

NORTH SIDE OF MANSFIELD WEBB ROAD @ 1522 MANSFIELD WEBB ROAD 455' ± WEST OF GRINDSTONE COURT (MAPSCO 111-M)

AS PER CITY OF ARLINGTON SURVEY DEPARTMENT

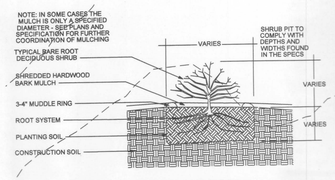
ELEV= 589.490 (METERS-179.677)

READ ON GROUND:

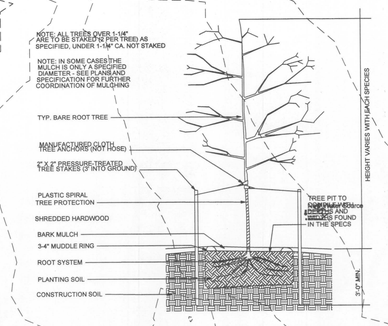
N 6,934,050.180, E 2,457,805.655, ELEV.= 589.490

SYMBOL LEGEND

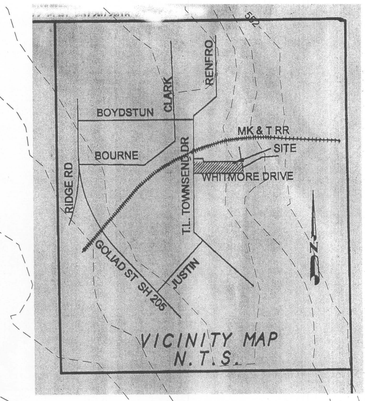
SYMBOL	DESCRIPTION
	SIGN
PP	UTILITY POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
SanMH	MANHOLE (SAN)
StormMH	MANHOLE (STORM)
	IRRIGATION VALVE
	IRRIGATION HEAD
WM	WATER METER
M	IRRIGATION METER
GT	GREASE TRAP
V	VERIZON
SBC	SOUTHWESTERN BELL
	HANDICAP STALL
IRF	IRON ROD FOUND
CRF	CAPPED ROD FOUND
PKF	PK NAIL FOUND
IRS	IRON ROD SET
CRS	CAPPED ROD SET
PKS	PK NAIL SET
ROW	RIGHT-OF-WAY



BARE ROOT PLANTING DETAIL



BARE ROOT DECIDUOUS TREE PLANTING DETAIL



Landscape Requirements Notes

1. For all parcels with less than 250 linear feet of frontage adjacent to a dedicated public right-of-way, at least 10 percent of the street yard shall be permanent landscape area
2. Street Frontage to be provided with trees at 50.0 Linear Feet (Maximum) spacing. A minimum 10.0 foot landscape buffer (interior parkway) adjacent to the public right-of-way of any thoroughfare as designated on the approved Thoroughfare Plan of the City of Rockwall is required
3. Shrubs to be planted at 24 O.. (Maximum).
4. There shall be a landscaped area with at least one tree within sixty feet of every parking space. There shall be a minimum of one tree planted in the parking area for every ten parking spaces within parking lots with more than twenty spaces
5. At least seventy-five percent of the frontage of parking areas, adjacent to a public right-of-way, within the street yard, shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet of a low masonry wall or earthen berm of equal height
6. All required Landscaped Areas shall be completely covered with living plant material
7. Overstory Trees shall be a minimum of three inches in caliper (measured six inches above ground) and seven feet in height at time of planting
8. Vegetation & Irrigation will meet requirements of UDC

NEW LANDSCAPE LEGEND

MARK	COMMON NAME & DESCRIPTION	QUANTITY
	BOOKMARD RED OAK - QUERCUS BOOKMARDII - 3" STANDARD	2 (P)
	LIVE OAK - QUERCUS VIRGINIANA - 3" STANDARD	4 (P)
	RHAPHIOLEPIS INDICA - RAPHIOLEPIS INDICA CHISHIMIRE - 3" STANDARD	4 (P)
	DWARF BURFORD HOLLY - ILEX CORNUTA BUTUNDA BURFORDII	50
	MASCINA - MASCINA DOMESTICA ILEX VOMITORIA NANA	50
	ASIAN JASMINE - TRACHELOSPERMUM ASIATICUM	

NOTE ALL GROUND COVER INDICATED TO BE MIN 4" GRADE
ALL LANDSCAPE AREAS TO BE IRRIGATED
IRRIGATION PLAN TO BE SUBMITTED FOR CONSTRUCTION
ALL SOD AREAS TO RECEIVE HYDROMULCH

PLANTING NOTES:
EXCAVATION PITS:
USE 3ML B-B SOIL MIXES
TREES PLACED MIN 24" FROM CURB

SHRUBS & HEDGES
PLANTS AS SHOWN WITH 24" SPACING UNLESS OTHERWISE NOTED
PLANTS AS SHOWN: DWARF BURFORD HOLLY - FRANCIS FESTIVAL
PLANTS AS SHOWN: LIGHTNING LIGHT HOLLY - ILEX X ATTENUATA 'SAVANNAH'
PLANTS AS SHOWN: LIRIOPE MUSCARI - LIRIOPE MUSCARI

GROUND COVERS

NOTE: NONE OF THE b&b TREES ARE TO BE STAKED UNLESS INDICATED
TYPICAL B&B TREE
NOTE: ALL TREES SHOULD BE PRUNED ONLY AFTER INSTALLATION AND WATERING IN THE TREE - PRUNE TO GROWERS SPECIFICATIONS
NOTE: ALL TREES SHALL COMPLY WITH THE AMERICAN BRANDARDS FOR NURSERY STOCK - INCLUDING TREE PIT DEPTH AND WIDTH
PLASTIC SPIRAL TREE PROTECTION
SHREDDED HARDWOOD BARK MULCH
3-4" MUDDLE RING
TREE BALL
PLANTING SOIL
CONSTRUCTION SOIL
NOTE: IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER - SEE PLANS AND SPECIFICATION FOR FURTHER COORDINATION OF MULCHING
VARIES WITH TYPE OF TREE SPECIFIED
VARIES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FLOOD NOTE:
This property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 48439C0365 K, which bears an effective date of 09/25/09. AS PER FEMA MAPS-FLOOD PLAIN

RAY CRUMBY
12371
REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2/14/2017

LANDSCAPE PLAN

LOMA LINDA INTERIORS
855 WHITMORDE DRIVE , LOT 10, BLOCK A
ROCKWALL, TEXAS -ROCKWALL COUNTY

RAY CRUMBY DESIGN GROUP Tx: INTERIORDESIGNER Tx: LANDSCAPE IRRIGATOR
P.O. BOX 815 972-524-5198 ph 972-524-2253 fax
TERRELL, TEXAS 75160 raycrumbydesigngroup@cebridge.net

ENGINEER/SURVEYOR OF RECORD
ENSURCON dba: WILLIAM P. PRICE, P.E., R.P.L.S.
SURVEYING FIRM No. 10173320 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE M 214-704-1565
Clifton, Texas 76634

SCALE: 1"= 30'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. LS-01 of LS-04
Drawn By: Ray Crumby	©2017

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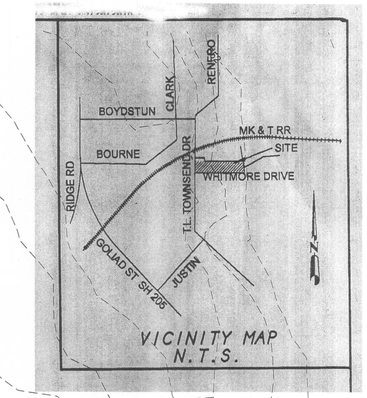

0.75 ACRES
ALONZO0 A. GARRETT
VOL. 40, PG. 429

TOWNSEND DRIVE
60.0' R.O.W. PER PLAT

FOUND "X"
S85° 30' 56"E
154.41'
IRF
N4° 36' 35"E
88.12'
DETENTION & DRAINAGE EASEMENT
86.68'
S4° 39' 50"W
CITY MONUMENT
N7024552.27
E2596514.76
Z= 559.76
FOUND "X"
IRF
S85° 34' 53"E
73.63'
IRF
S85° 34' 53"E
N4° 08' 22"E
186.20'
S85° 34' 53"E
265.57'
20.0' DRAINAGE EASEWMENT
CITY MONUMENT
N7024508.27
E2597111.24
Z= 552.89
IRF
N4° 25' 56"E
166.71'
LOT 9
1.19 ACRES
51718 SF
1.00
4,400 SQ.FT.
1/300 parking= 15 SPACES REQD.
17 SPACES PROVIDED
2 HANDICAP
WALK
WALK
LOT 11
0.96 ACRES
41943 SF
100 YEAR
FLOOD PLAIN
ELEV.= 551.33
DETENTION & DRAINAGE EASEWEMENT
81.46'
S4° 00' 00"E
IRF
ZONE A
ZONE X
15'x15' SANITARY SEWER EASEMENT
10.0 LANDSCAPE SETBACK
7.5 ELECTRIC EASEMENT
24.0' FIRE LANE PUBLIC ACCESS
DRAINAGE & UTILITY EASEMENT
TAS ACCESS TO STREET
LOT 10
0.45 ACRES
19715 SF
DESIGNMASTERDBZ
IRF
169.69'
N85° 35' 16"W
D=2.8669
L=48.536, R=970.000
20.0'x20..0' SIGHT TRIANGLE
(TYPICAL)
24"CW
IRF
IRF
120.95'
N88° 27' 16"W
49.99
IRF
286.28'
N88° 27' 16"W
IRF
D=12.8823
L=141.608, R=629.820
51.88'
S15° 00' 00"E
IRF
24"CW
8"SS
WHITMORE DRIVE
60.0' R.O.W. PER PLAT
CAB. A SLIDE 325
200.0' TO INTERSECTION
345.0' TO APPROACH
8" SS

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	SIGN
PP	UTILITY POLE
LP	LIGHT POLE
FH	FIRE HYDRANT
SanMH	MANHOLE (SAN)
StormMH	MANHOLE (STORM)
	IRRIGATION VALVE
	IRRIGATION HEAD
WM	WATER METER
	IRRIGATION METER
GT	GREASE TRAP
V	VERIZON
SBC	SOUTHWESTERN BELL
	HANDICAP STALL
IRF	IRON ROD FOUND
CRF	CAPPED ROD FOUND
PKF	PK NAIL FOUND
IRS	IRON ROD SET
CRS	CAPPED ROD SET
PKS	PK NAIL SET
ROW	RIGHT-OF-WAY

FLOOD NOTE :
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RAY CRUMBY DESIGN GROUP

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF TEXAS
WILLIAM P. PRICE
2399
REGISTERED
PROFESSIONAL ENGINEER
2/14/2017

PHOTOMETRIC PLAN

LOMA LINDA INTERIORS
855 WHITMORDE DRIVE , LOT 10, BLOCK A
ROCKWALL, TEXAS -ROCKWALL COUNTY

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TERRELL, TEXAS 75160 raycrumbydesigngroup@cebridge.net

ENGINEER/SURVEYOR OF RECORD
ENSURCON dba, WILLIAM P. PRICE, P.E., R.P.L.S.
SURVEYING FIRM No. 10017320 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE M 214-704-1565
Clifton, Texas 76634

SCALE: 1"= 30'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. C-01 of C-13
Drawn By: Ray Crumby	©2017

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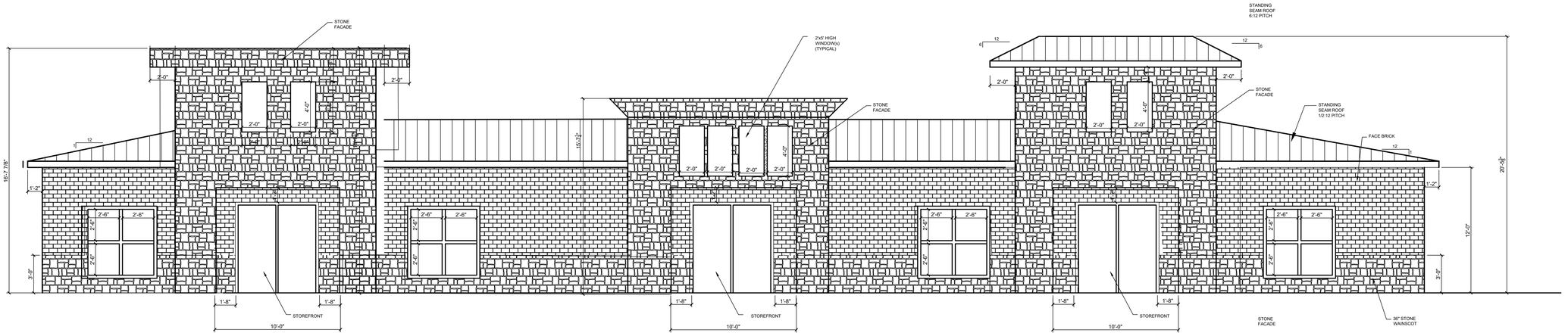
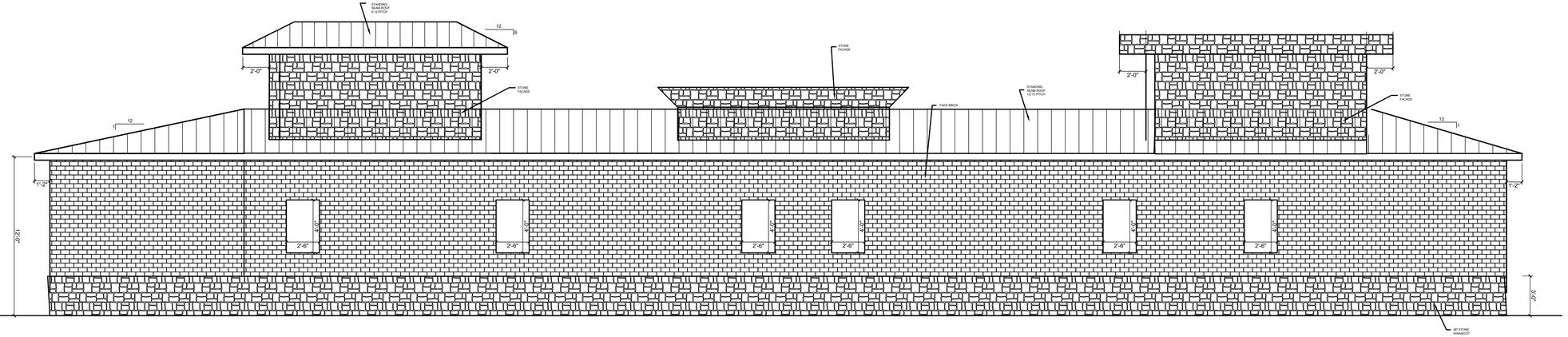


SOUTH ELEVATION

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



NORTH ELEVATION

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

NORTH BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
REAR	STONE (623 sf)	45
REAR	BRICK (775 sf)	55

SOUTH BUILDING FINISHES & PERCENTAGE		
AREA(s)	FINISHES	PERCENTAGE
FRONT	STONE (1035 sf)	73
FRONT	BRICK (390 sf)	27

REGISTERED ARCHITECT GREGORY G. HAGMANN 16051 STATE OF TEXAS

03 14 .2017

Gregory Hagmann, Architect
404 Provincetown Lane
Richardson, Texas 75080
(214)926-7575

CITY CASE No.: SP2017-009

NORTH/SOUTH EXTERIOR ELEVATIONS

LOMA LINDA INTERIORS
855 WITMORE DRIVE
ROCKWALL, TEXAS - ROC KWALL COUNTY

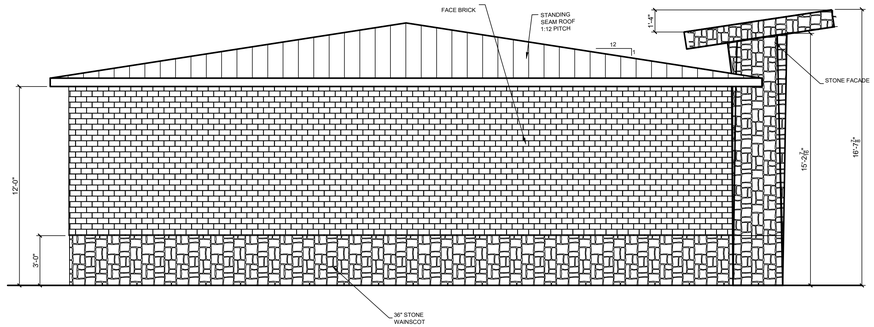
RAY CRUMBY DESIGN GROUP
602 N. Park Avenue 972-524-5198 ph 972-524-2253 fax
TERRELL, TEXAS 75160 rdesigns50@gmail.com
Tx. INTERIORDESIGNER
Tx. LANDSCAPE IRRIGATOR

ENGINEER/SURVEYOR OF RECORD
ENSURCON dba, WILLIAM P. PRICE, P.E., R.P.L.S.
SURVEYING FIRM No. 100173320 ENGINEERING FIRM No. 5493
210 SOUTH AVENUE M Clifton, Texas 76634 214-704-1565

SCALE: 1/4"= 1'-0"	Checked By: William P. Price
DATE: FEB. 14, 2017	SHEET No. A-08 of A-11
Drawn By: Ray Crumby	©2017

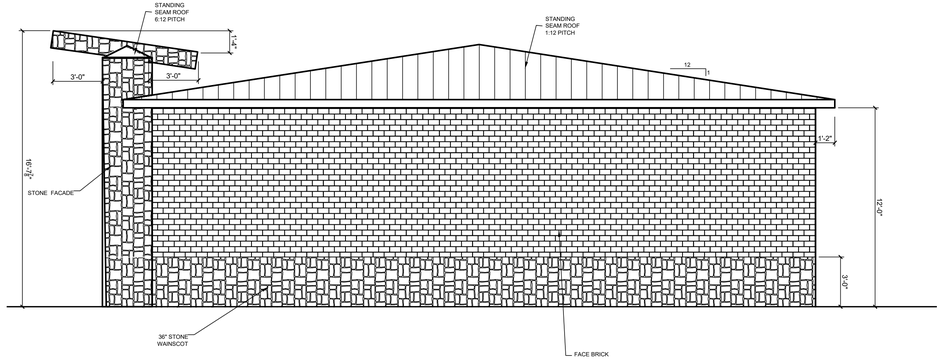
EAST BUILDING FINISHES & PERCENTAGE		
AREA(s)	**FINISHES**	**PERCENTAGE**
SIDE	STONE (129 sf)	24
SIDE	FACE BRICK (360 sf)	66
SIDE	EFIS (54 sf)	28

WEST BUILDING FINISHES & PERCENTAGE		
AREA(s)	**FINISHES**	**PERCENTAGE**
SIDE	STONE (183 sf)	34
SIDE	FACE BRICK (360 sf)	66



WEST ELEVATION

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



WEST ELEVATION

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

EAST ELEVATION

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

CITY CASE No.:SP2017-009

EAST/WEST EXTERIOR ELEVATIONS

LOMA LINDA INTERIORS
855 WITMORE DRIVE
ROCKWALL, TEXAS - ROC KWALL COUNTY

RAY CRUMBY DESIGN GROUP Tx INTERIORDESIGNER Tx LANDSCAPE IRRIGATOR
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TERRELL, TEXAS 75160 rcdesigns50@gmail.com

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Drawn By: Ray Crumby	©2017

Gregory Hagmann, Architect
404 Provincetown Lane
Richardson, Texas 75080
(214)926-7575

03 14 .2017

City of Rockwall

Project Plan Review History

				Applied	3/13/2017	LM
Project Number	Z2017-009	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Approved**		
Project Name	SUP for Cardealership	**Applicant**	FC CUNY CORPORATION	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	3/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1501 W I 30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPARKS OFFICE PLAZA	5	NULL	5	0099-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	3/13/2017	3/20/2017	3/20/2017	7	APPROVED	
ENGINEERING	Amy Williams	3/13/2017	3/20/2017	3/23/2017	10	APPROVED	See Comments
(3/23/2017 8:42 AM AW) Layout not approved with zoning No deadend parking lot Need approved flood study Need detention Will need to install at 12" water line along the eastern property line Will need to install a 12" sewer line along the western property line Meet all engineering requirements							
FIRE	Ariana Hargrove	3/13/2017	3/20/2017				
PLANNING	David Gonzales	3/13/2017	3/20/2017	3/20/2017	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Motor Vehicle Dealership, New (Cars and Light Trucks) in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, April 4, 2017. Please provide two copies and one PDF version for a subsequent review by staff (i necessary):

• On all future plan submittals please include the Case Number (Z2017-009) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The SUP is for the proposed land use only (i.e. "Motor Vehicle Dealership, New").
2. Future site plan submittal and approval shall be required. Since the project is located within the IH-30 OV and the 205 BY-OV districts, a review from the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission.
3. Any variance to the IH-30 OV District or any other section of the Unified Development Code shall be considered at the time of site plan approval.
4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO).
5. Do you have (conceptual) elevations for the new car dealership and parking garage?
6. How many levels will the parking garage be?
7. What is the overall height of the parking garage?
8. If approved, the development shall generally conform the the Concept Plan as depictedin the SUP ordinance.
9. The SUP shall expire if development has not commenced within one (1) year from the approval date of the SUP ordinance.

According to the UDC, Art. IV, Sec. 2.1.8 Auto and Marine Related Uses anrequest for a motor vehicle dealership must meet the following standards:

Motor vehicle dealerships (new and used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales.

2. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.

3. All vehicle display areas must meet the landscape standards for parking areas.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: March 28, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Public Hearing: April 11, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)							
City Council - Pulblic Hearing: April 17, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Action Item: May 1, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							

F C Cuny Corporation
#2 Horizon Court. • Suite 500 • Heath, TX 75032
Tel: 469-402-7700 • Fax: 469-402-0700
email: cre@fccuny.com

March 20, 2017

David Gonzales
City of Rockwall
Planning Department
385 S. Goliad St.
Rockwall, TX 75087

Dear Mr. Gonzales,

I am writing this letter to request a Special Use Permit for the property located at 1501 W. I-30. The +/- 4.8 acre property is located on the North side of I-30 along the access road between Industrial Boulevard and Enterprise Drive. This property is currently unused and located in the Light Industrial (LI) zoning district and the I-30 Overlay District.

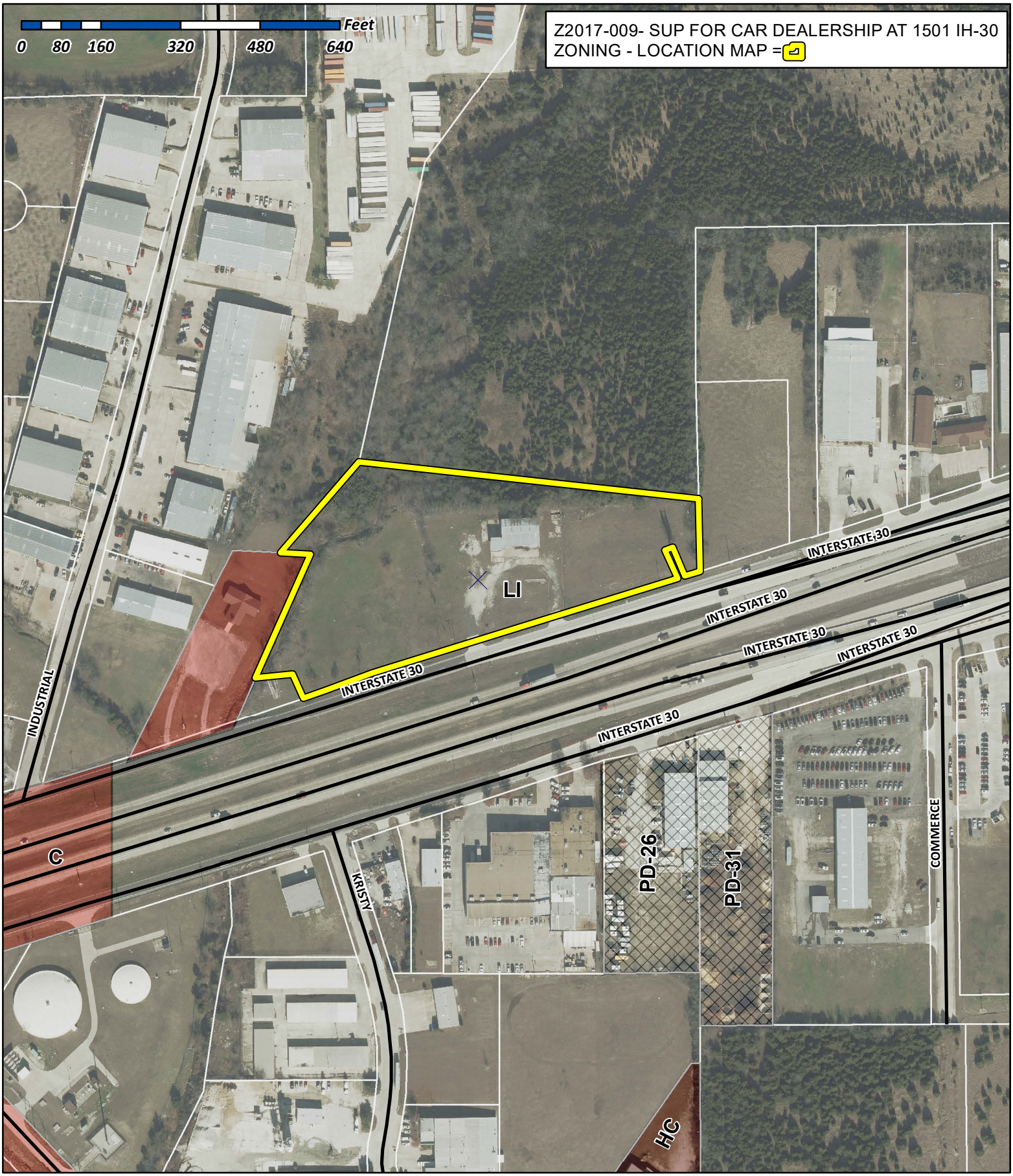
Randall Noe is proposing a new Subaru car dealership site with an approximate 28,000 square foot show room and servicing area along with a detached parking garage structure that will hold car inventory for the dealership.

We look forward to working with the city through this zoning process and if there are any questions please feel free to call me.

Sincerely,

Cameron Slown, P.E.

FC Cuny Corporation



City of Rockwall

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

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

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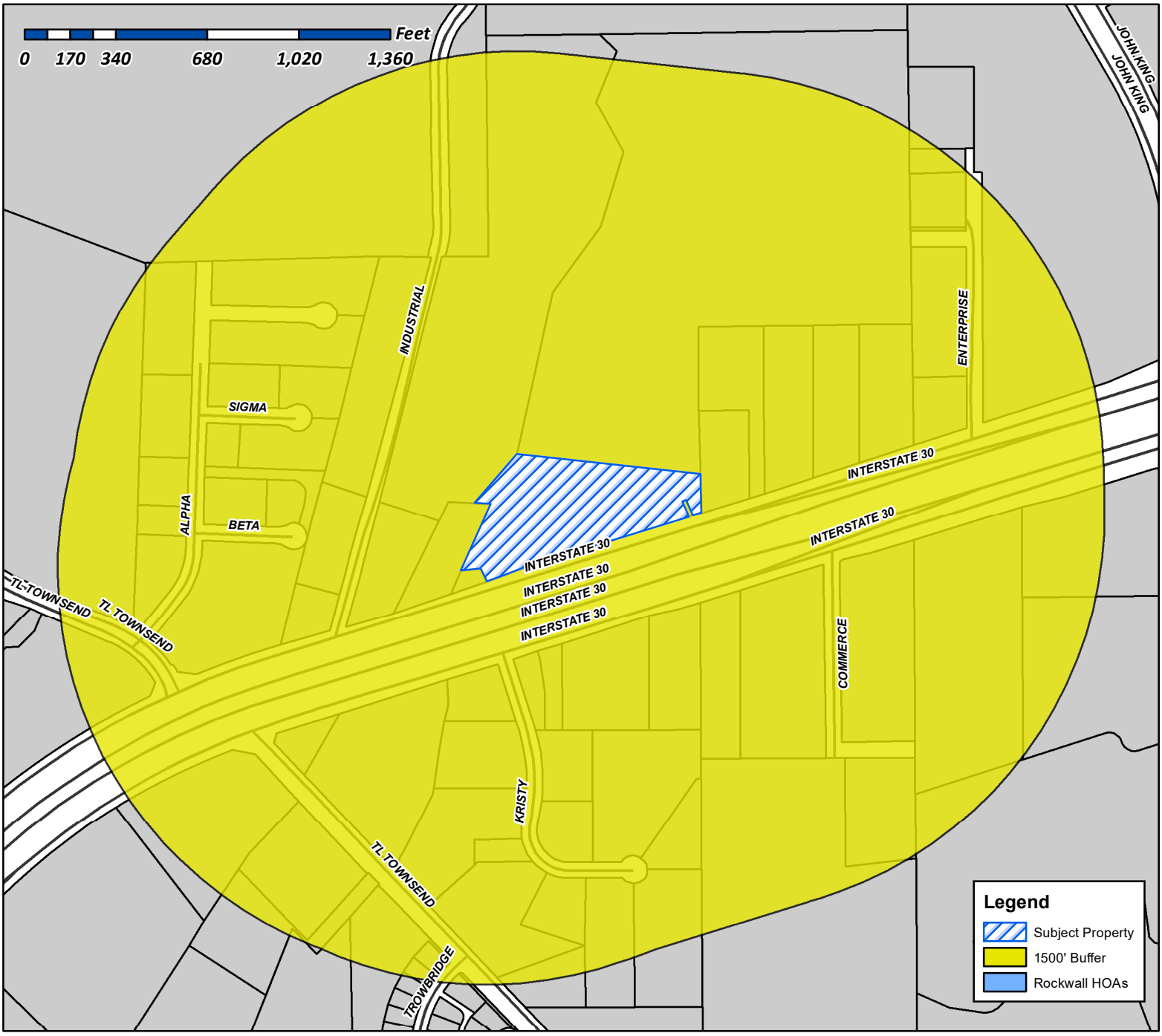
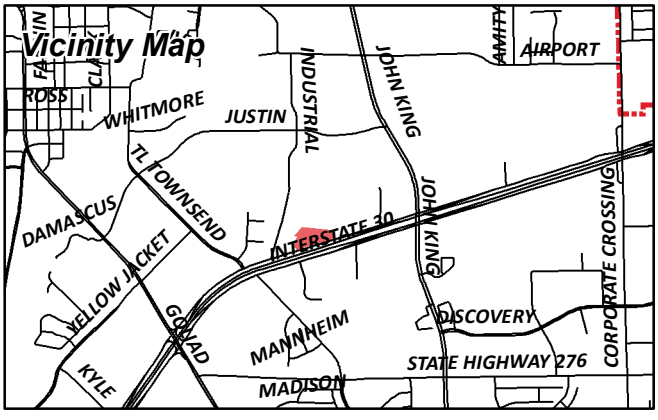


Case Number: Z2017-009
Case Name: SUP for a Car Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1501 IH-30



Date Created: *03/13/2017*
For Questions on this Case Call (972) 771-7745

City of Rockwall

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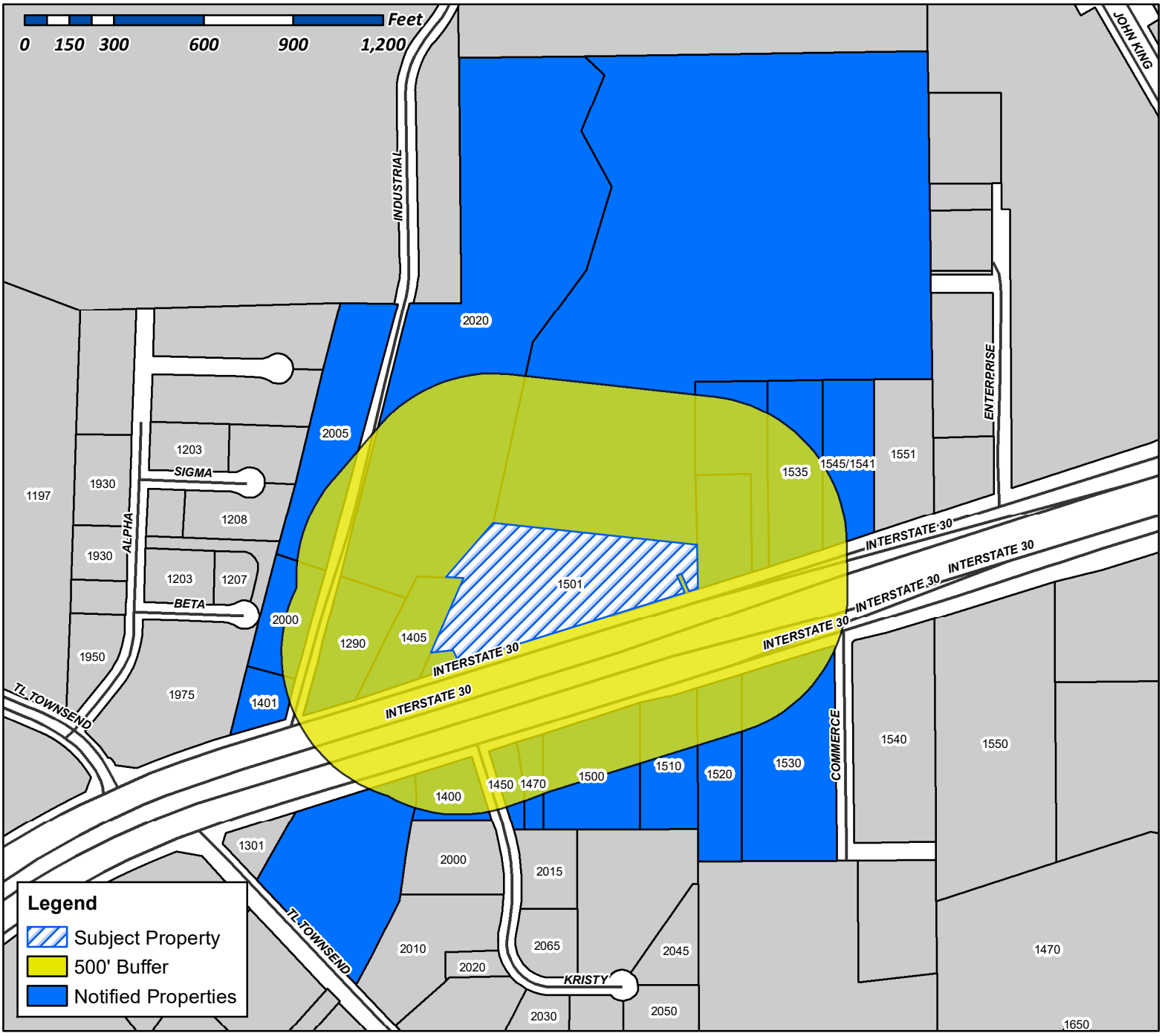

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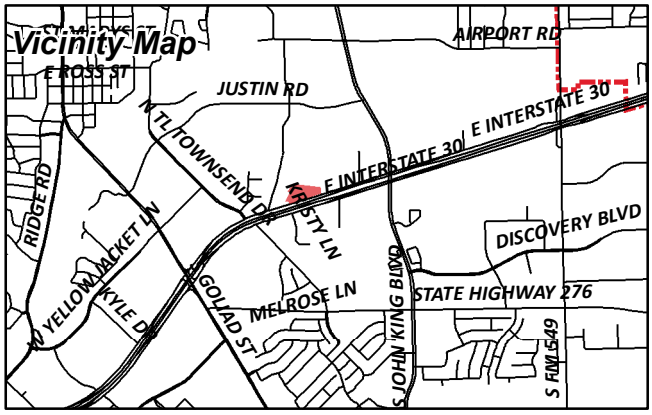


Date Created: 03/13/2017
For Questions on this Case Call (972) 771-7745

SELF CECIL E & ALICE E
REVOCABLE LIVING TRUST
1105 SWALLOWTAIL DR
MADISON, WI 53717

CURRENT RESIDENT
1290 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 I30
ROCKWALL, TX 75087

RICK BENTLEY PROPERTIES LLC
1450 E I-30
ROCKWALL, TX 75087

MULTI-METAL & MFG CO INC
1500 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1510 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1520 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1530 I30
ROCKWALL, TX 75087

MCCALLUM V LTD
1535 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1545/1541 I30
ROCKWALL, TX 75087

GORDON ROCKWALL INVESTMENTS LLC
1551 E I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
2020 INDUSTRIAL
ROCKWALL, TX 75087

CHURCH OF CHRIST
C/O LUTHER DEAN
2026 SUN DR
ROCKWALL, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

KAFKA TERRY B
5454 LA SIERRA DR STE 200
DALLAS, TX 75231

CSIHAR JAMES J
592 S.E. VOKERT'S TERRACE
PORT SAINT LUCIE, FL 34983

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C
PO BOX 1870
ROCKWALL, TX 75087

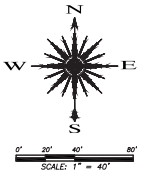
CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

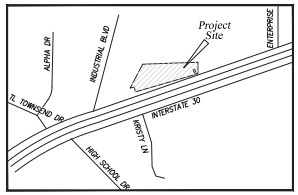
FALLS CHARLES
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160







Zoning Information

Existing Zoning	LI
Proposed Zoning	LI
Existing Lot Size	4.86 Acres
Proposed Uses	CAR DEALERSHIP

CONCEPTUAL SITE PLAN

CAR DEALERSHIP

AN ADDITION TO THE CITY OF ROCKWALL
BEING 4.86 ACRE TRACT OUT OF THE
A. HANNA SURVEY, ABSTRACT 99 AND THE
N.M. BALLARD SURVEY, ABSTRACT 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. Box 518
Terrell, TX 75160

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

Scale" 1"=40'

March 2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: March 28, 2017

SUBJECT: Z2017-010; Amendment to Planned Development District 32 (PD-32)

On September 20, 2010, the City Council adopted *Ordinance No. 10-21*, which established the current development requirements for Planned Development District 32 (PD-32) (*i.e. the Harbor District*). In the *Streetscape Elements* section of *Exhibit 'C'* of this document, the ordinance stipulates specific model numbers for various streetscape elements required in the district. The purpose of requiring the specific product's model number was to ensure that all streetscape elements install throughout the district would be the same, creating continuity within the district; however, this has become an issue since the manufacturer of the required pedestrian scale streetlight (*i.e. the Bega 9701 MH 100W Metal Halide Fixture*) discontinued the light fixture. In response to this issue, the City Council directed staff to proceed with an amendment to the code removing references to specific model numbers on March 6, 2017. Per this direction staff has prepared a text amendment that [1] removes all references to specific model numbers, [2] adds a requirement that applicants submit a *Streetscape Plan* at the time of site plan, and [3] makes general corrections to exhibits reflecting approved changes to other districts (*i.e. changes approved with Case No. Z2017-003 that affected PD-32 & PD-7*). The *Streetscape Plan* as required by the draft ordinance stipulates that applicants submit spec sheets/cut sheets for all proposed streetscape elements to ensure compatibility and continuity within the district. In addition, the requirement would give the Planning and Zoning Commission the discretion to review the submitted products, and determine if they meet the architectural/aesthetic intent of the *PD Ordinance*.

Since this is an amendment to an existing Planned Development District, staff will be notifying all residents and property owners inside the PD boundaries, and within 500-feet of the PD boundaries. In addition, staff will send out notices to all Homeowner's Associations (HOA's) within 1,500-feet of the boundaries of the PD, and post a zoning notice in the Harold Banner as required by the Unified Development Code (UDC) and the *Texas Local Government Code*. Attached to this memorandum is a copy of the draft ordinance with all revisions depicted in *RED*. The public hearing schedule for this zoning amendment is as follows:

Planning and Zoning Commission (*Public Hearing*): April 11, 2017
City Council (*1st Reading; Public Hearing*): April 17, 2017
City Council (*2nd Reading*): May 1, 2017

If the Planning and Zoning Commission have any questions, staff will be available at the work session to discuss.



City of Rockwall

N

0 500 Feet

Date: 3/20/2017

GEOGRAPHIC INFORMATION SYSTEMS

PD32



City of Rockwall

N

Date: 3/20/2017

0 500 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PD32 & PD7

EXHIBIT "A" - Amended PD-32 Boundary Description **~ 03/20/2017~**

BEING approximately 75.87 acres of land located in the M.J. Barksdale (Abstract 11) and E. Teal (Abstract 207) Surveys of the City of Rockwall, Rockwall County, Texas to be known as the Amended PD-32 Zoning Boundary and being more particularly described as follows:

BEGINNING at a point in intersection of Horizon Rd and the south service road of Interstate Highway 30 (GPS Coordinates N2589965.033 E7014570.874);

THENCE S45-3-43E along the centerline of Horizon Rd for a distance of 359.75 feet to a point;
THENCE S45-9-15E continuing along said centerline for a distance of 922.798 feet to a point;
THENCE S45-7-2W along the western boundary of the Eckerd Addition for a distance of 338.85 feet to a point;
THENCE S45-31-32E along the southern boundary of the Eckerd Addition for a distance of 339.158 feet to a point;
THENCE S44-34-41W along the southeastern boundary of the Isaac Brown Addition for a distance of 594.34 feet to a point;
THENCE S75-48-35E along the northern boundary of Lakeridge Estates, Lot 26 for a distance of 304.035 feet to a point;
THENCE S34-45-14W for a distance of 85.563 feet to a point;
THENCE S28-45-41W for a distance of 78.959 feet to a point;
THENCE S23-0-35W for a distance of 78.959 feet to a point;
THENCE N75-6-11W along the north boundary of the Willis-Sealock Addition for a distance of 371.56 feet to a point;
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THENCE S51-37-56W a distance of 40.58 feet;
THENCE N89-03-25W a distance of 49.53 feet;
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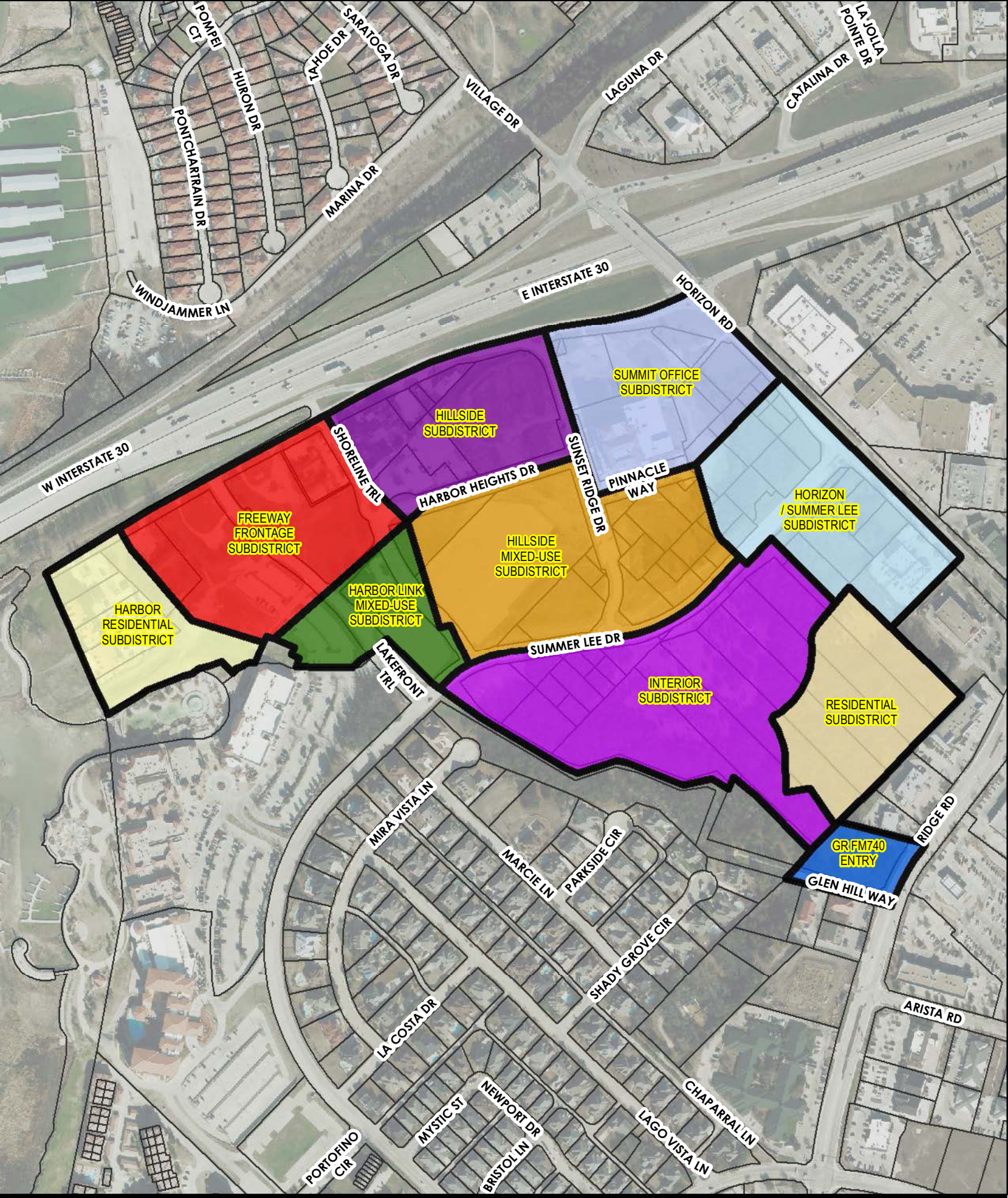
THENCE N76-2-6E for a distance of 279.139 feet to a point;
THENCE N81-22-36E for a distance of 181.597 feet to a point;
THENCE N76-12-48E for a distance of 97.497 feet to a point;
THENCE N70-6-13E for a distance of 97.497 feet to a point;
THENCE N63-59-38E for a distance of 97.497 feet to the **Point of Beginning**, Containing approximately **75.87** acres (3,304,897.2square feet) of land, more or less.



City of Rockwall

N

Date: 3/20/2017

0 500 Feet

GEOGRAPHIC INFORMATION SYSTEMS

Harbor Subdistricts

KEY:
Additions
~~**Deletions**~~

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND *ORDINANCE NO. 10-21* TO CODIFY CHANGES MADE BY *ORDINANCE NO. 16-13* AND APPROVE MINOR CHANGES TO *EXHIBIT 'C'* FOR A ~75.87-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; E. TEAL SURVEY, ABSTRACT NO. 207; J. SMITH SURVEY, ABSTRACT NO. 200; AND W. BLEVINS SURVEY, ABSTRACT NO. 9, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of codifying *Ordinance No. 16-13* and approving minor changes to *Exhibit 'C'* of *Ordinance No. 10-21* for the purpose of allowing alternative *Streetscape Elements* within a ~75.87-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; E. Teal Survey, Abstract No. 207; J. Smith Survey, Abstract No. 200; and W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 32 (PD-32), and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 10-21 & 16-13*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. *Zoning Ordinance Amendments*. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 10-21* and *Ordinance No. 16-13*;

SECTION 2. *District Boundaries*. That the boundaries of Planned Development District 32 (PD-32) shall be as described and depicted in *Exhibit 'A'* of this ordinance.

SECTION 3. *Concept Plan*. That the *Concept Plan* for Planned Development District 32 (PD-32) shall be as depicted in *Exhibit 'B'* of this ordinance and divided into *Exhibit 'B-1'*, *General Land Use Plan*, and *Exhibit 'B-2'*, *Sub-Districts Plan,* attached hereto and incorporated by reference as *Exhibits 'B-1'* & *'B-2'*, and consist of the following Sub-Districts:

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(1) Harbor Residential Sub-District
(2) Freeway Frontage Sub-District
(3) Harbor Link Mixed Use Sub-District
(4) Hillside Sub-District
(5) Hillside Mixed Use Sub-District
(6) Summit Office Sub-District
(7) Horizon/Summer Lee Sub-District
(8) Interior Sub-District
(9) Residential Sub-District
(10) Ridge Road Retail Sub-District

SECTION 4. *Master Plan.* That all development within Planned Development District 32 (PD-32) shall conform to the following *Master Plans*:

(1) *Utility Master Plans for Water, Wastewater and Drainage*, as set forth in *Exhibits 'C-1', 'C-2' & 'C-3'*, which are attached hereto and incorporated herein by reference herein;

(2) *Streetscape Plan*, as set forth in *Exhibit 'C-4'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;

(3) *Master Grading Plan*, as set forth in *Exhibit 'C-5'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;

(4) *Master Tree Planting Plan*, as set forth in *Exhibit 'C-6'*, which is attached hereto and incorporated by reference herein;

SECTION 5. *Land Use*. That use of the property in Planned Development District 32 (PD-32) shall be limited to those uses set forth by Sub-District in the *Land Use Chart* attached hereto as *Exhibit 'D'* and incorporated herein by reference. Uses listed as *'S'* in *Exhibit 'D'* shall require approval of a Specific Use Permit (SUP) by the City Council, following a public hearing, and upon the report of the Planning and Zoning Commission. A *PD Site Plan* shall be required to accompany such use. Unless expressly provided to the contrary, a use granted by SUP shall be subject to all standards within the *Sub-District* in which the use is to be located.

SECTION 6. *Residential Density*. That no more than 1,161 *Urban Residential Units* shall be allowed in Planned Development District 32 (PD-32), which may include condominium and/or townhouse units, in addition to a maximum of 49 single-family zero lot line units (*i.e. patio homes*).

SECTION 7. *Sub-District Development Standards*. That all development within each *Sub-District* shall conform to the standards depicted and set forth in each *Sub-District Plan* for building placement, use of ground and upper floors, height, encroachments and parking standards, as more particularly described in *Exhibits 'E-1'* through *Exhibit 'E-10'* attached hereto and incorporated by reference herein.

SECTION 8. *District-Wide Development Standards*. That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

(1) *Parking Standards*, as set forth in *Exhibit 'F-1' -- which is attached hereto and incorporated by reference herein* --, shall apply;

(2) *Retaining Wall Standards*, as set forth in *Exhibit 'F-2' -- which is attached hereto and incorporated by reference herein* --, shall apply;

(3) All streetscape elements proposed for a development within Planned Development District 32 (PD-32) shall comply with the requirements set forth in *Exhibit 'C-4" -- which is attached here to and incorporated by reference here in* --, shall be included in a *Streetscape Plan*, and shall be approved by the Planning and Zoning Commission along with the site plan. The required *Streetscape Plan* shall include cut sheets and product specifications sheets indicating the proposed products, and a site plan indicating the location of all products.

DRAFT ORDINANCE 03.28.2017

(4) Prior to the development of any property within Planned Development District 32 (PD-32), adequate access necessary to serve that development in conformance with the streetscape plan for the *Sub-District* or with *Exhibit 'C-4'* shall be constructed;

(5) All development within Planned Development District 32 (PD-32) shall be subject to Architectural Review by the Architectural Review Board (ARB) as prescribed by the Unified Development Code [*Ordinance No. 04-38*];

(6) *Pedestrian Ways* or *Mews* shall be utilized to link the *Freeway Frontage Sub-District* parking areas and block-interiors to the public street frontage. The maximum cross slope within a *Pedestrian Way* or *Mew* shall be two (2) percent;

(7) Parking garages must meet the following standards:

(a) Garages must have guardrail height, precast spandrel panels with enhanced detailing on exposed facades to screen parked cars.

(b) A minimum of 25% of an exposed garage façade must be screened with vines on a *greenscreen* or cable type system.

(c) Exposed slab and cable guardrails are not permitted on exposed garage façades.

(d) Parking garages may contain other permitted uses above the parking level provided the maximum building height of the *Sub-District* is not exceeded.

(8) Unless otherwise provided for by this ordinance, all development within Planned Development District 32 (PD-32) shall be subject to the procedures and standards in Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 10-21*], unless such standards or procedures are clearly in conflict with the provisions of this ordinance, in which case the provisions of this ordinance shall prevail.

(9) Open space shall be provided in accordance with Article X, *Planned Development Regulations*, pf the Unified Development Code [*Ordinance No. 10-21*] and the subdivision regulations of the City of Rockwall. The open space configuration shown on the *PD Concept Plan* or *Sub-District Plans* may be reconfigured for a proposed development that otherwise meets the intent of the *PD District* or *Sub-District* and the open space standards for the *District*.

SECTION 9. *Procedures*. That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

(1) *Development Plans*. A development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided for in *Section 9.3.* of this ordinance. The Commission, upon the recommendation of the Director of Planning and Zoning, may deny a proposed *PD Site Plan* if it determines that a development plan is required under this section. If a development plan is required it shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*].

(2) *Site Plans*. A *PD Site Plan* is mandatory for all uses permitted under *Exhibit 'D'*, and shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*], unless the proposed use requires approval by Specific Use Permit (SUP), in which case the *PD Site Plan* shall be decided with the application for the SUP.

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(3) *Waivers of Design Standards*. In order to provide flexibility and create high quality projects, an applicant for development within the *PD District* may request a waiver of the following *District* or *Sub-District* standards:

(a) Building Placement;
(b) Landscape Standards;
(c) Parking Requirements;
(d) Parking Garage Design Standards; and
(e) Increased Building Height.

All other proposed changes must be processed as an amendment to this ordinance. Requests for waivers shall not be subject to review or decision by the Board of Adjustments (BOA). A waiver request may only be made in conjunction with an application for a *PD Development Plan* or *PD Site Plan*. Waivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission. In order to approve a waiver, the City Council must find that the waiver:

(a) Meets the general intent of *PD District* or *Sub-District* that the property is located; and,
(b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and
(c) Will not prevent the implementation of the intent of this *PD District*.

The City Council may impose conditions on granting any waiver to mitigate negative impacts to neighboring properties or public streets or open space, or to implement the intent of the *District* or *Sub-District*.

SECTION 10. *Design Guidelines.* That in conjunction with the adoption of this amendatory ordinance, the City shall promulgate a set of design guidelines to be known as the *Harbor District Design Guidelines* [*i.e. Resolution No. 10-40*], which are intended to be used as a guide by the City of Rockwall, developers of individual parcels, and their consultants for use in the design, construction, and maintenance of all developments and properties within the *Harbor District*. These guidelines, which may be adopted and amended from time to time by resolution, may include but are not limited to the following development features: green initiatives, pedestrian ways and mews, site access controls, orientation of buildings, landscaping, outdoor dining, service areas, interior courtyards, pocket parks and open space, parking garages, architectural styles, landmark building locations, signage, construction activities and maintenance.

SECTION 11. *Penalty.* That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 12. *Severability.* That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 13. *Conflicts.* The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits*

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hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 11. *Effective Date.* That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MAY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 17, 2017
2nd Reading: May 1, 2017

DRAFT ORDINANCE 03.28.2017

EXHIBIT 'A':
Legal Description

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THENCE N72-59-9E for a distance of 118.858 feet to a point;
THENCE N76-2-6E for a distance of 279.139 feet to a point;
THENCE N81-22-36E for a distance of 181.597 feet to a point;
THENCE N76-12-48E for a distance of 97.497 feet to a point;
THENCE N70-6-13E for a distance of 97.497 feet to a point;
THENCE N63-59-38E for a distance of 97.497 feet to the **Point of Beginning**, Containing approximately **75.87** acres (3,304,897.2square feet) of land, more or less.

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EXHIBIT 'A':
Location Map



EXHIBIT 'B-1':
PD Concept Plan



DRAFT NOT APPROVED

EXHIBIT 'B-2':
Sub-Districts Plan

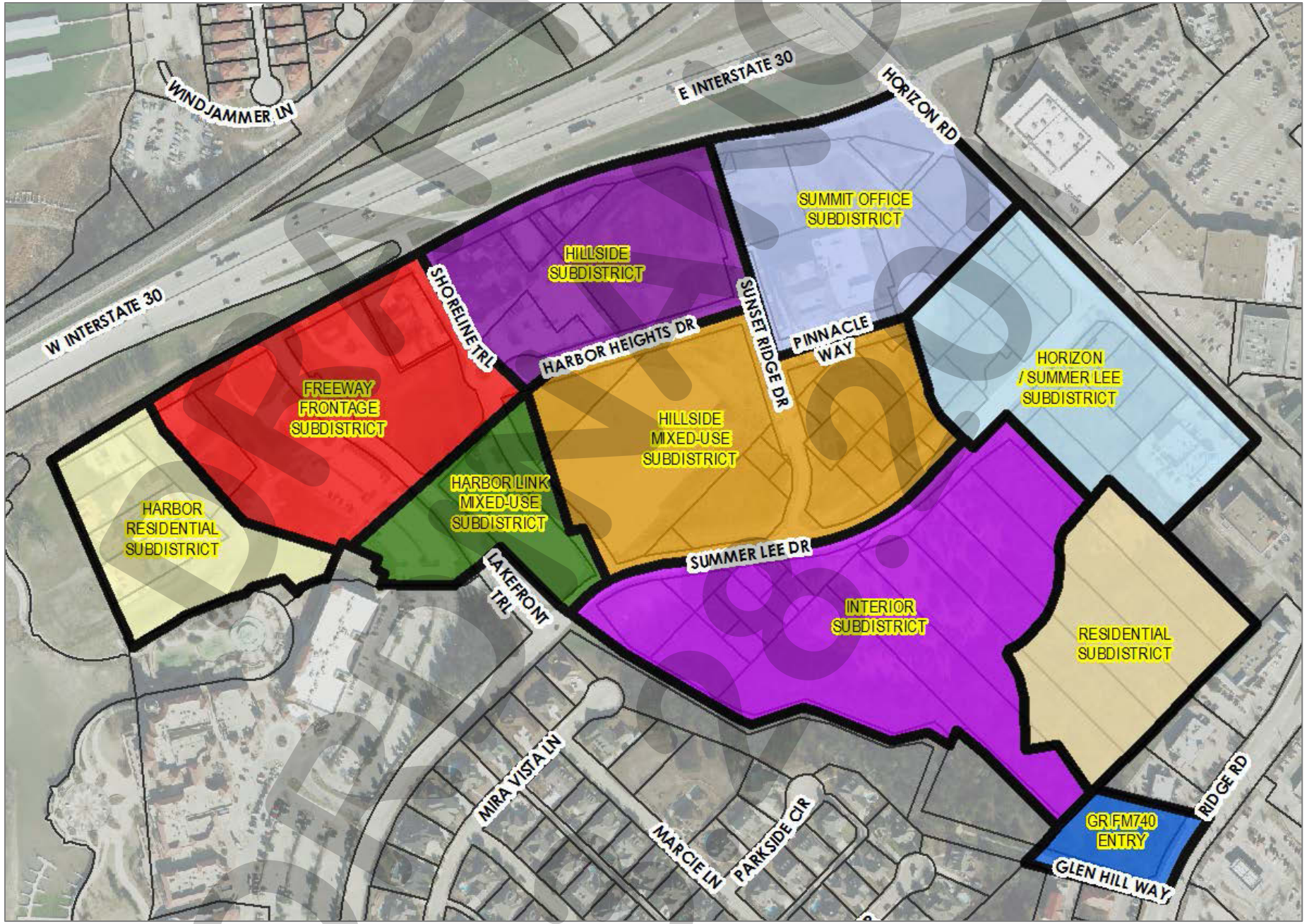

EXHIBIT 'C-1':
Proposed Water Improvements Plan



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03.28.17

EXHIBIT 'C-2':
Proposed Wastewater Improvements Plan



EXHIBIT 'C-3':
Proposed Drainage Improvements Plan

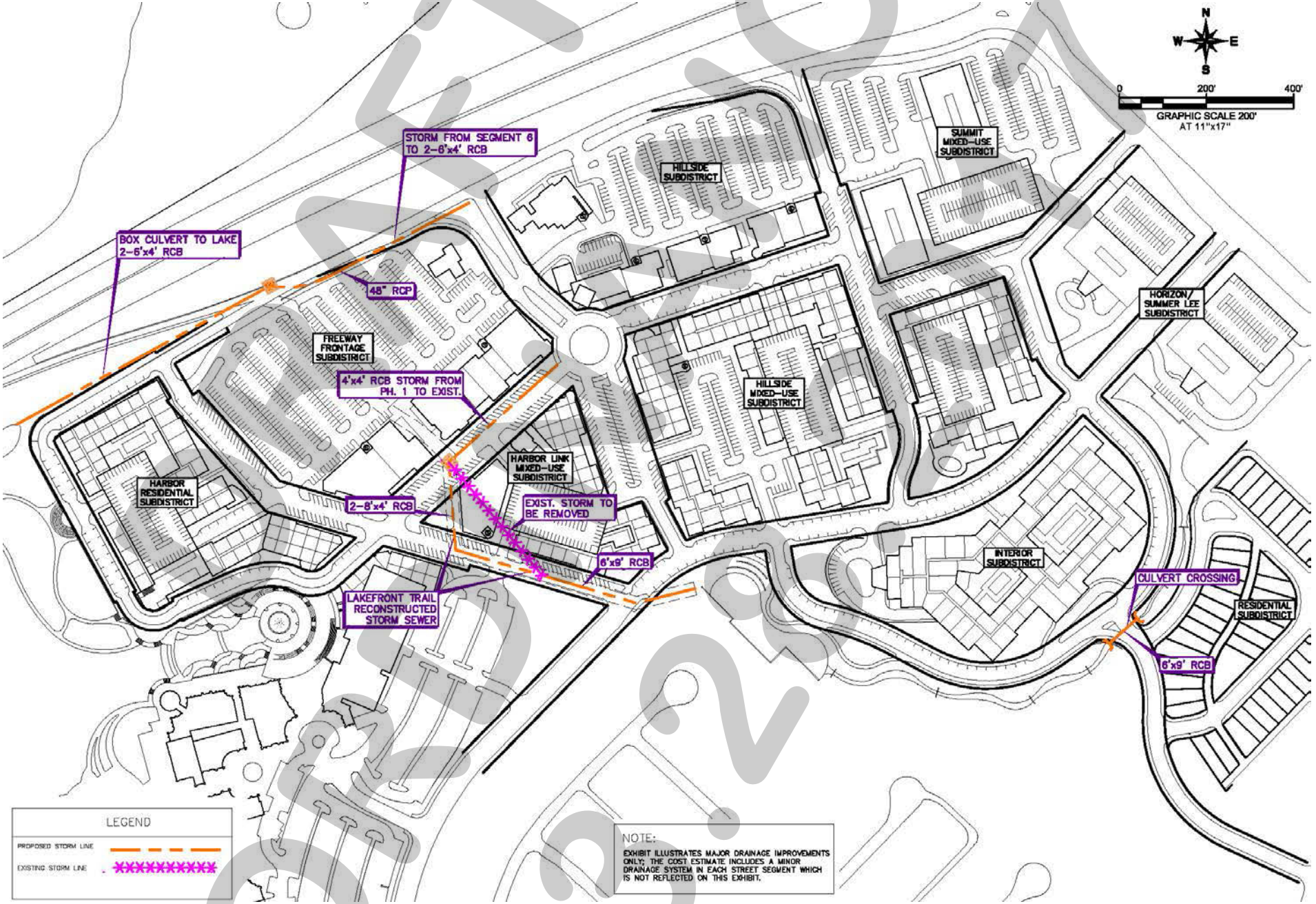
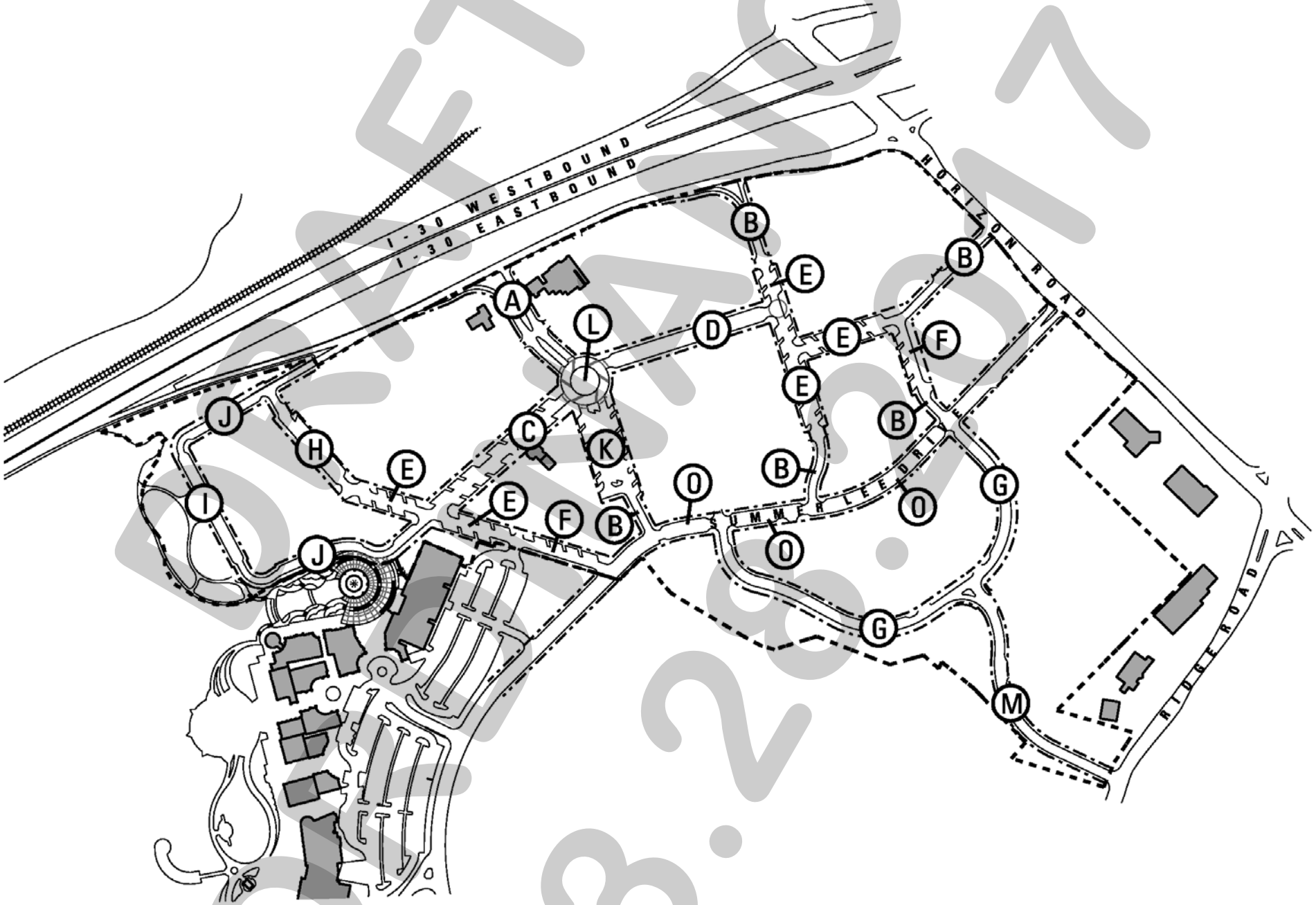


EXHIBIT 'C-4':
Streetscape Plan

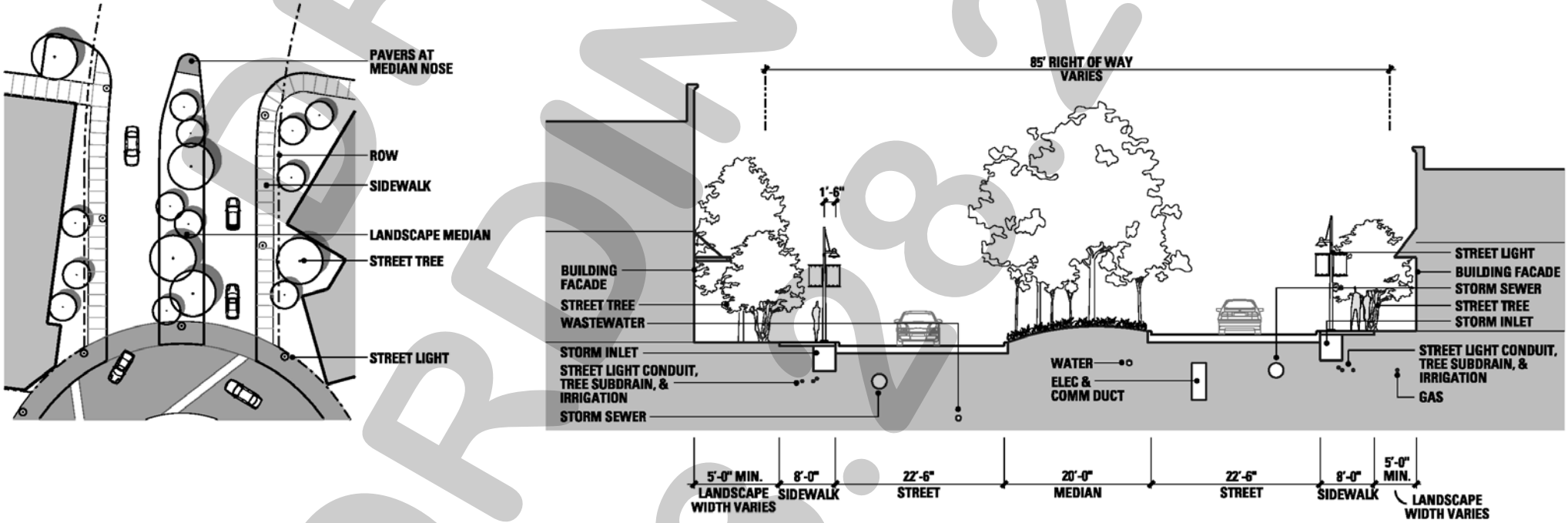


DRAFT 03.28.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'A'

Street Type 'A' serves as a primary entry into the *Harbor District* from the eastbound IH-30 off ramp. The street type consists of two (2) 22-foot wide one-way streets divided by a 20-foot landscape median within a variable width right-of-way. A mix of canopy and ornamental trees are provided in natural groupings within the right-of-way. Sidewalks may be provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

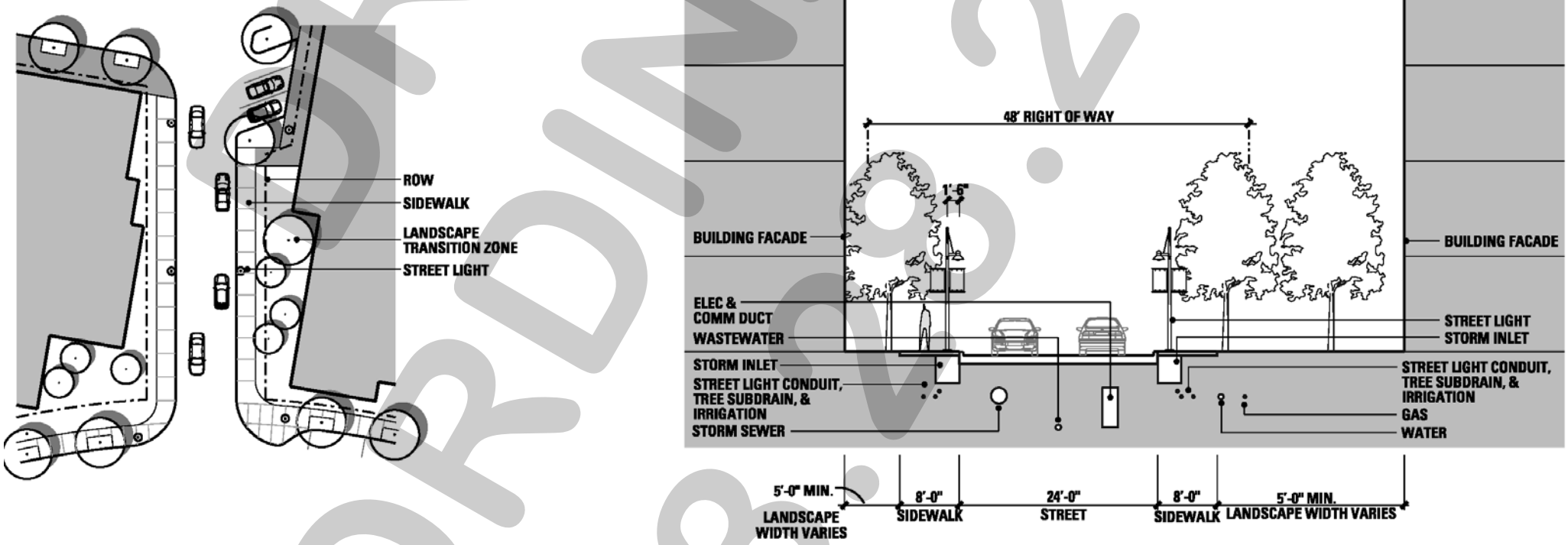


DRAFT ORDINANCE 03.08.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'B'

Street Type 'B' consists of a 24-foot wide street within a 48-foot right-of-way. An eight (8) foot wide sidewalk may be provided on portions of the street. Street trees may be provided in either five (5) foot x ten (10) foot leave outs spaced at 30-foot OC or in natural groupings within the right of way. Pedestrian scale street lights are provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

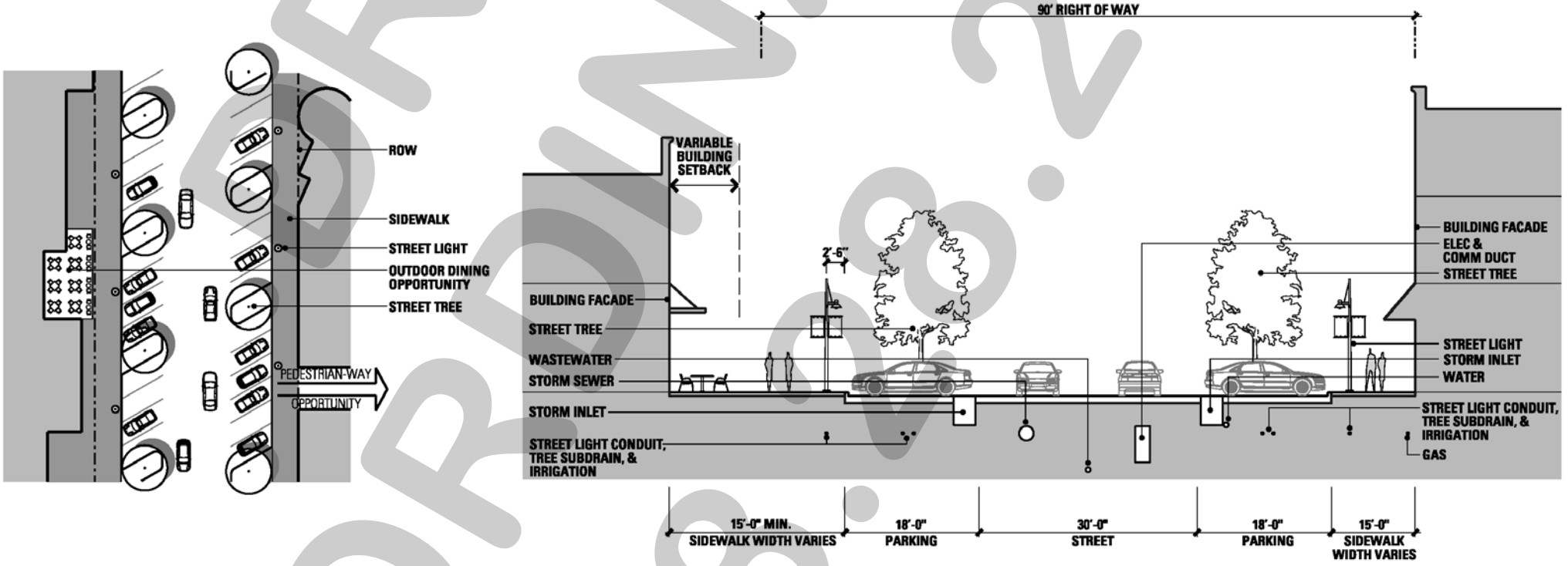


ORDINANCE 03.29.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'C'

Street Type 'C' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 30-foot wide street within a 90-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

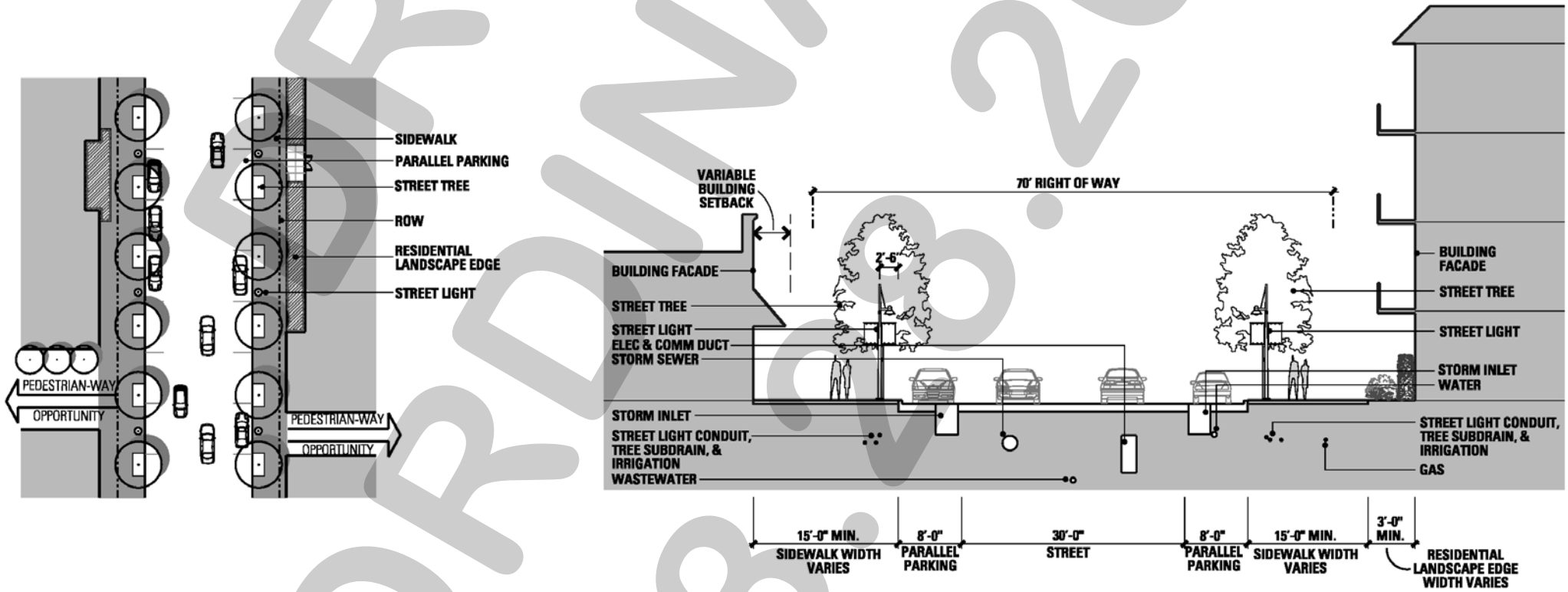


DRAFT ORDINANCE 03.28.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'D'

Street Type 'D' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail, residential, and mixed-use development within adjacent *Sub-Districts*. This street type consists of parallel parking on both sides of a 30-foot wide street within a 70-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are generally ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



DRAFT ORDINANCE 03.28.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'E'

Street type 'E' serves as a primary street frontage for retail, residential, and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 24-foot wide street within a 76-foot right-of-way. A 7½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

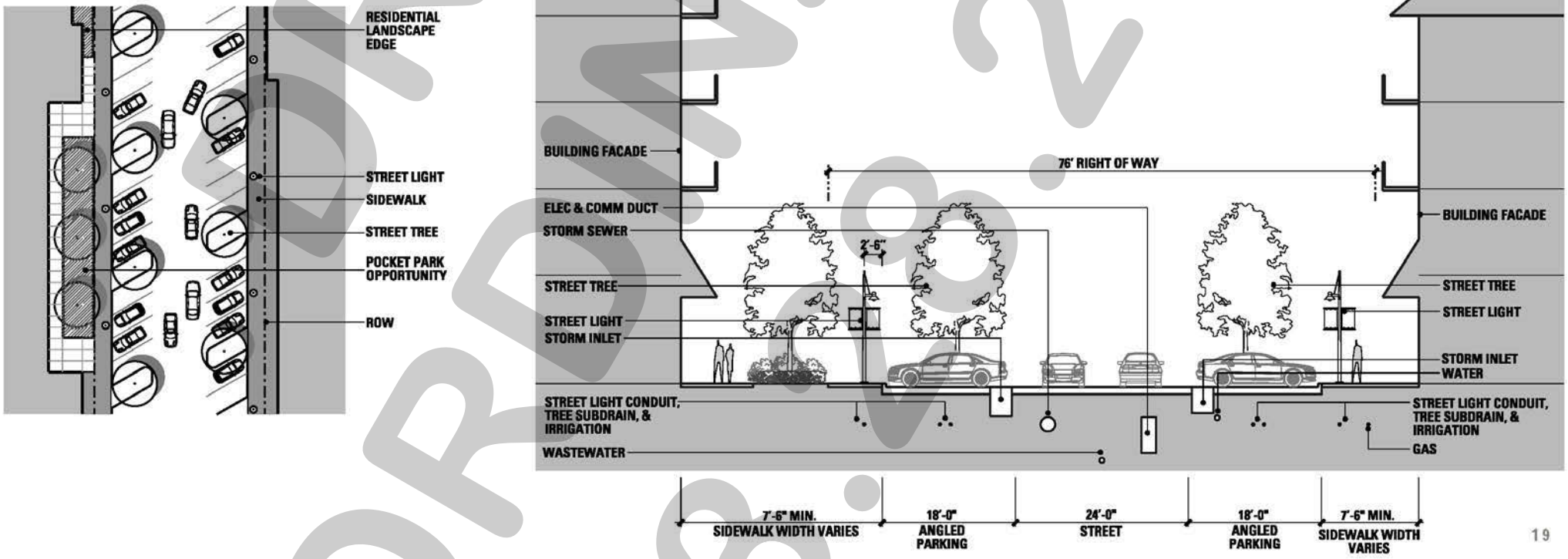


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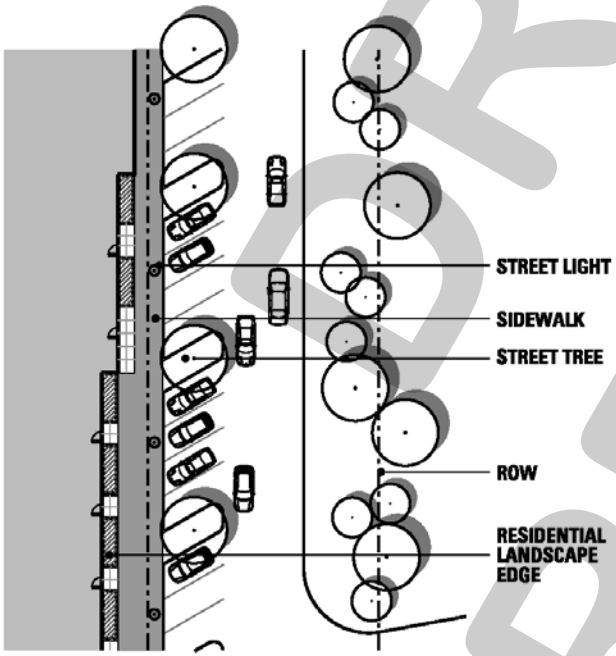
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'F'

Street type 'F' serves as a primary street frontage for mixed-use development within adjacent districts. This street type consists of angled head-in parking on one side of a 24-foot wide street within a 70-foot right-of-way. A 4½-foot wide sidewalk is provided on one side of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



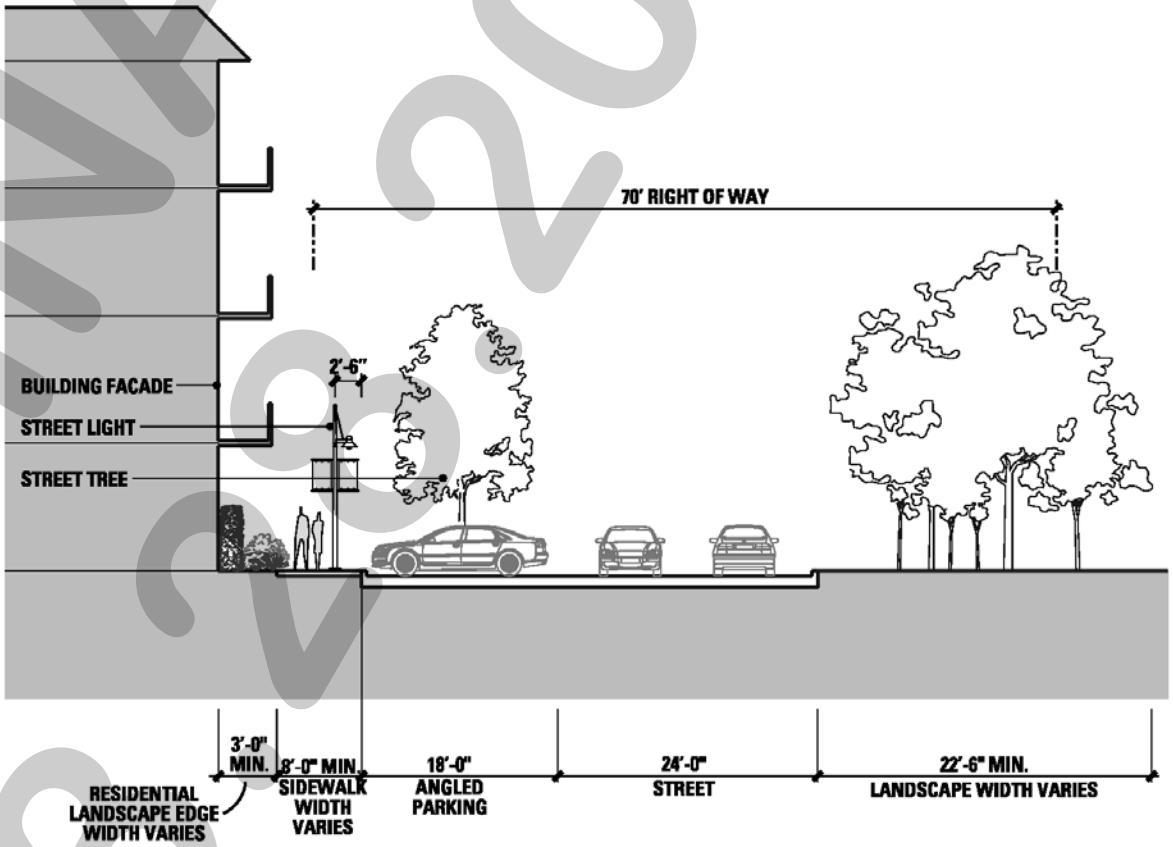


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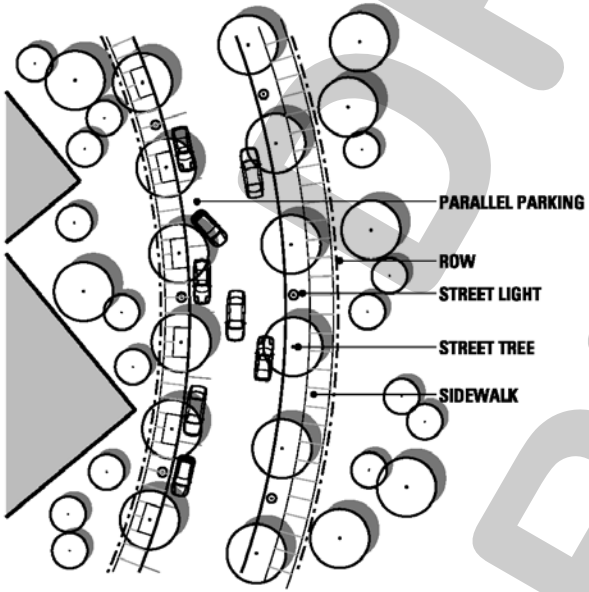
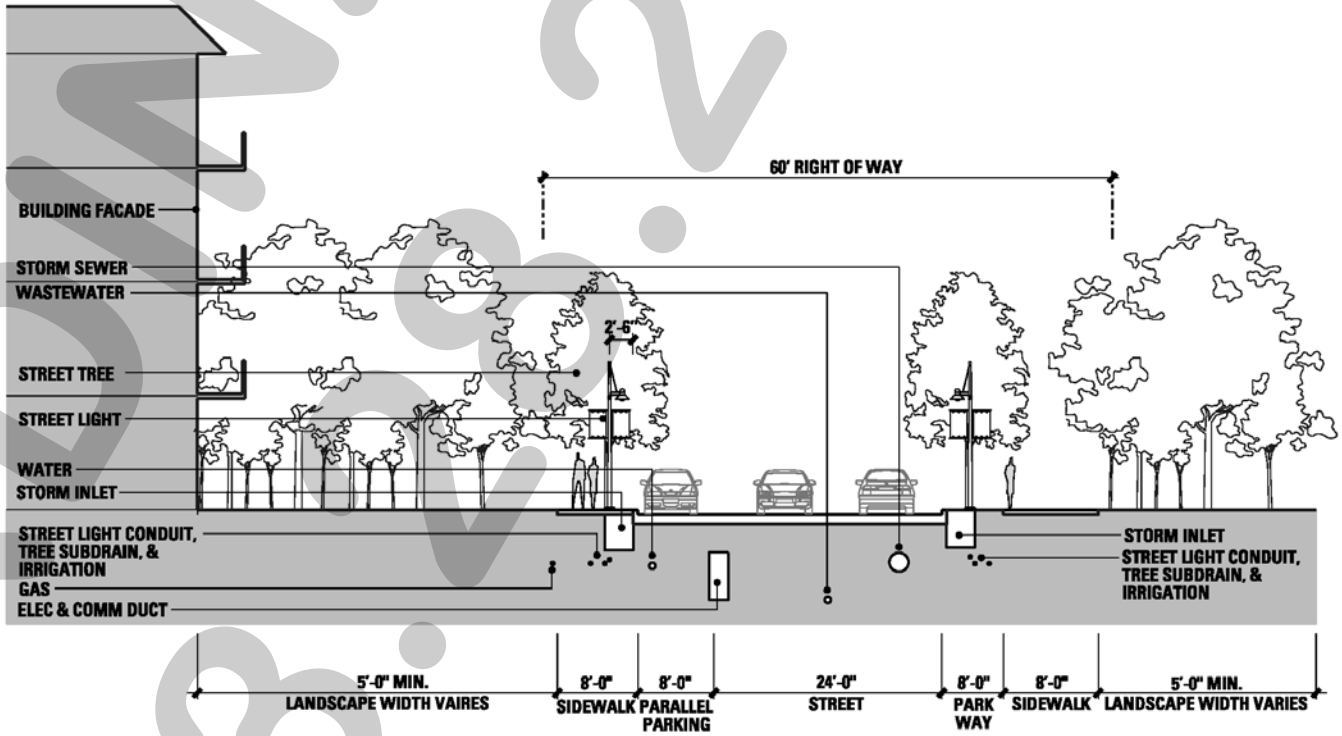
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'G'

Street Type 'G' serves as an edge to the open space *Sub-District*. This street type consists of parallel parking designated on one side of a 24-foot wide street within a 60-foot right-of-way. An eight (8) foot wide concrete sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on the parallel parking side of the street. An eight (8) foot wide concrete sidewalk is provided on the open space side of the street with street trees spaced at 30-foot OC and pedestrian scale light fixtures spaced at 60-foot OC within an eight (8) foot wide parkway. Existing trees may be preserved within the right of way when possible. Longitudinal slopes on this street type are between one (1) percent and ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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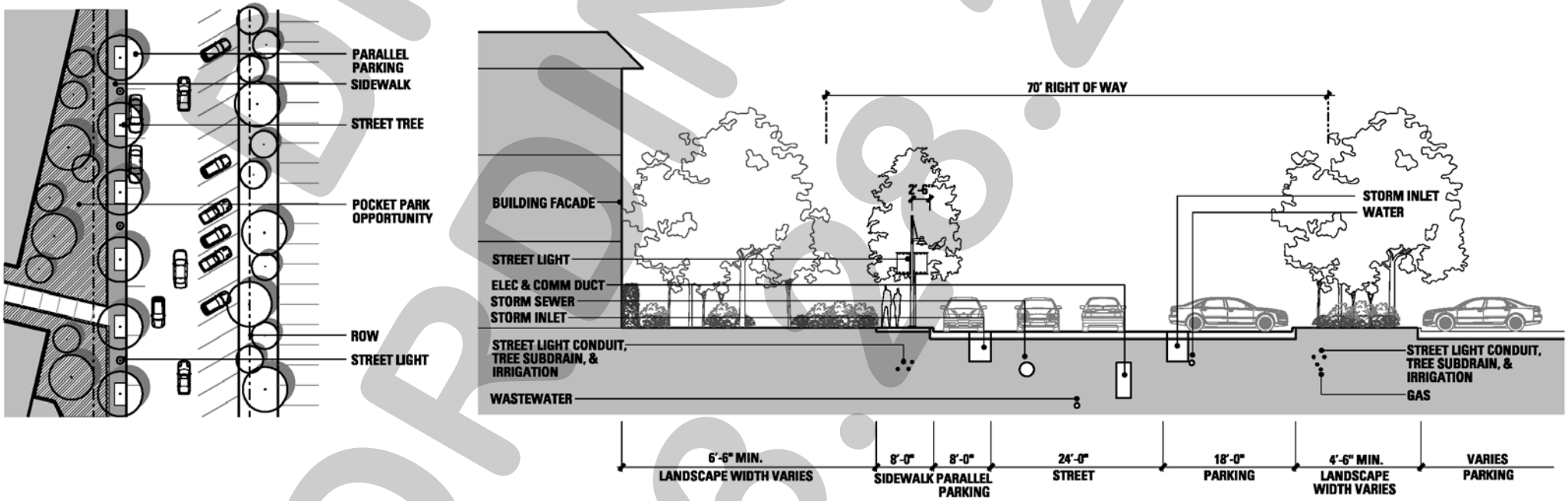
STREET TYPE 'H'

Street Type 'H' serves as a transition between the *Harbor Residential Sub-District* and the *Freeway Frontage Sub-District*. This street type consists of a 24-foot wide street within a 70-foot right-of-way. Parallel parking serves the Harbor Residential side with an eight (8) foot wide concrete sidewalk and street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC. Angled head-in parking serves the *Freeway Frontage Sub-District* side with canopy and understory trees provided in natural groupings.

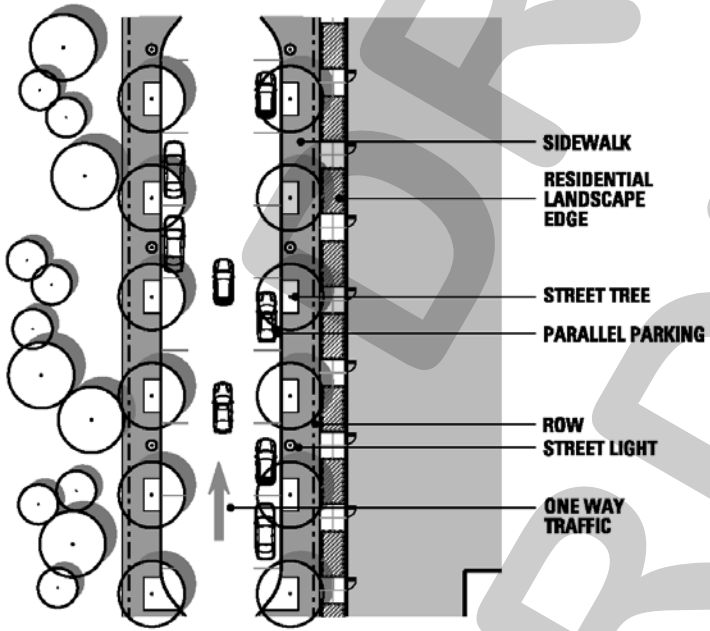


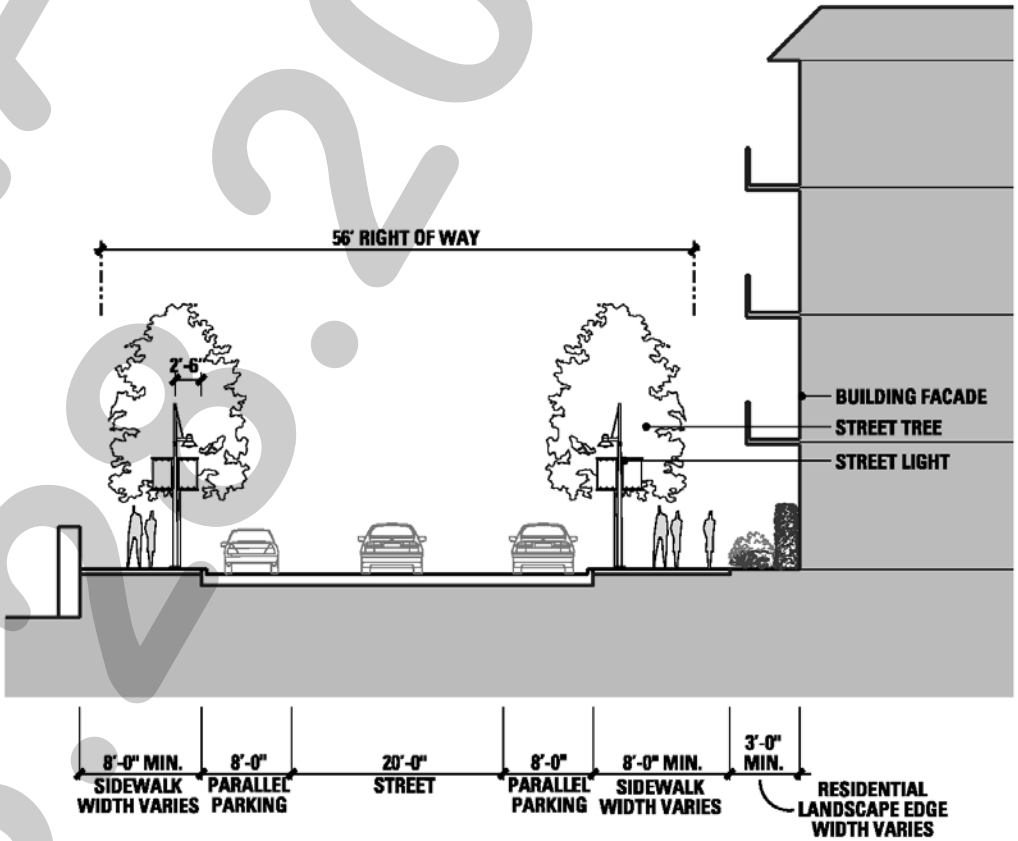
ORDINANCE 03.03.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'I'

Street Type 'I' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on both sides of a 20' wide one-way street within a 56-foot right-of-way. A 9½-foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC. and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



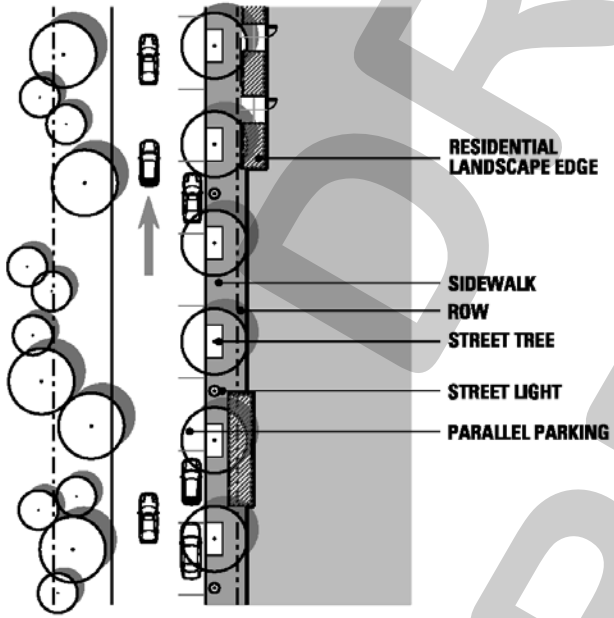


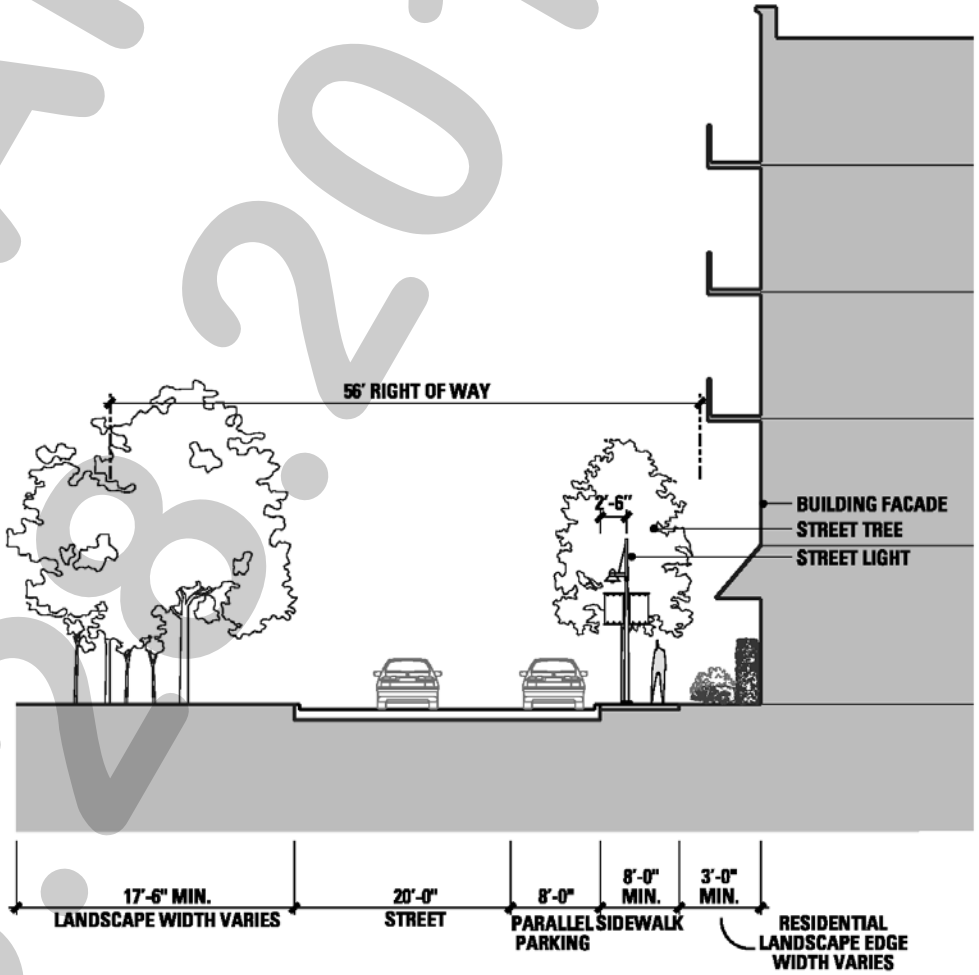
ORDINANCE DRAFT 03.28.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'J'

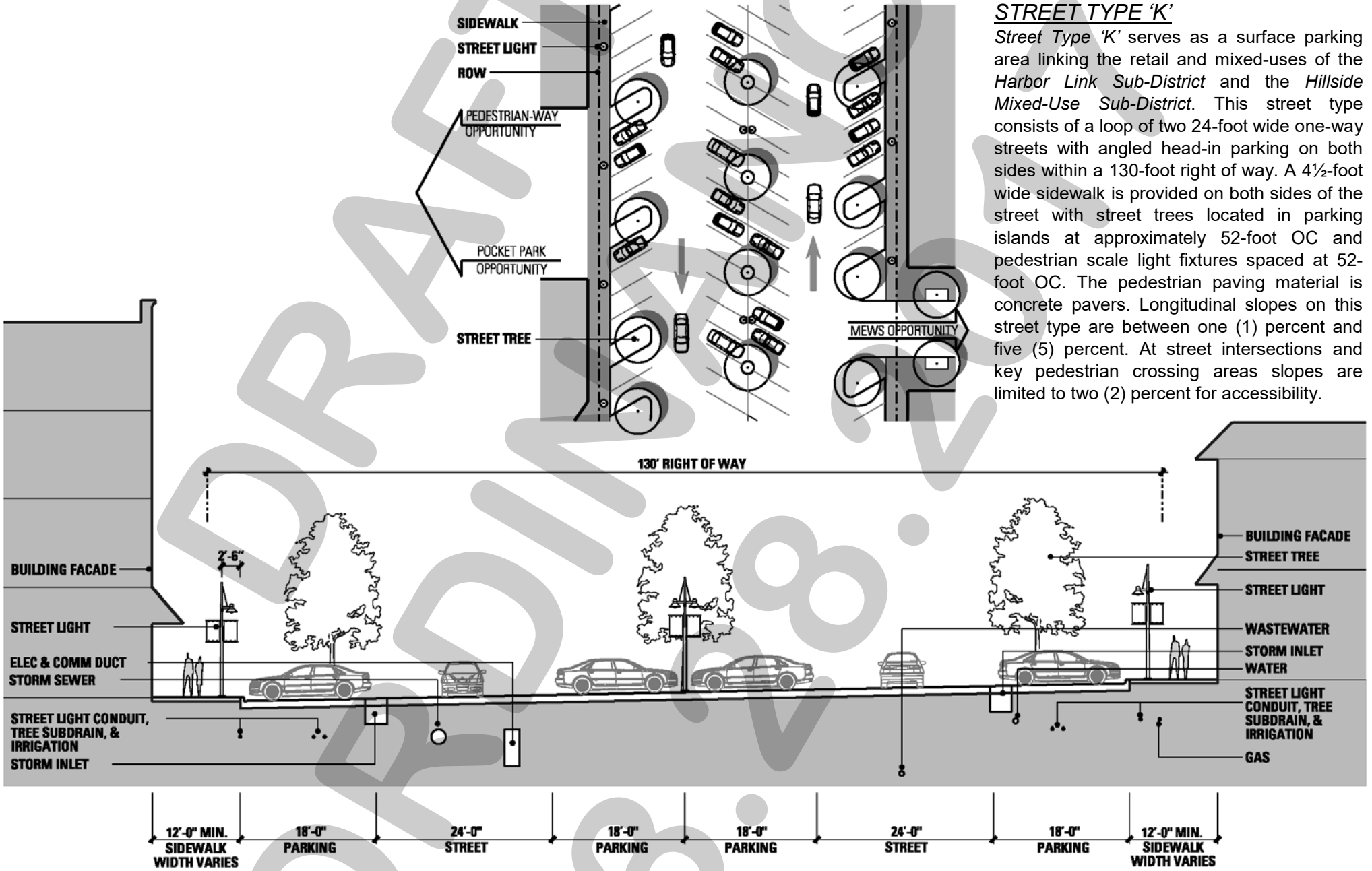
Street Type 'J' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on one side of a 20-foot wide one-way street within a 56-foot right-of-way. An eight (8) foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) foot maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





DRAFT ORDINANCE 03.28.2017

EXHIBIT 'C-4':
Streetscape Plan



STREET TYPE 'K'

Street Type 'K' serves as a surface parking area linking the retail and mixed-uses of the *Harbor Link Sub-District* and the *Hillside Mixed-Use Sub-District*. This street type consists of a loop of two 24-foot wide one-way streets with angled head-in parking on both sides within a 130-foot right of way. A 4½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

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EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'L'

Street Type 'L' is a traffic circle that serves as a central point of the district. This circle is a midpoint in the link to the existing Harbor development. This street type consists of a 30-foot wide one-way lane around a central landscaped island within a 170-foot diameter right-of-way. A 9½-foot wide sidewalk is provided around the entire circle with pedestrian scale street lights spaced at approximately 40-foot OC. The vehicular paving material is concrete pavers accented with concrete bands. The pedestrian paving material is concrete pavers. Slopes across the traffic circle are between four (4) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

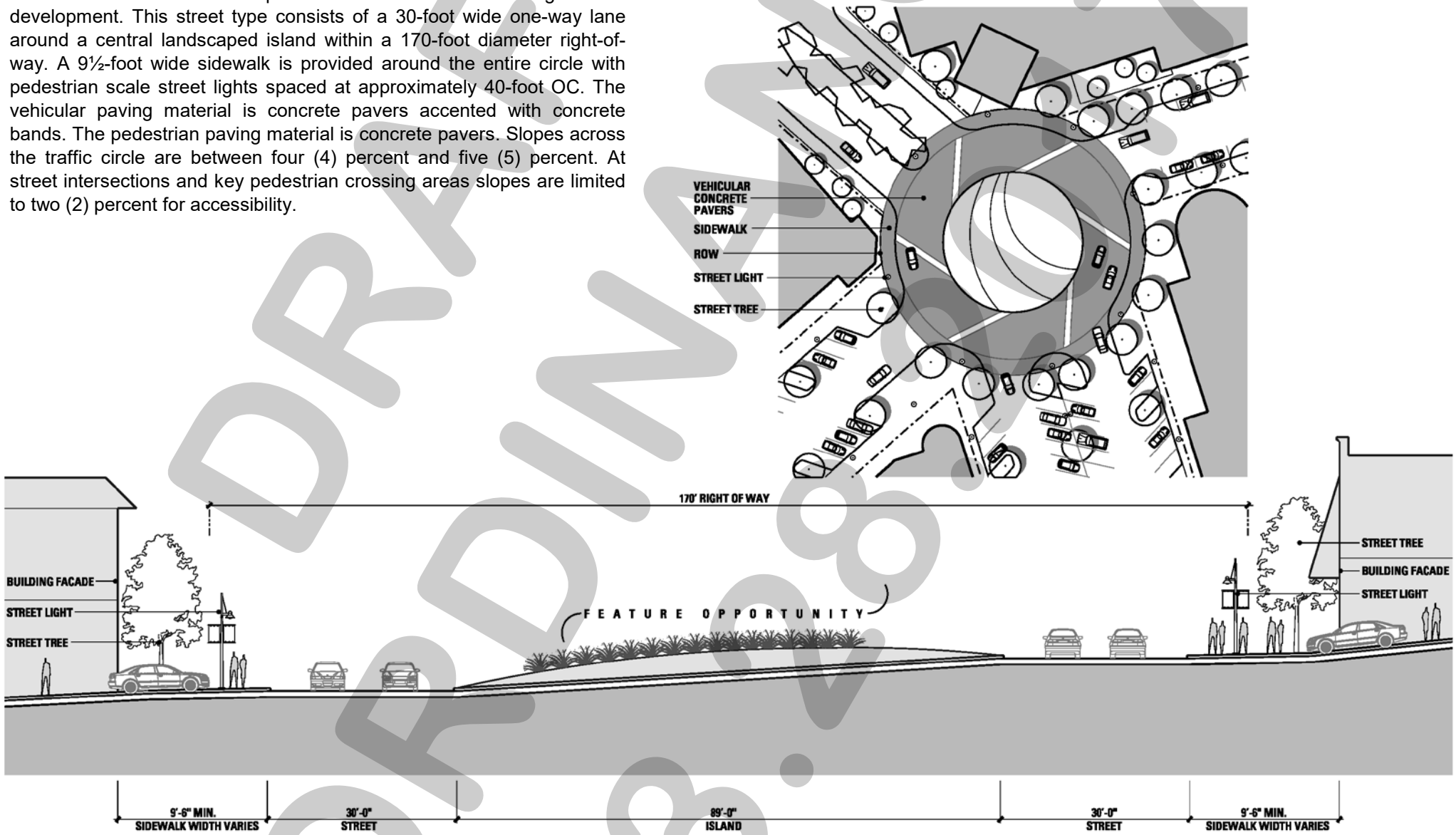

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EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'M'

Street Type 'M' serves as the primary single-family residential neighborhood street. This street type consists of a 30-foot wide street within a 50-foot right-of-way. On street parking is permitted on this street type. Street trees are spaced at 30-foot OC within a 4½-foot wide parkway with pedestrian scale street lights spaced at 60-foot OC. A five (5) foot wide concrete sidewalk is provided on both sides of the street. This street type may include features such as eyebrows or landscape islands and medians.

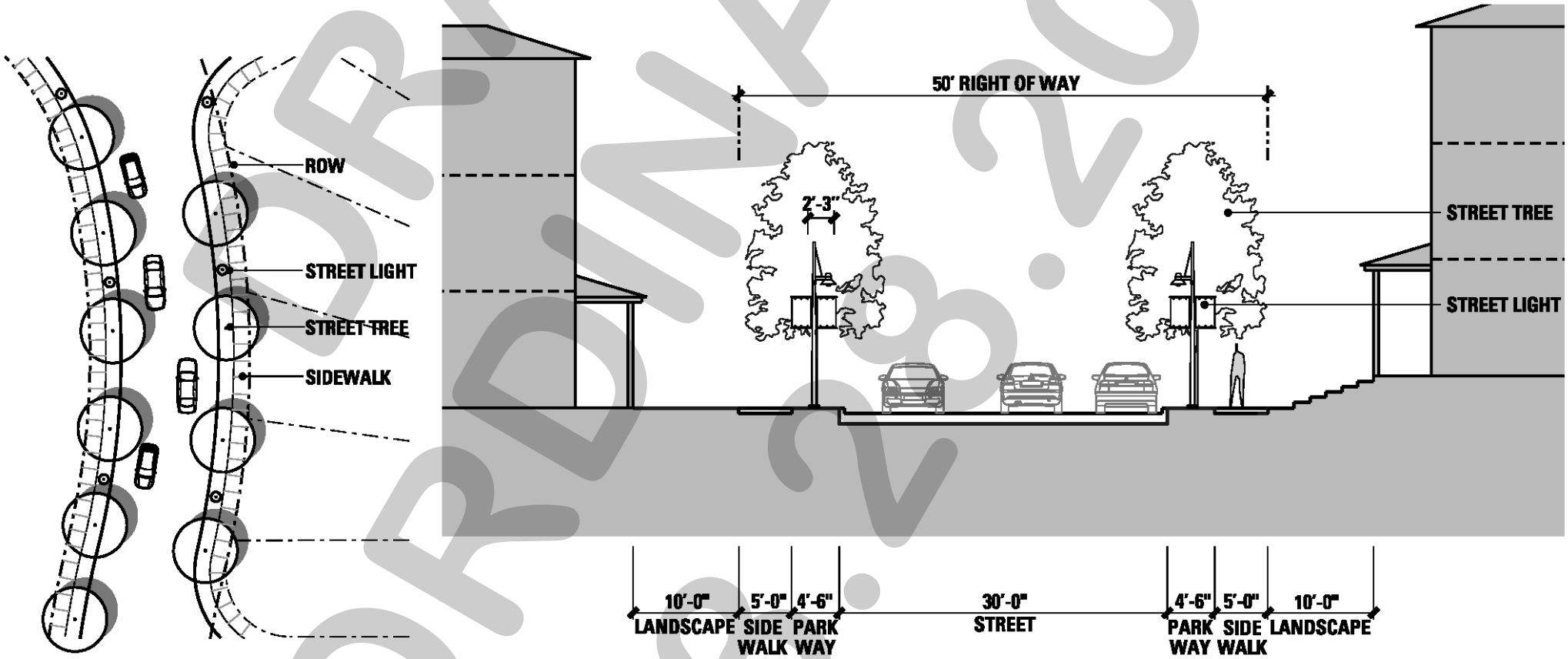

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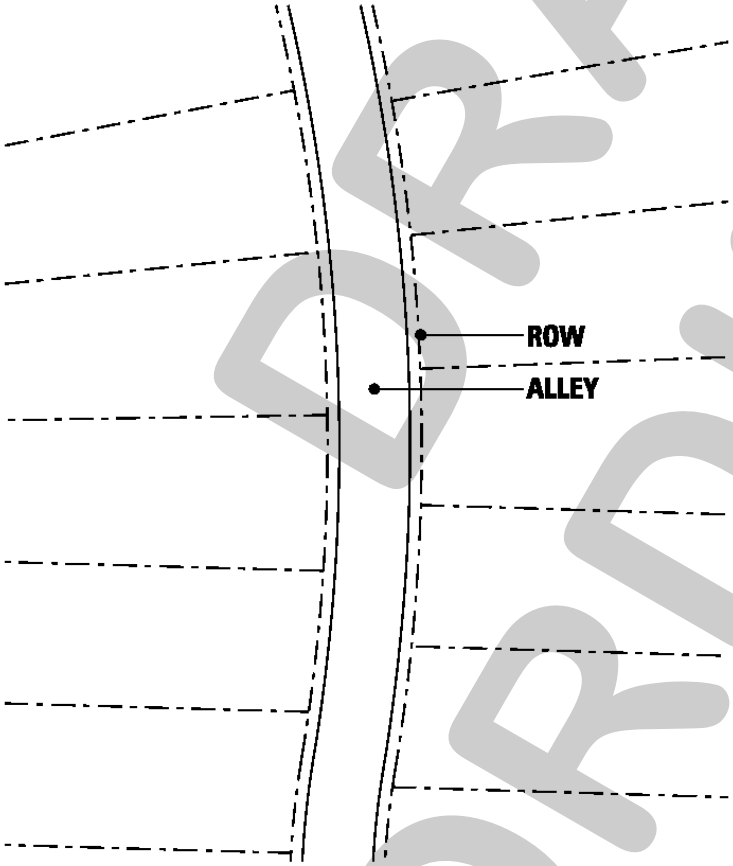
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'N'

Street Type 'N' serves as an alley within the single-family residential neighborhood. This street type consists of a 15-foot wide alley within a 20-foot right-of-way. No street trees, light fixtures, or sidewalks are provided in this street type.



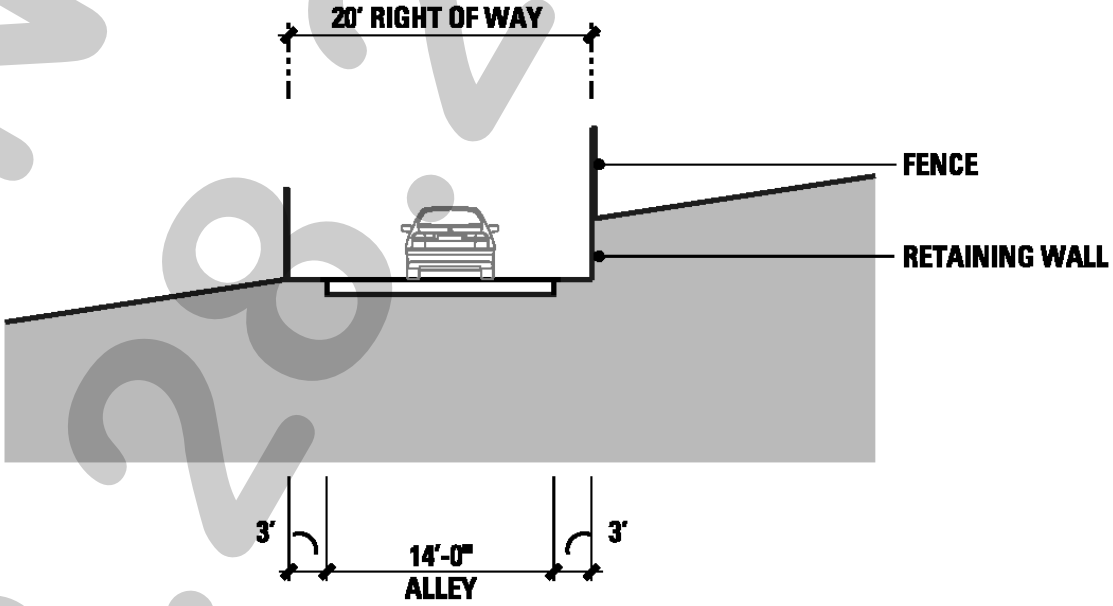


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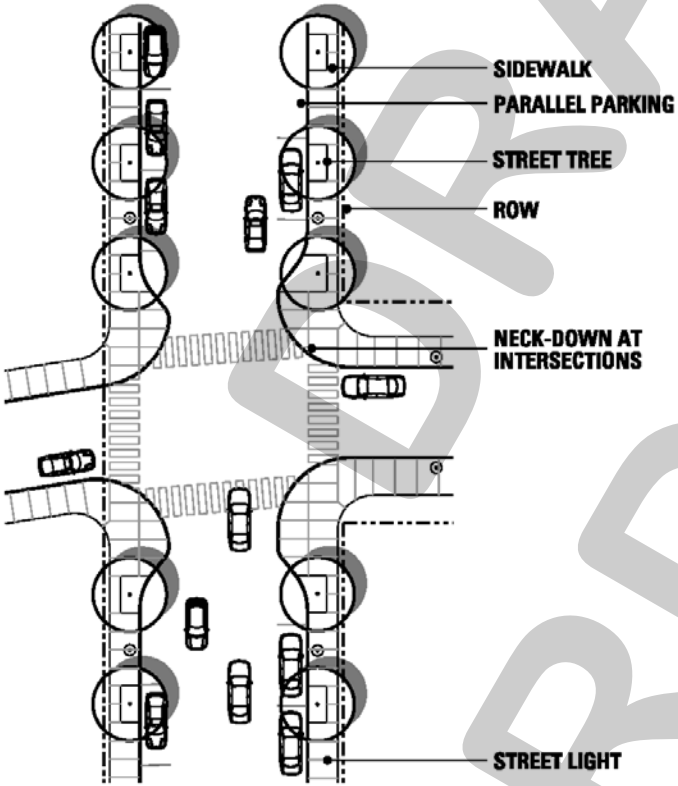
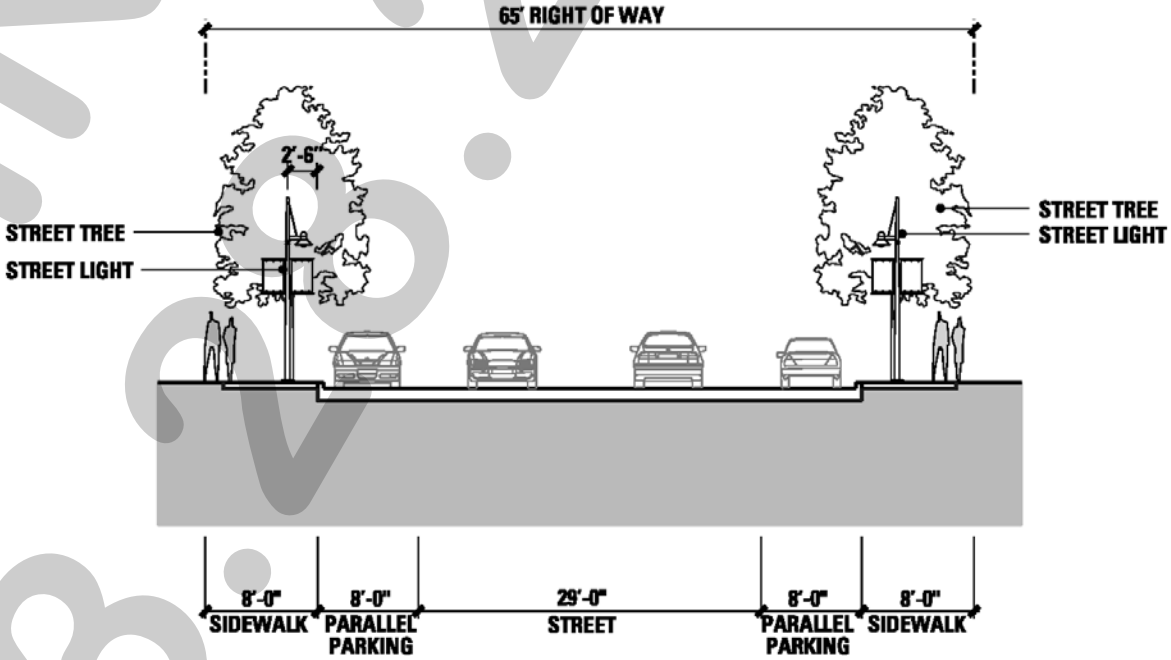
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'O' (I.E. SUMMER LEE DRIVE)

Street Type 'O' consists of streetscape improvements and parallel parking dedication on both sides of an existing 29-foot wide street within the existing 65-foot Summer Lee Drive right-of-way. An eight (8) foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. Neck downs are provided at intersections to provide a clearly defined pedestrian space. The pedestrian paving material is concrete sidewalk. Longitudinal slopes on this street type are range from 1½% to seven (7) percent. At street intersections, pedestrian walkway slopes are limited to two (2) percent for accessibility.





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STREETSCAPE ELEMENTS

PEDESTRIAN PAVING MATERIALS

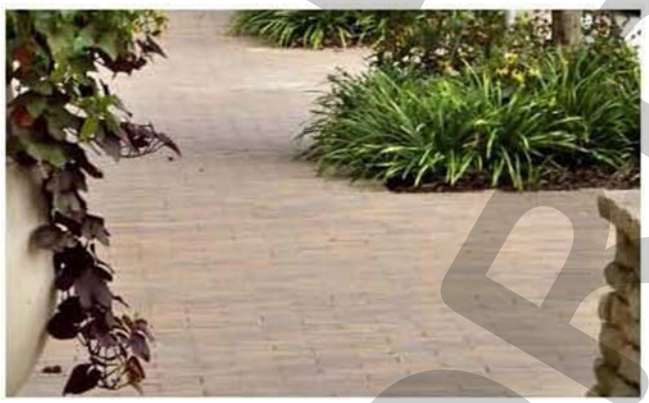
CONCRETE PAVING
All concrete pedestrian walkways shall be an upgraded pedestrian concrete paving with integral color ~~(~~matching Scofield Chromix C-24 Charcoal or C-15 Coachella Sand), light sandblast finish, and sawcut control joints.

CONCRETE PAVERS
Concrete pavers shall be ~~Pavestone concrete pavers,~~ similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, and six (6) cm thickness. Pavers shall be placed in a running bond pattern perpendicular to the street curb.

VEHICULAR PAVING MATERIALS

CONCRETE PAVING
The standard vehicular paving material shall be concrete in accordance with City of Rockwall standards.

CONCRETE PAVERS
Upgraded vehicular paving shall be concrete pavers. Concrete pavers shall be ~~Pavestone concrete pavers,~~ similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, eight (8) cm thickness. Pavers shall be placed in a herringbone bond pattern.



STREET FURNISHINGS

BENCH
Benches shall be similar to Landscape Forms: Scarborough backed horizontal strap bench, powdercoat color RAL #7003 Moss Grey.

TRASH RECEPTACLE
Trash receptacles shall be similar to Landscape Forms: Scarborough side opening with vertical straps, powdercoat color RAL #7003 Moss.



BIKE RACK
Bike racks shall be similar to Forms + Surfaces: Trio Bike Rack, powdercoat color RAL #7003 Moss Grey.



BOLLARD
Bollards shall be similar to Hess - Paris 1100 Type 'A' fixed bollard, powdercoat color RAL #7003 Moss Grey.



SEAT WALL
Cast-in-place concrete seat wall with architectural finish.



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03.13.2017

STREETSCAPE ELEMENTS

LIGHTING

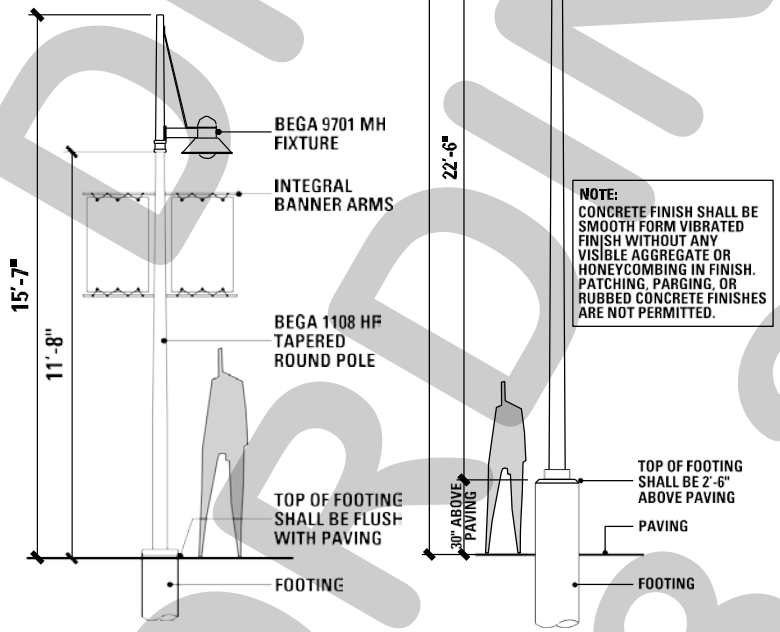
PEDESTRIAN SCALE STREET LIGHT
Pedestrian scale street lights shall be similar to the Bega 9701 MH 100W Metal Halide fixture on Bega 1108 HR 11'-8" tapered round pole with integral banner arms, powder coat color RAL #7003 Moss Grey.

PARKING LOT LIGHT FIXTURE
Parking lot light fixtures shall be similar to the Gardco Gullwing G18-2-3XL-400MH-XXX-SC on KW RTSP 22.5-6.60-11-LNA-DM2180-BC powder coat color RAL #7003 Moss Grey

Parking lots shall be illuminated to an average sustained level of 1.5 - 2 Foot Candles.

TREE UP-LIGHT
All street trees within the right of way shall be uplight with B-K HP2-PAR2020-TR-59-SAP-11-xxx-AH/CPC or a smilar light fixture.









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STREETSCAPE ELEMENTS

LANDSCAPE

TREE LEAVE-OUTS
Paving leave-outs for street trees shall be five (5) feet by ten (10) feet adjacent to the back of the street curb. All street trees in tree leave-outs or in head-in parking islands shall have tree sub-drainage tied to the storm drain system. In addition to the street tree, all leave outs shall contain one of the following:

Option A: A mix of shrub, perennial, ornamental grass, and groundcover planting. Plant materials shall provide a mix of height, color, texture, and evergreen structure.

Option B: Mexican Beach Stone pebbles.

A consistent treatment must be provided for a continuous block length.

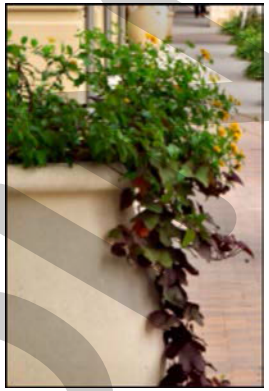




DECORATIVE POTS
Use decorative pots to accent the streetscape environment. Decorative pots must be compatible with the surrounding architectural styles. Decorative pots must be an appropriate pedestrian scale. All decorative pots shall be irrigated and have drainage tied to the storm drain system.

Recommended decorative pots:

- ☑ Stonewear Zena series, SB 32 Finish
- ☑ Stonewear Grecian series, SB 32 Finish
- ☑ Rectangular Metal Planters





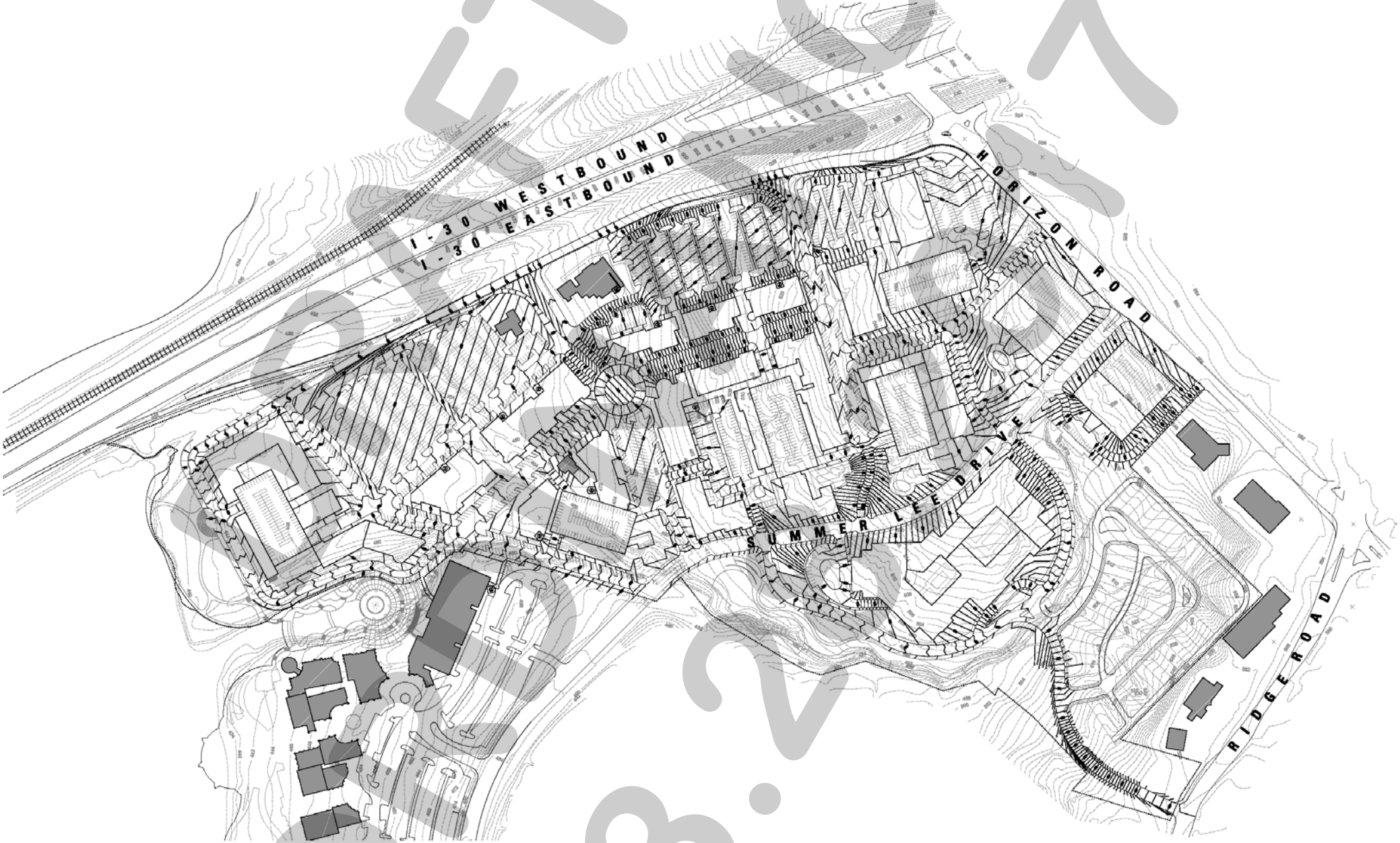




GRADING
The maximum cross slope on all pedestrian walkways shall be two (2) percent. The maximum longitudinal slope on all pedestrian walkways shall be five (5) percent, except where the longitudinal slope of the street exceeds five (5) percent.

DRAFT ORDINANCE 03.06.2017

EXHIBIT 'C-5':
Master Grading Plan



DRAFT 03.27.17

EXHIBIT 'C-6':
Master Tree Planting Plan

A Master Tree Planting plan has been established for the Harbor District to ensure unifying street tree planting within the right of way and unifying tree planting within private development parcels. The following species of trees must be planted as the dominant street or parking lot tree according to the master tree planting plan. Additional landscaping and accent trees may also be used within each *Sub-District*. All street trees in tree leave-outs or in head-in parking islands, shall have tree sub-drainage tied to the storm drain system.

Street trees within the right of way shall be the following sizes:

(1) Street trees in tree wells at 30-foot OC shall be four (4) inch caliper, 100 gallon
(2) Street trees in parking islands at 52-feet OC shall be eight (8) inches caliper



LEGEND

= Cedar Elms

= Bald Cypress

= A mix of any of the following canopy and ornamental trees in natural groupings. Live Oak, Cedar Elm, Red Oak, Burr Oak, Chinquapin Oak, Bald Cypress, Pond Cypress, Mexican Plum, Desert Willow, Chinese Pistache, Yaupon Holly, Red Bud, Crape Myrtle, Vitex, Eve's Necklace

= Live Oak

= Red Oak

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EXHIBIT 'D':
Sub-District Land Use Chart

Residential Land Uses **Residential Land Uses**	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Accessory Building [1]									*P*	
Home Occupation [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
Hotel	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Hotel (*Full Service*)	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Hotel (*Residence*)	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Motel	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Single-Family, Zero-Lot-Line									*P*	
Townhouse	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*	*S*	*S*
Urban Residential (Condominium Units Only) [1]	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*	*S*	*S*

Office Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Animal Clinic for Small Animals (No Outdoor Pens) [1]	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Church/House of Worship [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Day Care (7 or More Children) [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Financial Institution (Without Drive-Through)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Financial Institution (With Drive-Through)										*P*
Government Facility	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Library, Art Gallery or Museum (Public)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office (General)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office Building (Less Than 5,000 SF)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office Building (More Than 5,000 SF)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Post Office (Local Service)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Research/Technology/Light Assembly	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Trade School	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*

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EXHIBIT 'D':
Sub-District Land Use Chart

Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Antique/Collectable Sales	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Automobile Rental	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Banquet Facility	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Business School	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Catering Service	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Commercial Amusement/Recreation (Indoor) [1]	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Community or Recreation Club, Public or Private (Accessory)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Copy Center	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Display (Incidental) [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Electrical, Watch, Clock, Jewelry and/or Similar Repair	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Garden Supply/Plant Nursery	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
General Personal Service	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Hair Salon/Manicurist	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Health Club	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Laundry (Drop-Off/Pickup)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Locksmith	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Message Therapist	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Museum or Art Gallery (Private)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Night Club, Discothèque or Dance Hall	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Pet Shop	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Private Club [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Private Club for a Lodge or Fraternal Organization	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Restaurant (Less Than 2,000 SF, Without Drive-Through or Drive-In)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Restaurant (2,000 SF or More, Without Drive-Through or Drive-In)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*

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EXHIBIT 'D':
Sub-District Land Use Chart

Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Restaurant With Accessory Private Club or Brew Pub [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Retail Store With Gasoline Product Sales *(Limited to Area 3 ONLY -- As Shown in Exhibit A)*						*P*				
Shoe and Boot Repair and Sales	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Studio: Art, Photography and/or Music	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Tailor, Clothing or Apparel Shop	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Theater	*S*	*P*	*S*	*P*	*S*	*P*	*S*	*S*	*S*	*S*
Wholesale Showroom Facility	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*

P: Permitted By-Right; A: Accessory Use; S: Specific Use Permit (SUP); [1]: Permitted w/ Conditions (See Article IV, Permissible Uses, of the Unified Development Code, as amended, For Each Conditional Use)

Note: All listed uses above shall be further regulated and/or limited within the specific *Sub-District* standards contained in *Ordinance No. 10-21; Exhibit 'C-2' through Exhibit 'C11'*, with the exception of the *Other Uses* category which shall be permitted by right or allowed with a Specific Use Permit (SUP) as outlined, regardless of *Sub-District*.

Other Uses

The following Uses Shall be Permitted By-Right in all Sub-Districts:

Antenna (Accessory)
Antenna (Amateur Radio)
Antenna (Dish)
Asphalt or Concrete Batch Plan (Temporary)
Fund Raising Event by Non-Profit (Indoor/Outdoor -- Temporary)
Garage (Accessory Use)
Municipally Owned and/or Controlled Facilities (Utilities and Uses)
Parking (Commercial)
Parking Lot (Non-Commercial)
Public Park or Playground
Radio Broadcasting
Real Estate Sales Office (On-Site -- Temporary)
Recording Studio
Satellite Dish
Swimming Pool (Private -- Accessory Use)
Temporary On-Site Construction Office

The Following Uses Shall be Permitted By SUP in all Sub-Districts:

Antenna (Commercial)
Antenna (Commercial -- Free-Standing)
Antenna (Commercial -- Mounted)
Helipad
Private Streets
Tennis Courts (Not Accessory to a Public or Private Club)
Transit Passenger Facility
TV Broadcasting & Other Communication Service
Utilities Holding a Franchise Agreement from the City of Rockwall
Utility Installation (Other Than Listed)
Utility/Transmission Lines
Wireless Communication Tower

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HARBOR RESIDENTIAL SUB-DISTRICT

The primary intent of the *Harbor Residential Sub-District* is to provide a counter part to the existing Harbor development which will create a vibrant atmosphere surrounding the existing central fountain feature. Ground floor retail spaces are intended to link the Harbor District with the existing Harbor development. The addition of residential units will capitalize on the views and adjacencies to Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the three (3) percent to eight (8) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type I	*10'*
Street Type E	*7'*
Street Type J	*5'*
Street Type H	*0'*

BUILDING FORM	
Each block face must have a minimum of 80% of its length defined by a building façade.	
Street Type I Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Street Type J Min. Façade Built to BTL	*45%*
Street Type H Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*80%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail, Restaurant & Residential*
Upper Floors	*Residential & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*2*	*45'*
Maximum Building Height (Adjacent to Existing Cinemark Theater)	*2*	*35'*
Minimum 1st Floor Commercial Height (with Other Uses Above)		*15'*

ENCROACHMENTS	
Street Type I	*5'*
Street Type E	*5'*
Street Type J	*5'*
Street Type I	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

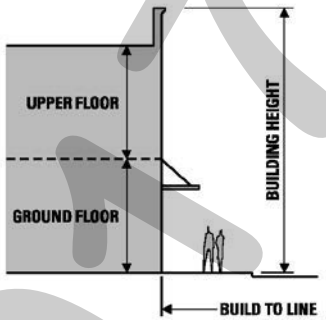
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Street Type I	*10'*
Street Type E	*10'*
Street Type J	*10'*
Street Type H	*10'*

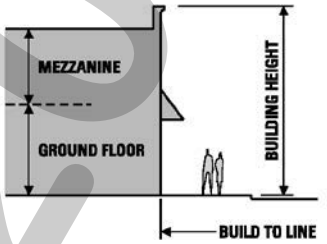
SURFACE PARKING LOTS
A maximum of 10% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type I	*1*
Street Type E, H	*2*
Street Type J	*2*

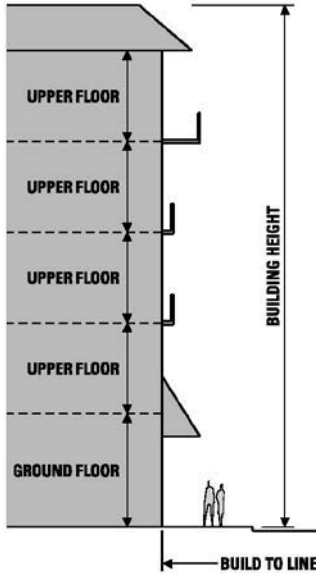
PEDESTRIAN WAYS/MEWS (MIN. NUM. PER BLOCK FACE)	
Street Type I	*1*
Street Type E, H	*1*
Street Type J	*0*



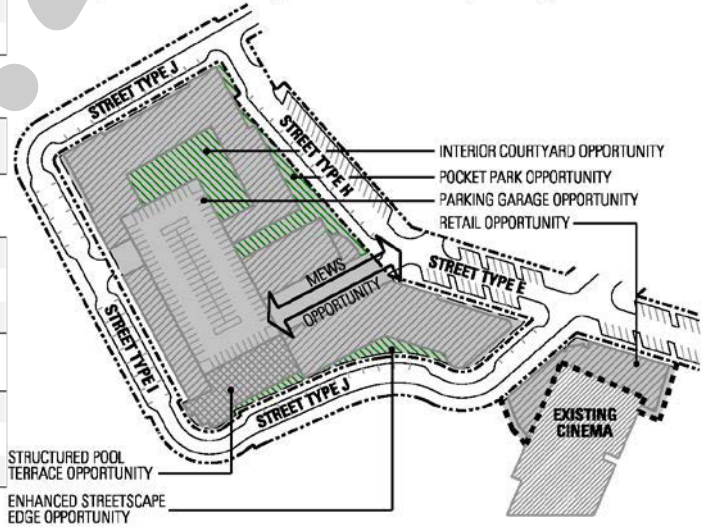
2 Story Commercial Building



1 Story Commercial Building



3 - 5 Story Building



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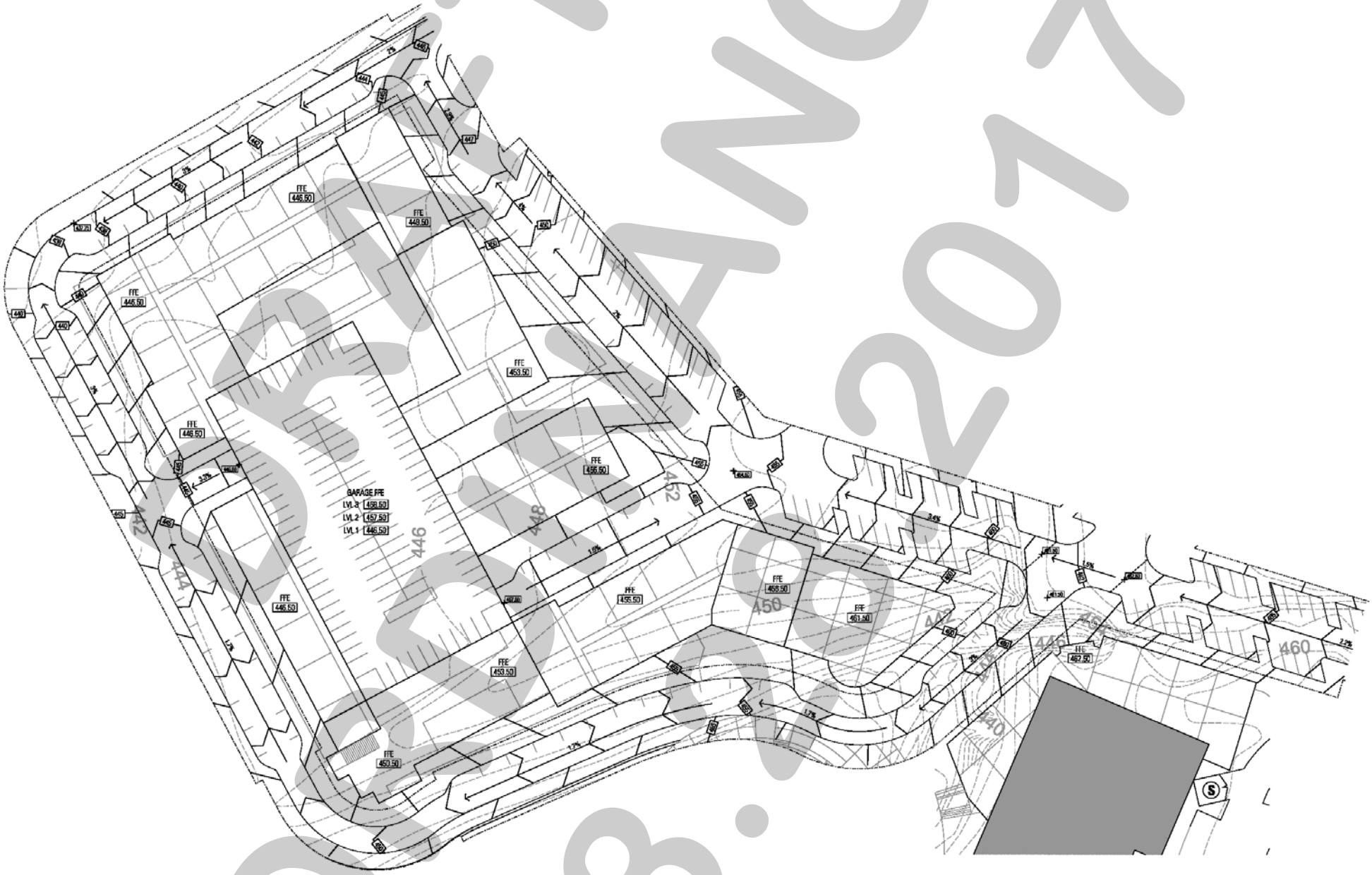
03.28.2017

EXHIBIT 'E-1':
Harbor Residential Sub-District



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NOT APPROVED
03.20.2017

FREEWAY FRONTAGE SUB-DISTRICT

The intent of the *Freeway Frontage Sub-District* is to provide mid-size retail anchors with high visibility that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Prime views and access from IH-30 combined with storefront presence along the main pedestrian and vehicular corridor within the district make this *Sub-District* an ideal location for retail anchors. Existing slopes within this *Sub-District* are in the three (3) to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type C	*3'*
Street Type E	*7'*

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	*250'*
Street Type A	*5'*
Street Type H	*10'*

BUILDING FORM	
Street Type C block face must have a minimum of 90% of its length defined by a building façade.	
Street Type E block face must have a minimum of 80% of its length defined by a building façade.	
Street Type C Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*30%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail & Restaurant*
Upper Floors	*Retail, Restaurant & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height (See Note)	*2*	*45'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*15'*
Minimum 1st Floor Commercial Height		*25'*

NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS	
IH-30 Frontage Road	*5'*
Street Type C	*5'*
Street Type E	*5'*
Street Type A	*5'*
Street Type H	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

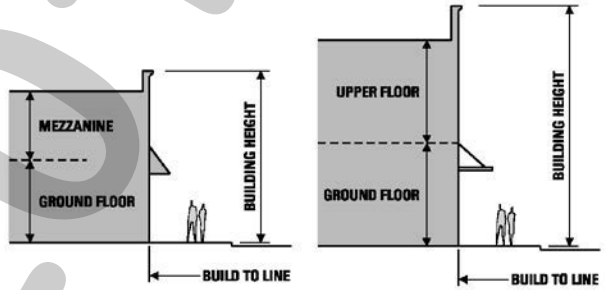
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	*20'*
Street Type C	*10'*
Street Type E	*10'*
Street Type A	*10'*
Street Type H	*10'*

SURFACE PARKING LOTS
A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	*0*
Street Type C	*0*
Street Type E, H	*2*
Street Type A	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	*1*



1 Story Commercial Building — 2-3 Story Commercial Building

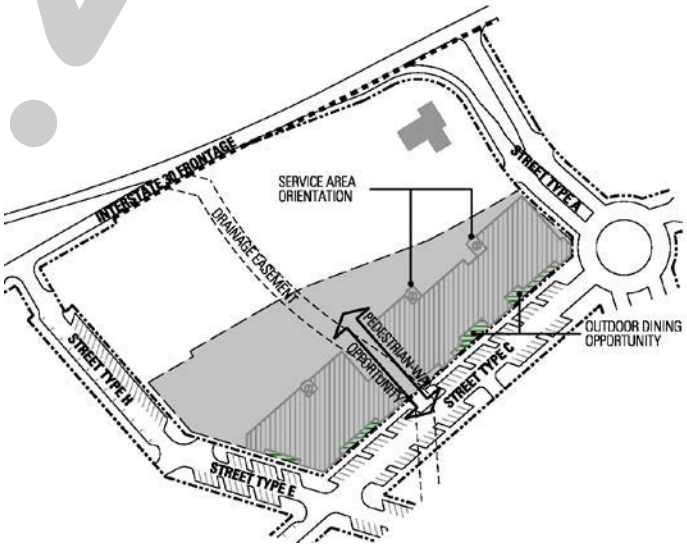


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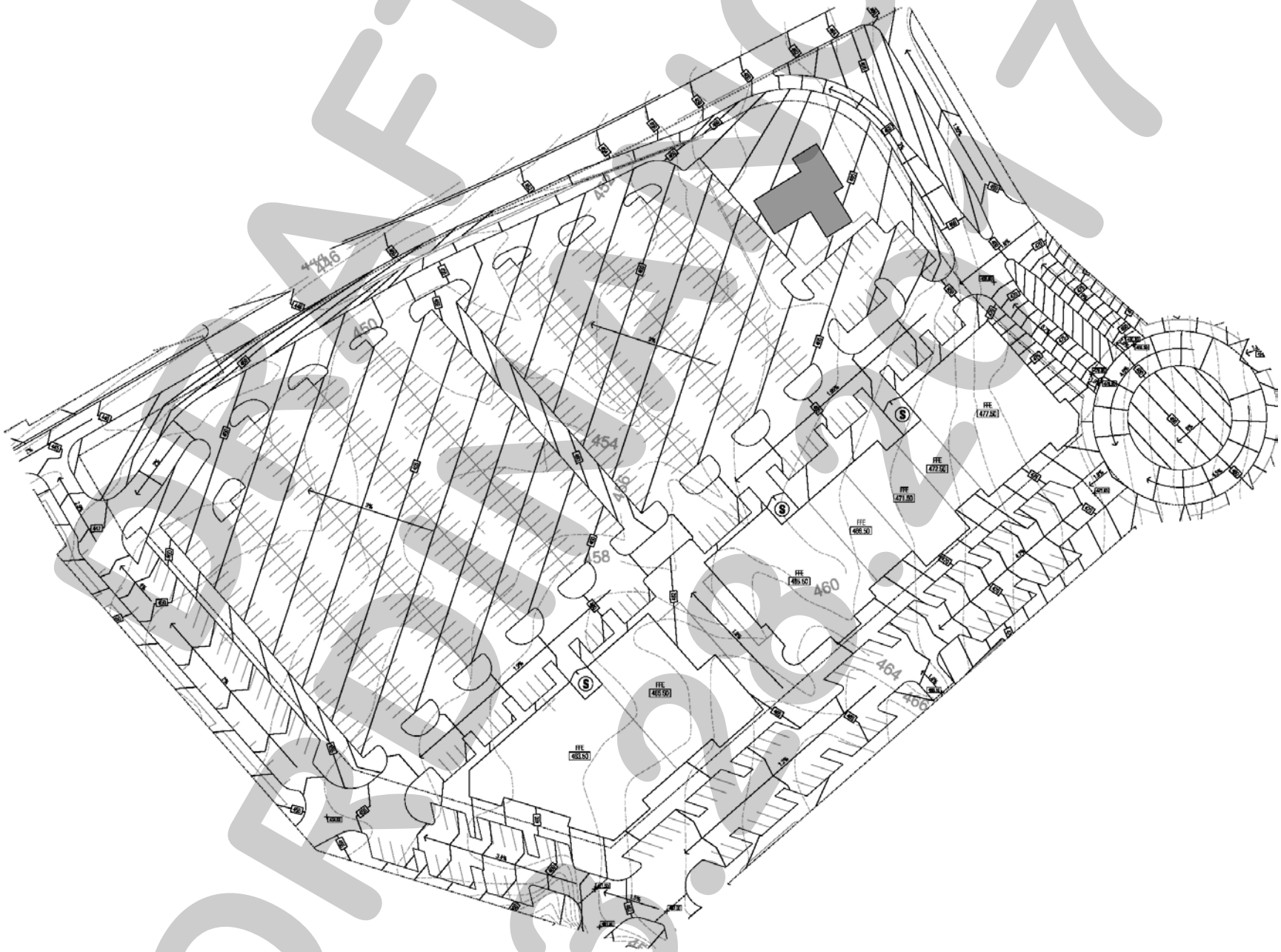
EXHIBIT 'E-2':
Freeway Frontage Sub-District



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03.28.2017

HARBOR LINK MIXED-USE SUB-DISTRICT

The primary intent of the *Harbor Link Mixed-Use Sub-District* is to provide a mix of retail and residential uses in close proximity to the existing Harbor development that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Existing slopes within this *Sub-District* are in the 3½% to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type C	*10'*
Street Type K	*7½'*
Street Type E	*0'*
Street Type F	*0'*

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*5'*
Street Type B	*3'*

BUILDING FORM	
Each block face must have a minimum of 75% of its length defined by a building façade.	
Street Type C Min. Façade Built to BTL	*45%*
Street Type K Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Street Type F Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*80%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail, Restaurant & Residential*
Upper Floors	*Residential & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*5*	*75'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*15'*
Minimum 1st Floor Commercial Height		*25'*

ENCROACHMENTS	
Summer Lee Drive	*5'*
Street Type C	*5'*
Street Type K	*5'*
Street Type E	*5'*
Street Type F	*5'*
Street Type B	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	*15'*
Street Type C	*10'*
Street Type K	*10'*
Street Type E	*10'*
Street Type F	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 5% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type C	*1*
Street Type K, B	*1*
Street Type E, F	*1*
Summer Lee Drive	*0*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	*1*
Street Type K, B	*1*
Street Type E, F	*1*

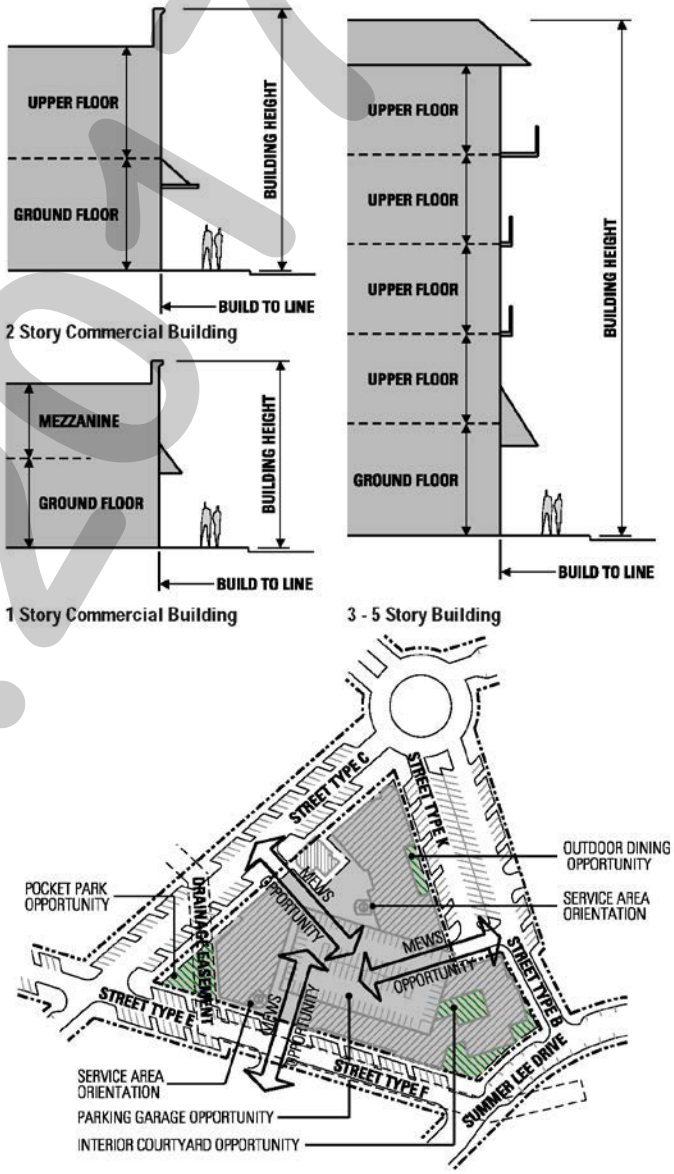

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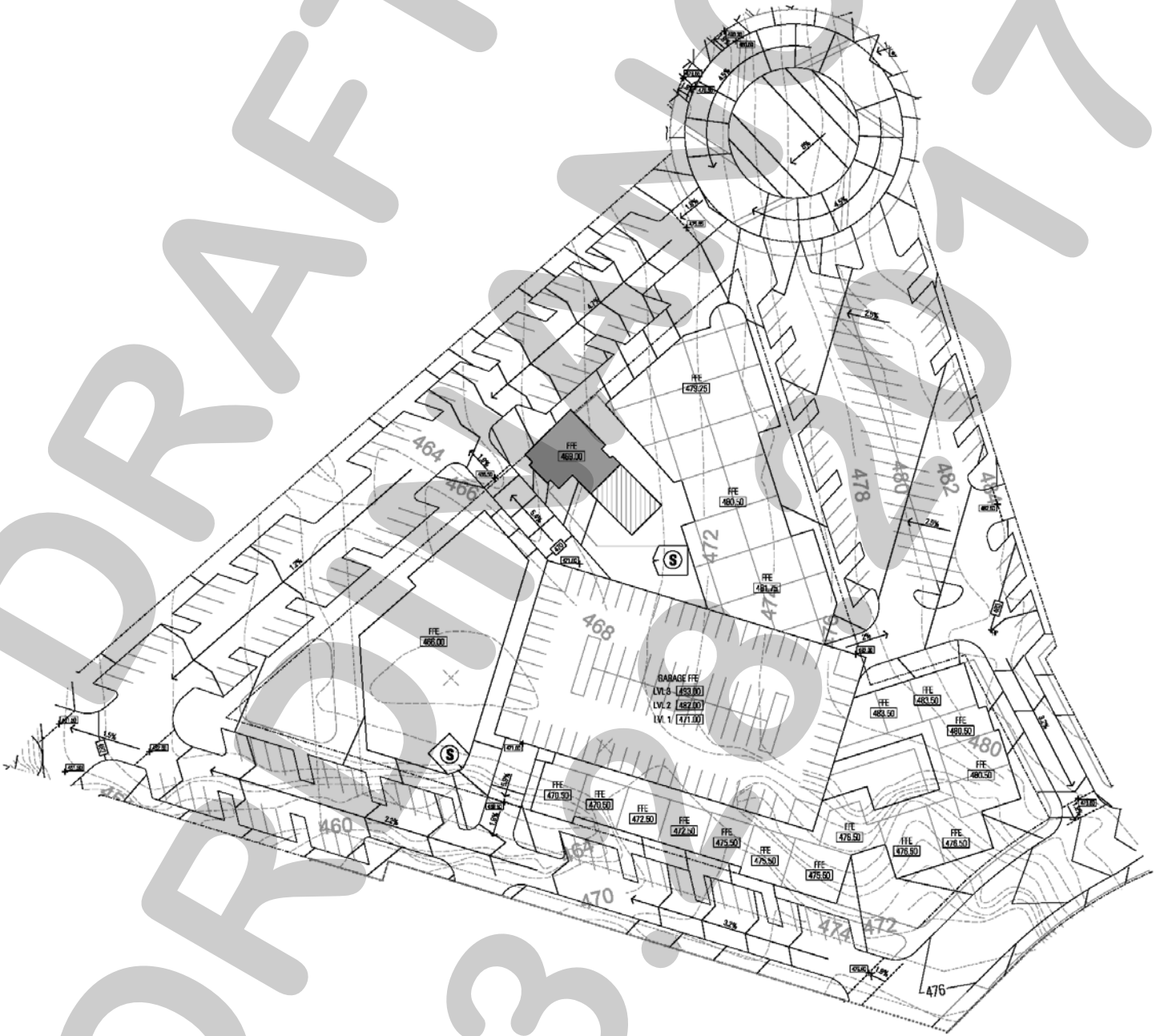
EXHIBIT 'E-3':
Harbor Link Mixed-Use Sub-District



DRAFT ORDINANCE 03-06-2017

EXHIBIT 'E-4':
Hillside Sub-District

HILLSIDE SUB-DISTRICT

The intent of the *Hillside Sub-District* is to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type D	*8'*
Street Type E	*4'*

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	*250'*
Street Type A	*5'*
Street Type B	*5'*

BUILDING FORM	
Street Type D block face must have a minimum of 85% of its length defined by a building façade.	
Street Type E block face must have a minimum of 100% of its length defined by a building façade.	
Street Type D Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*30%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail & Restaurant*
Upper Floors	*Retail, Restaurant & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height (See Note)	*2*	*35'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*20'*
Minimum 1st Floor Commercial Height		*15'*

NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS	
IH-30 Frontage Road	*5'*
Street Type D	*5'*
Street Type E	*5'*
Street Type A	*5'*
Street Type B	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

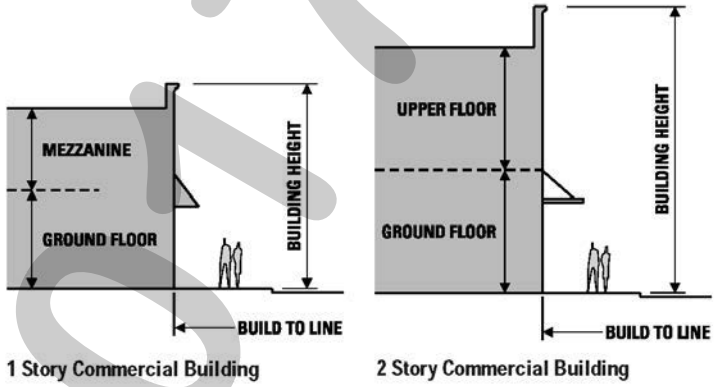
PARKING

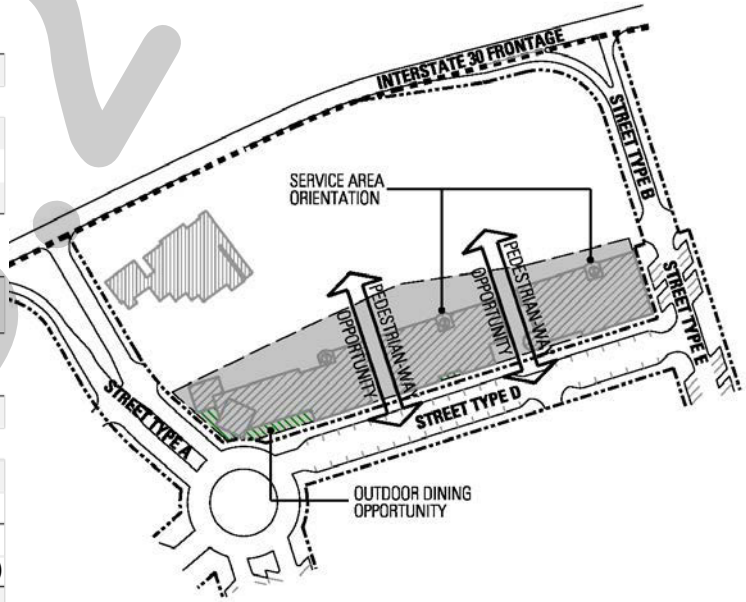
SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	*20'*
Street Type D	*10'*
Street Type E	*10'*
Street Type A	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	*0*
Street Type D	*0*
Street Type E, B	*1*
Street Type A	*1*

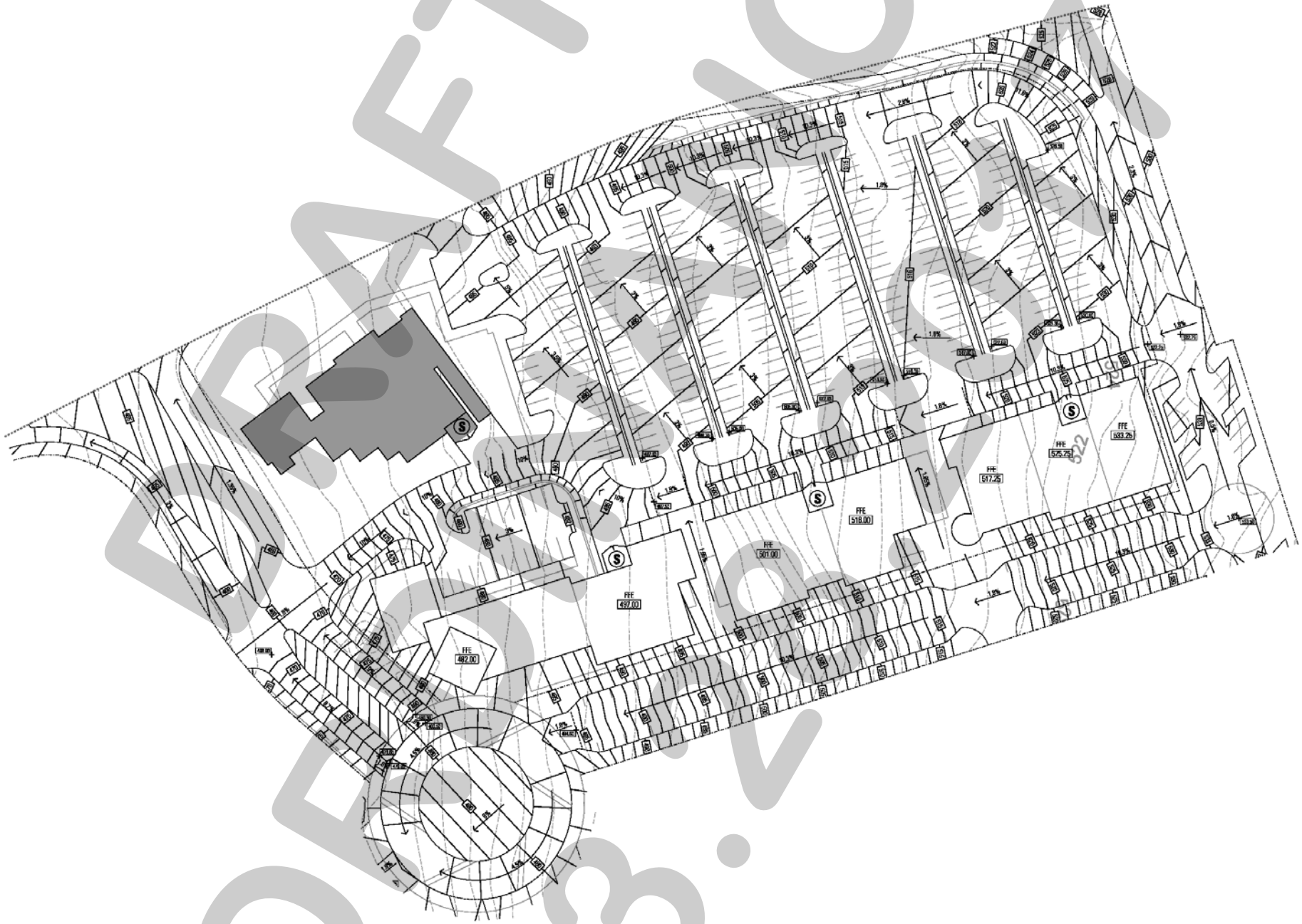
PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type D	*2*





DRAFT ORDINANCE 03.28.2017

EXHIBIT 'E-4':
Hillside Sub-District



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03.27.2017

EXHIBIT 'E-5':
Hillside Mixed-Use Sub-District

HILLSIDE MIXED-USE SUB-DISTRICT

The primary intent of the *Hillside Mixed-Use Sub-District* is to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district. A high quantity of residential units within this *Sub-District* will contribute to the overall density of the district. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type D	*3'*
Street Type K	*7½'*
Street Type E	*4'*
Street Type F	*7'*

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*5'*
Street Type B	*5'*

BUILDING FORM	
Each block face must have a minimum of 85% of its length defined by a building façade.	
Street Type D Min. Façade Built to BTL	*45%*
Street Type K Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Street Type F Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*80%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail, Restaurant & Residential*
Upper Floors	*Residential & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*5*	*75'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*15'*
Minimum 1st Floor Commercial Height		*25'*

ENCROACHMENTS	
Summer Lee Drive	*5'*
Street Type D	*5'*
Street Type K	*5'*
Street Type E	*5'*
Street Type F	*5'*
Street Type B	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

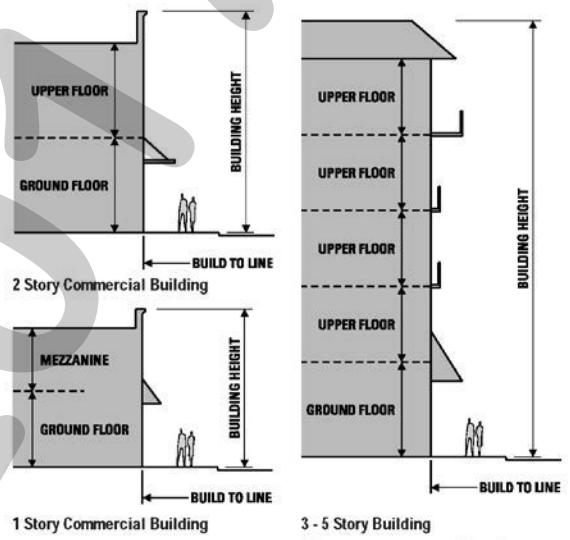
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	*15'*
Street Type D	*10'*
Street Type K	*10'*
Street Type E	*10'*
Street Type F	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type D	*1*
Street Type K, B	*1*
Street Type E	*1*
Street Type E, B	*2*
Street Type F, B	*1*
Summer Lee Drive	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	*1*
Street Type K, B	*1*
Street Type E	*1*
Street Type E, B	*2*



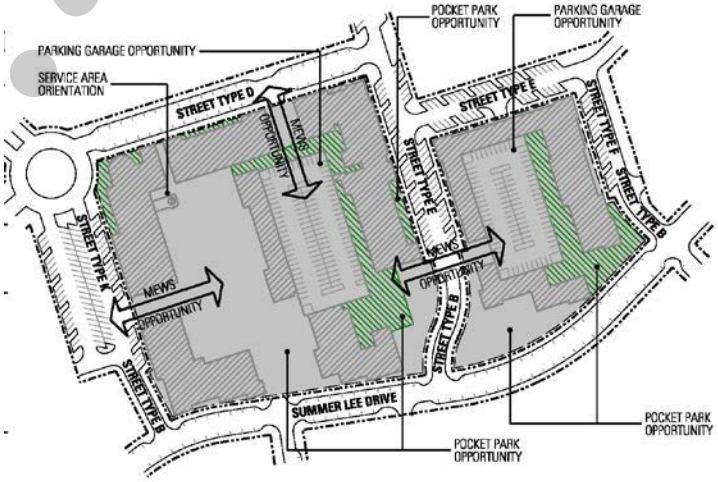


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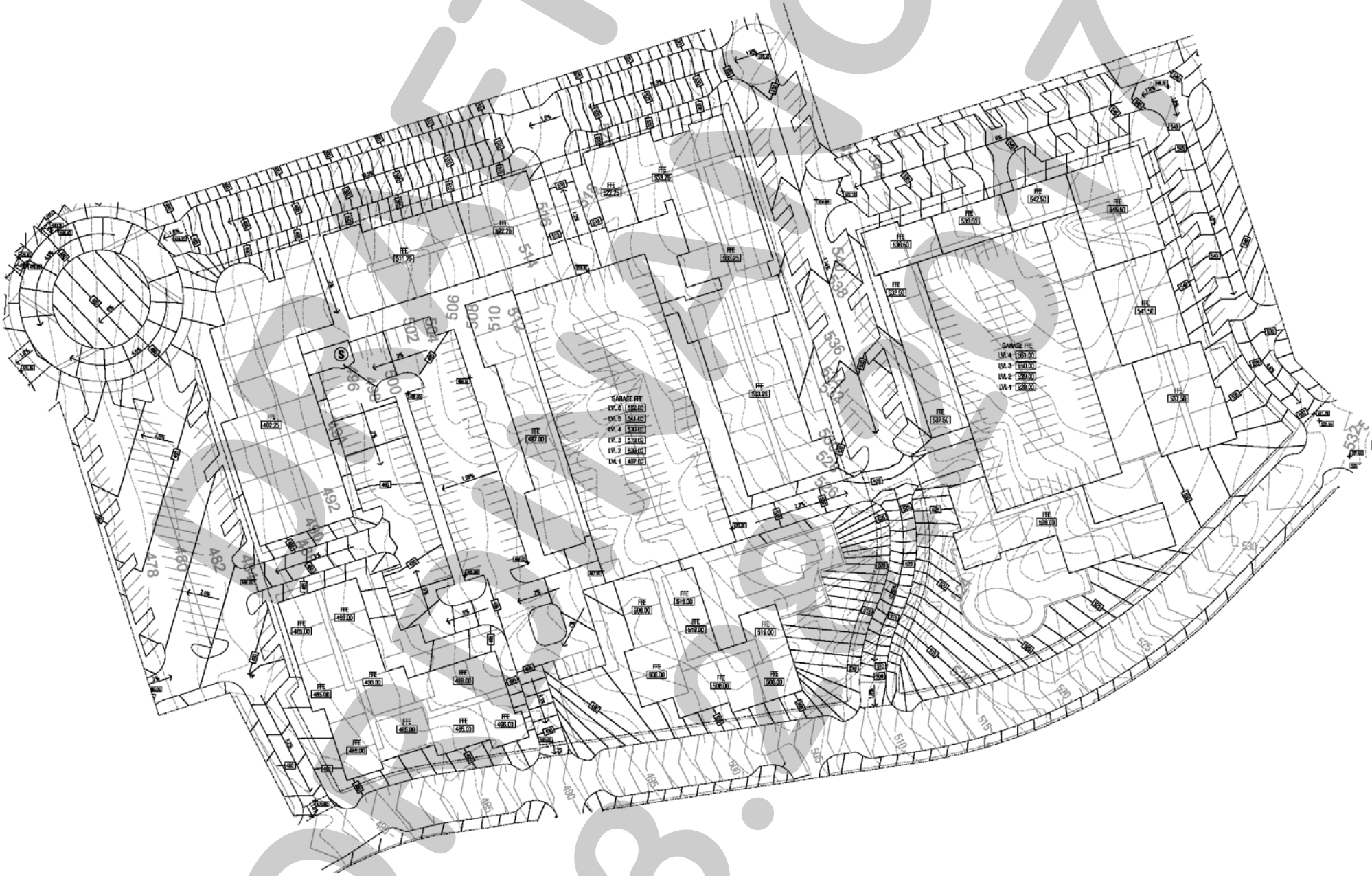
EXHIBIT 'E-5':
Hillside Mixed-Use Sub-District



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03.07.17

SUMMIT OFFICE SUB-DISTRICT

The primary intent of the *Summit Office Sub-District* is to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings. Key characteristics of this *Sub-District* include good visibility and ease of access from Interstate 30 and Horizon Road. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range. Significant massing of existing trees are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type E	*25'*
Street Type B	*10'*

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	*50'*
Horizon Road	*150'*
Street Type B	*5'*

BUILDING FORM	
Street Type E (IH-30 connection) block face must have a minimum of 80% of its length defined by a building façade.	
Street Type E (Horizon connection) block face must have a minimum of 20% of its length defined by a building façade.	
Street Type E (IH-30) Façade Built to BTL	*45%*
Street Type E (IH-30) Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*60%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Office, Retail & Restaurant*
Upper Floors	*Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*8*	*120'*
Maximum Mechanical Screen Height		*20'*

ENCROACHMENTS	
IH-30 Frontage Road	*5'*
Horizon Road	*5'*
Street Type E	*5'*
Street Type B	*5'*

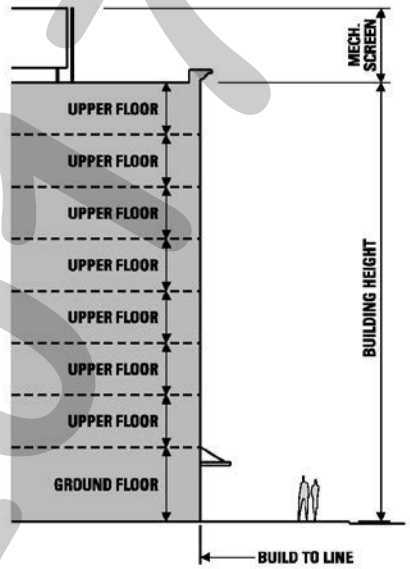
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

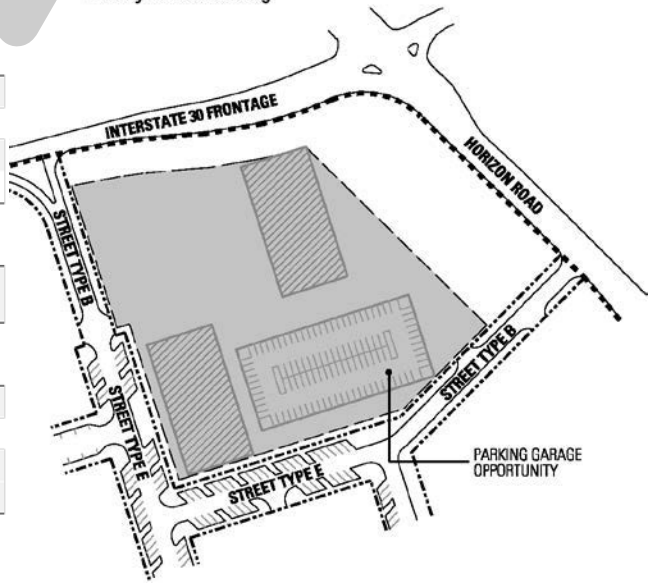
SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	*20'*
Horizon Road	*30'*
Street Type E	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	*0*
Horizon Road	*0*
Street Type E, B (Horizon Road)	*2*
Street Type E, B (IH-30)	*2*

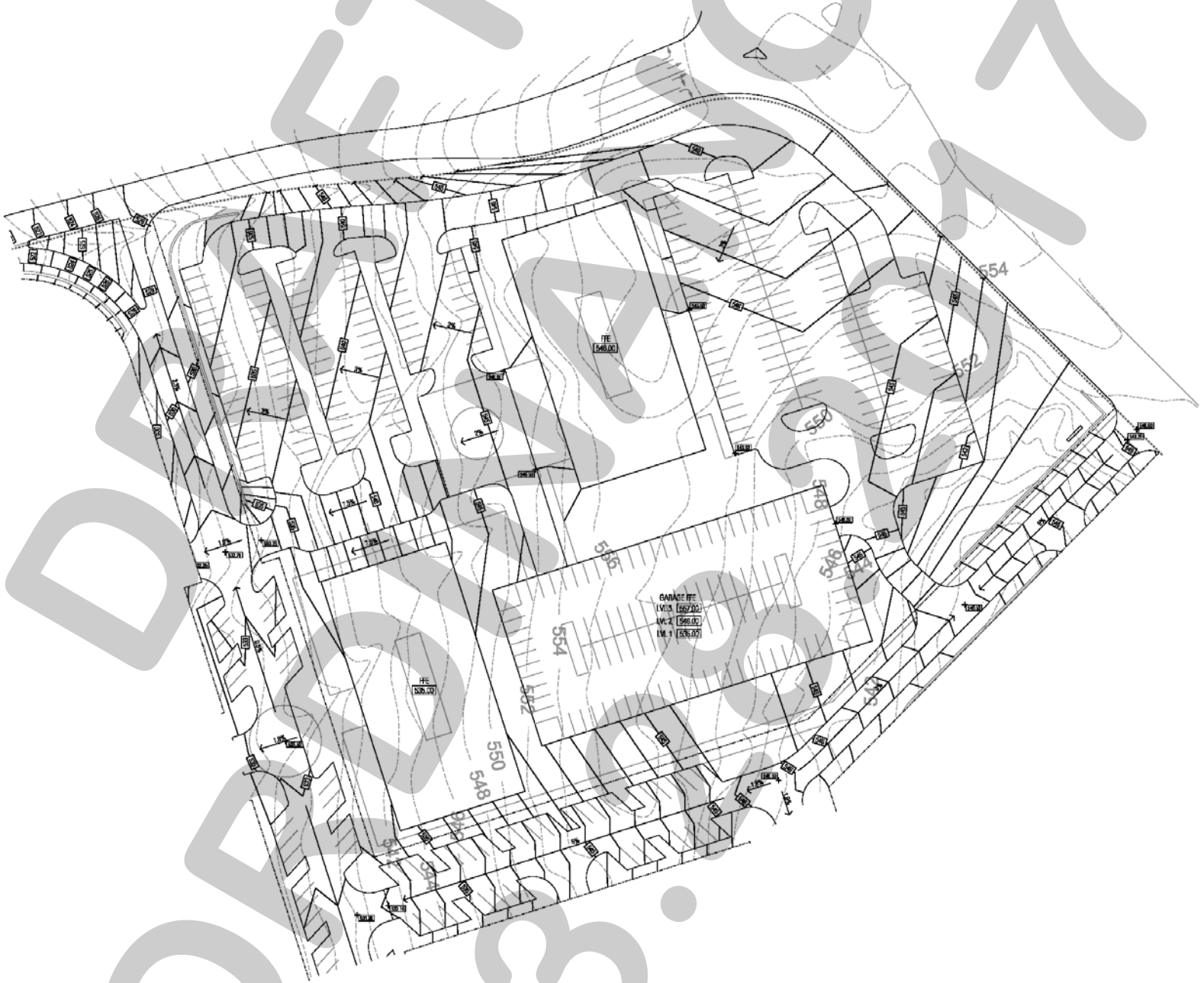


8 Story Office Building



DRAFT ORDINANCE 03.28.2017

EXHIBIT 'E-6':
Summit Office Sub-District



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03.03.2017

HORIZON SUMMER LEE SUB-DISTRICT

The primary intent of the *Horizon / Summer Lee Sub-District* is to provide development that will serve as a gateway into the Harbor District. Mid-rise office buildings will capitalize on superior views of Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the six (6) percent to 15% range. Significant massing of existing trees within a natural drainage corridor are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*30'*

SETBACK (DISTANCE FROM ROW LINE)	
Horizon Road	*40'*
Street Type F	*50'*
Street Type B	*30'*
Street Type G	*50'*

BUILDING FORM	
Summer Lee Drive block must have a minimum of 50% of its length defined by building facade	
Summer Lee Drive Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*60%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Office, Retail & Restaurant*
Upper Floors	*Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	8	120'
Maximum Mechanical Screen Height		*20'*

ENCROACHMENTS	
Summer Lee	*5'*
Horizon Road	*5'*
Street Type F	*5'*
Street Type B	*5'*
Street Type G	*5'*

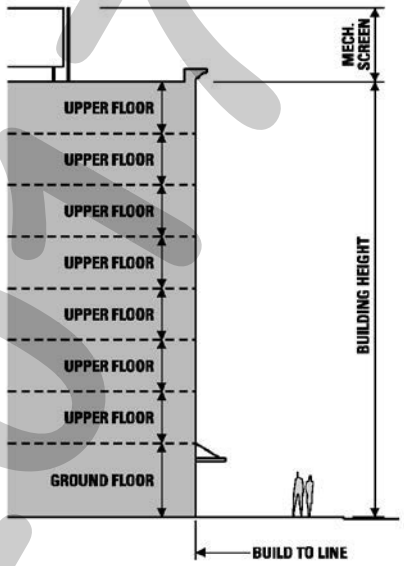
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee	*30'*
Horizon Road	*30'*
Street Type F	*10'*
Street Type B	*10'*
Street Type G	*10'*

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Summer Lee	*2*
Horizon Road	*0*
Street Type F, B	*1*
Street Type B	*1*
Street Type G	*0*



8 Story Office Building

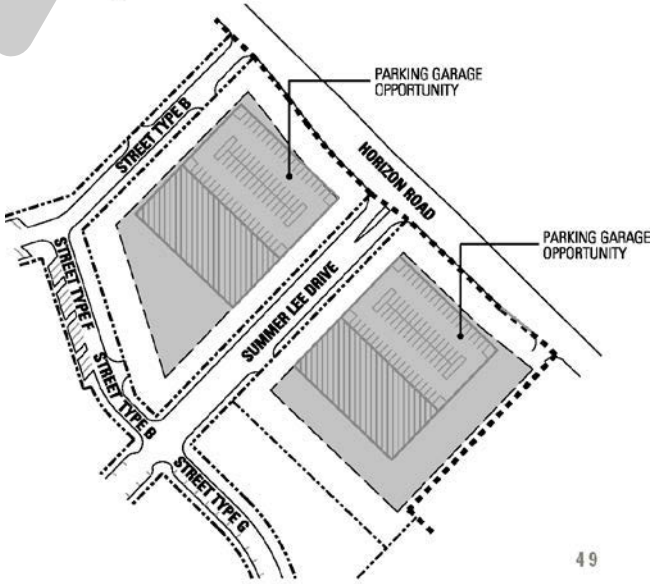


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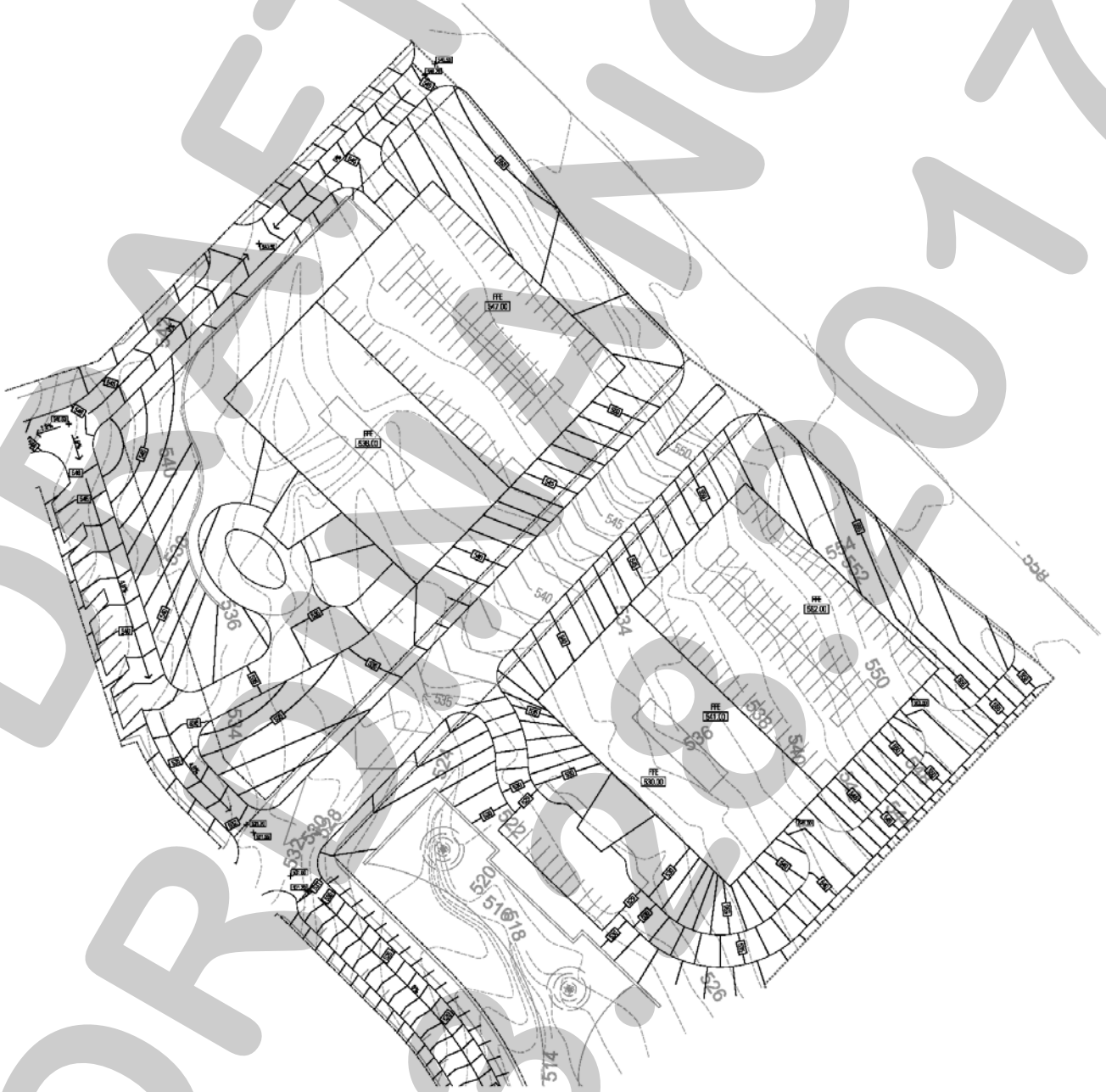
EXHIBIT 'E-7':
Horizon/Summer Lee Sub-District



DRAFT ORDINANCE 03.06.2017

INTERIOR SUB-DISTRICT

The primary intent of the *Interior Sub-district* is to provide an area that can function as either office, residential, or senior living use. Key characteristics of this *Sub-district* include good views of Lake Ray Hubbard and adjacency to open space. Existing slopes within this *Sub-district* are in the six (6) to ten (10) percent range. Significant massing of existing trees are also present within this *Sub-district* which should be preserved where possible.

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*10'*
Street Type G	*Minimum: 5'* *Minimum Average: 20'*

BUILDING FORM	
Each building must have a minimum of 30% of the length of its façade fronting on Summer Lee Drive located on the 20' setback line.	
Maximum Lot Coverage	*60%*

NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE	
Ground Floor	*Office, Senior Living and/or Residential*
Upper Floors	*Office, Senior Living and/or Residential*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	5	75'
Minimum One (1) Story Commercial Height		15'

ENCROACHMENTS	
Summer Lee Drive	*5'*
Street Type G	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	*10'*
Street Type G	*10'*

SURFACE PARKING LOTS
A maximum of ten (10) percent of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Summer Lee Drive	*3*
Street Type G	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Summer Lee Drive	*1*
Street Type G	*1*

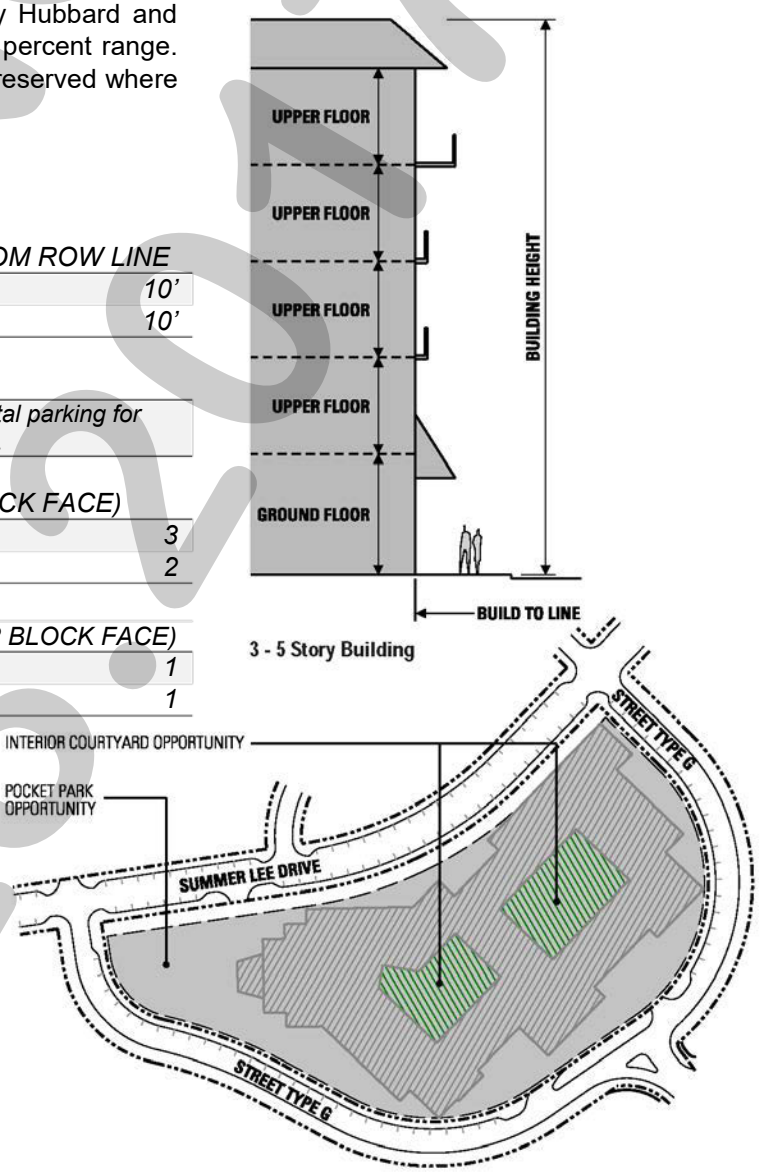


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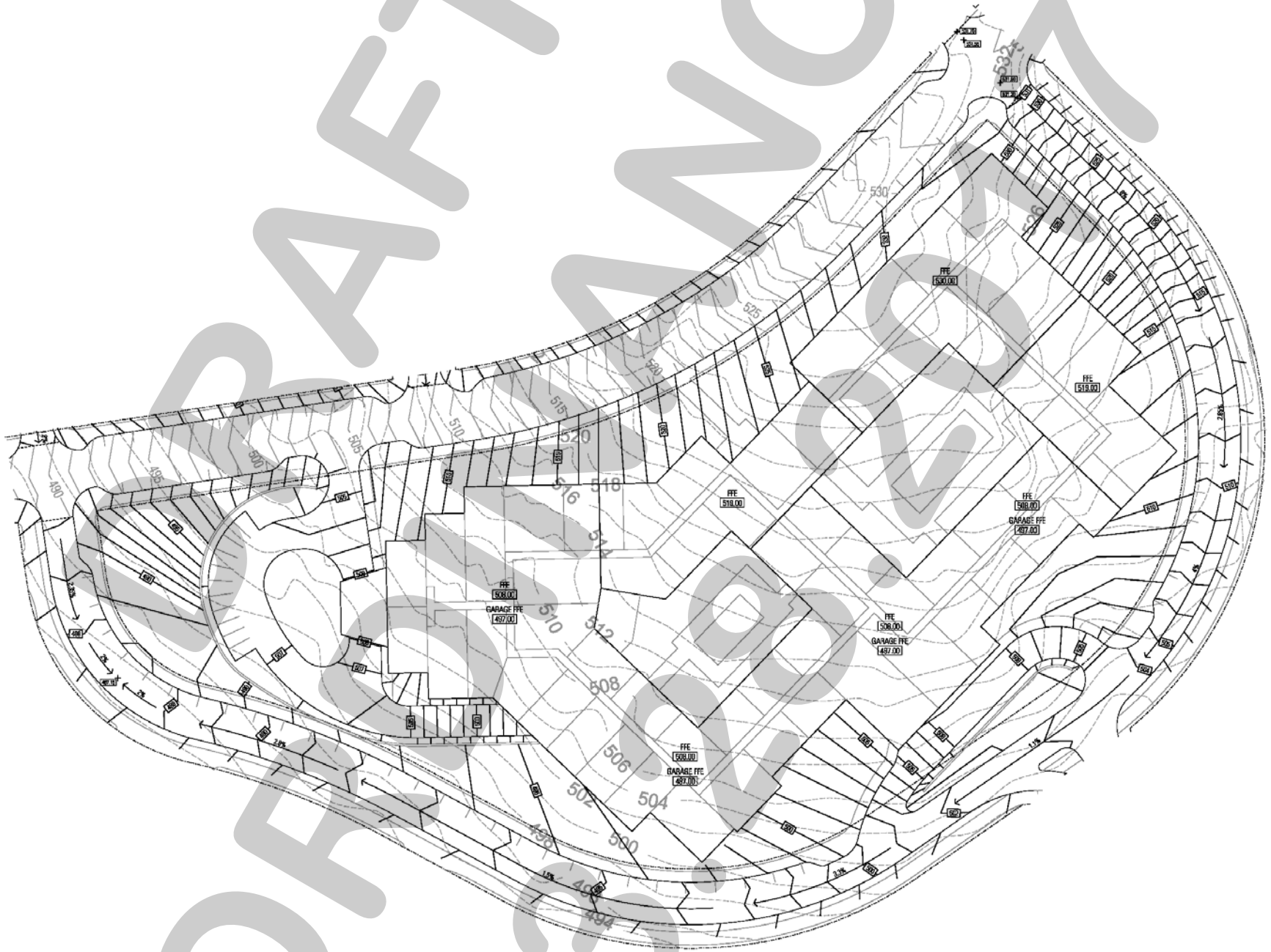
EXHIBIT 'E-8':
Interior Sub-District



DRAFT ORDINANCE 03.05.2018

RESIDENTIAL SUB-DISTRICT

The *Residential Sub-District* is reserved for zero lot line single-family residential housing. A lower volume of traffic in this area of the Harbor District make this *Sub-District* ideal for single family use. Key characteristics of this *Sub-District* include adjacency to open space and steep slopes that offer views of the surrounding area. Existing slopes within this *Sub-District* are in the six (6) percent to 16% range. This *Sub-District* is predominately vegetated by massing of existing trees that should be preserved when possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type M	*10'*

BUILDING FORM	
Street Type N	*5'*
Side	*8'*
Zero Lot Line	*0'*

NOTE: A minimum of 50% of the boundary with the Open Space *Sub-District* along *Street Type G* must be a public street (*i.e. Street Type M*).

BUILDING FORM	
Street Type M Min. Façade Built to BTL	*65%*
Maximum Lot Coverage	*61%*
Minimum Lot Size	*30' x 90'*

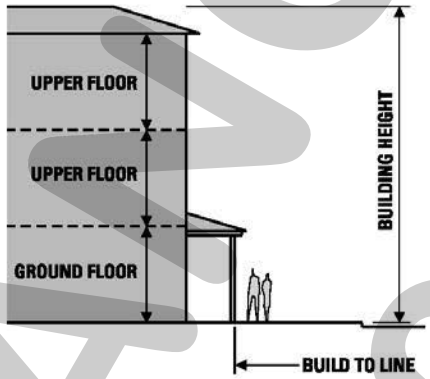
USE	
Ground Floor	Residential
Upper Floors	Residential

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	3	36'

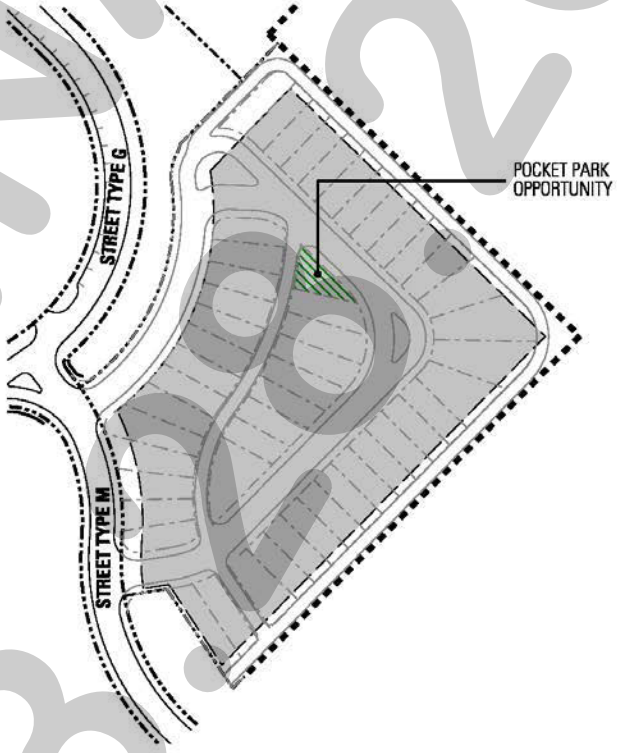
ENCROACHMENTS	
Front	*5'*

NOTE: Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.

EXHIBIT 'E-9':
Residential Sub-District



3 Story S.F. Residential



DRAFT ORDINANCE 03.20.2017

RESIDENTIAL SUB-DISTRICT

FLOOR PLAN/ELEVATION REPETITION

To avoid repetition and a monotonous look to the *Sub-District* environment, the following guidelines apply regarding the repetition of floor plans and elevations:

CASE 1
When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, four (4) full lots must be skipped. Different paint color must be used. *See Figure A.*

CASE 2
When building a house having the same floor plan and a different elevation on the same side of the street, three (3) full lots must be skipped. Different paint color must be used. *See Figure B.*

CASE 3
When building a house having the same floor plan and a different elevation on the opposite side of the street, two (2) full lots must be skipped. Different paint color must be used. *See Figure B.*

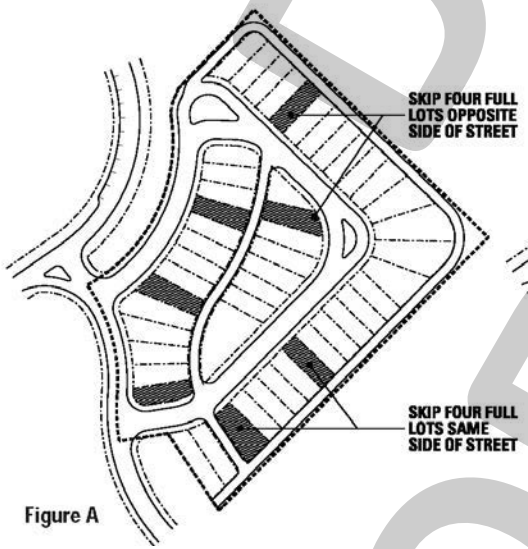


Figure A

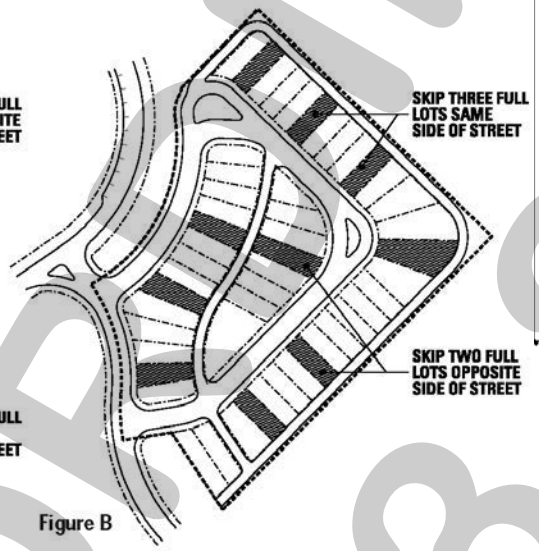
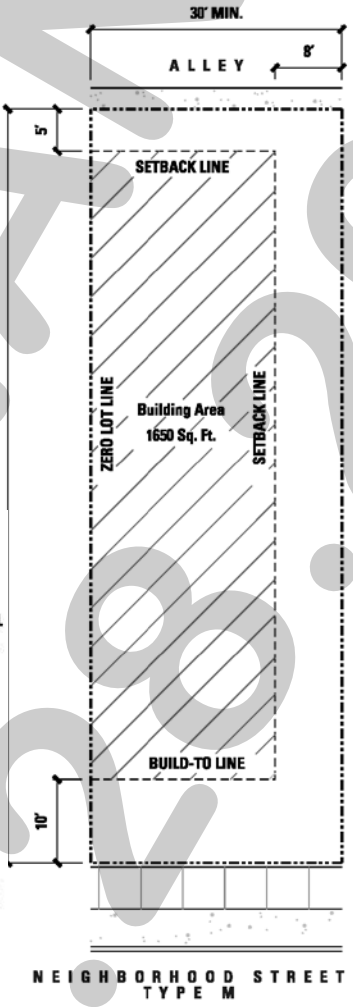
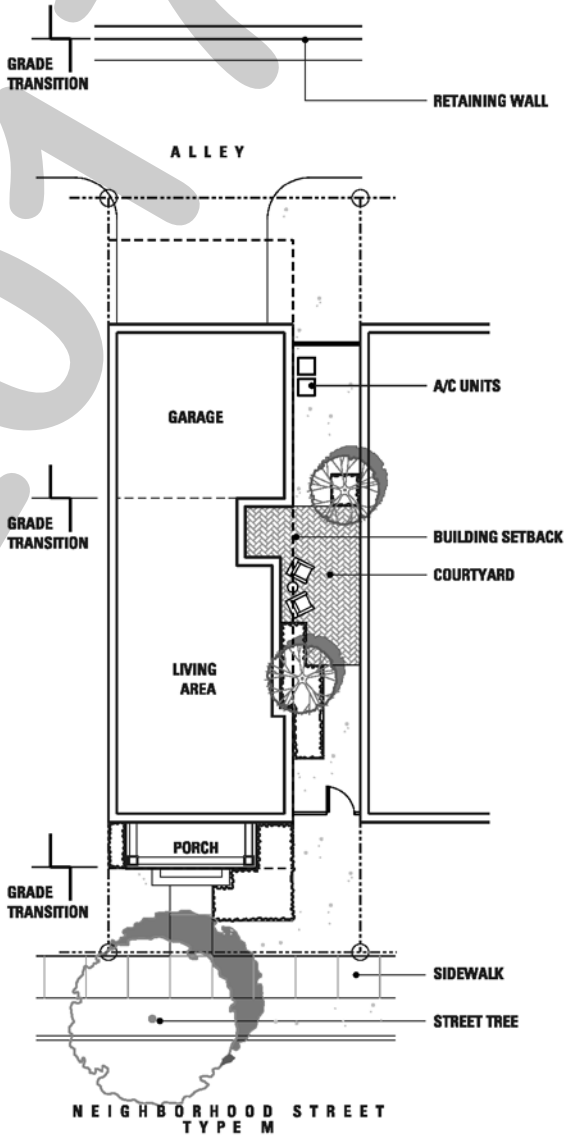


Figure B





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RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

SITE LAYOUT, GRADING AND DRAINAGE

(1) Runoff onto adjacent properties is prohibited.
(2) Finished floor elevations shall be set in order to provide positive drainage away from all buildings.
(3) Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.
(4) Do not run drainage swales from planting areas across paved areas.

LANDSCAPE STRUCTURES

(1) Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.
(2) All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.
(3) Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

POOLS AND WATER FEATURES

(1) Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.
(2) Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.
(3) Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

LIGHTING, UTILITIES AND SERVICE

(1) Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.
(2) Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18-inches in height.
(3) Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.
(4) Exposed exterior floodlights or wall packs are not permitted.
(5) All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

IRRIGATION DESIGN

(1) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.
(2) Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.
(3) Prevent overspray onto streets, pedestrian walks, driveways and buildings.

DRIVEWAYS

(1) Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

GARAGES

(1) Garages must be rear loaded from an alley.
(2) All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

BUILDING MASSING

(1) The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.
(2) All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.
(3) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

ROOFS

(1) The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.
(2) The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

WALL MATERIALS

(1) Exterior wall materials shall be any of the following:
   A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
   B. Portland cement stucco with integral color
   C. Brick masonry
   D. Stone masonry
   E. Cast stone masonry
   F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
   G. Aluminum, masonite, and vinyl siding are not permitted.

(2) Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

EXTERIOR FINISHES

(1) All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

TRIM

(1) All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum ¾-inch thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

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RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

DOORS

(1) All exterior doors shall be wood or metal, hinged, of rail and stile construction, with one (1) to six (6) panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.

(2) Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

SCREEN DOORS

(1) Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with one (1) to six (6) panels. All panels shall be screened. Screen doors shall be painted.

(2) Storm doors are not permitted at the front door but are allowed at side and rear doors.

GARAGE DOORS

(1) Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.

(2) Garages may have maximum 18-foot wide doors.

EXTERIOR DOOR HARDWARE

(1) Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

WINDOWS

(1) Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than four (4) panels. Fake mullions are discouraged.

(2) Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.

(3) All operable windows shall be equipped with insect screens.

(4) Bay windows shall be glazed a minimum of 80% of their width.

EXTERIOR WINDOW SHUTTERS

(1) Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

AWNINGS

(1) Window awnings are not permitted, with the exception of shutter awnings.

GLAZING

(1) Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

ROOFS

(1) Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25-year dimensional, laminated type. Flat, three (3) tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.

(2) All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.

(3) All soffit venting shall be 2-inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.

(4) Dormers shall be appropriately proportioned, hip or gable, with a minimum 6:12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.

(5) Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.

(6) Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.

(7) All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.

(8) Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.

(9) Satellite dishes and roof antennae shall not be visible from the street.

CHIMNEYS

(1) All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.

(2) The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney. ~~Acceptable products include the series of black galvanized chimney caps by Gelco.~~

(3) Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

RAIN GUTTERS

(1) Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.

(2) Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.

(3) Downspouts shall terminate at splash blocks, gravel, brick or concrete.

PAINT

(1) All exterior finish coat paint shall be acrylic latex or latex enamel.

DRAFT ORDINANCE 03.28.2017

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

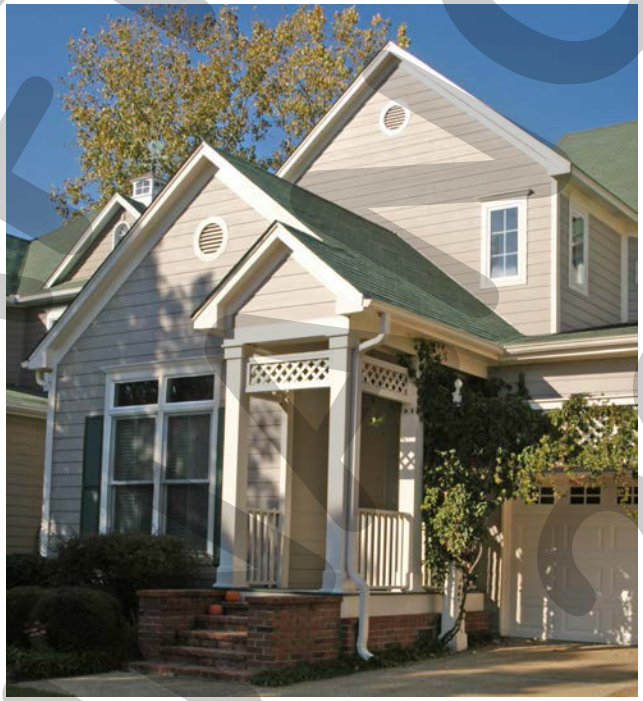
PORCH CONSTRUCTION

(1) Porch columns shall be wood posts, minimum six (6) inch by six (6) inch, painted and free of ornamentation.
(2) Porches shall have wood railings. Railing details must be included with plan submissions for approval.
(3) Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
(4) Porches and covered balconies may be screened at the rear of the homes only.

ELEMENTS NOT PERMITTED

The following list of elements are not permitted in the development:

- ☑ Window A/C Units
- ☑ Exterior Fluorescent Lighting
- ☑ Solar Powered Landscape Lighting
- ☑ Soffit/Cornice Lighting Visible from a Public ROW
- ☑ Skylights Visible from a Public ROW
- ☑ Antennas or Satellite Dishes Greater Than 18-inch Diameter
- ☑ Decorative Flags - Properly Displayed American Flags are Allowed
- ☑ Concrete Statuary Visible from Public ROW
- ☑ Plastic Furniture or Artificial Plants Visible from a Public ROW
- ☑ Asphalt or Gravel Drives



ARCHITECTURAL DETAIL CHARACTER



RESIDENTIAL STREET EDGE CONDITION



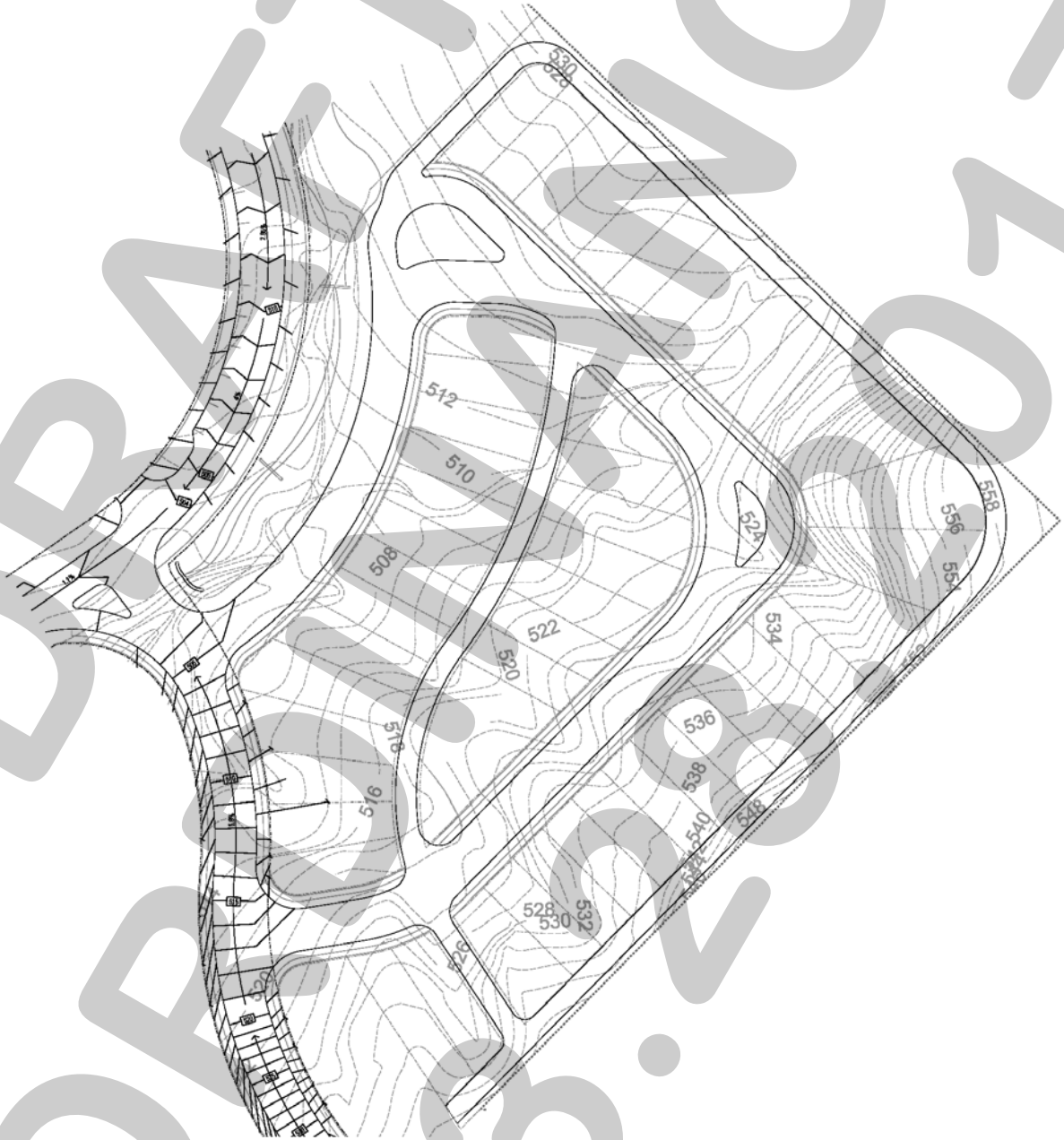
RESIDENTIAL STREET CHARACTER



RESIDENTIAL STREET EDGE CONDITION

DRAFT
ORDINANCE
03.07.17

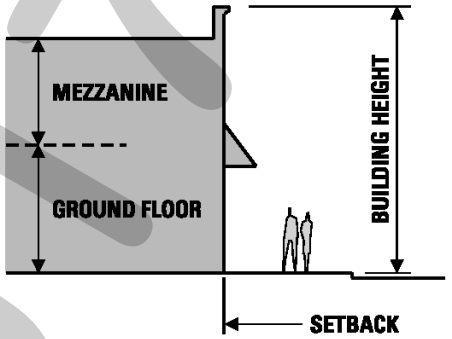
EXHIBIT 'E-9':
Residential Sub-District



DRAFT ORDINANCE 03.28.2017

RIDGE ROAD RETAIL SUB-DISTRICT

The intent of the *Ridge Road Retail Sub-district* is to provide retail or restaurant use with Ridge Rd frontage. Key characteristics of this *Sub-district* include high visibility and frontage on Ridge Road. Existing slopes within this *Sub-district* are in the three (3) percent to 16% range. This *Sub-district* contains massing of existing trees which should be preserved when possible.



1 Story Commercial Building

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)	
Street Type M	*10'*
Side	*5'*
Rear	*25'*
Ridge Road Frontage	*15'*

BUILDING FORM	
Maximum Lot Coverage	*40%*

NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE	
Ground Floor	*Retail and/or Restaurant*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	1	35'
Minimum One (1) Story Commercial Height		20'

ENCROACHMENTS	
Street Type M	*5'*
Side	*5'*
Rear	*5'*
Ridge Road Frontage	*5'*

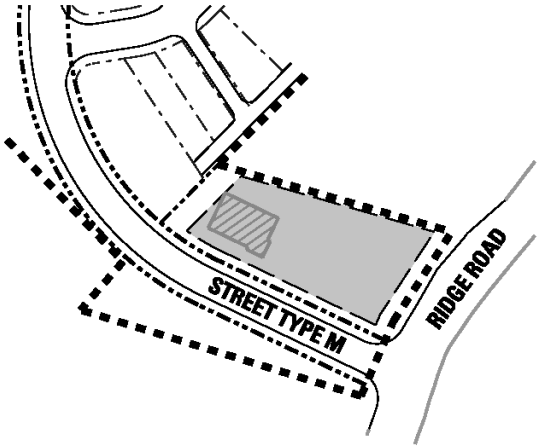
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Street Type M	*10'*
Side	*5'*
Rear	*10'*
Ridge Road Frontage	*10'*

SURFACE PARKING LOTS
All parking for this Sub-District shall be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type M	*2*
Side	*1*
Rear	*0*
Ridge Road Frontage	*1*



DRAFT ORDINANCE 03.28.17

EXHIBIT 'F-1':
Parking Lot Requirements

PARKING LOTS

ORIENTATION AND DESIGN OF PARKING LOTS

(1) Parking lot location and design shall minimize conflicts between vehicular and pedestrian circulation. Drive aisles may be oriented either parallel or perpendicular to the face of building. Where drive aisles are parallel to the face of building, provide islands in the parking lots with pedestrian walks linking the parking lot to the main building entry.

(2) To the maximum extent practicable, off-street parking spaces must be located within buildings or behind buildings so that buildings can screen parking areas from public streets.

(3) Parking lot layout shall minimize impact to the site conditions.

(4) Parking lot grades may not exceed three (3) percent slope. All accessible parking spaces and aisles must not exceed two (2) percent slope in any direction. Slope transition driveways linking cells of parking may *have transition slopes no greater than 12%.*

PARKING SPACES REQUIRED BY USE

(1) Parking spaces must be provided for each parcel according to the following table:

Land Use	*Requirement*
Restaurant	*1/100 SF*
Retail	*1/250 SF*
Office	*1/300 SF*
Medical Office	*1/200 SF*
Residential	*1½/Unit*
Senior Living	*1/Unit*

(2) An additional 500 parking spaces must be provided within the Harbor District to serve as overflow parking for the existing Harbor development. The additional spaces must be in excess of the parking required by this code and may be provided as surface or structured parking. Allocation of the additional 500 parking spaces must be divided between the *Harbor Residential*, *Harbor Link Mixed-Use*, and *Hillside Mixed-Use Sub-Districts*, with each of these *Sub-Districts* providing a minimum of 167 spaces towards the additional 500. Additionally, on street parking will be provided along portions of Summer Lee Drive within the Harbor District.

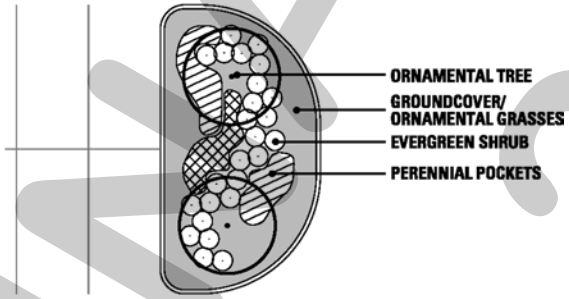
(3) Joint use parking adjustments may be allowed according to Article VI, Parking and Loading, Section 3 'General Provisions', subsection 3.3, B of the City of Rockwall Unified Development Code (*Zoning Ordinance*).

LANDSCAPING REQUIREMENTS

(1) One (1), three (3) inch caliper 65 gallon canopy tree must be provided for every 8 surface parking spaces provided. Canopy trees may be provided in five (5) foot by five (5) foot diamond planters or in island planters.

(2) Island planters provided on ends of a parking row shall consist of a mix of ornamental trees with shrub, perennial, ornamental grass, or ground cover. The plant palette shall consist of Desert Willow, Soft Leaf Yucca, Red Yucca, Autum Sage, Texas Sage, Gulf Muhly, Lindheimer Muhly, Weeping Love Grass or similar plant material.

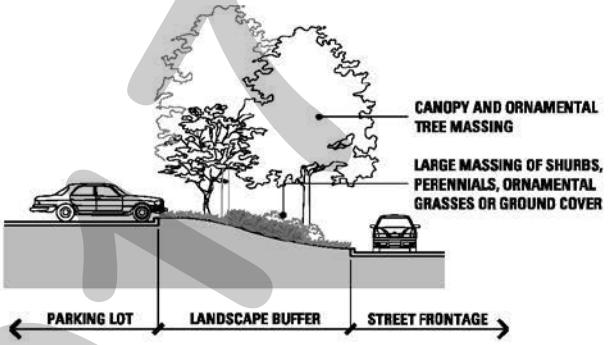
(3) Parking areas adjacent to public streets shall have a landscape buffer consisting of a mix of canopy and ornamental trees and shrub, perennial, and/or ornamental grasses arranged in natural groupings.



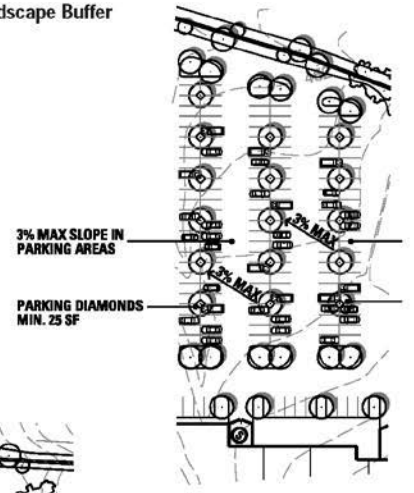
TYPICAL PARKING LOT ISLAND PLANTING PLAN



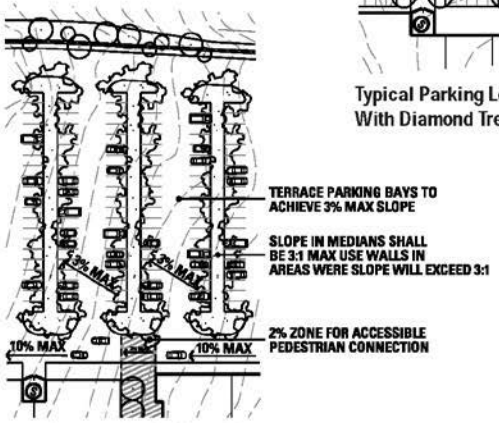
EXAMPLE OF PARKING LOT ISLAND PLANTING



Typical Parking Lot Landscape Buffer



Typical Parking Lot
With Diamond Tree Planters



Typical Parking Lot On Steep Slope
With Terraced Parking Bays

DRAFT 03.13.2017

EXHIBIT 'F-2':
Retaining Wall Requirements

RETAINING WALLS

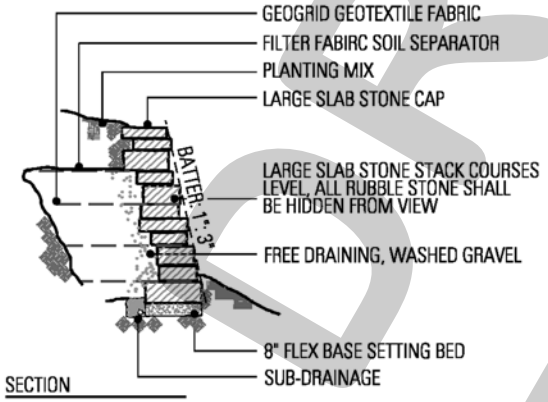
Retaining walls must be one of the following types: stone slab retaining wall, brick or stone veneer on concrete retaining wall, architecturally finished concrete retaining wall. Retaining walls must step with grade, the tops of retaining walls may not be sloped. Retaining wall drainage may not daylight through face of wall via weeps, tie all retaining wall sub drainage to storm drain lines.

TYPE 1

STONE SLAB GRAVITY RETAINING WALL
Stone material shall be leuders limestone comprised of alternating coursing of the following:

- ☑ 8" thick x 2'-3' width x 4'-8' random lengths
- ☑ 10" -12" thick x 2'-3' width x 4'-8' random lengths

All stone material shall have a natural stone finish on exposed surfaces and edges. all stone shall be set plumb and level. staggering of each course should vary to create significant relief across the face of the wall.



STONE SLAB RETAINING WALL DETAIL


STONE SLAB RETAINING WALL

TYPE 2

BRICK OR STONE VENEER ON CONCRETE RETAINING WALL
Brick or stone veneer must be compatible with adjacent architectural style. Use local stone materials.


BRICK VENEER RETAINING WALL


STONE VENEER RETAINING WALL

TYPE 3

ARCHITECTURALLY FINISHED CONCRETE RETAINING WALL
Concrete retaining walls shall be form finish with exposed tie-backs or board form finish. Rubbed finish concrete walls are not permitted.


FORM FINISHED CONCRETE WALL W/ EXPOSED TIE-BACK PATTERN


BOARD FORM FINISHED RETAINING WALL

DRAFT ORDINANCE 03.27.17

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: March 28, 2017

SUBJECT: Z2017-011; Amendment to Section 4.8, *Downtown (DT) District*, of Article V

On March 6, 2017, the City Council directed staff to amend Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of allowing the City Council to approve major waivers to certain standards stipulated by the code. This direction came in response to an appointment with Rick Dirkse concerning a proposed development at 301 N. Goliad Street. Specifically, Mr. Dirkse submitted a site plan on February 17, 2017 depicting a ~5,000 SF, single story office building on the subject property. Upon reviewing the site plan, staff identified several major issues relating to the intent of the Downtown (DT) District. Specifically, staff noted that the request did not conform to the requirements of the district with respect to the building placement, building form, architectural style, parking requirements, and landscaping requirements. Several of these issues could be addressed through major or minor waivers as defined in the Downtown (DT) District zoning ordinance; however, issues relating to the building's height and roof color could not be waived by the code as it is currently written. This means that these requirements would be obligatory for any development proposed in the Downtown (DT) District.

Staff has prepared a draft ordinance that would make changes to the Downtown (DT) District zoning ordinance that would allow the City Council the ability to grant a major waiver to any standard in the ordinance with the exception of the items that are specifically stipulated as minor waivers. Minor waivers would be approved administratively with the option to appeal an administrative decision to the Planning and Zoning Commission. A copy of the code with revisions depicted in *RED* and a draft ordinance has been included with this memorandum.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Work Session: March 28, 2017
Planning and Zoning Commission (*Public Hearing*): April 11, 2017
City Council (*1st Reading; Public Hearing*): April 17, 2017
City Council (*2nd Reading*): May 1, 2017

Staff will send out a 15-day notice to the Rockwall Harold Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. If the Planning and Zoning Commission have any questions, staff will be available at the work session to discuss.

Article V, *District Development Standards*
Section 4.8. *Downtown (DT) District.*

I. *Purpose, Goals and Intent.*

A. *Purpose.* The purpose of the Downtown District is to implement the adopted recommendations of the comprehensive plan and Downtown Plan by encouraging new development and redevelopment in the Downtown area.

The goals of this zoning district are:

1. To make the downtown area a sustainable "Great Place" within the region that will attract high quality investment and reinvestment over time.

2. To capitalize on the existing historic character of the downtown and provide Rockwall with a thriving downtown center.

3. To provide development and land use flexibility within the framework of a form-based development zoning district.

4. To provide a mix of residential, retail and office uses in a pedestrian-friendly environment.

The intent of this zoning district is:

1. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.

2. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid block.

3. To provide shared and consolidated parking both on-street and in the center of blocks that will benefit the entire district.

4. To contribute to the definition and use of public sidewalks, parks and plazas.

5. To design and build an infrastructure of buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use.

6. To design streets and buildings which will contribute to creating a safe environment.

II. *Definitions.* For the purposes of this section, the following definitions shall apply.

Building facade, primary. Any facade that faces a public street or open space.

Downtown District engineering and landscape standards (district standards). Any approved city standards which govern such items as street, streetscape, drainage, signage and other public improvements in the Downtown District.

Entry, primary. The main entry to a building on a block face. There must be at least one main building entry for each ground floor use, tenant or lobby on each block face which contains the use or tenant. Any additional building entries may be considered a secondary entry.

Feature buildings. Buildings which are located on axis with a terminating street or open space, or at the intersection of streets. Such buildings shall incorporate architectural features which address height and articulation





FEATURE BUILDING EXAMPLES

that emphasize the importance of such a location.

Historic core. See the regulating plan for historic core boundaries which is on file in the city secretary's office.

Parking, long-term. Customer or tenant parking which is intended for the primary use of vehicles parked for a duration of more than two hours and neither priced nor managed to encourage turnover.

Parking, reserved. Parking which is assigned or reserved for tenants or visitors of a building or business.

Parking, shared. Parking which is shared by tenants, visitors and the public. Hours of availability may be further defined in cooperation with the city.

Parking, short-term. Customer or tenant parking which is intended to serve commercial businesses or residential uses that has a regular turnover of two hours or less.

Regulating plan. The plan approved by the city which applies the Downtown District and which identifies certain subdistricts and the location of required retail at grade, among other items.

Stoop. A structure that is located approximately at the level of the first floor of the structure and intended to provide access to a residential unit.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.

Waiver to design standards, major (major waiver). A significant change to both the standards and intent of this zoning district, and involves planning and zoning commission and city council approval.

Waiver to design standards, minor (minor waiver). A minor change to the standards, but not the intent, of this zoning district and involves staff approval.

III. *General District Standards.*

A. Regulating plan.

1. *Authority.* A regulating plan is the coding key for application of this district's provisions to properties, and shall be considered part of this zoning district. It may establish such things as:

    a) Major street types within the district;
    b) Sub-district areas;
    c) Required at-grade retail construction;
    d) Public open space and plazas; and
    e) Regional hike and bike corridors.

2. Zoning of Property.

    a) *Downtown Development Plan Required.* An approved downtown development plan which is consistent with this [Unified Development Code] and the regulating plan shall be required prior to issuance of any building permit.

    b) *Nonconformity.* Uses which are legal and conforming at the time of rezoning to the Downtown District shall continue as legal conforming uses under their current standards until those uses are deemed abandoned, e.g.:

        i. They have been replaced with a conforming use;
        ii. Such building or structure is or hereafter becomes vacant and remains unoccupied or out of use for a continuous period of six months, or the special equipment and furnishings peculiar to the nonconforming use have been removed from the premises and have not been replaced within such six-month period; or
        iii. The intention of the owner to permanently discontinue the use is apparent.

B. *Waivers of Design Standards.* In order to provide flexibility and create high quality projects, ~~certain~~ standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council. (See subsection VIII.B, Waivers, below, for applicability, processes and procedures.)

Minor waivers ~~include~~ are limited to the following:

- ☑ Depth or height of required retail space.
- ☑ Requirement to line a parking garage with buildings.
- ☑ Requirement for continuous building frontage.
- ☑ Establishment of build-to line.
- ☑ Encroachment into the build-to line.
- ☑ Residential landscape requirement.
- ☑ Increased building height for "feature" buildings.
- ☑ Design of buildings without tri-partite architecture.
- ☑ Required frequency of building entries along a street edge.
- ☑ Window detailing.
- ☑ Exterior building materials.
- ☑ Exterior building color.
- ☑ Retail at grade design standards.
- ☑ Balcony and patio railing.
- ☑ Landscape standards.
- ☑ Location of bicycle parking.

Major waivers may include -- *but are not limited to* -- the following:

- ☑ Required retail construction.
- ☑ Building height for non-feature buildings.
- ☑ Exceeding the maximum leasable retail area.
- ☑ Required setback of the fourth floor and above.
- ☑ Residential at grade design standards.
- ☑ Parking requirements.
- ☑ Parking garage design standards.

C. *Function/Land Use.*

1. *Land use.*

   a) Retail, personal service, residential and office uses shall be allowed throughout the district. For a specific list of permitted uses, see article IV, Permissible Uses, table 1, Land Use Tables.

   b) Where "required retail construction" is designated on the regulating plan, the ground floor adjacent to the street shall be constructed to retail building standards for a depth of at least 50 feet, however, a smaller depth may be allowed if the retail is serving as a "liner" use which is masking a parking garage by minor waiver.

   c) All access drives shall require a minor waiver.

D. *Block Face.* It is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment. Contributing to that goal, however, is to allow some limited variation and opportunities for outside dining, pocket parks and special building entry features.

1. *Block length.* The length of new blocks should not be less than 200 feet, nor more than 600 feet.

2. Block faces shall contain continuous building frontage with the exception of a mid-block access to parking which is no greater than 34 feet in width and 16 feet in height.

   "Continuous building frontage" will be considered to be met if



OUTDOOR DINING

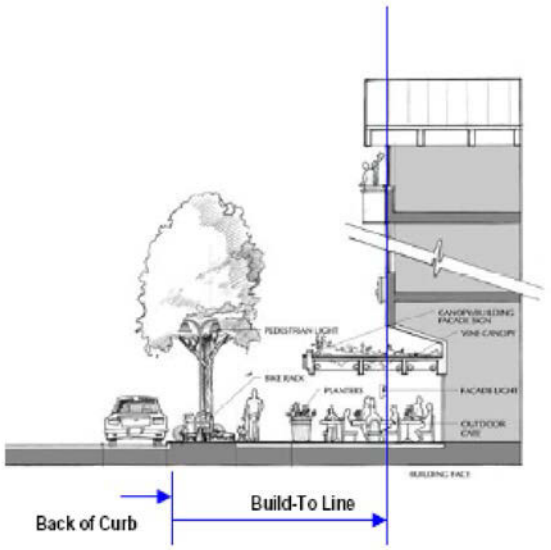
the primary building facade is located within five feet of the build-to line requirement. However, administrative approval of a minor waiver will permit up to 15 percent of the building frontage to be up to 15 feet behind the build-to line provided that it results in an attractive outdoor dining area, building entry feature or other amenity which contributes to the streetscape. A greater increase shall require approval of a major waiver.

3. Facades shall generally be built parallel to the street frontage, except at street intersections, where a corner facade containing a primary building entrance may be curved or angled toward an intersection.

4. *Build-to lines (setbacks).*

a) Build-to lines shall be measured from the planned street back-of-curb, as established on the approved regulating plan for the district and the standards in this [Unified Development Code] (see table 1, Downtown District Standards below), or the city's approved thoroughfare plan. The entire area between the back-of-curb and the primary building facade shall be dedicated as public right-of-way or have a public easement placed upon it.

b) Awnings may encroach above the public sidewalk without limit, provided they leave a minimum clearance of 7.5 feet above the sidewalk, and are set back a minimum of 18 inches from the back of curb and will not impede street tree growth.



E. *Streetscape and Landscape.*

1. Streetscape standards shall be established by the city for sidewalk paving, street trees, tree grates, lighting fixtures, trash receptacles and benches for both residential and nonresidential ground-level frontages.

2. Nonresidential ground floor frontages shall not be required to provide additional landscaping beyond that required in the Downtown District engineering and landscape standards.

3. Residential ground floor frontages shall be required to landscape a minimum of five feet between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches and patios. This area may be landscaped with ground cover, low shrubs, ornamental trees and street trees. In addition, street tree wells may also be landscaped. Landscaping for tree wells is limited to ground cover and low shrubs.

A. *Table 1.* Downtown District Standards

Building Height	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Building Height [1 & 3]	Max. 4 Stories Min. 2 Stories	Max. 2 Stories [1] Min. 2 Stories	Max. 4 Stories Min. 2 Stories

Build-to line [2]	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Goliad Street and Alamo Street [4]	20 feet	20 feet	18 feet
Rusk, Washington and Dennison Streets [5]	20 feet	20 feet	24 feet
All other roads	18 feet	18 feet	18 feet

Pedestrian Walkway Width	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Non-Residential	10 feet	10 feet	10 feet [5]
Residential [6]	6 feet	6 feet	6 feet

Notes:

[1] Maximum of 2 stories when the building is within 200 feet of single-family zoned property.

[2] Build-to lines are measured from the "back of curb" of the planned street as set out in the approved regulating plan for the district. The setback range is established for the block face. (*See Sub-section III.D, Block Face, above.)*

[3] Increased height for feature buildings may be approved as part of site plan approval by minor waiver. Additional height for other buildings shall be considered a major waiver.

[4] Except along Goliad between Washington and Kaufman, where existing building lines will be enforced.

[5] Sidewalk tables may be allowed by the city in retail areas.

[6] Except Rusk between St. Augustine and Alamo Streets where existing historic building lines will be enforced.

IV. *Buildings.*

A. *Intent.* It is the intent of this zoning district to create an attractive and active village style district and the size, disposition, function, and design of buildings, play an important role in achieving that goal.

1. Buildings should directly contribute to the attractiveness, safety and function of the street and other public areas.

2. Buildings that accommodate retail at grade should feature the retail activity over the building's architecture.

3. Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

4. It is intended by this zoning district to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.



RETAIL SHOULD BE EMPHASIZED OVER THE BUILDING ARCHITECTURE WHERE IT IS PRESENT

B. *Building standards.*

1. *Building form.*

a) The maximum retail area allowed for a single user shall be 40,000 square feet. Any lease which exceeds this size shall require approval of a major waiver.

b) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.

c) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a feature building. Such buildings shall be

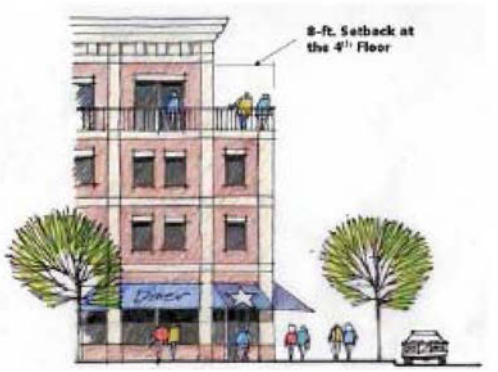


TRI-PARTITE ARCHITECTURE: BUILDINGS WITH A "BASE," "MIDDLE" AND "TOP"

designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

2. *Architectural features.*

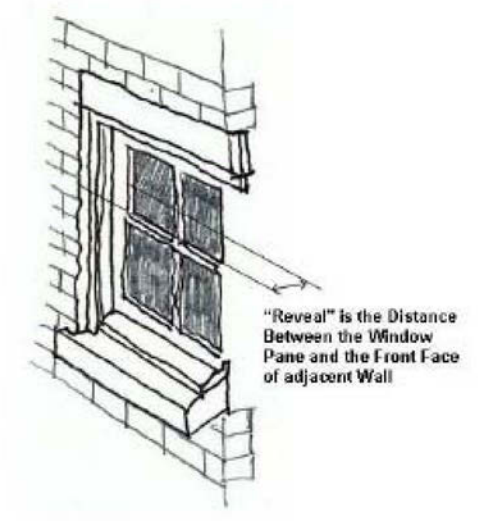
a) Buildings which are greater than three stories in height must be set back at the fourth floor at least eight feet behind the building face of the first three floors along street frontages. Any change to this standard shall be considered a major waiver.



b) Windows shall have at least a four-inch reveal and except for retail at grade, shall be vertical in proportion.

c) No glass curtain wall shall be permitted except by approval of major waiver.

d) Each building and separate lease space at grade along the street edge shall have a functioning primary entry from the sidewalk. Such entries must be inset from the front building plane by at least five feet. Secondary entries may be set back as little as three feet. Functioning entries must be located no greater than 30 feet apart. Corner entries may count as a primary entry for both intersecting street frontages.



e) Architectural elements of the primary building facade may encroach beyond the build-to line by up to five feet provided that pedestrian flow will not be significantly impeded, with a minor waiver. These elements may include stoops, porches, bay windows, eaves, planters and light wells for a belowgrade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth. This does not apply to the historic core.

3. *External facade materials.* The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a public street, walkway or open space:

a) Ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of 100 percent brick, natural or cast stone on the exterior facade.

b) Overall, a minimum of 85 percent of exterior walls which face on a street right-of-way, plaza or open space, excluding windows, doors, and other openings, shall be constructed of brick, natural or cast stone. Where such a wall turns a corner, the surface materials shall continue around the corner a minimum of eight feet.

c) The remainder may be constructed of noncombustible materials including exterior stucco and class PB exterior insulating and finishing systems (EIFS). Stucco and EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. On wholly residential structures, cementitious fiberboard may be used for up to ten percent of the facade provided it is above the ground floor.

d) Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval.

e) Windows and glazing shall be a minimum of 30 percent up to a maximum of 70 percent of each building elevation. (See 6.b below for special requirements for retail at grade.)

f) A variation of up to 15 percent of the standards above, and the material type may be approved by administrative approval of a minor waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.

4. *Color.*

a) The dominant color of all buildings (including abovegrade parking structures shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0 percent of the building face, except that florescent colors are prohibited.

b) Roof colors shall be a shade of cool gray, warm gray, brown or red.

5. *Residential at grade.*

a) All buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk. Any change to this standard shall be considered a major waiver.

b) The entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24-square-foot stoop. Any change to this standard shall be considered a major waiver.

c) Units must also include windows which provide residents a view of the street and sidewalk area. Any change to this standard shall be considered a major waiver.

d) Lobbies to upper stories may be located at grade level.

e) Balcony and patio railings and fences shall be constructed of wrought iron or metal. Wood fences and railings and chain-link fencing are prohibited. Masonry columns may be used on patios provided that they are used as accents.





6. *Non-Residential at Grade.*

a) The ground floor entry must be located at the approximate elevation of the adjacent sidewalk.

b) Retail uses adjacent to the sidewalk at grade shall:

i. Be constructed to meet fire code separation from any other uses constructed above;
ii. Have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;
iii. Have a canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building located on the north, east or west side of a street and public sidewalk; and
iv. Have clear glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade.

No outdoor storage is permitted. Outdoor retail display or sales shall require a permit from the city.





V. *Parking.*

A. *Automobile parking.*

1. *Intent.* The following is the intent of the city's parking policies and the Downtown Zoning District:

a) Support the creation of shared parking in order to enable visitors to park once at a convenient location and to access a variety of commercial enterprises in a pedestrian-friendly environment.

b) Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.

c) Ensure visibility and ease of access to parking.

d) Maximize on-street parking.

e) Provide flexibility for changes in land uses which have different parking requirements within the district.

f) Provide flexibility for the redevelopment of small sites.

g) Design parking structures so that they do not dominate the public environment by lining the edge of structures with residential or commercial uses.

h) Avoid diffused, inefficient single-purpose reserved parking.

i) Avoid adverse parking impacts on residential neighborhoods.

(Ord. No. 10-14, § 33, 7-6-2010)

2. *Parking requirements. Off-street and on-street facilities shall be provided as required in article VI of [this Unified Development Code].*

a) *Parking reductions.*

i. Properties in the historic core shall receive a credit for the number of parking spaces which would normally be required for retail use on the ground floor of any existing or new structure. To achieve this credit, however, retail or restaurant use must be located on the ground floor.
ii. In the remainder of the district, on-street parking which is directly in front of the development site may be counted toward the parking requirement for the development.

b) Achieving automobile parking.

i. Parking requirements may be met on-site, curb-side, by lease from the city or its designated authority or by payment of cash-in-lieu of parking to the city or its designated authority.
ii. Due to the limited land area within the historic core and the need to provide off-site parking, development shall be eligible to receive a reduction in the cost for the payment to the city for the required cash fee or the lease payments. The amount and the terms of the reduction shall be determined by the city manager or his designee by individual agreements.
iii. The city manager or designee shall annually establish the following:

- ✓ The leasing rates for city-provided parking spaces as a result of the need to provide such spaces for new development; and
- ✓ The cost of construction of a parking space in a parking structure for the purposes of establishing cash-in-lieu payments.

c) *Parking location.* All off-street parking shall be located behind buildings which face on a street or public open space. Any change to this standard shall be considered a major waiver.

d) *At-grade parking.* Any at-grade parking lots fronting roadways which may be approved shall be set back not less than ten feet from the right-of-way line of such roadways, and screened from view as outlined in subsection VII, Landscaping.

e) *Parking garages.* Parking garages that have frontage on public streets shall comply with all setback and build-to standards as established in table 1, Downtown District Standards, and subsection IV.B.3, External Facade Materials. However:

i. Parking garages which are adjacent to a street shall be set back a minimum of 50 feet and lined with buildings containing any permitted use but parking.
ii. All parking garages shall be constructed with flat parking decks for ease in re-use of all or portions of the structure when parking demand wanes, unless otherwise approved by major waiver.
iii. Off-street below grade parking is permitted to the lot lines, but must be designed to allow for utilities and planting of landscape as defined in subsection VII, Landscaping.

f) Shared Parking.

i. Uses may join in establishing shared parking areas if it can be demonstrated that the parking for two or more specific uses occurs at alternating time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the city's director of planning.
ii. Shared parking shall be clearly designated with signs and markings.

B. Bicycle Parking.

1. *Goals.* Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.

2. *Required bicycle parking.* Bicycle parking shall be provided based on at least one space for each ten automobile parking spaces required as part of the base parking requirements above.

3. *Bicycle parking standards.*

a) *Location.*

i. Required bicycle parking must be located within 50 feet of an entrance to the building. With approval of a minor waiver, bicycle parking may be located in the public right-of-way.
ii. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

b) Covered spaces. If covered spaces for motor vehicles are provided on-site, then 50 percent of the bicycle parking shall also be covered, unless otherwise approved by minor waiver.
c) Signs. If the bicycle parking is not visible from the street, then a sign must be posted indicating the location of the bicycle parking facilities.
d) Rack types and required areas. Bicycle racks and the area required for parking and maneuvering must meet the Downtown District engineering and landscape standards or be approved by minor waiver (see below). Bicycle lockers may also be allowed as part of meeting the bicycle parking requirement, but must be approved as to type and location.

4. Standards for bicycle rack types and dimensions.

a) *Rack type.*

i. Bicycle rack types and standards shall be approved by the city.

b) Parking space dimensions.

i. Bicycle parking spaces must be at least six feet long and two feet wide, and in covered situations, the overhead clearance must be at least seven feet.
ii. An aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking. This aisle must be at least five feet wide.
iii. Each required bicycle parking space must be accessible without moving another bicycle.
iv. Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only.

VI. *Streetscape, lighting and mechanical.*

A. *Intent.*

1. It is the intent of this zoning district to provide a level and consistency of lighting that supports pedestrian activity and promotes safety.

2. The entire district shall utilize the basic fixtures and furnishings in the public areas as may be approved by the city for this district.

3. Mechanical equipment shall not be clearly visible from the street or other public area.

B. Standards.

1. For streetscape and lighting specifications, see the Downtown District engineering and landscape standards in section IX.

2. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings.

3. All lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit.

4. Mechanical and electrical equipment, transformers, meters, garbage containers and loading areas shall be located and screened so that they are not visible from the street or other public area.

a) Mechanical equipment shall be screened from view from all public roadways and located to minimize noise intrusion to adjacent properties. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

b) All roof-mounted mechanical elements must be screened from view from the public right-of-way and neighboring properties. Screening must be architecturally compatible with the building design.

c) Loading, service and trash storage areas shall be screened from all public roadways. Refuse containers must be placed on a designed, reinforced concrete pad and approach. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

5. Any bicycle parking in the public right-of-way shall be located within the band created by street trees and pedestrian street lights; however, it must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

VII. *Landscape requirements.* Landscaping within the Downtown District shall comply with the provisions in this subsection, the city's streetscape standards and the standards contained in article VIII, Landscaping Standards, of this Unified Development Code. Where conflicts exist between this district and article VIII, the requirements in this district shall be applied.

A. *Street trees.* Street trees shall be large shade tree species having a minimum caliper of four inches, selected in accordance with the city's landscape standards. Street trees shall be planted at least 20 feet on center.

B. *Plant material.* Front yards shall be landscaped adjacent to residential at grade per the diagram in subsection IV.B.5, Residential at Grade, above. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

C. *Paving material.*

1. Paving material shall be warm toned, natural materials such as brick, stone and concrete. Asphalt may be approved as part of a minor waiver.

2. Gravel as a paving material is prohibited.

D. Parking lot landscape.

1. Landscaping of the internal surface parking area shall not be required unless it is planned to serve as long-term parking. In which case, such long-term surface parking areas shall meet the requirements of subsection VII, Landscaping. For the purpose of this subsection, longterm parking shall be determined by the director of planning, and may include parking which has a likelihood of being in place for a period of ten years or more.

2. Surface parking lots shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges of the parking lot and must be three feet in height, 80 percent opaque, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.

3. Interior parking lot landscape shall be consistent with article VIII, Landscape Standards of the Unified Development Code.

4. Parking spaces shall not exceed ten spaces in a row without being interrupted by a landscaped island (nine-foot minimum). Islands shall be planted with a minimum of one shade tree for every ten cars.

VIII. *Administration.*

A. *Intent.* It is the intent that a developer or builder who wishes to develop under this zoning district will be processed in an expedited manner with administrative approvals, and may in fact qualify for incentives under other separate city programs. However, if there are substantial major waivers requested, additional approvals shall be required which may delay development progress.

B. *Waivers of design standards.*

1. For the purposes of this district, there shall be two types of waivers of design standards: minor and major. Requests for waivers shall not be subject to review or decision by the zoning board of adjustment. A waiver request may only be made in conjunction with an application for a downtown development plan.

2. Minor waivers are those changes to design standards in the Downtown District identified in subsection III.B. Minor waivers may be approved administratively by the director of planning or his designee in conjunction with a decision on an application for approval of a downtown development plan. All minor waivers must meet the full intent of this zoning district as stated in section I. Appeals to decisions concerning minor waivers may be made to the Planning and Zoning Commission.

(Ord. No. 10-14, § 34, 7-6-2010)

3. Major waivers are major changes to the design standards in the Downtown District~~, including any change not identified in subsection III.C~~. Major waivers may only be approved by the city council, following a recommendation by the planning and zoning commission, in conjunction with a decision on an application for approval of a downtown development plan. ~~In order to approve a major waiver, the city council must find that the waiver:~~ Examples of major waivers are listed in Subsection III.B above; however, the City Council reserves the right to grant a major waiver to any standard not specifically designated as a minor waiver contained in this article pending the City Council finds that the waiver:

a) Meets the general intent of this district in which the property is located;
b) Will result in an improved project which will be an attractive contribution to the district; and
c) Will not prevent the realization of the intent of this district.

4. The city may impose conditions on granting any waiver to mitigate negative impacts neighboring properties or public streets or open space.

C. *Downtown development plan approval.*

1. Prior to obtaining a building permit, a downtown development plan must be approved by the director of planning or his designee, to certify that it meets the purpose, intent and standards contained in this zoning district.

2. Downtown development plans must include the following information:

a) Site plan.
b) Building elevations and sections.
c) Building function/proposed use.
d) Parking standards being met.
e) Landscape plan.
f) Any waivers being requested.

3. Applications for downtown development plan approval shall be reviewed within 30 days of being formally accepted by the city. At such time, the approval, approval with conditions or denial shall be forwarded to the applicant. However, applications including a request for a major waiver shall be scheduled for planning and zoning commission and city council action.

4. Denial of a downtown development plan may be appealed to the planning and zoning commission and city council within 30 days of notification of such denial.

D. Lapse of Approval. If a building permit has not been obtained within two years following approval of the downtown development plan, such plan shall lapse unless the property owner requests an extension prior to the expiration of the two-year period. The request for an extension shall be considered by the planning director, or he may at his discretion refer the decision to the planning and zoning commission and city council in the same manner as for approval of the downtown development plan. The director (or council, upon recommendation by the commission) may grant an extension of the time for expiration of the downtown development plan for a period not to exceed one year from the date of initial approval of the application. Every request for an extension shall include a statement of the reasons why the expiration date should be extended. The decision-maker may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the downtown development plan from expiring before the lapse date. The commission or the council also may terminate the downtown development plan or may attach additional conditions to the extension of the plan.

E. Platting in the downtown district. Plats in the Downtown District shall ensure public access easements over sidewalk areas and shared drive access.

IX. *Downtown district engineering and landscape standards.*

A. *Downtown Plan.* The Downtown District Engineering and Landscape Standards shall be in accordance with the approved Rockwall Downtown Plan.

B. *Street Trees.*

1. Trees which may be planted adjacent to sidewalks, alleys and streets are limited to:

a) Cedar Elm.
b) Texas Red Oak.
c) Homestead Elm.
d) Lace Bark Elm.
e) Bald Cypress.
f) Chinese Pistachio.
g) October Glory Maple.
h) Pecan.
i) Texas Ash.
j) Live Oak.
k) Southern Magnolia.

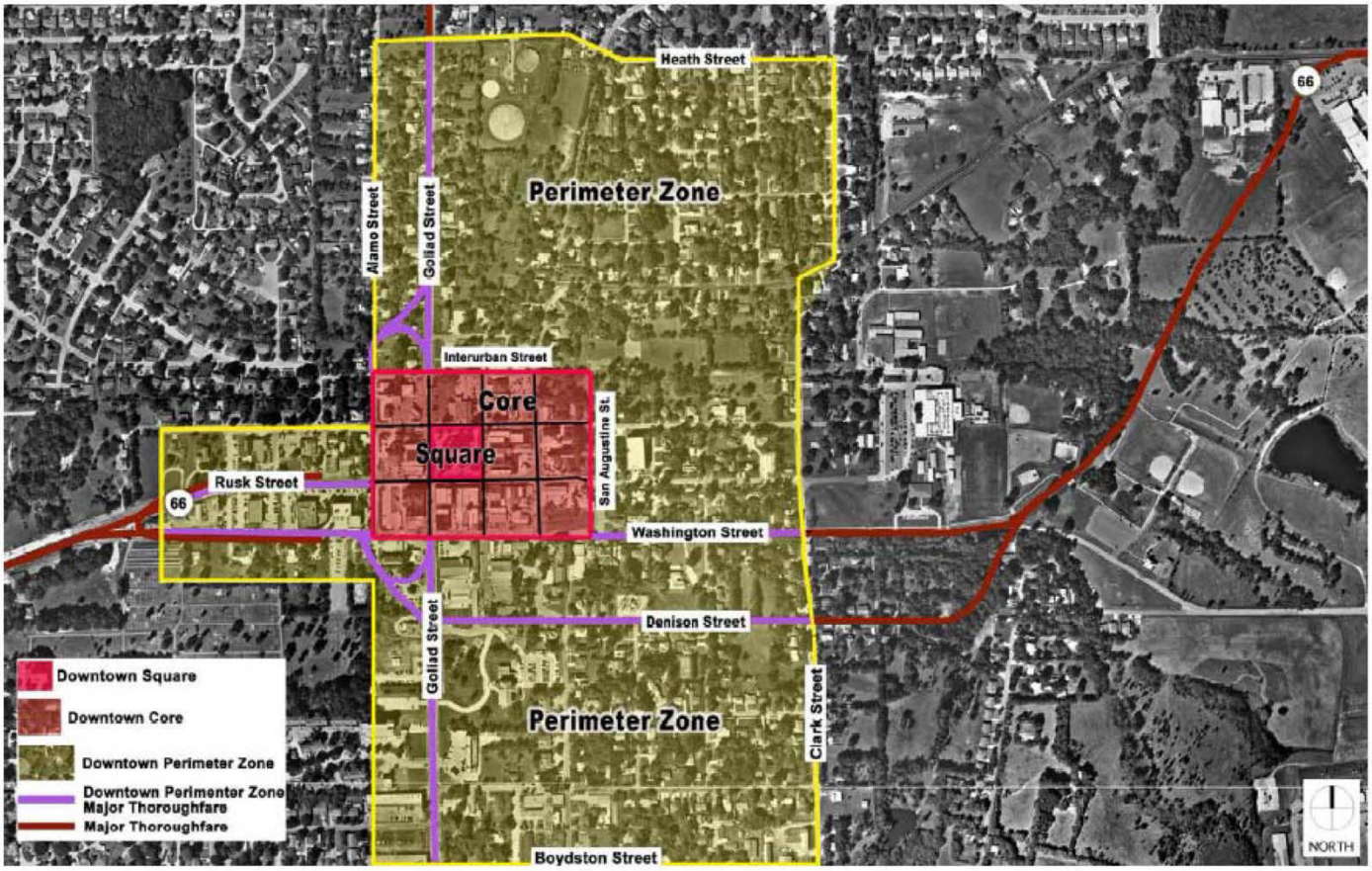
l) Bald Cypress.
m) “Little Gem” Magnolia.
n) Chinquapin Oak.
o) Sycamore.
p) Burr Oak.
q) Eve's Necklace.
r) Eastern Red Cedar.
s) Various native under-story trees such as Texas Redbud, Mexican Plum, Downy Hawthorn, and Wax Myrtle.

2. Shade trees shall be used for all formal street tree planting unless prohibited by the Texas Department of Transportation, in which case smaller ornamental trees may be used.

3. Each street shall be planted with a focus on one species to reinforce street character.

C. *Street Furniture.*

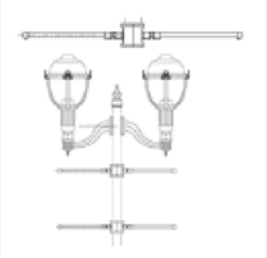
1. The Downtown District shall utilize the following “street furniture” in accordance with the following map:



Streetscape Element	Images	Streetscape Element Symbol/General Location	Catalog Number	Description

Note to Product Specifier: All streetscape elements described here within, are not intended to be the final product specification. The electrical engineer, architect, landscape architect or other professional designer should verify the product color, material and style number, prior to placing the final streetscape element order with manufacturer and supplier. Lighting fixture and traffic signal electrical voltage supply, circuiting, photometrics and final fixture location needs to be specified by a registered electrical engineer, with all fixture footings checked by a registered structural engineer, prior to installation.

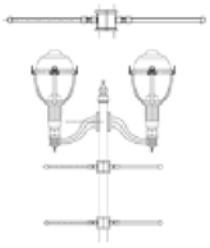
l Downtown Square and Core Streets.

1	Light standard		A1 — All commercial streets of the Core	AAL/2-PRMN H3 or H5/150 to 175 watt MH lamp (voltage)/2-TRA5U arms/DB6 base with 4” round 15' ht. pole/PN A50596-1	Architectural Area Lighting (AAL); Promenade Series, Fixture: 2-PRMS Double Pedestrian Light Standard with a H3 or H5 horizontal lamp reflector, 150 watt to 175 watt metal halide lamp, medium base socket for use with E - 17 lamps; (voltage); CHM glass chimney, with brass holder, and DBZ dark bronze color. Arm: # 2-TRA5U Period Arm, one piece cast aluminum, and DBZ dark bronze color. Pole, Base and Pole Cap: DB6 4R16-125, 4” OD round straight aluminum, 15' tall (special) with a DB6 base, 36” ht. × 15” base diameter; P/N A50596-1, Small cast final at pole top, DBZ dark bronze color.
2	Light standard		A2 — Limited to Downtown Square and San Jacinto St. Pedestrian way		Same as A1 above except with the optional BPS - fixture struts are finished in a brass colored powder coating.
3	Traffic signal		D1 — All commercial streets of the Core, if needed		Valmont Traffic Structures. Pole/Base/Pole Sphere Final: Tapered, round standard galvanized steel pole, with an aluminum ball final on the pole top (Ball Top “FCA-BL Series # FCA/BL/A/ (Estimate a 10” diameter ball, verify final size with top diameter range at top of pole/DB, dark bronze); pole base has an ornamental cast nut cover, color of complete traffic structure is a galvanized + powder coated finish, color = dark bronze to match Historic District street sign blades. Arm: Tapered, round standard arm, with an aluminum ball final on the end of the arm (Ball Top “FCA-BL Series # FCA/BL/A/(Estimate a 5” diameter ball, verify final size with top diameter range at the end of the arm after arm length is specified)/DBZ, dark bronze color. Signals: TXDOT standard signal, black color with black silhouettes, mount tightly to signal arm with black connections, so as to eliminate any visible gaps between silhouette and arm. Street Sign: Sign blade to match Historic District colors, font and sign format.
4	Traffic signal with light standard		D2 — All commercial streets of the Core, if needed		Same as D1 traffic signal, except pole is “typical “Standard Combination Structure” with AAL (B2 type) light; Arm is a (Modified) WMA 12 “Sheppard's Crook” contemporary arm modified to accept the Valmont pole, DBZ, dark bronze color.
5	Light standard banner brackets		At selected streets		Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4” O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind. (Verify banner bracket locations and mounting height); DBZ, dark bronze color, polester powder finish.

6	Benches		All commercial streets of the Core	Du Mor Bench # 140 - 60 and # 140-80	Du Mor Site Furnishings. Bench 140 - in 6 ft. and 8 ft. lengths, All welded seat assembly, Seating Surface: 1/4” × 1 1/2” HR steel bar 2-3/8” O.D. Sch 40 steel pipe, cast iron supports, bracing 1 1/16” O.D. steel pipe, stainless steel fasteners, dark bronze color polyester powder finish.
7	Trash receptacles		All commercial streets of the Core	Du Mor Receptacle 84-22DM	Du Mor Site Furnishings. Trash Receptacle 84-22, 22 gallon all steel Receptacle, 150 lbs., top edge: 5/8” diameter steel bar; Vertical straps: 1/4” × 3” steel bar with a 22 gallon plastic liner, cover; Spun 14 gauge steel with vinyl coated cable; and a Dome Top, dark bronze color in a polester powder finish.
8	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
9	Street sign brackets		At non signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
10	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze color to match the Historic District street sign blades.
11	Bollards		Limited to Downtown Square	Sternberg Vintage Lighting, Ornamental Bollard #4501	Sternberg Vintage Lighting. Ornamental Steel Bollard # 4501, 5 1/4” diameter straight tubing (no fluting), 30” high, 8” dia. base, no internal light, DBZ, dark bronze color to match the Historic District street sign blades.

II Downtown Perimeter Zone Streets

1	Light standard		B1 — All neighborhood residential streets		Same as A1 above except as a single headed fixture.

2	Light standard		B2 — Limited to north and south sections of Goliad St. inside the Downtown Zone, and at intersections on Clark, Washington and Denison Streets inside the Downtown Zone.	AAL/PRM2 (H2, H3, H4, H5)/250 watt MH horizontal lamp (Voltage)/ARM: (modified) SLA 4 arm to accept the 5” dia. post/tendon/5” O.D. smooth round aluminum pole/DB 10 base/P/N A50575 Large Cast Finial.	Architectural Area Lighting (AAL). Promenade Series, Fixture: PRM2 - (H2, H3, H4 and H5), 250 watt Metal Halide Horizontal lamp, (Voltage), DBZ dark bronze color, Arm: (Modified) SLA 4 arm (Sheppard's Crook) to accept the 5” dia. post/tendon, DBZ, dark bronze color, polester power finish. Pole, Base and Pole Cap: 5” O.D. diameter, smooth round aluminum pole, with a DB 10 ornamental base that is 48” high with an 18” base diameter, Large Cast Finial # P/N A50575 20” high × 5 1/2” O.D. that fits on top of pole, DBZ dark bronze color, polester powder finish.
3	Light standard		C — Current Standards. All thoroughfares (SH 66, Goliad, Washington and Denison Streets) inside the Downtown Perimeter Zone (existing and new routed thoroughfares)		Existing “Shoe Box” Style Light Standard
4	Light standard banner brackets		At selected streets	AAL — Banner Arm 2-BBD4-18	Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4” O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind., (Verify banner bracket locations and mounting height) DBZ dark bronze color.
5	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
6	Street sign brackets		At non-signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
7	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.
III	Major Thoroughfares and Parkways				
1	Lighting		C — Current standards		Existing “Shoe Box” Style Light Standard painted dark bronze.
2	Street signs	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 4.8, *DOWNTOWN (DT) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 4.8, *Downtown (DT) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That Section 4.8, *Downtown (DT) District,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

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

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and

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the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MAY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 17, 2017
2nd Reading: May 1, 2017

DRAFT ORDINANCE 03.28.2017

I. *Purpose, Goals and Intent.*

A. *Purpose.* The purpose of the Downtown District is to implement the adopted recommendations of the comprehensive plan and Downtown Plan by encouraging new development and redevelopment in the Downtown area.

The goals of this zoning district are:

1. To make the downtown area a sustainable "Great Place" within the region that will attract high quality investment and reinvestment over time.

2. To capitalize on the existing historic character of the downtown and provide Rockwall with a thriving downtown center.

3. To provide development and land use flexibility within the framework of a form-based development zoning district.

4. To provide a mix of residential, retail and office uses in a pedestrian-friendly environment.

The intent of this zoning district is:

1. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.

2. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid-block.

3. To provide shared and consolidated parking both on-street and in the center of blocks that will benefit the entire district.

4. To contribute to the definition and use of public sidewalks, parks and plazas.

5. To design and build an infrastructure of buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use.

6. To design streets and buildings which will contribute to creating a safe environment.

II. *Definitions.* For the purposes of this section, the following definitions shall apply.

Building facade, primary. Any facade that faces a public street or open space.

Downtown District engineering and landscape standards (district standards). Any approved city standards which govern such items as street, streetscape, drainage, signage and other public improvements in the Downtown District.

Entry, primary. The main entry to a building on a block face. There must be at least one main building entry for each ground floor use, tenant or lobby on each block face which contains the use or tenant. Any additional building entries may be considered a secondary entry.

Feature buildings. Buildings which are located on axis with a terminating street or open space, or at the intersection of streets. Such buildings shall incorporate architectural features





FEATURE BUILDING EXAMPLES

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which address height and articulation that emphasize the importance of such a location.

Historic core. See the regulating plan for historic core boundaries which is on file in the city secretary's office.

Parking, long-term. Customer or tenant parking which is intended for the primary use of vehicles parked for a duration of more than two hours and neither priced nor managed to encourage turnover.

Parking, reserved. Parking which is assigned or reserved for tenants or visitors of a building or business.

Parking, shared. Parking which is shared by tenants, visitors and the public. Hours of availability may be further defined in cooperation with the city.

Parking, short-term. Customer or tenant parking which is intended to serve commercial businesses or residential uses that has a regular turnover of two hours or less.

Regulating plan. The plan approved by the city which applies the Downtown District and which identifies certain subdistricts and the location of required retail at grade, among other items.

Stoop. A structure that is located approximately at the level of the first floor of the structure and intended to provide access to a residential unit.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.

Waiver to design standards, major (major waiver). A significant change to both the standards and intent of this zoning district, and involves planning and zoning commission and city council approval.

Waiver to design standards, minor (minor waiver). A minor change to the standards, but not the intent, of this zoning district and involves staff approval.

III. *General District Standards.*

A. Regulating plan.

1. *Authority.* A regulating plan is the coding key for application of this district's provisions to properties, and shall be considered part of this zoning district. It may establish such things as:

    a) Major street types within the district;
    b) Sub-district areas;
    c) Required at-grade retail construction;
    d) Public open space and plazas; and
    e) Regional hike and bike corridors.

2. *Zoning of Property.*

    a) *Downtown Development Plan Required.* An approved downtown development plan which is consistent with this [Unified Development Code] and the regulating plan shall be required prior to issuance of any building permit.

    b) *Nonconformity.* Uses which are legal and conforming at the time of rezoning to the Downtown District shall continue as legal conforming uses under their current standards until those uses are deemed abandoned, e.g.:

        i. They have been replaced with a conforming use;
        ii. Such building or structure is or hereafter becomes vacant and remains unoccupied or out of use for a continuous period of six months, or the special equipment and furnishings peculiar to the nonconforming use have been removed from the premises and have not been replaced within such six-month period; or
        iii. The intention of the owner to permanently discontinue the use is apparent.

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B. *Waivers of Design Standards.* In order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council. (See subsection VIII.B, Waivers, below, for applicability, processes and procedures.)

Minor waivers are limited to the following:

- ☑ Depth or height of required retail space.
- ☑ Requirement to line a parking garage with buildings.
- ☑ Requirement for continuous building frontage.
- ☑ Establishment of build-to line.
- ☑ Encroachment into the build-to line.
- ☑ Residential landscape requirement.
- ☑ Increased building height for "feature" buildings.
- ☑ Design of buildings without tri-partite architecture.
- ☑ Required frequency of building entries along a street edge.
- ☑ Window detailing.
- ☑ Exterior building materials.
- ☑ Exterior building color.
- ☑ Retail at grade design standards.
- ☑ Balcony and patio railing.
- ☑ Landscape standards.
- ☑ Location of bicycle parking.

Major waivers may include -- *but are not limited to* -- the following:

- ☑ Required retail construction.
- ☑ Building height for non-feature buildings.
- ☑ Exceeding the maximum leasable retail area.
- ☑ Required setback of the fourth floor and above.
- ☑ Residential at grade design standards.
- ☑ Parking requirements.
- ☑ Parking garage design standards.

C. *Function/Land Use.*

1. *Land use.*

a) Retail, personal service, residential and office uses shall be allowed throughout the district. For a specific list of permitted uses, see article IV, Permissible Uses, table 1, Land Use Tables.

b) Where "required retail construction" is designated on the regulating plan, the ground floor adjacent to the street shall be constructed to retail building standards for a depth of at least 50 feet, however, a smaller depth may be allowed if the retail is serving as a "liner" use which is masking a parking garage by minor waiver.

c) All access drives shall require a minor waiver.

D. *Block Face.* It is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment. Contributing to that goal, however, is to allow some limited variation and opportunities for outside dining, pocket parks and special building entry features.

1. *Block length.* The length of new blocks should not be less than 200 feet, nor more than 600 feet.

2. Block faces shall contain continuous building frontage with the exception of a mid-block access to parking which is no greater than 34 feet in width and 16 feet in height.



OUTDOOR DINING

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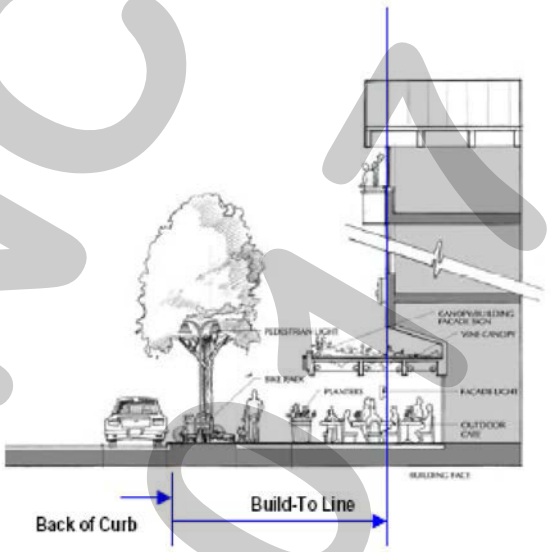
"Continuous building frontage" will be considered to be met if the primary building facade is located within five feet of the build-to line requirement. However, administrative approval of a minor waiver will permit up to 15 percent of the building frontage to be up to 15 feet behind the build-to line provided that it results in an attractive outdoor dining area, building entry feature or other amenity which contributes to the streetscape. A greater increase shall require approval of a major waiver.

3. Facades shall generally be built parallel to the street frontage, except at street intersections, where a corner facade containing a primary building entrance may be curved or angled toward an intersection.

4. *Build-to lines (setbacks).*

a) Build-to lines shall be measured from the planned street back-of-curb, as established on the approved regulating plan for the district and the standards in this [Unified Development Code] (see table 1, Downtown District Standards below), or the city's approved thoroughfare plan. The entire area between the back-of-curb and the primary building facade shall be dedicated as public right-of-way or have a public easement placed upon it.

b) Awnings may encroach above the public sidewalk without limit, provided they leave a minimum clearance of 7.5 feet above the sidewalk, and are set back a minimum of 18 inches from the back of curb and will not impede street tree growth.



E. *Streetscape and Landscape.*

1. Streetscape standards shall be established by the city for sidewalk paving, street trees, tree grates, lighting fixtures, trash receptacles and benches for both residential and nonresidential ground-level frontages.

2. Nonresidential ground floor frontages shall not be required to provide additional landscaping beyond that required in the Downtown District engineering and landscape standards.

3. Residential ground floor frontages shall be required to landscape a minimum of five feet between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches and patios. This area may be landscaped with ground cover, low shrubs, ornamental trees and street trees. In addition, street tree wells may also be landscaped. Landscaping for tree wells is limited to ground cover and low shrubs.

A. *Table 1.* Downtown District Standards

Building Height	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Building Height [1 & 3]	Max. 4 Stories Min. 2 Stories	Max. 2 Stories [1] Min. 2 Stories	Max. 4 Stories Min. 2 Stories

Build-to line [2]	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Goliad Street and Alamo Street [4]	20 feet	20 feet	18 feet
Rusk, Washington and Dennison Streets [5]	20 feet	20 feet	24 feet
All other roads	18 feet	18 feet	18 feet

Pedestrian Walkway Width	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Non-Residential	10 feet	10 feet	10 feet [5]

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Residential [6]	6 feet	6 feet	6 feet

Notes:

[1] Maximum of 2 stories when the building is within 200 feet of single-family zoned property.

[2] Build-to lines are measured from the "back of curb" of the planned street as set out in the approved regulating plan for the district. The setback range is established for the block face. (*See Sub-section III.D, Block Face, above.)*

[3] Increased height for feature buildings may be approved as part of site plan approval by minor waiver. Additional height for other buildings shall be considered a major waiver.

[4] Except along Goliad between Washington and Kaufman, where existing building lines will be enforced.

[5] Sidewalk tables may be allowed by the city in retail areas.

[6] Except Rusk between St. Augustine and Alamo Streets where existing historic building lines will be enforced.

IV. *Buildings.*

A. *Intent.* It is the intent of this zoning district to create an attractive and active village style district and the size, disposition, function, and design of buildings, play an important role in achieving that goal.

1. Buildings should directly contribute to the attractiveness, safety and function of the street and other public areas.

2. Buildings that accommodate retail at grade should feature the retail activity over the building's architecture.

3. Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

4. It is intended by this zoning district to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.



RETAIL SHOULD BE EMPHASIZED OVER THE BUILDING ARCHITECTURE WHERE IT IS PRESENT

B. *Building standards.*

1. *Building form.*

a) The maximum retail area allowed for a single user shall be 40,000 square feet. Any lease which exceeds this size shall require approval of a major waiver.

b) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.



TRI-PARTITE ARCHITECTURE: BUILDINGS WITH A "BASE," "MIDDLE" AND "TOP"

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c) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a feature building. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

2. *Architectural features.*

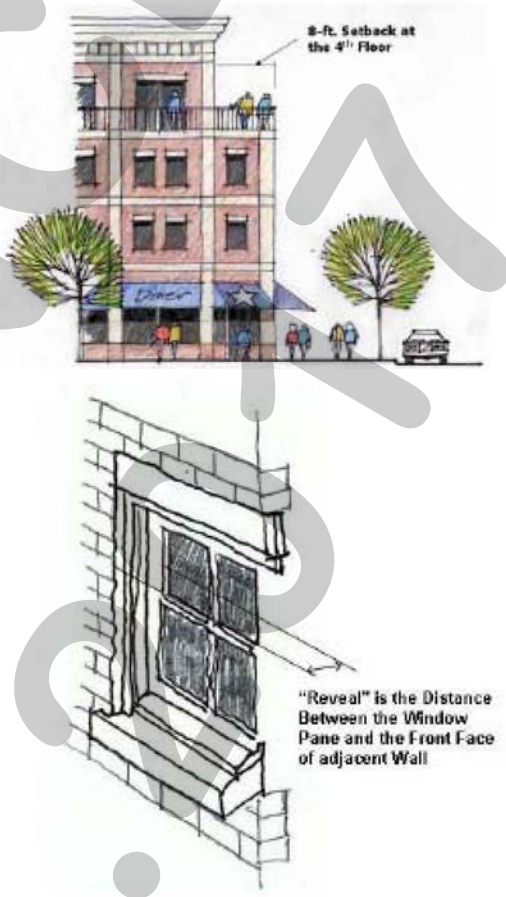
a) Buildings which are greater than three stories in height must be set back at the fourth floor at least eight feet behind the building face of the first three floors along street frontages. Any change to this standard shall be considered a major waiver.

b) Windows shall have at least a four-inch reveal and except for retail at grade, shall be vertical in proportion.

c) No glass curtain wall shall be permitted except by approval of major waiver.

d) Each building and separate lease space at grade along the street edge shall have a functioning primary entry from the sidewalk. Such entries must be inset from the front building plane by at least five feet. Secondary entries may be set back as little as three feet. Functioning entries must be located no greater than 30 feet apart. Corner entries may count as a primary entry for both intersecting street frontages.

e) Architectural elements of the primary building facade may encroach beyond the build-to line by up to five feet provided that pedestrian flow will not be significantly impeded, with a minor waiver. These elements may include stoops, porches, bay windows, eaves, planters and light wells for a belowgrade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth. This does not apply to the historic core.



3. *External facade materials.* The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a public street, walkway or open space:

a) Ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of 100 percent brick, natural or cast stone on the exterior facade.

b) Overall, a minimum of 85 percent of exterior walls which face on a street right-of-way, plaza or open space, excluding windows, doors, and other openings, shall be constructed of brick, natural or cast stone. Where such a wall turns a corner, the surface materials shall continue around the corner a minimum of eight feet.

c) The remainder may be constructed of noncombustible materials including exterior stucco and class PB exterior insulating and finishing systems (EIFS). Stucco and EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. On wholly residential structures, cementitious fiberboard may be used for up to ten percent of the facade provided it is above the ground floor.

d) Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval.

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e) Windows and glazing shall be a minimum of 30 percent up to a maximum of 70 percent of each building elevation. (See 6.b below for special requirements for retail at grade.)

f) A variation of up to 15 percent of the standards above, and the material type may be approved by administrative approval of a minor waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.

4. Color.

a) The dominant color of all buildings (including abovegrade parking structures shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0 percent of the building face, except that florescent colors are prohibited.

b) Roof colors shall be a shade of cool gray, warm gray, brown or red.

5. Residential at grade.

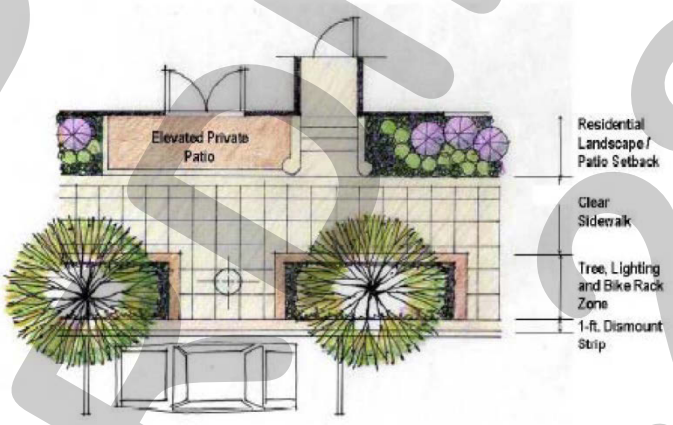
a) All buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk. Any change to this standard shall be considered a major waiver.

b) The entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24-square-foot stoop. Any change to this standard shall be considered a major waiver.

c) Units must also include windows which provide residents a view of the street and sidewalk area. Any change to this standard shall be considered a major waiver.

d) Lobbies to upper stories may be located at grade level.

e) Balcony and patio railings and fences shall be constructed of wrought iron or metal. Wood fences and railings and chain-link fencing are prohibited. Masonry columns may be used on patios provided that they are used as accents.





6. Non-Residential at Grade.

a) The ground floor entry must be located at the approximate elevation of the adjacent sidewalk.

b) Retail uses adjacent to the sidewalk at grade shall:

i. Be constructed to meet fire code separation from any other uses constructed above;
ii. Have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;

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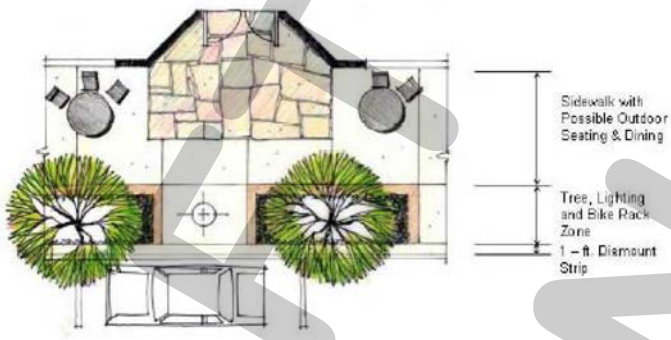
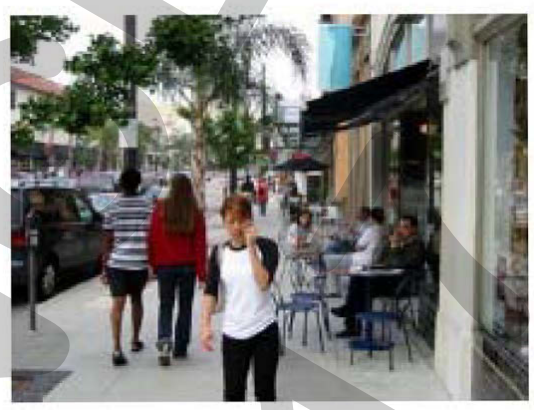
iii. Have a canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building located on the north, east or west side of a street and public sidewalk; and

iv. Have clear glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade.

No outdoor storage is permitted. Outdoor retail display or sales shall require a permit from the city.





V. *Parking.*

A. *Automobile parking.*

1. *Intent.* The following is the intent of the city's parking policies and the Downtown Zoning District:

a) Support the creation of shared parking in order to enable visitors to park once at a convenient location and to access a variety of commercial enterprises in a pedestrian-friendly environment.

b) Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.

c) Ensure visibility and ease of access to parking.

d) Maximize on-street parking.

e) Provide flexibility for changes in land uses which have different parking requirements within the district.

f) Provide flexibility for the redevelopment of small sites.

g) Design parking structures so that they do not dominate the public environment by lining the edge of structures with residential or commercial uses.

h) Avoid diffused, inefficient single-purpose reserved parking.

i) Avoid adverse parking impacts on residential neighborhoods.

(Ord. No. 10-14, § 33, 7-6-2010)

2. *Parking requirements. Off-street and on-street facilities shall be provided as required in article VI of [this Unified Development Code].*

a) *Parking reductions.*

i. Properties in the historic core shall receive a credit for the number of parking spaces which would normally be required for retail use on the ground floor of any existing or new structure. To achieve this credit, however, retail or restaurant use must be located on the ground floor.

ii. In the remainder of the district, on-street parking which is directly in front of the development site may be counted toward the parking requirement for the development.

b) Achieving automobile parking.

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i. Parking requirements may be met on-site, curb-side, by lease from the city or its designated authority or by payment of cash-in-lieu of parking to the city or its designated authority.
ii. Due to the limited land area within the historic core and the need to provide off-site parking, development shall be eligible to receive a reduction in the cost for the payment to the city for the required cash fee or the lease payments. The amount and the terms of the reduction shall be determined by the city manager or his designee by individual agreements.
iii. The city manager or designee shall annually establish the following:

- ✓ The leasing rates for city-provided parking spaces as a result of the need to provide such spaces for new development; and
- ✓ The cost of construction of a parking space in a parking structure for the purposes of establishing cash-in-lieu payments.

c) *Parking location.* All off-street parking shall be located behind buildings which face on a street or public open space. Any change to this standard shall be considered a major waiver.

d) *At-grade parking.* Any at-grade parking lots fronting roadways which may be approved shall be set back not less than ten feet from the right-of-way line of such roadways, and screened from view as outlined in subsection VII, Landscaping.

e) *Parking garages.* Parking garages that have frontage on public streets shall comply with all setback and build-to standards as established in table 1, Downtown District Standards, and subsection IV.B.3, External Facade Materials. However:

i. Parking garages which are adjacent to a street shall be set back a minimum of 50 feet and lined with buildings containing any permitted use but parking.
ii. All parking garages shall be constructed with flat parking decks for ease in re-use of all or portions of the structure when parking demand wanes, unless otherwise approved by major waiver.
iii. Off-street below grade parking is permitted to the lot lines, but must be designed to allow for utilities and planting of landscape as defined in subsection VII, Landscaping.

f) Shared Parking.

i. Uses may join in establishing shared parking areas if it can be demonstrated that the parking for two or more specific uses occurs at alternating time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the city's director of planning.
ii. Shared parking shall be clearly designated with signs and markings.

B. *Bicycle Parking.*

1. *Goals.* Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.

2. *Required bicycle parking.* Bicycle parking shall be provided based on at least one space for each ten automobile parking spaces required as part of the base parking requirements above.

3. *Bicycle parking standards.*

a) *Location.*

i. Required bicycle parking must be located within 50 feet of an entrance to the building. With approval of a minor waiver, bicycle parking may be located in the public right-of-way.
ii. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

b) Covered spaces. If covered spaces for motor vehicles are provided on-site, then 50 percent of the bicycle parking shall also be covered, unless otherwise approved by minor waiver.
c) Signs. If the bicycle parking is not visible from the street, then a sign must be posted indicating the location of the bicycle parking facilities.

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d) Rack types and required areas. Bicycle racks and the area required for parking and maneuvering must meet the Downtown District engineering and landscape standards or be approved by minor waiver (see below). Bicycle lockers may also be allowed as part of meeting the bicycle parking requirement, but must be approved as to type and location.

4. Standards for bicycle rack types and dimensions.

a) *Rack type.*

i. Bicycle rack types and standards shall be approved by the city.

b) Parking space dimensions.

i. Bicycle parking spaces must be at least six feet long and two feet wide, and in covered situations, the overhead clearance must be at least seven feet.
ii. An aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking. This aisle must be at least five feet wide.
iii. Each required bicycle parking space must be accessible without moving another bicycle.
iv. Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only.

VI. *Streetscape, lighting and mechanical.*

A. *Intent.*

1. It is the intent of this zoning district to provide a level and consistency of lighting that supports pedestrian activity and promotes safety.

2. The entire district shall utilize the basic fixtures and furnishings in the public areas as may be approved by the city for this district.

3. Mechanical equipment shall not be clearly visible from the street or other public area.

B. Standards.

1. For streetscape and lighting specifications, see the Downtown District engineering and landscape standards in section IX.

2. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings.

3. All lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit.

4. Mechanical and electrical equipment, transformers, meters, garbage containers and loading areas shall be located and screened so that they are not visible from the street or other public area.

a) Mechanical equipment shall be screened from view from all public roadways and located to minimize noise intrusion to adjacent properties. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

b) All roof-mounted mechanical elements must be screened from view from the public right-of-way and neighboring properties. Screening must be architecturally compatible with the building design.

c) Loading, service and trash storage areas shall be screened from all public roadways. Refuse containers must be placed on a designed, reinforced concrete pad and approach. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

5. Any bicycle parking in the public right-of-way shall be located within the band created by street trees and pedestrian street lights; however, it must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

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VII. *Landscape requirements.* Landscaping within the Downtown District shall comply with the provisions in this subsection, the city's streetscape standards and the standards contained in article VIII, Landscaping Standards, of this Unified Development Code. Where conflicts exist between this district and article VIII, the requirements in this district shall be applied.

A. *Street trees.* Street trees shall be large shade tree species having a minimum caliper of four inches, selected in accordance with the city's landscape standards. Street trees shall be planted at least 20 feet on center.

B. *Plant material.* Front yards shall be landscaped adjacent to residential at grade per the diagram in subsection IV.B.5, Residential at Grade, above. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

C. *Paving material.*

1. Paving material shall be warm toned, natural materials such as brick, stone and concrete. Asphalt may be approved as part of a minor waiver.

2. Gravel as a paving material is prohibited.

D. Parking lot landscape.

1. Landscaping of the internal surface parking area shall not be required unless it is planned to serve as long-term parking. In which case, such long-term surface parking areas shall meet the requirements of subsection VII, Landscaping. For the purpose of this subsection, longterm parking shall be determined by the director of planning, and may include parking which has a likelihood of being in place for a period of ten years or more.

2. Surface parking lots shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges of the parking lot and must be three feet in height, 80 percent opaque, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.

3. Interior parking lot landscape shall be consistent with article VIII, Landscape Standards of the Unified Development Code.

4. Parking spaces shall not exceed ten spaces in a row without being interrupted by a landscaped island (nine-foot minimum). Islands shall be planted with a minimum of one shade tree for every ten cars.

VIII. *Administration.*

A. *Intent.* It is the intent that a developer or builder who wishes to develop under this zoning district will be processed in an expedited manner with administrative approvals, and may in fact qualify for incentives under other separate city programs. However, if there are substantial major waivers requested, additional approvals shall be required which may delay development progress.

B. *Waivers of design standards.*

1. For the purposes of this district, there shall be two types of waivers of design standards: minor and major. Requests for waivers shall not be subject to review or decision by the zoning board of adjustment. A waiver request may only be made in conjunction with an application for a downtown development plan.

2. Minor waivers are those changes to design standards in the Downtown District identified in Subsection III.B. Minor waivers may be approved administratively by the director of planning or his designee in conjunction with a decision on an application for approval of a downtown development plan. All minor waivers must meet the full intent of this zoning district as stated in section I. Appeals to decisions concerning minor waivers may be made to the Planning and Zoning Commission.

(Ord. No. 10-14, § 34, 7-6-2010)

3. Major waivers are major changes to the design standards in the Downtown District. Major waivers may only be approved by the city council, following a recommendation by the planning and zoning commission, in

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conjunction with a decision on an application for approval of a downtown development plan. Examples of major waivers are listed in Subsection III.B above; however, the City Council reserves the right to grant a major waiver to any standard not specifically designated as a minor waiver contained in this article pending the City Council finds that the waiver:

a) Meets the general intent of this district in which the property is located;
b) Will result in an improved project which will be an attractive contribution to the district; and
c) Will not prevent the realization of the intent of this district.

4. The city may impose conditions on granting any waiver to mitigate negative impacts neighboring properties or public streets or open space.

C. *Downtown development plan approval.*

1. Prior to obtaining a building permit, a downtown development plan must be approved by the director of planning or his designee, to certify that it meets the purpose, intent and standards contained in this zoning district.

2. Downtown development plans must include the following information:

a) Site plan.
b) Building elevations and sections.
c) Building function/proposed use.
d) Parking standards being met.
e) Landscape plan.
f) Any waivers being requested.

3. Applications for downtown development plan approval shall be reviewed within 30 days of being formally accepted by the city. At such time, the approval, approval with conditions or denial shall be forwarded to the applicant. However, applications including a request for a major waiver shall be scheduled for planning and zoning commission and city council action.

4. Denial of a downtown development plan may be appealed to the planning and zoning commission and city council within 30 days of notification of such denial.

D. Lapse of Approval. If a building permit has not been obtained within two years following approval of the downtown development plan, such plan shall lapse unless the property owner requests an extension prior to the expiration of the two-year period. The request for an extension shall be considered by the planning director, or he may at his discretion refer the decision to the planning and zoning commission and city council in the same manner as for approval of the downtown development plan. The director (or council, upon recommendation by the commission) may grant an extension of the time for expiration of the downtown development plan for a period not to exceed one year from the date of initial approval of the application. Every request for an extension shall include a statement of the reasons why the expiration date should be extended. The decision-maker may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the downtown development plan from expiring before the lapse date. The commission or the council also may terminate the downtown development plan or may attach additional conditions to the extension of the plan.

E. Platting in the downtown district. Plats in the Downtown District shall ensure public access easements over sidewalk areas and shared drive access.

IX. *Downtown district engineering and landscape standards.*

A. *Downtown Plan.* The Downtown District Engineering and Landscape Standards shall be in accordance with the approved Rockwall Downtown Plan.

B. *Street Trees.*

1. Trees which may be planted adjacent to sidewalks, alleys and streets are limited to:

a) Cedar Elm.

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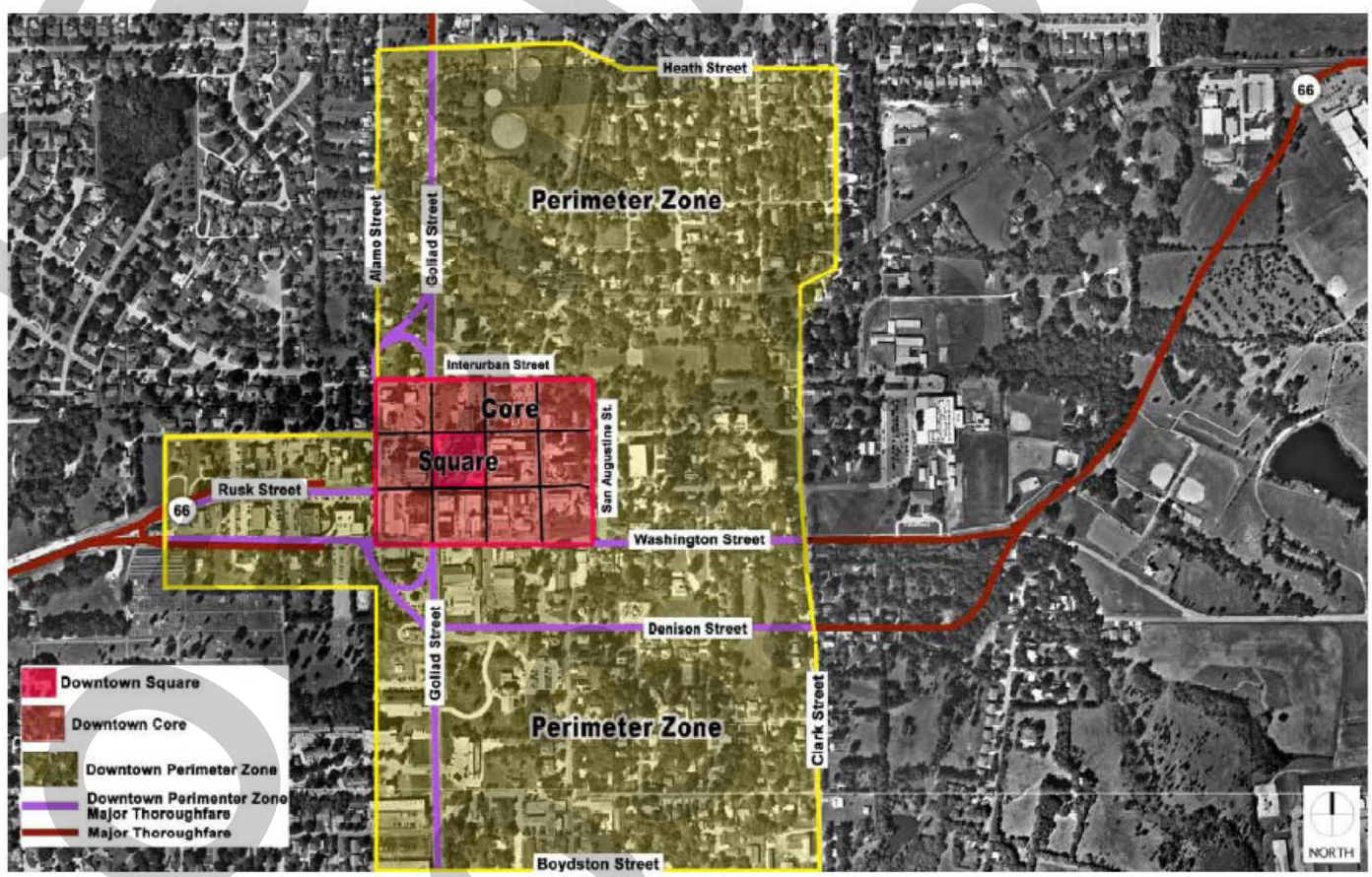
b) Texas Red Oak.
c) Homestead Elm.
d) Lace Bark Elm.
e) Bald Cypress.
f) Chinese Pistachio.
g) October Glory Maple.
h) Pecan.
i) Texas Ash.
j) Live Oak.
k) Southern Magnolia.
l) Bald Cypress.
m) "Little Gem" Magnolia.
n) Chinquapin Oak.
o) Sycamore.
p) Burr Oak.
q) Eve's Necklace.
r) Eastern Red Cedar.
s) Various native under-story trees such as Texas Redbud, Mexican Plum, Downy Hawthorn, and Wax Myrtle.

2. Shade trees shall be used for all formal street tree planting unless prohibited by the Texas Department of Transportation, in which case smaller ornamental trees may be used.

3. Each street shall be planted with a focus on one species to reinforce street character.

C. *Street Furniture.*

1. The Downtown District shall utilize the following "street furniture" in accordance with the following map:



Streetscape	Images	Streetscape Element	Catalog Number	Description

DRAFT ORDINANCE 2017

Element		Symbol/General Location		
Note to Product Specifier: All streetscape elements described here within, are not intended to be the final product specification. The electrical engineer, architect, landscape architect or other professional designer should verify the product color, material and style number, prior to placing the final streetscape element order with manufacturer and supplier. Lighting fixture and traffic signal electrical voltage supply, circuiting, photometrics and final fixture location needs to be specified by a registered electrical engineer, with all fixture footings checked by a registered structural engineer, prior to installation.				
I Downtown Square and Core Streets.				
1	Light standard		A1 — All commercial streets of the Core	AAL/2-PRMN H3 or H5/150 to 175 watt MH lamp (voltage)/2-TRA5U arms/DB6 base with 4" round 15' ht. pole/PN A50596-1	Architectural Area Lighting (AAL); Promenade Series, Fixture: 2-PRMS Double Pedestrian Light Standard with a H3 or H5 horizontal lamp reflector, 150 watt to 175 watt metal halide lamp, medium base socket for use with E - 17 lamps; (voltage); CHM glass chimney, with brass holder, and DBZ dark bronze color. Arm: # 2-TRA5U Period Arm, one piece cast aluminum, and DBZ dark bronze color. Pole, Base and Pole Cap: DB6 4R16-125, 4" OD round straight aluminum, 15' tall (special) with a DB6 base, 36" ht. × 15" base diameter; P/N A50596-1, Small cast final at pole top, DBZ dark bronze color.
2	Light standard		A2 — Limited to Downtown Square and San Jacinto St. Pedestrian way		Same as A1 above except with the optional BPS - fixture struts are finished in a brass colored powder coating.
3	Traffic signal		D1 — All commercial streets of the Core, if needed		Valmont Traffic Structures. Pole/Base/Pole Sphere Final: Tapered, round standard galvanized steel pole, with an aluminum ball final on the pole top (Ball Top "FCA-BL Series # FCA/BL/A/ (Estimate a 10" diameter ball, verify final size with top diameter range at top of pole/DB, dark bronze); pole base has an ornamental cast nut cover, color of complete traffic structure is a galvanized + powder coated finish, color = dark bronze to match Historic District street sign blades. Arm: Tapered, round standard arm, with an aluminum ball final on the end of the arm (Ball Top "FCA-BL Series # FCA/BL/A/(Estimate a 5" diameter ball, verify final size with top diameter range at the end of the arm after arm length is specified)/DBZ, dark bronze color. Signals: TXDOT standard signal, black color with black silhouettes, mount tightly to signal arm with black connections, so as to eliminate any visible gaps between silhouette and arm. Street Sign: Sign blade to match Historic District colors, font and sign format.

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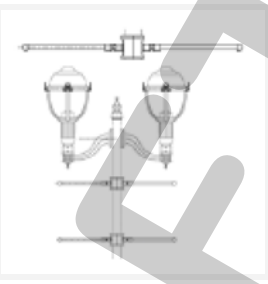
4	Traffic signal with light standard		D2 — All commercial streets of the Core, if needed		Same as D1 traffic signal, except pole is “typical “Standard Combination Structure” with AAL (B2 type) light; Arm is a (Modified) WMA 12 “Sheppard's Crook” contemporary arm modified to accept the Valmont pole, DBZ, dark bronze color.
5	Light standard banner brackets		At selected streets		Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4” O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind. (Verify banner bracket locations and mounting height); DBZ, dark bronze color, polester powder finish.
6	Benches		All commercial streets of the Core	Du Mor Bench # 140 - 60 and # 140-80	Du Mor Site Furnishings. Bench 140 - in 6 ft. and 8 ft. lengths, All welded seat assembly, Seating Surface: 1/4” × 1 1/2” HR steel bar 2-3/8” O.D. Sch 40 steel pipe, cast iron supports, bracing 1 1/16” O.D. steel pipe, stainless steel fasteners, dark bronze color polyester powder finish.
7	Trash receptacles		All commercial streets of the Core	Du Mor Receptacle 84-22DM	Du Mor Site Furnishings. Trash Receptacle 84-22, 22 gallon all steel Receptacle, 150 lbs., top edge: 5/8” diameter steel bar; Vertical straps: 1/4” × 3” steel bar with a 22 gallon plastic liner, cover; Spun 14 gauge steel with vinyl coated cable; and a Dome Top, dark bronze color in a polester powder finish.
8	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
9	Street sign brackets		At non signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
10	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze color to match the Historic District street sign blades.
11	Bollards		Limited to Downtown Square	Sternberg Vintage Lighting, Ornamental Bollard #4501	Sternberg Vintage Lighting. Ornamental Steel Bollard # 4501, 5 1/4” diameter straight tubing (no fluting), 30” high, 8” dia. base, no internal light, DBZ, dark bronze color to match the Historic District street sign blades.

II Downtown Perimeter Zone Streets

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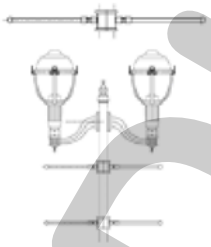
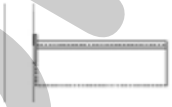
1	Light standard		B1 — All neighborhood residential streets		Same as A1 above except as a single headed fixture.
2	Light standard		B2 — Limited to north and south sections of Goliad St. inside the Downtown Zone, and at intersections on Clark, Washington and Denison Streets inside the Downtown Zone.	AAL/PRM2 (H2, H3, H4, H5)/250 watt MH horizontal lamp (Voltage)/ARM: (modified) SLA 4 arm to accept the 5" dia. post/tendon/5" O.D. smooth round aluminum pole/DB 10 base/P/N A50575 Large Cast Finial.	Architectural Area Lighting (AAL). Promenade Series, Fixture: PRM2 - (H2, H3, H4 and H5), 250 watt Metal Halide Horizontal lamp, (Voltage), DBZ dark bronze color, Arm: (Modified) SLA 4 arm (Sheppard's Crook) to accept the 5" dia. post/tendon, DBZ, dark bronze color, polester power finish. Pole, Base and Pole Cap: 5" O.D. diameter, smooth round aluminum pole, with a DB 10 ornamental base that is 48" high with an 18" base diameter, Large Cast Finial # P/N A50575 20" high × 5 1/2" O.D. that fits on top of pole, DBZ dark bronze color, polester powder finish.
3	Light standard		C — Current Standards. All thoroughfares (SH 66, Goliad, Washington and Denison Streets) inside the Downtown Perimeter Zone (existing and new routed thoroughfares)		Existing "Shoe Box" Style Light Standard
4	Light standard banner brackets		At selected streets	AAL — Banner Arm 2-BBD4-18	Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4" O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind., (Verify banner bracket locations and mounting height) DBZ dark bronze color.
5	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
6	Street sign brackets		At non-signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
7	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

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III	Major Thoroughfares and Parkways			
1	Lighting		C — Current standards	Existing “Shoe Box” Style Light Standard painted dark bronze.
2	Street signs	No sign/pole illustration		Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

DRAFT ORDINANCE 03.28.2017

City of Rockwall

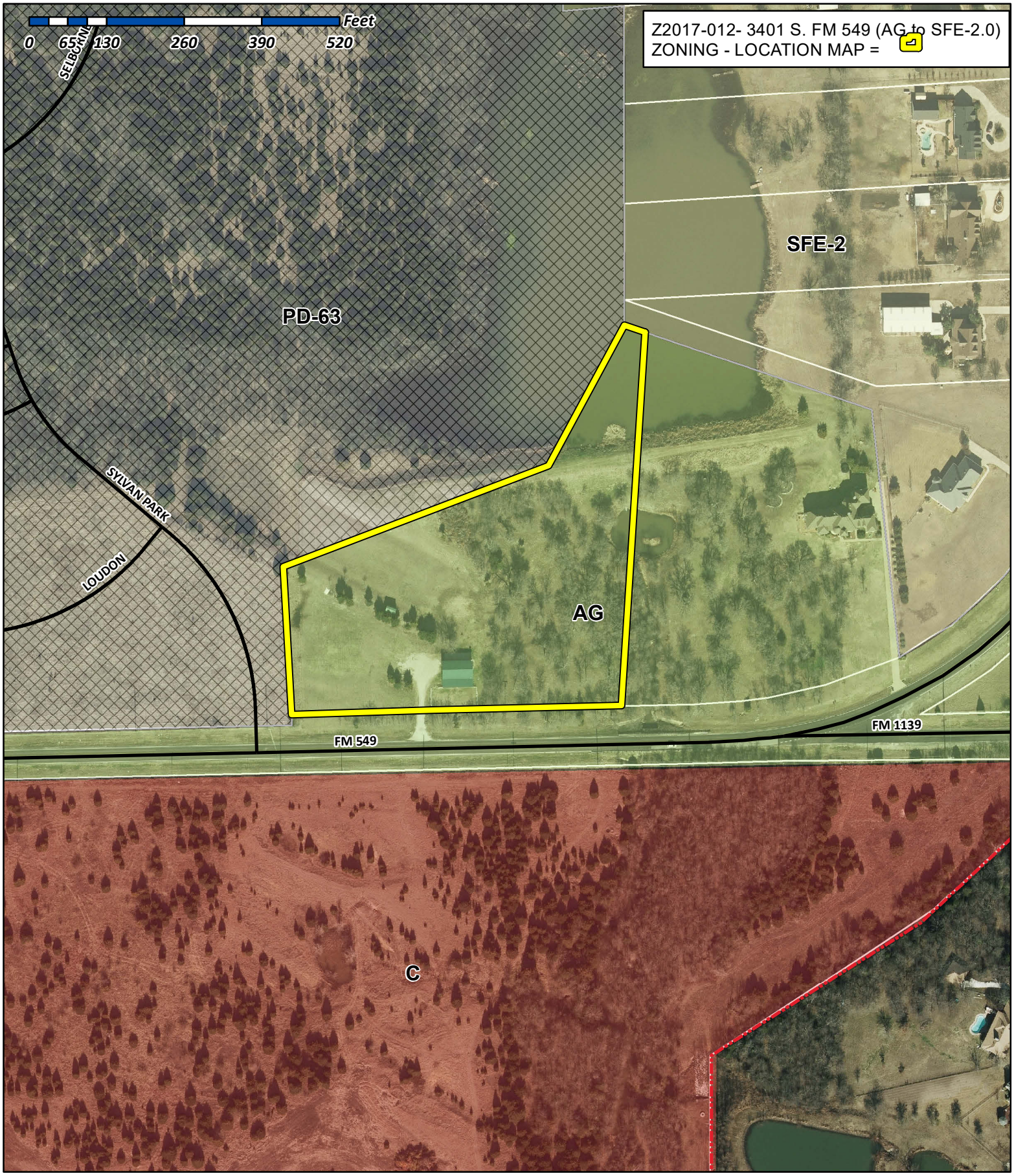
Project Plan Review History

Project Number	Z2017-012	**Owner**	MARTINEZ JOSE DE JESUS LOPEZ	**Applied**	3/15/2017	LM
Project Name	AG to SFE-2.0	**Applicant**	MARIA DEL CARMEN ANDREW	**Approved**		
Type	ZONING			**Closed**		
Subtype	REZONE			**Expired**		
Status	STAFF REVIEW			**Status**	3/15/2017	LM

Site Address	**City, State Zip**	**Zoning**
3401 S FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EDWARDS ACRES SUBD	2	A	2	3584-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	3/20/2017	3/27/2017	3/20/2017		APPROVED	
ENGINEERING	Amy Williams	3/15/2017	3/22/2017	3/23/2017	8	APPROVED	See Comments
(3/23/2017 8:33 AM AW) Will need approval from SCS/NRCS prior to building any structure in their easement and below the dam. Will need a dam breach analysis prior to building any structure.							
FIRE	Ariana Hargrove	3/15/2017	3/22/2017				
PLANNING	Korey Brooks	3/15/2017	3/22/2017	3/23/2017	8	COMMENTS	



City of Rockwall

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

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

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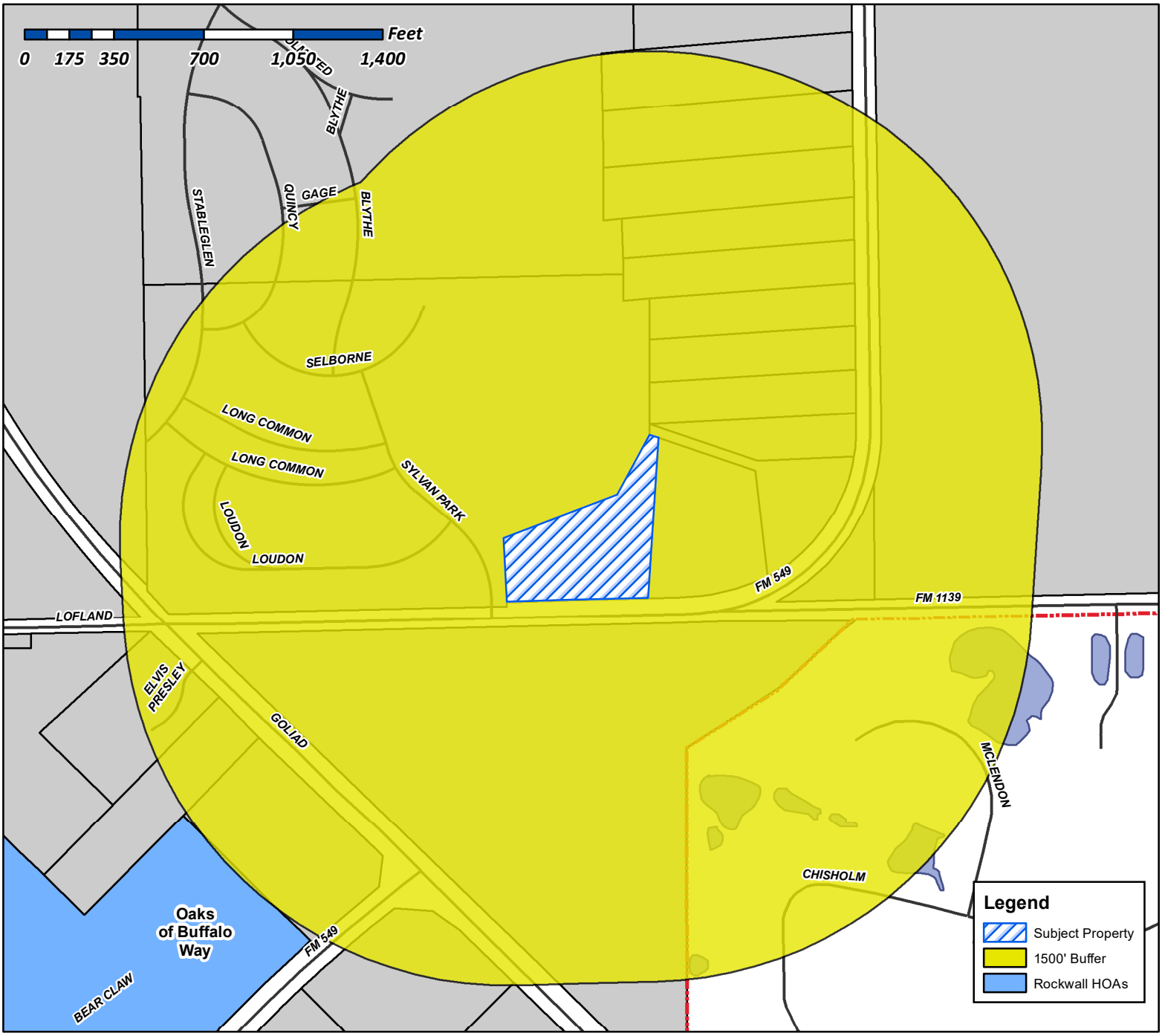
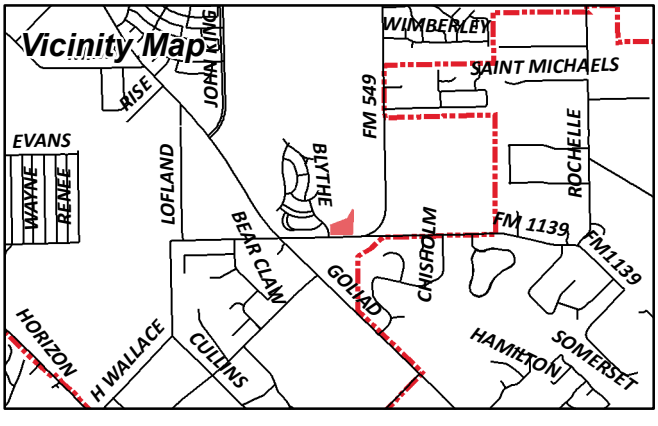


Case Number: Z2017-012
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: AG to SFE-2.0
Case Address: 3401 S, FM 549

Date Created: *03/15/2017*
For Questions on this Case Call (972) 771-7745



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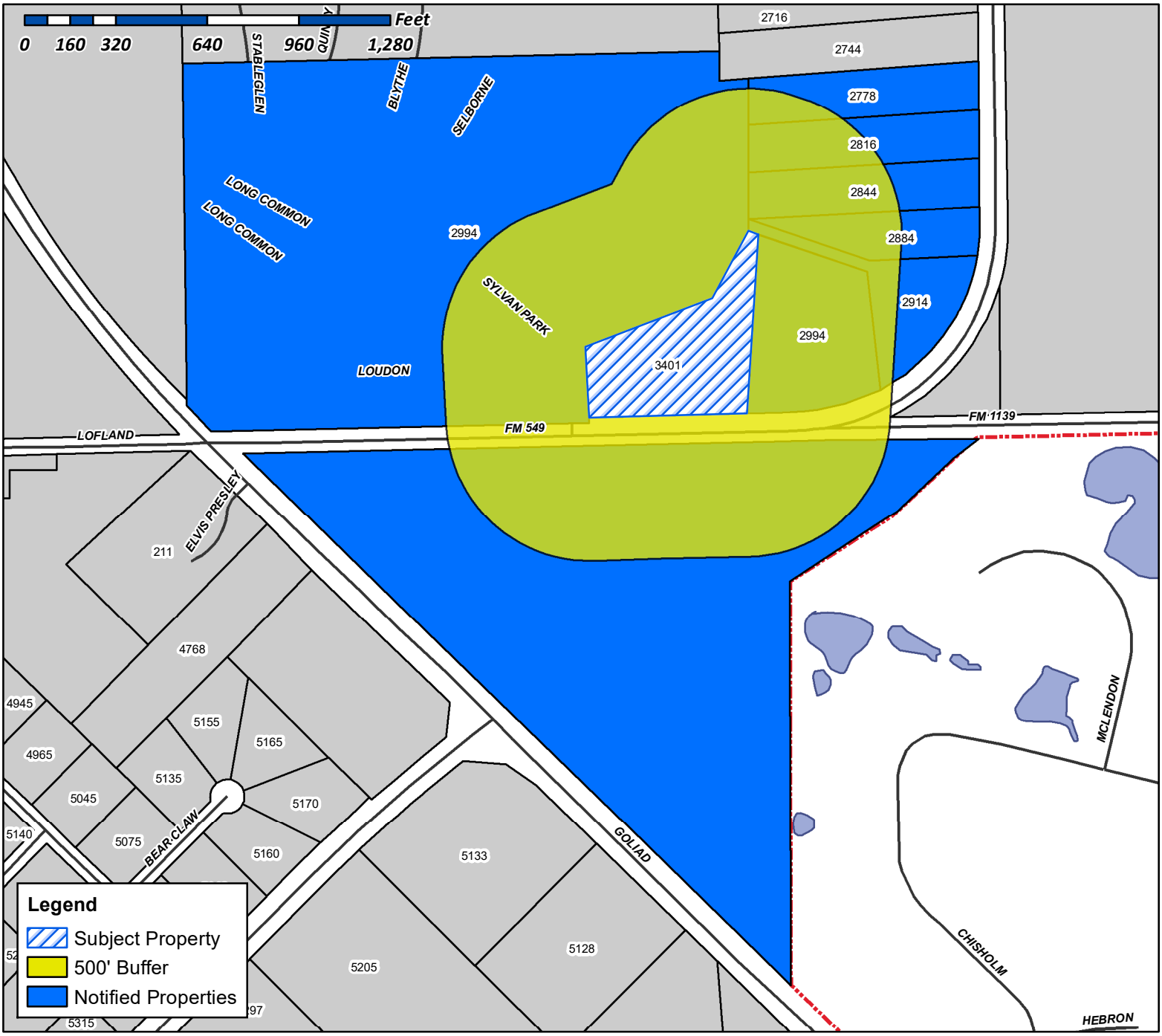

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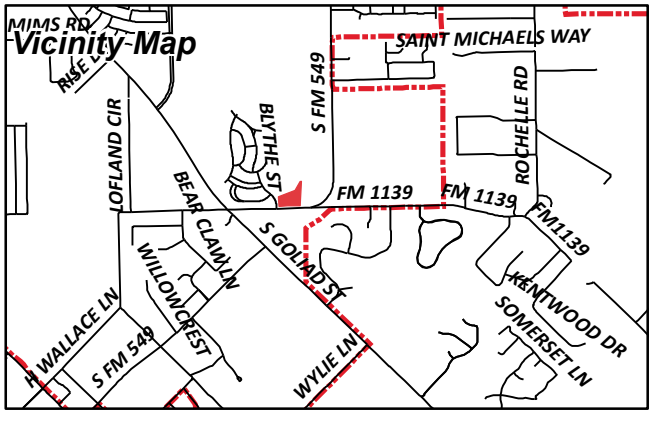


ROCKWALL 205 INVESTORS LLC
2701 SUNSET RIDGE SUITE 607
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON JAND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

MONTGOMERY THOMAS E & JOAN L
REVOCABLE LIVING TRUST
2884 S FM 549
ROCKWALL, TX 75032

COTTEN DAVID R & DELORES J
2914 S FM 549
ROCKWALL, TX 75032

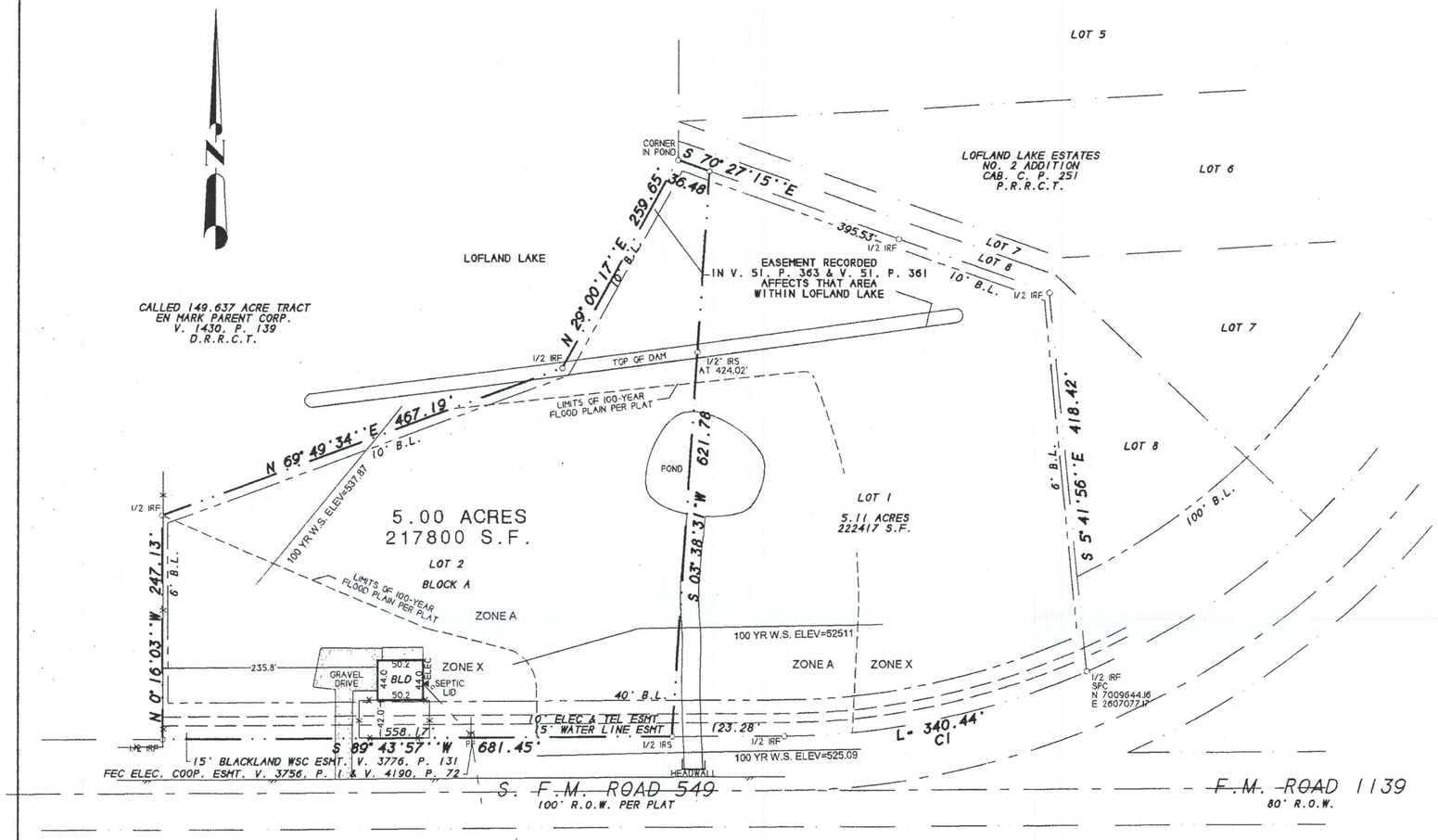
CURRENT RESIDENT
2994 FM549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

ANDREW MARIA DEL CARMEN
3004 COOLWOOD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3401 FM549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219



CURVE DATA
C1
RADIUS=835.33'
CA=23°21'04"
TAN=172.62'
CHD= S 77°49'53"W 338.09'
ARC=340.44'

DESCRIPTION

Lot 2, Block A, of LOT 1 AND 2, BLOCK A, EDWARDS ACRES SUBDIVISION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slides 41-42, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for NORTH AMERICAN TITLE COMPANY and JOSE DE JESUS LOPEZ MARTINEZ at S FM 549, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 19th day of May, 2014.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

TV	GAS	TEL	FH	PP
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELEC	ELEC	WTR	LP	1/2" IRF
ELECTRIC METER	BOX SUBSURFACE JUNCTION BOX	WATER METER	LIGHT POLE	IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE		A/C	AIR COND UNIT
	PROPERTY LINES			FLOOR LINE

SURVEY DATE MAY 19, 2014
SCALE 1" - 100' FILE # 20061547-1F
CLIENT MARTINEZ GF # 14709-14-00088

SURVEY ACCEPTED BY:
_____ DATE _____
_____ DATE _____

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 11, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *March 28, 2017* Planning and Zoning Commission meeting.

PUBLIC HEARING ITEMS

2. **Z2017-009** **(David)**
   Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

3. **Z2017-010** **(Ryan)**
   Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of amending the required streetscape elements stipulated by *Exhibit 'C'* of *Ordinance No. 10-21* affecting a ~78.89-acre tract of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [*FM-3097*] and IH-30, and take any action necessary.

4. **Z2017-011** **(Ryan)**
   Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of amending the permitted major and minor waivers, and take any action necessary.

5. **Z2017-012** **(Korey)**
   Hold a public hearing to discuss and consider a request by Maria Del Carmen Andrew for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a five (5) acre parcel of land being identified as Lot 2, Block A, Edwards Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 3401 FM-549, and take any action necessary.

DISCUSSION ITEMS

6. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

   - ✓ P2017-008: Lots 1 & 2, Block A, Wilck Addition [*Approved*]
   - ✓ P2017-012: Lots 1-4, Block A, Lakeshore Commons Addition [*Approved*]
   - ✓ P2017-013: Lot 1, Block A, Rockwall-CCA Addition [*Approved*]
   - ✓ Z2017-005: Amendment to PD-50 (*1st Reading*) [*Approved*]
   - ✓ Z2017-006: SUP for 506 N. Goliad Street (*1st Reading*) [*Approved*]
   - ✓ Z2017-007: Zoning Change for the Gideon Property (AG to PD) (*1st Reading*) [*Approved*]
   - ✓ Z2017-008: SUP for 2260 E. IH-30 (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 7th day of April, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 28, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Mark Moeller, Tracey Logan, Eric Chodun, and Annie Fishman. Absent was Commissioner Sandra Whitley. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer Amy Williams and Civil Engineer Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the February 28, 2017 Planning and Zoning Commission meeting.

2. P2017-008
Discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Block A, Wilck Addition being a 5.192-acre tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 463 H. Wallace Lane, and take any action necessary.

3. P2017-012
Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a final plat of Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

4. P2017-013
Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a final plat of Lot 1, Block A, Rockwall-CCA Addition being a 27.446-acre portion of a larger 173-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

5. P2017-016
Discuss and consider a request by Glen and Rosie Cox for the approval of a final plat of Lots 1 & 2, Block A, Cox Acres Addition being a 29.97-acre tract of land identified as Tract 7 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located on the south side of Quail Run Road east of the intersection of Quail Run and John King Boulevard, and take any action necessary.

6. SP2017-008
Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

Chairman Lyons noted that item #5 would be pulled from the consent agenda. Commissioner Moeller made a motion to approve the consent agenda minus #5. Commissioner Logan seconded the motion which passed by a vote of 6-0, with Commissioner Whitley absent.

III. PUBLIC HEARING ITEMS

7. Z2017-005

Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to *Ordinance No. 16-15* for the purpose of allowing the *Animal Clinic for Small Animals* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the intent of request is to allow the subject property to operate a small animal clinic. Currently it is not a permitted use within the Planned Development District 50 Ordinance. The applicant is requesting for this use to be added and allowing it through a Specific Use Permit and by doing so it will give the Planning and Zoning Commission and City Council discretion over approving requests such as this one on a case by case basis. Since the case is proposing to modify the Planned Development 50 Ordinance, staff notified all properties within 500 feet of the zoning district itself as well as HOA's within 1500 feet of the subject property. At the time the case memo was drafted staff received seven notices in favor and two notices opposed as well as two emails that were opposed. One more notice was received before the meeting which was in favor of the request.

Mr. Miller stated the applicant was present and staff was available for questions.

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

Paul Wendell
J.A. Greene Construction
786 Mira Mar
Rockwall, TX

Mr. Wendell came forward and stated he was present on behalf of Dr. Josh Cope who would be arriving at the meeting shortly he stated he was available for any questions the Commission may have.

Chairman Lyons asked for questions from the Commission.

Commissioner Chodun asked staff if the request is approved would it then be allowed for the entire PD. Mr. Miller stated that was correct. Commissioner Chodun asked if there was a definition for "small animal's clinic". Mr. Miller stated that the draft ordinance defines it as a place where animals or pets are given medical or surgical treatments and care. It goes on to stat that the accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the Animal Clinic for Small Animals use and no outdoor pens or kennels shall be permitted. They will be allowed to only have indoor boarding to avoid any noise issues outside kennels may cause to the adjacent properties.

Kristin Cope
513 Merritt Road
Sunnyvale, TX

Mrs. Cope stated that it would only be small animals and added that concerning Commissioner Chodun's question of it opening the use to all of the PD, she stated they are still going to apply for the Specific Use Permit to allow the clinic.

Mr. Miller added that with the SUP it would allow the Commission to set up operational conditions that would be site specific.

Commissioner Fishman asked staff if there was language that defines "small animals". Mr. Miller stated there is language defining small animals in the Municipal Code of Ordinances that defines the difference between small animals and grazing and livestock. Senior Planner, David Gonzales, added that a large animal is considered 500lbs or greater.

Commissioner Trowbridge asked what the intent of Residential Office was when the PD was created and if there is a list of what comprises Residential Office. Mr. Miller stated Residential Office is currently a straight zoning district which means it is regulated through the use chart within the Unified Development Code. This was put into a PD because it was felt this was a unique area and they wanted to limit some of the uses and the Ordinance has special restrictions on certain uses. With it being a PD it also allows flexibility to look consider various uses on a case by case basis.

Mr. Cope came forward and stated he would be the primary veterinarian and stated he was available for any questions the Commission may have.

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

Jim Cooper
901 N. Alamo
Rockwall, TX

Mr. Cooper came forward and stated he lives directly across from the subject property and expressed his support for the request and he feels it is a good use for the property. He has reached out to Mr. Cooper and shared some of the concerns he has once they build he would like for the building to reflect the style and character of Old Rockwall.

Mr. Miller added that before construction begins they would have to go through the Historic Preservation Advisory Board.

Bob Wacker
806 Mira Mar Drive
Rockwall, TX

Mr. Wacker came forward and expressed his support for the request.

Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Trowbridge made a motion to approve Z2017-005 with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 6-0 with Commissioner Whitley absent.

8. Z2017-006

Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 11-37 (SUP No. S-034)* to allow a restaurant with an accessory general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating the applicants are requesting to amend their existing Specific Use Permit which they were issued in December of 2006 that allowed a restaurant use as well as some office use. In September 2011 they amended the SUP and included additional uses that include hair salon and also a general retail use. In September 2015 the structure caught fire but has now been restored. The restoration included converting the upstairs storage area to allow for the addition of approximately 1,000 SF of office space. The applicants are requesting approval of an amendment to the existing SUP to allow for a Restaurant with an accessory General Retail and Banquet Facility uses. The purpose of the amendment is to increase the square footage of the restaurant and maintain the area designated as general retail, and to establish a banquet facility use. Mr. Gonzales added that a banquet facility use was approved last year. A banquet facility use requires 1 parking space per 100-SF of floor area with the 2nd floor being approximately 1,000-SF, a minimum of 10 parking spaces would be required to be constructed prior to issuance of a Certificate of Occupancy when they open for the banquet use however for now they plan to continue to use the space as general office space. Additionally PD50 requires access drive and the applicants are requesting

to construct the cross access easement within a reasonable period of time once both adjoining properties have develop as non-residential land uses.

Mr. Gonzales went on to state that staff mailed 98 notices to property owners and residents within 500-feet of the subject property. There is no Homeowner's Association (HOA) located within 1,500-feet participating in the notification program. Additionally, staff posted a sign on the subject property. Staff received five responses "in favor of" the applicant's request.

Mr. Gonzales advised the Commission the applicants were present and staff was available for questions.

Chairman Lyons asked for any questions from the Commission for staff.

Commissioner Trowbridge asked concerning the parking associated with the banquet facility. Mr. Gonzales stated the parking is in place for the office use but will increase by ten once the banquet use is in place and they open the banquet facility. Commissioner Trowbridge asked if the hair salon use would be removed from the SUP or would it remain with the SUP. Mr. Gonzales stated the hair salon use would not be included in this SUP. Mr. Miller added that this SUP will supersede the previous SUP.

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

Stuart and Brenda Myers
1614 S. Lakeshore
Rockwall, TX

Mr. Myers came forward and stated he didn't have anything to add from Mr. Gonzales explanation of the request, but he asked concerning the time limitations that were not brought up.

Mr. Gonzales added that the hours of operation in the current SUP limit the time from 6:30 a.m. to 8:00 p.m. The applicants are requesting to do away with the hours of operation in order to have more flexibility with the banquet facility and restaurant use. Time stipulations have not been included in this SUP therefore the time element has been removed. Mr. Miller added that it is similar to what was approved two houses to the south who received an SUP and do not have the time limitations.

Commissioner Logan asked for further clarification on the time limit, is there a citywide time limit that allows for how long a business can stay open. Mr. Gonzales stated that it is primarily PD-50 that has hair salons and those have a time limit established however the City does not have an Ordinance requiring a time limitation on any type of a use. What the applicant is requesting is to allow the operation to open and close as it pleases.

Chairman Lyons asked what the hours were for the SUP that was recently approved. Mr. Miller stated there were no time regulations established for that SUP.

Chairman Lyons asked if there was anyone wishing to speak to come forward and do so, there not being anyone indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Logan made a motion to approve Z2017-006 with staff recommendations Commissioner Chodun seconded the motion. The motion passed with a vote of 6-0 with Commissioner Whitley absent.

Chairman Lyons noted Commissioner Moeller left the meeting at 6:39 p.m.

9. Z2017-007

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass

Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request and stated the applicants are requesting a Planned Development for the subject property which is approximately 30 acres and is currently zoned Agricultural. The Planned Development would be composed of 84 single family lots and what they are requesting will be SF-7 which would be the underlying zoning within the PD. North of the subject property is PD-77, south is PD-5 which are residential properties and east and west are agriculturally zoned lots which will be for future development. Concerning the characteristics of the request, the breakdown of the lot mix will be 53 lots that will be 60x120's, 31 lots will be 70' x 120's for an overall density of 2.8 units per acre that falls within the line of a medium density residential district according to what the Comp Plan states it to be between 2 and 3 units per acre therefore they are well within that. The Comp Plan also calls for minimum 20% open space and the according to their concept plan they are providing about 24% open space including an area about 2.19 acres that will be used for a neighborhood park.

Mr. Gonzales went on to explain that looking at their concept plan there are no alleys and therefore they will require a waiver from the City Council in order to provide for front entry garage orientation for the development. Additionally the applicant will provide a 50 foot landscape buffer and has agreed to include a 10 foot sidewalk along John King Boulevard that is required by the John King Ordinance for the Overlay District, that 10-ft wide concrete sidewalk will be a hike and bike trail and will connect to the existing trail systems along John King Blvd as future development occurs along this roadway. The applicant is also providing a 25 foot landscape buffer along E. Quail Run Drive that is an 85 foot right of way. The idea behind that is to provide some open space for the properties that back up to E. Quail Run Road.

Mr. Gonzales provided a map to show the area and explained that there are three points of access. Looking at the breakdown within the PD Ordinance the masonry requirements will be 90% and concerning the garage orientation although they are front entry the configuration on those will have to be 20 feet behind the front façade of the building to meet the building standards.

Mr. Gonzales went on to state that ten notices were sent out to the property owners that are within 500 feet of the subject property and two notices were received today that are in opposition of the request.

Mr. Gonzales advised the Commission the applicants are present and staff is available for questions.

Chairman Lyons asked the Commission for any questions for staff.

Commissioner Logan asked concerning the buffer along Quail Run Road, who will be maintaining that area. Mr. Gonzales stated any green space or open space would be maintained by the HOA.

Chairman Lyons noted that the lots will be about a third of an acre why go with the front entry garage over the j-swing or a mix; why is the request for all front entry.

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

Noah Flabiano
8214 Westchester Suite 710
Dallas, TX

Mr. Flabiano came forward and provided a power presentation of the request which showed other developments they have built and in detail the concept plan that they are proposing which will be called Gideon Grove Addition. He spoke of how the plan they are bringing forward agrees with the Comprehensive Plan and is in line with other developments that they have done on the north side of Rockwall. Additionally the Future Land Use map calls for this area to be medium density residential.

The presentation Mr. Flabiano provided talked of the concept plan and the landscaping, open space they will provide along John King as well as the garage orientation they wish to incorporate which is 50% front entry.

Mr. Miller added that the draft Ordinance that the Commission was provided does not have the garage orientation in it, the actual garage orientation in the PD has a different standard therefore if the Commission makes a recommendation it would need to be addressed in the motion.

Commissioner Trowbridge asked concerning the language of the 50% was taken from which community. Mr. Flabiano stated it was the 40 lots of 60's that was approved from the Breezy Hill subdivision late last year.

Commissioner Logan asked concerning the continuation of Quail Run Road and asked if Old Quail Run would remain or would it be abandoned. Mr. Flabiano stated that road would remain because there are homes there. Commissioner Logan expressed concern with the areas of landscape that are not accessible to home owners to maintain. Mr. Flabiano stated that the HOA would maintain those areas and the HOA is perpetual.

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

Nicholas Grant
1569 Quail Run Road
Rockwall, TX

Mr. Grant came forward and stated he is in opposition of the request for several reasons one being that this PD is part of the continued development in the Upper East Fork Lateral Watershed which is part of the City of Rockwall and the request should be delayed until a full impact study on the status of the SC-SCW Site 4A and 4B flood control structures and the requirement for assessing the developer impact fees for the rehabilitation of the structures as part of the PD are completed and incorporated. He spoke of floodwater retarding structures and breaches these may cause. Additionally he is opposed to the request because of the traffic impact it will cause. He believes the PD results in a significant traffic flow and pattern change on John King Boulevard/SH 205. This PD request should be delayed until a detailed traffic study by both the City and TXDOT is completed and changes and costs incorporated into this PD. He also would like there to be additional traffic lights. He strongly urged the Commission to vote against the request.

Chairman Lyons asked Assistant City Engineer Amy Williams if she could address any of Mr. Grant's concerns. Ms. Williams stated concerning the drainage concerns the lakes Mr. Grant referred to belong to the County and any repair or breach would need to go through the County. Anything that is in the City Squabble Creek basin is required to be detained and no additional flow is allowed to come in to any of the off- site properties into the lakes that haven't been detained or haven't been accounted for. Ms. Williams also addressed the traffic concerns. Mr. Miller added that the City's Fire and Police Department are part of the review process for all cases.

Chairman Lyons asked for anyone else who wished to speak to come forward.

Steve Curtis
2130 FM 1141
Rockwall, TX

Mr. Curtis came forward and stated he owns one of the lakes that back up to John King and stated his opposition to the request. He stated they get a significant amount of runoff from the surrounding AG land. His concern is the runoff that developments cause and what that will cause to the wildlife of the lakes. His other concern is the trespassing on his property with people going fishing on their property. He asked the Commission to vote against the request.

Bob Wacker
806 Mira Mar Drive
Rockwall, TX

Mr. Wacker came forward and stated a his concern is with the flight entry garages, he lives on Mira Mar drive that has flight entry garages and in retrospect he does not favor them because there is only 20 feet of driveway which cause a lot of parking over the sidewalk when there are two to three cars per house. He favors the j-swing entry which would allow more space with it being 40 feet. He believes it is a safety issue that cars park almost on the street and block the sidewalk for people that walk along the sidewalks. He would like to see Quail Run widened all the way across because that will be a main thoroughfare. Mr. Wacker also spoke of his concern with the HOA he does not want the new development added to the existing HOA at Stone Creek. He added that he feels confident Skorburg will do a good job as they are a good developer that has already shown they can build a great product.

Bruce Foith
1087 Shady Lane
Rockwall, TX

Mr. Foith came forward and generally expressed not being in favor of the request he does not favor the 20 feet front entry drives because of the congestion of cars along the street that it creates. He also would like to see 10 foot berms to protect the home owners that will be along John King.

Chairman Lyons asked if there was anyone else that wished to speak to come forward, there being no one indicating such Chairman Lyons asked the applicant to come forward to offer any rebuttal.

Adam Buczek
8214 Westchester
Dallas, TX

Mr. Buzcek came forward and stated that in regards to the drainage he clarified that at this time the request that is before the Commission is for the zoning land use not for platting but at the time of platting they will be addressing all of the issues staff requires of them with the drainage and any other requirements that must be addressed during the platting process. Concerning the HOA he stated that they will retain control of the HOA until the last lot is sold and once that happens there will be a perpetual document that will be on the plat. With respect to the garages these are bigger lots 60's and 70's and therefore a different streetscape. They are asking for what they requested and were approved for in the small "panhandle" part of Breezy Hill. The language they would be adding to the PD would state that no two houses adjacent could be front entry to have that anti-monotony.

Commissioner Trowbridge asked concerning the 50%of front entry, if in the Saddle Star development allow up to 50%. Mr. Gonzales stated that was correct they were approved 50% front entry. Commissioner Trowbridge asked if they would be the developer or would it be a third party developer. Mr. Buzcek stated that is there intent.

Commissioner Trowbridge asked concerning the Home Owner's Association. Mr. Buzcek stated they would retain the HOA until the development is complete and after that it will be perpetual.

Commissioner Logan asked concerning the j-swing that also has a front entry. Mr. Fabiano stated it would be considered a j-swing because it sits 20 feet back from the front facade.

Chairman Lyons asked if anything is done as far as sound barrier for the properties along John King Blvd. Mr. Buzcek stated the builder will take extra measure to ensure that is addressed.

Commissioner Fishman asked concerning the question of sharing an amenity center. Mr. Buzcek stated this subdivision would have its own HOA. Commissioner Fishman asked concerning price points. Mr. Buzcek stated for the 60's it would be in the $400's for the 70's in the high $400's.

Chairman Lyons spoke of favoring the j-swing product.

Commissioner Trowbridge expressed concern in allowing the 50% and feels allowing 35% instead.

Commissioner Chodun expressed concern with the front entry and would be in favor of the 35% that Commissioner Trowbridge suggested.

Mr. Buzcek asked the Commission if it would be well received by the Commission if they increased the front setback by five foot on the lots that are front entry because there is 125 feet in those lots if the concern is the cars blocking the sidewalk the extra five feet would alleviate that.

Commissioner Fishman noted that there was a previous case that was approved with 50% allocated to front entry garages.

General discussion took place between the Commission and the applicant concerning the garage orientation, depth of the driveway and the percentage that should be allotted and approved.

Chairman Lyons closed the public hearing and brought the item back to the Commission for additional discussion or motions.

Commissioner Trowbridge made a motion to approve the zoning change from AG to PD with the same language referring to type 'E' Lots' garage orientation contained in Phase X of the Breezy Hill Addition (PD-74) along with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 4-1 with Commissioner Logan dissenting, and Commissioners Whitley and Moeller absent. Additionally, the motion included a change to the Draft PD Ordinance regarding the garage orientation to allow for a maximum of 35% of the lots to have a flat front entry and the remainder of the lots being in a "j-swing" configuration.

10. Z2017-008
Hold a public hearing to discuss and consider a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding *Ordinance No. 08-38* (*SUP No. S-056*) and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.
Planner Korey Brooks gave a brief explanation of the request stating the applicant is requesting approval of a Specific Use Permit

Planner, Korey Brooks, gave a brief explanation of the request and some background stating that the applicant is requesting an SUP to allow for outside storage on the subject property. In 2008 the City Council approved an SUP to allow for RV's sales and storage at that time the SUP stipulated that the SUP would be valid for a maximum of 3 years and it also stated that if an extension was needed the applicant would need to come before the City Council at least 90 days prior to the expiration of the SUP and at that time City Council would look at the development in the area as well as the status of FM 549 and IH-30 construction and either grant or deny the request. The City Council has approved extensions to the SUP in 2011, 2014, and 2017; however, in 2017, the City Council requested that the applicant amend the SUP to reflect outside storage instead of RV sales and service and the purpose of that was to account for changes in the use of the property that went from RV sales to now trailer sales.

Mr. Brooks went on to state that the applicant has submitted this request in conformance to the City Council's request; however, granting a Specific Use Permit is discretionary to the Planning and Zoning Commission and City Council and if approved, this SUP will supersede all requirements stipulated in the existing SUP ordinance.

Mr. Brooks added that staff On March 8, 2017, staff sent four notices to property owners/residents within 500-feet of the subject property and there are no HOA's/Neighborhood Associations that are within 1,500-feet participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property and staff did not receive any notices returned in favor or against the request.

Mr. Brooks advised the Commission the applicant was present and staff is available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Raymond Jowers
3290 Anna Cade Circle
Rockwall, TX

Mr. Jowers came forward and stated that that Big Tex has been at the location for almost a decade and he feels they have done a good job at keeping their property well maintained. He feels there is no better use for the property than what it is being use for now.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so, there being no one indicating such Chairman Lyons closed the public hearing.

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

Chairman Lyons made a motion to approve the item with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 5-0 with Commissioners Whitley and Moeller absent.

Chairman Lyons called a recess at 8:04 p.m.

Chairman Lyons called the meeting back to order at 8:15 p.m.

IV. ACTION ITEMS

11. P2017-014
Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC for the approval of an extension of the preliminary plat for the Saddle Star South Subdivision in accordance with *Section 38-8(f)* of the *Subdivision Ordinance* contained in the *Municipal Code of Ordinances*, and being a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating the applicant is requesting to extend the preliminary plat for the Saddle Star South Addition. It will be coming in in two phases of 138 single family homes that are going to be associated with this development; however, the applicant has indicated that he does not intend to submit a final plat for the development prior to the August 15, 2017 deadline, which would effectively expire the preliminary plat. The subdivision ordinance allows for the applicant to extend for an additional year per the Planning and Zoning Commissions approval.

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

Chairman Lyons asked the applicant to come forward and speak.

Pat Atkins
Saddle Star Development
3076 Hays Road
Rockwall, TX

Mr. Atkins came forward and stated they are currently in the engineering process and he anticipates submittal of those documents in the next couple of months and therefore they need an extension of the preliminary plat.

No discussion took place concerning this agenda item.

Chairman Lyons made a motion to approve with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Moeller absent.

12. P2017-015

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC for the approval of a extension of the preliminary plat for the Saddle Star North Subdivision in accordance with *Section 38-8(f)* of the *Subdivision Ordinance* contained in the *Municipal Code of Ordinances*, and being a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, stated this request is the same as the previous agenda item with the exception of the expiration date which is April 4, 2017 and the applicant is requesting a one year extension.

Chairman Lyons asked the applicant to come forward and speak.

Pat Atkins
Saddle Star Development
3076 Hays Road
Rockwall, TX

Mr. Atkins came forward and stated he is requesting the extension because he is currently working on the engineering process.

No discussion took place concerning this agenda item.

Commissioner Trowbridge made a motion to approve with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 5-0, with Commissioners Whitley and Moeller absent.

13. SP2017-009

Discuss and consider a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating the applicant is requesting approval of a site plan for a proposed office building approximately 4,400 square feet hat will be accessible via an access drive that connects to Lot 11 to the east of the subject property and Lot 9 to the west of the subject property with the portion of the access drive on Lots 9 and 11 connecting to Whitmore Drive. According to the Unified Development Code the proposed use is a use permitted by right and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC for properties located in a Light Industrial District.

Mr. Brooks advised the Commission the applicant was present and staff is available for questions.

Chairman Lyons asked the Commission for any questions for staff.

Commissioner Chodun asked which lot the building would be located at and if the other applicant owned the other two lots as well. Mr. Brooks stated it would be located on lot 10 and stated the applicant did not own the other two lots.

Chairman Lyons asked the applicant to come forward.

Francisco Cardoso
2848 Tangleglen
Rockwall, TX

Mr. Cardoso came forward and stated he has lived in Rockwall for 14 years and owns his own a flooring installation business and has been working on building this building for the last two

years and is respectfully asking the Commission for approval to allow him to move forward with his plans.

Ray Crumby
Ray Crumby Design Group
602 North Park Avenue
Terrell, TX

Mr. Crumby came forward and stated they have had discussions with the owner of the other two lots and he will be helping with putting in the access drive.

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

Commissioner Fishman made a motion to approve SP2017-009. Commissioner Chodun seconded the motion which passed by a vote of 5-0, with Commissioner Whitley and Moeller absent.

V. DISCUSSION ITEMS

14. Z2017-009
Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating the subject property is located east of the Industrial area and is zoned Light Industrial and with a request for a new car dealership it requires a Specific Use Permit.

Mr. Gonzales advised the Commission the applicants were present and staff is available for questions.

Chairman Lyons asked the applicant to come forward.

Chris Cunny
FC Cunny Corporation
#2 Horizon Court, Suite 500
Heath, TX 75032

Mr. Cunny came forward and stated he is representing Mr. Randall Noe who has an opportunity to get a franchise Subaru dealership which would be a new car dealership. The site is somewhat challenging because there are some floodplain issues, they have done a flood study but in order to get the parking count that they need they are looking at doing a 2 to 3 story parking garage. The height of it would be 20 to 30 feet if they do a 3 story the idea being that it would serve for inventory and the height of the parking garage would not exceed the height of the dealership. Mr. Cunny provided a rendering of the concept plan of a prototypical Subaru dealership and added that they plan on adding some natural screening similar to the Trend Tower of which they were the engineers and architects for that parking garage. Mr. Cunny went on to state that they have received comments from staff that they will address.

Chairman Lyons asked the Commission for questions for the applicant or staff.

Commissioner Trowbridge asked if Mr. Noe currently had any other dealerships along IH-30. Mr. Cunny stated he does not.
Commissioner Trowbridge asked staff if car dealerships are regulated and taxed on a State level. Mr. Gonzales stated that the tax on the sale of a new vehicle does go to the State but the tax on parts and service goes local.

Commissioner Trowbridge asked how many car dealerships are currently in Rockwall. Mr. Miller stated staff can provide that number to the Commission at the next meeting when the request comes forward for action.

Commissioner Logan asked for clarification with the zoning being Light Industrial would it still require the SU and also if the SUP would include the repair shop. Mr. Gonzales stated it would include the service center and although it is zoned Light Industrial an SUP is still required.

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

15. Z2017-010

Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of amending the required streetscape elements stipulated by *Exhibit 'C'* of *Ordinance No. 10-21* affecting a ~78.89-acre tract of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [*FM-3097*] and IH-30, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating what the amendment will do is remove the specific references to specific products in the Ordinance. The reason is because when you call out specific products eventually those products will be discontinued and that is what is being encountered currently. Several of the light fixtures have been discontinued and it is difficult to find any spare parts for maintenance and things of that nature. Therefor what is trying to be done is to take those products out and just put a requirement that they use similar products and the way that was structured is as part of site plans in PD-32 the Commission would look at and make recommendations or approve the product. Mr. Miller went on to state that staff has re-written PD-32 but have only removed references to specific products and put in a section that requires the streetscape plan along with the site plan.

Chairman Lyons asked the Commission for any questions for staff.

Chairman Lyons asked if the company that manufactures those lights go out of business or what the reason was. Mr. Miller stated the product was simply discontinued.

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

16. Z2017-011

Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of amending the permitted major and minor waivers, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that this request relates to a case that the Commission recently heard for a site plan in the downtown area. That applicant went to City Council with a request to change the Ordinance to allow flexibility for their project. Council did look over the appeal and at the Ordinance and directed staff to draft an amendment. What the amendment will do is not necessarily change the major and minor waivers in the Ordinance but rather gives City Council the ability to grant a major waiver to anything that is not identified as a minor waiver. Minor waivers would be approved administratively with the option to appeal an administrative decision to the Planning and Zoning Commission.

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

Commissioner Chodun asked if before this proposed amendment were minor waivers not appealable. Mr. Miller stated it didn't explicitly give any appeal process for minor waivers and it didn't address anything beyond the staff level approval.

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

17. Z2017-012

Hold a public hearing to discuss and consider a request by Maria Del Carmen Andrew for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a five (5) acre parcel of land being identified as Lot 2, Block A, Edwards Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 3401 FM-549, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting to rezone the subject property from AG to SFE-2.0 for the purpose of building a single family home. In order to build a home on an agricultural property it must be 10 acres or greater, with the subject property being less than 10 acres the applicant is required to rezone it to ab appropriate residential district. The request does conform to the Future Land Use Map.

Chairman Lyons asked the Commission for any questions for staff.

Commissioner Chodun asked if there are currently any structures on the property. Mr. Brooks stated there is currently a garage on the property and it will remain on the property.

Commissioner Trowbridge asked if it would be the primary residence of the applicant. Mr. Brooks stated the applicant has indicated it will be.

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

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

- ✓ P2017-009: Lot 1, Block A, Rockwall Grace Clinic Addition [*Approved*]
- ✓ P2017-010: Lot 1, Block A, Dobbs Elementary Addition [*Approved*]
- ✓ P2017-011: Lot 5, Block A, Harbor District Addition [*Approved*]
- ✓ MIS2017-004: Water/Wastewater Master Plans [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*2nd Reading*) [*Approved*]
- ✓ Z2017-001: SWBC of Rockwall [AG to PD] (*1st & 2nd Reading*) [*Approved*]
- ✓ Z2017-002: Zoning Change AG to SFE-2.0 (*2nd Reading*) [*Approved*]
- ✓ Z2017-003: Zoning Amendment to Planned Development District 7 (PD-7) (*2nd Reading*) [*Approved*]
- ✓ Z2017-004: Text Amendment to Article IV of the UDC (*1st & 2nd Reading*) [*Approved*]

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

VI. ADJOURNMENT

Chairman Lyons adjourned at 8:54 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: David Gonzales, *Senior Planner*

DATE: April 11, 2017

SUBJECT: Z2017-009; SUP for 1501 E I-30 (*Motor Vehicle Dealership, New*)

The applicant, Cameron Slown of F C Cuny Corporation, has submitted a letter requesting to postpone the public hearing scheduled for April 11, 2017 to the April 25, 2017 Planning and Zoning Commission meeting (*see Exhibit 'A').* The purpose of this request is to allow the applicant time to address site issues prior to proceeding with the SUP request.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin; however, the date and time of the postponed public hearing cannot be greater than 60 days from the original public hearing date. This means that the projected Planning and Zoning Commission public hearing would need to be held no later than May 30, 2017. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

F C Cuny Corporation
#2 Horizon Court. • Suite 500 • Heath, TX 75032
Tel: 469-402-7700 • Fax: 469-402-0700
email: crc@fccuny.com

April 7, 2017

David Gonzales
City of Rockwall
Planning Department
385 S. Goliad St.
Rockwall, TX 75087

Dear Mr. Gonzales,

I am writing this letter to request that our SUP be postponed until the next Planning and Zoning work session held on April 25th.

Thank you very much for your time and consideration in this matter.

Sincerely,

Cameron Slown, P.E.

FC Cuny Corporation

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 11, 2017

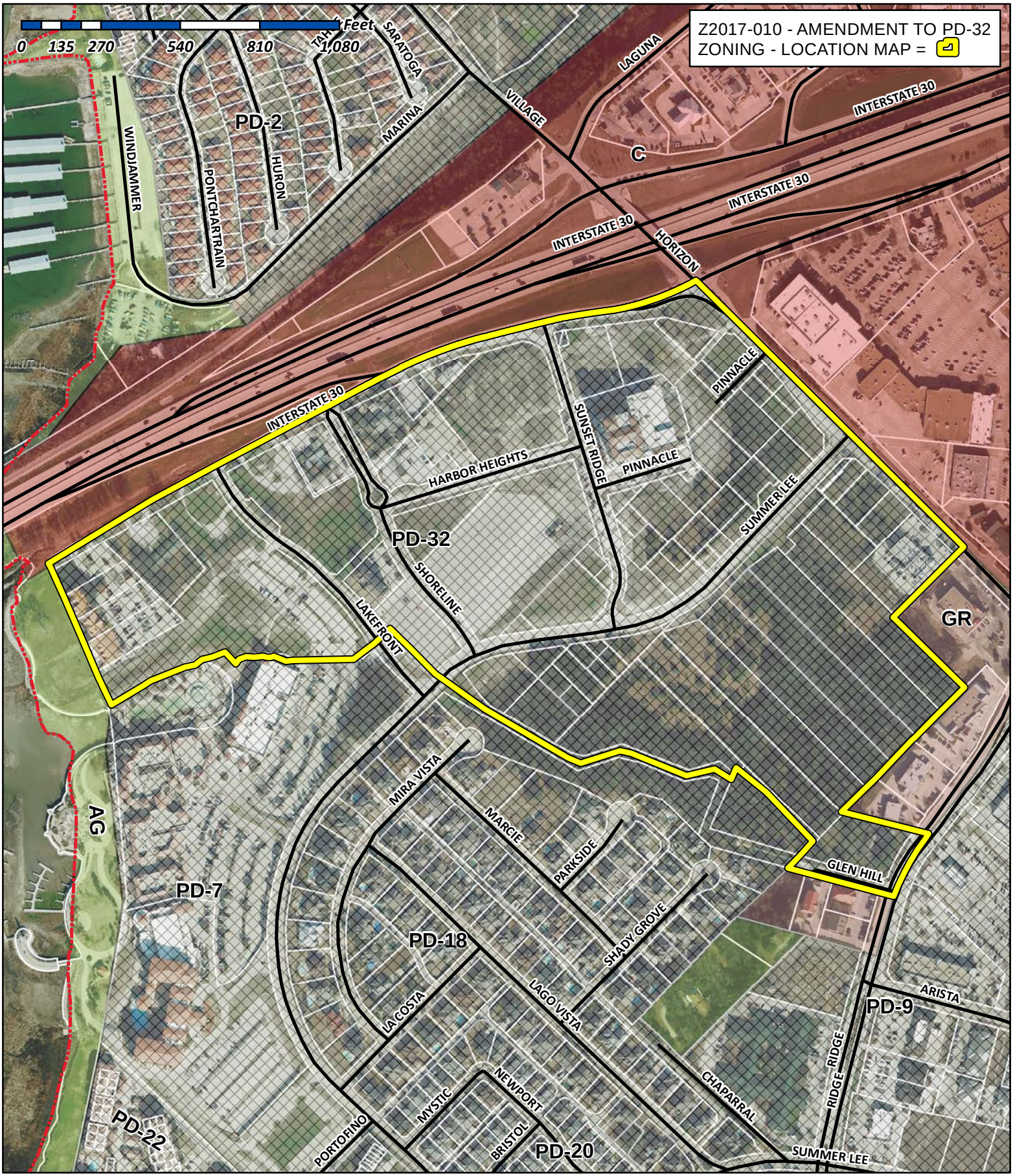
SUBJECT: Z2017-010; Amendment to Planned Development District 32 (PD-32)

On September 20, 2010, the City Council adopted *Ordinance No. 10-21*, which established the current development requirements for Planned Development District 32 (PD-32) (*i.e. the Harbor District*). In the *Streetscape Elements* section of *Exhibit 'C'* of this document, the ordinance stipulates specific model numbers for various streetscape elements required in the district. The purpose of requiring the specific product model numbers was to ensure that all streetscape elements installed throughout the district would be the same, creating continuity within the district; however, this has become an issue since the manufacturer of the required pedestrian scale streetlight (*i.e. the Bega 9701 MH 100W Metal Halide Fixture*) discontinued the light fixture. In response to this issue, the City Council directed staff to proceed with an amendment to the code removing references to specific model numbers on March 6, 2017. Per this direction staff has prepared a text amendment that [1] removes all references to specific model numbers, [2] adds a requirement that applicants submit a *Streetscape Plan* at the time of site plan, and [3] makes general corrections to exhibits reflecting approved changes to other districts (*i.e. changes approved with Case No. Z2017-003 that affected PD-32 & PD-7*). The *Streetscape Plan* as required by the draft ordinance stipulates that applicants submit specification sheets/cut sheets for all proposed streetscape elements to ensure compatibility and continuity within the district. In addition, the requirement would give the Planning and Zoning Commission the discretion to review the submitted products, and determine if they meet the architectural/aesthetic intent of the *PD Ordinance*.

Since this is an amendment to an existing Planned Development District, staff has notified all residents and property owners inside the PD boundaries, and within 500-feet of the PD boundaries. Of the 137 notices mailed to property owners and residents on March 29, 2017, staff has received no replies in favor or opposed to the request. In addition, staff emailed notices to the Lago Vista, Lakeside Village, Water's Edge, Signal Ridge, Chandler's Landing and Fox Chase Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the boundaries of the PD. Staff also posted a zoning notice in the Harold Banner as required by the Unified Development Code (UDC) and the *Texas Local Government Code*. Attached to this memorandum is a copy of the draft ordinance with all revisions depicted in *RED*. The public hearing schedule for this zoning amendment is as follows:

Planning and Zoning Commission (*Public Hearing*): April 11, 2017
City Council (*1st Reading; Public Hearing*): April 17, 2017
City Council (*2nd Reading*): May 1, 2017

If the Planning and Zoning Commission have any questions, staff will be available to discuss.



City of Rockwall

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

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

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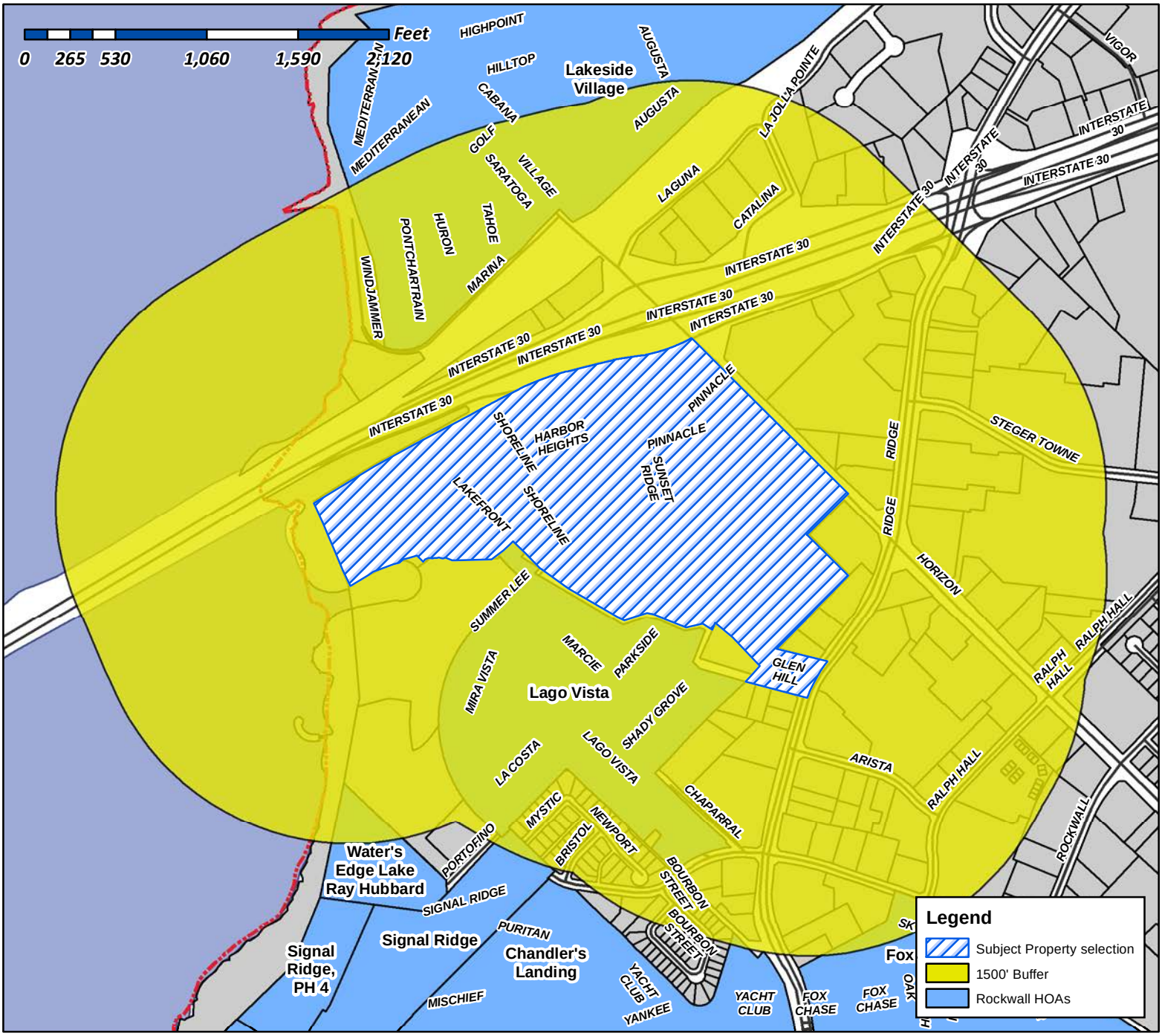
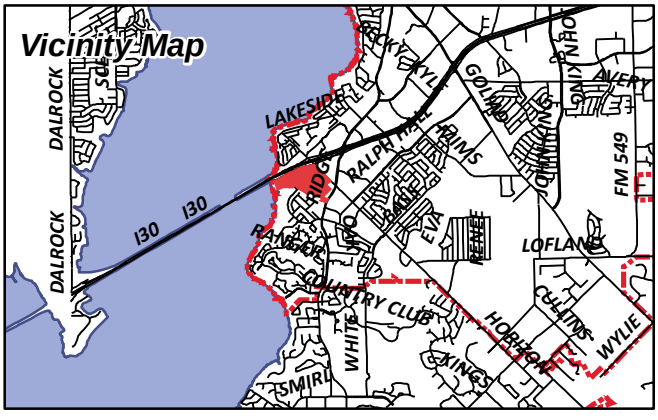


Case Number: Z2017-010
Case Name: Amendment to PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Southwest Corner of Horizon Road and IH-30

Date Created: *03/14/2017*
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Morales, Laura
Sent: Tuesday, March 28, 2017 3:20 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***March 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 4/11/2017 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 4/17/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-010- Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of amending the required streetscape elements stipulated by *Exhibit 'C'* of *Ordinance No. 10-21* affecting a ~78.89-acre tract of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [*FM-3097*] and IH-30, and take any action necessary.**

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

Sincerely,

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

City of Rockwall

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

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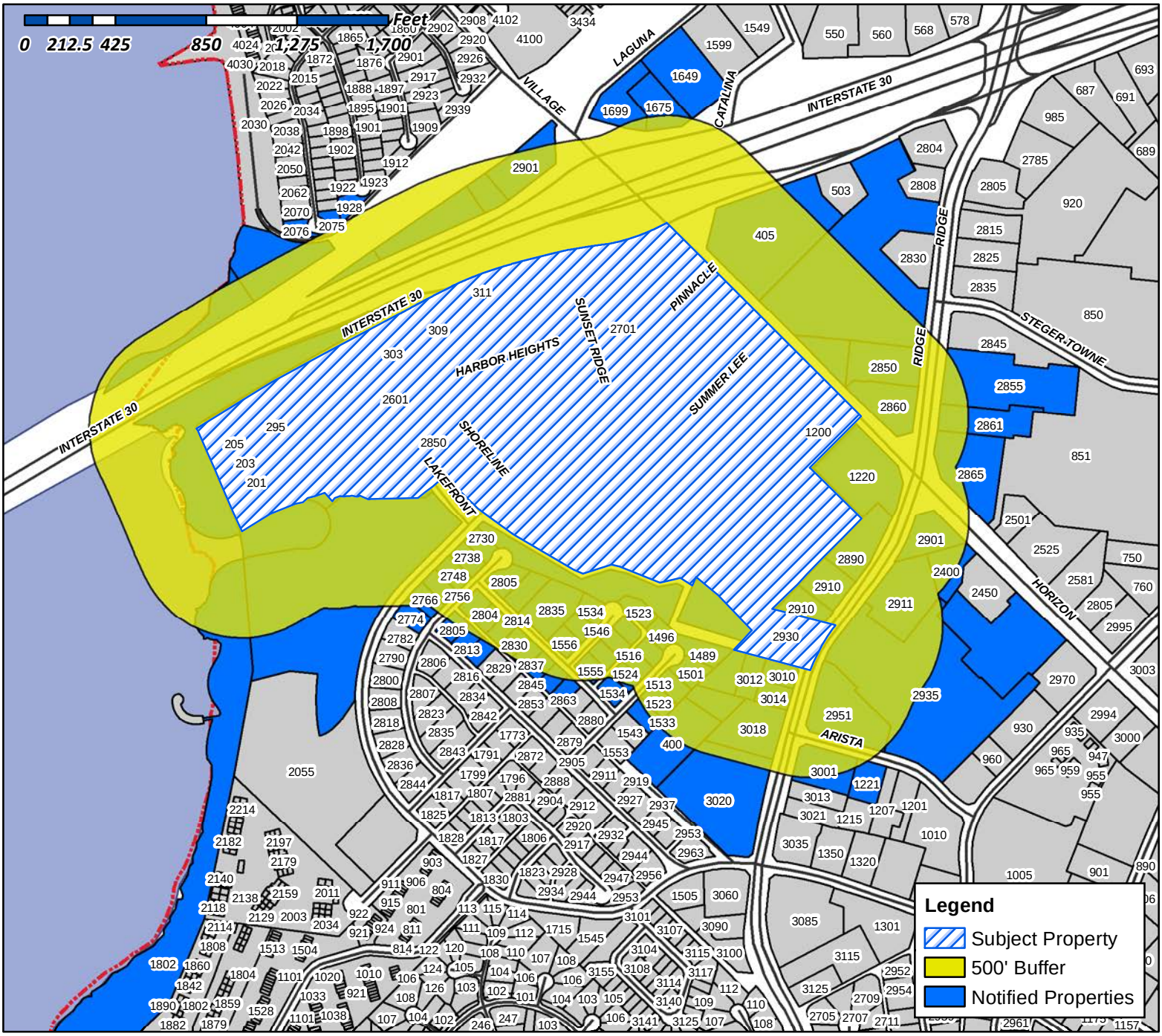
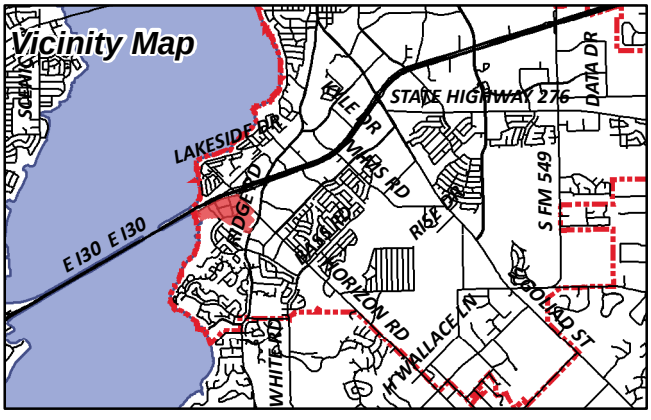


Case Number: Z2017-010
Case Name: Amendment to PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Southwest Corner of Horizon Road and IH-30

Date Created: *03/14/2017*

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



LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TX 75231

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

DUBE RACHEL & NKOSIYALINDA
124 BLUE HERON LN
HEATH, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

ERH-NNN-2LLC
GATEWAY TOWER WEST
15 WEST SOUTH TEMPLE SUITE 900
SALT LAKE CITY, UT 84101

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

COLEMAN BRUCE R & TRUDY J
1531 PARKSIDE CIR
ROCKWALL, TX 75032

LYON TERENCE A AND LINDA E
1533 SHADY GROVE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

WIESENDANGER CHRISTIAN AND KORIN GARNER-
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1675 LAGUNA DR
ROCKWALL, TX 75032

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO,DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
203 I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

NORTHSTAR REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2076 PONTCHARTRAIN DR
ROCKWALL, TX 75032

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

BRISCOE TOM R/JENNIFER
2323 STEVENS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

TRITON I-30 ROCKWALL LLC
2414 N AKARD ST SUITE 500
DALLAS, TX 75201

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

JOHNSON ANN E AND TERRY W
2814 MARCIE LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

WANG LIN YU
3023 E I-30 #D500
ROCKWALL, TX 75087

CURRENT RESIDENT
303 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 I30
ROCKWALL, TX 75032

DANG YION &
3110 KINGSBURY DR
RICHARDSON, TX 75082

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
3131 ELLIOTT AVE SUITE 500
SEATTLE, WA 98121

AJ SQUARED LLC
3147 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

CLAYTON FAMILY TRUST
GARY R CLAYTON TRUSTEE
6915 WINTERWOOD
DALLAS, TX 75248

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

TF HARBOR LLC
C/O CREDIT UNION LIQUIDITY SERVICES LLC
777 E CAMPBELL RD STE 650
RICHARDSON, TX 75081

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

MARTIN E & MARY P MCGRATH TRUSTEES AND
DAVID HILLIS MCGRATH
C/O FAUSSET NEELY INC 199 FIGUEROA ST
THIRD FLOOR
VENTURA, CA 93001

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 1068
HURST, TX 76053

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 1068
HURST, TX 76053

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

BRANCH BANKING AND TRUST COMPANY
ATTENTION TAX DEPT (FORSYTH COUNTY)
PO BOX 167
WINSTON SALEM, NC 27102

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



City of Rockwall

N

Date: 3/20/2017

0 500 Feet

GEOGRAPHIC INFORMATION SYSTEMS

PD32



City of Rockwall

N

0 500 Feet

Date: 3/20/2017

GEOGRAPHIC INFORMATION SYSTEMS

PD32 & PD7

EXHIBIT "A" - Amended PD-32 Boundary Description

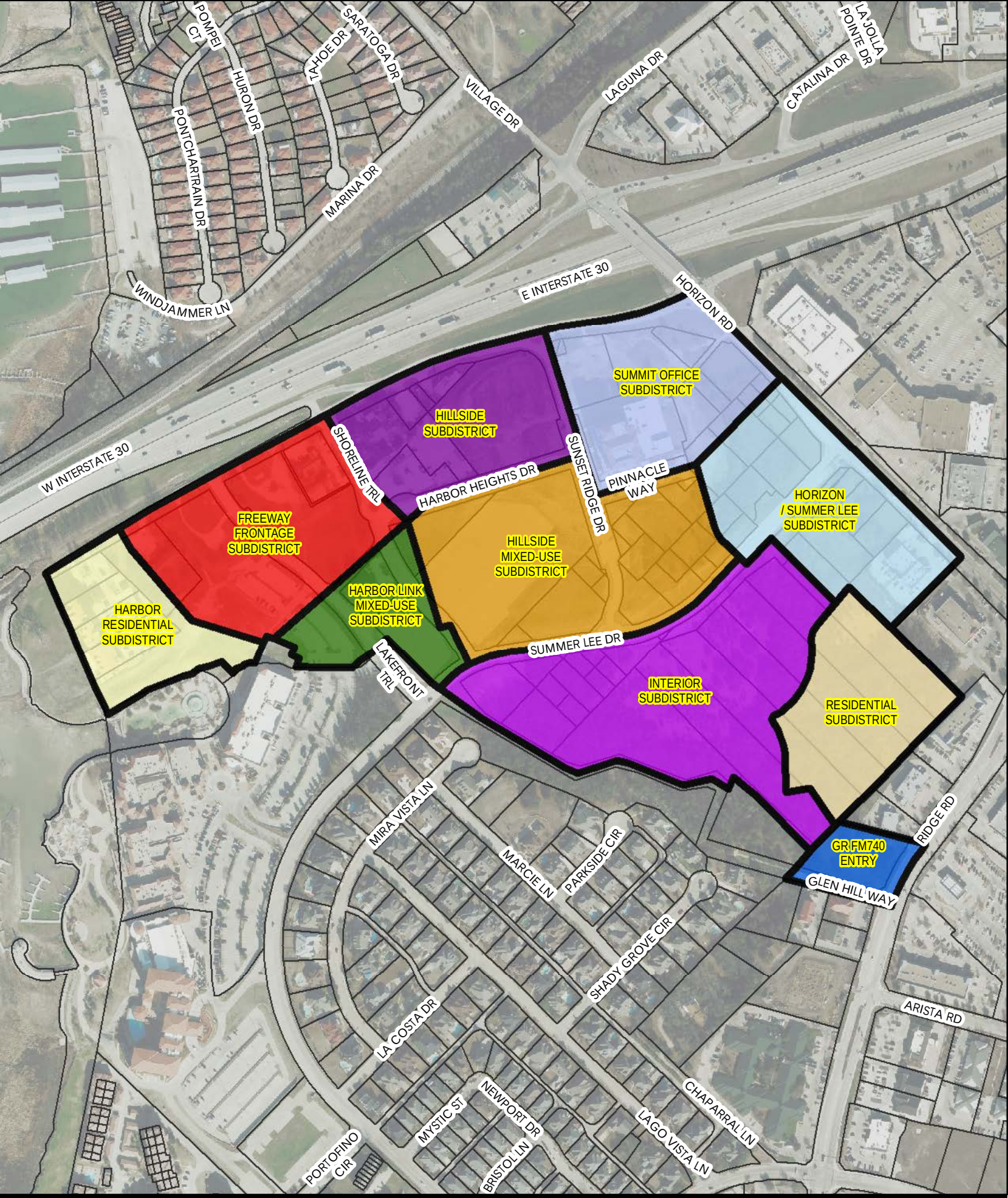
~ 03/20/2017~

BEING approximately 75.87 acres of land located in the M.J. Barksdale (Abstract 11) and E. Teal (Abstract 207) Surveys of the City of Rockwall, Rockwall County, Texas to be known as the Amended PD-32 Zoning Boundary and being more particularly described as follows:

BEGINNING at a point in intersection of Horizon Rd and the south service road of Interstate Highway 30 (GPS Coordinates N2589965.033 E7014570.874);

THENCE S45-3-43E along the centerline of Horizon Rd for a distance of 359.75 feet to a point;
THENCE S45-9-15E continuing along said centerline for a distance of 922.798 feet to a point;
THENCE S45-7-2W along the western boundary of the Eckerd Addition for a distance of 338.85 feet to a point;
THENCE S45-31-32E along the southern boundary of the Eckerd Addition for a distance of 339.158 feet to a point;
THENCE S44-34-41W along the southeastern boundary of the Isaac Brown Addition for a distance of 594.34 feet to a point;
THENCE S75-48-35E along the northern boundary of Lakeridge Estates, Lot 26 for a distance of 304.035 feet to a point;
THENCE S34-45-14W for a distance of 85.563 feet to a point;
THENCE S28-45-41W for a distance of 78.959 feet to a point;
THENCE S23-0-35W for a distance of 78.959 feet to a point;
THENCE N75-6-11W along the north boundary of the Willis-Sealock Addition for a distance of 371.56 feet to a point;
THENCE N42-41-6E for a distance of 124.594 feet to a point;
THENCE N43-28-45W along the southwestern boundary of the Isaac Brown Addition for a distance of 228.343 feet to a point;
THENCE N50-43-21W for a distance of 132.929 feet to a point;
THENCE S23-32-21W for a distance of 65.722 feet to a point;
THENCE N64-32-23W for a distance of 69.271 feet to a point;
THENCE S78-40-26W following along the northern boundary of the Lago Vista Addition for a distance of for a distance of 90.8 feet to a point;
THENCE N66-47-33W continuing along said boundary for a distance of 159.22 feet to a point;
THENCE N75-45-16W for a distance of 80.21 feet to a point;
THENCE S72-39-11W for a distance of 143.44 feet to a point;
THENCE N59-46-23W for a distance of 374.78 feet to a point;
THENCE N54-11-40W for a distance of 170.03 feet to a point;
THENCE N54-11-40W a distance of 33.69 feet;
THENCE N44-49-24W a distance of 120.37 feet;
THENCE N45-30-58W a distance of 88.12 feet;
THENCE N45-30-59W a distance of 9.98 feet;
THENCE S47-07-33W a distance of 28.04 feet;
THENCE S47-07-32W a distance of 28.41 feet;
THENCE S47-07-33W a distance of 19.73 feet;
THENCE S53-29-07W a distance of 12.42 feet;
THENCE S53-28-50W a distance of 0.35 feet;
THENCE S53-29-08W a distance of 27.65 feet;

THENCE S51-37-56W a distance of 40.58 feet;
THENCE N89-03-25W a distance of 49.53 feet;
THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;
THENCE S71-33-50W a distance of 5.49 feet;
THENCE N22-05-15E a distance of 32.32 feet;
THENCE N62-42-00W a distance of 30.28 feet;
THENCE N22-08-08E a distance of 27.65 feet;
THENCE N67-01-29W a distance of 102.30 feet;
THENCE S23-31-05W a distance of 102.24 feet;
THENCE N85-54-51W a distance of 12.18 feet;
THENCE S71-52-41W a distance of 25.12 feet;
THENCE S33-18-38W a distance of 5.52 feet;
THENCE N84-59-27W a distance of 1.42 feet;
THENCE S70-10-05W a distance of 24.56 feet;
THENCE S35-56-32W a distance of 18.71 feet;
THENCE N43-41-21W a distance of 53.11 feet;
THENCE S70-37-33W a distance of 47.15 feet;
THENCE S76-11-06W a distance of 35.34 feet;
THENCE S51-10-10W a distance of 9.91 feet;
THENCE S51-10-15W a distance of 19.70 feet;
THENCE S76-39-04W a distance of 34.12 feet;
THENCE S68-43-23W a distance of 114.46 feet;
THENCE S63-41-36W a distance of 18.23 feet;
THENCE S55-55-46W a distance of 27.30 feet;
THENCE S59-12-14W a distance of 122.84 feet;
THENCE N2-50-21E for a distance of 126.02 feet to a point;
THENCE N24-40-2W along the western boundary of the Rockwall Harbor Phase 1 Addition for a distance of 125.683 feet to a point;
THENCE N22-55-59W continuing along said boundary for a distance of 368.32 feet to a point;
THENCE N22-55-59W for a distance of 32.765 feet to a point;
THENCE N58-47-23E following along the centerline of the south service road of Interstate Highway 30 for a distance of 190.81 feet to a point;
THENCE N58-58-59E continuing along said centerline for a distance of 212.916 feet to a point;
THENCE N61-2-53E for a distance of 271.157 feet to a point;
THENCE N62-2-17E for a distance of 412.293 feet to a point;
THENCE N61-44-10E for a distance of 183.797 feet to a point;
THENCE N64-7-43E for a distance of 151.311 feet to a point;
THENCE N68-43-57E for a distance of 118.858 feet to a point;
THENCE N72-59-9E for a distance of 118.858 feet to a point;
THENCE N76-2-6E for a distance of 279.139 feet to a point;
THENCE N81-22-36E for a distance of 181.597 feet to a point;
THENCE N76-12-48E for a distance of 97.497 feet to a point;
THENCE N70-6-13E for a distance of 97.497 feet to a point;
THENCE N63-59-38E for a distance of 97.497 feet to the **Point of Beginning**, Containing approximately **75.87** acres (3,304,897.2square feet) of land, more or less.



City of Rockwall

N

Date: 3/20/2017

0 500 Feet

GEOGRAPHIC INFORMATION SYSTEMS

Harbor Subdistricts

KEY:
Additions
~~**Deletions**~~

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND *ORDINANCE NO. 10-21* TO CODIFY CHANGES MADE BY *ORDINANCE NO. 16-13* AND APPROVE MINOR CHANGES TO *EXHIBIT 'C'* FOR A ~75.87-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; E. TEAL SURVEY, ABSTRACT NO. 207; J. SMITH SURVEY, ABSTRACT NO. 200; AND W. BLEVINS SURVEY, ABSTRACT NO. 9, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of codifying *Ordinance No. 16-13* and approving minor changes to *Exhibit 'C'* of *Ordinance No. 10-21* for the purpose of allowing alternative *Streetscape Elements* within a ~75.87-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; E. Teal Survey, Abstract No. 207; J. Smith Survey, Abstract No. 200; and W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 32 (PD-32), and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 10-21 & 16-13*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. *Zoning Ordinance Amendments*. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 10-21* and *Ordinance No. 16-13*;

SECTION 2. *District Boundaries*. That the boundaries of Planned Development District 32 (PD-32) shall be as described and depicted in *Exhibit 'A'* of this ordinance.

SECTION 3. *Concept Plan*. That the *Concept Plan* for Planned Development District 32 (PD-32) shall be as depicted in *Exhibit 'B'* of this ordinance and divided into *Exhibit 'B-1'*, *General Land Use Plan*, and *Exhibit 'B-2'*, *Sub-Districts Plan,* attached hereto and incorporated by reference as *Exhibits 'B-1' & 'B-2'*, and consist of the following Sub-Districts:

DRAFT ORDINANCE 04.20.17

(1) Harbor Residential Sub-District
(2) Freeway Frontage Sub-District
(3) Harbor Link Mixed Use Sub-District
(4) Hillside Sub-District
(5) Hillside Mixed Use Sub-District
(6) Summit Office Sub-District
(7) Horizon/Summer Lee Sub-District
(8) Interior Sub-District
(9) Residential Sub-District
(10) Ridge Road Retail Sub-District

SECTION 4. *Master Plan.* That all development within Planned Development District 32 (PD-32) shall conform to the following *Master Plans*:

(1) *Utility Master Plans for Water, Wastewater and Drainage*, as set forth in *Exhibits 'C-1', 'C-2' & 'C-3'*, which are attached hereto and incorporated herein by reference herein;

(2) *Streetscape Plan*, as set forth in *Exhibit 'C-4'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;

(3) *Master Grading Plan*, as set forth in *Exhibit 'C-5'*, which is attached hereto and incorporated by reference herein, and as may be more particularly described in individual *Sub-District Plans*;

(4) *Master Tree Planting Plan*, as set forth in *Exhibit 'C-6'*, which is attached hereto and incorporated by reference herein;

SECTION 5. *Land Use*. That use of the property in Planned Development District 32 (PD-32) shall be limited to those uses set forth by Sub-District in the *Land Use Chart* attached hereto as *Exhibit 'D'* and incorporated herein by reference. Uses listed as *'S'* in *Exhibit 'D'* shall require approval of a Specific Use Permit (SUP) by the City Council, following a public hearing, and upon the report of the Planning and Zoning Commission. A *PD Site Plan* shall be required to accompany such use. Unless expressly provided to the contrary, a use granted by SUP shall be subject to all standards within the *Sub-District* in which the use is to be located.

SECTION 6. *Residential Density*. That no more than 1,161 *Urban Residential Units* shall be allowed in Planned Development District 32 (PD-32), which may include condominium and/or townhouse units, in addition to a maximum of 49 single-family zero lot line units (*i.e. patio homes*).

SECTION 7. *Sub-District Development Standards*. That all development within each *Sub-District* shall conform to the standards depicted and set forth in each *Sub-District Plan* for building placement, use of ground and upper floors, height, encroachments and parking standards, as more particularly described in *Exhibits 'E-1'* through *Exhibit 'E-10'* attached hereto and incorporated by reference herein.

SECTION 8. *District-Wide Development Standards*. That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

(1) *Parking Standards*, as set forth in *Exhibit 'F-1' -- which is attached hereto and incorporated by reference herein* --, shall apply;

(2) *Retaining Wall Standards*, as set forth in *Exhibit 'F-2' -- which is attached hereto and incorporated by reference herein* --, shall apply;

(3) All streetscape elements proposed for a development within Planned Development District 32 (PD-32) shall comply with the requirements set forth in *Exhibit 'C-4'' -- which is attached here to and incorporated by reference here in* --, shall be included in a *Streetscape Plan*, and shall be approved by the Planning and Zoning Commission along with the site plan. The required *Streetscape Plan* shall include cut sheets and product specifications sheets indicating the proposed products, and a site plan indicating the location of all products.

DRAFT ORDINANCE 17-XX

(4) Prior to the development of any property within Planned Development District 32 (PD-32), adequate access necessary to serve that development in conformance with the streetscape plan for the *Sub-District* or with *Exhibit 'C-4'* shall be constructed;

(5) All development within Planned Development District 32 (PD-32) shall be subject to Architectural Review by the Architectural Review Board (ARB) as prescribed by the Unified Development Code [*Ordinance No. 04-38*];

(6) *Pedestrian Ways* or *Mews* shall be utilized to link the *Freeway Frontage Sub-District* parking areas and block-interiors to the public street frontage. The maximum cross slope within a *Pedestrian Way* or *Mew* shall be two (2) percent;

(7) Parking garages must meet the following standards:

(a) Garages must have guardrail height, precast spandrel panels with enhanced detailing on exposed facades to screen parked cars.

(b) A minimum of 25% of an exposed garage façade must be screened with vines on a *greenscreen* or cable type system.

(c) Exposed slab and cable guardrails are not permitted on exposed garage façades.

(d) Parking garages may contain other permitted uses above the parking level provided the maximum building height of the *Sub-District* is not exceeded.

(8) Unless otherwise provided for by this ordinance, all development within Planned Development District 32 (PD-32) shall be subject to the procedures and standards in Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 10-21*], unless such standards or procedures are clearly in conflict with the provisions of this ordinance, in which case the provisions of this ordinance shall prevail.

(9) Open space shall be provided in accordance with Article X, *Planned Development Regulations*, pf the Unified Development Code [*Ordinance No. 10-21*] and the subdivision regulations of the City of Rockwall. The open space configuration shown on the *PD Concept Plan* or *Sub-District Plans* may be reconfigured for a proposed development that otherwise meets the intent of the *PD District* or *Sub-District* and the open space standards for the *District*.

SECTION 9. *Procedures*. That the following additional standards and requirements shall apply to development in Planned Development District 32 (PD-32):

(1) *Development Plans*. A development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided for in *Section 9.3.* of this ordinance. The Commission, upon the recommendation of the Director of Planning and Zoning, may deny a proposed *PD Site Plan* if it determines that a development plan is required under this section. If a development plan is required it shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*].

(2) *Site Plans*. A *PD Site Plan* is mandatory for all uses permitted under *Exhibit 'D'*, and shall be submitted and approved in accordance with Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*], unless the proposed use requires approval by Specific Use Permit (SUP), in which case the *PD Site Plan* shall be decided with the application for the SUP.

DRAFT ORDINANCE 04-17

(3) *Waivers of Design Standards*. In order to provide flexibility and create high quality projects, an applicant for development within the *PD District* may request a waiver of the following *District* or *Sub-District* standards:

(a) Building Placement;
(b) Landscape Standards;
(c) Parking Requirements;
(d) Parking Garage Design Standards; and
(e) Increased Building Height.

All other proposed changes must be processed as an amendment to this ordinance. Requests for waivers shall not be subject to review or decision by the Board of Adjustments (BOA). A waiver request may only be made in conjunction with an application for a *PD Development Plan* or *PD Site Plan*. Waivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission. In order to approve a waiver, the City Council must find that the waiver:

(a) Meets the general intent of *PD District* or *Sub-District* that the property is located; and,
(b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and
(c) Will not prevent the implementation of the intent of this *PD District*.

The City Council may impose conditions on granting any waiver to mitigate negative impacts to neighboring properties or public streets or open space, or to implement the intent of the *District* or *Sub-District*.

SECTION 10. *Design Guidelines.* That in conjunction with the adoption of this amendatory ordinance, the City shall promulgate a set of design guidelines to be known as the *Harbor District Design Guidelines* [*i.e. Resolution No. 10-40*], which are intended to be used as a guide by the City of Rockwall, developers of individual parcels, and their consultants for use in the design, construction, and maintenance of all developments and properties within the *Harbor District*. These guidelines, which may be adopted and amended from time to time by resolution, may include but are not limited to the following development features: green initiatives, pedestrian ways and mews, site access controls, orientation of buildings, landscaping, outdoor dining, service areas, interior courtyards, pocket parks and open space, parking garages, architectural styles, landmark building locations, signage, construction activities and maintenance.

SECTION 11. *Penalty.* That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 12. *Severability.* That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 13. *Conflicts.* The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits*

hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 11. *Effective Date.* That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MAY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 17, 2017
2nd Reading: May 1, 2017

DRAFT ORDINANCE 04.11.2017

EXHIBIT 'A':
Legal Description

BEING approximately 75.87 acres of land located in the M.J. Barksdale (Abstract 11) and E. Teal (Abstract 207) Surveys of the City of Rockwall, Rockwall County, Texas to be known as the Amended PD-32 Zoning Boundary and being more particularly described as follows:

BEGINNING at a point in intersection of Horizon Rd and the south service road of Interstate Highway 30 (GPS Coordinates N2589965.033 E7014570.874);

THENCE S45-3-43E along the centerline of Horizon Rd for a distance of 359.75 feet to a point;
THENCE S45-9-15E continuing along said centerline for a distance of 922.798 feet to a point;
THENCE S45-7-2W along the western boundary of the Eckerd Addition for a distance of 338.85 feet to a point;
THENCE S45-31-32E along the southern boundary of the Eckerd Addition for a distance of 339.158 feet to a point;
THENCE S44-34-41W along the southeastern boundary of the Isaac Brown Addition for a distance of 594.34 feet to a point;
THENCE S75-48-35E along the northern boundary of Lakeridge Estates, Lot 26 for a distance of 304.035 feet to a point;
THENCE S34-45-14W for a distance of 85.563 feet to a point;
THENCE S28-45-41W for a distance of 78.959 feet to a point;
THENCE S23-0-35W for a distance of 78.959 feet to a point;
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THENCE N42-41-6E for a distance of 124.594 feet to a point;
THENCE N43-28-45W along the southwestern boundary of the Isaac Brown Addition for a distance of 228.343 feet to a point;
THENCE N50-43-21W for a distance of 132.929 feet to a point;
THENCE S23-32-21W for a distance of 65.722 feet to a point;
THENCE N64-32-23W for a distance of 69.271 feet to a point;
THENCE S78-40-26W following along the northern boundary of the Lago Vista Addition for a distance of for a distance of 90.8 feet to a point;
THENCE N66-47-33W continuing along said boundary for a distance of 159.22 feet to a point;
THENCE N75-45-16W for a distance of 80.21 feet to a point;
THENCE S72-39-11W for a distance of 143.44 feet to a point;
THENCE N59-46-23W for a distance of 374.78 feet to a point;
THENCE N54-11-40W for a distance of 170.03 feet to a point;
THENCE N54-11-40W a distance of 33.69 feet;
THENCE N44-49-24W a distance of 120.37 feet;
THENCE N45-30-58W a distance of 88.12 feet;
THENCE N45-30-59W a distance of 9.98 feet;
THENCE S47-07-33W a distance of 28.04 feet;
THENCE S47-07-32W a distance of 28.41 feet;
THENCE S47-07-33W a distance of 19.73 feet;
THENCE S53-29-07W a distance of 12.42 feet;
THENCE S53-28-50W a distance of 0.35 feet;
THENCE S53-29-08W a distance of 27.65 feet;
THENCE S51-37-56W a distance of 40.58 feet;
THENCE N89-03-25W a distance of 49.53 feet;
THENCE continue westerly along northern parcel line, Lot 5 of The Harbor Rockwall Addition, a distance of 135.00 feet;
THENCE S71-33-50W a distance of 5.49 feet;
THENCE N22-05-15E a distance of 32.32 feet;
THENCE N62-42-00W a distance of 30.28 feet;
THENCE N22-08-08E a distance of 27.65 feet;
THENCE N67-01-29W a distance of 102.30 feet;
THENCE S23-31-05W a distance of 102.24 feet;
THENCE N85-54-51W a distance of 12.18 feet;
THENCE S71-52-41W a distance of 25.12 feet;

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THENCE S33-18-38W a distance of 5.52 feet;
THENCE N84-59-27W a distance of 1.42 feet;
THENCE S70-10-05W a distance of 24.56 feet;
THENCE S35-56-32W a distance of 18.71 feet;
THENCE N43-41-21W a distance of 53.11 feet;
THENCE S70-37-33W a distance of 47.15 feet;
THENCE S76-11-06W a distance of 35.34 feet;
THENCE S51-10-10W a distance of 9.91 feet;
THENCE S51-10-15W a distance of 19.70 feet;
THENCE S76-39-04W a distance of 34.12 feet;
THENCE S68-43-23W a distance of 114.46 feet;
THENCE S63-41-36W a distance of 18.23 feet;
THENCE S55-55-46W a distance of 27.30 feet;
THENCE S59-12-14W a distance of 122.84 feet;
THENCE N2-50-21E for a distance of 126.02 feet to a point;
THENCE N24-40-2W along the western boundary of the Rockwall Harbor Phase 1 Addition for a distance of 125.683 feet to a point;
THENCE N22-55-59W continuing along said boundary for a distance of 368.32 feet to a point;
THENCE N22-55-59W for a distance of 32.765 feet to a point;
THENCE N58-47-23E following along the centerline of the south service road of Interstate Highway 30 for a distance of 190.81 feet to a point;
THENCE N58-58-59E continuing along said centerline for a distance of 212.916 feet to a point;
THENCE N61-2-53E for a distance of 271.157 feet to a point;
THENCE N62-2-17E for a distance of 412.293 feet to a point;
THENCE N61-44-10E for a distance of 183.797 feet to a point;
THENCE N64-7-43E for a distance of 151.311 feet to a point;
THENCE N68-43-57E for a distance of 118.858 feet to a point;
THENCE N72-59-9E for a distance of 118.858 feet to a point;
THENCE N76-2-6E for a distance of 279.139 feet to a point;
THENCE N81-22-36E for a distance of 181.597 feet to a point;
THENCE N76-12-48E for a distance of 97.497 feet to a point;
THENCE N70-6-13E for a distance of 97.497 feet to a point;
THENCE N63-59-38E for a distance of 97.497 feet to the **Point of Beginning**, Containing approximately **75.87** acres (3,304,897.2square feet) of land, more or less.

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EXHIBIT 'A':
Location Map



EXHIBIT 'B-1':
PD Concept Plan



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EXHIBIT 'B-2':
Sub-Districts Plan

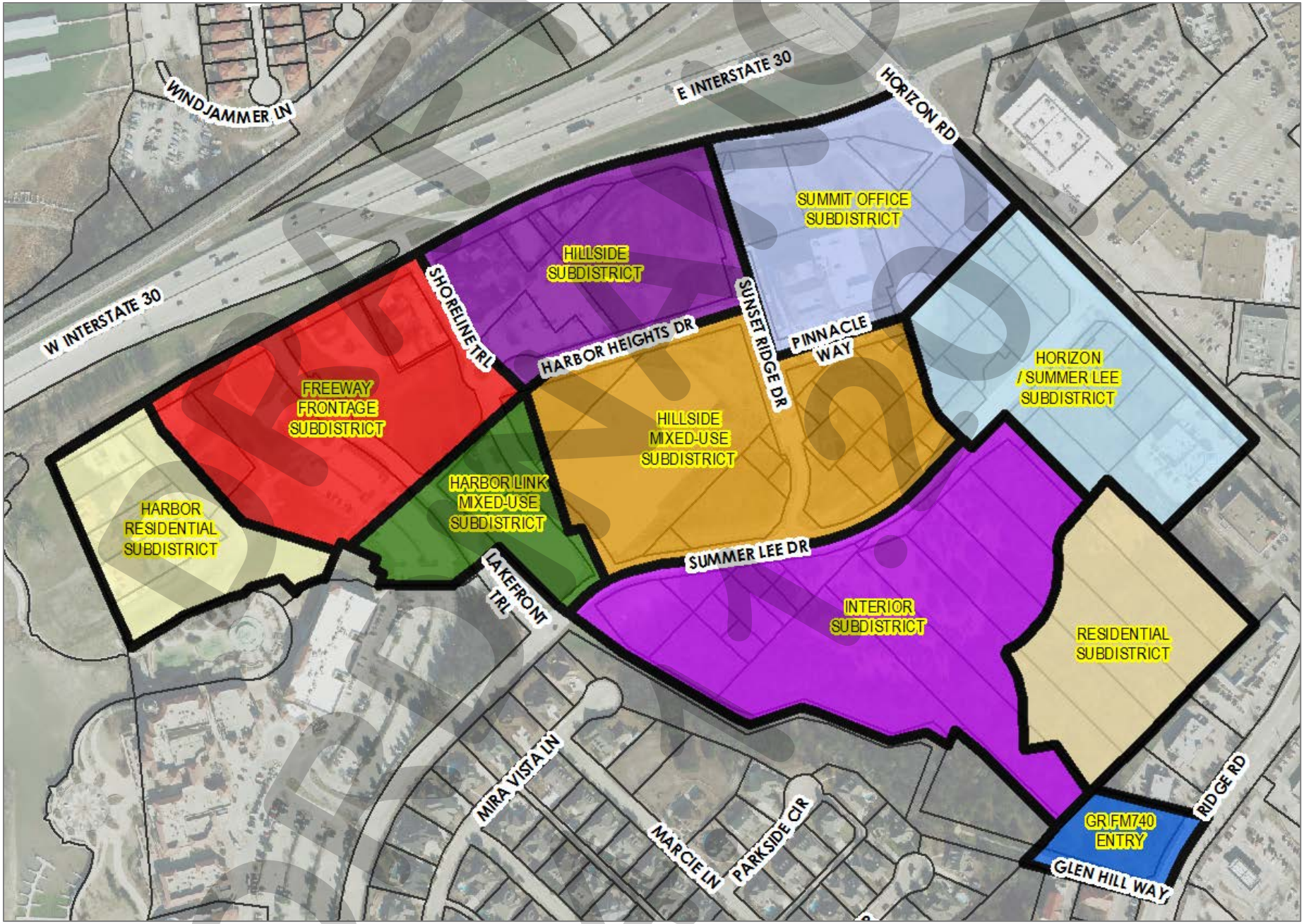

EXHIBIT 'C-1':
Proposed Water Improvements Plan



EXHIBIT 'C-2':
Proposed Wastewater Improvements Plan



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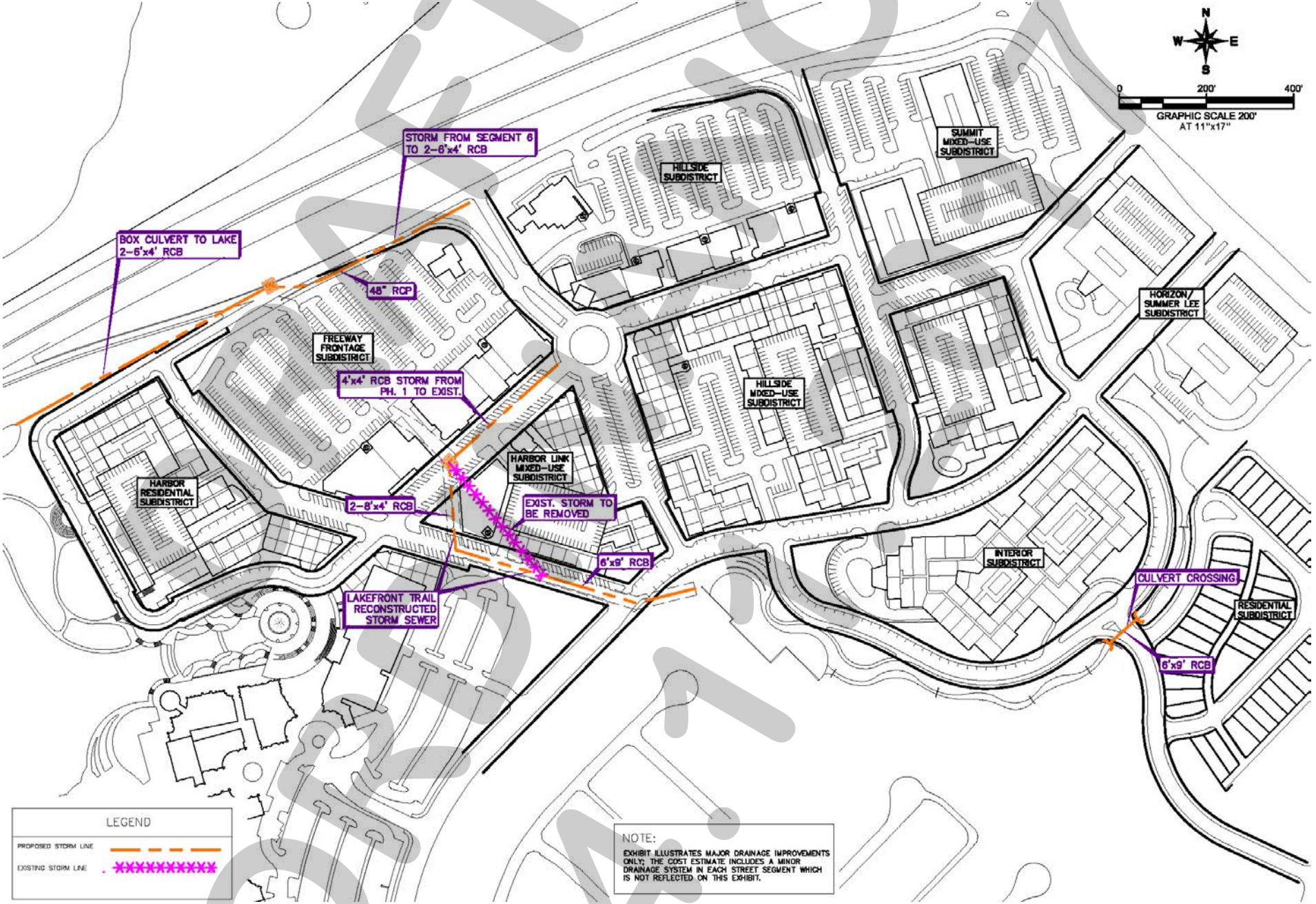
04.17.17

EXHIBIT 'C-3':
Proposed Drainage Improvements Plan



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NOT FOR OFFICIAL USE

EXHIBIT 'C-4':
Streetscape Plan

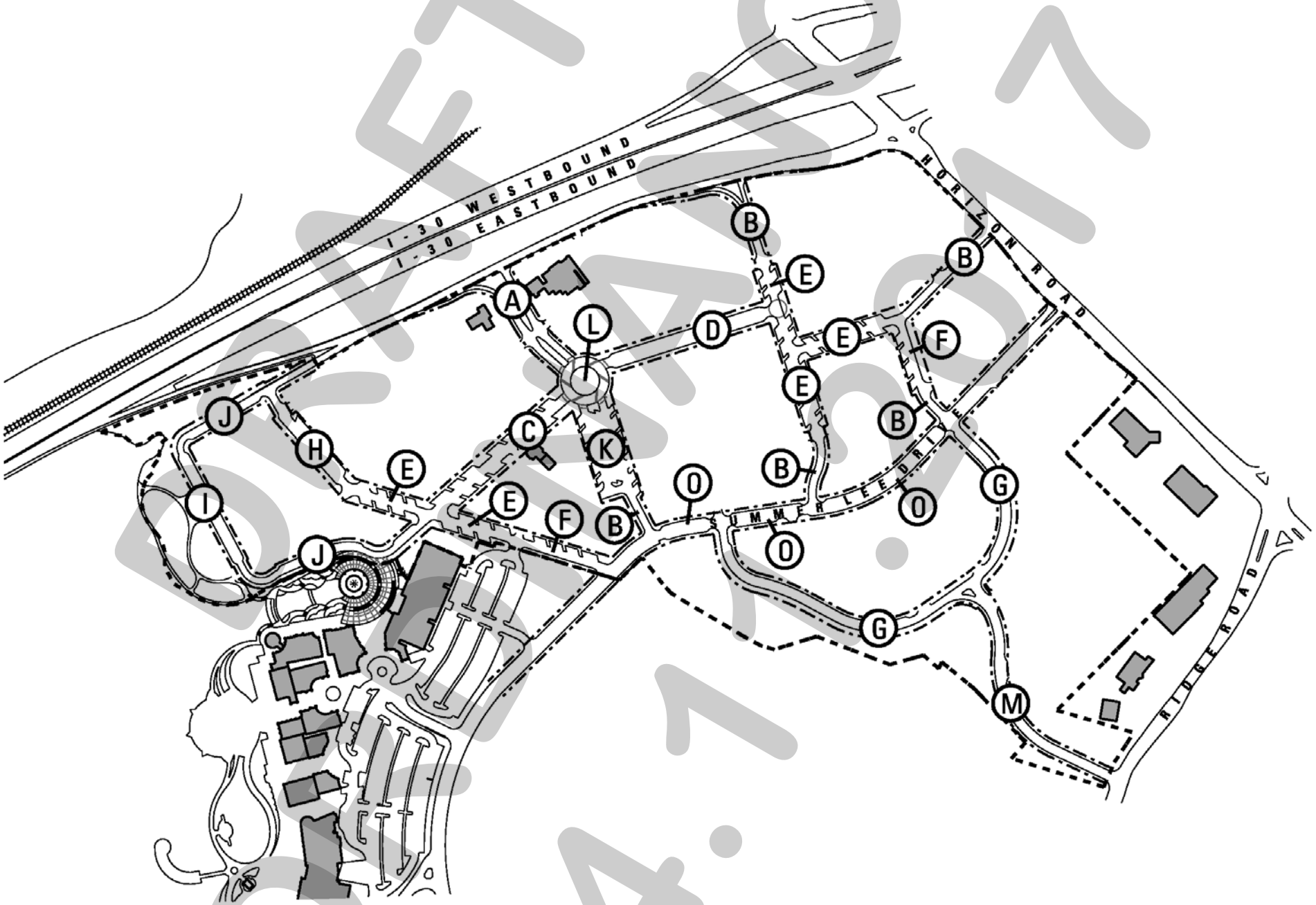

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EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'A'

Street Type 'A' serves as a primary entry into the *Harbor District* from the eastbound IH-30 off ramp. The street type consists of two (2) 22-foot wide one-way streets divided by a 20-foot landscape median within a variable width right-of-way. A mix of canopy and ornamental trees are provided in natural groupings within the right-of-way. Sidewalks may be provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

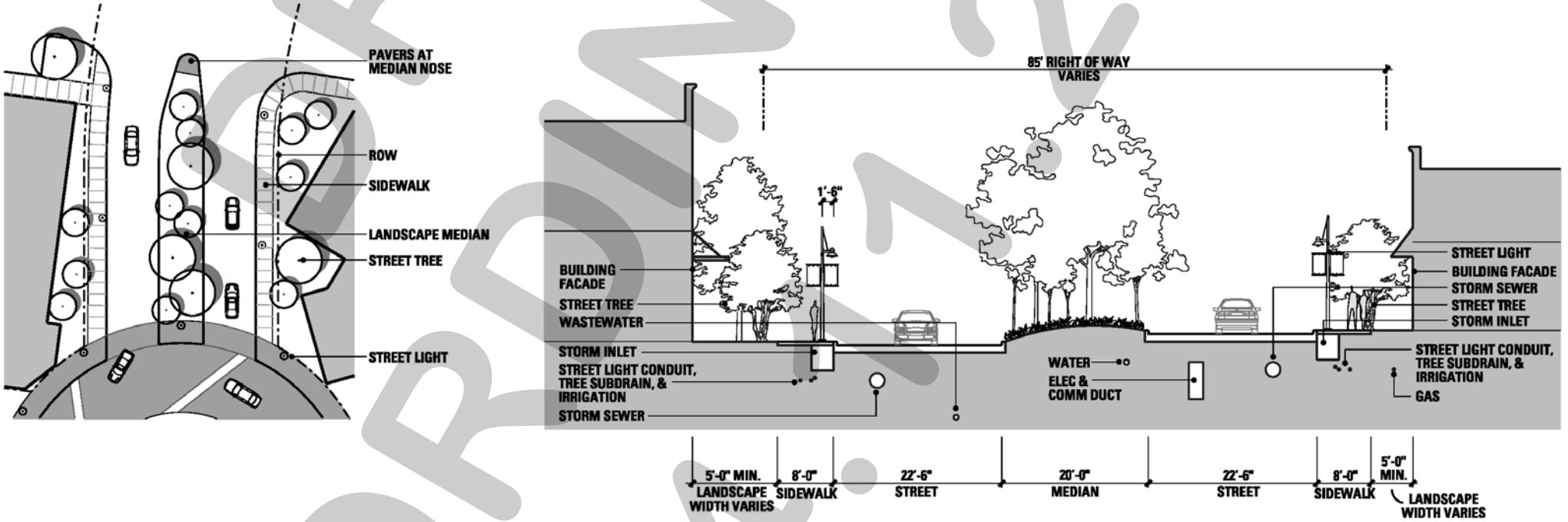

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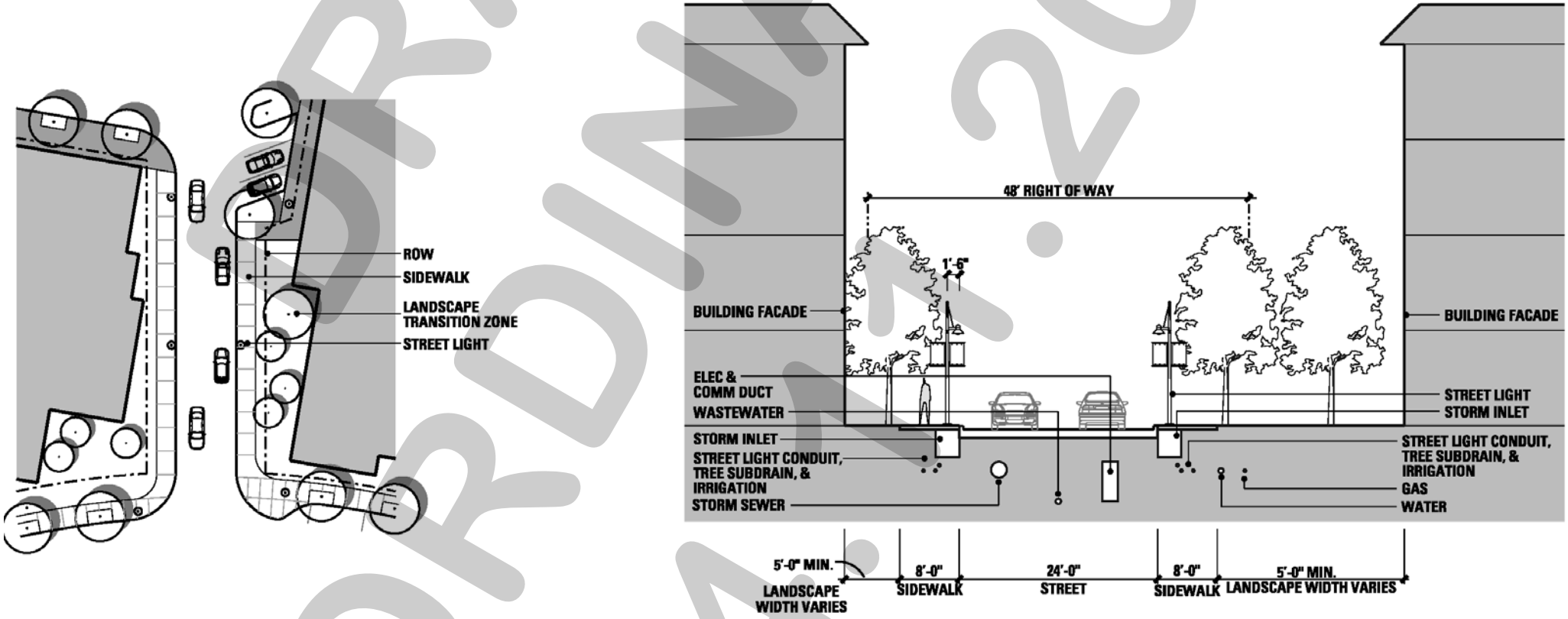
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'B'

Street Type 'B' consists of a 24-foot wide street within a 48-foot right-of-way. An eight (8) foot wide sidewalk may be provided on portions of the street. Street trees may be provided in either five (5) foot x ten (10) foot leave outs spaced at 30-foot OC or in natural groupings within the right of way. Pedestrian scale street lights are provided at 60-foot OC. Longitudinal slopes on this street type range from one (1) percent to ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



ORDINANCE 04-17

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'C'

Street Type 'C' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 30-foot wide street within a 90-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

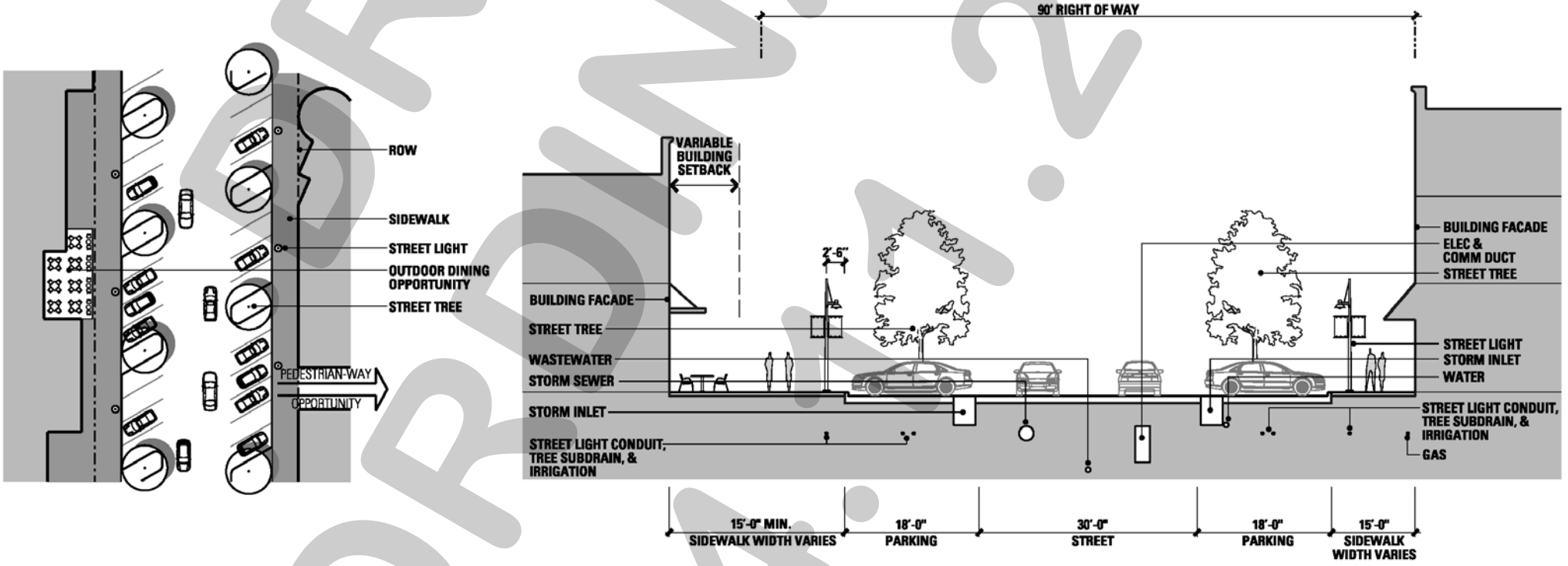


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EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'D'

Street Type 'D' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail, residential, and mixed-use development within adjacent *Sub-Districts*. This street type consists of parallel parking on both sides of a 30-foot wide street within a 70-foot right-of-way. An 11½-foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are generally ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

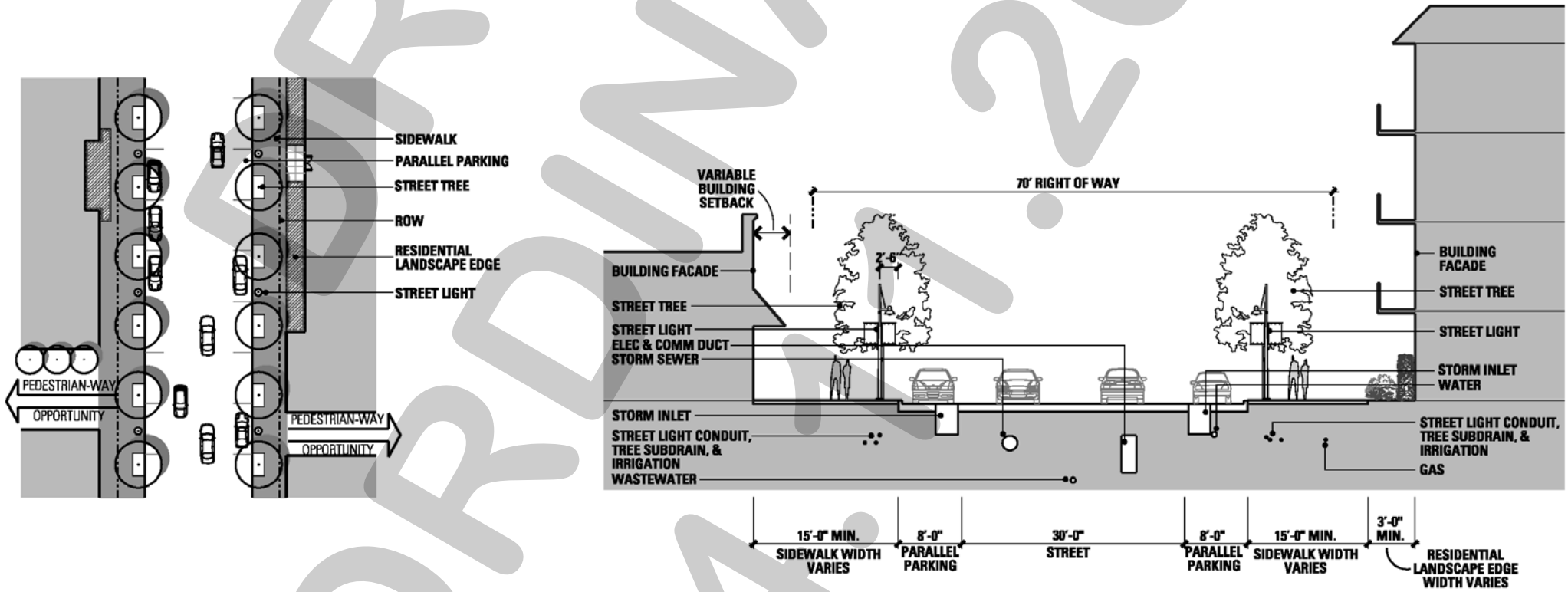

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EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'E'

Street type 'E' serves as a primary street frontage for retail, residential, and mixed-use development within adjacent districts. This street type consists of angled head-in parking on both sides of a 24-foot wide street within a 76-foot right-of-way. A 7½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

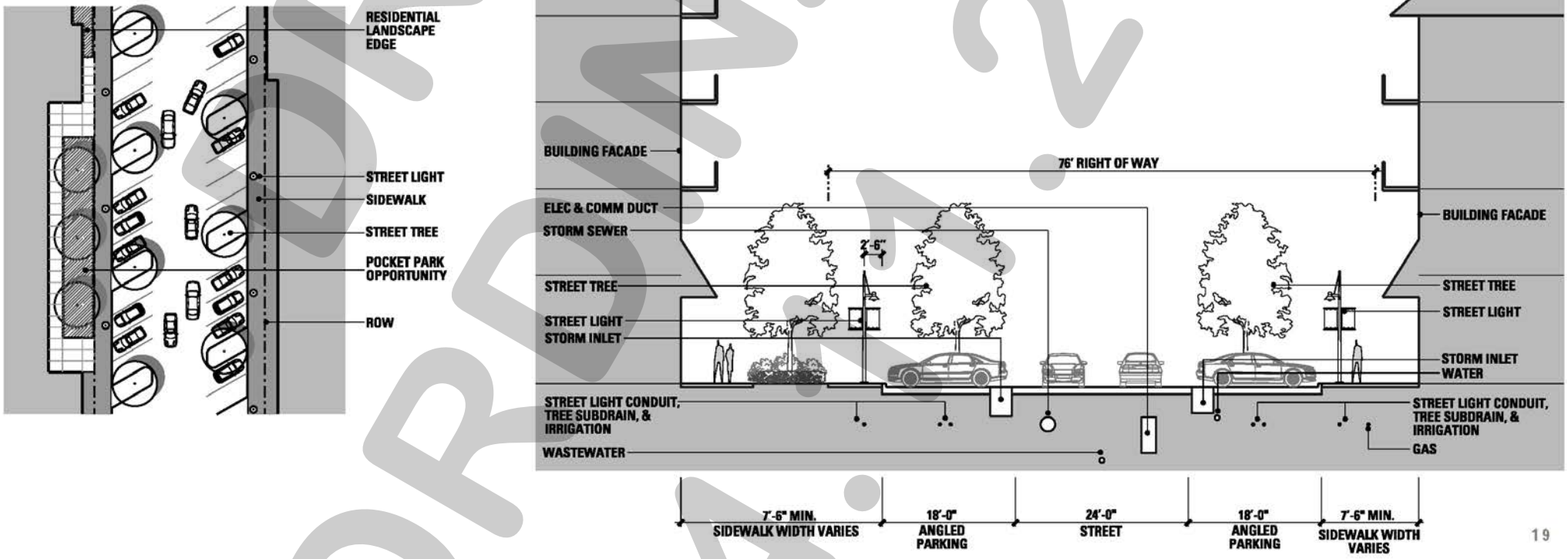

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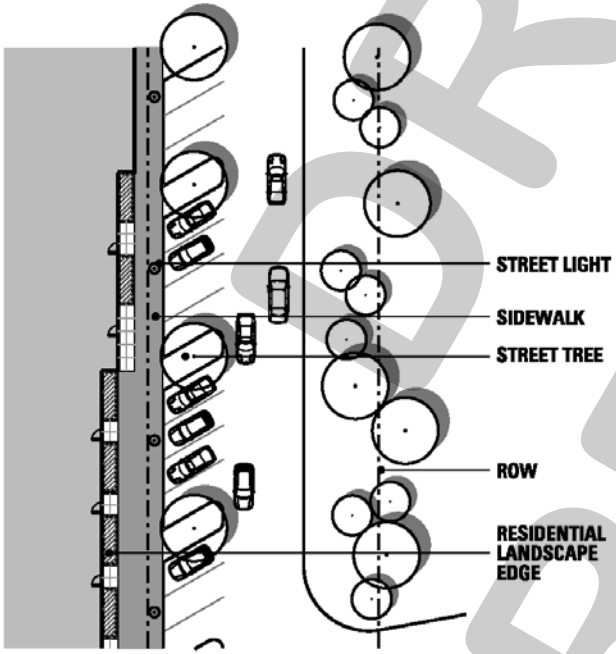
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'F'

Street type 'F' serves as a primary street frontage for mixed-use development within adjacent districts. This street type consists of angled head-in parking on one side of a 24-foot wide street within a 70-foot right-of-way. A 4½-foot wide sidewalk is provided on one side of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



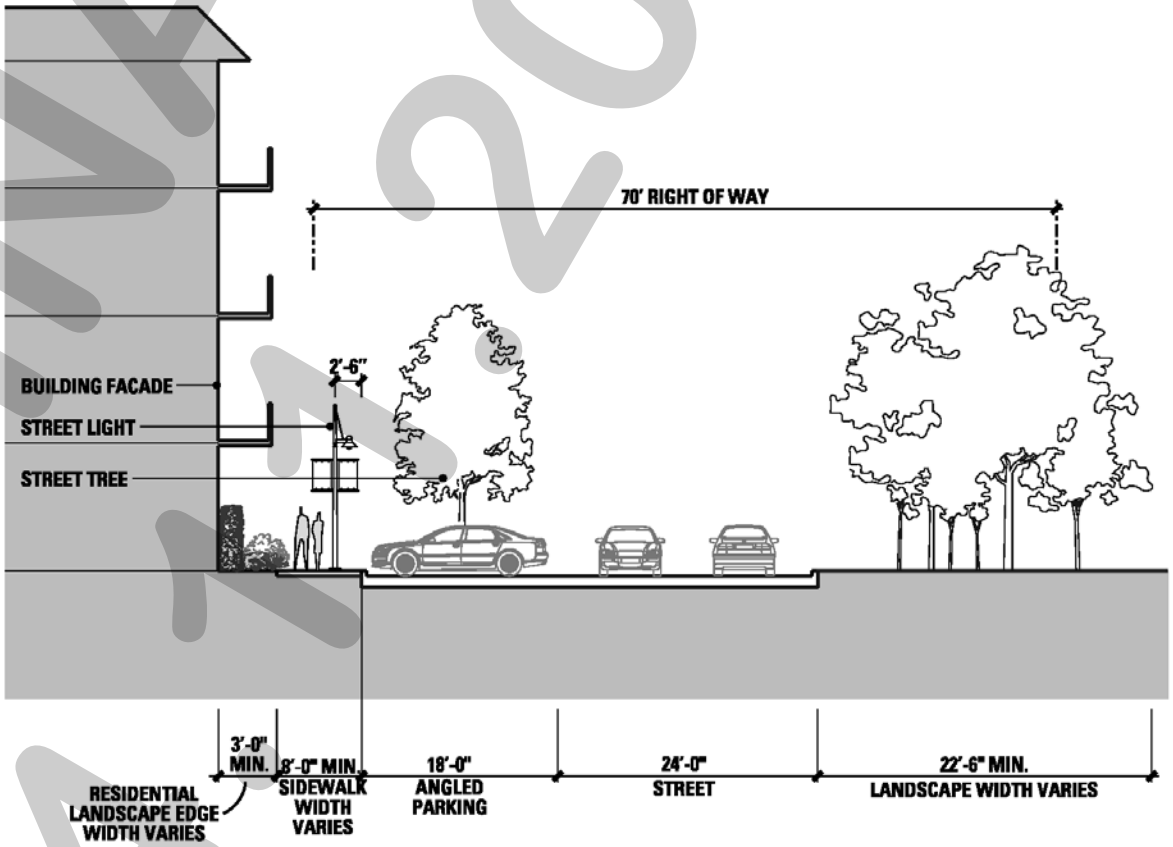


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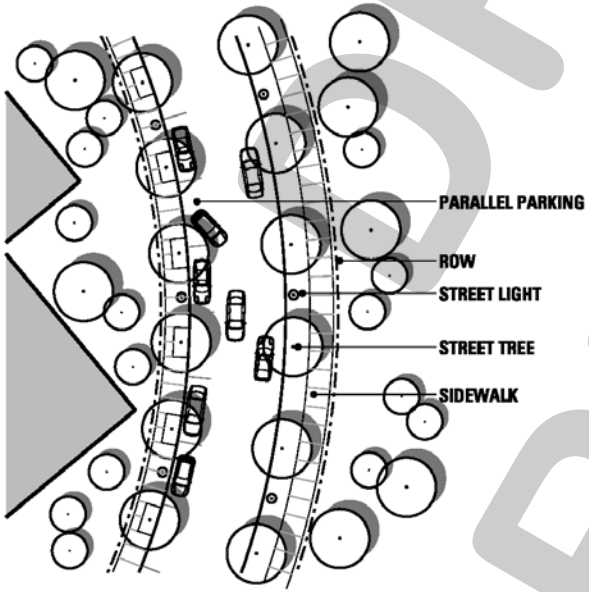
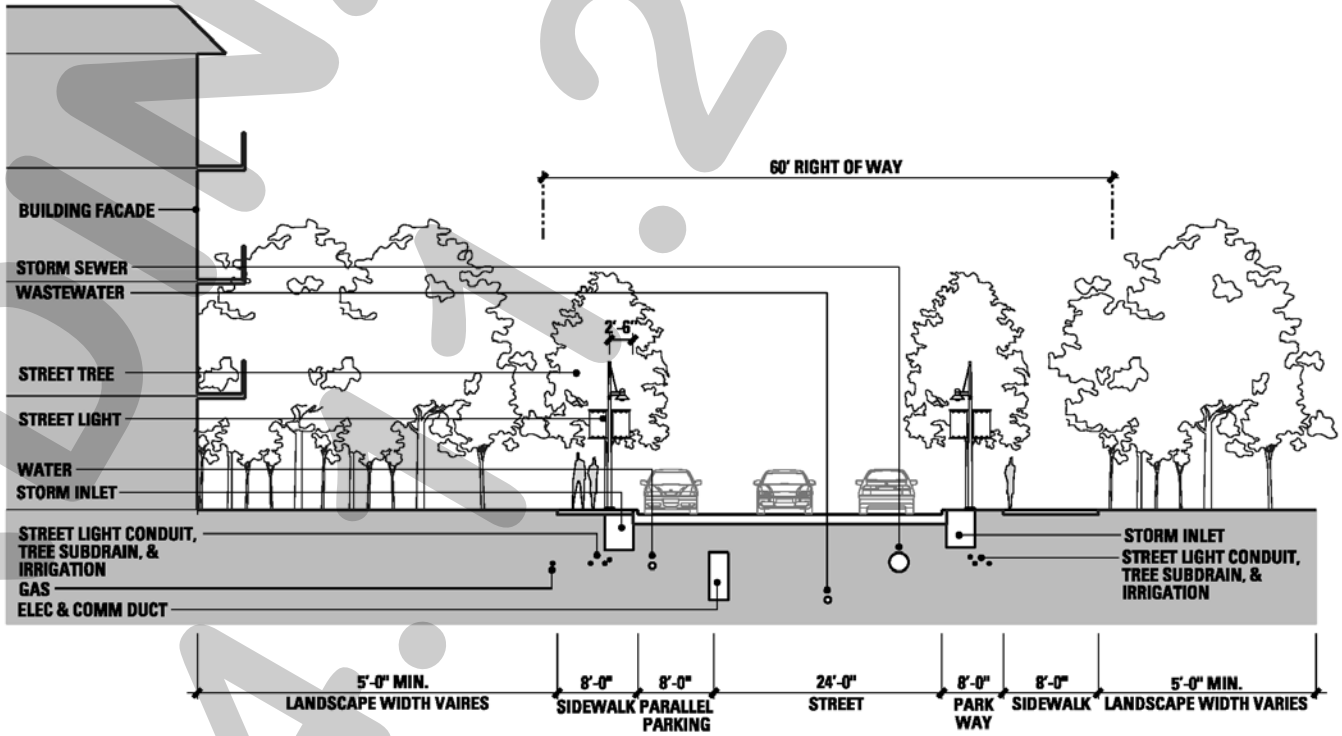
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'G'

Street Type 'G' serves as an edge to the open space *Sub-District*. This street type consists of parallel parking designated on one side of a 24-foot wide street within a 60-foot right-of-way. An eight (8) foot wide concrete sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on the parallel parking side of the street. An eight (8) foot wide concrete sidewalk is provided on the open space side of the street with street trees spaced at 30-foot OC and pedestrian scale light fixtures spaced at 60-foot OC within an eight (8) foot wide parkway. Existing trees may be preserved within the right of way when possible. Longitudinal slopes on this street type are between one (1) percent and ten (10) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



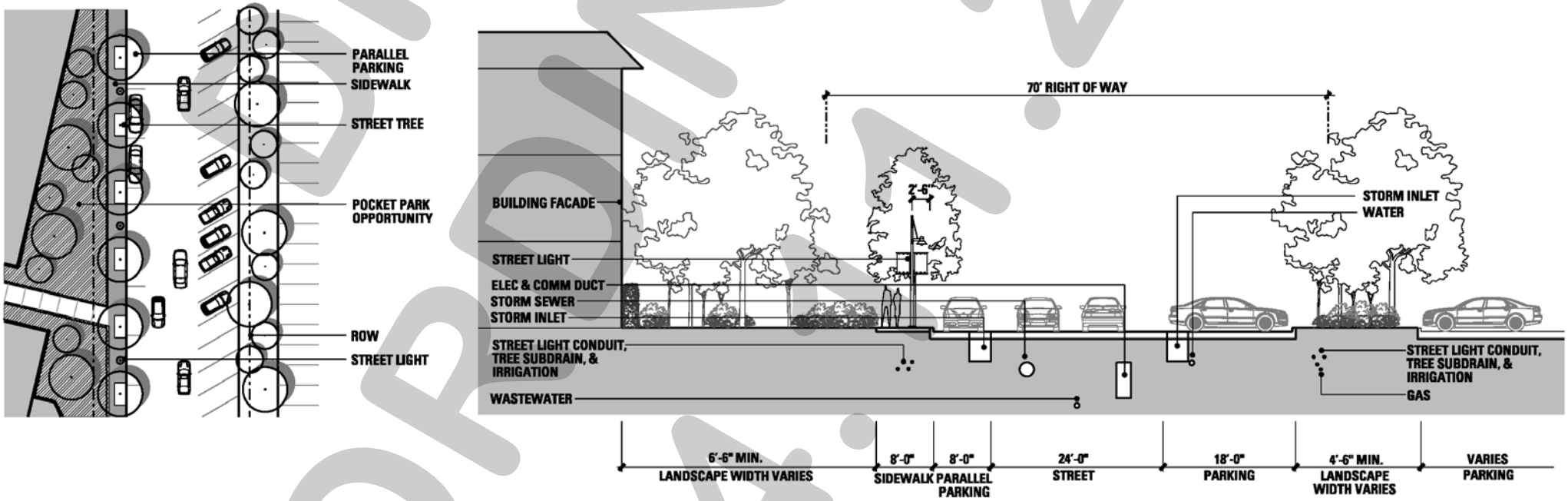


ORDINANCE 04-A: 2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'H'

Street Type 'H' serves as a transition between the *Harbor Residential Sub-District* and the *Freeway Frontage Sub-District*. This street type consists of a 24-foot wide street within a 70-foot right-of-way. Parallel parking serves the Harbor Residential side with an eight (8) foot wide concrete sidewalk and street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC. Angled head-in parking serves the *Freeway Frontage Sub-District* side with canopy and understory trees provided in natural groupings.

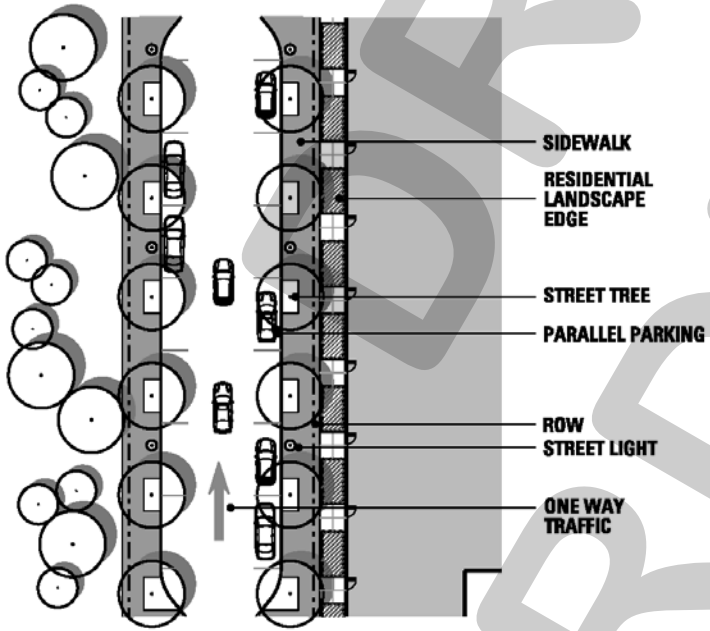


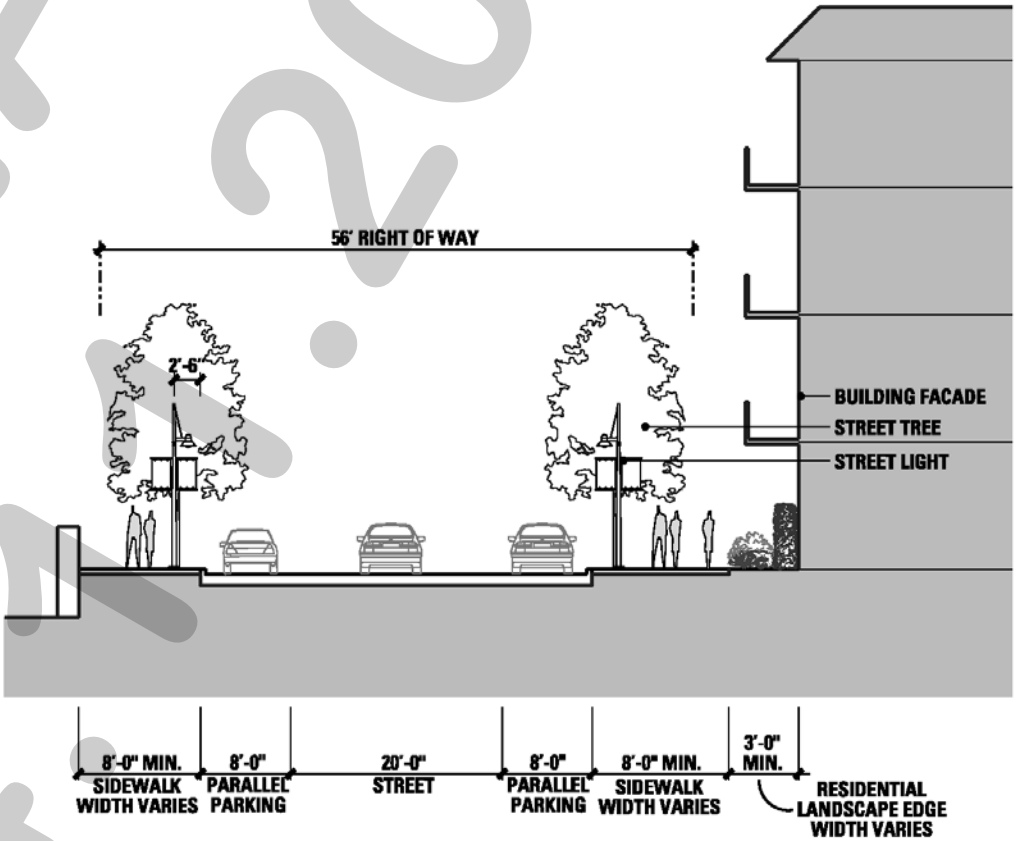
ORDINANCE 04.17.2017

EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'I'

Street Type 'I' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on both sides of a 20' wide one-way street within a 56-foot right-of-way. A 9½-foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC. and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) percent maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.





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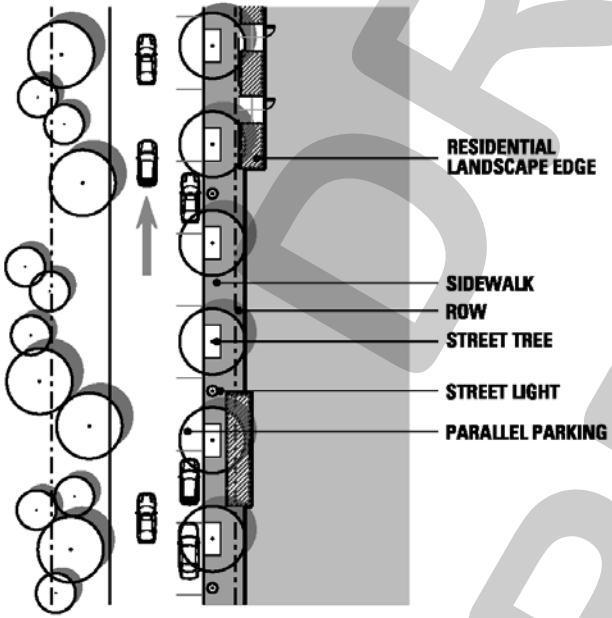
STREET TYPE 'J'

Street Type 'J' serves as the primary frontage for the *Harbor Residential Sub-District*. This street type consists of parallel parking provided on one side of a 20-foot wide one-way street within a 56-foot right-of-way. An eight (8) foot wide sidewalk with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street lights spaced at 60-foot OC is provided on both sides of the street. Pedestrian paving materials may be a mix of concrete pavers and concrete. Longitudinal slopes on this street type are limited to five (5) foot maximum. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.



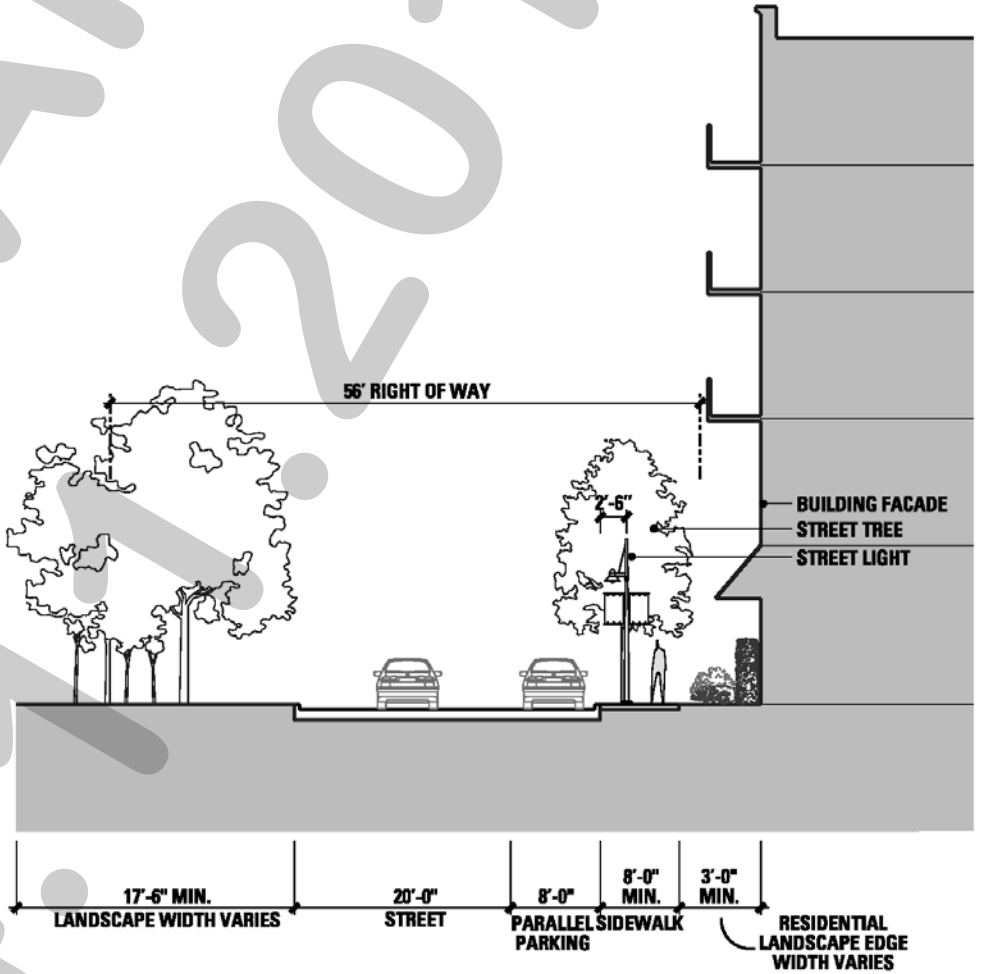


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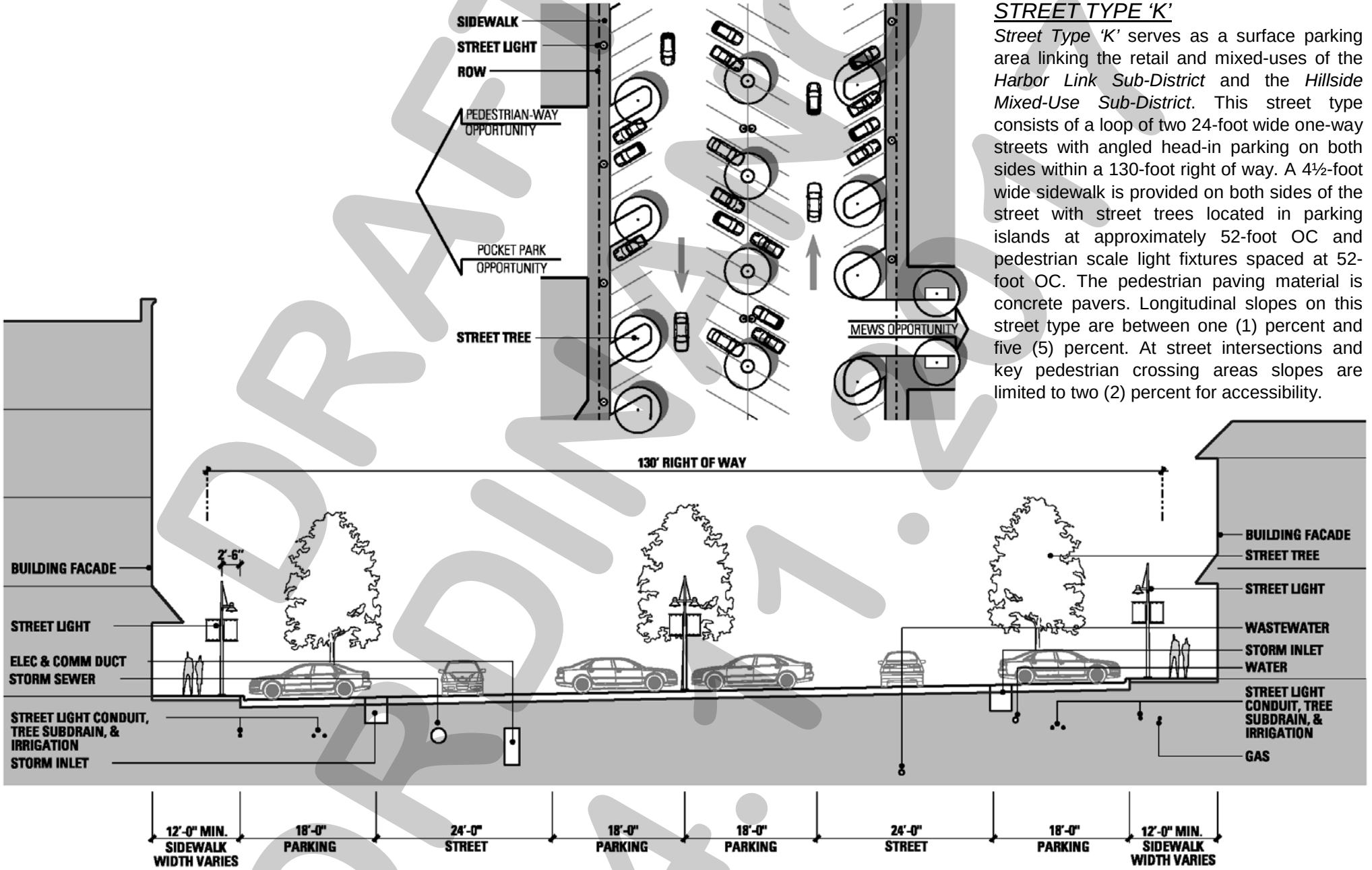
EXHIBIT 'C-4':
Streetscape Plan



STREET TYPE 'K'

Street Type 'K' serves as a surface parking area linking the retail and mixed-uses of the *Harbor Link Sub-District* and the *Hillside Mixed-Use Sub-District*. This street type consists of a loop of two 24-foot wide one-way streets with angled head-in parking on both sides within a 130-foot right of way. A 4½-foot wide sidewalk is provided on both sides of the street with street trees located in parking islands at approximately 52-foot OC and pedestrian scale light fixtures spaced at 52-foot OC. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are between one (1) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

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EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'L'

Street Type 'L' is a traffic circle that serves as a central point of the district. This circle is a midpoint in the link to the existing Harbor development. This street type consists of a 30-foot wide one-way lane around a central landscaped island within a 170-foot diameter right-of-way. A 9½-foot wide sidewalk is provided around the entire circle with pedestrian scale street lights spaced at approximately 40-foot OC. The vehicular paving material is concrete pavers accented with concrete bands. The pedestrian paving material is concrete pavers. Slopes across the traffic circle are between four (4) percent and five (5) percent. At street intersections and key pedestrian crossing areas slopes are limited to two (2) percent for accessibility.

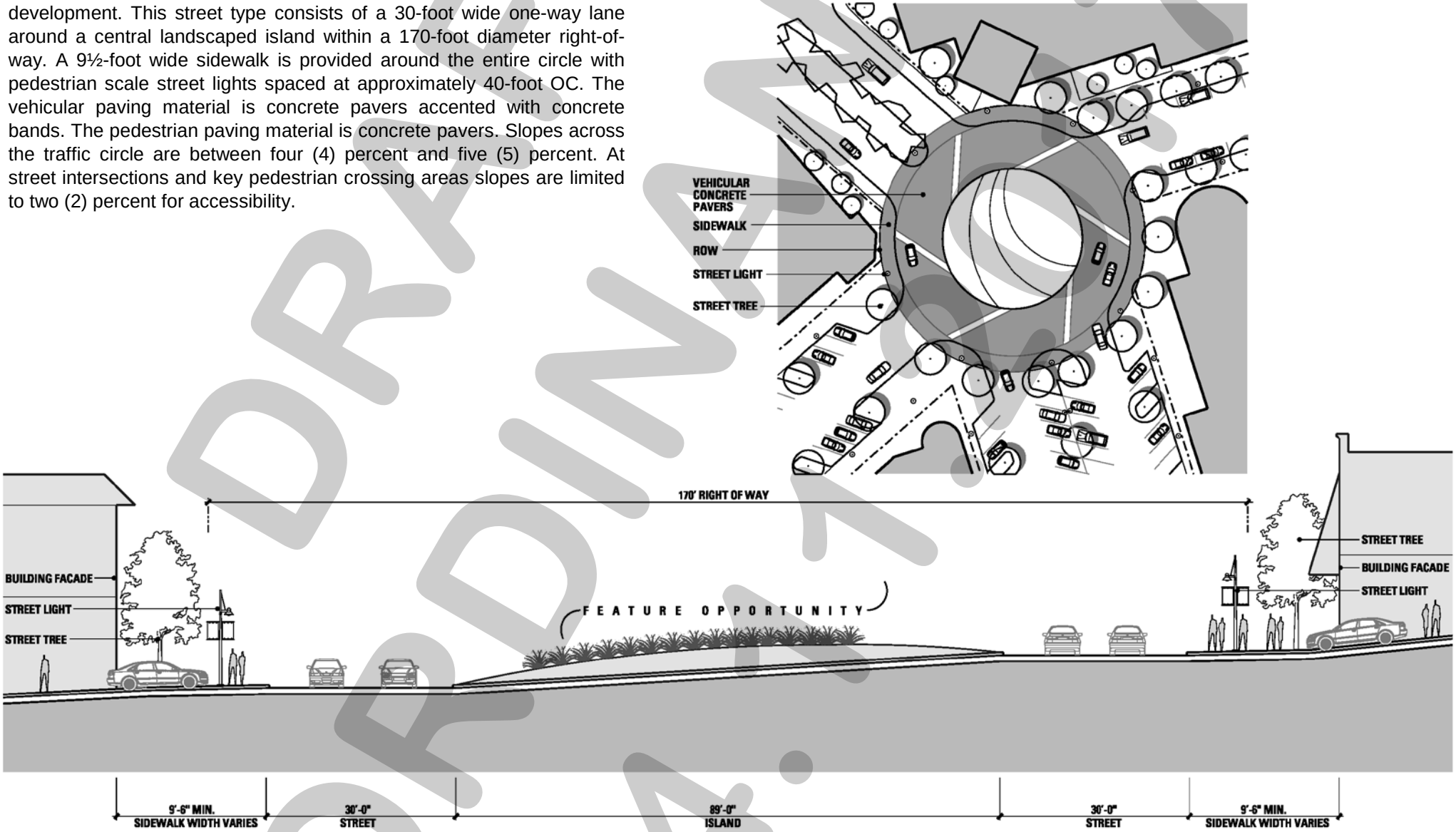

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EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'M'

Street Type 'M' serves as the primary single-family residential neighborhood street. This street type consists of a 30-foot wide street within a 50-foot right-of-way. On street parking is permitted on this street type. Street trees are spaced at 30-foot OC within a 4½-foot wide parkway with pedestrian scale street lights spaced at 60-foot OC. A five (5) foot wide concrete sidewalk is provided on both sides of the street. This street type may include features such as eyebrows or landscape islands and medians.

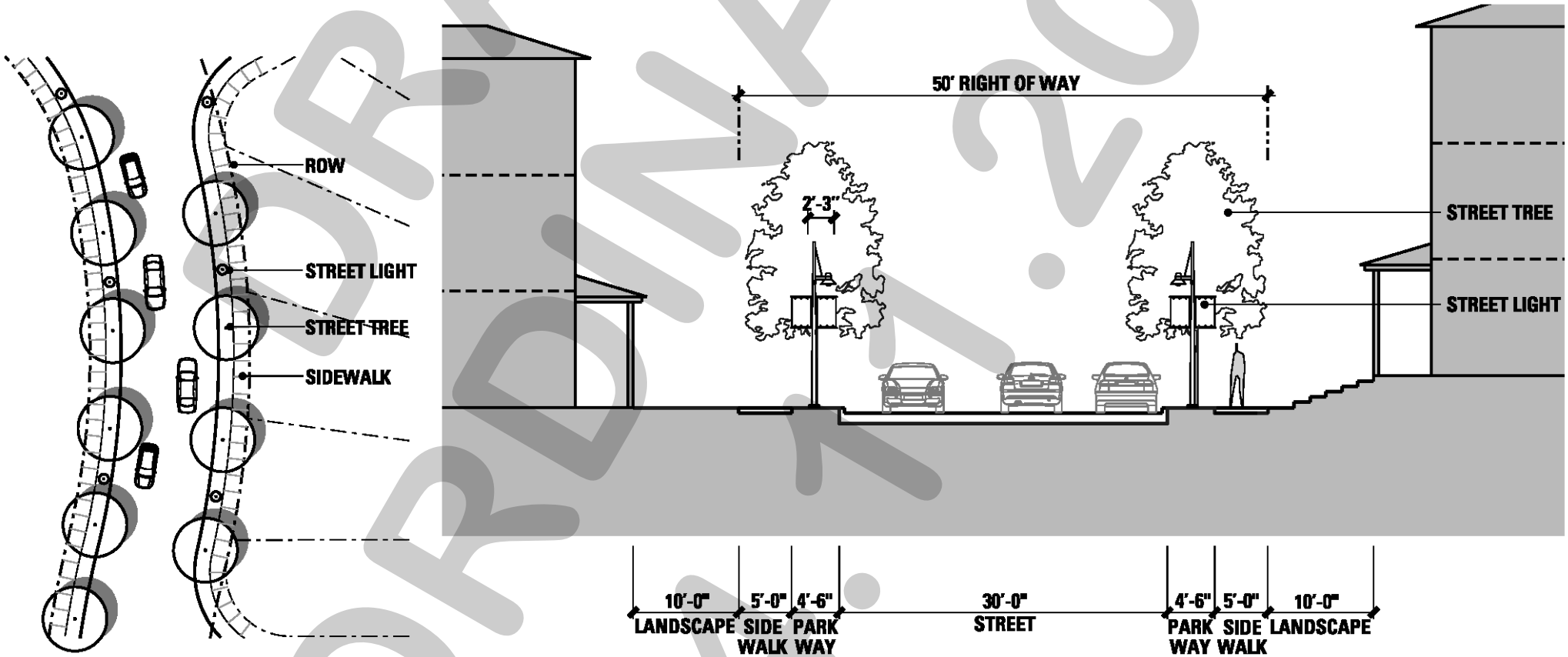

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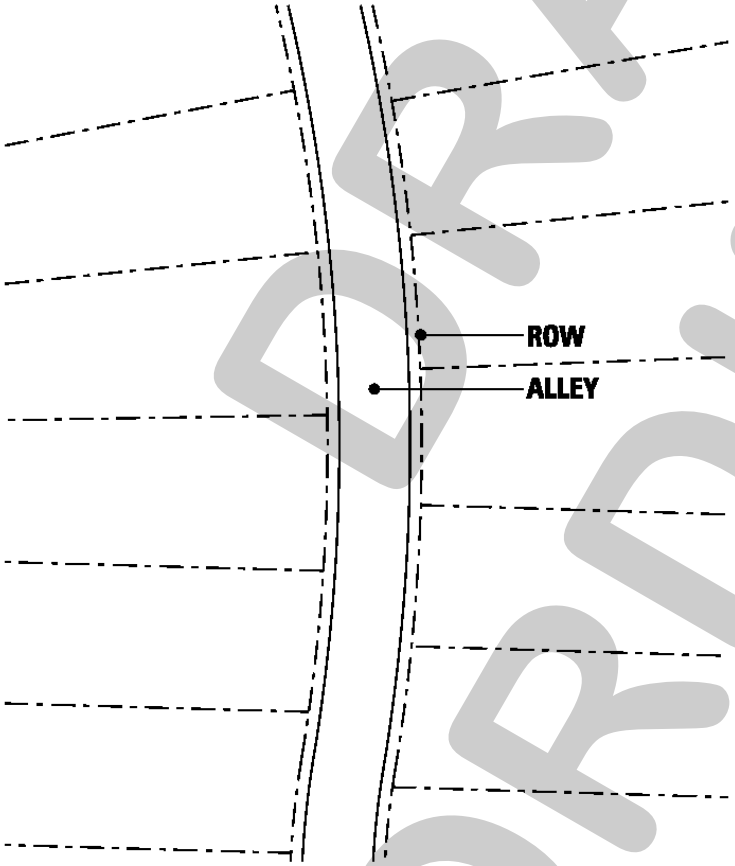
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'N'

Street Type 'N' serves as an alley within the single-family residential neighborhood. This street type consists of a 15-foot wide alley within a 20-foot right-of-way. No street trees, light fixtures, or sidewalks are provided in this street type.



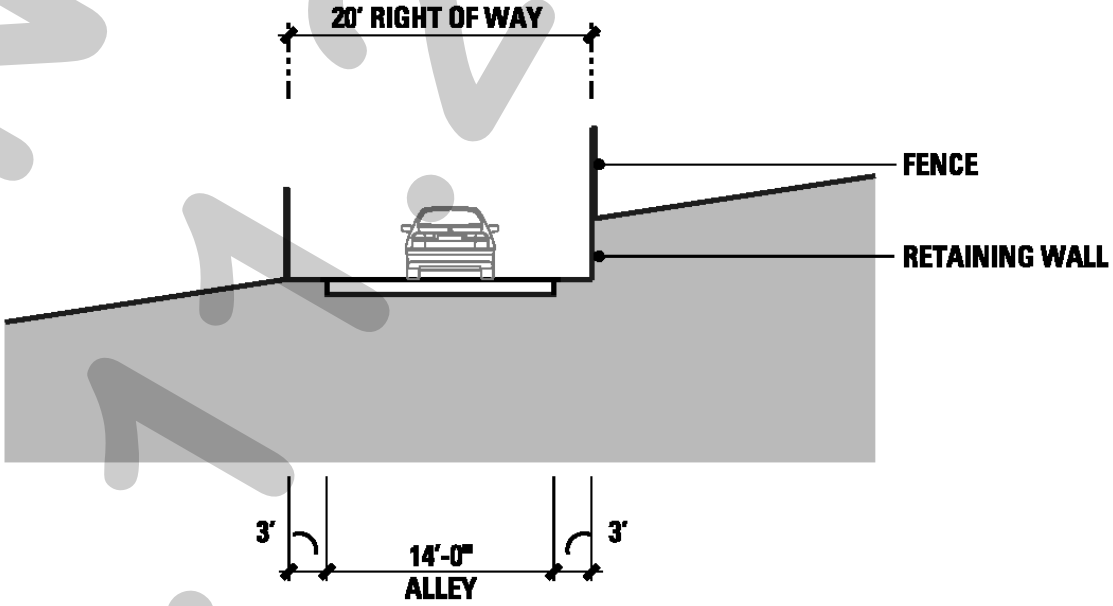


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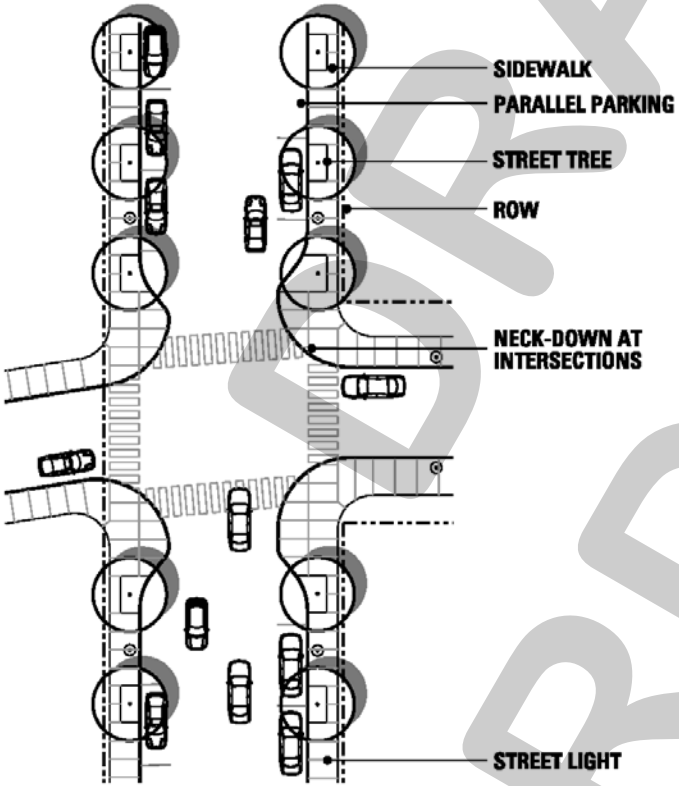
EXHIBIT 'C-4':
Streetscape Plan

STREET TYPE 'O' (I.E. SUMMER LEE DRIVE)

Street Type 'O' consists of streetscape improvements and parallel parking dedication on both sides of an existing 29-foot wide street within the existing 65-foot Summer Lee Drive right-of-way. An eight (8) foot wide sidewalk is provided on both sides of the street with street trees in five (5) foot x ten (10) foot leave outs spaced at 30-foot OC and pedestrian scale street light fixtures spaced at 60-foot OC. Neck downs are provided at intersections to provide a clearly defined pedestrian space. The pedestrian paving material is concrete sidewalk. Longitudinal slopes on this street type are range from 1½% to seven (7) percent. At street intersections, pedestrian walkway slopes are limited to two (2) percent for accessibility.



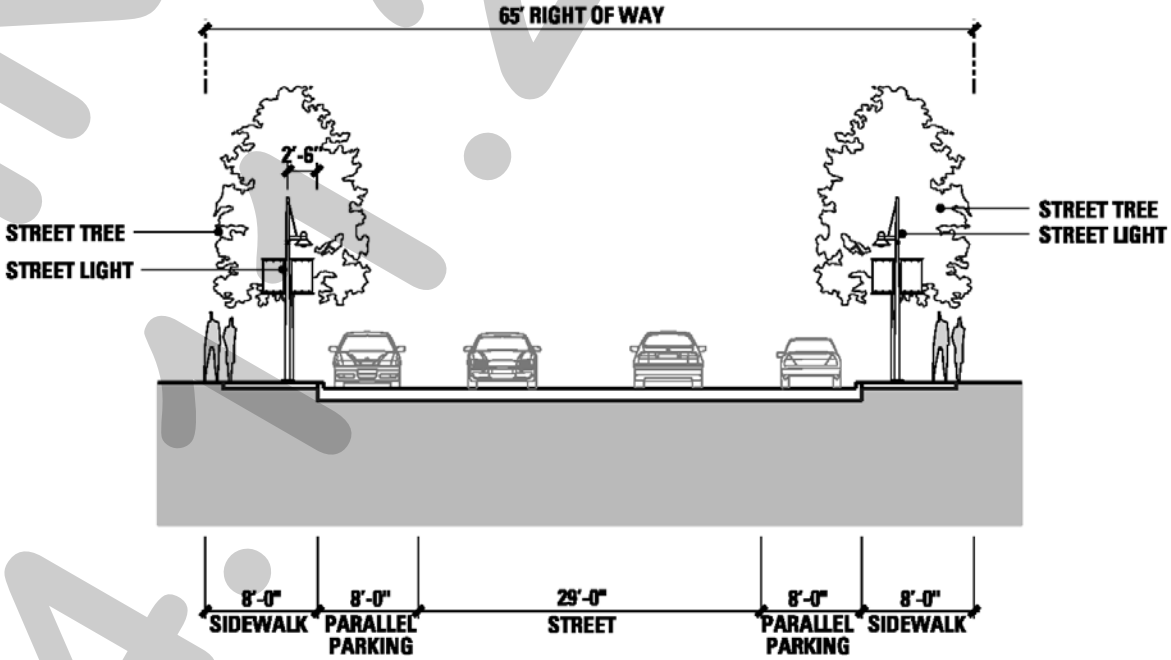


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EXHIBIT 'C-4':
Streetscape Plan

STREETSCAPE ELEMENTS

PEDESTRIAN PAVING MATERIALS

CONCRETE PAVING
All concrete pedestrian walkways shall be an upgraded pedestrian concrete paving with integral color ~~(~~matching Scofield Chromix C-24 Charcoal or C-15 Coachella Sand), light sandblast finish, and sawcut control joints.

CONCRETE PAVERS
Concrete pavers shall be ~~Pavestone concrete pavers,~~ similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, and six (6) cm thickness. Pavers shall be placed in a running bond pattern perpendicular to the street curb.

VEHICULAR PAVING MATERIALS

CONCRETE PAVING
The standard vehicular paving material shall be concrete in accordance with City of Rockwall standards.

CONCRETE PAVERS
Upgraded vehicular paving shall be concrete pavers. Concrete pavers shall be ~~Pavestone concrete pavers,~~ similar to Holland 98 Parkway Provencial, Antique Terra Cotta colored, eight (8) cm thickness. Pavers shall be placed in a herringbone bond pattern.



STREET FURNISHINGS

BENCH
Benches shall be similar to Landscape Forms: Scarborough backed horizontal strap bench, powdercoat color RAL #7003 Moss Grey.

TRASH RECEPTACLE
Trash receptacles shall be similar to Landscape Forms: Scarborough side opening with vertical straps, powdercoat color RAL #7003 Moss.



BIKE RACK
Bike racks shall be similar to Forms + Surfaces: Trio Bike Rack, powdercoat color RAL #7003 Moss Grey.



BOLLARD
Bollards shall be similar to Hess - Paris 1100 Type 'A' fixed bollard, powdercoat color RAL #7003 Moss Grey.



SEAT WALL
Cast-in-place concrete seat wall with architectural finish.



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STREETSCAPE ELEMENTS

LIGHTING

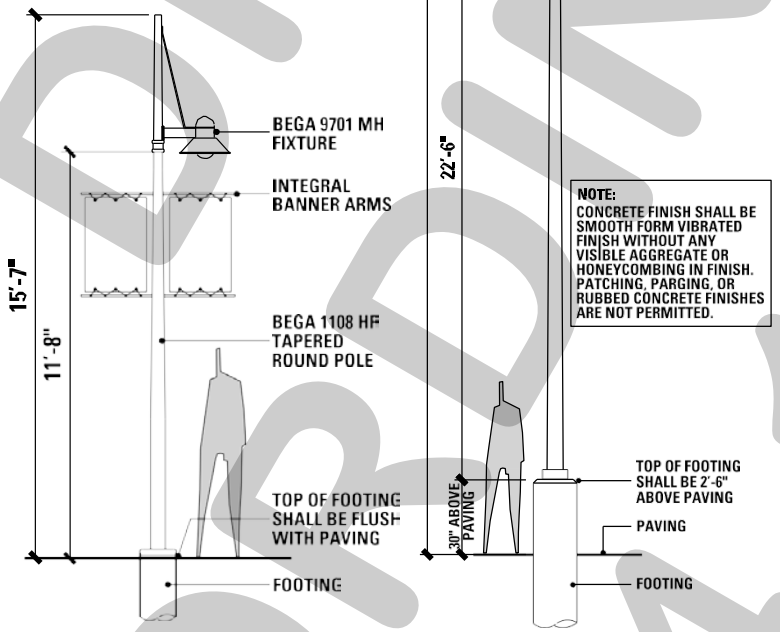
PEDESTRIAN SCALE STREET LIGHT
Pedestrian scale street lights shall be similar to the Bega 9701 MH 100W Metal Halide fixture on Bega 1108 HR 11'-8" tapered round pole with integral banner arms, powder coat color RAL #7003 Moss Grey.

PARKING LOT LIGHT FIXTURE
Parking lot light fixtures shall be similar to the Gardco Gullwing G18-2-3XL-400MH-XXX-SC on KW RTSP 22.5-6.60-11-LNA-DM2180-BC powder coat color RAL #7003 Moss Grey

Parking lots shall be illuminated to an average sustained level of 1.5 - 2 Foot Candles.

TREE UP-LIGHT
All street trees within the right of way shall be uplight with B-K HP2-PAR2020-TR-59-SAP-11-xxx-AH/CPC or a smilar light fixture.









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STREETSCAPE ELEMENTS

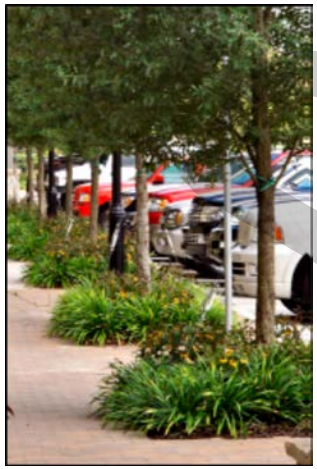
LANDSCAPE

TREE LEAVE-OUTS
Paving leave-outs for street trees shall be five (5) feet by ten (10) feet adjacent to the back of the street curb. All street trees in tree leave-outs or in head-in parking islands shall have tree sub-drainage tied to the storm drain system. In addition to the street tree, all leave outs shall contain one of the following:

Option A: A mix of shrub, perennial, ornamental grass, and groundcover planting. Plant materials shall provide a mix of height, color, texture, and evergreen structure.

Option B: Mexican Beach Stone pebbles.

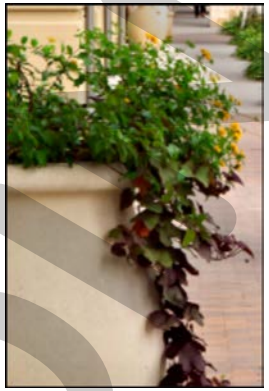
A consistent treatment must be provided for a continuous block length.

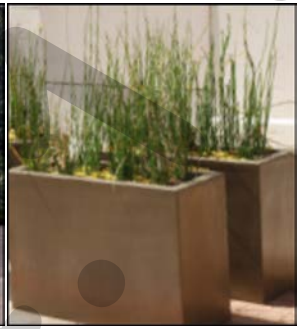



DECORATIVE POTS
Use decorative pots to accent the streetscape environment. Decorative pots must be compatible with the surrounding architectural styles. Decorative pots must be an appropriate pedestrian scale. All decorative pots shall be irrigated and have drainage tied to the storm drain system.

Recommended decorative pots:

- ☑ Stonewear Zena series, SB 32 Finish
- ☑ Stonewear Grecian series, SB 32 Finish
- ☑ Rectangular Metal Planters



GRADING
The maximum cross slope on all pedestrian walkways shall be two (2) percent. The maximum longitudinal slope on all pedestrian walkways shall be five (5) percent, except where the longitudinal slope of the street exceeds five (5) percent.

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EXHIBIT 'C-5':
Master Grading Plan

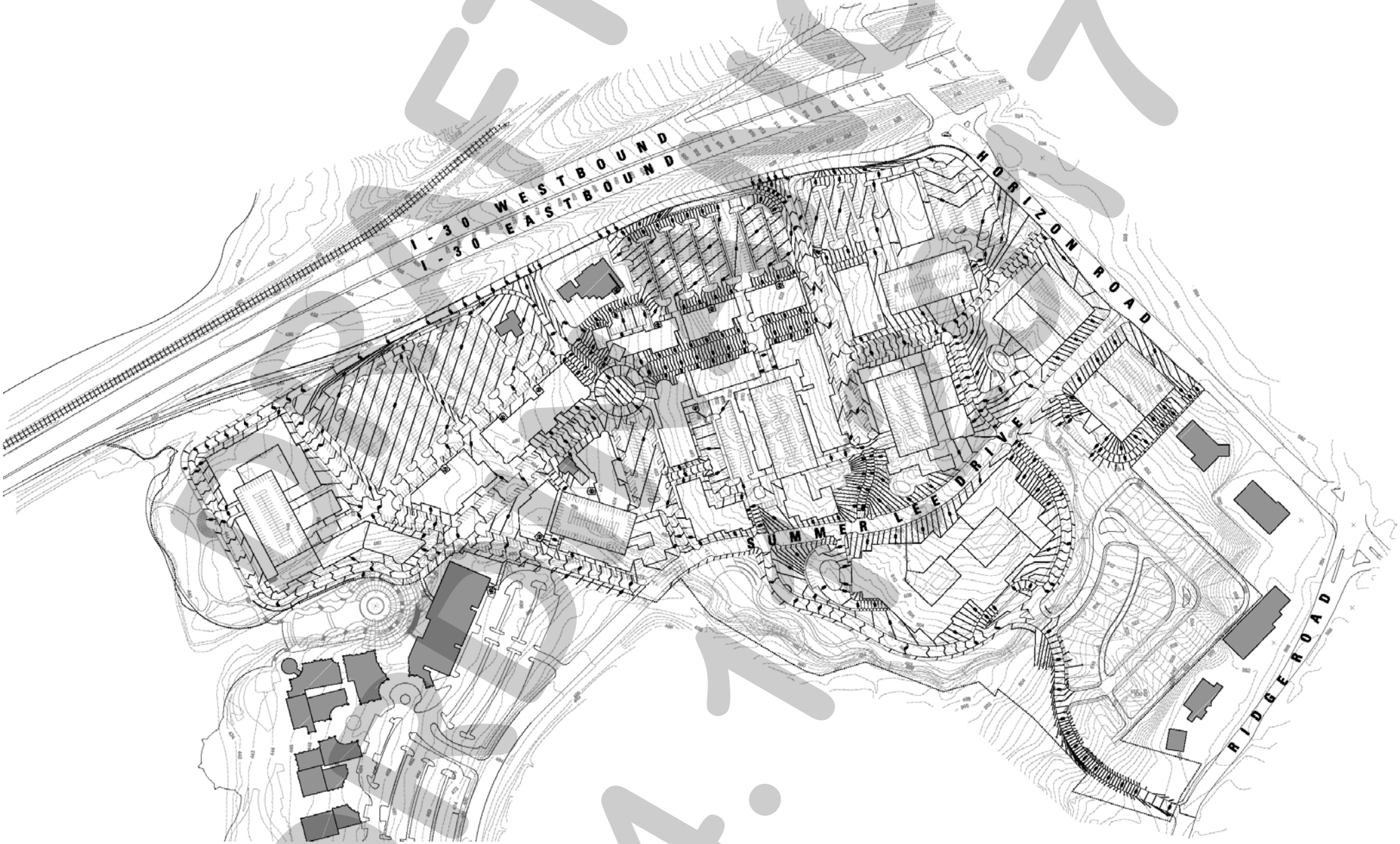

EXHIBIT 'C-6':
Master Tree Planting Plan

A Master Tree Planting plan has been established for the Harbor District to ensure unifying street tree planting within the right of way and unifying tree planting within private development parcels. The following species of trees must be planted as the dominant street or parking lot tree according to the master tree planting plan. Additional landscaping and accent trees may also be used within each *Sub-District.* All street trees in tree leave-outs or in head-in parking islands, shall have tree sub-drainage tied to the storm drain system.

Street trees within the right of way shall be the following sizes:

(1) Street trees in tree wells at 30-foot OC shall be four (4) inch caliper, 100 gallon
(2) Street trees in parking islands at 52-feet OC shall be eight (8) inches caliper



LEGEND

= Cedar Elms

= Bald Cypress

= A mix of any of the following canopy and ornamental trees in natural groupings. Live Oak, Cedar Elm, Red Oak, Burr Oak, Chinquapin Oak, Bald Cypress, Pond Cypress, Mexican Plum, Desert Willow, Chinese Pistache, Yaupon Holly, Red Bud, Crape Myrtle, Vitex, Eve's Necklace

= Live Oak

= Red Oak

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EXHIBIT 'D':
Sub-District Land Use Chart

Residential Land Uses **Residential Land Uses**	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Accessory Building [1]									*P*	
Home Occupation [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
Hotel	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Hotel (*Full Service*)	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Hotel (*Residence*)	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Motel	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Single-Family, Zero-Lot-Line									*P*	
Townhouse	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*	*S*	*S*
Urban Residential (Condominium Units Only) [1]	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*	*S*	*S*

Office Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Animal Clinic for Small Animals (No Outdoor Pens) [1]	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Church/House of Worship [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Day Care (7 or More Children) [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Financial Institution (Without Drive-Through)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Financial Institution (With Drive-Through)										*P*
Government Facility	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Library, Art Gallery or Museum (Public)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office (General)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office Building (Less Than 5,000 SF)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Office Building (More Than 5,000 SF)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Post Office (Local Service)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*P*
Research/Technology/Light Assembly	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Trade School	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*

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EXHIBIT 'D':
Sub-District Land Use Chart

Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Antique/Collectable Sales	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Automobile Rental	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Banquet Facility	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Business School	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Catering Service	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Commercial Amusement/Recreation (Indoor) [1]	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Community or Recreation Club, Public or Private (Accessory)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Copy Center	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Display (Incidental) [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Electrical, Watch, Clock, Jewelry and/or Similar Repair	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Garden Supply/Plant Nursery	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
General Personal Service	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Hair Salon/Manicurist	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Health Club	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Laundry (Drop-Off/Pickup)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Locksmith	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Message Therapist	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Museum or Art Gallery (Private)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Night Club, Discothèque or Dance Hall	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*
Pet Shop	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Private Club [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Private Club for a Lodge or Fraternal Organization	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Restaurant (Less Than 2,000 SF, Without Drive-Through or Drive-In)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Restaurant (2,000 SF or More, Without Drive-Through or Drive-In)	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*

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EXHIBIT 'D':
Sub-District Land Use Chart

Retail & Restaurant Land Uses	Harbor Residential	Freeway Frontage	Harbor Link Mixed-Use	Hillside	Hillside Mixed-Use	Summit Office	Horizon/ Summer Lee	Interior	Residential	Ridge Road Retail
Restaurant With Accessory Private Club or Brew Pub [1]	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Retail Store With Gasoline Product Sales *(Limited to Area 3 ONLY -- As Shown in Exhibit A)*						*P*				
Shoe and Boot Repair and Sales	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Studio: Art, Photography and/or Music	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Tailor, Clothing or Apparel Shop	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*S*	*S*	*P*
Theater	*S*	*P*	*S*	*P*	*S*	*P*	*S*	*S*	*S*	*S*
Wholesale Showroom Facility	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*

P: Permitted By-Right; A: Accessory Use; S: Specific Use Permit (SUP); [1]: Permitted w/ Conditions (See Article IV, Permissible Uses, of the Unified Development Code, as amended, For Each Conditional Use)

Note: All listed uses above shall be further regulated and/or limited within the specific *Sub-District* standards contained in *Ordinance No. 10-21; Exhibit 'C-2' through Exhibit 'C11'*, with the exception of the *Other Uses* category which shall be permitted by right or allowed with a Specific Use Permit (SUP) as outlined, regardless of *Sub-District*.

Other Uses

The following Uses Shall be Permitted By-Right in all Sub-Districts:

Antenna (Accessory)
Antenna (Amateur Radio)
Antenna (Dish)
Asphalt or Concrete Batch Plan (Temporary)
Fund Raising Event by Non-Profit (Indoor/Outdoor -- Temporary)
Garage (Accessory Use)
Municipally Owned and/or Controlled Facilities (Utilities and Uses)
Parking (Commercial)
Parking Lot (Non-Commercial)
Public Park or Playground
Radio Broadcasting
Real Estate Sales Office (On-Site -- Temporary)
Recording Studio
Satellite Dish
Swimming Pool (Private -- Accessory Use)
Temporary On-Site Construction Office

The Following Uses Shall be Permitted By SUP in all Sub-Districts:

Antenna (Commercial)
Antenna (Commercial -- Free-Standing)
Antenna (Commercial -- Mounted)
Helipad
Private Streets
Tennis Courts (Not Accessory to a Public or Private Club)
Transit Passenger Facility
TV Broadcasting & Other Communication Service
Utilities Holding a Franchise Agreement from the City of Rockwall
Utility Installation (Other Than Listed)
Utility/Transmission Lines
Wireless Communication Tower

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HARBOR RESIDENTIAL SUB-DISTRICT

The primary intent of the *Harbor Residential Sub-District* is to provide a counter part to the existing Harbor development which will create a vibrant atmosphere surrounding the existing central fountain feature. Ground floor retail spaces are intended to link the Harbor District with the existing Harbor development. The addition of residential units will capitalize on the views and adjacencies to Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the three (3) percent to eight (8) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type I	*10'*
Street Type E	*7'*
Street Type J	*5'*
Street Type H	*0'*

BUILDING FORM	
Each block face must have a minimum of 80% of its length defined by a building façade.	
Street Type I Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Street Type J Min. Façade Built to BTL	*45%*
Street Type H Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*80%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail, Restaurant & Residential*
Upper Floors	*Residential & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*2*	*45'*
Maximum Building Height (Adjacent to Existing Cinemark Theater)	*2*	*35'*
Minimum 1st Floor Commercial Height (with Other Uses Above)		*15'*

ENCROACHMENTS	
Street Type I	*5'*
Street Type E	*5'*
Street Type J	*5'*
Street Type I	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

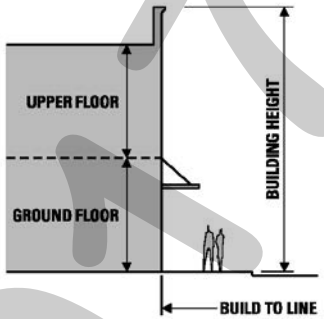
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Street Type I	*10'*
Street Type E	*10'*
Street Type J	*10'*
Street Type H	*10'*

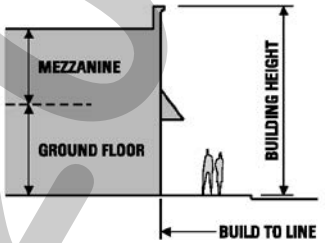
SURFACE PARKING LOTS
A maximum of 10% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type I	*1*
Street Type E, H	*2*
Street Type J	*2*

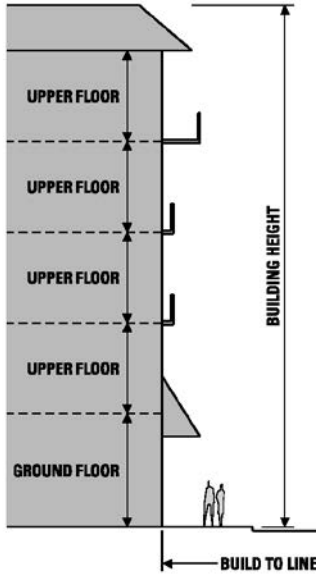
PEDESTRIAN WAYS/MEWS (MIN. NUM. PER BLOCK FACE)	
Street Type I	*1*
Street Type E, H	*1*
Street Type J	*0*



2 Story Commercial Building



1 Story Commercial Building



3 - 5 Story Building

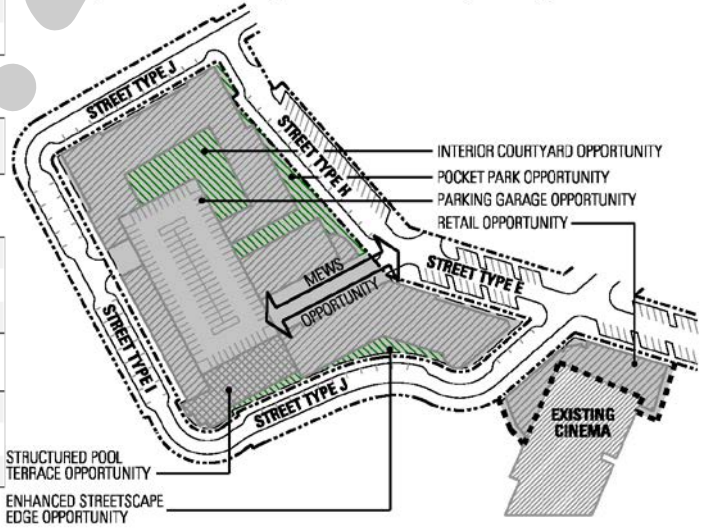


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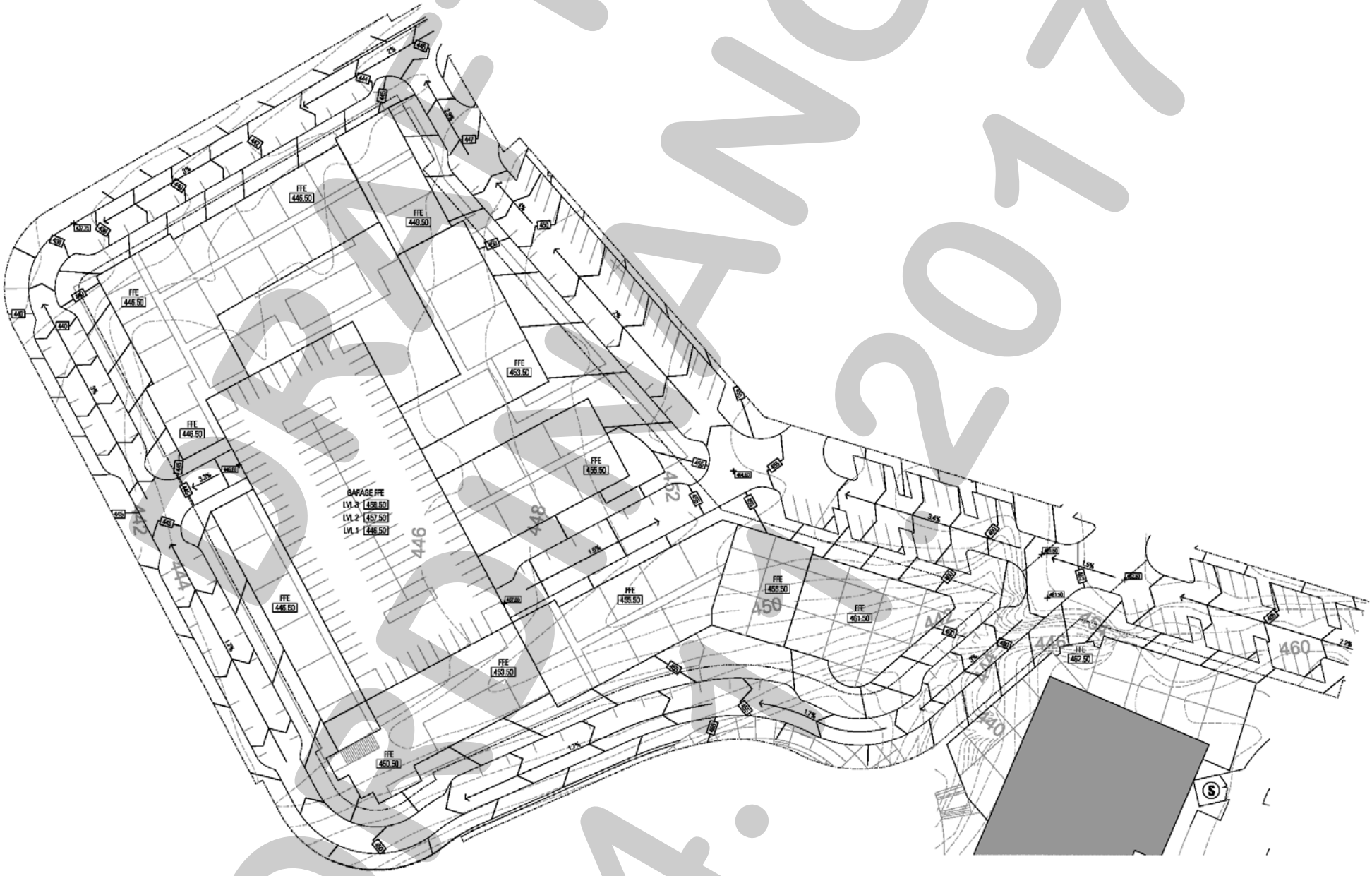
EXHIBIT 'E-1':
Harbor Residential Sub-District



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FREEWAY FRONTAGE SUB-DISTRICT

The intent of the *Freeway Frontage Sub-District* is to provide mid-size retail anchors with high visibility that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Prime views and access from IH-30 combined with storefront presence along the main pedestrian and vehicular corridor within the district make this *Sub-District* an ideal location for retail anchors. Existing slopes within this *Sub-District* are in the three (3) to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type C	*3'*
Street Type E	*7'*

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	*250'*
Street Type A	*5'*
Street Type H	*10'*

BUILDING FORM	
Street Type C block face must have a minimum of 90% of its length defined by a building façade.	
Street Type E block face must have a minimum of 80% of its length defined by a building façade.	
Street Type C Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*30%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail & Restaurant*
Upper Floors	*Retail, Restaurant & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height (See Note)	*2*	*45'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*15'*
Minimum 1st Floor Commercial Height		*25'*

NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS	
IH-30 Frontage Road	*5'*
Street Type C	*5'*
Street Type E	*5'*
Street Type A	*5'*
Street Type H	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

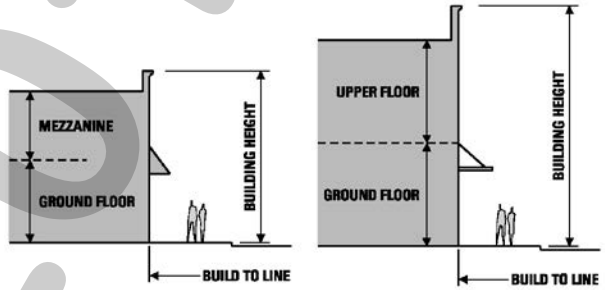
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	*20'*
Street Type C	*10'*
Street Type E	*10'*
Street Type A	*10'*
Street Type H	*10'*

SURFACE PARKING LOTS
A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	*0*
Street Type C	*0*
Street Type E, H	*2*
Street Type A	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	*1*



1 Story Commercial Building | 2-3 Story Commercial Building

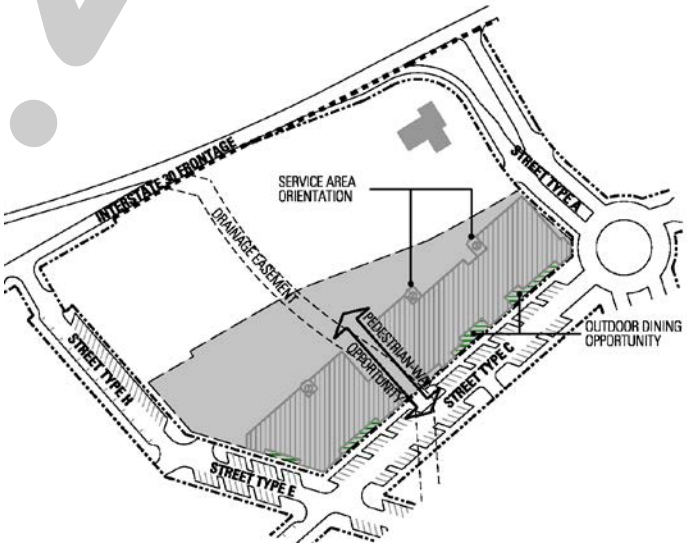


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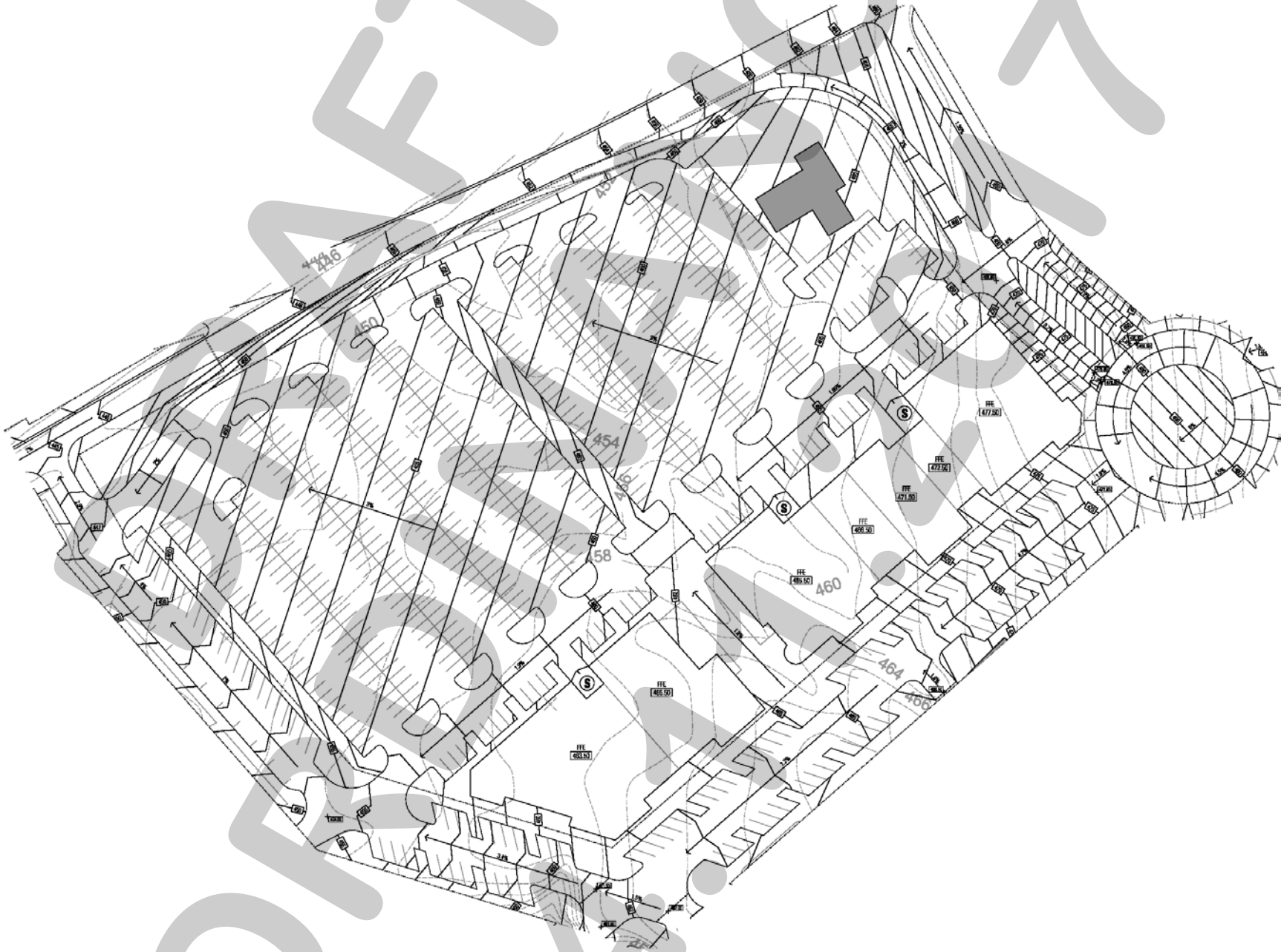
EXHIBIT 'E-2':
Freeway Frontage Sub-District



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HARBOR LINK MIXED-USE SUB-DISTRICT

The primary intent of the *Harbor Link Mixed-Use Sub-District* is to provide a mix of retail and residential uses in close proximity to the existing Harbor development that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Existing slopes within this *Sub-District* are in the 3½% to six (6) percent range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type C	*10'*
Street Type K	*7½'*
Street Type E	*0'*
Street Type F	*0'*

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*5'*
Street Type B	*3'*

BUILDING FORM	
Each block face must have a minimum of 75% of its length defined by a building façade.	
Street Type C Min. Façade Built to BTL	*45%*
Street Type K Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Street Type F Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*80%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail, Restaurant & Residential*
Upper Floors	*Residential & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*5*	*75'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*15'*
Minimum 1st Floor Commercial Height		*25'*

ENCROACHMENTS	
Summer Lee Drive	*5'*
Street Type C	*5'*
Street Type K	*5'*
Street Type E	*5'*
Street Type F	*5'*
Street Type B	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	*15'*
Street Type C	*10'*
Street Type K	*10'*
Street Type E	*10'*
Street Type F	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 5% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type C	*1*
Street Type K, B	*1*
Street Type E, F	*1*
Summer Lee Drive	*0*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	*1*
Street Type K, B	*1*
Street Type E, F	*1*

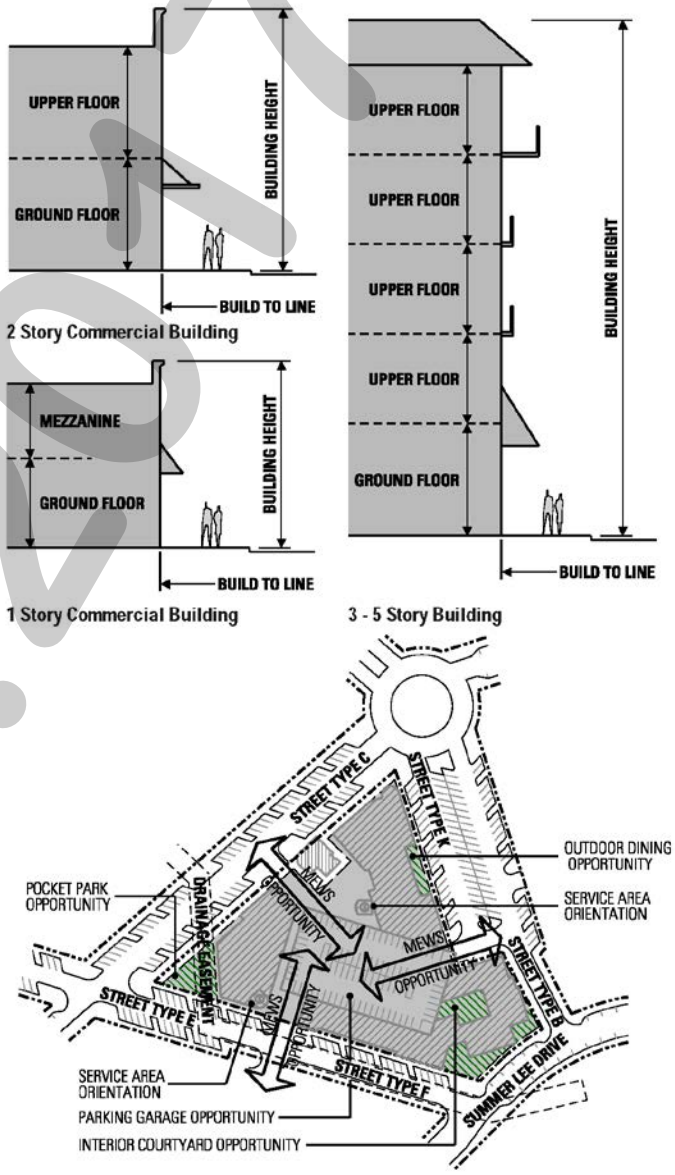

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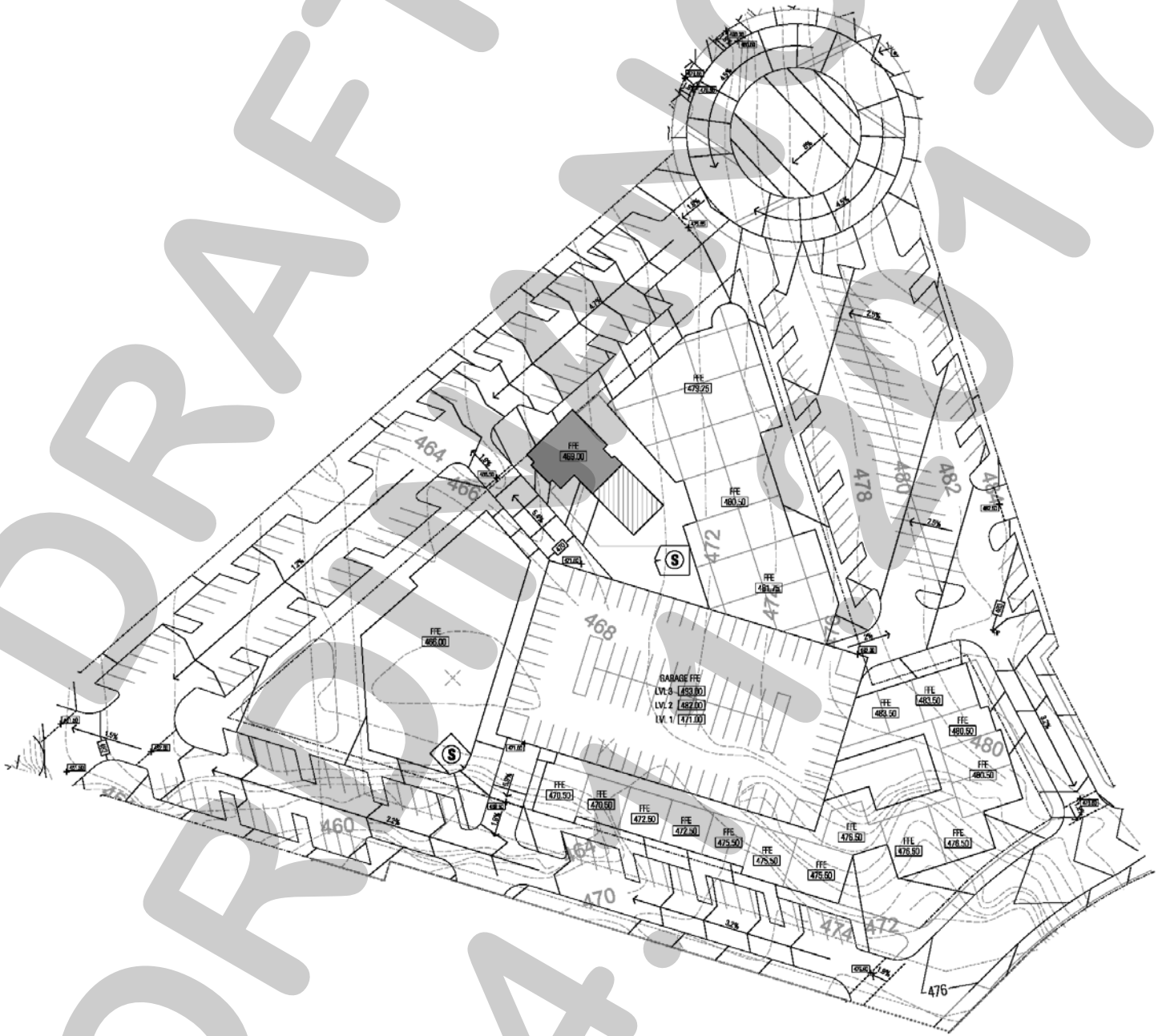
EXHIBIT 'E-3':
Harbor Link Mixed-Use Sub-District



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04.03.2017

EXHIBIT 'E-4':
Hillside Sub-District

HILLSIDE SUB-DISTRICT

The intent of the *Hillside Sub-District* is to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type D	*8'*
Street Type E	*4'*

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	*250'*
Street Type A	*5'*
Street Type B	*5'*

BUILDING FORM	
Street Type D block face must have a minimum of 85% of its length defined by a building façade.	
Street Type E block face must have a minimum of 100% of its length defined by a building façade.	
Street Type D Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*30%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

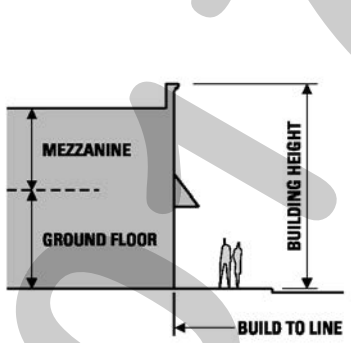
USE	
Ground Floor	*Retail & Restaurant*
Upper Floors	*Retail, Restaurant & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height (See Note)	*2*	*35'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*20'*
Minimum 1st Floor Commercial Height		*15'*

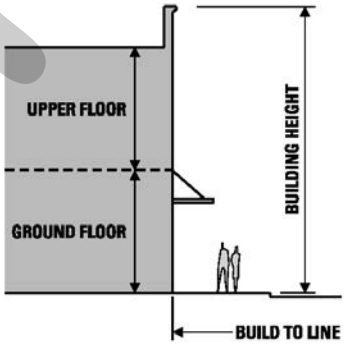
NOTE: One (1) additional story may be added for upper floors for office use only.

ENCROACHMENTS	
IH-30 Frontage Road	*5'*
Street Type D	*5'*
Street Type E	*5'*
Street Type A	*5'*
Street Type B	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.



1 Story Commercial Building



2 Story Commercial Building

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	*20'*
Street Type D	*10'*
Street Type E	*10'*
Street Type A	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 100% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	*0*
Street Type D	*0*
Street Type E, B	*1*
Street Type A	*1*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type D	*2*

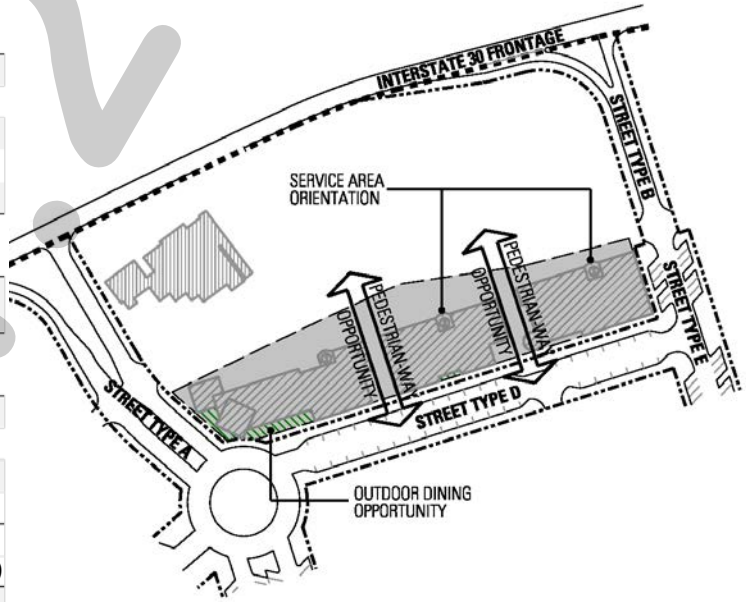


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EXHIBIT 'E-4':
Hillside Sub-District

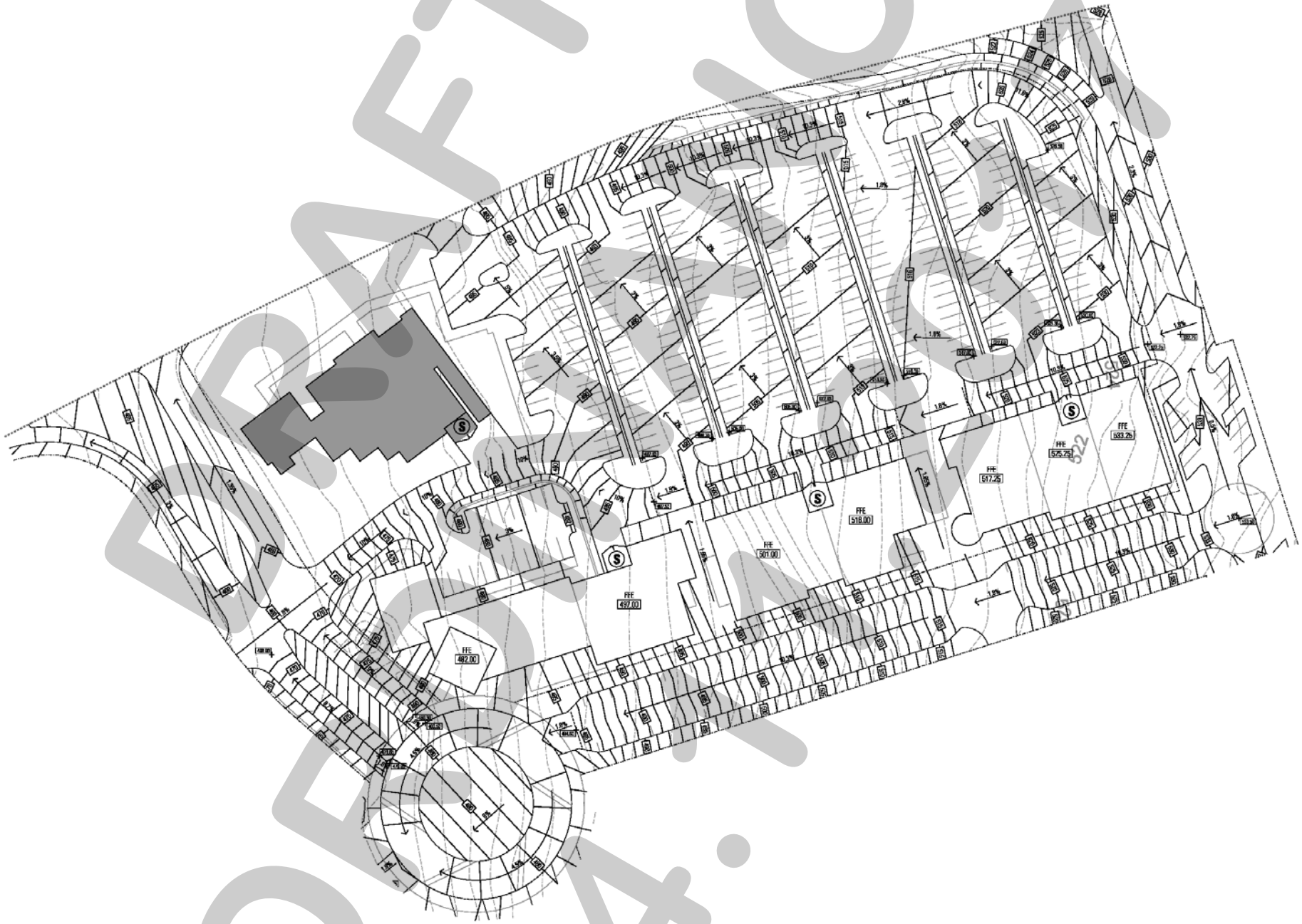

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EXHIBIT 'E-5':
Hillside Mixed-Use Sub-District

HILLSIDE MIXED-USE SUB-DISTRICT

The primary intent of the *Hillside Mixed-Use Sub-District* is to provide a mix of retail and residential uses along the main pedestrian and vehicular corridor within the district. A high quantity of residential units within this *Sub-District* will contribute to the overall density of the district. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type D	*3'*
Street Type K	*7½'*
Street Type E	*4'*
Street Type F	*7'*

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*5'*
Street Type B	*5'*

BUILDING FORM	
Each block face must have a minimum of 85% of its length defined by a building façade.	
Street Type D Min. Façade Built to BTL	*45%*
Street Type K Min. Façade Built to BTL	*45%*
Street Type E Min. Façade Built to BTL	*45%*
Street Type F Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*80%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Retail, Restaurant & Residential*
Upper Floors	*Residential & Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*5*	*75'*
Min. 1st Floor Commercial Height (w/ Uses Above)		*15'*
Minimum 1st Floor Commercial Height		*25'*

ENCROACHMENTS	
Summer Lee Drive	*5'*
Street Type D	*5'*
Street Type K	*5'*
Street Type E	*5'*
Street Type F	*5'*
Street Type B	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

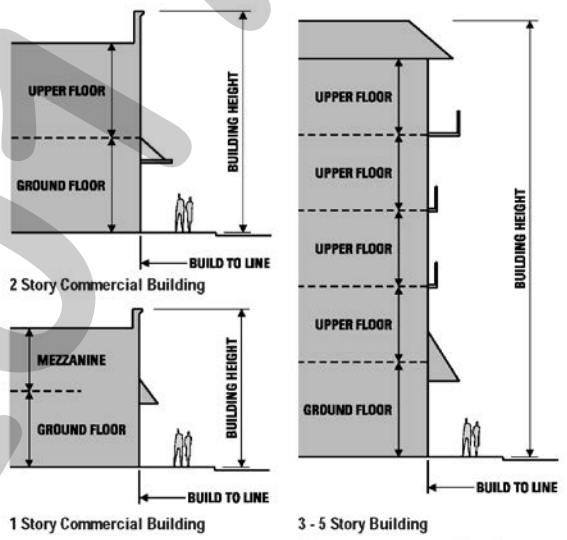
PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	*15'*
Street Type D	*10'*
Street Type K	*10'*
Street Type E	*10'*
Street Type F	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type D	*1*
Street Type K, B	*1*
Street Type E	*1*
Street Type E, B	*2*
Street Type F, B	*1*
Summer Lee Drive	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Street Type C	*1*
Street Type K, B	*1*
Street Type E	*1*
Street Type E, B	*2*



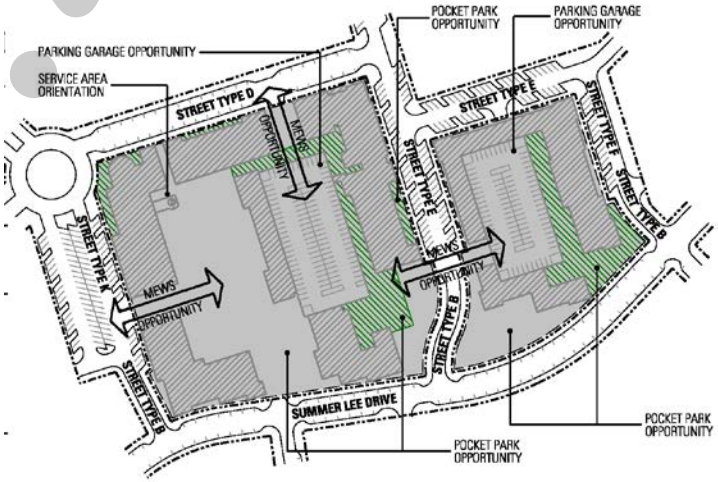


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EXHIBIT 'E-5':
Hillside Mixed-Use Sub-District

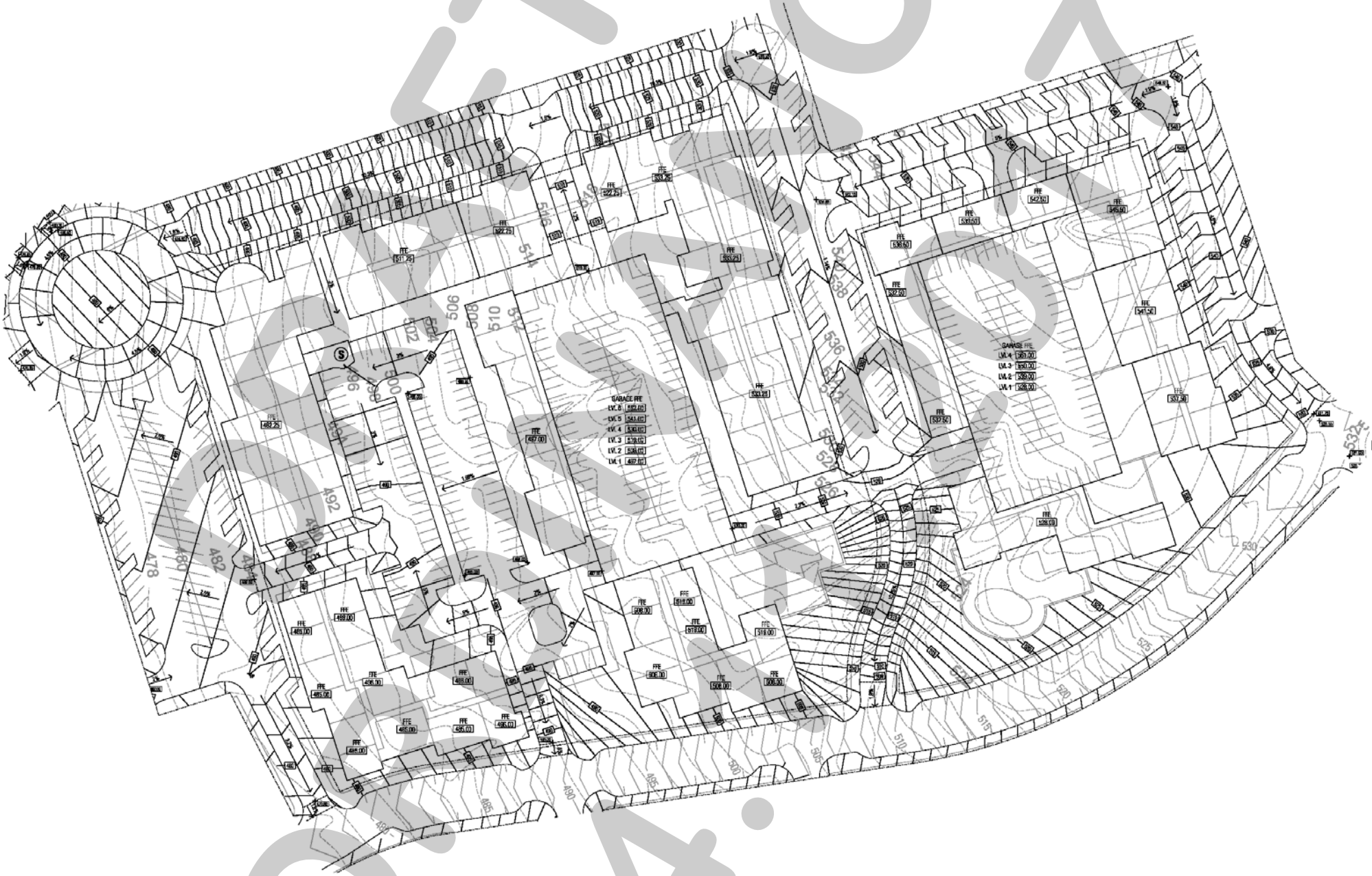

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EXHIBIT 'E-6':
Summit Office Sub-District

SUMMIT OFFICE SUB-DISTRICT

The primary intent of the *Summit Office Sub-District* is to capitalize on the superior views of Lake Ray Hubbard by providing mid-rise office buildings. Key characteristics of this *Sub-District* include good visibility and ease of access from Interstate 30 and Horizon Road. Existing slopes within this *Sub-District* are in the eight (8) percent to 12% range. Significant massing of existing trees are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type E	*25'*
Street Type B	*10'*

SETBACK (DISTANCE FROM ROW LINE)	
IH-30 Frontage Road	*50'*
Horizon Road	*150'*
Street Type B	*5'*

BUILDING FORM	
Street Type E (IH-30 connection) block face must have a minimum of 80% of its length defined by a building façade.	
Street Type E (Horizon connection) block face must have a minimum of 20% of its length defined by a building façade.	
Street Type E (IH-30) Façade Built to BTL	*45%*
Street Type E (IH-30) Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*60%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Office, Retail & Restaurant*
Upper Floors	*Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	*8*	*120'*
Maximum Mechanical Screen Height		*20'*

ENCROACHMENTS	
IH-30 Frontage Road	*5'*
Horizon Road	*5'*
Street Type E	*5'*
Street Type B	*5'*

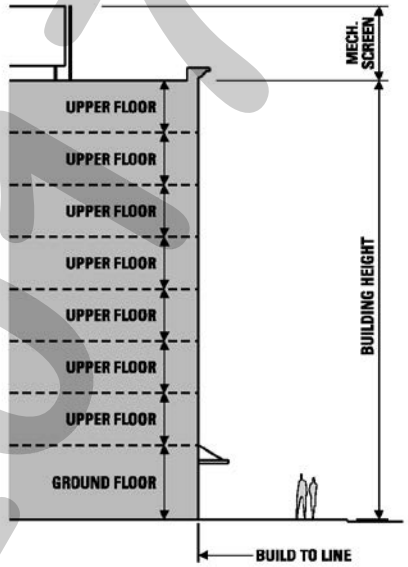
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
IH-30 Frontage Road	*20'*
Horizon Road	*30'*
Street Type E	*10'*
Street Type B	*10'*

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
IH-30 Frontage Road	*0*
Horizon Road	*0*
Street Type E, B (Horizon Road)	*2*
Street Type E, B (IH-30)	*2*



8 Story Office Building

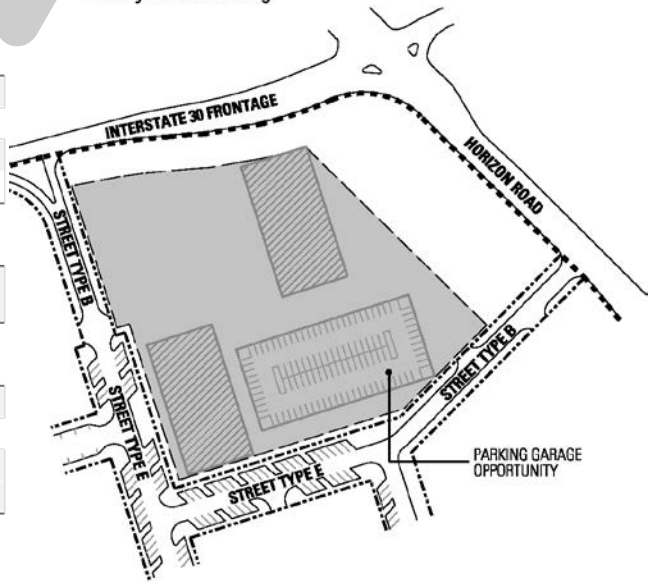


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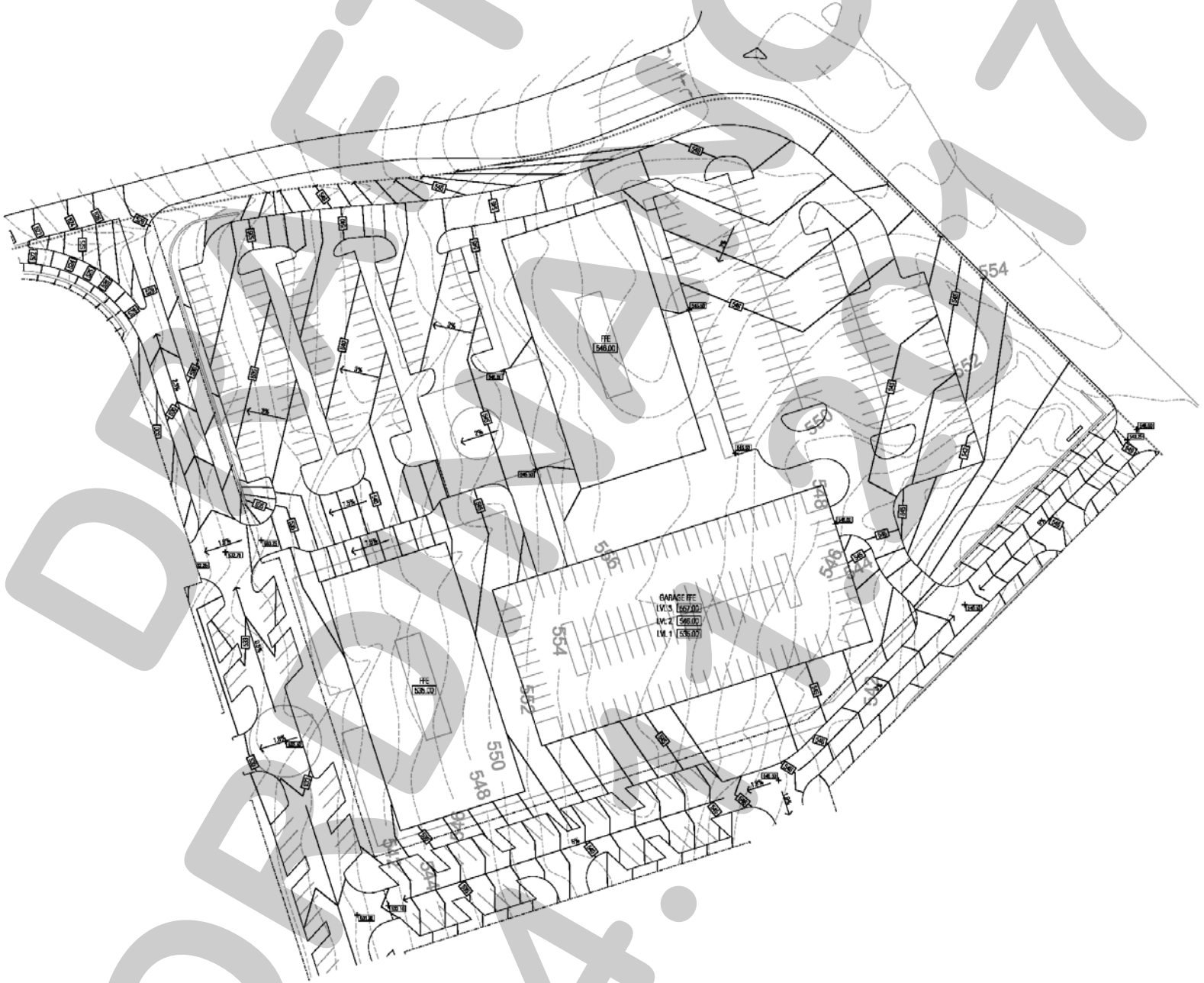
EXHIBIT 'E-6':
Summit Office Sub-District



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HORIZON SUMMER LEE SUB-DISTRICT

The primary intent of the *Horizon / Summer Lee Sub-District* is to provide development that will serve as a gateway into the Harbor District. Mid-rise office buildings will capitalize on superior views of Lake Ray Hubbard. Existing slopes within this *Sub-District* are in the six (6) percent to 15% range. Significant massing of existing trees within a natural drainage corridor are also present within this *Sub-District* which should be preserved where possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*30'*

SETBACK (DISTANCE FROM ROW LINE)	
Horizon Road	*40'*
Street Type F	*50'*
Street Type B	*30'*
Street Type G	*50'*

BUILDING FORM	
Summer Lee Drive block must have a minimum of 50% of its length defined by building facade	
Summer Lee Drive Min. Façade Built to BTL	*45%*
Remaining façade must be no less than two (2) feet and no greater than 12' from the BTL.	
Maximum Lot Coverage	*60%*

NOTE: When abutting property with an existing building that has windows facing to the side, any new building shall provide at least ten (10) feet of separation.

USE	
Ground Floor	*Office, Retail & Restaurant*
Upper Floors	*Office*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	8	120'
Maximum Mechanical Screen Height		20'

ENCROACHMENTS

Summer Lee	*5'*
Horizon Road	*5'*
Street Type F	*5'*
Street Type B	*5'*
Street Type G	*5'*

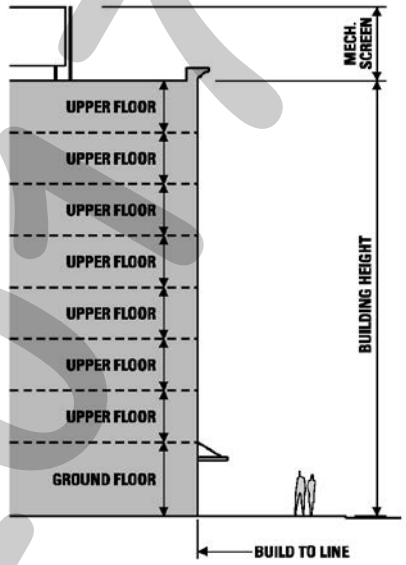
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee	*30'*
Horizon Road	*30'*
Street Type F	*10'*
Street Type B	*10'*
Street Type G	*10'*

SURFACE PARKING LOTS
A maximum of 20% of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Summer Lee	*2*
Horizon Road	*0*
Street Type F, B	*1*
Street Type B	*1*
Street Type G	*0*



8 Story Office Building

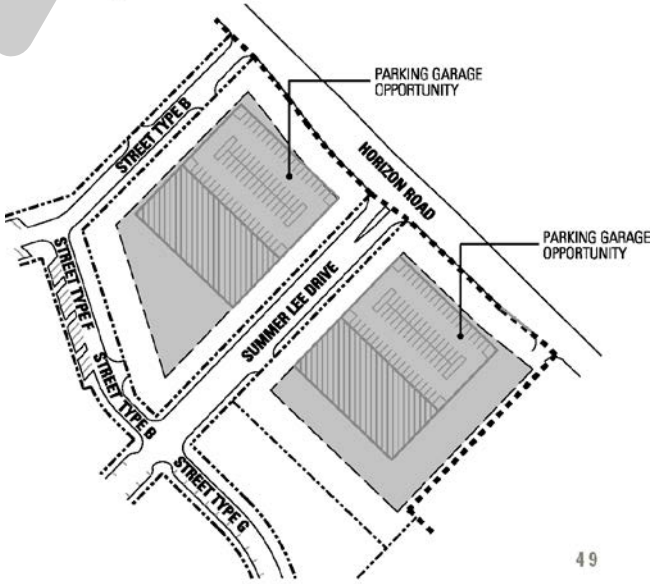


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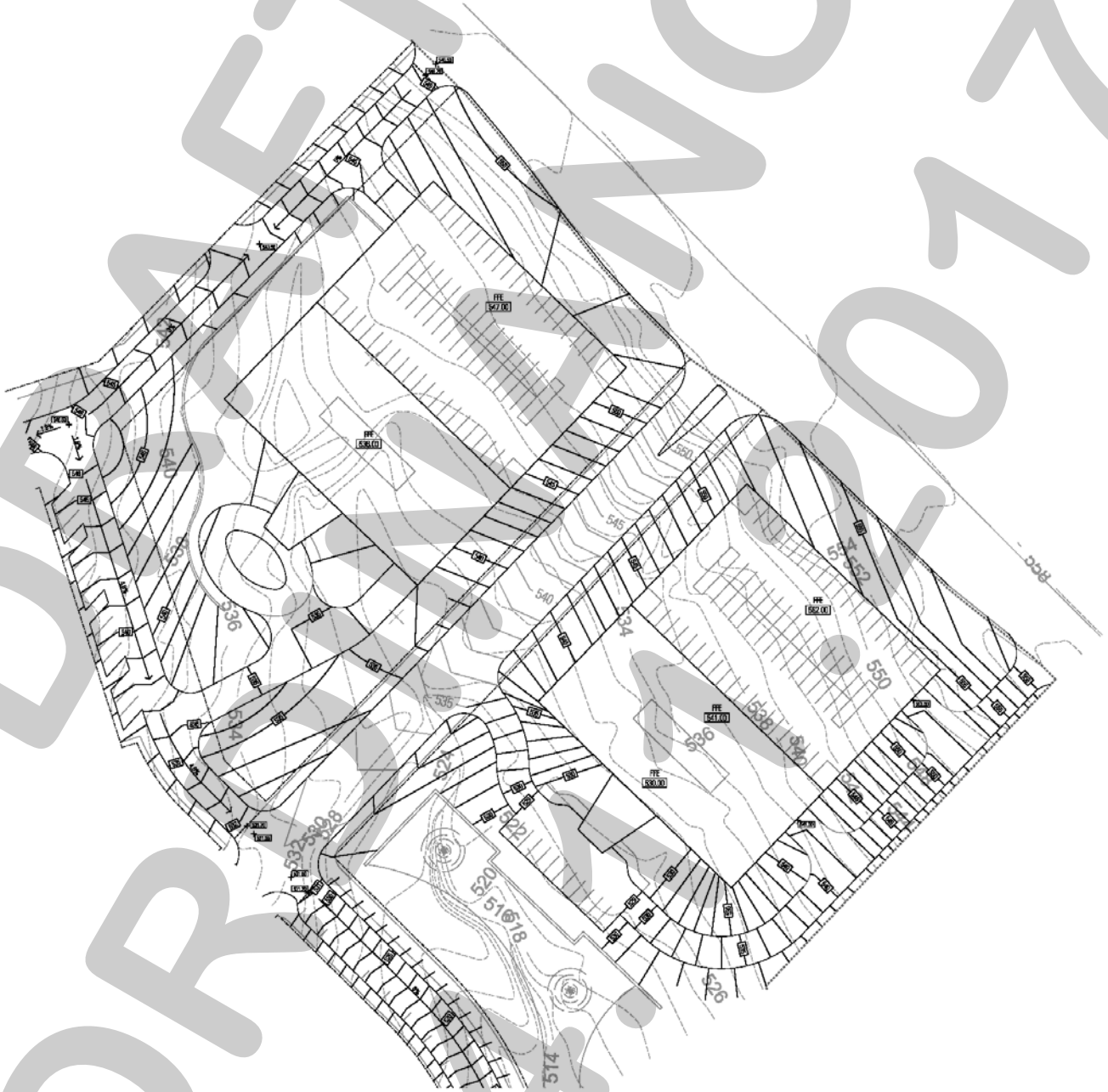
EXHIBIT 'E-7':
Horizon/Summer Lee Sub-District



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INTERIOR SUB-DISTRICT

The primary intent of the *Interior Sub-district* is to provide an area that can function as either office, residential, or senior living use. Key characteristics of this *Sub-district* include good views of Lake Ray Hubbard and adjacency to open space. Existing slopes within this *Sub-district* are in the six (6) to ten (10) percent range. Significant massing of existing trees are also present within this *Sub-district* which should be preserved where possible.

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)	
Summer Lee Drive	*10'*
Street Type G	*Minimum: 5'* *Minimum Average: 20'*

BUILDING FORM	
Each building must have a minimum of 30% of the length of its façade fronting on Summer Lee Drive located on the 20' setback line.	
Maximum Lot Coverage	*60%*

NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE	
Ground Floor	*Office, Senior Living and/or Residential*
Upper Floors	*Office, Senior Living and/or Residential*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	5	75'
Minimum One (1) Story Commercial Height		15'

ENCROACHMENTS	
Summer Lee Drive	*5'*
Street Type G	*5'*

NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Summer Lee Drive	*10'*
Street Type G	*10'*

SURFACE PARKING LOTS
A maximum of ten (10) percent of the total parking for this Sub-District may be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Summer Lee Drive	*3*
Street Type G	*2*

PEDESTRIAN WAYS (MIN. NUM. PER BLOCK FACE)	
Summer Lee Drive	*1*
Street Type G	*1*

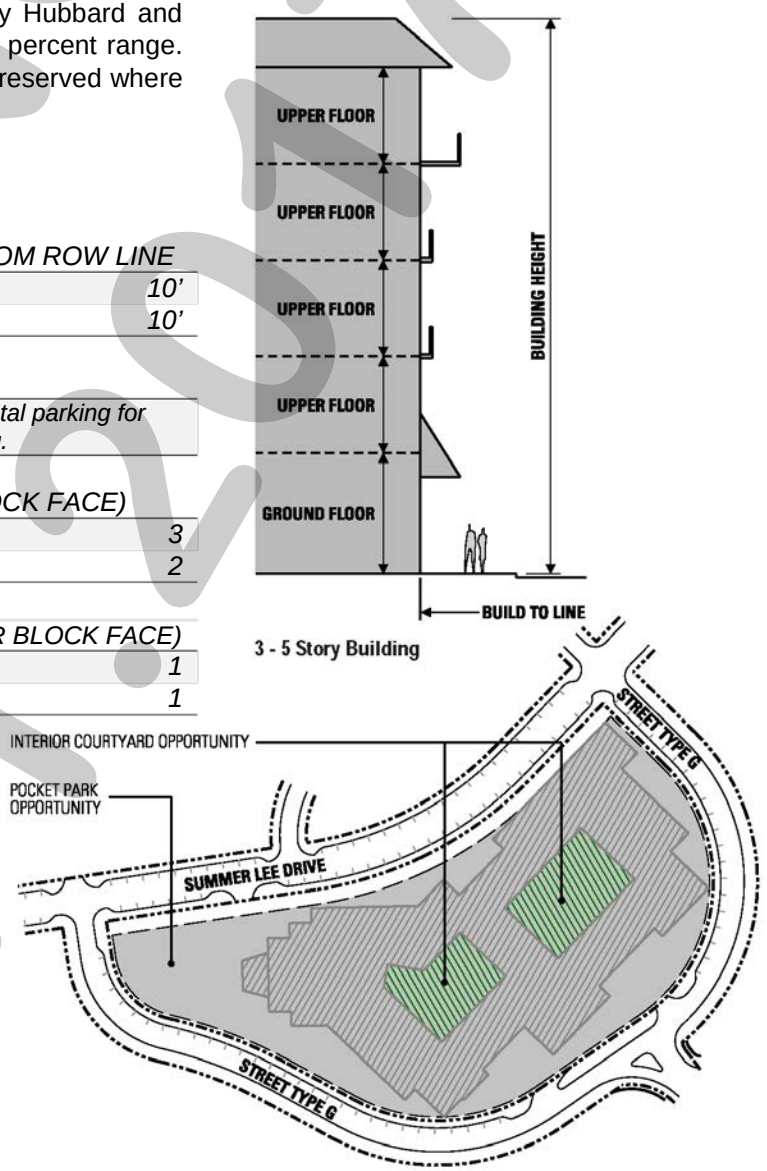

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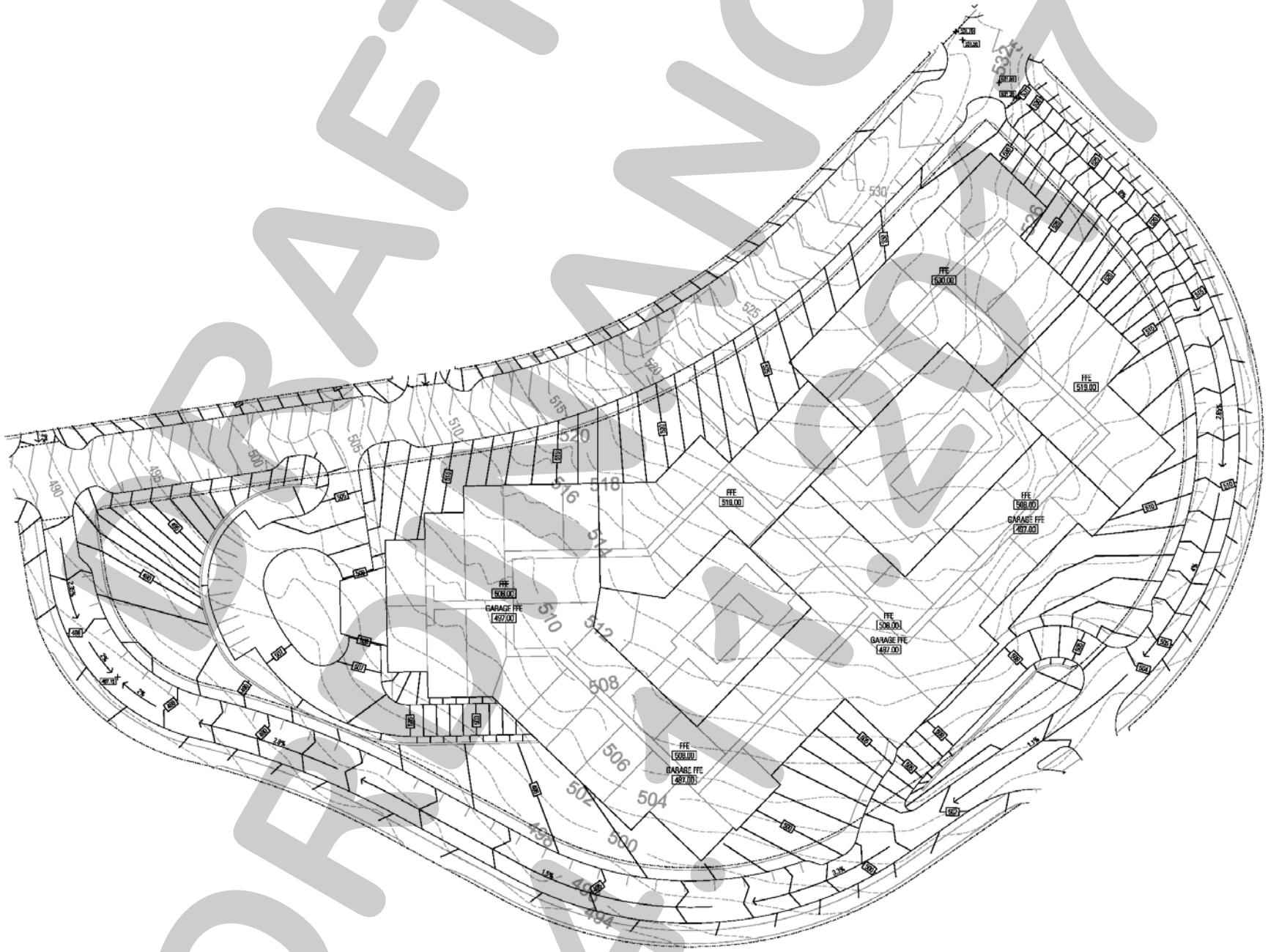
EXHIBIT 'E-8':
Interior Sub-District



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RESIDENTIAL SUB-DISTRICT

The *Residential Sub-District* is reserved for zero lot line single-family residential housing. A lower volume of traffic in this area of the Harbor District make this *Sub-District* ideal for single family use. Key characteristics of this *Sub-District* include adjacency to open space and steep slopes that offer views of the surrounding area. Existing slopes within this *Sub-District* are in the six (6) percent to 16% range. This *Sub-District* is predominately vegetated by massing of existing trees that should be preserved when possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type M	*10'*

BUILDING FORM	
Street Type N	*5'*
Side	*8'*
Zero Lot Line	*0'*

NOTE: A minimum of 50% of the boundary with the Open Space *Sub-District* along *Street Type G* must be a public street (*i.e. Street Type M*).

BUILDING FORM	
Street Type M Min. Façade Built to BTL	*65%*
Maximum Lot Coverage	*61%*
Minimum Lot Size	*30' x 90'*

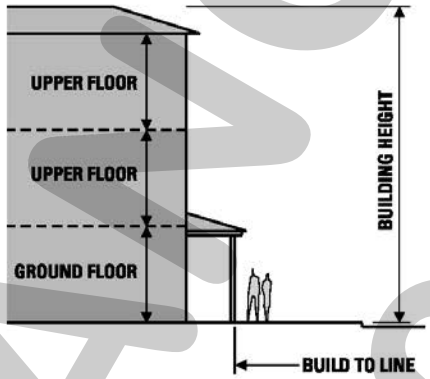
USE	
Ground Floor	Residential
Upper Floors	Residential

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	3	36'

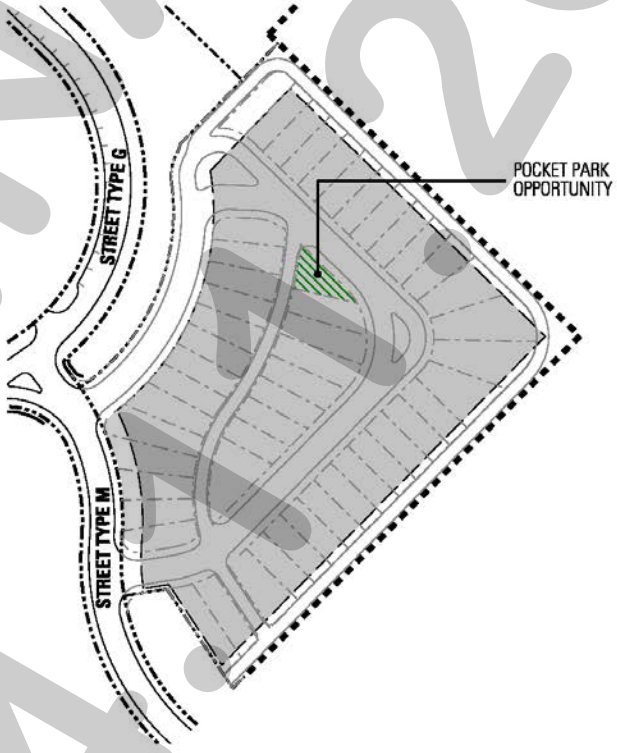
ENCROACHMENTS	
Front	5'

NOTE: Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.

EXHIBIT 'E-9':
Residential Sub-District



3 Story S.F. Residential



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RESIDENTIAL SUB-DISTRICT

FLOOR PLAN/ELEVATION REPETITION

To avoid repetition and a monotonous look to the *Sub-District* environment, the following guidelines apply regarding the repetition of floor plans and elevations:

CASE 1
When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, four (4) full lots must be skipped. Different paint color must be used. *See Figure A.*

CASE 2
When building a house having the same floor plan and a different elevation on the same side of the street, three (3) full lots must be skipped. Different paint color must be used. *See Figure B.*

CASE 3
When building a house having the same floor plan and a different elevation on the opposite side of the street, two (2) full lots must be skipped. Different paint color must be used. *See Figure B.*

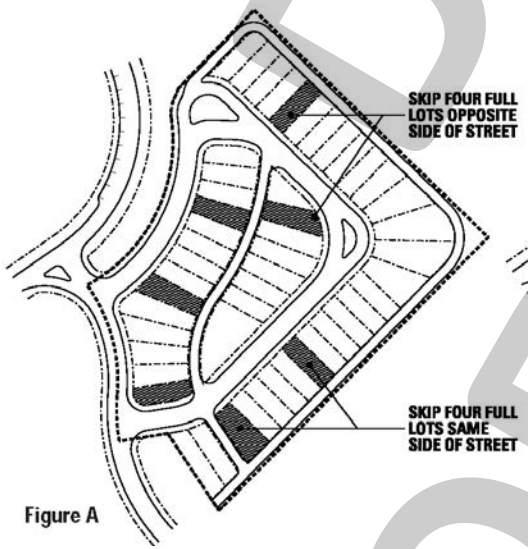


Figure A

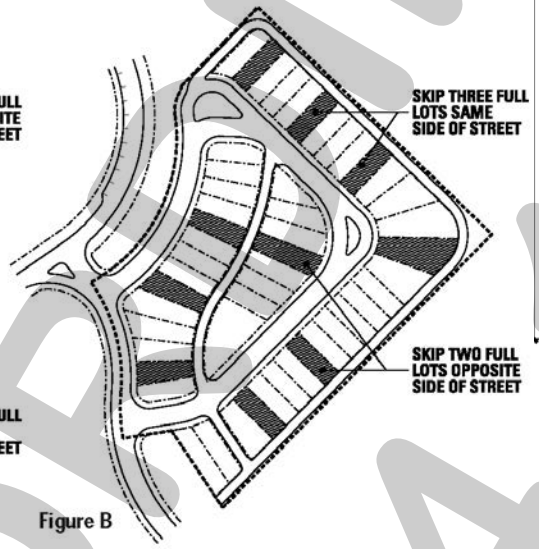
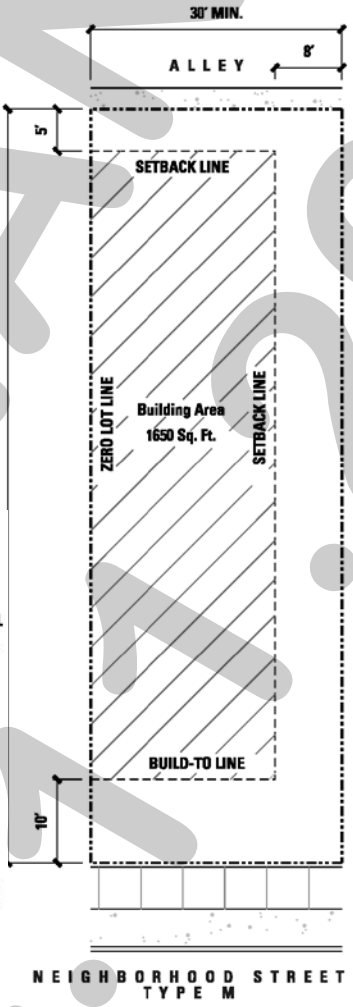
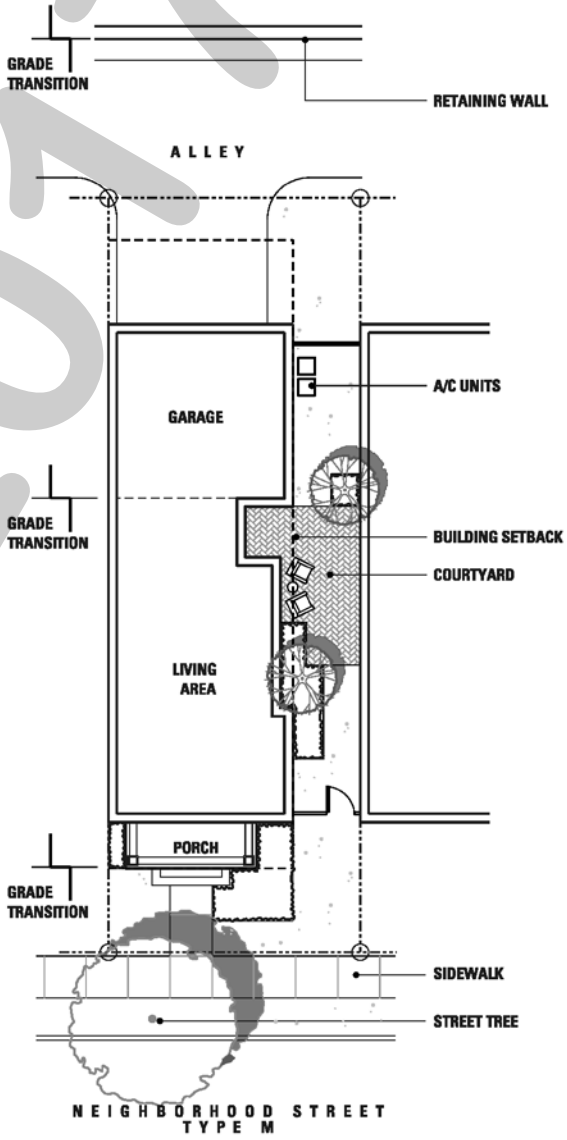


Figure B





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RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

SITE LAYOUT, GRADING AND DRAINAGE

(1) Runoff onto adjacent properties is prohibited.
(2) Finished floor elevations shall be set in order to provide positive drainage away from all buildings.
(3) Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.
(4) Do not run drainage swales from planting areas across paved areas.

LANDSCAPE STRUCTURES

(1) Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.
(2) All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.
(3) Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

POOLS AND WATER FEATURES

(1) Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.
(2) Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.
(3) Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

LIGHTING, UTILITIES AND SERVICE

(1) Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.
(2) Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18-inches in height.
(3) Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.
(4) Exposed exterior floodlights or wall packs are not permitted.
(5) All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

IRRIGATION DESIGN

(1) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.
(2) Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.
(3) Prevent overspray onto streets, pedestrian walks, driveways and buildings.

DRIVEWAYS

(1) Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

GARAGES

(1) Garages must be rear loaded from an alley.
(2) All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

BUILDING MASSING

(1) The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.
(2) All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.
(3) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

ROOFS

(1) The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.
(2) The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

WALL MATERIALS

(1) Exterior wall materials shall be any of the following:
    A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
    B. Portland cement stucco with integral color
    C. Brick masonry
    D. Stone masonry
    E. Cast stone masonry
    F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
    G. Aluminum, masonite, and vinyl siding are not permitted.
(2) Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

EXTERIOR FINISHES

(1) All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

TRIM

(1) All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum ¾-inch thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

DRAFT ORDINANCE 04-17

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

DOORS

(1) All exterior doors shall be wood or metal, hinged, of rail and stile construction, with one (1) to six (6) panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.

(2) Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

SCREEN DOORS

(1) Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with one (1) to six (6) panels. All panels shall be screened. Screen doors shall be painted.

(2) Storm doors are not permitted at the front door but are allowed at side and rear doors.

GARAGE DOORS

(1) Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.

(2) Garages may have maximum 18-foot wide doors.

EXTERIOR DOOR HARDWARE

(1) Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

WINDOWS

(1) Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than four (4) panels. Fake mullions are discouraged.

(2) Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.

(3) All operable windows shall be equipped with insect screens.

(4) Bay windows shall be glazed a minimum of 80% of their width.

EXTERIOR WINDOW SHUTTERS

(1) Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

AWNINGS

(1) Window awnings are not permitted, with the exception of shutter awnings.

GLAZING

(1) Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

ROOFS

(1) Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25-year dimensional, laminated type. Flat, three (3) tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.

(2) All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.

(3) All soffit venting shall be 2-inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.

(4) Dormers shall be appropriately proportioned, hip or gable, with a minimum 6:12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.

(5) Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.

(6) Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.

(7) All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.

(8) Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.

(9) Satellite dishes and roof antennae shall not be visible from the street.

CHIMNEYS

(1) All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.

(2) The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney. ~~Acceptable products include the series of black galvanized chimney caps by Gelco.~~

(3) Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

RAIN GUTTERS

(1) Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.

(2) Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.

(3) Downspouts shall terminate at splash blocks, gravel, brick or concrete.

PAINT

(1) All exterior finish coat paint shall be acrylic latex or latex enamel.

DRAFT ORDINANCE 04.17.2017

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

PORCH CONSTRUCTION

(1) Porch columns shall be wood posts, minimum six (6) inch by six (6) inch, painted and free of ornamentation.
(2) Porches shall have wood railings. Railing details must be included with plan submissions for approval.
(3) Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
(4) Porches and covered balconies may be screened at the rear of the homes only.

ELEMENTS NOT PERMITTED

The following list of elements are not permitted in the development:

- ☑ Window A/C Units
- ☑ Exterior Fluorescent Lighting
- ☑ Solar Powered Landscape Lighting
- ☑ Soffit/Cornice Lighting Visible from a Public ROW
- ☑ Skylights Visible from a Public ROW
- ☑ Antennas or Satellite Dishes Greater Than 18-inch Diameter
- ☑ Decorative Flags - Properly Displayed American Flags are Allowed
- ☑ Concrete Statuary Visible from Public ROW
- ☑ Plastic Furniture or Artificial Plants Visible from a Public ROW
- ☑ Asphalt or Gravel Drives



ARCHITECTURAL DETAIL CHARACTER



RESIDENTIAL STREET EDGE CONDITION



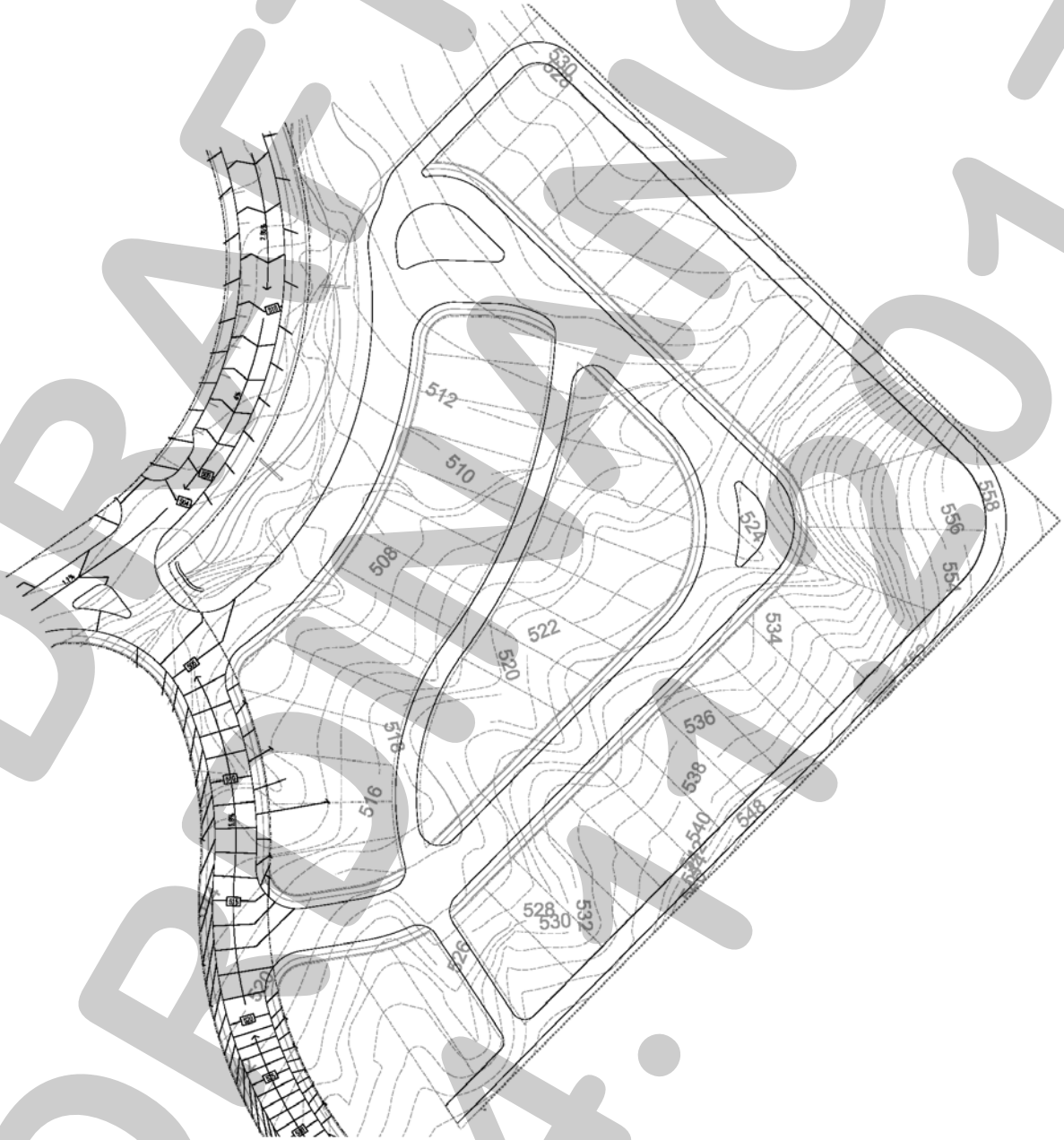
RESIDENTIAL STREET CHARACTER



RESIDENTIAL STREET EDGE CONDITION

DRAFT
ORDINANCE
04.03.17

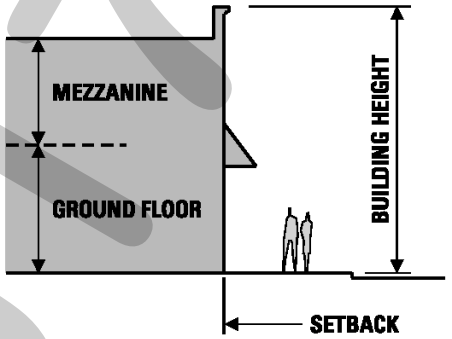
EXHIBIT 'E-9':
Residential Sub-District



DRAFT ORDINANCE 04.17.2017

RIDGE ROAD RETAIL SUB-DISTRICT

The intent of the *Ridge Road Retail Sub-district* is to provide retail or restaurant use with Ridge Rd frontage. Key characteristics of this *Sub-district* include high visibility and frontage on Ridge Road. Existing slopes within this *Sub-district* are in the three (3) percent to 16% range. This *Sub-district* contains massing of existing trees which should be preserved when possible.



1 Story Commercial Building

BUILDING PLACEMENT

SETBACK (DISTANCE FROM ROW LINE)	
Street Type M	*10'*
Side	*5'*
Rear	*25'*
Ridge Road Frontage	*15'*

BUILDING FORM	
Maximum Lot Coverage	*40%*

NOTE: When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

USE	
Ground Floor	*Retail and/or Restaurant*

HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	1	35'
Minimum One (1) Story Commercial Height		20'

ENCROACHMENTS	
Street Type M	*5'*
Side	*5'*
Rear	*5'*
Ridge Road Frontage	*5'*

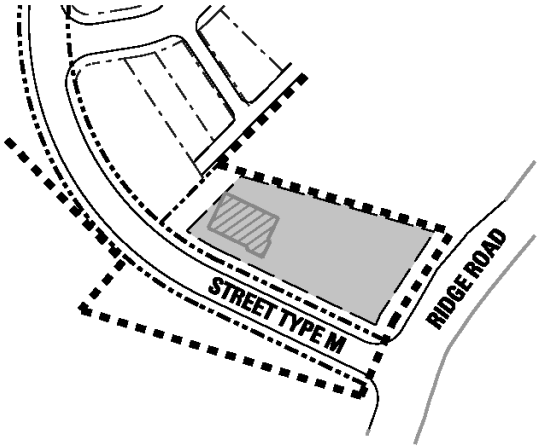
NOTE: Canopies, awnings, balconies, and roof overhangs may encroach over the setback as shown in the table above.

PARKING

SURFACE PARKING SETBACK FROM ROW LINE	
Street Type M	*10'*
Side	*5'*
Rear	*10'*
Ridge Road Frontage	*10'*

SURFACE PARKING LOTS
All parking for this Sub-District shall be surface parking.

DRIVEWAYS (MAX. NUM. PER BLOCK FACE)	
Street Type M	*2*
Side	*1*
Rear	*0*
Ridge Road Frontage	*1*



DRAFT ORDINANCE 04.11.2017

EXHIBIT 'F-1':
Parking Lot Requirements

PARKING LOTS

ORIENTATION AND DESIGN OF PARKING LOTS

(1) Parking lot location and design shall minimize conflicts between vehicular and pedestrian circulation. Drive aisles may be oriented either parallel or perpendicular to the face of building. Where drive aisles are parallel to the face of building, provide islands in the parking lots with pedestrian walks linking the parking lot to the main building entry.

(2) To the maximum extent practicable, off-street parking spaces must be located within buildings or behind buildings so that buildings can screen parking areas from public streets.

(3) Parking lot layout shall minimize impact to the site conditions.

(4) Parking lot grades may not exceed three (3) percent slope. All accessible parking spaces and aisles must not exceed two (2) percent slope in any direction. Slope transition driveways linking cells of parking may *have transition slopes no greater than 12%.*

PARKING SPACES REQUIRED BY USE

(1) Parking spaces must be provided for each parcel according to the following table:

Land Use	*Requirement*
Restaurant	*1/100 SF*
Retail	*1/250 SF*
Office	*1/300 SF*
Medical Office	*1/200 SF*
Residential	*1½/Unit*
Senior Living	*1/Unit*

(2) An additional 500 parking spaces must be provided within the Harbor District to serve as overflow parking for the existing Harbor development. The additional spaces must be in excess of the parking required by this code and may be provided as surface or structured parking. Allocation of the additional 500 parking spaces must be divided between the *Harbor Residential*, *Harbor Link Mixed-Use*, and *Hillside Mixed-Use Sub-Districts*, with each of these *Sub-Districts* providing a minimum of 167 spaces towards the additional 500. Additionally, on street parking will be provided along portions of Summer Lee Drive within the Harbor District.

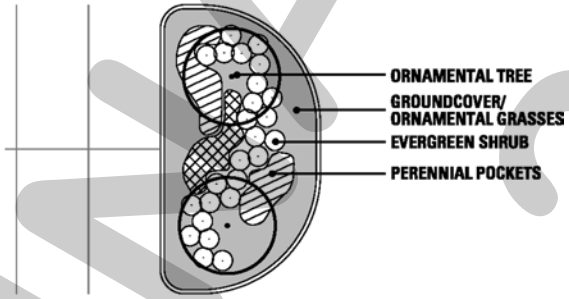
(3) Joint use parking adjustments may be allowed according to Article VI, Parking and Loading, Section 3 'General Provisions', subsection 3.3, B of the City of Rockwall Unified Development Code (*Zoning Ordinance*).

LANDSCAPING REQUIREMENTS

(1) One (1), three (3) inch caliper 65 gallon canopy tree must be provided for every 8 surface parking spaces provided. Canopy trees may be provided in five (5) foot by five (5) foot diamond planters or in island planters.

(2) Island planters provided on ends of a parking row shall consist of a mix of ornamental trees with shrub, perennial, ornamental grass, or ground cover. The plant palette shall consist of Desert Willow, Soft Leaf Yucca, Red Yucca, Autum Sage, Texas Sage, Gulf Muhly, Lindheimer Muhly, Weeping Love Grass or similar plant material.

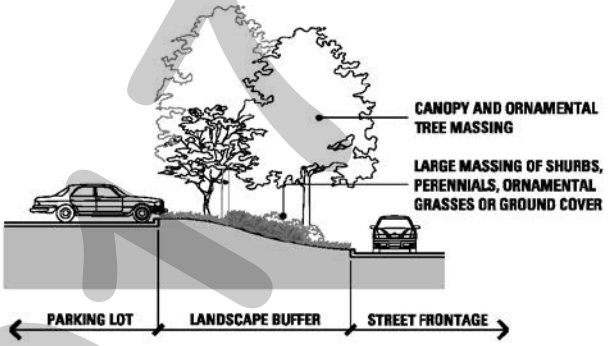
(3) Parking areas adjacent to public streets shall have a landscape buffer consisting of a mix of canopy and ornamental trees and shrub, perennial, and/or ornamental grasses arranged in natural groupings.



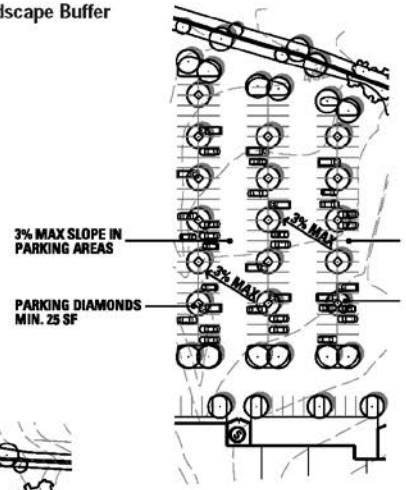
TYPICAL PARKING LOT ISLAND PLANTING PLAN



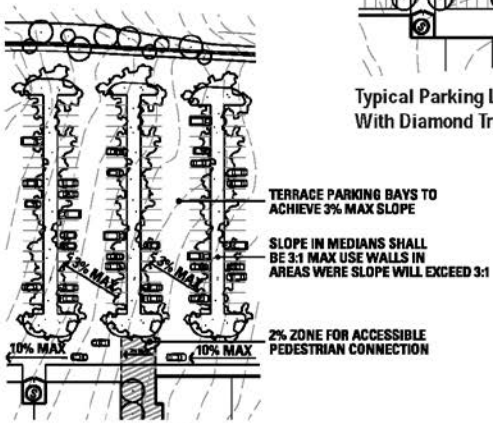
EXAMPLE OF PARKING LOT ISLAND PLANTING



Typical Parking Lot Landscape Buffer



Typical Parking Lot
With Diamond Tree Planters



Typical Parking Lot On Steep Slope
With Terraced Parking Bays

DRAFT ORDINANCE 2017-04

EXHIBIT 'F-2':
Retaining Wall Requirements

RETAINING WALLS

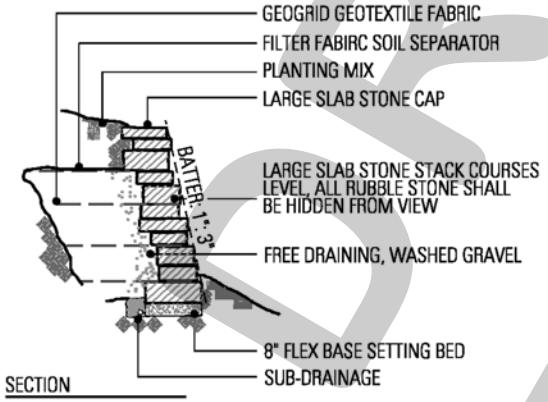
Retaining walls must be one of the following types: stone slab retaining wall, brick or stone veneer on concrete retaining wall, architecturally finished concrete retaining wall. Retaining walls must step with grade, the tops of retaining walls may not be sloped. Retaining wall drainage may not daylight through face of wall via weeps, tie all retaining wall sub drainage to storm drain lines.

TYPE 1

STONE SLAB GRAVITY RETAINING WALL
Stone material shall be leuders limestone comprised of alternating coursing of the following:

- ☑ 8" thick x 2'-3' width x 4'-8' random lengths
- ☑ 10" -12" thick x 2'-3' width x 4'-8' random lengths

All stone material shall have a natural stone finish on exposed surfaces and edges. all stone shall be set plumb and level. staggering of each course should vary to create significant relief across the face of the wall.



STONE SLAB RETAINING WALL DETAIL



STONE SLAB RETAINING WALL

TYPE 2

BRICK OR STONE VENEER ON CONCRETE RETAINING WALL
Brick or stone veneer must be compatible with adjacent architectural style. Use local stone materials.



BRICK VENEER RETAINING WALL



STONE VENEER RETAINING WALL

TYPE 3

ARCHITECTURALLY FINISHED CONCRETE RETAINING WALL
Concrete retaining walls shall be form finish with exposed tie-backs or board form finish. Rubbed finish concrete walls are not permitted.



FORM FINISHED CONCRETE WALL W/ EXPOSED TIE-BACK PATTERN



BOARD FORM FINISHED RETAINING WALL

DRAFT ORDINANCE 04.17

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 11, 2017

SUBJECT: Z2017-011; Amendment to Section 4.8, *Downtown (DT) District*, of Article V

On March 6, 2017, the City Council directed staff to amend Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of allowing the City Council to approve major waivers to certain standards stipulated by the code. This direction came in response to an appointment with Rick Dirkse concerning a proposed development at 301 N. Goliad Street. Specifically, Mr. Dirkse submitted a site plan on February 17, 2017 depicting a ~5,000 SF, single story office building on the subject property. Upon reviewing the site plan, staff identified several major issues relating to the intent of the Downtown (DT) District. Specifically, staff noted that the request did not conform to the requirements of the district with respect to the building placement, building form, architectural style, parking requirements, and landscaping requirements. Several of these issues could be addressed through major or minor waivers as defined in the Downtown (DT) District zoning ordinance; however, issues relating to the building's height and roof color could not be waived by the code as it is currently written. This means that these requirements would be obligatory for any development proposed in the Downtown (DT) District.

Staff has prepared a draft ordinance that would make changes to the Downtown (DT) District zoning ordinance that would allow the City Council the ability to grant a major waiver to any standard in the ordinance with the exception of the items that are specifically stipulated as minor waivers. Minor waivers would be approved administratively with the option to appeal an administrative decision to the Planning and Zoning Commission. A copy of the code with revisions depicted in *RED* and a draft ordinance has been included with this memorandum.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission (*Public Hearing*): April 11, 2017
City Council (*1st Reading; Public Hearing*): April 17, 2017
City Council (*2nd Reading*): May 1, 2017

Staff has sent out a 15-day notice to the Rockwall Harold Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. If the Planning and Zoning Commission have any questions, staff will be available to discuss.

Article V, *District Development Standards*
Section 4.8. *Downtown (DT) District.*

I. *Purpose, Goals and Intent.*

A. *Purpose.* The purpose of the Downtown District is to implement the adopted recommendations of the comprehensive plan and Downtown Plan by encouraging new development and redevelopment in the Downtown area.

The goals of this zoning district are:

1. To make the downtown area a sustainable "Great Place" within the region that will attract high quality investment and reinvestment over time.

2. To capitalize on the existing historic character of the downtown and provide Rockwall with a thriving downtown center.

3. To provide development and land use flexibility within the framework of a form-based development zoning district.

4. To provide a mix of residential, retail and office uses in a pedestrian-friendly environment.

The intent of this zoning district is:

1. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.

2. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid block.

3. To provide shared and consolidated parking both on-street and in the center of blocks that will benefit the entire district.

4. To contribute to the definition and use of public sidewalks, parks and plazas.

5. To design and build an infrastructure of buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use.

6. To design streets and buildings which will contribute to creating a safe environment.

II. *Definitions.* For the purposes of this section, the following definitions shall apply.

Building facade, primary. Any facade that faces a public street or open space.

Downtown District engineering and landscape standards (district standards). Any approved city standards which govern such items as street, streetscape, drainage, signage and other public improvements in the Downtown District.

Entry, primary. The main entry to a building on a block face. There must be at least one main building entry for each ground floor use, tenant or lobby on each block face which contains the use or tenant. Any additional building entries may be considered a secondary entry.

Feature buildings. Buildings which are located on axis with a terminating street or open space, or at the intersection of streets. Such buildings shall incorporate architectural features which address height and articulation





FEATURE BUILDING EXAMPLES

that emphasize the importance of such a location.

Historic core. See the regulating plan for historic core boundaries which is on file in the city secretary's office.

Parking, long-term. Customer or tenant parking which is intended for the primary use of vehicles parked for a duration of more than two hours and neither priced nor managed to encourage turnover.

Parking, reserved. Parking which is assigned or reserved for tenants or visitors of a building or business.

Parking, shared. Parking which is shared by tenants, visitors and the public. Hours of availability may be further defined in cooperation with the city.

Parking, short-term. Customer or tenant parking which is intended to serve commercial businesses or residential uses that has a regular turnover of two hours or less.

Regulating plan. The plan approved by the city which applies the Downtown District and which identifies certain subdistricts and the location of required retail at grade, among other items.

Stoop. A structure that is located approximately at the level of the first floor of the structure and intended to provide access to a residential unit.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.

Waiver to design standards, major (major waiver). A significant change to both the standards and intent of this zoning district, and involves planning and zoning commission and city council approval.

Waiver to design standards, minor (minor waiver). A minor change to the standards, but not the intent, of this zoning district and involves staff approval.

III. *General District Standards.*

A. Regulating plan.

1. *Authority.* A regulating plan is the coding key for application of this district's provisions to properties, and shall be considered part of this zoning district. It may establish such things as:

    a) Major street types within the district;
    b) Sub-district areas;
    c) Required at-grade retail construction;
    d) Public open space and plazas; and
    e) Regional hike and bike corridors.

2. Zoning of Property.

    a) *Downtown Development Plan Required.* An approved downtown development plan which is consistent with this [Unified Development Code] and the regulating plan shall be required prior to issuance of any building permit.

    b) *Nonconformity.* Uses which are legal and conforming at the time of rezoning to the Downtown District shall continue as legal conforming uses under their current standards until those uses are deemed abandoned, e.g.:

        i. They have been replaced with a conforming use;
        ii. Such building or structure is or hereafter becomes vacant and remains unoccupied or out of use for a continuous period of six months, or the special equipment and furnishings peculiar to the nonconforming use have been removed from the premises and have not been replaced within such six-month period; or
        iii. The intention of the owner to permanently discontinue the use is apparent.

B. *Waivers of Design Standards.* In order to provide flexibility and create high quality projects, ~~certain~~ standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council. (See subsection VIII.B, Waivers, below, for applicability, processes and procedures.)

Minor waivers ~~include~~ are limited to the following:

- ☑ Depth or height of required retail space.
- ☑ Requirement to line a parking garage with buildings.
- ☑ Requirement for continuous building frontage.
- ☑ Establishment of build-to line.
- ☑ Encroachment into the build-to line.
- ☑ Residential landscape requirement.
- ☑ Increased building height for "feature" buildings.
- ☑ Design of buildings without tri-partite architecture.
- ☑ Required frequency of building entries along a street edge.
- ☑ Window detailing.
- ☑ Exterior building materials.
- ☑ Exterior building color.
- ☑ Retail at grade design standards.
- ☑ Balcony and patio railing.
- ☑ Landscape standards.
- ☑ Location of bicycle parking.

Major waivers may include -- *but are not limited to* -- the following:

- ☑ Required retail construction.
- ☑ Building height for non-feature buildings.
- ☑ Exceeding the maximum leasable retail area.
- ☑ Required setback of the fourth floor and above.
- ☑ Residential at grade design standards.
- ☑ Parking requirements.
- ☑ Parking garage design standards.

C. *Function/Land Use.*

1. *Land use.*

   a) Retail, personal service, residential and office uses shall be allowed throughout the district. For a specific list of permitted uses, see article IV, Permissible Uses, table 1, Land Use Tables.

   b) Where "required retail construction" is designated on the regulating plan, the ground floor adjacent to the street shall be constructed to retail building standards for a depth of at least 50 feet, however, a smaller depth may be allowed if the retail is serving as a "liner" use which is masking a parking garage by minor waiver.

   c) All access drives shall require a minor waiver.

D. *Block Face.* It is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment. Contributing to that goal, however, is to allow some limited variation and opportunities for outside dining, pocket parks and special building entry features.



OUTDOOR DINING

1. *Block length.* The length of new blocks should not be less than 200 feet, nor more than 600 feet.

2. Block faces shall contain continuous building frontage with the exception of a mid-block access to parking which is no greater than 34 feet in width and 16 feet in height.

   "Continuous building frontage" will be considered to be met if

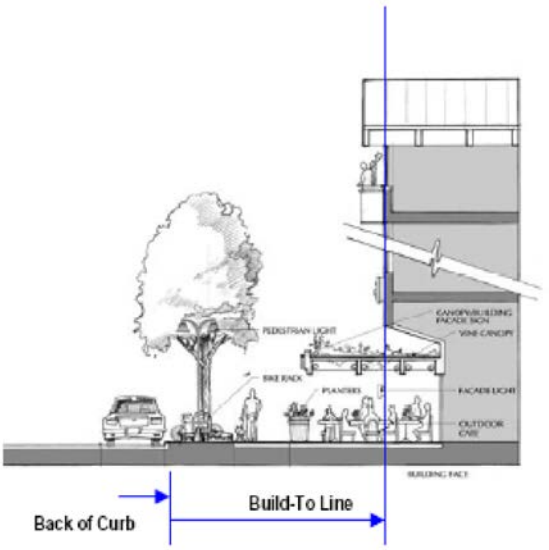
the primary building facade is located within five feet of the build-to line requirement. However, administrative approval of a minor waiver will permit up to 15 percent of the building frontage to be up to 15 feet behind the build-to line provided that it results in an attractive outdoor dining area, building entry feature or other amenity which contributes to the streetscape. A greater increase shall require approval of a major waiver.

3. Facades shall generally be built parallel to the street frontage, except at street intersections, where a corner facade containing a primary building entrance may be curved or angled toward an intersection.

4. *Build-to lines (setbacks).*

a) Build-to lines shall be measured from the planned street back-of-curb, as established on the approved regulating plan for the district and the standards in this [Unified Development Code] (see table 1, Downtown District Standards below), or the city's approved thoroughfare plan. The entire area between the back-of-curb and the primary building facade shall be dedicated as public right-of-way or have a public easement placed upon it.

b) Awnings may encroach above the public sidewalk without limit, provided they leave a minimum clearance of 7.5 feet above the sidewalk, and are set back a minimum of 18 inches from the back of curb and will not impede street tree growth.



E. *Streetscape and Landscape.*

1. Streetscape standards shall be established by the city for sidewalk paving, street trees, tree grates, lighting fixtures, trash receptacles and benches for both residential and nonresidential ground-level frontages.

2. Nonresidential ground floor frontages shall not be required to provide additional landscaping beyond that required in the Downtown District engineering and landscape standards.

3. Residential ground floor frontages shall be required to landscape a minimum of five feet between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches and patios. This area may be landscaped with ground cover, low shrubs, ornamental trees and street trees. In addition, street tree wells may also be landscaped. Landscaping for tree wells is limited to ground cover and low shrubs.

A. *Table 1.* Downtown District Standards

Building Height	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Building Height [1 & 3]	Max. 4 Stories Min. 2 Stories	Max. 2 Stories [1] Min. 2 Stories	Max. 4 Stories Min. 2 Stories

Build-to line [2]	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Goliad Street and Alamo Street [4]	20 feet	20 feet	18 feet
Rusk, Washington and Dennison Streets [5]	20 feet	20 feet	24 feet
All other roads	18 feet	18 feet	18 feet

Pedestrian Walkway Width	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Non-Residential	10 feet	10 feet	10 feet [5]
Residential [6]	6 feet	6 feet	6 feet

Notes:

[1] Maximum of 2 stories when the building is within 200 feet of single-family zoned property.

[2] Build-to lines are measured from the "back of curb" of the planned street as set out in the approved regulating plan for the district. The setback range is established for the block face. (*See Sub-section III.D, Block Face, above.)*

[3] Increased height for feature buildings may be approved as part of site plan approval by minor waiver. Additional height for other buildings shall be considered a major waiver.

[4] Except along Goliad between Washington and Kaufman, where existing building lines will be enforced.

[5] Sidewalk tables may be allowed by the city in retail areas.

[6] Except Rusk between St. Augustine and Alamo Streets where existing historic building lines will be enforced.

IV. *Buildings.*

A. *Intent.* It is the intent of this zoning district to create an attractive and active village style district and the size, disposition, function, and design of buildings, play an important role in achieving that goal.

1. Buildings should directly contribute to the attractiveness, safety and function of the street and other public areas.

2. Buildings that accommodate retail at grade should feature the retail activity over the building's architecture.

3. Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

4. It is intended by this zoning district to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.



RETAIL SHOULD BE EMPHASIZED OVER THE BUILDING ARCHITECTURE WHERE IT IS PRESENT

B. *Building standards.*

1. *Building form.*

a) The maximum retail area allowed for a single user shall be 40,000 square feet. Any lease which exceeds this size shall require approval of a major waiver.

b) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.

c) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a feature building. Such buildings shall be



TRI-PARTITE ARCHITECTURE: BUILDINGS WITH A "BASE," "MIDDLE" AND "TOP"

designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

2. *Architectural features.*

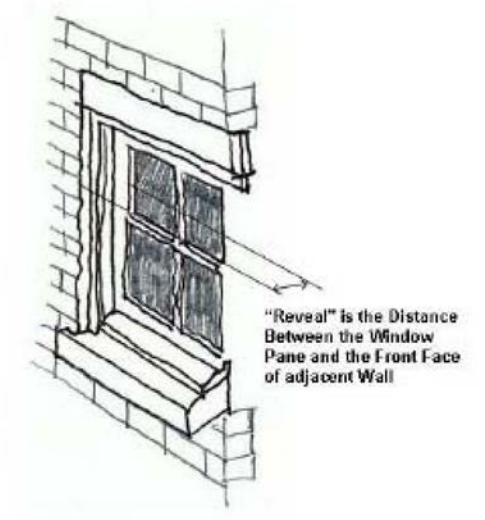
a) Buildings which are greater than three stories in height must be set back at the fourth floor at least eight feet behind the building face of the first three floors along street frontages. Any change to this standard shall be considered a major waiver.



b) Windows shall have at least a four-inch reveal and except for retail at grade, shall be vertical in proportion.

c) No glass curtain wall shall be permitted except by approval of major waiver.

d) Each building and separate lease space at grade along the street edge shall have a functioning primary entry from the sidewalk. Such entries must be inset from the front building plane by at least five feet. Secondary entries may be set back as little as three feet. Functioning entries must be located no greater than 30 feet apart. Corner entries may count as a primary entry for both intersecting street frontages.



e) Architectural elements of the primary building facade may encroach beyond the build-to line by up to five feet provided that pedestrian flow will not be significantly impeded, with a minor waiver. These elements may include stoops, porches, bay windows, eaves, planters and light wells for a belowgrade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth. This does not apply to the historic core.

3. *External facade materials.* The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a public street, walkway or open space:

a) Ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of 100 percent brick, natural or cast stone on the exterior facade.

b) Overall, a minimum of 85 percent of exterior walls which face on a street right-of-way, plaza or open space, excluding windows, doors, and other openings, shall be constructed of brick, natural or cast stone. Where such a wall turns a corner, the surface materials shall continue around the corner a minimum of eight feet.

c) The remainder may be constructed of noncombustible materials including exterior stucco and class PB exterior insulating and finishing systems (EIFS). Stucco and EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. On wholly residential structures, cementitious fiberboard may be used for up to ten percent of the facade provided it is above the ground floor.

d) Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval.

e) Windows and glazing shall be a minimum of 30 percent up to a maximum of 70 percent of each building elevation. (See 6.b below for special requirements for retail at grade.)

f) A variation of up to 15 percent of the standards above, and the material type may be approved by administrative approval of a minor waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.

4. Color.

a) The dominant color of all buildings (including abovegrade parking structures shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0 percent of the building face, except that florescent colors are prohibited.

b) Roof colors shall be a shade of cool gray, warm gray, brown or red.

5. Residential at grade.

a) All buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk. Any change to this standard shall be considered a major waiver.

b) The entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24-square-foot stoop. Any change to this standard shall be considered a major waiver.

c) Units must also include windows which provide residents a view of the street and sidewalk area. Any change to this standard shall be considered a major waiver.

d) Lobbies to upper stories may be located at grade level.

e) Balcony and patio railings and fences shall be constructed of wrought iron or metal. Wood fences and railings and chain-link fencing are prohibited. Masonry columns may be used on patios provided that they are used as accents.





6. Non-Residential at Grade.

a) The ground floor entry must be located at the approximate elevation of the adjacent sidewalk.

b) Retail uses adjacent to the sidewalk at grade shall:

i. Be constructed to meet fire code separation from any other uses constructed above;
ii. Have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;
iii. Have a canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building located on the north, east or west side of a street and public sidewalk; and
iv. Have clear glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade.

No outdoor storage is permitted. Outdoor retail display or sales shall require a permit from the city.





V. *Parking.*

A. *Automobile parking.*

1. *Intent.* The following is the intent of the city's parking policies and the Downtown Zoning District:

a) Support the creation of shared parking in order to enable visitors to park once at a convenient location and to access a variety of commercial enterprises in a pedestrian-friendly environment.

b) Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.

c) Ensure visibility and ease of access to parking.

d) Maximize on-street parking.

e) Provide flexibility for changes in land uses which have different parking requirements within the district.

f) Provide flexibility for the redevelopment of small sites.

g) Design parking structures so that they do not dominate the public environment by lining the edge of structures with residential or commercial uses.

h) Avoid diffused, inefficient single-purpose reserved parking.

i) Avoid adverse parking impacts on residential neighborhoods.

(Ord. No. 10-14, § 33, 7-6-2010)

2. Parking requirements. Off-street and on-street facilities shall be provided as required in article VI of [this Unified Development Code].

a) *Parking reductions.*

i. Properties in the historic core shall receive a credit for the number of parking spaces which would normally be required for retail use on the ground floor of any existing or new structure. To achieve this credit, however, retail or restaurant use must be located on the ground floor.
ii. In the remainder of the district, on-street parking which is directly in front of the development site may be counted toward the parking requirement for the development.

b) Achieving automobile parking.

i. Parking requirements may be met on-site, curb-side, by lease from the city or its designated authority or by payment of cash-in-lieu of parking to the city or its designated authority.
ii. Due to the limited land area within the historic core and the need to provide off-site parking, development shall be eligible to receive a reduction in the cost for the payment to the city for the required cash fee or the lease payments. The amount and the terms of the reduction shall be determined by the city manager or his designee by individual agreements.
iii. The city manager or designee shall annually establish the following:

- ✓ The leasing rates for city-provided parking spaces as a result of the need to provide such spaces for new development; and
- ✓ The cost of construction of a parking space in a parking structure for the purposes of establishing cash-in-lieu payments.

c) *Parking location.* All off-street parking shall be located behind buildings which face on a street or public open space. Any change to this standard shall be considered a major waiver.

d) *At-grade parking.* Any at-grade parking lots fronting roadways which may be approved shall be set back not less than ten feet from the right-of-way line of such roadways, and screened from view as outlined in subsection VII, Landscaping.

e) *Parking garages.* Parking garages that have frontage on public streets shall comply with all setback and build-to standards as established in table 1, Downtown District Standards, and subsection IV.B.3, External Facade Materials. However:

i. Parking garages which are adjacent to a street shall be set back a minimum of 50 feet and lined with buildings containing any permitted use but parking.
ii. All parking garages shall be constructed with flat parking decks for ease in re-use of all or portions of the structure when parking demand wanes, unless otherwise approved by major waiver.
iii. Off-street below grade parking is permitted to the lot lines, but must be designed to allow for utilities and planting of landscape as defined in subsection VII, Landscaping.

f) Shared Parking.

i. Uses may join in establishing shared parking areas if it can be demonstrated that the parking for two or more specific uses occurs at alternating time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the city's director of planning.
ii. Shared parking shall be clearly designated with signs and markings.

B. Bicycle Parking.

1. *Goals.* Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.

2. *Required bicycle parking.* Bicycle parking shall be provided based on at least one space for each ten automobile parking spaces required as part of the base parking requirements above.

3. *Bicycle parking standards.*

a) *Location.*

i. Required bicycle parking must be located within 50 feet of an entrance to the building. With approval of a minor waiver, bicycle parking may be located in the public right-of-way.
ii. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

b) Covered spaces. If covered spaces for motor vehicles are provided on-site, then 50 percent of the bicycle parking shall also be covered, unless otherwise approved by minor waiver.
c) Signs. If the bicycle parking is not visible from the street, then a sign must be posted indicating the location of the bicycle parking facilities.
d) Rack types and required areas. Bicycle racks and the area required for parking and maneuvering must meet the Downtown District engineering and landscape standards or be approved by minor waiver (see below). Bicycle lockers may also be allowed as part of meeting the bicycle parking requirement, but must be approved as to type and location.

4. Standards for bicycle rack types and dimensions.

a) *Rack type.*

i. Bicycle rack types and standards shall be approved by the city.

b) Parking space dimensions.

i. Bicycle parking spaces must be at least six feet long and two feet wide, and in covered situations, the overhead clearance must be at least seven feet.
ii. An aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking. This aisle must be at least five feet wide.
iii. Each required bicycle parking space must be accessible without moving another bicycle.
iv. Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only.

VI. *Streetscape, lighting and mechanical.*

A. *Intent.*

1. It is the intent of this zoning district to provide a level and consistency of lighting that supports pedestrian activity and promotes safety.

2. The entire district shall utilize the basic fixtures and furnishings in the public areas as may be approved by the city for this district.

3. Mechanical equipment shall not be clearly visible from the street or other public area.

B. Standards.

1. For streetscape and lighting specifications, see the Downtown District engineering and landscape standards in section IX.

2. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings.

3. All lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit.

4. Mechanical and electrical equipment, transformers, meters, garbage containers and loading areas shall be located and screened so that they are not visible from the street or other public area.

a) Mechanical equipment shall be screened from view from all public roadways and located to minimize noise intrusion to adjacent properties. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

b) All roof-mounted mechanical elements must be screened from view from the public right-of-way and neighboring properties. Screening must be architecturally compatible with the building design.

c) Loading, service and trash storage areas shall be screened from all public roadways. Refuse containers must be placed on a designed, reinforced concrete pad and approach. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

5. Any bicycle parking in the public right-of-way shall be located within the band created by street trees and pedestrian street lights; however, it must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

VII. *Landscape requirements.* Landscaping within the Downtown District shall comply with the provisions in this subsection, the city's streetscape standards and the standards contained in article VIII, Landscaping Standards, of this Unified Development Code. Where conflicts exist between this district and article VIII, the requirements in this district shall be applied.

A. *Street trees.* Street trees shall be large shade tree species having a minimum caliper of four inches, selected in accordance with the city's landscape standards. Street trees shall be planted at least 20 feet on center.

B. *Plant material.* Front yards shall be landscaped adjacent to residential at grade per the diagram in subsection IV.B.5, Residential at Grade, above. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

C. *Paving material.*

1. Paving material shall be warm toned, natural materials such as brick, stone and concrete. Asphalt may be approved as part of a minor waiver.

2. Gravel as a paving material is prohibited.

D. Parking lot landscape.

1. Landscaping of the internal surface parking area shall not be required unless it is planned to serve as long-term parking. In which case, such long-term surface parking areas shall meet the requirements of subsection VII, Landscaping. For the purpose of this subsection, longterm parking shall be determined by the director of planning, and may include parking which has a likelihood of being in place for a period of ten years or more.

2. Surface parking lots shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges of the parking lot and must be three feet in height, 80 percent opaque, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.

3. Interior parking lot landscape shall be consistent with article VIII, Landscape Standards of the Unified Development Code.

4. Parking spaces shall not exceed ten spaces in a row without being interrupted by a landscaped island (nine-foot minimum). Islands shall be planted with a minimum of one shade tree for every ten cars.

VIII.*Administration.*

A. *Intent.* It is the intent that a developer or builder who wishes to develop under this zoning district will be processed in an expedited manner with administrative approvals, and may in fact qualify for incentives under other separate city programs. However, if there are substantial major waivers requested, additional approvals shall be required which may delay development progress.

B. *Waivers of design standards.*

1. For the purposes of this district, there shall be two types of waivers of design standards: minor and major. Requests for waivers shall not be subject to review or decision by the zoning board of adjustment. A waiver request may only be made in conjunction with an application for a downtown development plan.

2. Minor waivers are those changes to design standards in the Downtown District identified in subsection III.B. Minor waivers may be approved administratively by the director of planning or his designee in conjunction with a decision on an application for approval of a downtown development plan. All minor waivers must meet the full intent of this zoning district as stated in section I. Appeals to decisions concerning minor waivers may be made to the Planning and Zoning Commission.

(Ord. No. 10-14, § 34, 7-6-2010)

3. Major waivers are major changes to the design standards in the Downtown District~~, including any change not identified in subsection III.C~~. Major waivers may only be approved by the city council, following a recommendation by the planning and zoning commission, in conjunction with a decision on an application for approval of a downtown development plan. ~~In order to approve a major waiver, the city council must find that the waiver:~~ Examples of major waivers are listed in Subsection III.B above; however, the City Council reserves the right to grant a major waiver to any standard not specifically designated as a minor waiver contained in this article pending the City Council finds that the waiver:

a) Meets the general intent of this district in which the property is located;
b) Will result in an improved project which will be an attractive contribution to the district; and
c) Will not prevent the realization of the intent of this district.

4. The city may impose conditions on granting any waiver to mitigate negative impacts neighboring properties or public streets or open space.

C. *Downtown development plan approval.*

1. Prior to obtaining a building permit, a downtown development plan must be approved by the director of planning or his designee, to certify that it meets the purpose, intent and standards contained in this zoning district.

2. Downtown development plans must include the following information:

a) Site plan.
b) Building elevations and sections.
c) Building function/proposed use.
d) Parking standards being met.
e) Landscape plan.
f) Any waivers being requested.

3. Applications for downtown development plan approval shall be reviewed within 30 days of being formally accepted by the city. At such time, the approval, approval with conditions or denial shall be forwarded to the applicant. However, applications including a request for a major waiver shall be scheduled for planning and zoning commission and city council action.

4. Denial of a downtown development plan may be appealed to the planning and zoning commission and city council within 30 days of notification of such denial.

D. Lapse of Approval. If a building permit has not been obtained within two years following approval of the downtown development plan, such plan shall lapse unless the property owner requests an extension prior to the expiration of the two-year period. The request for an extension shall be considered by the planning director, or he may at his discretion refer the decision to the planning and zoning commission and city council in the same manner as for approval of the downtown development plan. The director (or council, upon recommendation by the commission) may grant an extension of the time for expiration of the downtown development plan for a period not to exceed one year from the date of initial approval of the application. Every request for an extension shall include a statement of the reasons why the expiration date should be extended. The decision-maker may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the downtown development plan from expiring before the lapse date. The commission or the council also may terminate the downtown development plan or may attach additional conditions to the extension of the plan.

E. Platting in the downtown district. Plats in the Downtown District shall ensure public access easements over sidewalk areas and shared drive access.

IX. *Downtown district engineering and landscape standards.*

A. *Downtown Plan.* The Downtown District Engineering and Landscape Standards shall be in accordance with the approved Rockwall Downtown Plan.

B. *Street Trees.*

1. Trees which may be planted adjacent to sidewalks, alleys and streets are limited to:

a) Cedar Elm.
b) Texas Red Oak.
c) Homestead Elm.
d) Lace Bark Elm.
e) Bald Cypress.
f) Chinese Pistachio.
g) October Glory Maple.
h) Pecan.
i) Texas Ash.
j) Live Oak.
k) Southern Magnolia.

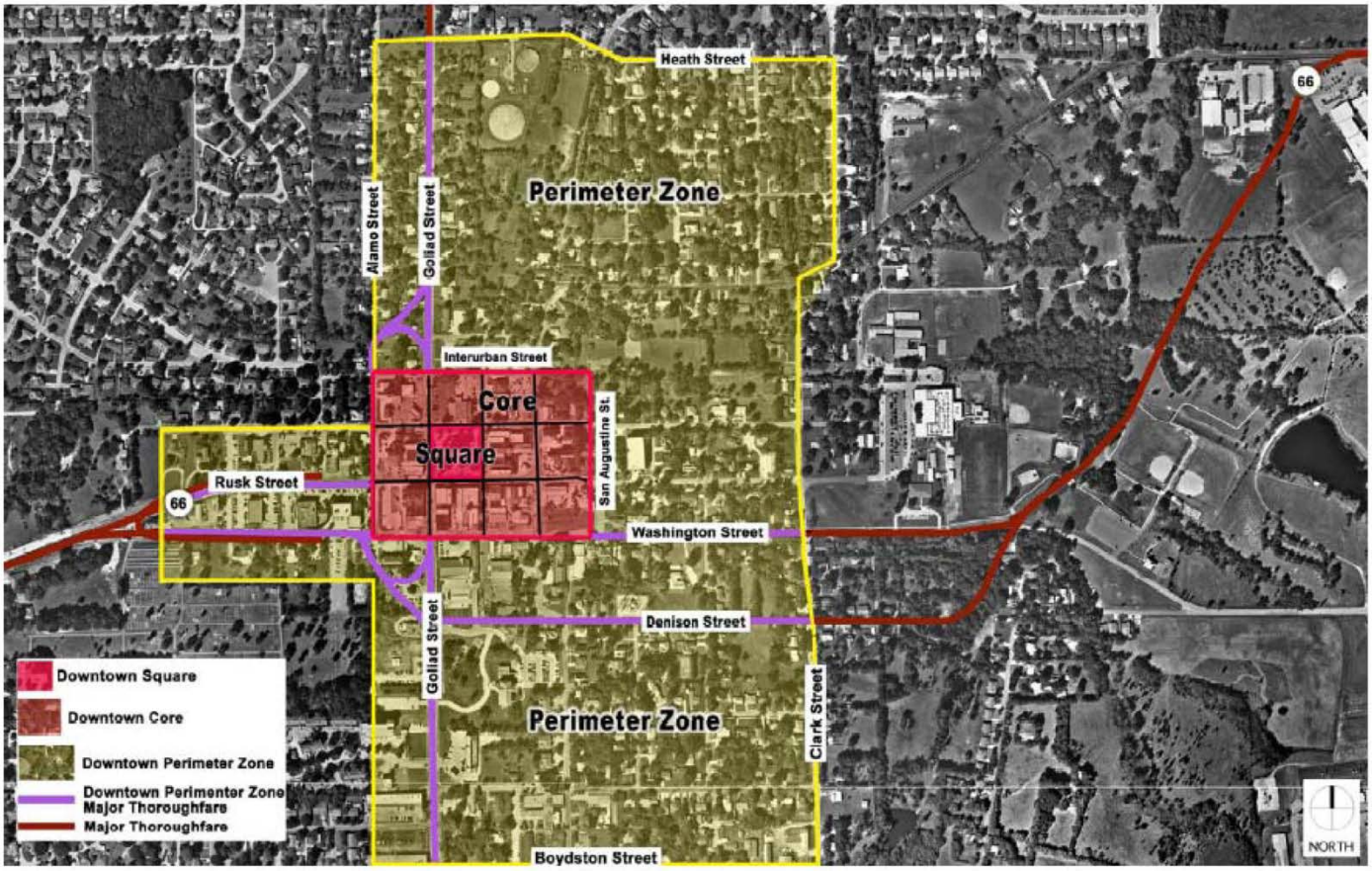
l) Bald Cypress.
m) “Little Gem” Magnolia.
n) Chinquapin Oak.
o) Sycamore.
p) Burr Oak.
q) Eve's Necklace.
r) Eastern Red Cedar.
s) Various native under-story trees such as Texas Redbud, Mexican Plum, Downy Hawthorn, and Wax Myrtle.

2. Shade trees shall be used for all formal street tree planting unless prohibited by the Texas Department of Transportation, in which case smaller ornamental trees may be used.

3. Each street shall be planted with a focus on one species to reinforce street character.

C. *Street Furniture.*

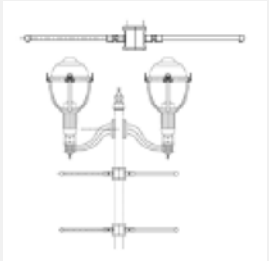
1. The Downtown District shall utilize the following “street furniture” in accordance with the following map:



Streetscape Element	Images	Streetscape Element Symbol/General Location	Catalog Number	Description

Note to Product Specifier: All streetscape elements described here within, are not intended to be the final product specification. The electrical engineer, architect, landscape architect or other professional designer should verify the product color, material and style number, prior to placing the final streetscape element order with manufacturer and supplier. Lighting fixture and traffic signal electrical voltage supply, circuiting, photometrics and final fixture location needs to be specified by a registered electrical engineer, with all fixture footings checked by a registered structural engineer, prior to installation.

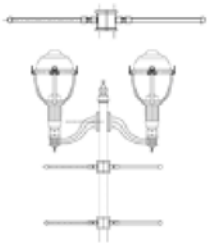
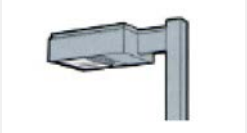
I Downtown Square and Core Streets.				

1	Light standard		A1 — All commercial streets of the Core	AAL/2-PRMN H3 or H5/150 to 175 watt MH lamp (voltage)/2-TRA5U arms/DB6 base with 4” round 15' ht. pole/PN A50596-1	Architectural Area Lighting (AAL); Promenade Series, Fixture: 2-PRMS Double Pedestrian Light Standard with a H3 or H5 horizontal lamp reflector, 150 watt to 175 watt metal halide lamp, medium base socket for use with E - 17 lamps; (voltage); CHM glass chimney, with brass holder, and DBZ dark bronze color. Arm: # 2-TRA5U Period Arm, one piece cast aluminum, and DBZ dark bronze color. Pole, Base and Pole Cap: DB6 4R16-125, 4” OD round straight aluminum, 15' tall (special) with a DB6 base, 36” ht. × 15” base diameter; P/N A50596-1, Small cast final at pole top, DBZ dark bronze color.
2	Light standard		A2 — Limited to Downtown Square and San Jacinto St. Pedestrian way		Same as A1 above except with the optional BPS - fixture struts are finished in a brass colored powder coating.
3	Traffic signal		D1 — All commercial streets of the Core, if needed		Valmont Traffic Structures. Pole/Base/Pole Sphere Final: Tapered, round standard galvanized steel pole, with an aluminum ball final on the pole top (Ball Top “FCA-BL Series # FCA/BL/A/ (Estimate a 10” diameter ball, verify final size with top diameter range at top of pole/DB, dark bronze); pole base has an ornamental cast nut cover, color of complete traffic structure is a galvanized + powder coated finish, color = dark bronze to match Historic District street sign blades. Arm: Tapered, round standard arm, with an aluminum ball final on the end of the arm (Ball Top “FCA-BL Series # FCA/BL/A/(Estimate a 5” diameter ball, verify final size with top diameter range at the end of the arm after arm length is specified)/DBZ, dark bronze color. Signals: TXDOT standard signal, black color with black silhouettes, mount tightly to signal arm with black connections, so as to eliminate any visible gaps between silhouette and arm. Street Sign: Sign blade to match Historic District colors, font and sign format.
4	Traffic signal with light standard		D2 — All commercial streets of the Core, if needed		Same as D1 traffic signal, except pole is “typical “Standard Combination Structure” with AAL (B2 type) light; Arm is a (Modified) WMA 12 “Sheppard's Crook” contemporary arm modified to accept the Valmont pole, DBZ, dark bronze color.
5	Light standard banner brackets		At selected streets		Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4” O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind. (Verify banner bracket locations and mounting height); DBZ, dark bronze color, polester powder finish.

6	Benches		All commercial streets of the Core	Du Mor Bench # 140 - 60 and # 140-80	Du Mor Site Furnishings. Bench 140 - in 6 ft. and 8 ft. lengths, All welded seat assembly, Seating Surface: 1/4" × 1 1/2" HR steel bar 2-3/8" O.D. Sch 40 steel pipe, cast iron supports, bracing 1 1/16" O.D. steel pipe, stainless steel fasteners, dark bronze color polyester powder finish.
7	Trash receptacles		All commercial streets of the Core	Du Mor Receptacle 84-22DM	Du Mor Site Furnishings. Trash Receptacle 84-22, 22 gallon all steel Receptacle, 150 lbs., top edge: 5/8" diameter steel bar; Vertical straps: 1/4" × 3" steel bar with a 22 gallon plastic liner, cover; Spun 14 gauge steel with vinyl coated cable; and a Dome Top, dark bronze color in a polester powder finish.
8	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
9	Street sign brackets		At non signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
10	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze color to match the Historic District street sign blades.
11	Bollards		Limited to Downtown Square	Sternberg Vintage Lighting, Ornamental Bollard #4501	Sternberg Vintage Lighting. Ornamental Steel Bollard # 4501, 5 1/4" diameter straight tubing (no fluting), 30" high, 8" dia. base, no internal light, DBZ, dark bronze color to match the Historic District street sign blades.

II Downtown Perimeter Zone Streets

1	Light standard		B1 — All neighborhood residential streets		Same as A1 above except as a single headed fixture.

2	Light standard		B2 — Limited to north and south sections of Goliad St. inside the Downtown Zone, and at intersections on Clark, Washington and Denison Streets inside the Downtown Zone.	AAL/PRM2 (H2, H3, H4, H5)/250 watt MH horizontal lamp (Voltage)/ARM: (modified) SLA 4 arm to accept the 5” dia. post/tendon/5” O.D. smooth round aluminum pole/DB 10 base/P/N A50575 Large Cast Finial.	Architectural Area Lighting (AAL). Promenade Series, Fixture: PRM2 - (H2, H3, H4 and H5), 250 watt Metal Halide Horizontal lamp, (Voltage), DBZ dark bronze color, Arm: (Modified) SLA 4 arm (Sheppard's Crook) to accept the 5” dia. post/tendon, DBZ, dark bronze color, polester power finish. Pole, Base and Pole Cap: 5” O.D. diameter, smooth round aluminum pole, with a DB 10 ornamental base that is 48” high with an 18” base diameter, Large Cast Finial # P/N A50575 20” high × 5 1/2” O.D. that fits on top of pole, DBZ dark bronze color, polester powder finish.
3	Light standard		C — Current Standards. All thoroughfares (SH 66, Goliad, Washington and Denison Streets) inside the Downtown Perimeter Zone (existing and new routed thoroughfares)		Existing “Shoe Box” Style Light Standard
4	Light standard banner brackets		At selected streets	AAL — Banner Arm 2-BBD4-18	Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4” O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind., (Verify banner bracket locations and mounting height) DBZ dark bronze color.
5	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
6	Street sign brackets		At non-signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
7	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.
III	Major Thoroughfares and Parkways				
1	Lighting		C — Current standards		Existing “Shoe Box” Style Light Standard painted dark bronze.
2	Street signs	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 4.8, *DOWNTOWN (DT) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 4.8, *Downtown (DT) District,* of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That Section 4.8, *Downtown (DT) District,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

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

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and

DRAFT ORDINANCE 04.17

the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MAY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 17, 2017
2nd Reading: May 1, 2017

DRAFT ORDINANCE 04.11.2017

I. *Purpose, Goals and Intent.*

A. *Purpose.* The purpose of the Downtown District is to implement the adopted recommendations of the comprehensive plan and Downtown Plan by encouraging new development and redevelopment in the Downtown area.

The goals of this zoning district are:

1. To make the downtown area a sustainable "Great Place" within the region that will attract high quality investment and reinvestment over time.

2. To capitalize on the existing historic character of the downtown and provide Rockwall with a thriving downtown center.

3. To provide development and land use flexibility within the framework of a form-based development zoning district.

4. To provide a mix of residential, retail and office uses in a pedestrian-friendly environment.

The intent of this zoning district is:

1. To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.

2. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid-block.

3. To provide shared and consolidated parking both on-street and in the center of blocks that will benefit the entire district.

4. To contribute to the definition and use of public sidewalks, parks and plazas.

5. To design and build an infrastructure of buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use.

6. To design streets and buildings which will contribute to creating a safe environment.

II. *Definitions.* For the purposes of this section, the following definitions shall apply.

Building facade, primary. Any facade that faces a public street or open space.

Downtown District engineering and landscape standards (district standards). Any approved city standards which govern such items as street, streetscape, drainage, signage and other public improvements in the Downtown District.

Entry, primary. The main entry to a building on a block face. There must be at least one main building entry for each ground floor use, tenant or lobby on each block face which contains the use or tenant. Any additional building entries may be considered a secondary entry.

Feature buildings. Buildings which are located on axis with a terminating street or open space, or at the intersection of streets. Such buildings shall incorporate architectural features





FEATURE BUILDING EXAMPLES

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which address height and articulation that emphasize the importance of such a location.

Historic core. See the regulating plan for historic core boundaries which is on file in the city secretary's office.

Parking, long-term. Customer or tenant parking which is intended for the primary use of vehicles parked for a duration of more than two hours and neither priced nor managed to encourage turnover.

Parking, reserved. Parking which is assigned or reserved for tenants or visitors of a building or business.

Parking, shared. Parking which is shared by tenants, visitors and the public. Hours of availability may be further defined in cooperation with the city.

Parking, short-term. Customer or tenant parking which is intended to serve commercial businesses or residential uses that has a regular turnover of two hours or less.

Regulating plan. The plan approved by the city which applies the Downtown District and which identifies certain subdistricts and the location of required retail at grade, among other items.

Stoop. A structure that is located approximately at the level of the first floor of the structure and intended to provide access to a residential unit.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.

Waiver to design standards, major (major waiver). A significant change to both the standards and intent of this zoning district, and involves planning and zoning commission and city council approval.

Waiver to design standards, minor (minor waiver). A minor change to the standards, but not the intent, of this zoning district and involves staff approval.

III. *General District Standards.*

A. Regulating plan.

1. *Authority.* A regulating plan is the coding key for application of this district's provisions to properties, and shall be considered part of this zoning district. It may establish such things as:

    a) Major street types within the district;
    b) Sub-district areas;
    c) Required at-grade retail construction;
    d) Public open space and plazas; and
    e) Regional hike and bike corridors.

2. *Zoning of Property.*

    a) *Downtown Development Plan Required.* An approved downtown development plan which is consistent with this [Unified Development Code] and the regulating plan shall be required prior to issuance of any building permit.

    b) *Nonconformity.* Uses which are legal and conforming at the time of rezoning to the Downtown District shall continue as legal conforming uses under their current standards until those uses are deemed abandoned, e.g.:

        i. They have been replaced with a conforming use;
        ii. Such building or structure is or hereafter becomes vacant and remains unoccupied or out of use for a continuous period of six months, or the special equipment and furnishings peculiar to the nonconforming use have been removed from the premises and have not been replaced within such six-month period; or
        iii. The intention of the owner to permanently discontinue the use is apparent.

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B. *Waivers of Design Standards.* In order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council. (See subsection VIII.B, Waivers, below, for applicability, processes and procedures.)

Minor waivers are limited to the following:

- ☑ Depth or height of required retail space.
- ☑ Requirement to line a parking garage with buildings.
- ☑ Requirement for continuous building frontage.
- ☑ Establishment of build-to line.
- ☑ Encroachment into the build-to line.
- ☑ Residential landscape requirement.
- ☑ Increased building height for "feature" buildings.
- ☑ Design of buildings without tri-partite architecture.
- ☑ Required frequency of building entries along a street edge.
- ☑ Window detailing.
- ☑ Exterior building materials.
- ☑ Exterior building color.
- ☑ Retail at grade design standards.
- ☑ Balcony and patio railing.
- ☑ Landscape standards.
- ☑ Location of bicycle parking.

Major waivers may include -- *but are not limited to* -- the following:

- ☑ Required retail construction.
- ☑ Building height for non-feature buildings.
- ☑ Exceeding the maximum leasable retail area.
- ☑ Required setback of the fourth floor and above.
- ☑ Residential at grade design standards.
- ☑ Parking requirements.
- ☑ Parking garage design standards.

C. *Function/Land Use.*

1. *Land use.*

a) Retail, personal service, residential and office uses shall be allowed throughout the district. For a specific list of permitted uses, see article IV, Permissible Uses, table 1, Land Use Tables.

b) Where "required retail construction" is designated on the regulating plan, the ground floor adjacent to the street shall be constructed to retail building standards for a depth of at least 50 feet, however, a smaller depth may be allowed if the retail is serving as a "liner" use which is masking a parking garage by minor waiver.

c) All access drives shall require a minor waiver.

D. *Block Face.* It is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment. Contributing to that goal, however, is to allow some limited variation and opportunities for outside dining, pocket parks and special building entry features.

1. *Block length.* The length of new blocks should not be less than 200 feet, nor more than 600 feet.

2. Block faces shall contain continuous building frontage with the exception of a mid-block access to parking which is no greater than 34 feet in width and 16 feet in height.



OUTDOOR DINING

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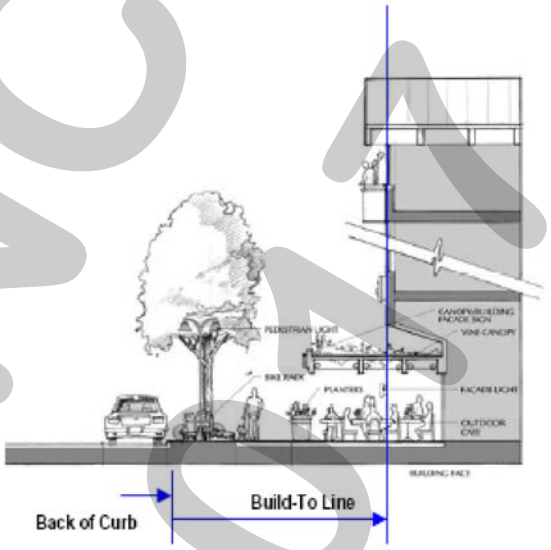
"Continuous building frontage" will be considered to be met if the primary building facade is located within five feet of the build-to line requirement. However, administrative approval of a minor waiver will permit up to 15 percent of the building frontage to be up to 15 feet behind the build-to line provided that it results in an attractive outdoor dining area, building entry feature or other amenity which contributes to the streetscape. A greater increase shall require approval of a major waiver.

3. Facades shall generally be built parallel to the street frontage, except at street intersections, where a corner facade containing a primary building entrance may be curved or angled toward an intersection.

4. *Build-to lines (setbacks).*

a) Build-to lines shall be measured from the planned street back-of-curb, as established on the approved regulating plan for the district and the standards in this [Unified Development Code] (see table 1, Downtown District Standards below), or the city's approved thoroughfare plan. The entire area between the back-of-curb and the primary building facade shall be dedicated as public right-of-way or have a public easement placed upon it.

b) Awnings may encroach above the public sidewalk without limit, provided they leave a minimum clearance of 7.5 feet above the sidewalk, and are set back a minimum of 18 inches from the back of curb and will not impede street tree growth.



E. *Streetscape and Landscape.*

1. Streetscape standards shall be established by the city for sidewalk paving, street trees, tree grates, lighting fixtures, trash receptacles and benches for both residential and nonresidential ground-level frontages.

2. Nonresidential ground floor frontages shall not be required to provide additional landscaping beyond that required in the Downtown District engineering and landscape standards.

3. Residential ground floor frontages shall be required to landscape a minimum of five feet between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches and patios. This area may be landscaped with ground cover, low shrubs, ornamental trees and street trees. In addition, street tree wells may also be landscaped. Landscaping for tree wells is limited to ground cover and low shrubs.

A. *Table 1.* Downtown District Standards

Building Height	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Building Height [1 & 3]	Max. 4 Stories Min. 2 Stories	Max. 2 Stories [1] Min. 2 Stories	Max. 4 Stories Min. 2 Stories

Build-to line [2]	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Goliad Street and Alamo Street [4]	20 feet	20 feet	18 feet
Rusk, Washington and Dennison Streets [5]	20 feet	20 feet	24 feet
All other roads	18 feet	18 feet	18 feet

Pedestrian Walkway Width	Blocks Facing the Square	Blocks Facing Single-Family Zoning	All Other Blocks
Non-Residential	10 feet	10 feet	10 feet [5]

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Residential [6]	6 feet	6 feet	6 feet

Notes:

1 Maximum of 2 stories when the building is within 200 feet of single-family zoned property.

2 Build-to lines are measured from the "back of curb" of the planned street as set out in the approved regulating plan for the district. The setback range is established for the block face. (*See Sub-section III.D, Block Face, above.)*

3 Increased height for feature buildings may be approved as part of site plan approval by minor waiver. Additional height for other buildings shall be considered a major waiver.

4 Except along Goliad between Washington and Kaufman, where existing building lines will be enforced.

5 Sidewalk tables may be allowed by the city in retail areas.

6 Except Rusk between St. Augustine and Alamo Streets where existing historic building lines will be enforced.

IV. *Buildings.*

A. *Intent.* It is the intent of this zoning district to create an attractive and active village style district and the size, disposition, function, and design of buildings, play an important role in achieving that goal.

1. Buildings should directly contribute to the attractiveness, safety and function of the street and other public areas.

2. Buildings that accommodate retail at grade should feature the retail activity over the building's architecture.

3. Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

4. It is intended by this zoning district to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.



RETAIL SHOULD BE EMPHASIZED OVER THE BUILDING ARCHITECTURE WHERE IT IS PRESENT

B. *Building standards.*

1. *Building form.*

a) The maximum retail area allowed for a single user shall be 40,000 square feet. Any lease which exceeds this size shall require approval of a major waiver.

b) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.



TRI-PARTITE ARCHITECTURE: BUILDINGS WITH A "BASE," "MIDDLE" AND "TOP"

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c) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a feature building. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

2. *Architectural features.*

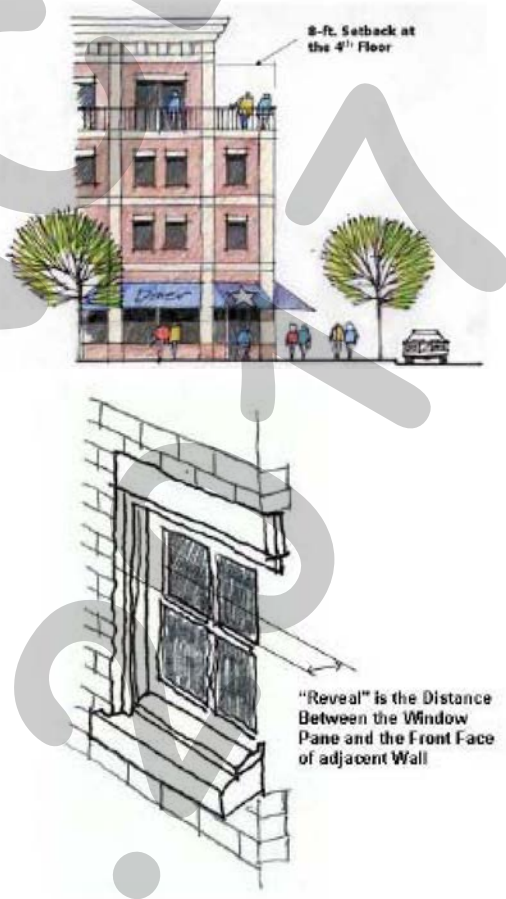
a) Buildings which are greater than three stories in height must be set back at the fourth floor at least eight feet behind the building face of the first three floors along street frontages. Any change to this standard shall be considered a major waiver.

b) Windows shall have at least a four-inch reveal and except for retail at grade, shall be vertical in proportion.

c) No glass curtain wall shall be permitted except by approval of major waiver.

d) Each building and separate lease space at grade along the street edge shall have a functioning primary entry from the sidewalk. Such entries must be inset from the front building plane by at least five feet. Secondary entries may be set back as little as three feet. Functioning entries must be located no greater than 30 feet apart. Corner entries may count as a primary entry for both intersecting street frontages.

e) Architectural elements of the primary building facade may encroach beyond the build-to line by up to five feet provided that pedestrian flow will not be significantly impeded, with a minor waiver. These elements may include stoops, porches, bay windows, eaves, planters and light wells for a belowgrade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth. This does not apply to the historic core.



3. *External facade materials.* The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a public street, walkway or open space:

a) Ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of 100 percent brick, natural or cast stone on the exterior facade.

b) Overall, a minimum of 85 percent of exterior walls which face on a street right-of-way, plaza or open space, excluding windows, doors, and other openings, shall be constructed of brick, natural or cast stone. Where such a wall turns a corner, the surface materials shall continue around the corner a minimum of eight feet.

c) The remainder may be constructed of noncombustible materials including exterior stucco and class PB exterior insulating and finishing systems (EIFS). Stucco and EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. On wholly residential structures, cementitious fiberboard may be used for up to ten percent of the facade provided it is above the ground floor.

d) Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval.

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e) Windows and glazing shall be a minimum of 30 percent up to a maximum of 70 percent of each building elevation. (See 6.b below for special requirements for retail at grade.)

f) A variation of up to 15 percent of the standards above, and the material type may be approved by administrative approval of a minor waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.

4. Color.

a) The dominant color of all buildings (including abovegrade parking structures shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color.

There are no restrictions on accent colors which comprise less than 1.0 percent of the building face, except that florescent colors are prohibited.

b) Roof colors shall be a shade of cool gray, warm gray, brown or red.

5. Residential at grade.

a) All buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk. Any change to this standard shall be considered a major waiver.

b) The entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24-square-foot stoop. Any change to this standard shall be considered a major waiver.

c) Units must also include windows which provide residents a view of the street and sidewalk area. Any change to this standard shall be considered a major waiver.

d) Lobbies to upper stories may be located at grade level.

e) Balcony and patio railings and fences shall be constructed of wrought iron or metal. Wood fences and railings and chain-link fencing are prohibited. Masonry columns may be used on patios provided that they are used as accents.





6. Non-Residential at Grade.

a) The ground floor entry must be located at the approximate elevation of the adjacent sidewalk.

b) Retail uses adjacent to the sidewalk at grade shall:

i. Be constructed to meet fire code separation from any other uses constructed above;
ii. Have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;

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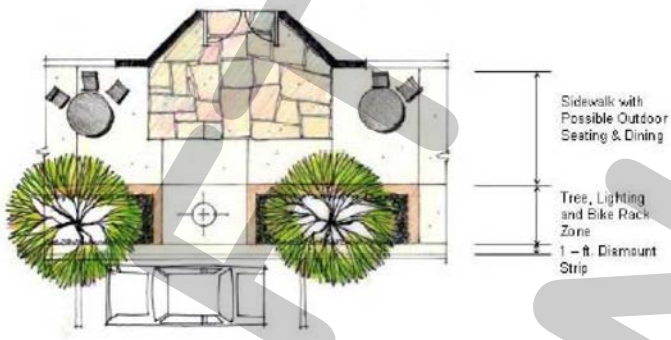
iii. Have a canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building located on the north, east or west side of a street and public sidewalk; and

iv. Have clear glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade.

No outdoor storage is permitted. Outdoor retail display or sales shall require a permit from the city.





V. *Parking.*

A. *Automobile parking.*

1. *Intent.* The following is the intent of the city's parking policies and the Downtown Zoning District:

a) Support the creation of shared parking in order to enable visitors to park once at a convenient location and to access a variety of commercial enterprises in a pedestrian-friendly environment.

b) Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.

c) Ensure visibility and ease of access to parking.

d) Maximize on-street parking.

e) Provide flexibility for changes in land uses which have different parking requirements within the district.

f) Provide flexibility for the redevelopment of small sites.

g) Design parking structures so that they do not dominate the public environment by lining the edge of structures with residential or commercial uses.

h) Avoid diffused, inefficient single-purpose reserved parking.

i) Avoid adverse parking impacts on residential neighborhoods.

(Ord. No. 10-14, § 33, 7-6-2010)

2. *Parking requirements. Off-street and on-street facilities shall be provided as required in article VI of [this Unified Development Code].*

a) *Parking reductions.*

i. Properties in the historic core shall receive a credit for the number of parking spaces which would normally be required for retail use on the ground floor of any existing or new structure. To achieve this credit, however, retail or restaurant use must be located on the ground floor.

ii. In the remainder of the district, on-street parking which is directly in front of the development site may be counted toward the parking requirement for the development.

b) Achieving automobile parking.

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i. Parking requirements may be met on-site, curb-side, by lease from the city or its designated authority or by payment of cash-in-lieu of parking to the city or its designated authority.
ii. Due to the limited land area within the historic core and the need to provide off-site parking, development shall be eligible to receive a reduction in the cost for the payment to the city for the required cash fee or the lease payments. The amount and the terms of the reduction shall be determined by the city manager or his designee by individual agreements.
iii. The city manager or designee shall annually establish the following:

- ✓ The leasing rates for city-provided parking spaces as a result of the need to provide such spaces for new development; and
- ✓ The cost of construction of a parking space in a parking structure for the purposes of establishing cash-in-lieu payments.

c) *Parking location.* All off-street parking shall be located behind buildings which face on a street or public open space. Any change to this standard shall be considered a major waiver.

d) *At-grade parking.* Any at-grade parking lots fronting roadways which may be approved shall be set back not less than ten feet from the right-of-way line of such roadways, and screened from view as outlined in subsection VII, Landscaping.

e) *Parking garages.* Parking garages that have frontage on public streets shall comply with all setback and build-to standards as established in table 1, Downtown District Standards, and subsection IV.B.3, External Facade Materials. However:

i. Parking garages which are adjacent to a street shall be set back a minimum of 50 feet and lined with buildings containing any permitted use but parking.
ii. All parking garages shall be constructed with flat parking decks for ease in re-use of all or portions of the structure when parking demand wanes, unless otherwise approved by major waiver.
iii. Off-street below grade parking is permitted to the lot lines, but must be designed to allow for utilities and planting of landscape as defined in subsection VII, Landscaping.

f) Shared Parking.

i. Uses may join in establishing shared parking areas if it can be demonstrated that the parking for two or more specific uses occurs at alternating time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the city's director of planning.
ii. Shared parking shall be clearly designated with signs and markings.

B. Bicycle Parking.

1. *Goals.* Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.

2. *Required bicycle parking.* Bicycle parking shall be provided based on at least one space for each ten automobile parking spaces required as part of the base parking requirements above.

3. *Bicycle parking standards.*

a) *Location.*

i. Required bicycle parking must be located within 50 feet of an entrance to the building. With approval of a minor waiver, bicycle parking may be located in the public right-of-way.
ii. Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.

b) Covered spaces. If covered spaces for motor vehicles are provided on-site, then 50 percent of the bicycle parking shall also be covered, unless otherwise approved by minor waiver.
c) Signs. If the bicycle parking is not visible from the street, then a sign must be posted indicating the location of the bicycle parking facilities.

d) Rack types and required areas. Bicycle racks and the area required for parking and maneuvering must meet the Downtown District engineering and landscape standards or be approved by minor waiver (see below). Bicycle lockers may also be allowed as part of meeting the bicycle parking requirement, but must be approved as to type and location.

4. Standards for bicycle rack types and dimensions.

a) *Rack type.*

i. Bicycle rack types and standards shall be approved by the city.

b) Parking space dimensions.

i. Bicycle parking spaces must be at least six feet long and two feet wide, and in covered situations, the overhead clearance must be at least seven feet.
ii. An aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking. This aisle must be at least five feet wide.
iii. Each required bicycle parking space must be accessible without moving another bicycle.
iv. Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only.

VI. *Streetscape, lighting and mechanical.*

A. *Intent.*

1. It is the intent of this zoning district to provide a level and consistency of lighting that supports pedestrian activity and promotes safety.

2. The entire district shall utilize the basic fixtures and furnishings in the public areas as may be approved by the city for this district.

3. Mechanical equipment shall not be clearly visible from the street or other public area.

B. Standards.

1. For streetscape and lighting specifications, see the Downtown District engineering and landscape standards in section IX.

2. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings.

3. All lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit.

4. Mechanical and electrical equipment, transformers, meters, garbage containers and loading areas shall be located and screened so that they are not visible from the street or other public area.

a) Mechanical equipment shall be screened from view from all public roadways and located to minimize noise intrusion to adjacent properties. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

b) All roof-mounted mechanical elements must be screened from view from the public right-of-way and neighboring properties. Screening must be architecturally compatible with the building design.

c) Loading, service and trash storage areas shall be screened from all public roadways. Refuse containers must be placed on a designed, reinforced concrete pad and approach. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80 percent opaque), evergreen landscape material, or combination thereof.

5. Any bicycle parking in the public right-of-way shall be located within the band created by street trees and pedestrian street lights; however, it must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

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VII. *Landscape requirements.* Landscaping within the Downtown District shall comply with the provisions in this subsection, the city's streetscape standards and the standards contained in article VIII, Landscaping Standards, of this Unified Development Code. Where conflicts exist between this district and article VIII, the requirements in this district shall be applied.

A. *Street trees.* Street trees shall be large shade tree species having a minimum caliper of four inches, selected in accordance with the city's landscape standards. Street trees shall be planted at least 20 feet on center.

B. *Plant material.* Front yards shall be landscaped adjacent to residential at grade per the diagram in subsection IV.B.5, Residential at Grade, above. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

C. *Paving material.*

1. Paving material shall be warm toned, natural materials such as brick, stone and concrete. Asphalt may be approved as part of a minor waiver.

2. Gravel as a paving material is prohibited.

D. Parking lot landscape.

1. Landscaping of the internal surface parking area shall not be required unless it is planned to serve as long-term parking. In which case, such long-term surface parking areas shall meet the requirements of subsection VII, Landscaping. For the purpose of this subsection, longterm parking shall be determined by the director of planning, and may include parking which has a likelihood of being in place for a period of ten years or more.

2. Surface parking lots shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges of the parking lot and must be three feet in height, 80 percent opaque, and may be accomplished through the use of masonry walls, ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.

3. Interior parking lot landscape shall be consistent with article VIII, Landscape Standards of the Unified Development Code.

4. Parking spaces shall not exceed ten spaces in a row without being interrupted by a landscaped island (nine-foot minimum). Islands shall be planted with a minimum of one shade tree for every ten cars.

VIII. *Administration.*

A. *Intent.* It is the intent that a developer or builder who wishes to develop under this zoning district will be processed in an expedited manner with administrative approvals, and may in fact qualify for incentives under other separate city programs. However, if there are substantial major waivers requested, additional approvals shall be required which may delay development progress.

B. *Waivers of design standards.*

1. For the purposes of this district, there shall be two types of waivers of design standards: minor and major. Requests for waivers shall not be subject to review or decision by the zoning board of adjustment. A waiver request may only be made in conjunction with an application for a downtown development plan.

2. Minor waivers are those changes to design standards in the Downtown District identified in Subsection III.B. Minor waivers may be approved administratively by the director of planning or his designee in conjunction with a decision on an application for approval of a downtown development plan. All minor waivers must meet the full intent of this zoning district as stated in section I. Appeals to decisions concerning minor waivers may be made to the Planning and Zoning Commission.

(Ord. No. 10-14, § 34, 7-6-2010)

3. Major waivers are major changes to the design standards in the Downtown District. Major waivers may only be approved by the city council, following a recommendation by the planning and zoning commission, in

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conjunction with a decision on an application for approval of a downtown development plan. Examples of major waivers are listed in Subsection III.B above; however, the City Council reserves the right to grant a major waiver to any standard not specifically designated as a minor waiver contained in this article pending the City Council finds that the waiver:

a) Meets the general intent of this district in which the property is located;
b) Will result in an improved project which will be an attractive contribution to the district; and
c) Will not prevent the realization of the intent of this district.

4. The city may impose conditions on granting any waiver to mitigate negative impacts neighboring properties or public streets or open space.

C. *Downtown development plan approval.*

1. Prior to obtaining a building permit, a downtown development plan must be approved by the director of planning or his designee, to certify that it meets the purpose, intent and standards contained in this zoning district.

2. Downtown development plans must include the following information:

a) Site plan.
b) Building elevations and sections.
c) Building function/proposed use.
d) Parking standards being met.
e) Landscape plan.
f) Any waivers being requested.

3. Applications for downtown development plan approval shall be reviewed within 30 days of being formally accepted by the city. At such time, the approval, approval with conditions or denial shall be forwarded to the applicant. However, applications including a request for a major waiver shall be scheduled for planning and zoning commission and city council action.

4. Denial of a downtown development plan may be appealed to the planning and zoning commission and city council within 30 days of notification of such denial.

D. Lapse of Approval. If a building permit has not been obtained within two years following approval of the downtown development plan, such plan shall lapse unless the property owner requests an extension prior to the expiration of the two-year period. The request for an extension shall be considered by the planning director, or he may at his discretion refer the decision to the planning and zoning commission and city council in the same manner as for approval of the downtown development plan. The director (or council, upon recommendation by the commission) may grant an extension of the time for expiration of the downtown development plan for a period not to exceed one year from the date of initial approval of the application. Every request for an extension shall include a statement of the reasons why the expiration date should be extended. The decision-maker may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the downtown development plan from expiring before the lapse date. The commission or the council also may terminate the downtown development plan or may attach additional conditions to the extension of the plan.

E. Platting in the downtown district. Plats in the Downtown District shall ensure public access easements over sidewalk areas and shared drive access.

IX. *Downtown district engineering and landscape standards.*

A. *Downtown Plan.* The Downtown District Engineering and Landscape Standards shall be in accordance with the approved Rockwall Downtown Plan.

B. *Street Trees.*

1. Trees which may be planted adjacent to sidewalks, alleys and streets are limited to:

a) Cedar Elm.

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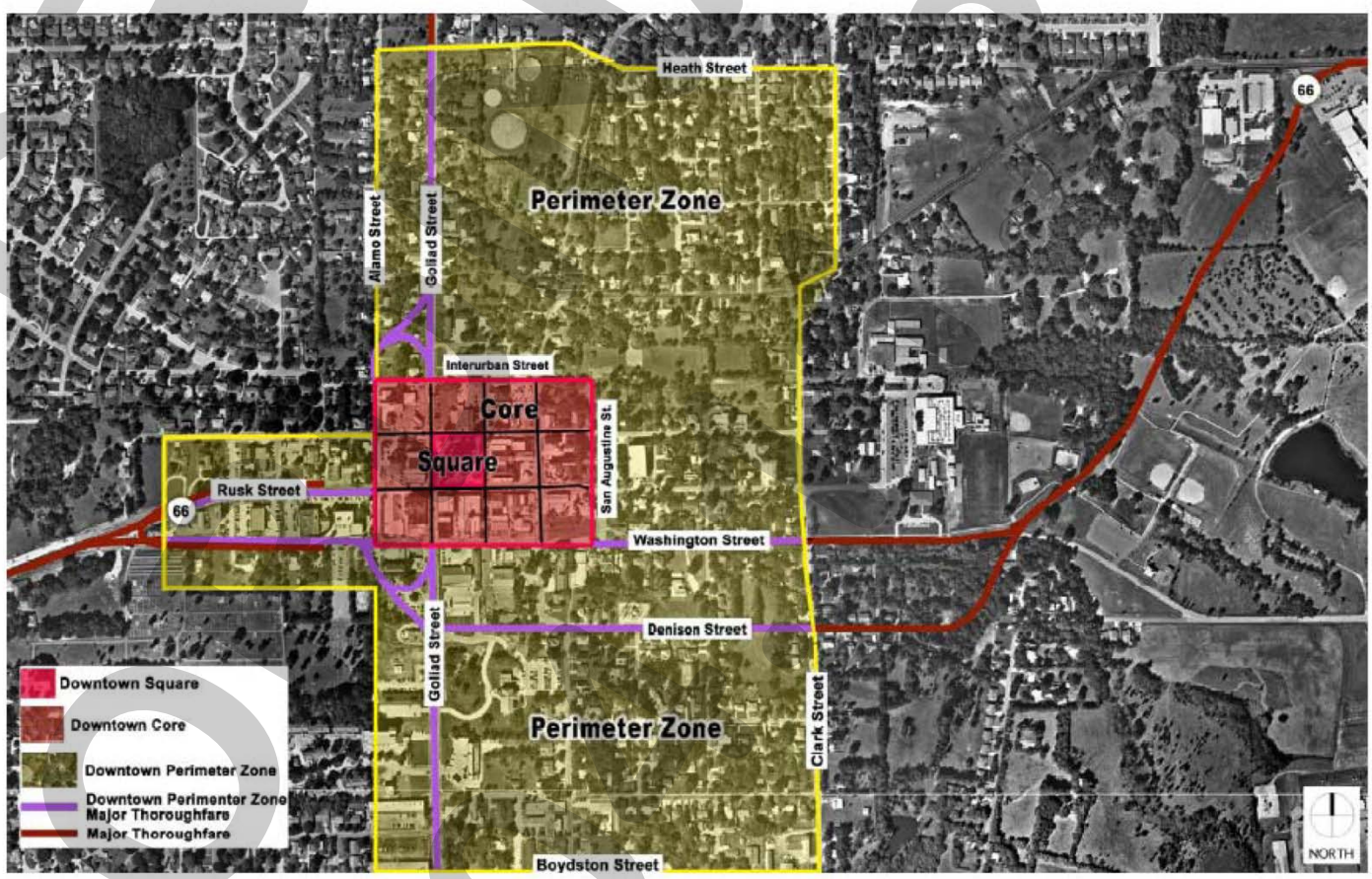
b) Texas Red Oak.
c) Homestead Elm.
d) Lace Bark Elm.
e) Bald Cypress.
f) Chinese Pistachio.
g) October Glory Maple.
h) Pecan.
i) Texas Ash.
j) Live Oak.
k) Southern Magnolia.
l) Bald Cypress.
m) "Little Gem" Magnolia.
n) Chinquapin Oak.
o) Sycamore.
p) Burr Oak.
q) Eve's Necklace.
r) Eastern Red Cedar.
s) Various native under-story trees such as Texas Redbud, Mexican Plum, Downy Hawthorn, and Wax Myrtle.

2. Shade trees shall be used for all formal street tree planting unless prohibited by the Texas Department of Transportation, in which case smaller ornamental trees may be used.

3. Each street shall be planted with a focus on one species to reinforce street character.

C. *Street Furniture.*

1. The Downtown District shall utilize the following "street furniture" in accordance with the following map:



Streetscape	Images	Streetscape Element	Catalog Number	Description

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Element		Symbol/General Location		
Note to Product Specifier: All streetscape elements described here within, are not intended to be the final product specification. The electrical engineer, architect, landscape architect or other professional designer should verify the product color, material and style number, prior to placing the final streetscape element order with manufacturer and supplier. Lighting fixture and traffic signal electrical voltage supply, circuiting, photometrics and final fixture location needs to be specified by a registered electrical engineer, with all fixture footings checked by a registered structural engineer, prior to installation.				
I Downtown Square and Core Streets.				
1	Light standard		A1 — All commercial streets of the Core	AAL/2-PRMN H3 or H5/150 to 175 watt MH lamp (voltage)/2-TRA5U arms/DB6 base with 4" round 15' ht. pole/PN A50596-1	Architectural Area Lighting (AAL); Promenade Series, Fixture: 2-PRMS Double Pedestrian Light Standard with a H3 or H5 horizontal lamp reflector, 150 watt to 175 watt metal halide lamp, medium base socket for use with E - 17 lamps; (voltage); CHM glass chimney, with brass holder, and DBZ dark bronze color. Arm: # 2-TRA5U Period Arm, one piece cast aluminum, and DBZ dark bronze color. Pole, Base and Pole Cap: DB6 4R16-125, 4" OD round straight aluminum, 15' tall (special) with a DB6 base, 36" ht. × 15" base diameter; P/N A50596-1, Small cast final at pole top, DBZ dark bronze color.
2	Light standard		A2 — Limited to Downtown Square and San Jacinto St. Pedestrian way		Same as A1 above except with the optional BPS - fixture struts are finished in a brass colored powder coating.
3	Traffic signal		D1 — All commercial streets of the Core, if needed		Valmont Traffic Structures. Pole/Base/Pole Sphere Final: Tapered, round standard galvanized steel pole, with an aluminum ball final on the pole top (Ball Top "FCA-BL Series # FCA/BL/A/ (Estimate a 10" diameter ball, verify final size with top diameter range at top of pole/DB, dark bronze); pole base has an ornamental cast nut cover, color of complete traffic structure is a galvanized + powder coated finish, color = dark bronze to match Historic District street sign blades. Arm: Tapered, round standard arm, with an aluminum ball final on the end of the arm (Ball Top "FCA-BL Series # FCA/BL/A/(Estimate a 5" diameter ball, verify final size with top diameter range at the end of the arm after arm length is specified)/DBZ, dark bronze color. Signals: TXDOT standard signal, black color with black silhouettes, mount tightly to signal arm with black connections, so as to eliminate any visible gaps between silhouette and arm. Street Sign: Sign blade to match Historic District colors, font and sign format.

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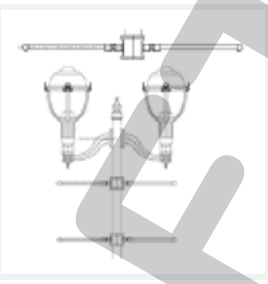
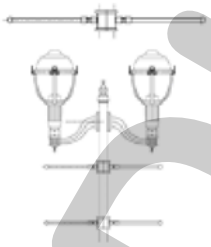
4	Traffic signal with light standard		D2 — All commercial streets of the Core, if needed		Same as D1 traffic signal, except pole is "typical "Standard Combination Structure" with AAL (B2 type) light; Arm is a (Modified) WMA 12 "Sheppard's Crook" contemporary arm modified to accept the Valmont pole, DBZ, dark bronze color.
5	Light standard banner brackets		At selected streets		Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4" O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind. (Verify banner bracket locations and mounting height); DBZ, dark bronze color, polester powder finish.
6	Benches		All commercial streets of the Core	Du Mor Bench # 140 - 60 and # 140-80	Du Mor Site Furnishings. Bench 140 - in 6 ft. and 8 ft. lengths, All welded seat assembly, Seating Surface: 1/4" × 1 1/2" HR steel bar 2-3/8" O.D. Sch 40 steel pipe, cast iron supports, bracing 1 1/16" O.D. steel pipe, stainless steel fasteners, dark bronze color polyester powder finish.
7	Trash receptacles		All commercial streets of the Core	Du Mor Receptacle 84-22DM	Du Mor Site Furnishings. Trash Receptacle 84-22, 22 gallon all steel Receptacle, 150 lbs., top edge: 5/8" diameter steel bar; Vertical straps: 1/4" × 3" steel bar with a 22 gallon plastic liner, cover; Spun 14 gauge steel with vinyl coated cable; and a Dome Top, dark bronze color in a polester powder finish.
8	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
9	Street sign brackets		At non signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
10	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze color to match the Historic District street sign blades.
11	Bollards		Limited to Downtown Square	Sternberg Vintage Lighting, Ornamental Bollard #4501	Sternberg Vintage Lighting. Ornamental Steel Bollard # 4501, 5 1/4" diameter straight tubing (no fluting), 30" high, 8" dia. base, no internal light, DBZ, dark bronze color to match the Historic District street sign blades.

II Downtown Perimeter Zone Streets

ORDINANCE 04-11-28

1	Light standard		B1 — All neighborhood residential streets		Same as A1 above except as a single headed fixture.
2	Light standard		B2 — Limited to north and south sections of Goliad St. inside the Downtown Zone, and at intersections on Clark, Washington and Denison Streets inside the Downtown Zone.	AAL/PRM2 (H2, H3, H4, H5)/250 watt MH horizontal lamp (Voltage)/ARM: (modified) SLA 4 arm to accept the 5" dia. post/tendon/5" O.D. smooth round aluminum pole/DB 10 base/P/N A50575 Large Cast Finial.	Architectural Area Lighting (AAL). Promenade Series, Fixture: PRM2 - (H2, H3, H4 and H5), 250 watt Metal Halide Horizontal lamp, (Voltage), DBZ dark bronze color, Arm: (Modified) SLA 4 arm (Sheppard's Crook) to accept the 5" dia. post/tendon, DBZ, dark bronze color, polester power finish. Pole, Base and Pole Cap: 5" O.D. diameter, smooth round aluminum pole, with a DB 10 ornamental base that is 48" high with an 18" base diameter, Large Cast Finial # P/N A50575 20" high × 5 1/2" O.D. that fits on top of pole, DBZ dark bronze color, polester powder finish.
3	Light standard		C — Current Standards. All thoroughfares (SH 66, Goliad, Washington and Denison Streets) inside the Downtown Perimeter Zone (existing and new routed thoroughfares)		Existing "Shoe Box" Style Light Standard
4	Light standard banner brackets		At selected streets	AAL — Banner Arm 2-BBD4-18	Architectural Area Lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4" O.D. pole and adjustable to desired position. (Banner size should not exceed 5 sq/ft. - Maximum 70 MPH Wind., (Verify banner bracket locations and mounting height) DBZ dark bronze color.
5	Street sign blades				Match Historic District street sign blades (dark bronze color with white lettering)
6	Street sign brackets		At non-signalized intersections, street signs can be mounted to light standard poles.		Architectural Area Lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height)
7	Street regulatory signs and poles	No sign/pole illustration			Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

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III	Major Thoroughfares and Parkways			
1	Lighting		C — Current standards	Existing “Shoe Box” Style Light Standard painted dark bronze.
2	Street signs	No sign/pole illustration		Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/11/2017

APPLICANT: Maria Del Carmen Andrew

AGENDA ITEM: **Z2017-012**; *3401 S. FM-549 (AG to SFE-2.0)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Maria Del Carmen Andrew for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a five (5) acre parcel of land being identified as Lot 2, Block A, Edwards Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 3401 FM-549, and take any action necessary.

PURPOSE:

The subject property is a five (5) acre tract of land identified as Lot 2, Block A, Edwards Acres Subdivision, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for the purpose of building a single-family home. Currently, there is an existing garage situated on the subject property. According to Section 2.1, *Agriculture (AG) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on an Agriculture (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres, the tract will need to be rezoned.

ADJACENT PROPERTIES ZONING DISTRICTS:

The zoning adjacent to the subject property is as follows:

North: North of the subject property is Planned Development District (PD-63) [*i.e. Somerset Park*], which is a single-family residential subdivision currently in the beginning phases of construction. Beyond this is vacant land that is zoned Agriculture (AG) District. The Future Land Use Map designates this area as Low Density Residential

South: South of the subject property is FM-549, which is identified as a *Minor Collector* on the Master Thoroughfare Plan. It should be noted that the Master Thoroughfare Plan shows a re-alignment of FM-549 beginning just east of the subject property and connecting to FM-549 on the west at the intersection of FM-549 and SH 205 [S. Goliad Street]. Beyond FM-549 is a vacant tract of land that is zoned Commercial (C) District.

East: East of the subject property is a single-family residential neighborhood that is zoned Single-Family Estates 2.0 (SFE-2.0) District. Beyond this is a large vacant tract of land that is zoned Agriculture (AG) District. The Future Land Use Map designates this area as Low Density Residential.

West: West of the subject property is Planned Development District (PD-63) [i.e. Somerset Park]. Beyond this is SH-205 [S. Goliad Street], which is identified as a TxDOT Highway on the Master Thoroughfare Plan. Beyond this is a large tract of vacant

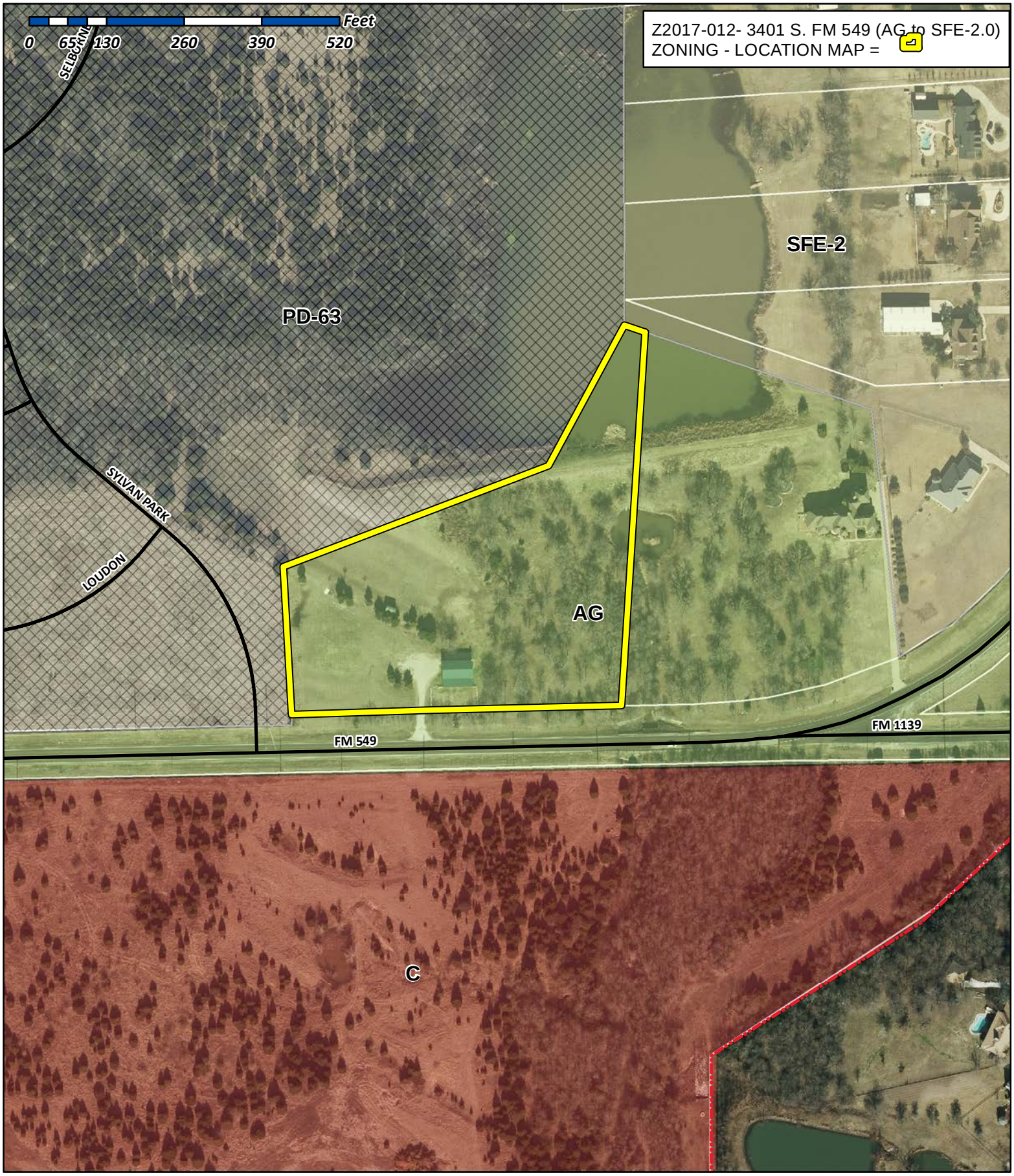
land, which is zoned Agriculture (AG) District. The Future Land Use Map designates this area as Low Density Residential.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses, which is defined as less than two (2) single-family units per acre. This designation is in conformance with the applicant's request to rezone the subject property to a Single-Family Estates (SFE-2.0) District.

NOTIFICATION:

On March 29, 2017, staff mailed eleven (11) notices to property owners within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way HOA, which is the only HOA within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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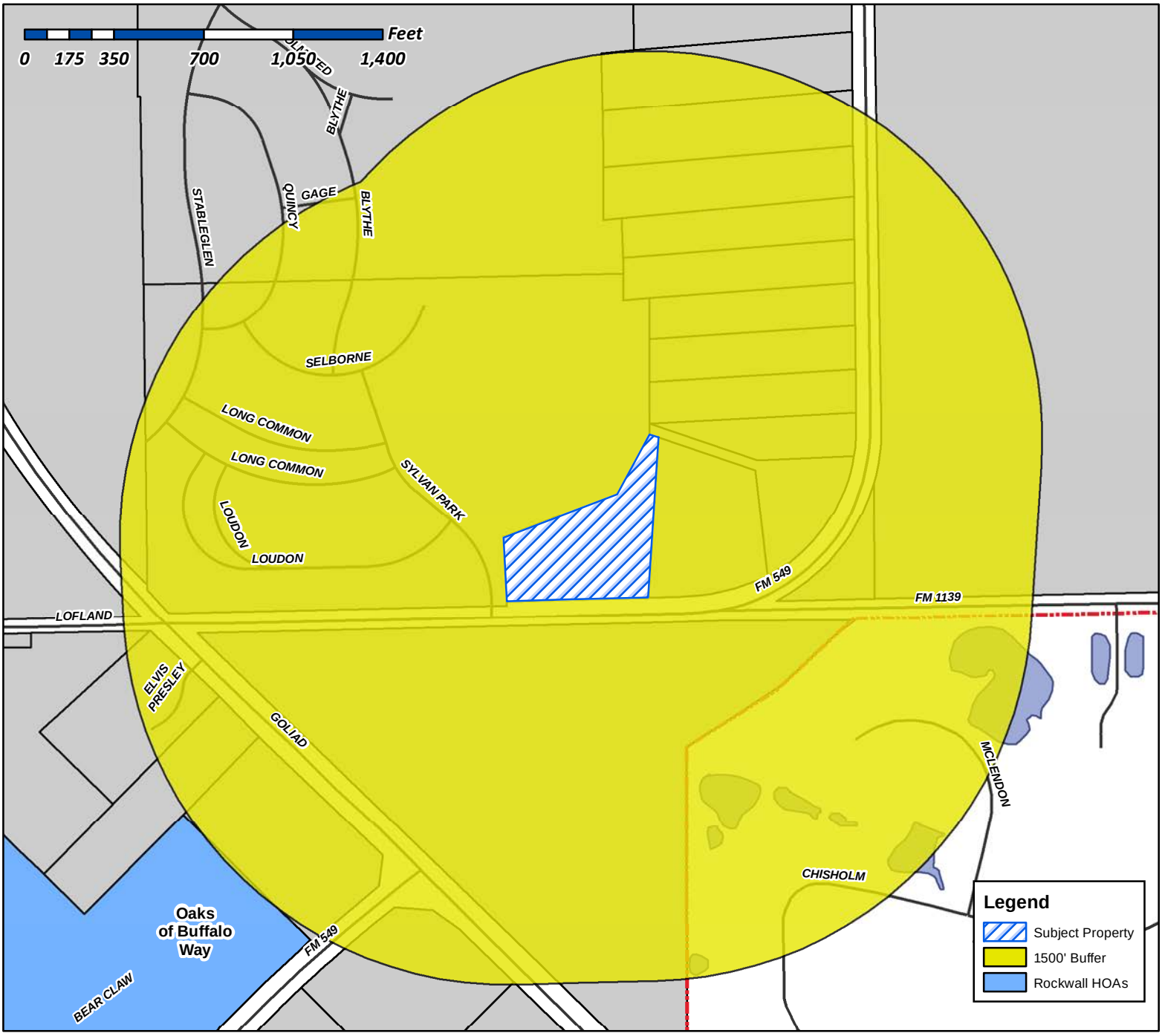
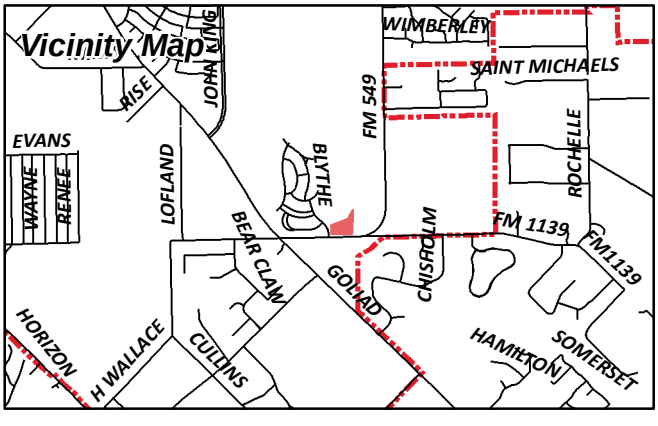


Case Number: Z2017-012
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: AG to SFE-2.0
Case Address: 3401 S. FM 549



Date Created: *03/15/2017*
For Questions on this Case Call (972) 771-7745

City of Rockwall

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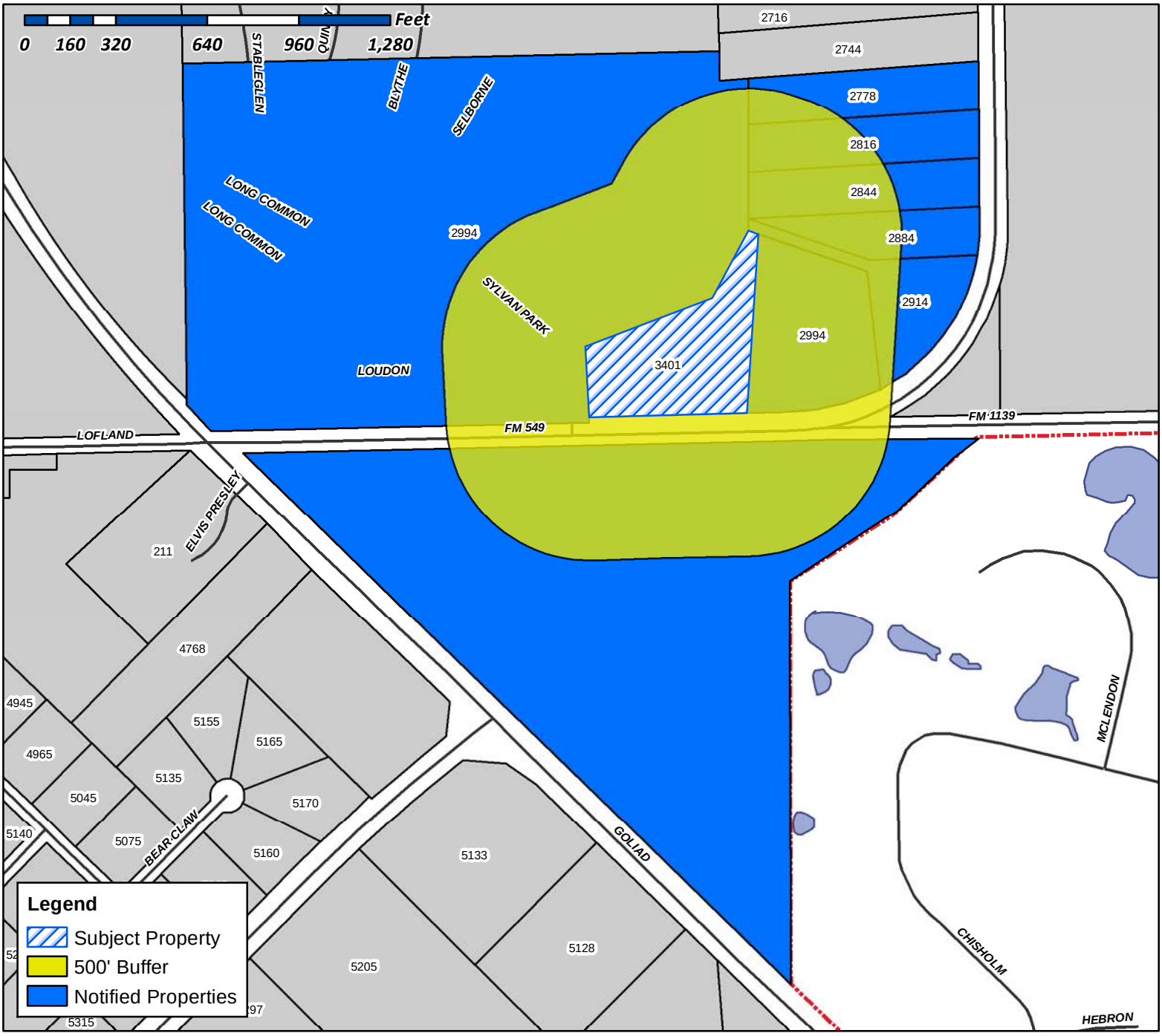
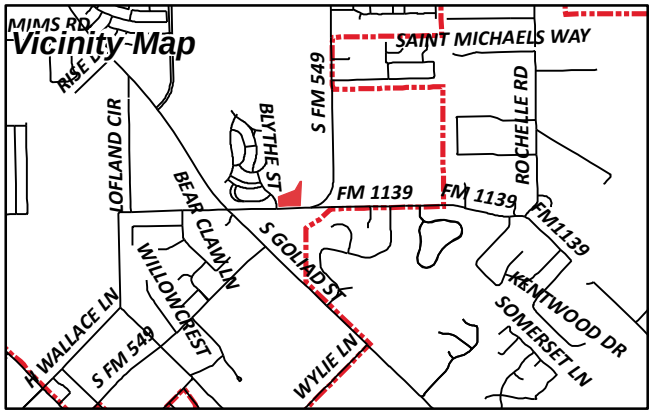


Case Number: Z2017-012
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: AG to SFE-2.0
Zoning: Zoning
Case Address: 3401 S. FM 549

Date Created: *03/15/2017*
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
2701 SUNSET RIDGE SUITE 607
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON JAND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

MONTGOMERY THOMAS E & JOAN L
REVOCABLE LIVING TRUST
2884 S FM 549
ROCKWALL, TX 75032

COTTEN DAVID R & DELORES J
2914 S FM 549
ROCKWALL, TX 75032

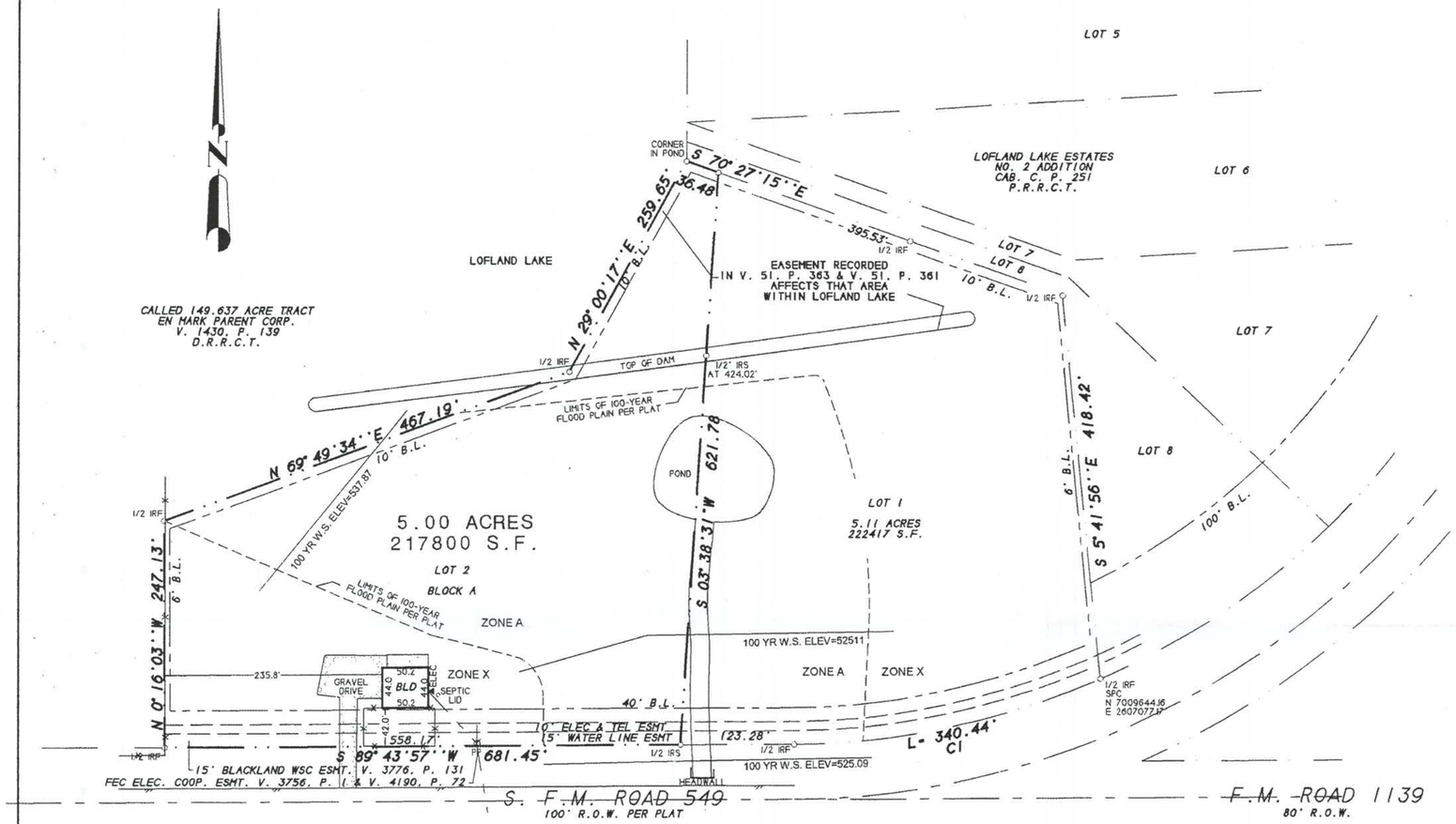
CURRENT RESIDENT
2994 FM549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

ANDREW MARIA DEL CARMEN
3004 COOLWOOD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3401 FM549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219



CURVE DATA
C1
RADIUS=835.33'
CA=23°21'04"
TAN=172.62'
CHD= S 77°49'53"W 338.09'
ARC=340.44'

DESCRIPTION

Lot 2, Block A, of LOT 1 AND 2, BLOCK A, EDWARDS ACRES SUBDIVISION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slides 41-42, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for NORTH AMERICAN TITLE COMPANY and JOSE DE JESUS LOPEZ MARTINEZ at S FM 549, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 19th day of May, 2014.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SYMBOL LEGEND

SURVEY DATE MAY 19, 2014
SCALE 1" = 100' FILE # 20061547-1F
CLIENT MARTINEZ GF # 4709-14-00088

SURVEY ACCEPTED BY:
_____ DATE _____
_____ DATE _____

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT FOR A FIVE (5) ACRE TRACT OF LAND IDENTIFIED AS LOT 2, BLOCK A, EDWARDS ACRES SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maria Del Carmen Andrew for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a five (5) acre tract of land identified as Lot 2, Block A, Edwards Acres Subdivision, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District; and

Section 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family Estate 2.0 (SFE-2.0) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses", Section 3.2, "General Residential District Standards"* and *Section 3.2, "Single-Family Estate 2.0 (SFE-2.0) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the

DRAFT ORDINANCE 05.01.17

zoning described herein.

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

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

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

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE ____ DAY OF MAY, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

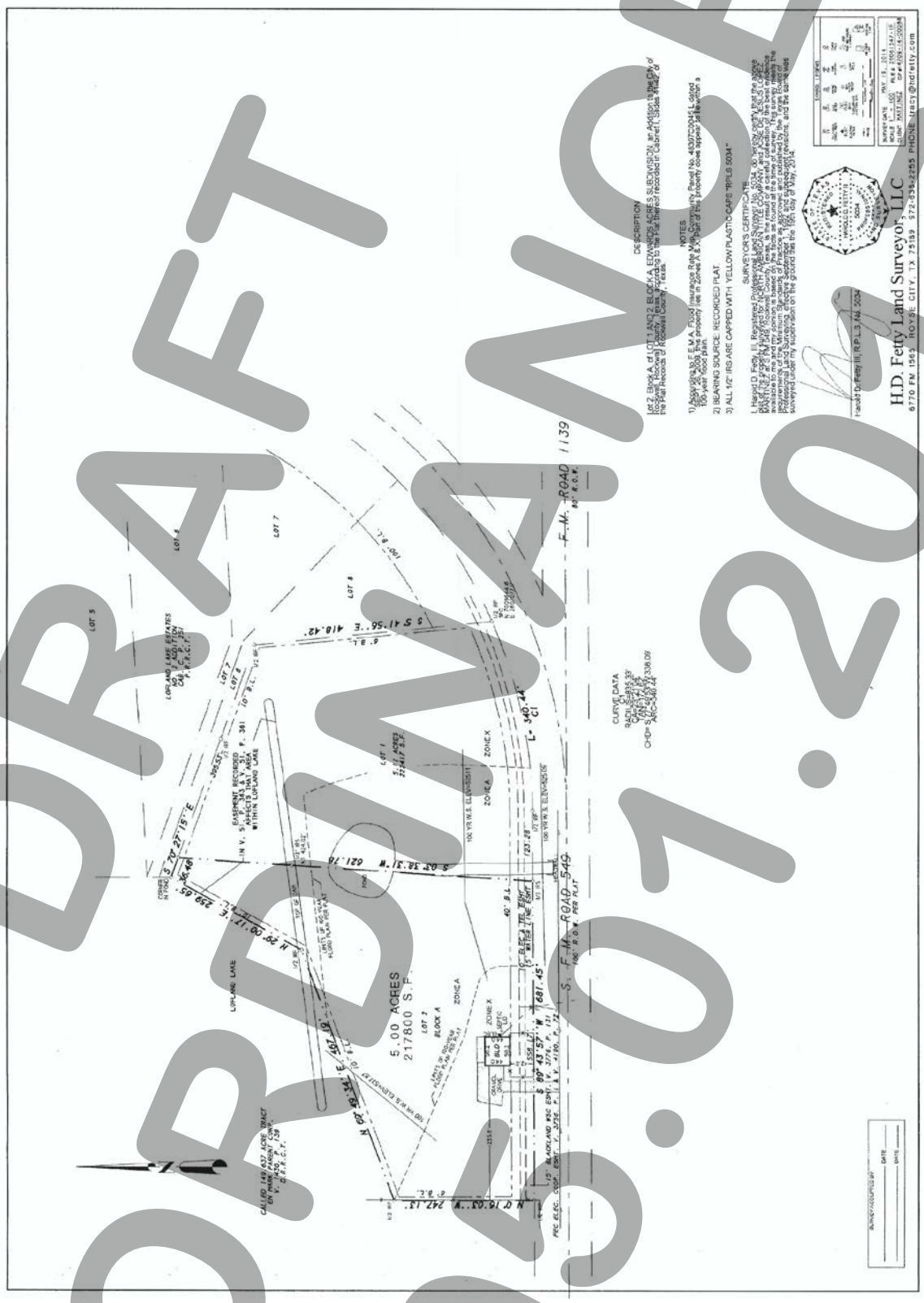
Frank J. Garza, *City Attorney*

1st Reading: *April 17, 2017*

2nd Reading: *May 1, 2017*

DRAFT ORDINANCE 05.01.17

Exhibit '*A*'
Survey



DRAFT
ORDINANCE
05.01.2017

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 25, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *April 11, 2017* Planning and Zoning Commission meeting.

2. **P2017-019** **(Korey)**
   Discuss and consider a request by Drew Cunningham of Mountainprize, Inc. for the approval of a replat for Lots 3 & 4, Block A, Woods at Rockwall Addition being a 4.47-acre tract of land currently identified as Lots 1R & 2R, Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

3. **P2017-024** **(Korey)**
   Discuss and consider a request by Greg T. Helsel of Spiars Engineering on behalf of Will Shaddock of Master Developers – SNB, LLC for the approval of a replat for Lots 26 & 27, Block E, The Preserve, Phase 1 Addition, being a 0.736-acre tract of land currently identified as Lots 20 & 21, Block E, The Preserve, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41), located northwest of the terminus of Wildwood Lane and Cooper Court, and take any action necessary.

4. **SP2017-015** **(Ryan)**
   Discuss and consider a request by Susan Gamez for the approval of a site plan for a *Massage Therapist* [*EveryBody Massage*] on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

APPOINTMENTS

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

PUBLIC HEARING

6. **Z2017-009** **(David)**
   Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

DISCUSSION ITEMS

7. **Z2017-013** **(Korey)**
   Hold a public hearing to discuss and consider a request by Andrew Spearman for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 3.128-acre tract of land identified as Tract 25 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2180 Airport Road, and take any action necessary.

8. **Z2017-014** **(Ryan)**
   Hold a public hearing to discuss and consider a request by Dr. Josh Cope of Premiere Vet Care Animal Clinic on behalf of David Falls for the approval of a Specific Use Permit (SUP) for an *Animal Clinic for Small Animals* in Planned Development District 50 (PD-50) for a one (1) acre parcel of land identified as Block 26

of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 901 N. Goliad Street [*SH-205*], and take any action necessary.

9. Z2017-015 **(David)**
Hold a public hearing to discuss and consider a request by Matt King on behalf of Archie Underwood for the approval of a Specific Use Permit (SUP) for a *Hotel* in a Commercial (C) District for a 1.345-acre parcel of land identified as Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801B E. IH-30, and take any action necessary.

10. Z2017-016 **(David)**
Hold a public hearing to discuss and consider a request by Dan Claassen of Business Parks of America II, LLC on behalf of the owner Randall Noe of Rockwall Rental Properties, LP for the approval of a zoning change from a Commercial (C) District to a Light Industrial (LI) District for 3.287-acre tract of land identified as Tract 3-01 [*2.182-acres*] & Tract 3-2 [*1.087-acres*] of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northwest corner of the intersection of Enterprise Drive and the IH-30 Frontage Road, and take any action necessary.

11. Z2017-017 **(Ryan)**
Hold a public hearing to discuss and consider the *Revocation* of *Ordinance No. 15-05* (*i.e. SUP No. S-131*) under Section 4.4 of Article IV, *Permissible Uses*, of the Unified Development Code for failing to meet the terms of *S-131*, which would have allowed outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

12. Z2017-018 **(Korey)**
Hold a public hearing to discuss and consider a request by Cesar Sagovia of Rogue Architects on behalf of Starbucks Coffee Company for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 12-29* (*S-099*) to allow for an expansion to the existing restaurant on a 0.182-acre portion of a larger 25.927-acre parcel of land identified as Lot 6, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, addressed as 778 E. IH-30, and take any action necessary.

13. P2017-017 **(David)**
Discuss and consider a request by Jason Lentz of Atticus Harbor Village for the approval of a replat for Lot 1, Block A and Lot 1, Block B, Harbor Village Addition being a 6.904-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

14. P2017-020 **(Korey)**
Discuss and consider a request by William and Sandie Wood for the approval of a final plat of Lot 1, Block A, Wood Estates Addition being a 3.58-acre tract of land identified as Tract 60-01 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located east of the intersection of S. Clark Street and Washington Street, and take any action necessary.

15. P2017-021 **(David)**
Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a preliminary plat for the Highlands Subdivision containing 53 single-family residential lots on a 13.376-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

16. P2017-022 **(Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase VI SF, LTD. for the approval of a final plat for Breezy Hill, Phase VI containing 79 single-family residential lots on a 32.022-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J.

Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

17. P2017-023 (David)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Stone Creek Phase 8, LTD. for the approval of a final plat for Stone Creek, Phase VIII containing 102 single-family residential lots on a 28.655-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located at the northwest corner of the intersection of Hay Road and E. Quail Run Road, and take any action necessary.

18. SP2017-012 (David)

Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

19. SP2017-014 (Korey)

Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of an amended site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

20. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ Z2017-005: Amendment to Planned Development District 50 (PD-50) (*2nd Reading*) [*Approved*]
- ✓ Z2017-006: SUP for 506 N. Goliad Street (*2nd Reading*) [*Approved*]
- ✓ Z2017-007: Zoning Change for Gideon Tract II (AG to PD) (*1st Reading*) [*Approved*]
- ✓ Z2017-008: SUP for 2260 E. IH-30 (*2nd Reading*) [*Approved*]
- ✓ Z2017-009: SUP for 1501 E. IH-30 [*Postponed*]
- ✓ Z2017-010: Amendment to Planned Development District 32 (PD-32) (*1st Reading*) [*Approved*]
- ✓ Z2017-011: Amendment to Section 4.8, Downtown District Art. V; UDC (*1st Reading*) [*Approved*]
- ✓ Z2017-012: Zoning Change for 3401 S. FM-549 (AG to SFE-2.0) (*1st Reading*) [*Approved*]

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of April, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 25, 2017
4:30 P.M.

CONSENT AGENDA

1. SP2017-015 **(Korey)**
Discuss and consider a request by Susan Gamez for the approval of a site plan for a *Massage Therapist* [*EveryBody Massage*] on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

ACTION ITEMS

2. SP2017-010 **(David)**
Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [*SH-205*], and take any action necessary.

3. SP2017-012 **(David)**
Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

4. SP2017-014 **(Korey)**
Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of an amended site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

5. Z2017-018 **(Ryan)**
Hold a public hearing to discuss and consider a request by Cesar Sagovia of Rogue Architects on behalf of Starbucks Coffee Company for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 12-29* (*S-099*) to allow for an expansion to the existing restaurant on a 0.182-acre portion of a larger 25.927-acre parcel of land identified as Lot 6, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, addressed as 778 E. IH-30, and take any action necessary.

ADJOURNMENT

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of April, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 11, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Tracey Logan, Eric Chodun, and Annie Fishman. Absent were Commissioner Mark Moeller and one vacant seat. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, and Assistant Engineer Amy Williams.

II. CONSENT AGENDA

1. Approval of Minutes for the March 28, 2017 Planning and Zoning Commission meeting.

Commissioner Fishman made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 5-0 with Commissioner Moeller absent and one vacant seat.

III. PUBLIC HEARING ITEMS

2. Z2017-009

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

Chairman Lyons noted that this agenda item was postponed to the next scheduled Planning and Zoning meeting.

3. Z2017-010

Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of amending the required streetscape elements stipulated by *Exhibit 'C'* of *Ordinance No. 10-21* affecting a ~78.89-acre tract of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, located at the southwest corner of Horizon Road [*FM-3097*] and IH-30, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the request is City initiated and the subject property is all of Planned Development 32 and when Planned Development 32 was originally approved very specific model numbers for very specific streetscape elements were incorporated which include pedestrian scale lighting, park benches, and pavers. The issue that has come up now however is that some of the products have been discontinued and as more development has come into that area those products have become unavailable. In order to alleviate that problem, staff is going through and changing zoning to allow some flexibility and that is being done in two ways. First, it will be required for a streetscape plan to be submitted which will come before the Planning and Zoning Commission as part of the site plan submittal and as part of that the applicant would have to provide cut sheets that could be compared to the cut sheets elements that were originally approved. In addition the Commission would be able to look at the pictures and decide if they are visually similar. Also, the streetscape section in the Ordinance has been changed to say "visually similar to" and staff would still list the product number in certain cases.

Mr. Miller added that staff mailed 137 notices to property owners and residents that are within 500 feet of the PD District itself and in addition staff notified the Lago Vista, Lakeside Village, Waters Edge, Signal Ridge, Chandlers Landing and Fox Chase HOA's which are within 1500 feet of the subject property and also posted notice in the Herald Banner. No notices were received back however staff did receive several phone calls.

Chairman Lyons asked for any questions from the Commission for staff.

Commissioner Trowbridge asked if the cut sheets were the side by side comparison of the specifics of lights. Mr. Miller stated a cut sheet is a specification sheet that details the products specifications.

Commissioner Fishman asked what the phone calls that staff received were in regards to. Mr. Miller stated they were calls asking for further detail to the notice's wording.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so.

Marvin McKinney
2738 Mira Vista
Rockwall, TX

Mr. McKinney came forward and asked if what is being changed would affect his property. Mr. Miller explained that it does not necessarily affect any properties, it only affects future development in Planned Development 32 which is the Harbor, but because it will be changing the zoning, State law requires notifications be sent to property owners and residents within 200 feet of the subject property and there is also a local amendment that expands that out to 500 feet. Therefore staff was required to notify everyone within 500 feet of the Planned Development District of the change that is being proposed. Mr. Miller explained to Mr. McKinney that it would not affect his particular property and the only thing that is changing is the one aspect that deals with the streetscape elements.

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

Commissioner Logan made a motion to approve Z2017-010. Commissioner Fishman seconded the vote which passed by a vote of 5-0 with Commissioner Moeller absent and one vacant seat.

4. Z2017-011

Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code for the purpose of amending the permitted major and minor waivers, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that recently a case came forward to develop in the Downtown District and some issues were identified by the applicant and he went before the City Council and asked that they amend certain sections of the Downtown District and Council then did direct staff to do so. The amendment will specifically make two changes to the Downtown District Ordinance. The first will allow Council the ability to approve major waivers to all standards not specified as minor waivers. Previously it listed out specific major waivers that could be approved, however it excluded several things. For example Council could not grant a variance to the height of a building, which meant a four story building could be built but not a one story and other elements along those lines. Now Council will have the ability to review those on a case by case basis. The second thing is, currently the Ordinance grants City staff the ability to grant minor waivers but does not detail any kind of appeal process. The amendment will allow Planning and Zoning to review and staff could also pass minor waivers to the Planning and Zoning Commission if staff was not comfortable making that decision. Minor waivers are listed in the Ordinance already and staff did not change any of those but only added the ability for the applicant to appeal staffs decision.

Mr. Miller went on to state that those were the only two changes that were made in the Ordinance, however with it being a text amendment staff was required to bring it before the Commission for recommendation to the City Council.

Chairman Lyons asked for any questions for staff from the Commission.

Commissioner Chodun asked if for major waivers, since they're appealable to the City Council but are subject to the Commissions prior review and recommendation, under what authority would the Commission have to review because in a sense it would already be in an appeal. Mr. Miller stated it is the same sort of process as a variances, the Commission provides a recommendation to the City Council based on the variances because it deals typically with technical requirements in the same way the Commission would review even if it is in the appeal process and forward their recommendation to Council and Council has the ability to agree or override the recommendation.

Chairman Lyons asked for clarification if that was only for the major waivers, not the minor waivers. Mr. Miller stated that for the minor waivers the Commission would be the appeal Board essentially for staff's decisions or in cases where staff sent those waivers forward the Commission would be the approving body.

Commissioner Logan asked if not all of the minor waivers would be sent forward to the Commission. Mr. Miller stated it would depend, in certain circumstances where it makes logical sense to approve it at a staff level, staff may do so if it is something small where staff feels they are meeting the intent of the Ordinance, however if there is any question it would be sent forward to the Planning and Zoning Commission.

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

Commissioner Fishman made a motion to approve Z2017-011. Commissioner Chodun seconded the motion which passed with a vote of 5-0 with Commissioner Moeller absent and one vacant seat.

5. Z2017-012

Hold a public hearing to discuss and consider a request by Maria Del Carmen Andrew for the approval of a zoning change from an Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District on a five (5) acre parcel of land being identified as Lot 2, Block A, Edwards Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 3401 FM-549, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting to rezone the subject property from AG to SFE-2.0 for the purpose of constructing a single family home and there is currently a garage on the property. The Unified Development Code states that a single family home is allowed on a Agriculturally zoned property if it is ten acres or more however because the subject property is five acres the applicant is required to rezone to a residential zoning designation.

Mr. Brooks went on to state that the adjacent use were; to the North is PD-63 which is Somerset Park who are in the beginning process of construction currently and also to the West is Somerset Park. To the east there is another tract of land that is zoned Agricultural as well as more Single Family Home Estates 2.0 properties. To the South is FM-549 which is identified as a Minor Collector and beyond that there is a Commercial tract. In addition the Master Thoroughfare Plan shows a re-alignment of FM-549 beginning just east of the subject property and connecting to FM-549 on the west at the intersection of FM-549 and SH 205.

Mr. Brooks went on to state that while the request is discretionary to City Council and the Planning and Zoning Commission, it does conform to the Future Land Use Map which designates the subject property for Low Density Residential land uses, which is defined as less than two single-family units per acre.

Mr. Brooks further stated that on March 29, 2017, staff mailed eleven notices to property owners within 500-feet of the subject property and also notified the Oaks of Buffalo Way HOA, which is

the only HOA within 1,500-feet of the subject property and staff has not received any notices returned. Mr. Brooks advised that both the applicant and staff are available for questions.

Chairman Lyons asked for questions from the Commission for staff.

Commissioner Trowbridge asked if the property to the south would be Commercial. Mr. Brooks stated that was correct. Commissioner Trowbridge asked what the land to the East of the SFE-2.0 was. Mr. Miller stated that was Phase II of the Somerset Park subdivision.

Commissioner Trowbridge asked concerning a manmade dam that is holding water north of the site and general discussion took place with reference to that question.

Commissioner Logan asked if they are re-aligning FM549 to line up with 549 on the southwest side of SH-205. Mr. Brooks stated that was correct. Commissioner Logan asked if the old intersection would be abandoned, Mr. Brooks stated it would not be abandoned because there are currently homes along the road.

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

Chairman Lyons made a motion to approve Z2017-012 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 5-0, with Commissioner Moeller absent and one vacant seat.

IV. DISCUSSION ITEMS

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

- ✓ P2017-008: Lots 1 & 2, Block A, Wilck Addition [*Approved*]
- ✓ P2017-012: Lots 1-4, Block A, Lakeshore Commons Addition [*Approved*]
- ✓ P2017-013: Lot 1, Block A, Rockwall-CCA Addition [*Approved*]
- ✓ Z2017-005: Amendment to PD-50 (*1st Reading*) [*Approved*]
- ✓ Z2017-006: SUP for 506 N. Goliad Street (*1st Reading*) [*Approved*]
- ✓ Z2017-007: Zoning Change for the Gideon Property (AG to PD) (*1st Reading*) [*Approved*]
- ✓ Z2017-008: SUP for 2260 E. IH-30 (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. Mr. Miller noted there was a typo on the agenda pertaining to the Gideon Property (Z2017-007) that agenda item was tabled by the City Council in order to give the applicant time to address Council's comments and that item is scheduled to come back to Council at the April 17th meeting. Mr. Miller also advised the Commission that there would be an Open House meeting for the work that has been done with the IH-30 Corridor study and welcomed the Commission to attend.

V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:33 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/25/2017

APPLICANT: Drew Cunningham; *Mountainprize, Inc*.

AGENDA ITEM: **P2017-019;** *Lots 3 & 4, Block A, Woods at Rockwall Addition*

SUMMARY:

Discuss and consider a request by Drew Cunningham of Mountainprize, Inc. for the approval of a replat for Lots 3 & 4, Block A, Woods at Rockwall Addition being a 4.47-acre tract of land currently identified as Lots 1R & 2R, Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of the request is to replat two (2) parcels of land *[Lots 1R & 2R of the Woods at Rockwall Addition*] for the purpose of abandoning and establishing the necessary firelane and drainage, public access, and utility easements for the development of a retail store with gasoline sales.

- ☑ On April 15, 2013, the City Council approved a Specific Use Permit (SUP) to allow for a retail store with gasoline sales. With the SUP application, the applicant also submitted a Traffic Impact Analysis (TIA). On April 30, 2013, the Planning and Zoning Commission approved a site plan [*SP2013-002*] for a convenience store and fuel center on the subject property. On December 8, 2015, the Planning and Zoning Commission approved an amended site plan [*SP2018-018*] changing the building elevations. On December 21, 2015, the City Council approved a variance to the secondary material requirements.

- ☑ On May 6, 2013, the City Council approved an Alternative Plan for Tree Mitigation requiring the applicant to pat $225,000 to the City's Tree Fund. This amount will be collected at the time this final plat is submitted for filing.

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

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

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 3 and 4, Block A, Woods at Rockwall Addition,* staff would recommend the following conditions:

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

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

City of Rockwall

Project Plan Review History

				Applied	4/13/2017	LM
Project Number	P2017-019	**Owner**	INC., MOUNTAINPRIZE	**Approved**		
Project Name	Lot 3 & 4 Block A, Woods at Rockwall Addition	**Applicant**	MOUNTAINPRIZE, INC	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	4/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
YELLOW JACKET LANE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE WOODS AT ROCKWALL	2	A	2	5172-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/13/2017	4/20/2017	4/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	4/13/2017	4/20/2017	4/21/2017	8	COMMENTS	See Comment
(4/21/2017 8:13 AM AW)							
Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)							
FIRE	Ariana Hargrove	4/13/2017	4/20/2017	4/19/2017	6	APPROVED	
GIS	Lance Singleton	4/13/2017	4/20/2017	4/20/2017	7	COMMENTS	See Comments
(4/20/2017 9:48 AM LS)							
Please included two corners tied to TX State Plane Coorindates (N Central TX 4202). Included closure report as well.							
PLANNING	Korey Brooks	4/13/2017	4/20/2017	4/21/2017	8	COMMENTS	Comments
(4/21/2017 9:47 AM KB)							

P2017-19 Lots 3 & 4, Block A, Woods at Rockwall Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Drew Cunningham of Mountainprize, Inc. for the approval of a replat for Lots 3 & 4, Block A, Woods at Rockwall Addition being a 4.47-acre tract of land currently identified as Lots 1R & 2R, Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

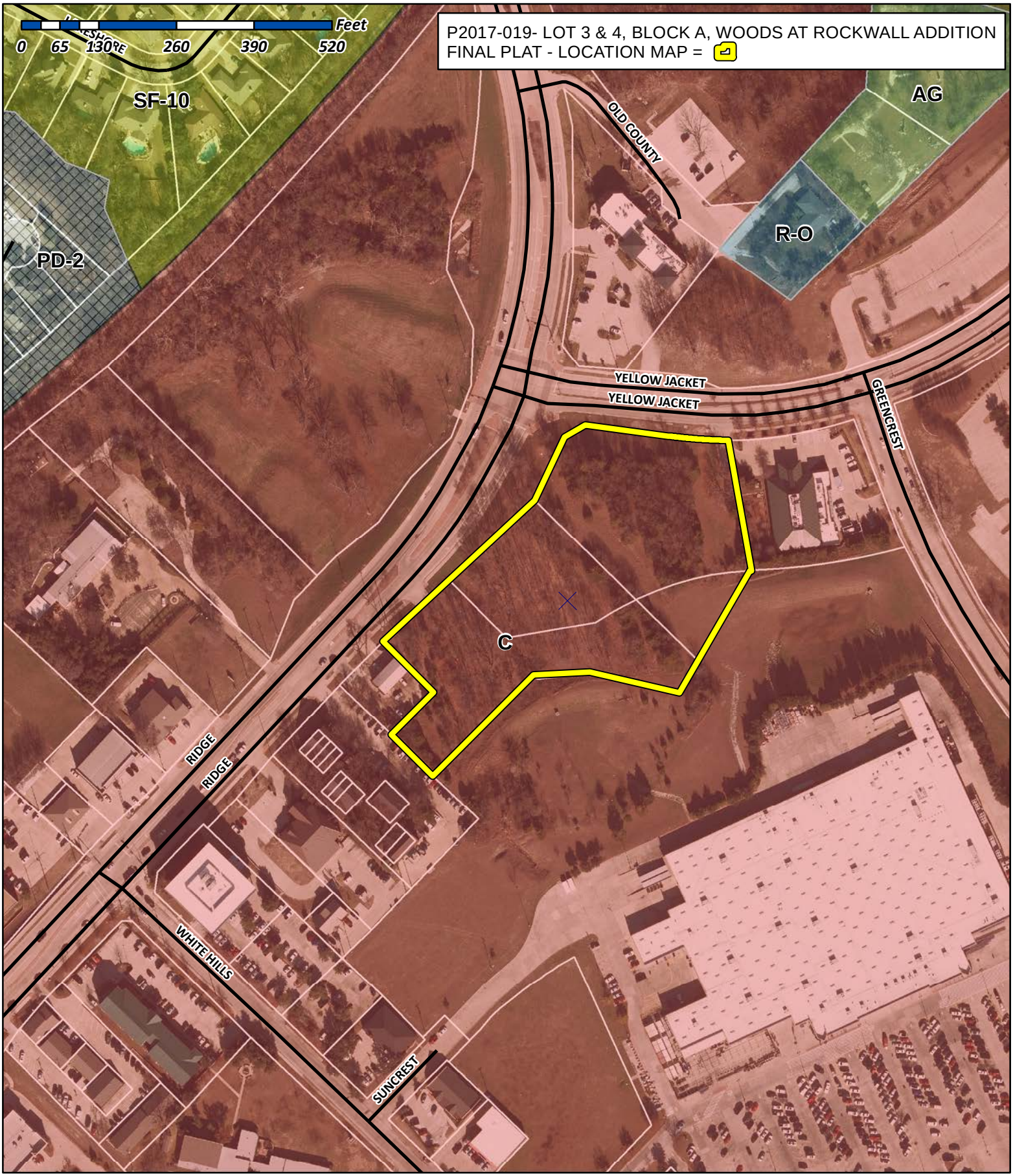
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-019) in the lower right hand corner of all pages on future submittals.

M.4 Please show street centerlines for FM 740 and Yellowjacket Lane.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 2, 2017. The Planning & Zoning date for this case will be April 25, 2017.

I.6 The projected City Council meeting date and subsequent approval for this plat is May 1, 2017



City of Rockwall

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

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

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.01'	N46°54'21"E
L2	7.00'	S43°05'39"E
L3	299.92'	N46°54'21"E
L4	46.89'	S89°03'00"E
L5	10.80'	N2°18'08"E
L6	55.16'	S10°17'28"E
L7	102.35'	N89°03'00"W
L8	299.92'	S46°54'21"W
L9	1.25'	N43°05'39"W
L10	68.25'	S46°54'21"W
L11	52.25'	N43°05'21"W
L12	19.37'	N46°54'21"E
L13	87.81'	S3°49'59"E
L14	71.45'	S43°04'09"E
L15	18.30'	S81°52'09"W
L16	66.32'	N43°04'09"W
L17	80.90'	N3°49'59"W
L18	18.30'	N81°52'09"E
L19	56.87'	S43°04'10"E
L20	23.38'	S20°44'49"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	7.94'	S45°17'12"E
L22	10.00'	N31°47'51"W
L23	83.12'	N60°46'03"E
L24	56.47'	N49°39'20"E
L25	15.96'	N16°26'52"E
L26	17.47'	S42°42'12"E
L27	11.47'	S16°26'52"W
L28	62.60'	S49°39'20"W
L29	103.13'	S64°22'28"W
L30	42.00'	N46°54'21"E
L31	72.16'	S43°05'39"E
L32	24.24'	S88°05'39"E
L33	48.18'	S43°05'39"E
L34	16.21'	S88°05'39"E
L35	28.23'	N69°24'21"E
L36	29.85'	N24°24'21"E
L37	16.72'	N1°54'21"E
L38	84.00'	N10°17'28"W
L39	15.29'	S89°03'00"E
L40	70.79'	S10°17'28"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	32.37'	S1°54'21"W
L42	33.98'	S24°24'21"W
L43	37.90'	S69°24'21"W
L44	29.41'	N88°05'39"W
L45	41.11'	N43°05'39"W
L46	24.24'	N88°05'39"W
L47	63.37'	N43°05'39"W
L48	27.00'	S46°54'21"W
L49	15.00'	N43°05'39"W
L50	133.63'	N42°42'12"W
L51	50.08'	N40°10'30"E
L52	84.24'	S89°03'00"E
L53	48.86'	S10°17'28"E
L54	80.27'	S9°47'11"W
L55	22.43'	S69°24'21"W
L56	42.02'	N7°40'28"E
L57	7.50'	S82°27'31"E
L58	35.30'	S7°40'28"W
L59	35.06'	N11°06'55"W
L60	33.61'	S11°06'55"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	15.34'	N89°03'00"W
L62	20.88'	N82°15'35"E
L63	15.00'	S7°44'25"E
L64	28.27'	S82°15'35"W
L65	9.80'	N45°17'12"W
L66	15.73'	S44°42'48"W
L67	15.00'	N45°17'12"W
L68	15.10'	N44°42'48"E
L69	24.47'	N20°44'49"E
L70	58.01'	N43°04'11"W
L71	4.22'	N46°54'21"E
L72	10.00'	N46°54'21"E
L73	134.23'	S43°04'09"E
L74	110.95'	N81°52'09"E
L75	8.15'	N46°54'21"E
L76	2.50'	N43°05'39"W
L77	15.00'	N46°54'21"E
L78	15.00'	S43°05'39"E
L79	2.50'	S46°54'21"W
L80	2.50'	N43°05'39"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	11.30'	S46°54'21"W
L82	119.31'	S81°52'09"W
L83	139.44'	N43°04'09"W

GENERAL NOTES:

1) Bearings are based on the recorded plat of Woods at Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas

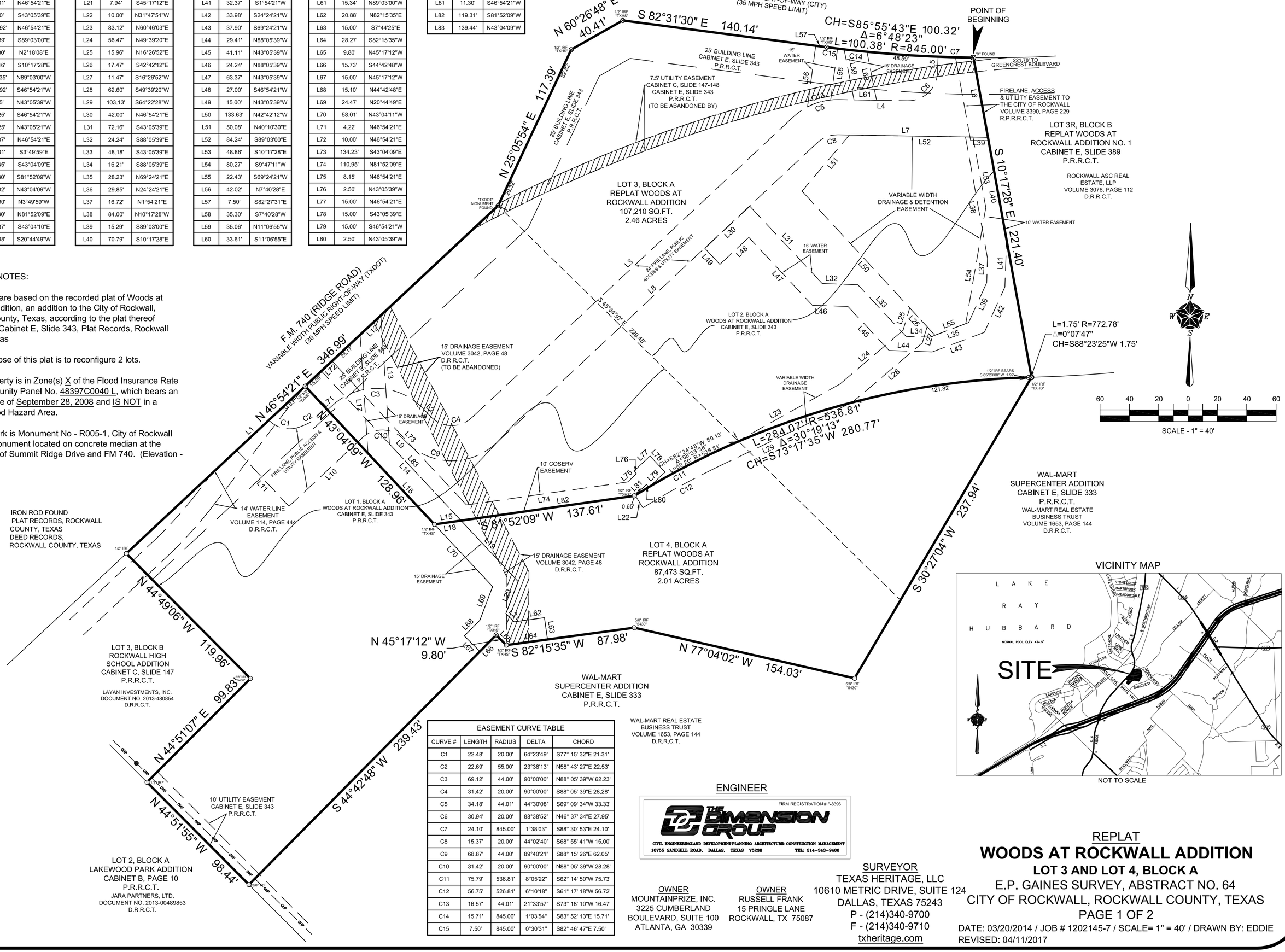
2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

LEGEND

⊗ IRF	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	22.48'	20.00'	64°23'49"	S77° 15' 32"E 21.31'
C2	22.69'	55.00'	23°38'13"	N58° 43' 27"E 22.53'
C3	69.12'	44.00'	90°00'00"	N88° 05' 39"W 62.23'
C4	31.42'	20.00'	90°00'00"	S88° 05' 39"E 28.28'
C5	34.18'	44.01'	44°30'08"	S69° 09' 34"W 33.33'
C6	30.94'	20.00'	88°38'52"	N46° 37' 34"E 27.95'
C7	24.10'	845.00'	1°38'03"	S88° 30' 53"E 24.10'
C8	15.37'	20.00'	44°02'40"	S68° 55' 41"W 15.00'
C9	68.87'	44.00'	89°40'21"	S88° 15' 26"E 62.05'
C10	31.42'	20.00'	90°00'00"	N88° 05' 39"W 28.28'
C11	75.79'	536.81'	8°05'22"	S62° 14' 50"W 75.73'
C12	56.75'	526.81'	6°10'18"	S61° 17' 18"W 56.72'
C13	16.57'	44.01'	21°33'57"	S73° 18' 10"W 16.47'
C14	15.71'	845.00'	1°03'54"	S83° 52' 13"E 15.71'
C15	7.50'	845.00'	0°30'31"	S82° 46' 47"E 7.50'

ENGINEER

FIRM REGISTRATION # F-8396
The DIMENSION GROUP
CIVIL ENGINEERING•LAND DEVELOPMENT PLANNING• ARCHITECTURE• CONSTRUCTION MANAGEMENT
10755 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214-343-9400

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND BOULEVARD, SUITE 100
ATLANTA, GA 30339

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

VICINITY MAP

NOT TO SCALE

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 1 OF 2
DATE: 03/20/2014 / JOB # 1202145-7 / SCALE= 1" = 40' / DRAWN BY: EDDIE
REVISED: 04/11/2017

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. and Russell Frank are the sole owners of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being all of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the Northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of said Lot 2, same being the Northeast corner of herein described tract;

Thence South 10 Degrees 17 Minutes 28 Seconds East, along the West line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of said Lot 3R, same being the Northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

Thence South 30 Degrees 27 Minutes 04 Seconds West, along the Northwest line of said Wal-Mart Supercenter Addition, passing the East corner of said Lot 1, same being the South corner of said Lot 2, at a distance of 176.14 feet and continuing for a total distance of 237.94 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430", said point being the South corner of herein described tract;

Thence North 77 Degrees 04 Minutes 02 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 154.03 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430";

Thence South 82 Degrees 15 Minutes 35 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 87.98 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 45 Degrees 17 Minutes 12 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 9.80 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 44 Degrees 42 Minutes 48 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 239.43 feet to a 3/8 inch iron rod found for corner in the Northeast line of Lot 2, Block A of Lakewood Park Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 10 of the Plat Records of Rockwall County, Texas, said point being the West corner of said Wal-Mart Supercenter Addition, same being the South corner of said Lot 1, same being the South corner of herein described tract;

Thence North 44 Degrees 51 Minutes 55 Seconds West, along the Northeast line of said Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 3, Block B of Rockwall High School Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 147 of the Plat Records of Rockwall County, Texas, same being the most southerly West corner of said Lot 1 and being the most southerly West corner of herein described tract;

Thence North 44 Degrees 51 Minutes 07 Seconds East, along the Southeast line of said Lot 3, a distance of 99.83 feet to a 5/8 inch iron rod found for corner, said point being the East corner of said Lot 3, same being an interior ell corner of said Lot 1 and of herein described tract;

Thence North 44 Degrees 49 Minutes 06 Seconds West, along the Northeast line of said Lot 3, a distance of 119.96 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of F.M. 740 (Ridge Road) (variable width public right-of-way), said point being the North corner of said Lot 3, same being the most northerly West corner of said Lot 1 and being the most northerly West corner of herein described tract;

Thence North 46 Degrees 54 Minutes 21 Seconds East, along the Southeast right-of-way line of said F.M. 740, a distance of 346.99 feet to a TXDOT Monument found for corner, said point being the North corner of said Lot 1, same being the West corner of said Lot 2;

Thence North 25 Degrees 05 Minutes 54 Seconds East, continuing along the Southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the Southeast right-of-way line of said F.M. 740 and the South right-of-way line of said Yellowjacket Lane, said point being the Northwest corner of said Lot 2, and being the Northwest corner of herein described tract;

Thence North 60 Degrees 26 Minutes 48 Seconds East, along the South right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 82 Degrees 31 Minutes 30 Seconds East, continuing along the South right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the South right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 85°55'43" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 194,683 square feet or 4.47 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 4/12/17

Raul D. Reyes, R.P.L.S. No. 5390

STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____ _____ My commission expires: _____
Notary Signature

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc. and Russell Frank, do hereby adopt this plat designating the hereinabove described property as **REPLAT WOODS AT ROCKWALL ADDITION, LOT 3 AND LOT 4, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 1R, BLOCK A, subdivision have been notified and sighed this plat.

I understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bears total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

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

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action the We may have as a result of the dedication of exactions made herein.

Mountainprize, Inc.

_____
Brian Thornton, Vice President of Real Estate and Engineering

_____
Russell Frank

STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____ _____ My commission expires: _____
Notary Signature

ENGINEER

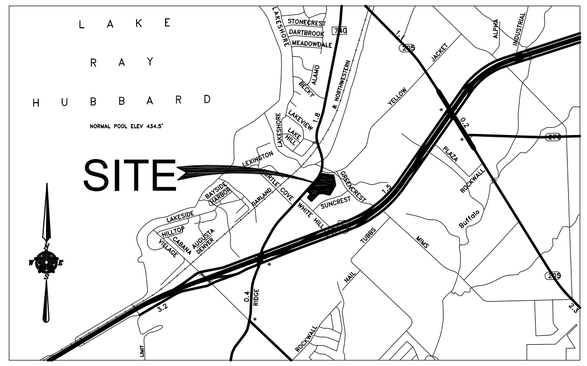
FIRM REGISTRATION # F-8396
THE DIMENSION GROUP
CIVIL ENGINEERING AND DEVELOPMENT PLANNING ARCHITECTURE CONSTRUCTION MANAGEMENT
10755 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214-343-9400

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

VICINITY MAP - NOT TO SCALE



STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Russell Frank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____ My commission expires: _____
Notary Signature

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that that the foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this the _____ day of _____, 2017.

WITNESS OUR HANDS, on this the _____ day of _____, 2017.

_____
Mayor, City of Rockwall

_____
City Secretary, City of Rockwall

_____
Engineer, City of Rockwall

GENERAL NOTES:

1) Bearings are based on the recorded plat of Woods at Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas

2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

LEGEND

O IRF	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 2 OF 2
DATE: 03/20/2014 / JOB # 1202145-7 / SCALE= 1" = 30' / DRAWN BY: EDDIE
REVISED 04/11/2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/25/2017

APPLICANT: Greg T. Halsel; *Spiars Engineering*

AGENDA ITEM: **P2017-024;** *Lots 26 & 27, Block E, The Preserve Phase 1 Addition*

SUMMARY:

Discuss and consider a request by Greg T. Helsel of Spiars Engineering on behalf of Will Shaddock of Master Developers – SNB, LLC for the approval of a replat for Lots 26 & 27, Block E, The Preserve, Phase 1 Addition, being a 0.736-acre tract of land currently identified as Lots 20 & 21, Block E, The Preserve, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41), located northwest of the terminus of Wildwood Lane and Cooper Court, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of the request is to replat two (2) parcels of land *[Lots 20 & 21, Block E, The Preserve Phase 1 Addition*] for the purpose of establishing the necessary easements and the FEMA Floodplain line per *LOMR Case No. 17-06-0142P*.

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

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

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

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 26 & 27, Block E, The Preserve, Phase 1 Addition,* staff would recommend the following conditions:

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

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	4/19/2017	LM
Project Number	P2017-024	**Owner**	SHADDOCK, DEVELOPERS LTD	**Approved**		
Project Name	The Preserve Phase 1	**Applicant**	SPIARS ENGINEERING	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	4/19/2017	LM
Status	STAFF REVIEW					

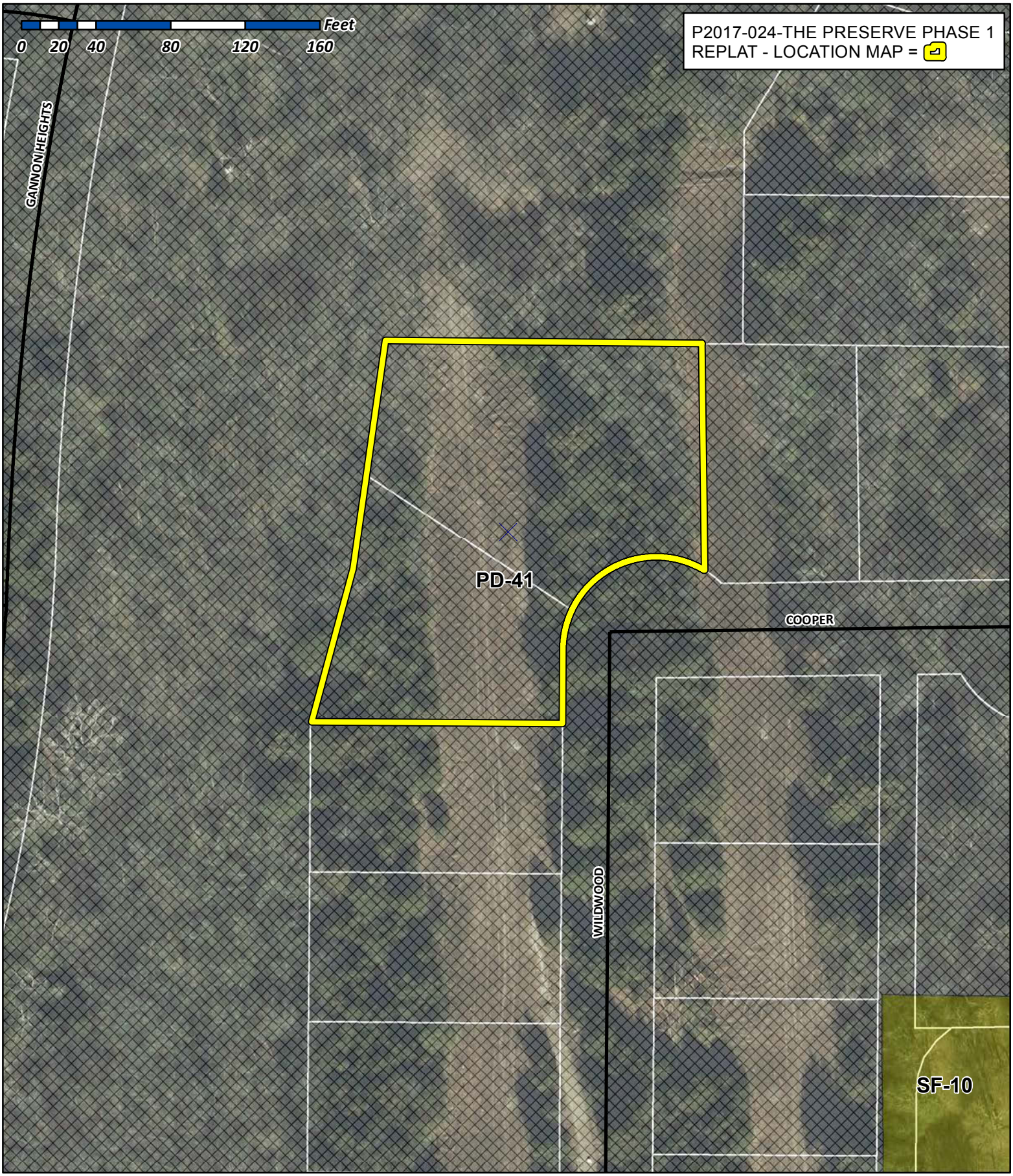
Site Address	**City, State Zip**				**Zoning**
	ROCKWALL, TX 75087				
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE PRESERVE PH1	0026	0000		0124-0000-0026-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/19/2017	4/26/2017	4/19/2017		APPROVED	
ENGINEERING	Amy Williams	4/19/2017	4/26/2017	4/20/2017	1	APPROVED	
FIRE	Ariana Hargrove	4/19/2017	4/26/2017	4/19/2017		APPROVED	
GIS	Lance Singleton	4/19/2017	4/26/2017	4/20/2017	1	APPROVED	
PLANNING	Korey Brooks	4/19/2017	4/26/2017	4/21/2017	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(4/21/2017 9:00 AM KB)
P2017-024 The Preserve, Phase I Please address the following comments (M= Mandatory Comments; I = Informational Comments).

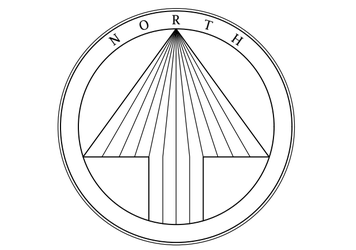
I.1 Discuss and consider a request by Greg T. Helsel of Spiars Engineering on behalf of Will Shaddock of Master Developers – SNB, LLC for the approval of a replat for Lots 26 & 27, Block E, The Preserve, Phase 1 Addition, being a 0.736-acre tract of land currently identified as Lots 20 & 21, Block E, The Preserve, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41), located northwest of the terminus of Wildwood Lane and Cooper Court, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-024) in the lower right hand corner of all pages on future submittals.
M.4 Please show 25-foot setback on both lots
M.5 Please change Lot 20R and Lot 21R to Lot 26 and Lot 27 respectively.
M.6. Please indicate number of lots in the title block
M.7 Please check the legal description. It doesn't seem to follow the curve table.
M.8. Please use the Standard Plat Wording as depicted in the Development Application.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 2, 2017. The Planning & Zoning date for this case will be April 25, 2017.
I.10 The projected City Council meeting date and subsequent approval for this plat is May 1, 2017

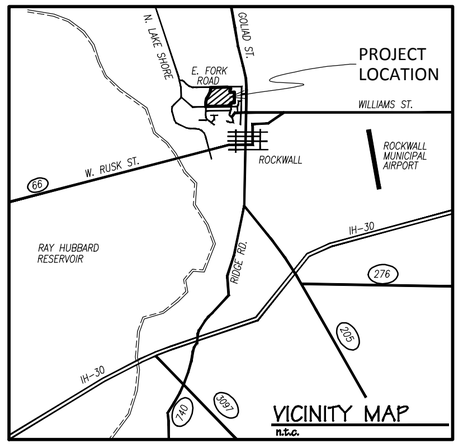


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

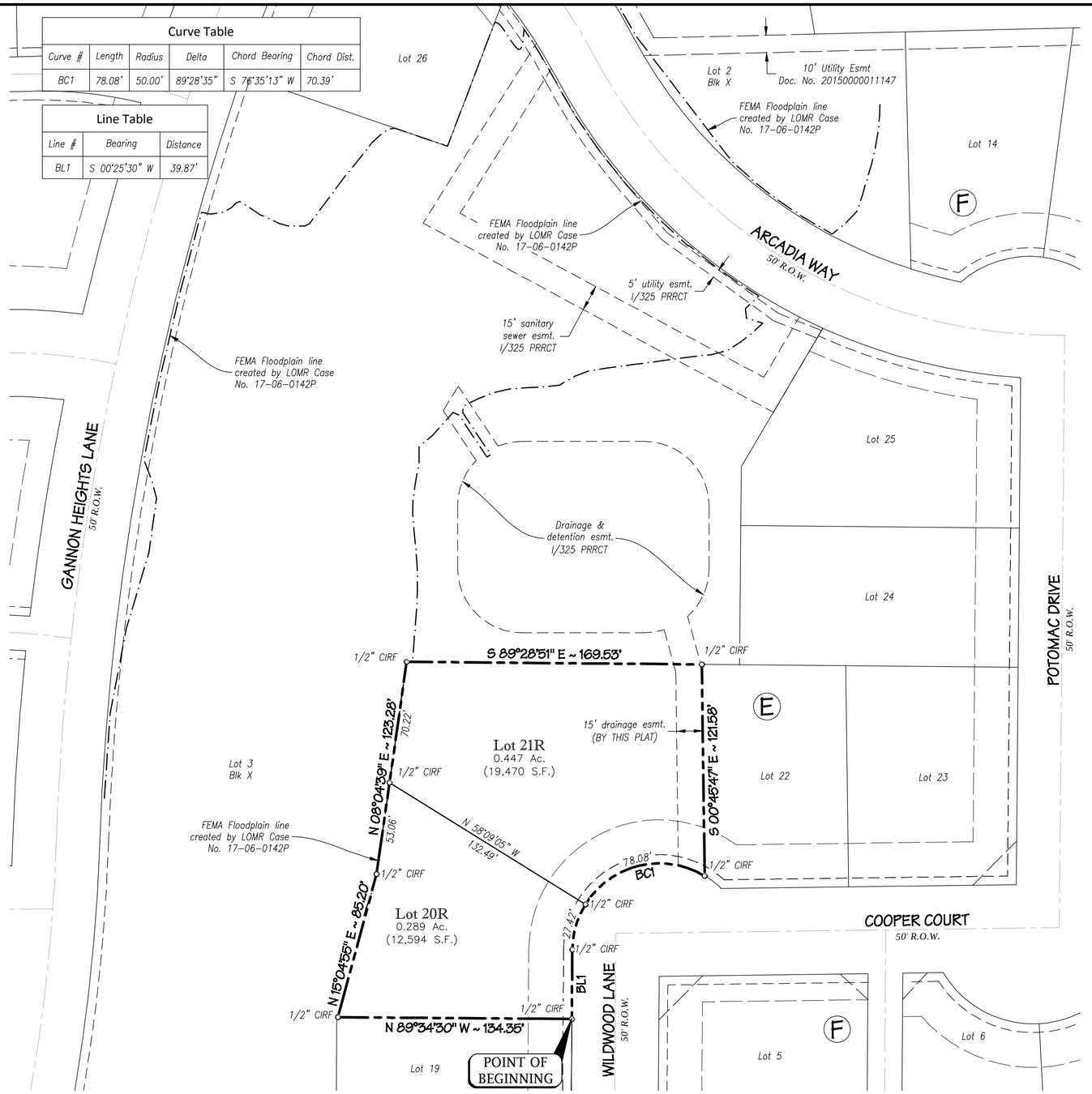
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	78.08'	50.00'	89°28'35"	S 76°35'13" W	70.39'

Line Table		
Line #	Bearing	Distance
BL1	S 00°25'30" W	39.87'



LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE; DEFINED BY PREVIOUS PLAT
UE	UTILITY EASEMENT; DEFINED BY PREVIOUS PLAT
Ⓐ	BLOCK DESIGNATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

CERTIFICATE OF APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED:

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS this the _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

NOTES:

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. The purpose of this replat is to remove floodplain from Lots 20, 21, Block E, and correct label of 15' drainage easement located on Lot 21, Block E.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the _____ day of _____, 2017.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

_____
Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS Master Developers–SNB, LLC, is the owner of a tract of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, the subject tract being all of Lots 20 and 21, Block E, The Preserve Phase I according to the amending plat recorded in Cabinet J, Page 43 of the Plat Records, Rockwall County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the west line of Wildwood Lane for the southeast corner of Lot 20 and the northeast corner of Lot 19;

THENCE N 89°34'30" W, 134.35 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the east line of Lot 3, Block X;

THENCE N 15°04'55" E, 85.20 feet along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE N 08°04'39" E, 123.28 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 89°28'51" E, 169.53 feet continuing along the common line thereof to a 1/2" iron rod with plastic cap found for the northwest corner of Lot 22;

THENCE S 00°45'47" E, 121.58 feet along the common line thereof to a 1/2" iron rod with plastic cap found on the north line of Cooper Court;

THENCE along the common line thereof, around a non–tangent curve to the left having a central angle of 120°54'01", a radius of 50.00 feet, a chord of S 60°52'30" W – 86.99 feet, an arc length of 105.51 feet, passing the intersection of Cooper Court and Wildwood Lane;

THENCE S 00°25'30" W, 39.87 feet along the west line of Wildwood Lane to the POINT OF BEGINNING with the subject tract containing 32,064 square feet or 0.737 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **MASTER DEVELOPERS-SNB, LLC**, do hereby adopt this plat designating the hereinabove described property as **THE PRESERVE PHASE I**, an Addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

Witness our hands at Rockwall County, Texas, this _____ day of _____, 2017.

MASTER DEVELOPERS-SNB, LLC

By: _____
William C. Shaddock, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared William C. Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

_____
Notary Public, State of Texas

CASE NO. _____

REPLAT

THE PRESERVE PHASE 1

Being an replat of THE PRESERVE PHASE I
recorded in Cabinet I, Page 325, Plat Records, Rockwall County, Texas
J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Greg Helsel

OWNER / APPLICANT
MASTER DEVELOPERS-SNB, LLC
2400 Dallas Parkway, Suite 560
Plano, Texas 75093
Telephone (972) 985-5505
Contact: Will Shaddock

April 18, 2017 SEI Job No. 13-141

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/25/2017

APPLICANT: Susan Gamez; *EveryBody Massage*

AGENDA ITEM: **SP2017-015**; *Site Plan for 2001 Ridge Road*

SUMMARY:

Discuss and consider a request by Susan Gamez for the approval of a site plan for a Massage Therapist [*EveryBody Massage*] on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

BACKGROUND AND PURPOSE:

The subject property is a 0.478-acre tract of land identified as 2001 Ridge Road, which is accessible off Ridge Road via Old County Road. The subject property was annexed into the City on September 26, 1960 by *Case No. A1960-004* (*Ordinance No. 60-04*), and was rezoned from an Agricultural (AG) District to a Residential Office (RO) District on October 3, 2016 by *Case No. Z2016-028* (*Ordinance No. 16-55*). Currently, an existing single-family home is situated on the subject property. The applicant is requesting to change the use of the existing single-family home to a *Massage Therapist* office (*i.e. EveryBody Massage*).

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed *Massage Therapist* office will be situated within the existing 1,775 SF single-family home. In addition to the single-family home, the property also has an existing 484 SF attached garage and a 180 SF covered porch. The proposed land use, *Massage Therapist*, is a permitted *by-right* land use in the Residential-Office (RO) District and does not require any additional approvals by the Planning and Zoning Commission or City Council. According to Article VI, *Parking and Loading*, of the Unified Development Code, the proposed land use requires a minimum of one (1) parking space per 300 SF of building area. In this case, this translates to six (6) parking spaces (*i.e. 1,775 SF/300 SF = 5.9167 Parking Spaces*). The applicant's site plan currently indicates 12 parking spaces will be provided. In addition, the site plan shows a 24-foot cross access easement will be provided to service the properties north of the subject property. Staff has requested an updated site plan with the parking areas drawn to scale; however, the site plan does appear to meet all the technical requirements of the UDC.

ARCHITECTURAL REVIEW BOARD (ARB):

This property, being in the Scenic Overlay (SOV) District, technically requires a review by the Architectural Review Board (ARB) prior to consideration by the Planning and Zoning Commission. With this being said, the applicant is not proposing any changes to the exterior of the building, and as a result staff has placed this on the ARB's consent agenda for the April 25, 2017.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction or building necessary to complete the *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-015	**Owner**	IN, KYUNG HWAN	**Applied**	4/17/2017	LM
Project Name	2001 Ridge Road	**Applicant**	SUSAN GAMEZ	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	4/19/2017	RM

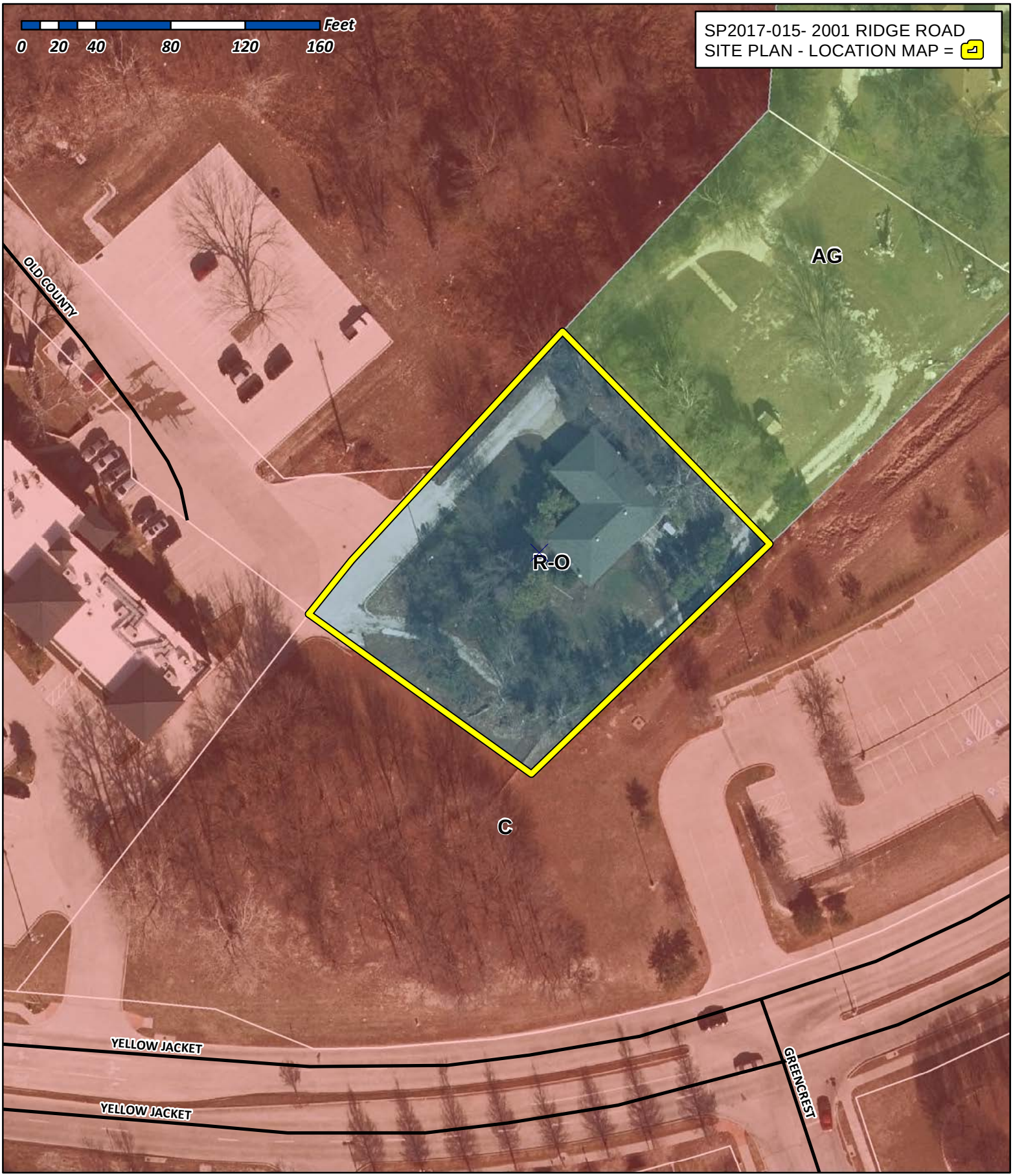
Site Address	**City, State Zip**	**Zoning**
2001 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
YELLOW JACKET ADDITION	7	NULL	7	0001-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/17/2017	4/24/2017	4/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	4/17/2017	4/24/2017	4/21/2017	4	COMMENTS	See Comment
(4/21/2017 7:07 AM AW) Label parking spaces 20'x9'							
FIRE	Ariana Hargrove	4/17/2017	4/24/2017	4/19/2017	2	APPROVED	
GIS	Lance Singleton	4/17/2017	4/24/2017	4/20/2017	3	APPROVED	
PLANNING	Ryan Miller	4/17/2017	4/24/2017	4/19/2017	2	APPROVED	See Comments

SP2017-015 (Site Plan for 2001 Ridge Road): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a Massage Therapist [EveryBody Massage] on a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, and addressed as 2001 Ridge Road.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (SP2017-015) in the lower right hand corner of all pages on future submittals.
I.4 This property will be required to be replated prior to the issuance of a Certificate of Occupancy (CO).
M.5 The site plan will need to be redrawn showing the parking areas drawn to scale. This will need to be resubmitted prior to approving a Certificate of Occupancy (CO).
I.6 The Architectural Review Board (ARB) meeting for this case will be held on April 25, 2017; however, it will be on the consent agenda and will not require a representative to be at the meeting.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested as soon as possible to give staff ample time to review the case prior to the April 25, 2017 Planning & Zoning Meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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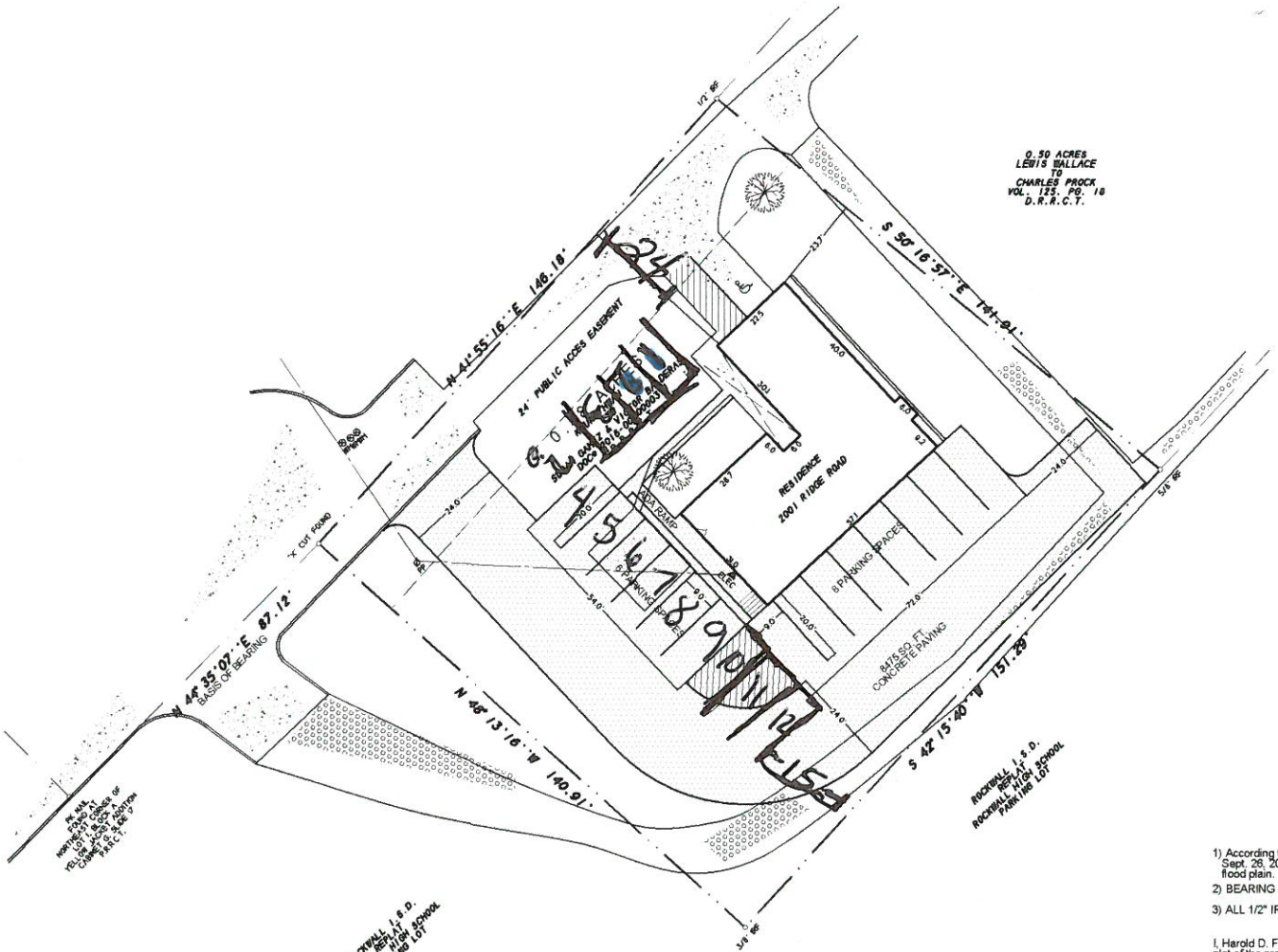
2001 Ridge Rd

048



PROPOSED SITE PLAN

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Susan Gamez and Victor Balderas at 2001 Ridge Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 9th day of November, 2016.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

Harold D. Fetty III, R.P.L.S. No. 5034

SYMBOL LEGEND

SURVEY DATE NOVEMBER 9, 2016
SCALE 1" = 20' FILE # 20160480
CLIENT GAMEZ GF # NONE

SURVEY ACCEPTED BY:

DATE

DATE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/25/2017

APPLICANT: Cameron Slown, *FC Cuny Corporation*

AGENDA ITEM: **Z2017-009**; SUP for *New Car Dealership*

SUMMARY:

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a *Motor Vehicle Dealership, New (Cars and Light Trucks)* in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for a *Motor Vehicle Dealership, New* in a Light Industrial (LI) District on a 4.86-acre tract of land adjacent to IH-30 and located at 1415 & 1501 E. IH-30. This site is located within the IH-30 Overlay (IH-30 OV), which includes additional standards for architecture and landscaping. The applicant has provided a concept site plan indicating the building and parking layouts for the proposed development, and a conceptual perspective of the building elevations. In addition, the applicant has provided a concept plan for the proposed parking deck. The *New Car Dealership* proposed for the 4.86-acre subject property will be a Subaru franchise. The dealership will include an approximately 28,000 square foot showroom facility and service area.

At the Planning and Zoning work session held on March 28th the applicant had submitted a previous plan proposing to place a parking garage on the site. This was due to the floodplain located along the western portion of the site. To alleviate this constraint, the applicant is proposing to incorporate a parking deck that will be anchored and suspended over the flood plain (*see attached cross section*). The ability to provide the parking deck over the floodplain will require approval from the Engineering Department and must meet all federal standards and requirements prior to building the structure. If approved the project requires a full site plan review, which will include building elevation, landscape, treescape, and photometric plans. Since the property is located within the IH-30 Overlay (OV) District, the Architectural Review Board will review the building elevations with the site plan.

Provided in your packet is a letter from the applicant requesting the SUP, a legal description, an exhibit depicting the proposed boundary and layout of the development, a conceptual plan for the proposed parking deck, color building perspectives and a rendering.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 37.487-acre vacant tract of land zoned Light Industrial (LI) District.

South: Directly south of and adjacent the subject property is IH-30. Across from IH-30 is the Bodin Industrial Addition which contains several industrial users and is zoned Light Industrial (LI) District.

East: Directly east of the subject property are two (2) vacant tracts of land zoned Light Industrial (LI) District. East of this is a 1.4742-acre tract of land currently occupied by North Texas Appliance and is zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 1.643-acre tract of land zoned Commercial (C) District and occupied by the Church of Christ.

NOTIFICATION:

On March 29, 2017, staff mailed 28 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations that are within 1,500-feet of the *subject property* participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received three (3) responses in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to allow a *Motor Vehicle Dealership, New* on the *subject property* then staff would offer the following conditions of approval. Based on the submittal this request will be subject to the following:

1) Used vehicles may only be sold as an ancillary use to new vehicle sales.

2) All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.

3) All vehicle display areas must meet the landscape standards for parking areas.

4) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-009	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	3/13/2017 LM
Project Name	SUP for Cardealership	**Applicant**	FC CUNY CORPORATION	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	3/13/2017 LM

Site Address	**City, State Zip**	**Zoning**
1501 W I 30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPARKS OFFICE PLAZA	5	NULL	5	0099-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	3/13/2017	3/20/2017	3/20/2017	7	APPROVED	
ENGINEERING	Amy Williams	3/13/2017	3/20/2017	3/23/2017	10	APPROVED	See Comments
(3/23/2017 8:42 AM AW) Layout not approved with zoning No deadend parking lot Need approved flood study Need detention Will need to install at 12" water line along the eastern property line Will need to install a 12" sewer line along the western property line Meet all engineering requirements							
FIRE	Ariana Hargrove	3/13/2017	3/20/2017				
PLANNING	David Gonzales	3/13/2017	3/20/2017	3/20/2017	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Motor Vehicle Dealership, New (Cars and Light Trucks) in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, April 4, 2017. Please provide two copies and one PDF version for a subsequent review by staff (i necessary):

• On all future plan submittals please include the Case Number (Z2017-009) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The SUP is for the proposed land use only (i.e. "Motor Vehicle Dealership, New").
2. Future site plan submittal and approval shall be required. Since the project is located within the IH-30 OV and the 205 BY-OV districts, a review from the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission.
3. Any variance to the IH-30 OV District or any other section of the Unified Development Code shall be considered at the time of site plan approval.
4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO).
5. Do you have (conceptual) elevations for the new car dealership and parking garage?
6. How many levels will the parking garage be?
7. What is the overall height of the parking garage?
8. If approved, the development shall generally conform the the Concept Plan as depictedin the SUP ordinance.
9. The SUP shall expire if development has not commenced within one (1) year from the approval date of the SUP ordinance.

According to the UDC, Art. IV, Sec. 2.1.8 Auto and Marine Related Uses anrequest for a motor vehicle dealership must meet the following standards:

Motor vehicle dealerships (new and used).

1. Used vehicles may only be sold as an ancillary use to new vehicle sales.

2. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.

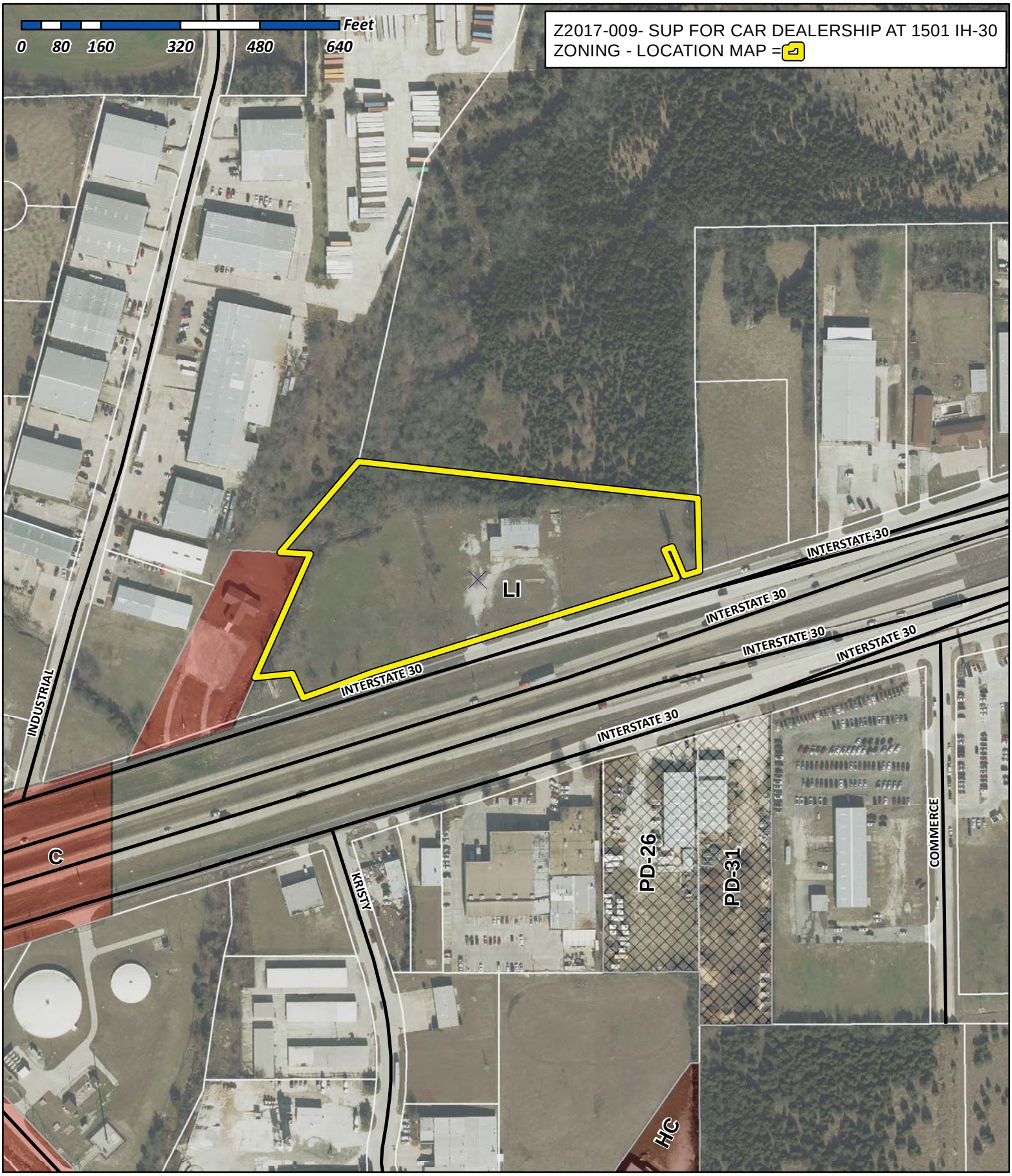
3. All vehicle display areas must meet the landscape standards for parking areas.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: March 28, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Public Hearing: April 11, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)							
City Council - Pulblic Hearing: April 17, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Action Item: May 1, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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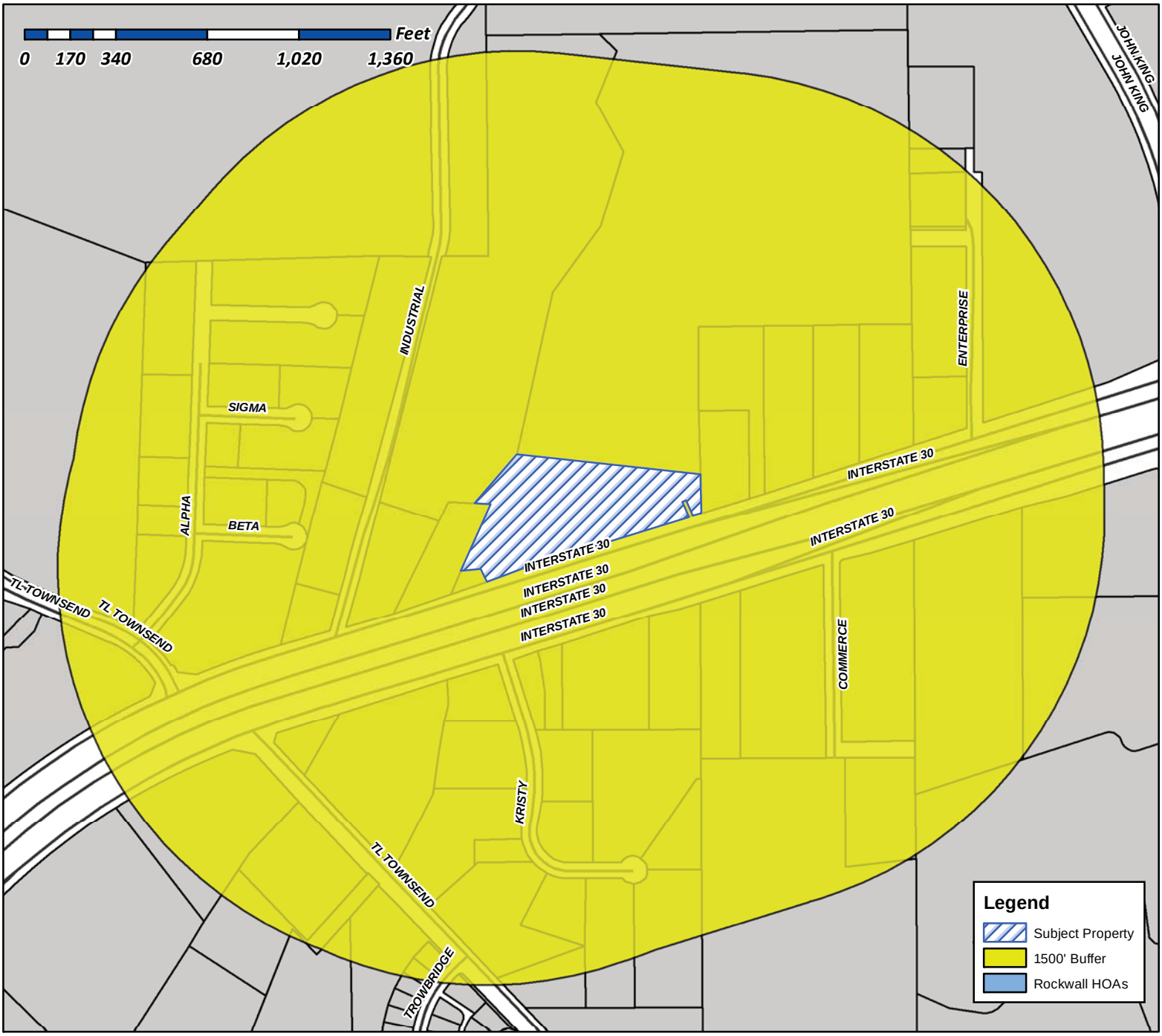
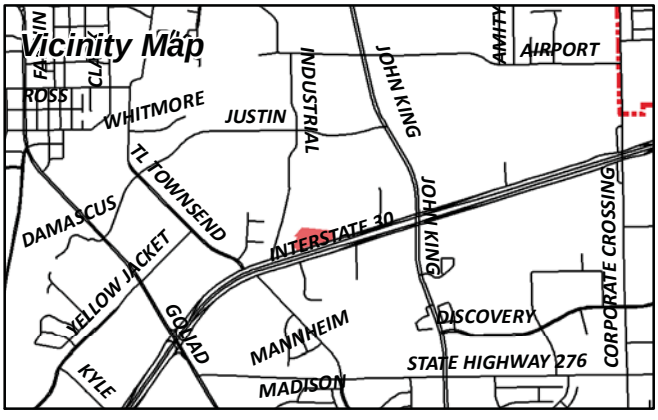


Case Number: Z2017-009
Case Name: SUP for a Car Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1501 IH-30



Date Created: 03/13/2017
For Questions on this Case Call (972) 771-7745

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Rockwall, Texas 75087
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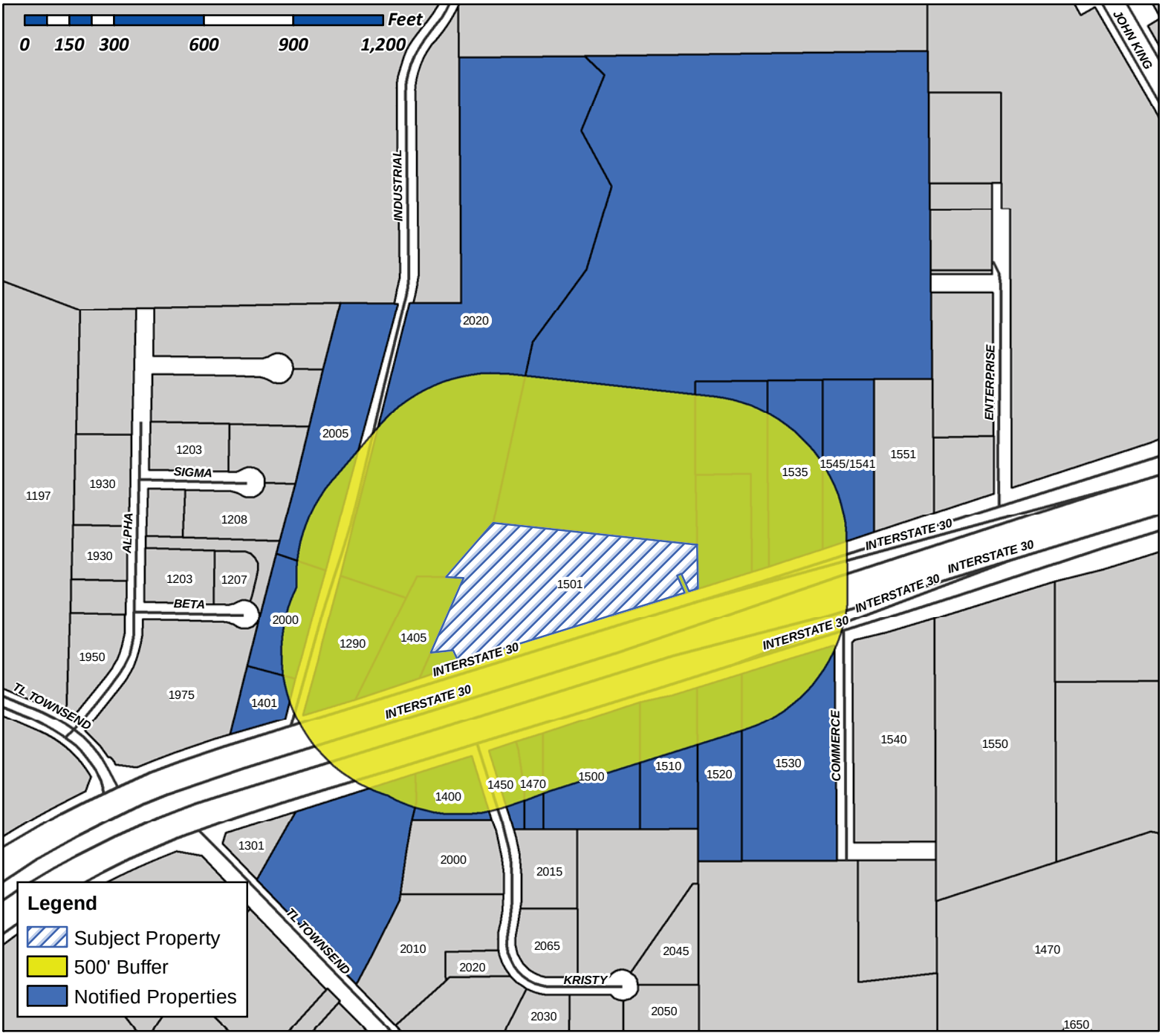
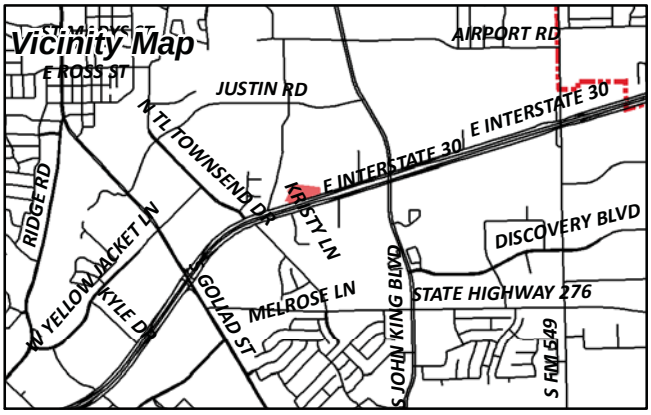


Case Number: Z2017-009
Case Name: SUP for a Car Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1501 IH-30

Date Created: *03/13/2017*
For Questions on this Case Call (972) 771-7745



SELF CECIL E & ALICE E
REVOCABLE LIVING TRUST
1105 SWALLOWTAIL DR
MADISON, WI 53717

CURRENT RESIDENT
1290 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
1400 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 I30
ROCKWALL, TX 75087

RICK BENTLEY PROPERTIES LLC
1450 E I-30
ROCKWALL, TX 75087

MULTI-METAL & MFG CO INC
1500 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1510 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1520 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1530 I30
ROCKWALL, TX 75087

MCCALLUM V LTD
1535 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1545/1541 I30
ROCKWALL, TX 75087

GORDON ROCKWALL INVESTMENTS LLC
1551 E I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

CURRENT RESIDENT
2020 INDUSTRIAL
ROCKWALL, TX 75087

CHURCH OF CHRIST
C/O LUTHER DEAN
2026 SUN DR
ROCKWALL, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

KAFKA TERRY B
5454 LA SIERRA DR STE 200
DALLAS, TX 75231

CSIHAR JAMES J
592 S.E. VOKERT'S TERRACE
PORT SAINT LUCIE, FL 34983

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C
PO BOX 1870
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

FALLS CHARLES
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-009: SUP for Car Dealership

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (SUP) for a Motor Vehicle Dealership, New (Cars and Light Trucks) in a Light Industrial (LI) District for a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/11/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/17/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/17/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-009: SUP for Car Dealership

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Case No. Z2017-009: SUP for Car Dealership

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Make More Tax Dollars
Make More Jobs

Name: Randall Noe

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-009: SUP for Car Dealership

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Glad to see more businesses coming to Rockwall

Name: Mike Wurster, Elements International

Address: 2020 Industrial Blvd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-009: SUP for Car Dealership

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.



I feel that this request of use is consistant and appropriate with other uses in the area.

Name: Raymond Jowers (Rockwall Credit Services, LC)

Address: PO Box 1870; Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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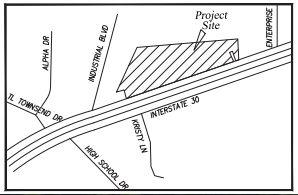
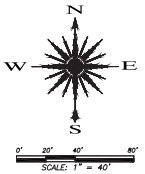
Zoning Information	
Existing Zoning	LI
Proposed Zoning	LI
Existing Lot Size	4.86 Acres
Proposed Uses	CAR DEALERSHIP
Parking Provided	397 Spaces







CONCEPTUAL SITE PLAN

CAR DEALERSHIP

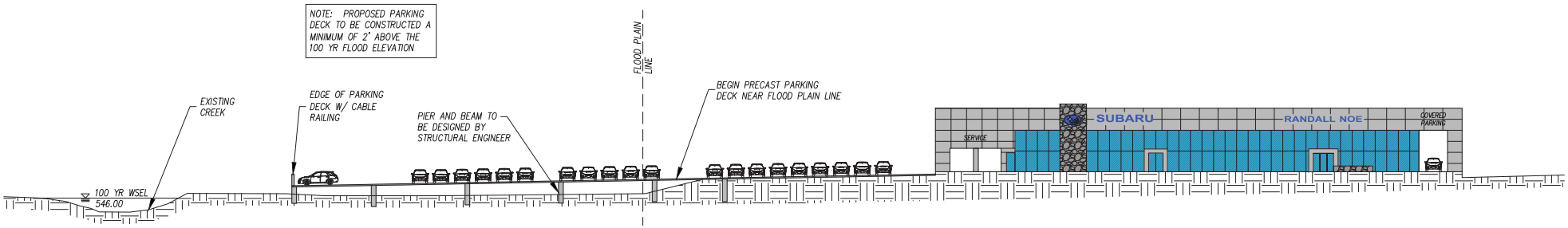
AN ADDITION TO THE CITY OF ROCKWALL
BEING 4.86 ACRE TRACT OUT OF THE
A. HANNA SURVEY, ABSTRACT 99 AND THE
N.M. BALLARD SURVEY, ABSTRACT 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. Box 818
Terrell, TX 75160

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

Scale" 1"=30'

April 2017



CONCEPTUAL CROSS SECTION OF PARKING DECK

CAR DEALERSHIP

AN ADDITION TO THE CITY OF ROCKWALL
BEING 4.86 ACRE TRACT OUT OF THE
A. HANNA SURVEY, ABSTRACT 99 AND THE
N.M. BALLARD SURVEY, ABSTRACT 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

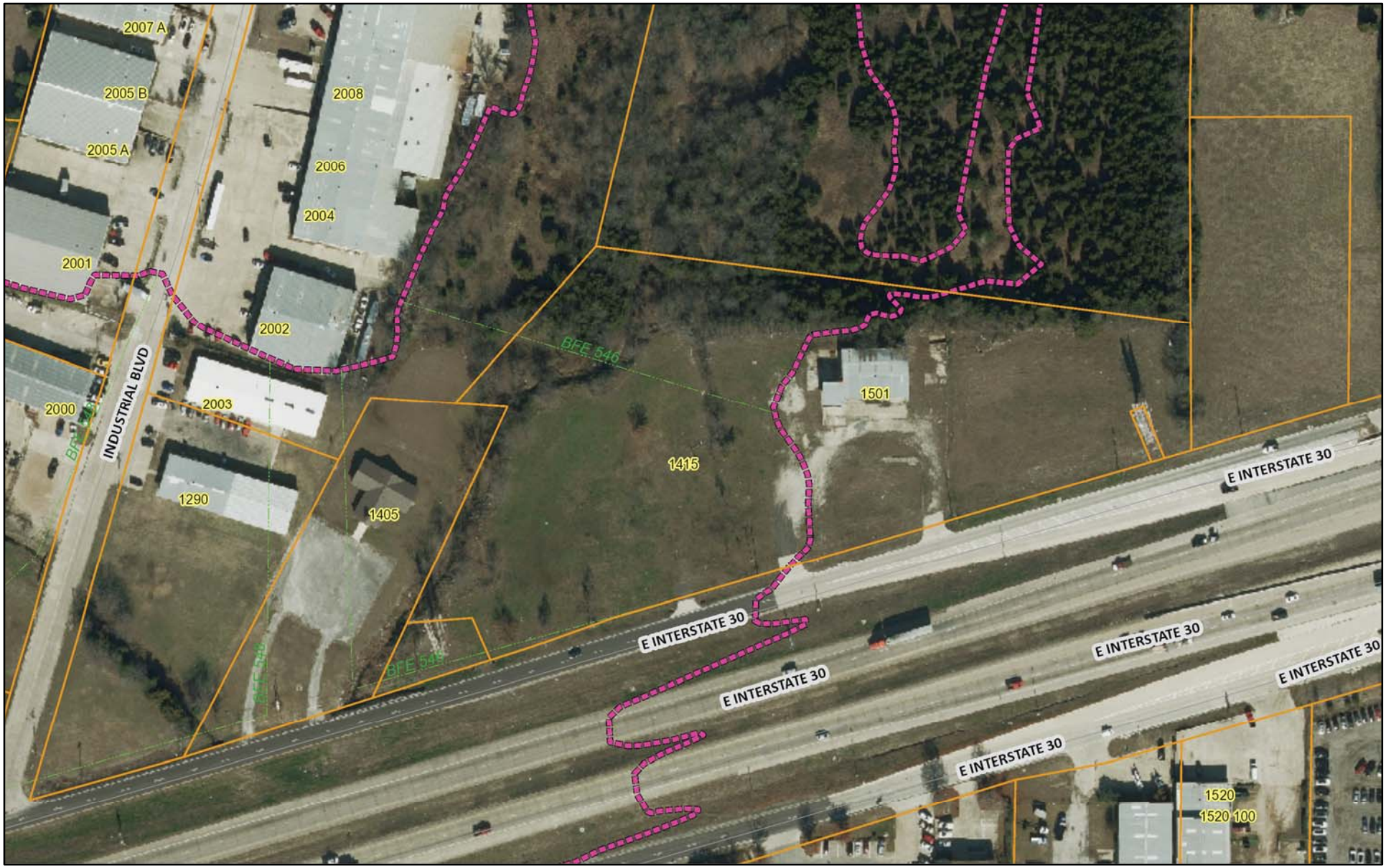
Owner:
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. Box 818
Terrell, TX 75160

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

Scale" 1"=20'

April 2017

Randell Noe Property



June 9, 2016

1:2,257

0 105 210 420 ft

0 30 60 120 m

City of Rockwall Geographic Information Systems Division
Copyright 2015


SUBARU
SERVICE
SUBARU



FELTUS HAWKINS DESIGN

INTERIOR ARCHITECTURE | PLANNING | PROCUREMENT

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *MOTOR VEHICLE DEALERSHIP, NEW* (*CARS AND LIGHT TRUCKS*) ON A PROPERTY ZONED LIGHT INDUSTRICAL (LI) DISTRICT, AND WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT, FOR A 4.86-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Specific Use Permit (*SUP*) to allow for a *Motor Vehicle Dealership, New* (*Cars and Light Trucks*) on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the *IH-30 Overlay* (*IH-30 OV*) *District*, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Motor Vehicle Dealership, New* (C*ars and Light Trucks*) within the *Light Industrial (LI) District* as stipulated by Section 2.1.8, *Auto and Marine-Related Use Conditions* for a *Motor Vehicle Dealership, New,* of Article IV*, Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (*SUP*) ordinance, and as stipulated by Section 5.1, *General Industrial District Standards*, Section 5.3, *Light Industrial (LI) District*, of Article V, *District Development Standards*, and Section 2.1.8, *Auto and Marine-Related Use Conditions* for a *Motor Vehicle Dealership, New,* of Article IV*, Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]

as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Motor Vehicle Dealership, New (Cars and Light Trucks*) on the *Subject Property*, and conformance to these operational conditions are required for continued operations:

1) That the development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,

2) That used vehicles may only be sold as an ancillary use to the *Motor Vehicle Dealership, New (Cars and Light Trucks*) as established in this ordinance; and,

3) All outside display of vehicles must be on an approved concrete, or enhanced concrete surface; and,

4) All vehicle display areas must meet the landscape standards for parking areas.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15TH DAY OF MAY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 1, 2017*

2nd Reading: *May 15, 2017*

DRAFT

DESCRIPTION

Being a tract of land situated in the A. Hanna Survey, abstract number 99 and the N.M. Ballard Survey, abstract number 24, Rockwall County, Texas and being a part of that same tract of land conveyed to JOHN Felix Carssow, as recorded in Volume 96, Page 358, Deed Records, Rockwall County, Texas and being more particularly described as follow:

BEGINNING at a point in the north line of Interstate Highway No. 30, said point as being the southeast corner of said Carssow tract, and being the southwest corner of Lot 1, block 1 Sparks Office Plaza, a ½ inch iron rod found for corner;

THENCE South 73 degrees 45 minutes 00 seconds West, with the north right of way line of Interstate highway No. 30, a distance of 23.71 feet to a ½ inch iron rod found for corner;

THENCE North 16 degrees 05 minutes 39 seconds west, a distance of 74.08 feet to a ½ inch iron round found for corner;

THENCE South 71 degrees 13 minutes 47 seconds West a distance of 22.94 feet to a ½ inch iron rod found for corner;

THENCE South 21 degrees 25 minutes 15 seconds East, a distance of 73.37 feet to a ½ inch iron rod found in the north right of way line of Interstation Highway 30, and the south line of said Carssow tract for corner;

THENCE South 73 degrees 45 minutes 00 seconds West, with the north right of way line of Interstate Highway 30 and the south line of said Carssow tract, a distance of 829.94 feet to a ½ inch iron rod set of corner;

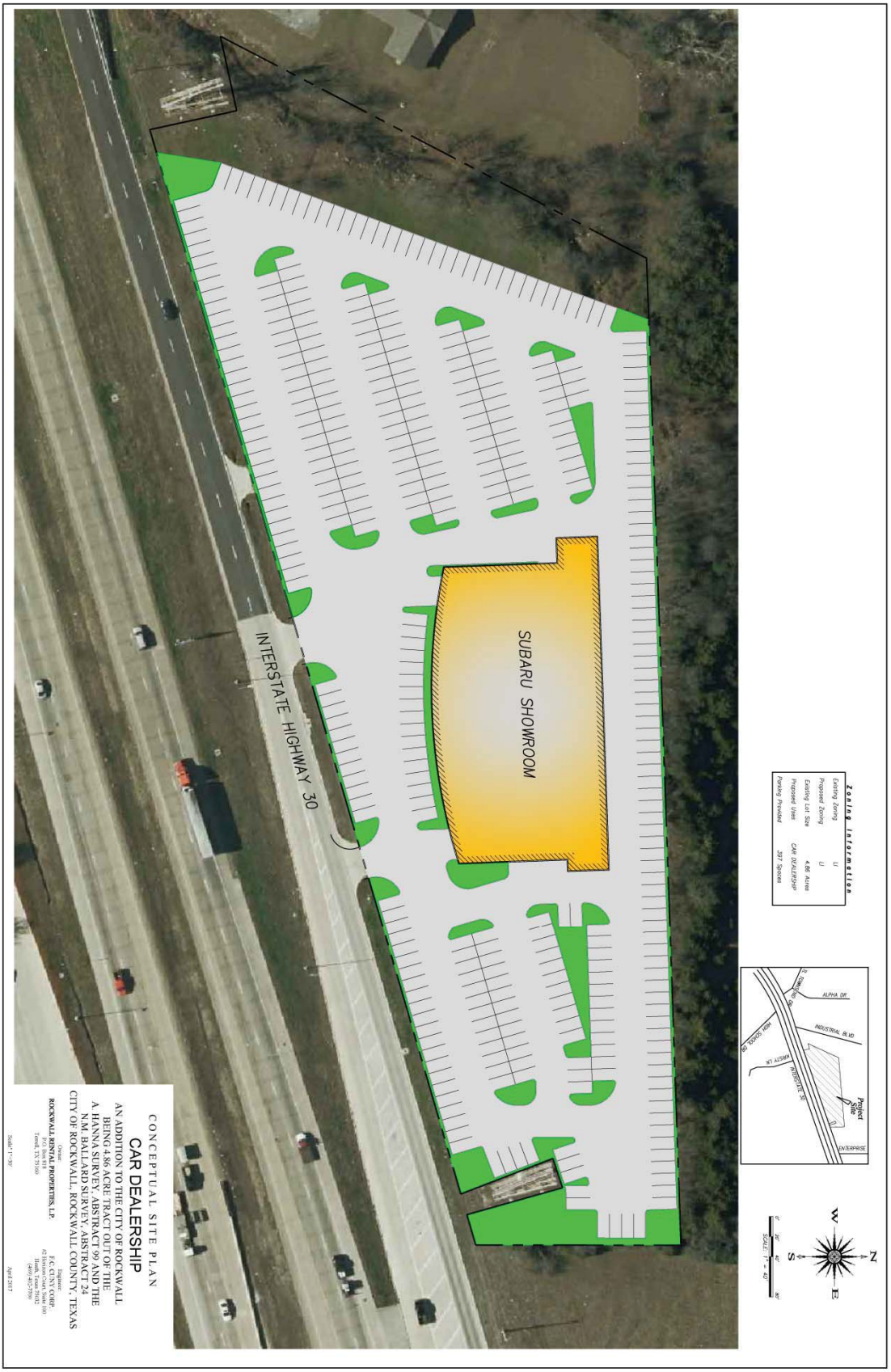
THENCE North 10 degrees 46 minutes 32 seconds west, a distance of 65.99 feet to a ½ inch iron rod set for corner;

THECE South 72 degrees 13 minutes 28 seconds West, a distance of 57.02 feet to a point in creek and in the east line of a tract of land conveyed in a deed to New Liberty Missionary Baptist Church, recorded in Volume 87, Page 228, deed records, Rockwall County, Texas for corner;

THENCE North 27 degrees 40 minutes 35 seconds East, with the west line of said Carssow tract and the east line of said New Liberty Missionary Baptist Church tract a distant of 358.63 feet to a ½ inch iron rod found for corner in the south line of a 49.839 acre tract of land conveyed in a deed to Rockwall Steel Co., recorded in Volume 752, page 27, deed records, Rockwall County, Texas and being the northwest corner of said Carssow tract and being the northeast corner of said New Liberty Missionary Baptist Church tract;

THENCE North 88 degrees 02 minutes 46 seconds East with the north line of said Carssow tract and south line of said Rockwall Steel Co. tract a distance of 737.49 feet to a ½ inch iron rod found in the west line of said Lot 1, being the northeast corner of said Carssow tract for corner;

THENCE South 00 degrees 13 minute 04 seconds East with the east line of said Carssow tract, a distance of 153.00 feet to the place of beginning and containing 4.862 acres of land more or less.


SUBARU SHOWROOM
INTERSTATE HIGHWAY 30
Zoning Information
Existing Zoning
Proposed Zoning
Existing Lot Size
Proposed Uses
Parking Provided
4.86 Acres
CAR DEALERSHIP
397 Spaces
ALPHA DR
INDUSTRIAL BLVD
Project Site
ENTERPRISE
CONCEPTUAL SITE PLAN
CAR DEALERSHIP
AN ADDITION TO THE CITY OF ROCKWALL
BEING 4.86 ACRE TRACT OUT OF THE
A. HANNA SURVEY, ABSTRACT 99 AND THE
N.M. BALLARD SURVEY, ABSTRACT 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Owner
ROCKWALL RENTAL PROPERTIES, LP.
Engineer
F.C. CUNY CORP.

City of Rockwall

Project Plan Review History

				Applied	4/11/2017	LM
Project Number	Z2017-013	**Owner**	SPEARMAN, MAHLON A & SHELLY S	**Approved**		
Project Name	SUP for 2180 Airport Road	**Applicant**	ANDREW SPEARMAN	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	4/11/2017	LM
Status	STAFF REVIEW					

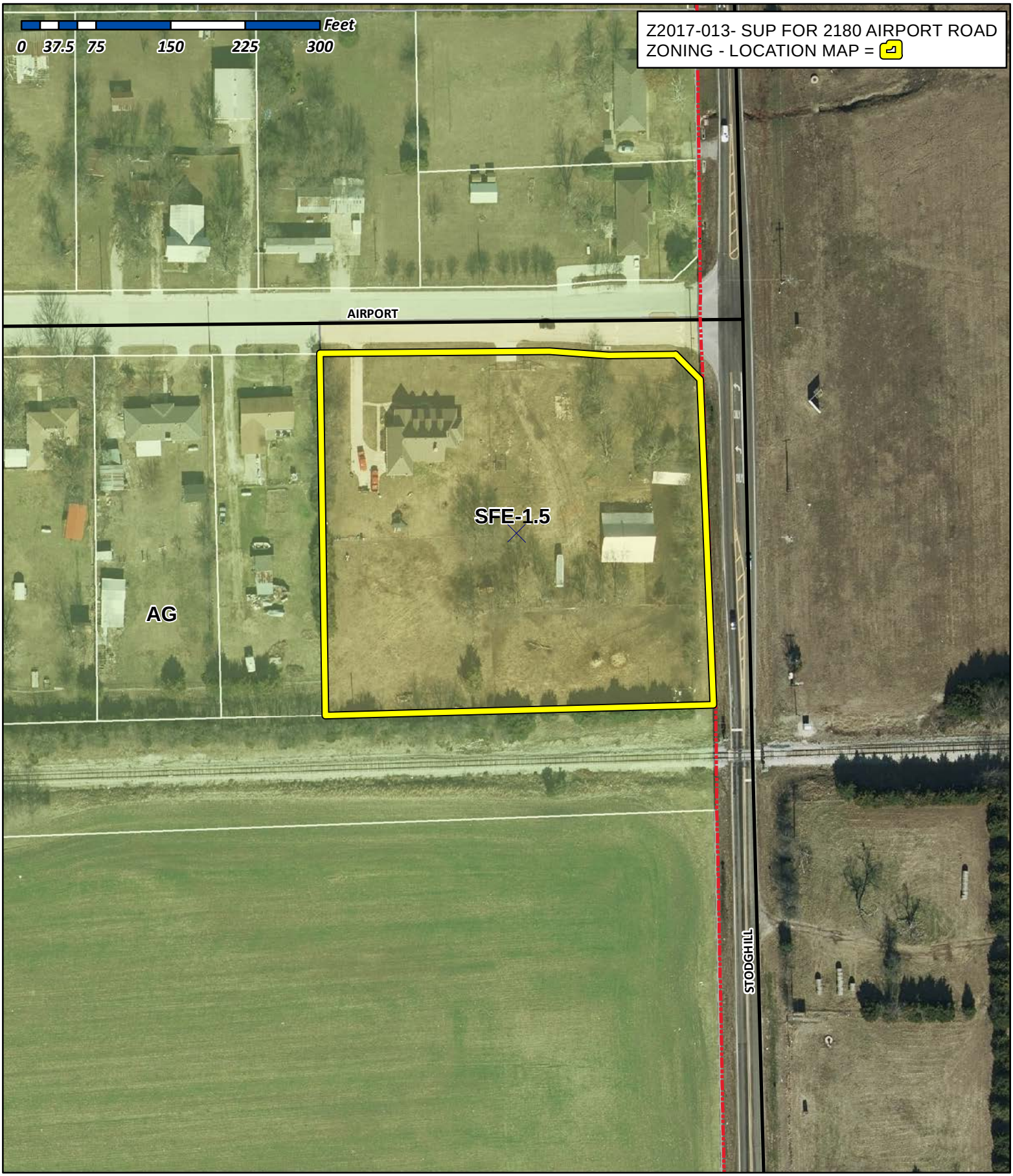
Site Address	**City, State Zip**	**Zoning**
2180 AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	25	NULL	25	0077-0000-0025-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/11/2017	4/18/2017				
ENGINEERING	Amy Williams	4/11/2017	4/18/2017	4/21/2017	10	APPROVED	
FIRE	Ariana Hargrove	4/11/2017	4/18/2017	4/19/2017	8	APPROVED	
PLANNING	Korey Brooks	4/11/2017	4/18/2017	4/21/2017	10	COMMENTS	Comments

(4/21/2017 10:19 AM KB)
Z2017-013 SUP for 2180 Airport Road Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request by Andrew Spearman for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 3.128-acre tract of land identified as Tract 25 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2180 Airport Road, and take any action necessary.I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.2 For reference, include the case number (Z2017-013) in the lower right hand corner of all pages on future submittals.
I.3 The Planning & Zoning Worksession date for this case will be April 25, 2017. The Planning and Zoning Meeting will be May 9, 2017
I.10 The projected City Council meeting date and subsequent approval for this SUP is May 15, 2017 [First Reading] and June 5, 2017 [Second Reading.]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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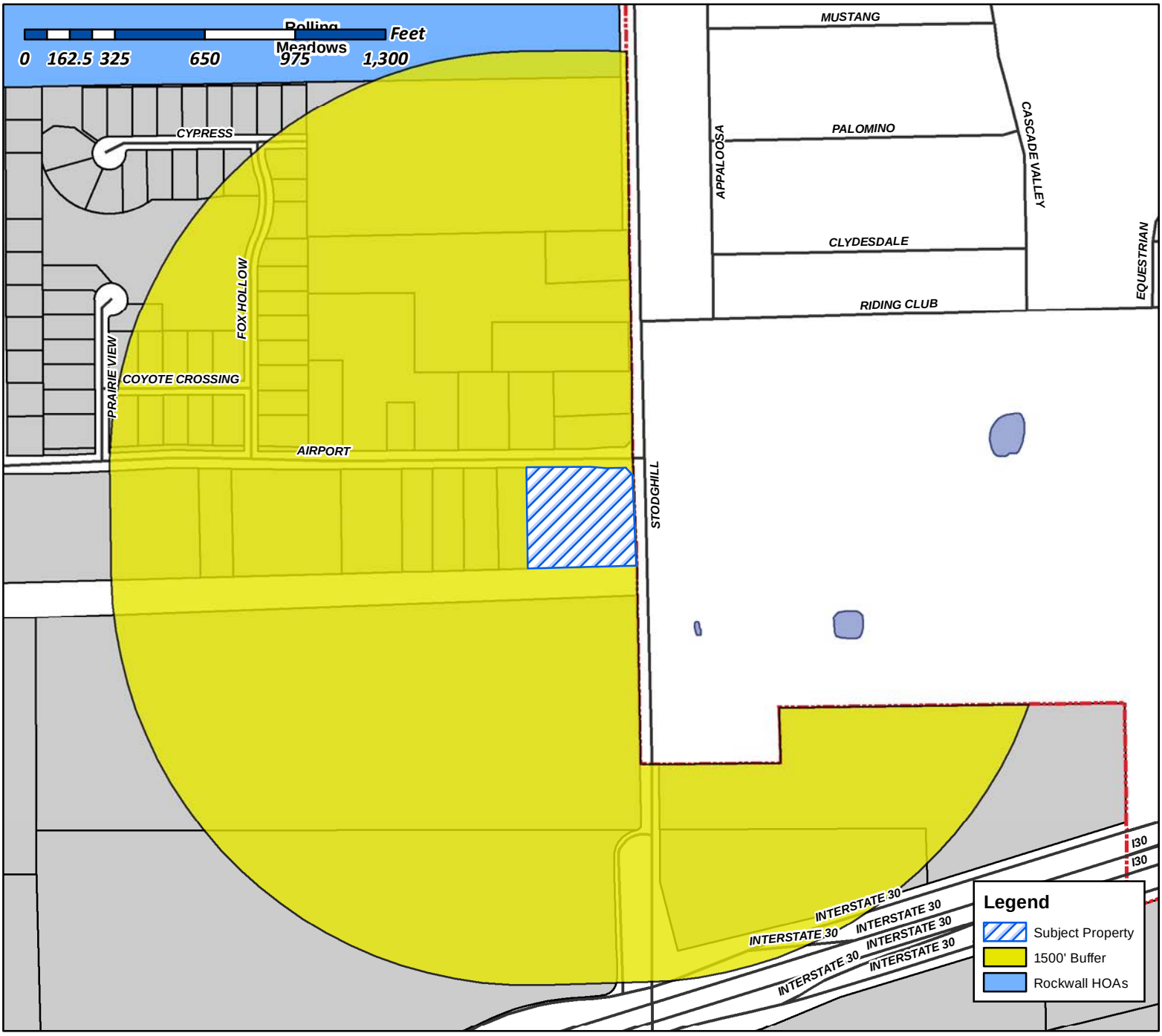
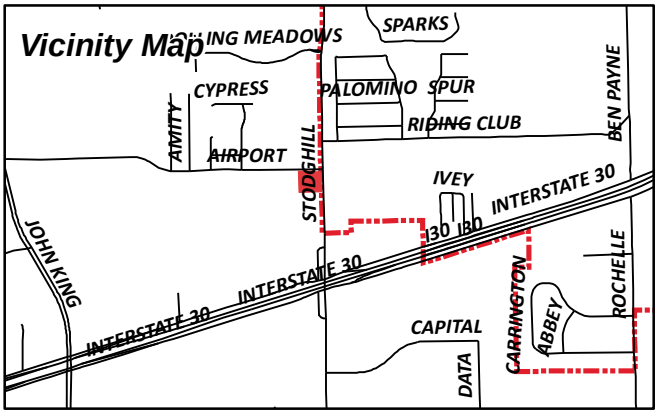


Case Number: Z2017-013
Case Name: SUP for 2180 Airport Road
Case Type: SUP
Zoning: SFE-1.5
Case Address: 2180 Airport Road



Date Created: ***04/11/2017***
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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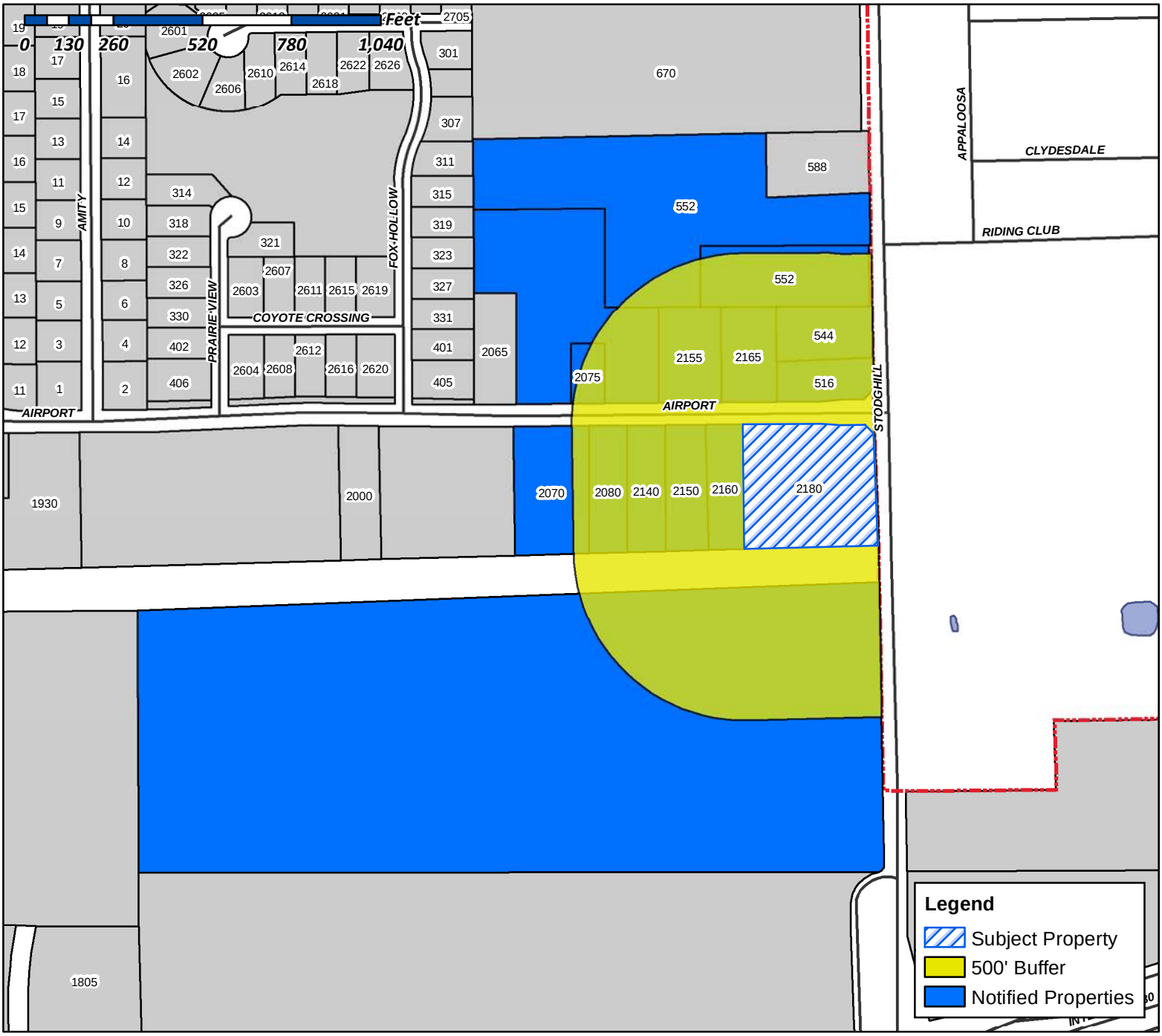
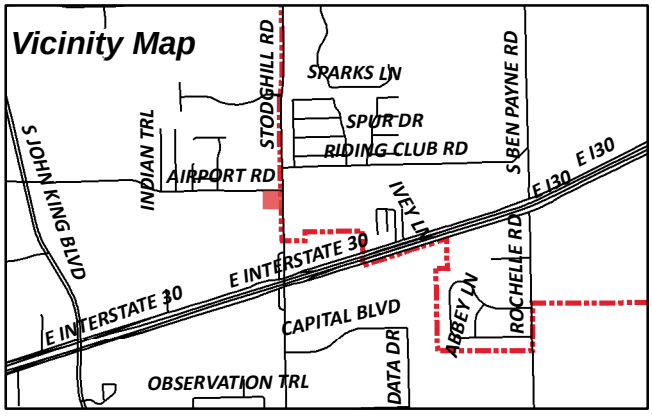


Case Number: Z2017-013
Case Name: SUP for 2180 Airport Road
Case Type: SUP
Zoning: SFE-1.5
Case Address: 2180 Airport Road



Date Created: 04/11/2017
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75087

DEVOLL JAMES DAVID &
JUDY KAY LARSON
1721 BRIAROAKS DR
FLOWER MOUND, TX 75028

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT ROAD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

GRIFFIN PATTY C & J T
2140 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2165 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

JUNOD HELEN M
516 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

CURRENT RESIDENT
544 FM3549 STODGHILL RD
ROCKWALL, TX 75087

CURRENT RESIDENT
552 FM3549 STODGHILL RD
ROCKWALL, TX 75087

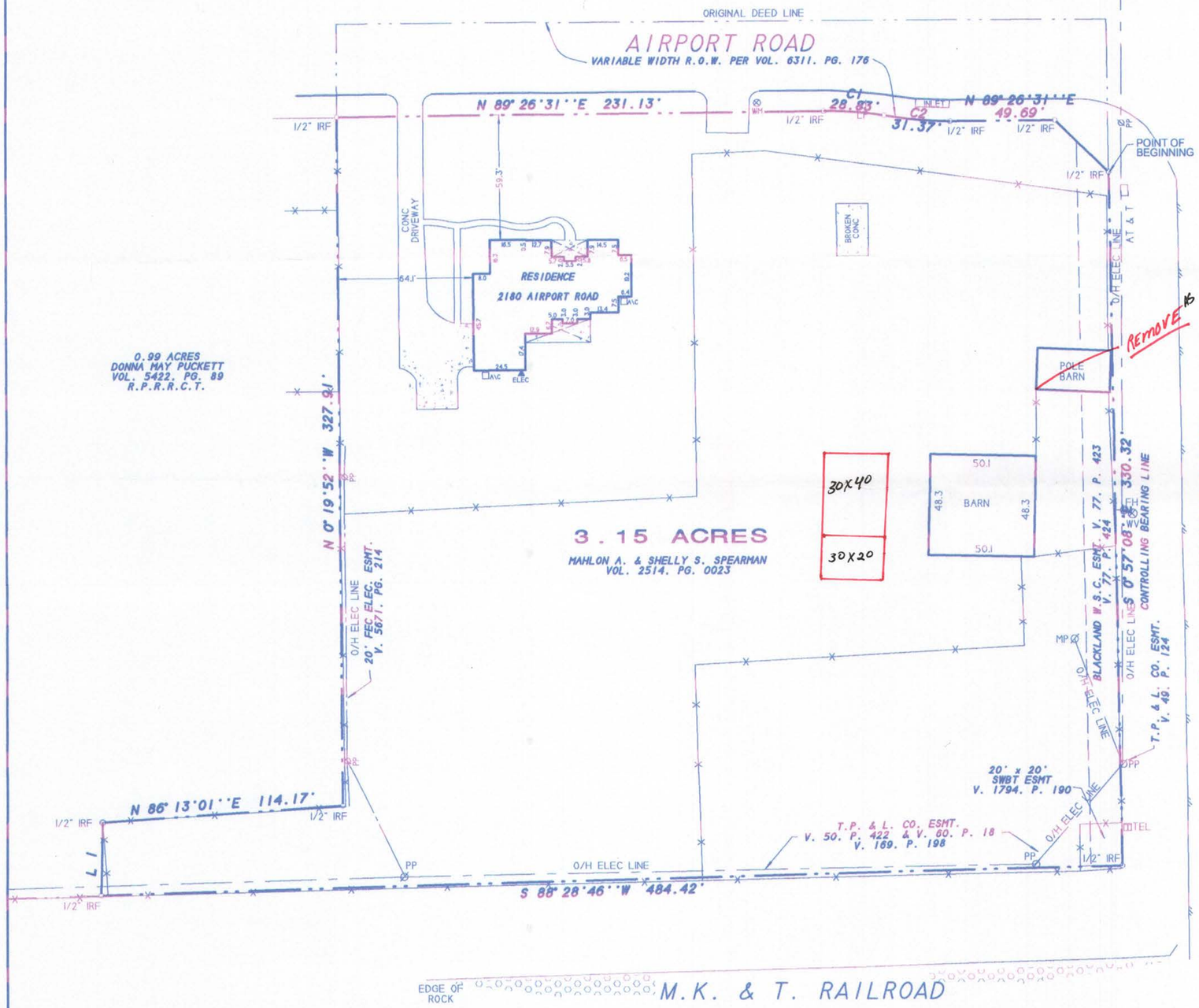
ROCKWALL 549 I-30 PARTNERS LP
8750 N CENTRAL EXPWY 0
DALLAS, TX 75231

THREE SISTERS LIVING TRUST
JEANETTE LENORA FAIN CORNELIUS AND
PATTY C GRIFFIN CO TRUSTEES 0
ROCKWALL, TX 75087

BOOZE BONNIE MAE
PO BOX 304
FATE, TX 75132

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

MAYNARD VON & CAROLYM
PO BOX 838
FATE, TX 75132



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

N

LINE TABLE

Line	Bearing	Distance
1	N 0°55'47"E	34.67'

CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	10°00'36"	165.00	28.83	14.45	28.79	S 85°51'42"E
2	9°42'51"	185.00	31.37	15.72	31.33	S 84°43'27"E

DESCRIPTION

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a 3.51 acres tract of land as described in a Warranty deed from John Stanley Springer to Mahlon A. Spearman and Shelly R. Spearman, dated April 29, 2002 and being recorded in Volume 2514, Page 23 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line Airport Road at its intersection with the west right-of-way line of F.M. Highway 3549, said point being at the southeast corner of a 0.382 acres tract of land as described in a Warranty deed to the City of Rockwall, Texas, as recorded in Volume 6311, Page 176 of the Official Public Records of Rockwall County, Texas, and being in the east boundary of said 3.51 acres tract;

THENCE S. 00 deg. 57 min. 08 sec. E. along said right-of-way line, a distance of 330.32 feet to a 1/2" iron rod found for corner in the north right-of-way line of M.K. & T. Railroad;

THENCE S. 88 deg. 28 min. 46 sec. W. along said north right-of-way line of M.K. & T. Railroad, a distance of 484.42 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 55 min. 47 sec. E. a distance of 34.67 feet to a 1/2" iron rod found for corner;

THENCE N. 86 deg. 13 min. 01 sec. E. a distance of 114.17 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 19 min. 52 sec. W. a distance of 327.91 feet to a 1/2" iron rod found for corner in the south right-of-way line of Airport Road;

THENCE along the south right-of-way line of Airport Road the following:

N. 89 deg. 26 min. 31 sec. E. a distance of 231.13 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the right having a central angle of 10 deg. 00 min. 36 sec., a radius of 165.00 feet, a tangent of 14.45 feet, a chord of S. 85 deg. 51 min. 42 sec. E., 28.79 feet, and an arc distance of 28.83 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the left having a central angle of 09 deg. 42 min. 51 sec., a radius of 185.00 feet, a tangent of 15.72 feet, a chord of S. 84 deg. 43 min. 27 sec. E., 31.33 feet, and an arc distance of 31.37 feet to a 1/2" iron rod found for corner;

N. 89 deg. 26 min. 31 sec. E. a distance of 49.69 feet to a 1/2" iron rod found for corner;

S. 45 deg. 47 min. 56 sec. E. a distance of 35.50 feet to the POINT OF BEGINNING and containing 3.15 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 2514, PG. 23, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

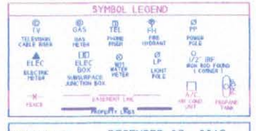
SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, TITLE RESOURCES GUARANTY COMPANY, ALLIANCE BANK, ANDREW SPEARMAN and SHELLY SPEARMAN at 2180 AIRPORT ROAD, Rockwall, Rockwall County,Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 23rd day of December, 2015.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND



SURVEY DATE DECEMBER 23, 2015
SCALE 1" = 40' FILE # 20080592-F2
CLIENT SPEARMAN GF # R153146R

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

Legal Description

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY. ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a 3.51 acres tract of land as described in a Warranty deed from John Stanley Springer to Mahlon A Spearman and Shelly R. Spearman, dated April 29, 2002 and being recorded in Volume 2514, Page 23 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner In the south right-of-way line Airport Road at Its intersection with the west right-of-way line of F.M. Highway 3549, said point being at the southeast corner of a 0.382 acres tract of land as described In a Warranty deed to the City of Rockwall, Texas, as recorded in Volume 6311, Page 176 of the Official Public Records of Rockwall County. Texas, and being in the east boundary of said 3.51 acres tract;

THENCE S. 00 deg. 57 min. 08 sec. E. along said right-of-way line, a distance of 330.32 feet to a 1/2" iron rod found for corner in the north right-of-way line of M.K. & T. Railroad;

THENCE S. 88 deg. 28 min. 46 sec. W. along said north right-of-way line of M.K. & T. Railroad, a distance of 484.42 feet to a 1/2" iron rod found for corner;

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THENCE along the south right-of-way line of Airport Road the following:

N. 89 deg. 26 min. 31 sec. E. a distance of 231 .13 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the right having a central angle of 10 deg. 00 min. 36 sec., a radius of 165.00 feet, a tangent of 14.45 feet, a chord of S. 85 deg. 51 min. 42 sec. E., 28.79 feet, and an arc distance of 28.83 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the left having a central angle of 09 deg. 42 min. 51 sec., a radius of 185.00 feet, a tangent of 15.72 feet, a chord of S. 84 deg. 43 min. 27 sec. E., 31.33 feet, and an arc distance of 31 .37 feet to a 1/2" Iron rod found for corner;

N. 89 deg. 26 min. 31 sec. E. a distance of 49.69 feet to a 1/2" iron rod found for corner;

S. 45 deg. 47 min. 56 sec. E. a distance of 35.50 feet to the POINT OF BEGINNING and containing 3.15 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON A 3.128-ACRE TRACT OF LAND ZONED SINGLE FAMILY ESTATE 1.5 (SFE-1.5) AND IDENTIFIED AS TRACT 25 OF THE E.M. ELLIOTT SURVEY, ABSTRACT NO 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Andrew Spearman for the approval for a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements and exceed the maximum size requirements as stipulated in the Unified Development Code (UDC), situated on 3.128-acre tract of land, zoned Single Family Estate 1.5 (SFE-1.5) District, and being identified as Tract 25 of the E.M. Elliott Survey Abstract No. 77, City of Rockwall, Rockwall County, Texas, addressed as 2180 Airport Road, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements and maximum size requirements for accessory buildings in a Single Family Estate 1.5 (SFE-1.5) District as stipulated by *Section 2.1* of *Article IV, Permissible Uses,* and *Section 3.2* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 3.2, Single-Family Estate (SFE 1.5) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and

EXHIBIT A ORDINANCE 05.08.17

shall be subject to the additional following conditions:

1) The accessory building shall generally conform to the approved site plan depicted in *Exhibit 'B'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 1,800 square feet.

3) The accessory building shall not exceed a maximum overall height of 15-feet.

4) The subject property shall have no more than two (2) accessory buildings.

5) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF JUNE, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 15, 2016*

2nd Reading: *June 5, 2017*

DRAFT ORDINANCE 05.06.17

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY. ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a 3.51 acres tract of land as described in a Warranty deed from John Stanley Springer to Mahlon A Spearman and Shelly R. Spearman, dated April 29, 2002 and being recorded in Volume 2514, Page 23 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner In the south right-of-way line Airport Road at Its intersection with the west right-of-way line of F.M. Highway 3549, said point being at the southeast corner of a 0.382 acres tract of land as described In a Warranty deed to the City of Rockwall, Texas, as recorded in Volume 6311, Page 176 of the Official Public Records of Rockwall County. Texas, and being in the east boundary of said 3.51 acres tract;

THENCE S. 00 deg. 57 min. 08 sec. E. along said right-of-way line, a distance of 330.32 feet to a 1/2" iron rod found for corner in the north right-of-way line of M.K. & T. Railroad;

THENCE S. 88 deg. 28 min. 46 sec. W. along said north right-of-way line of M.K. & T. Railroad, a distance of 484.42 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 55 min. 47 sec. E. a distance of 34 67 feet to a 1/2" iron rod found for corner;

THENCE N. 86 deg. 13 min. 01 sec. E. a distance of 114.17 feet to a 1/2" Iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 19 min. 52 sec. W. a distance of 327.91 feet to a 1/2" iron rod found for corner in the south right-of-way line of Airport Road;

THENCE along the south right-of-way line of Airport Road the following:

N. 89 deg. 26 min. 31 sec. E. a distance of 231 .13 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the right having a central angle of 10 deg. 00 min. 36 sec., a radius of 165.00 feet, a tangent of 14.45 feet, a chord of S. 85 deg. 51 min. 42 sec. E., 28.79 feet, and an arc distance of 28.83 feet to a 1/2" iron rod found for corner;

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N. 89 deg. 26 min. 31 sec. E. a distance of 49.69 feet to a 1/2" iron rod found for corner;

S. 45 deg. 47 min. 56 sec. E. a distance of 35.50 feet to the POINT OF BEGINNING and containing 3.15 acres of land.

DRAFT ORDINANCE 05.06.2017

Exhibit 'B':
Zoning Exhibit



DRAFT
ORDINANCE
05.06.2017

City of Rockwall

Project Plan Review History

Project Number	Z2017-014	**Owner**	FALLS, DAVID C & TERRI L	**Applied**	4/14/2017	LM
Project Name	SUP for 901 N. Goliad	**Applicant**	DAVID FALLS	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	NEED REVISIONS			**Status**	4/19/2017	RM

Site Address	**City, State Zip**	**Zoning**
GOLIAD/HEATH/ALAMO	ROCKWALL, TX 75087	

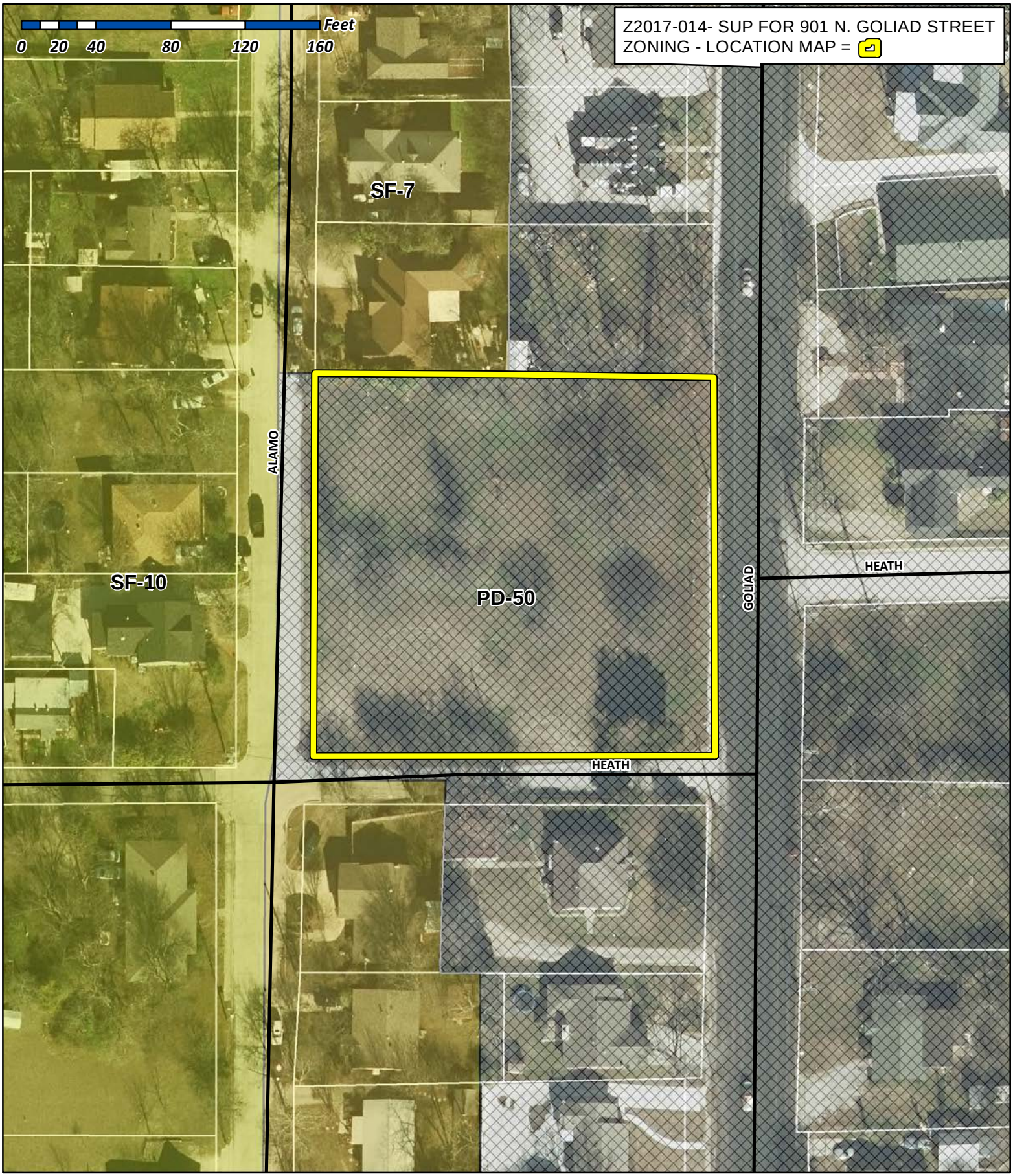
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	NULL	ALL 26	NULL	3730-0026-0ALL-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/14/2017	4/21/2017	4/21/2017	7	APPROVED	
ENGINEERING	Amy Williams	4/14/2017	4/21/2017	4/21/2017	7	APPROVED	See Conditions
(4/21/2017 7:59 AM AW) Only need 25' right-of-way dedication on Heath Must meet engineering requirements							
FIRE	Ariana Hargrove	4/14/2017	4/21/2017	4/19/2017	5	APPROVED	
PLANNING	Ryan Miller	4/14/2017	4/21/2017	4/19/2017	5	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2017-014 (SUP for 901 N. Goliad Street): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Animal Clinic for Small Animals in Planned Development District 50 (PD-50) for a one (1) acre parcel of land identified as Block 26 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and addressed as 901 N. Goliad Street [SH-205].
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2017-014) in the lower right hand corner of all pages on future submittals.
I.4 Please review the attached Draft Ordinance prior to the April 25, 2017 Planning and Zoning Commission work session.
I.5 This property will require a site plan that shall be reviewed by the City's Historic Preservation Advisory Board (HPAB) and Architectural Review Board (ARB) prior to consideration by the Planning and Zoning Commission.
I.6 This property will be required to be replated prior to the issuance of a Building Permit.
I.7 A cross access easement extending from Heath Street to the property directly northeast of the subject property shall be required in accordance with the requirements of Planned Development District 50 (PD-50) and the North Goliad Access Plan. This should be depicted on the site plan with the site plan submittal.
I.8 Screening of the parking areas from the properties along Alamo Street shall be required. This will be shown on the Landscape Plan at the time of site plan submittal.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 2, 2017; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 9, 2017 Planning & Zoning Meeting.
I.10 The projected City Council meeting dates for this case will be May 15, 2017 [1st Reading] & June 5, 2017 [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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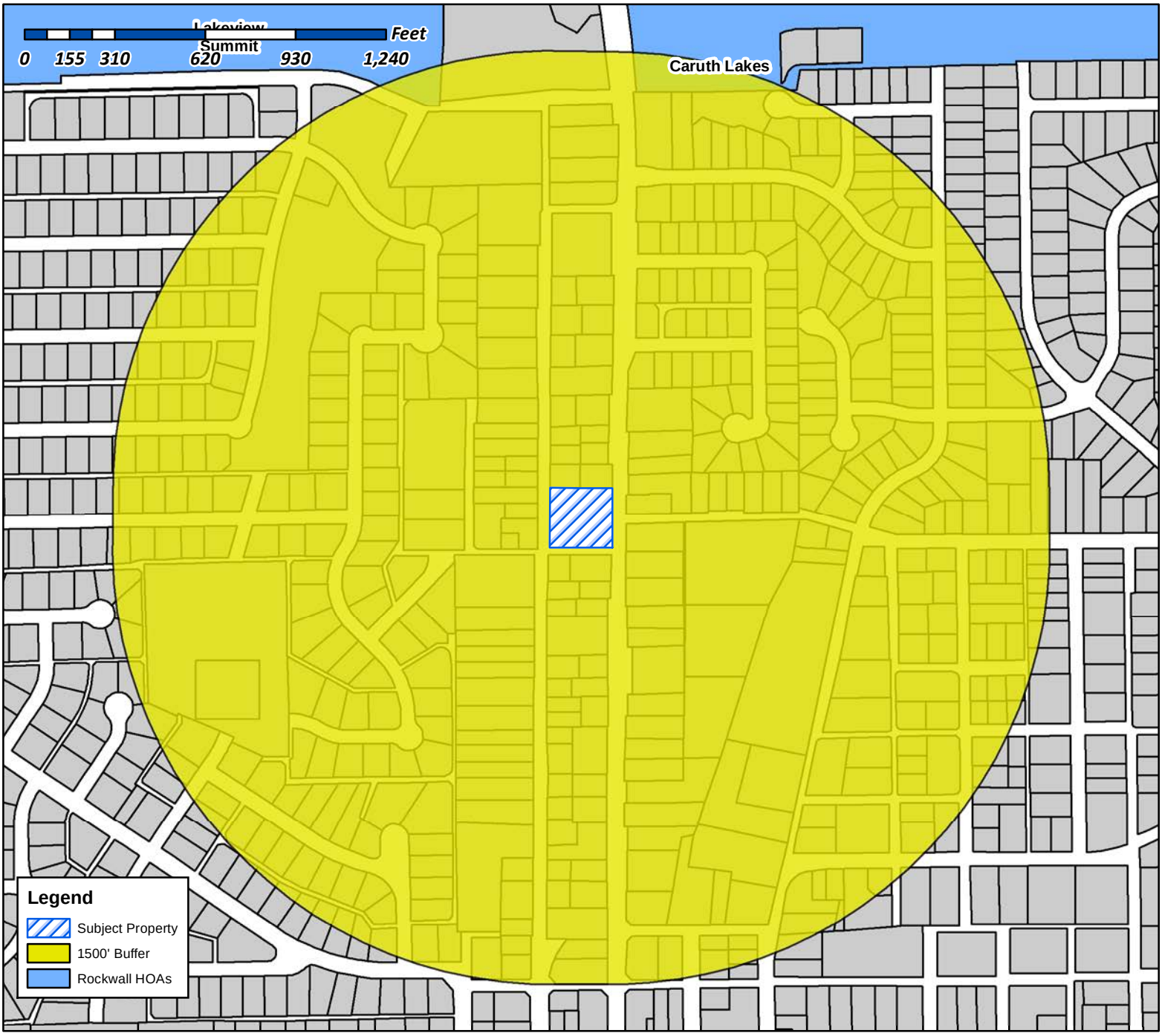
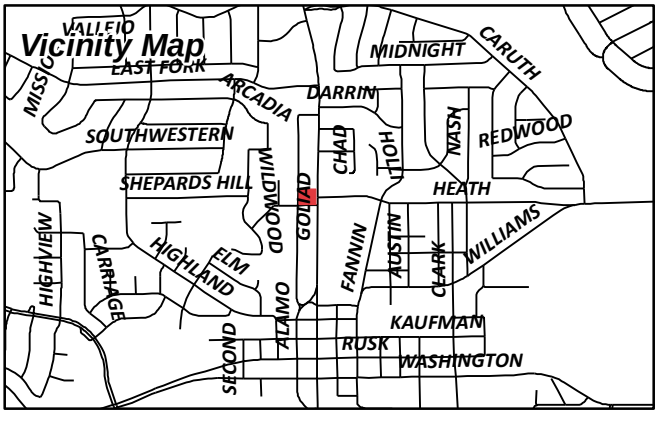


Case Number: Z2017-014
Case Name: SUP for 901 N. Goliad Street
Case Type: SUP
Zoning: PD-50
Case Address: 901 N. Goliad Street



Date Created: 04/14/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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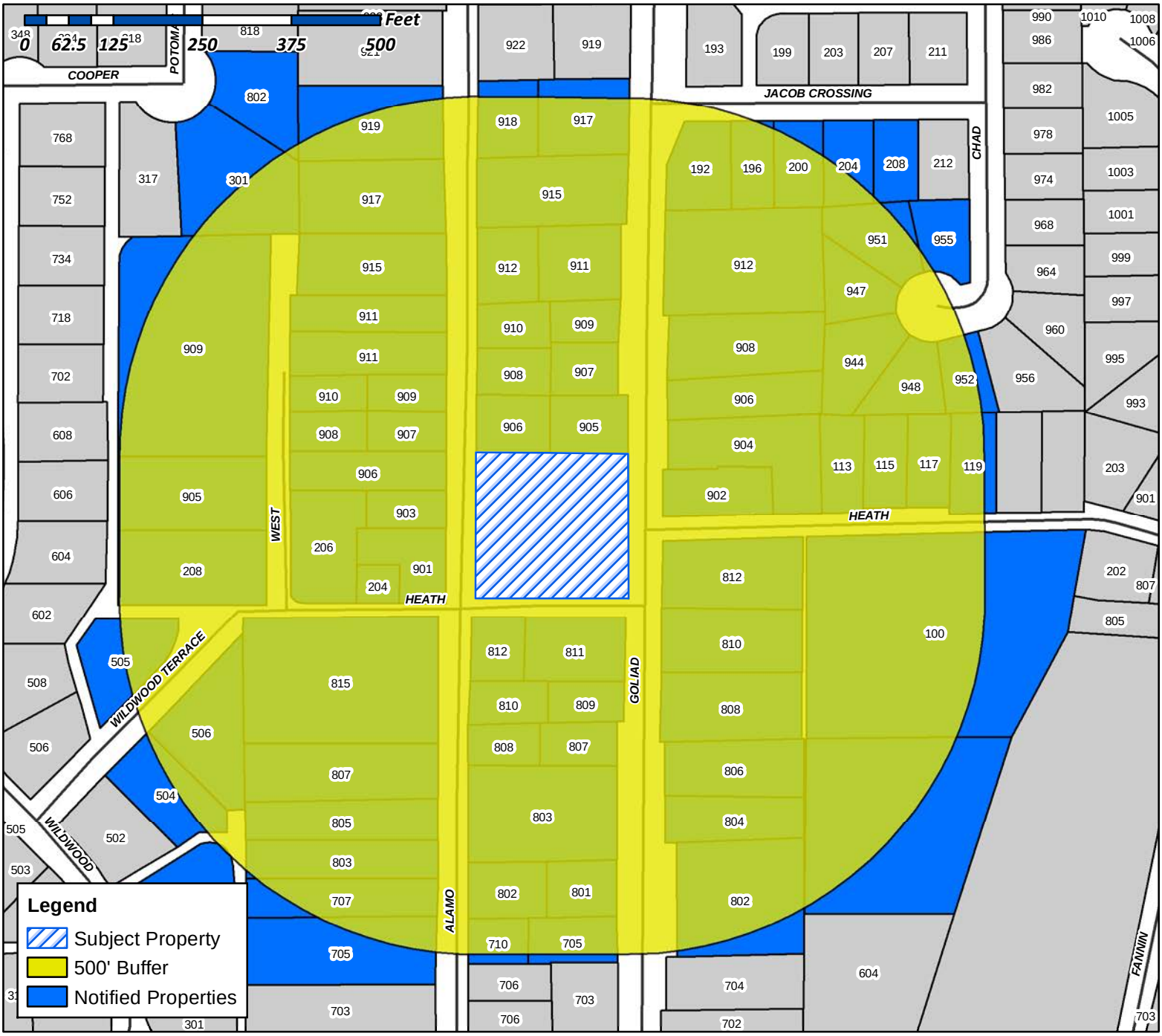
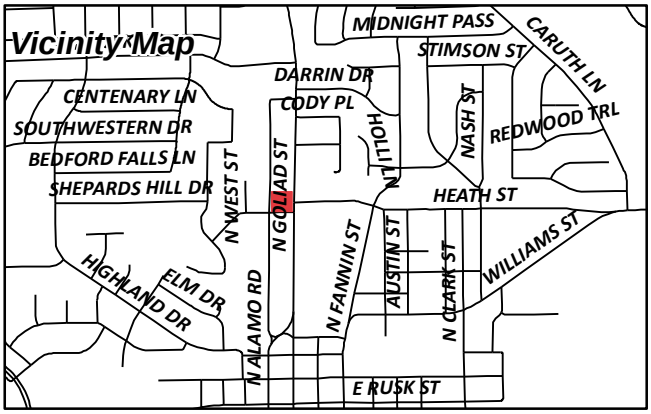


Case Number: Z2017-014
Case Name: SUP for 901 N. Goliad Street
Case Type: SUP
Zoning: PD-50
Case Address: 901 N. Goliad Street

Date Created: *4/14/2017*
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
100 HEATH
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
ROCKWALL, TX 75032

SKY ALAMO SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

ANDREA HOLLIMAN
11007 E MOFFAT
MEAD, WA 99021

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA
119 E HEATH ST
ROCKWALL, TX 75087

MEDLIN ELTON LAKE
1222 MIDDLEBROOK PL
DALLAS, TX 75208

BRIONES RONALD AND THERESA
1401 BAYLINE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

HEAVENLY HANDS BIRTHING CENTER PLLC
161 KIRKHAVEN DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
1640 COASTAL DR
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL CODY
196 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 HEATH ST
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

WILDER SUSAN C
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

MASTER DEVELOPERS SNB LLC
2400 DALLAS PARKWAY SUITE 510
PLANO, TX 75093

KHAN NOOR U. & SHAHLA
2500 ST HWY 121 APT 925
EULESS, TX 76039

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

Z BAR A RANCH LP
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

CURRENT RESIDENT
301 COOPER CT
ROCKWALL, TX 75087

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

COOK CAROLINE D
404 WILDWOOD LN
ROCKWALL, TX 75087

KUMAR EESHAN & VANDANA KUMAR
4701 COPPER MOUNTAIN LN
RICHARDSON, TX 75082

UDSTUEN STEVE
502 COLUMBIA DR
ROCKWALL, TX 75032

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

WRAY JOY
505 WILDWOOD TER
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

PEOPLES DERYL W
5268 COUNTY ROAD 2648
ROYSE CITY, TX 75189

CURRENT RESIDENT
705 ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 GOLIAD ST
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
710 ALAMO
ROCKWALL, TX 75087

ELLIS MARY KATHRYN
8 CAMDEN
ROCKWALL, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 POTOMAC DR
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE
805 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
808 GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
812 GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

COOPER JAMES A & MICHELLE R
901 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
902 GOLIAD
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
906 WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
907 GOLIAD ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT &
907 N ALAMO
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
909 GOLIAD
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

JAMESON DANIEL R
909 N WEST ST
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

STACEY MARY A
912 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
915 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
915 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
917 GOLIAD
ROCKWALL, TX 75087

SYFERD STACI ANN
917 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
918 ALAMO
ROCKWALL, TX 75087

FARMER BARBARA A
919 N ALAMO RD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
947 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

FERNANDEZ JOSE
955 CHAD WAY
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

J.A. Greene Construction Services

Houston 281-271-7060 & Dallas/Fort Worth 817-527-2240

www.jagreene.com

April 12, 2017

City of Rockwall
Planning and Zoning Department
385 S. Goliad
Rockwall, TX 75087

Letter of Intent for Special Use Permit (SUP): 901 North Goliad Rockwall, TX 75087

To whom it may concern:

J. A. Greene Construction Services, is submitting this Letter of Intent for a Special Use Permit (SUP) on behalf of the owner, and of a potential buyer, of 901 N. Goliad, with the intent to have the lot be considered for approval of a SUP.

901 N. Goliad (Garner, Block ALL 26) at the cross streets of N. Goliad (Hwy 205) and Heath St. is a 1.0 acre (43,560 square foot) vacant lot. This lot is currently located in PD-50 and approved for rezoning to allow the use of small animal clinics. We are seeking approval for a SUP to develop a 4,000-square foot veterinary clinic. The clinic will serve small animals only (domestic pets, not large livestock), will have no outside kennels, and will not provide boarding except related to medical care.

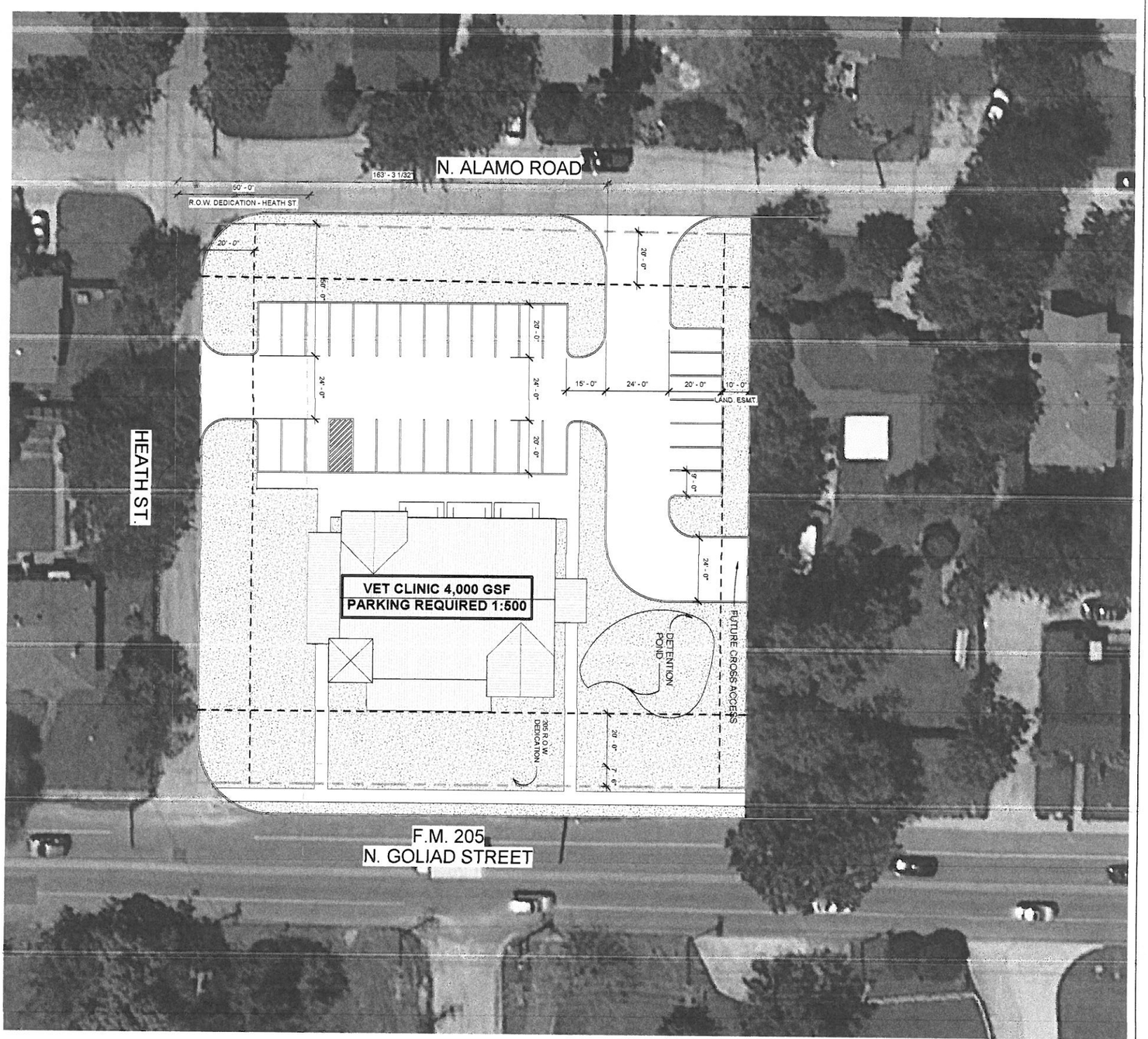
Please let us know if you would like any more information or have questions about the application.

Sincerely,

Paul Wendel

3/7/2017 3:43:51 PM

1 PRELIMINARY SITE PLAN
1" = 20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

PRE-SITE

PREMIER VET CARE
901 N. GOLIAD ST
ROCKWALL, TX 75087

Project number 2017-103 Date 03/07/2017

FLOOR PLAN

Scale: 1" = 20'-0"

REVISION

CRADDOCK ARCHITECTURE

750 E. Interstate 30 Ste. 160 Rockwall, TX 75087 214-952-0527

PREMIER VET CARE

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CRADDOCK ARCHITECTURE

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR AN *ANIMAL CLINIC FOR SMALL ANIMALS* IN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ON A ONE (1) ACRE PARCEL OF LAND, ADDRESSED AS 901 N. GOLIAD STREET, AND DESCRIBED AS BLOCK 26 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dr. Josh Cope of *Premiere Vet Care Animal Clinic* on behalf of the owner, David Falls, for a Specific Use Permit (SUP) allowing an *Animal Clinic for Small Animals* on a one (1) acre parcel of land zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 901 N. Goliad Street [*SH-205*] and identified as Block 26 of the Gardner Addition, City of Rockwall, Rockwall County, Texas and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Animal Clinic for Small Animals* within a Planned Development District 50 (PD-50) as stipulated by *Ordinance No. 17-19*, and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as set forth in Planned Development District 50 (PD-50) [*Ordinance No. 16-15*] and Sections 4.2, *Residential*

PRELIMINARY DRAFT 04.25.2017

Office (RO) District, and 6.2-1, *North Goliad Corridor Overlay (NGC OV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Animal Clinic for Small Animals* with outside storage of automobiles on the subject property at 901 N. Goliad Street [*SH-205*] and conformance to these stipulations are required for continued operations:

1) All development must generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance, which shall be incorporated herein by reference.

2) The site plan for the subject property shall be subject to review by the City's Historic Preservation Advisory Board (HPAB) and Architectural Review Board (ARB) prior to consideration for approval by the Planning and Zoning Commission.

3) All parking will need to be screened from the residential properties along Alamo Street.

4) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 2.2, *Compliance Standards*, of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or

DRAFT ORDINANCE 04.25.17

circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JUNE, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

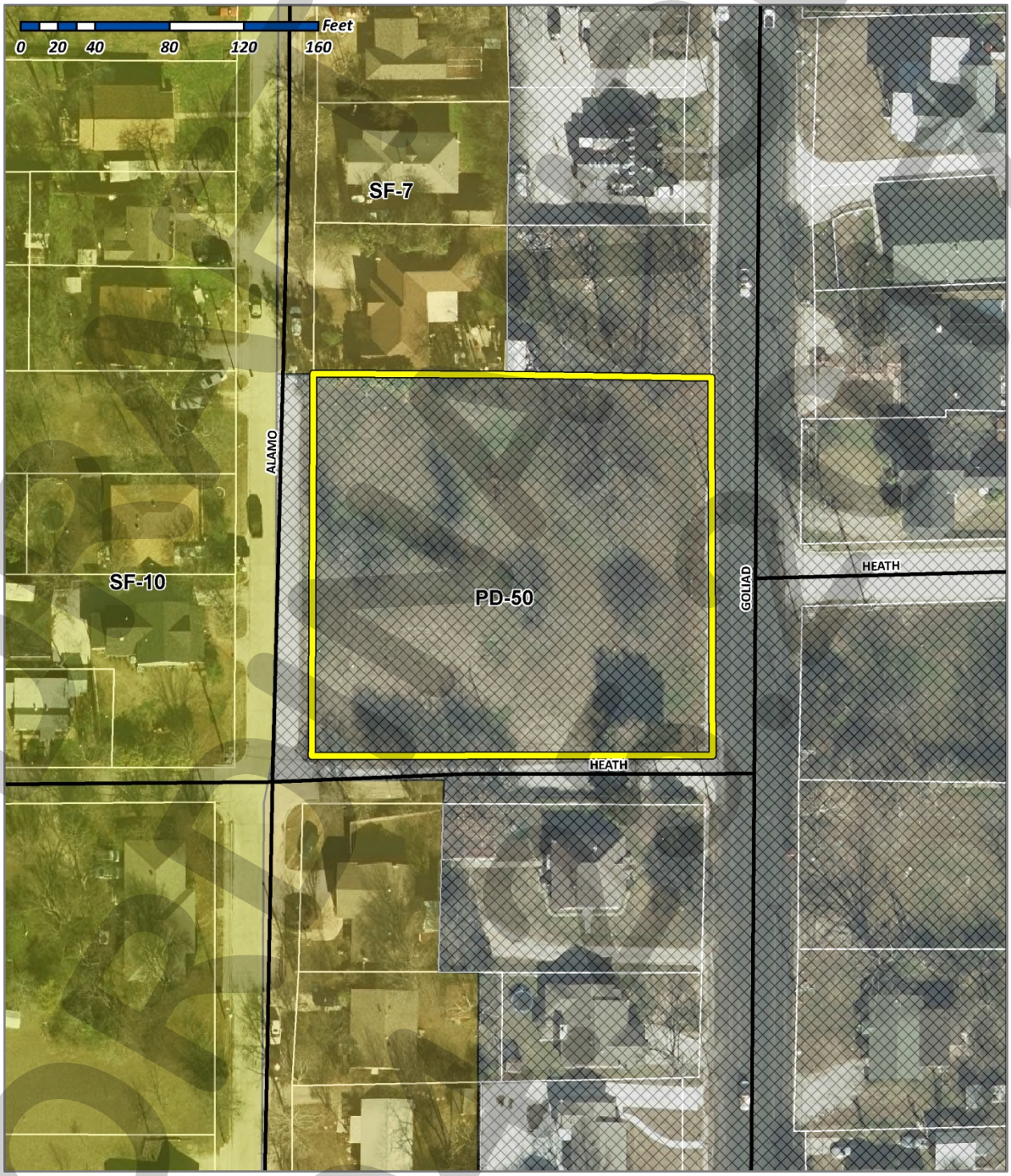
1st Reading: *May 15, 2017*

2nd Reading: *June 5, 2017*

DRAFT ORDINANCE 04.25.2017

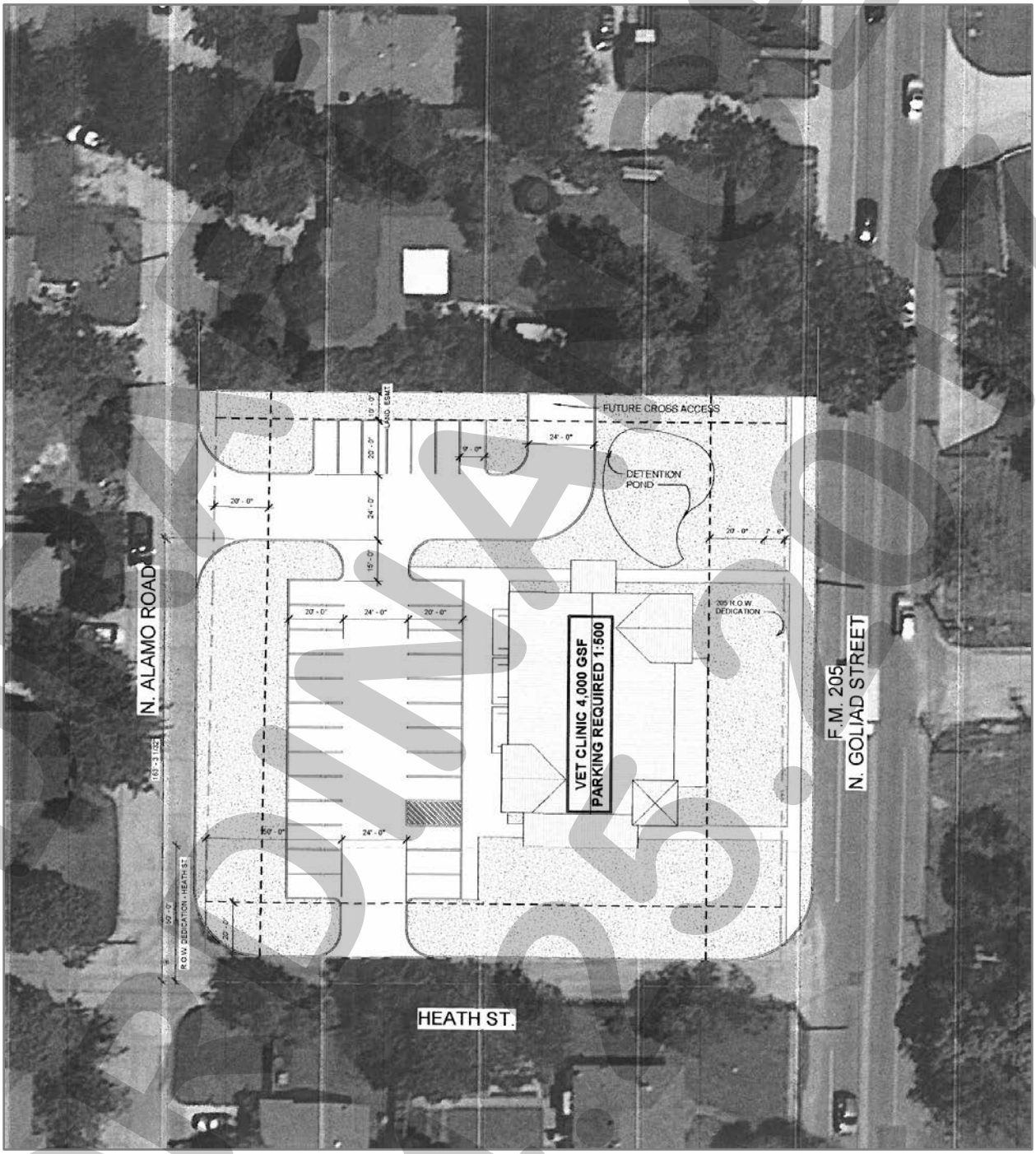
Exhibit 'A'
Location Map and Legal Description

Address: 901 N. Goliad Street
Legal Description: Block 26 of the Gardner Addition



DRAFT

Exhibit 'B'
Site Plan/Concept Plan



DRAFT
04.25.17

City of Rockwall

Project Plan Review History

Project Number	Z2017-015	**Owner**	UNDERWOOD, ARCHIE HARBERT	**Applied**	4/14/2017 LM
Project Name	SUP for a Motel	**Applicant**	MATHEW KING ARCHITECT	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	NEED REVISIONS			**Status**	4/21/2017 DG

Site Address	**City, State Zip**	**Zoning**
801 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LAKESIDE BATTING PARK	NULL	NULL	NULL	4247-0000-0000-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/14/2017	4/21/2017				
ENGINEERING	Amy Williams	4/14/2017	4/21/2017	4/21/2017	7	APPROVED	See Conditions
(4/21/2017 7:09 AM AW) All engineering standards must be followed Detention must be provided							
FIRE	Ariana Hargrove	4/14/2017	4/21/2017	4/19/2017	5	APPROVED	
PLANNING	David Gonzales	4/14/2017	4/21/2017	4/19/2017	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Matt King on behalf of Archie Underwood for the approval of a Specific Use Permit (SUP) for a Motel in a Commercial (C) District for a 1.345-acre parcel of land identified as Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801B E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 04.19.2017

All staff comments are to be addressed and resubmitted by Tuesday, May 2, 2017. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):

• On all future plan submittals please include the Case Number (Z2017-0015) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The SUP is for the proposed land use as a Hotel.
2. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the IH-30 OV district, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission.
3. Any variance to the IH-30 OV District or any other section of the Unified Development Code shall be considered at the time of site plan approval.
4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO).
5. Will any of the units be used as an extended stay room(s) (i.e. have kitchen type facilities, external doorways, etc.)?
6. Remove the label and arrow "To I-30" on the concept plan. Not platted as an access easement.
7. Primary frontage along Ralph Hall Court - provide label for street frontage.
8. New address to be assisgned based on proximity to Ralph Hall Court and public safey.
9. If approved, the development shall generally conform the the Concept Plan as depicted in the SUP ordinance.
10. The SUP shall expire if development has not commenced within one (1) year from the approval date of the SUP ordinance.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

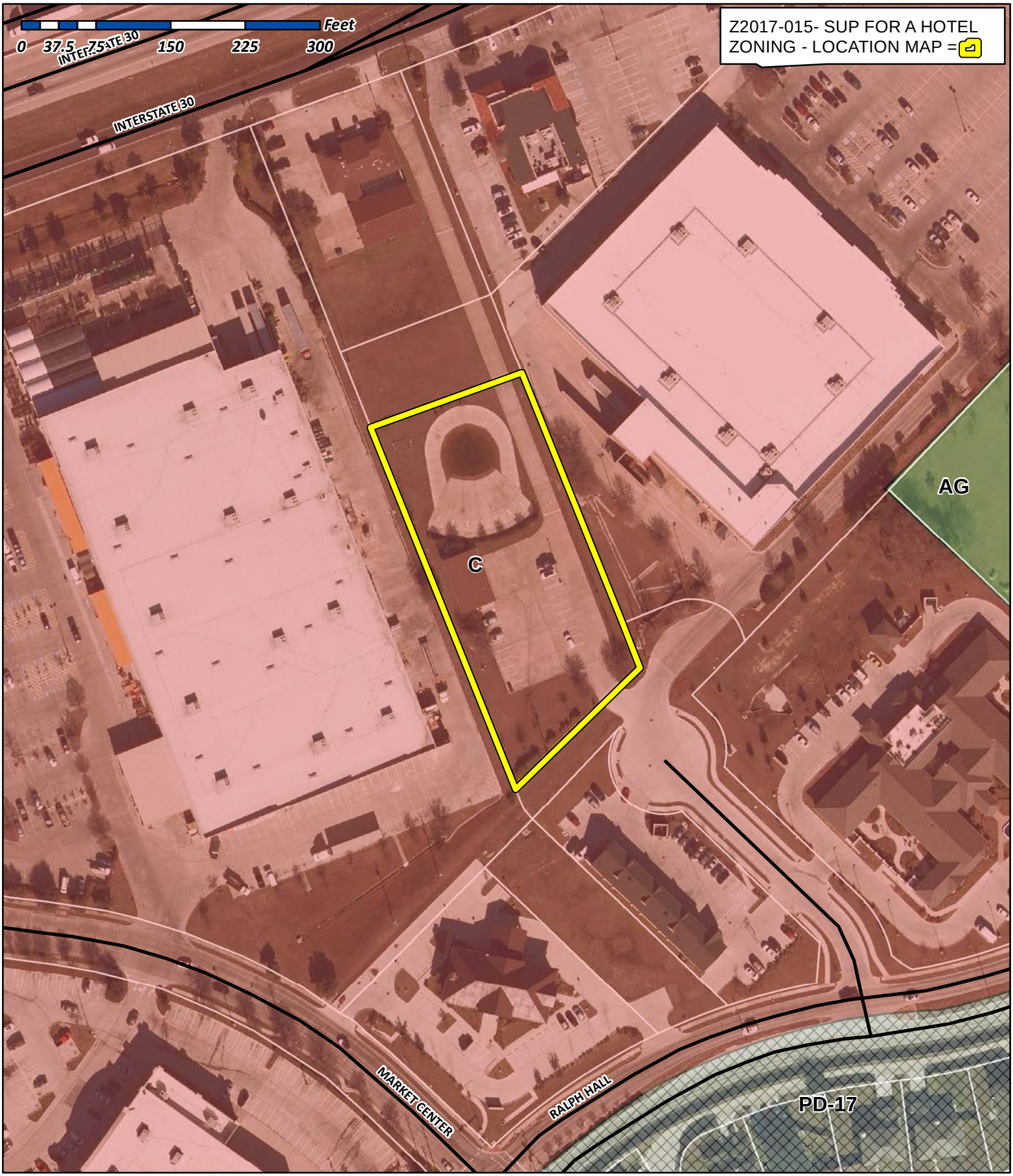
Meeting Dates to Attend:

Planning - Work Session: April 25, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: May 9, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: May 15, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Action Item: June 5, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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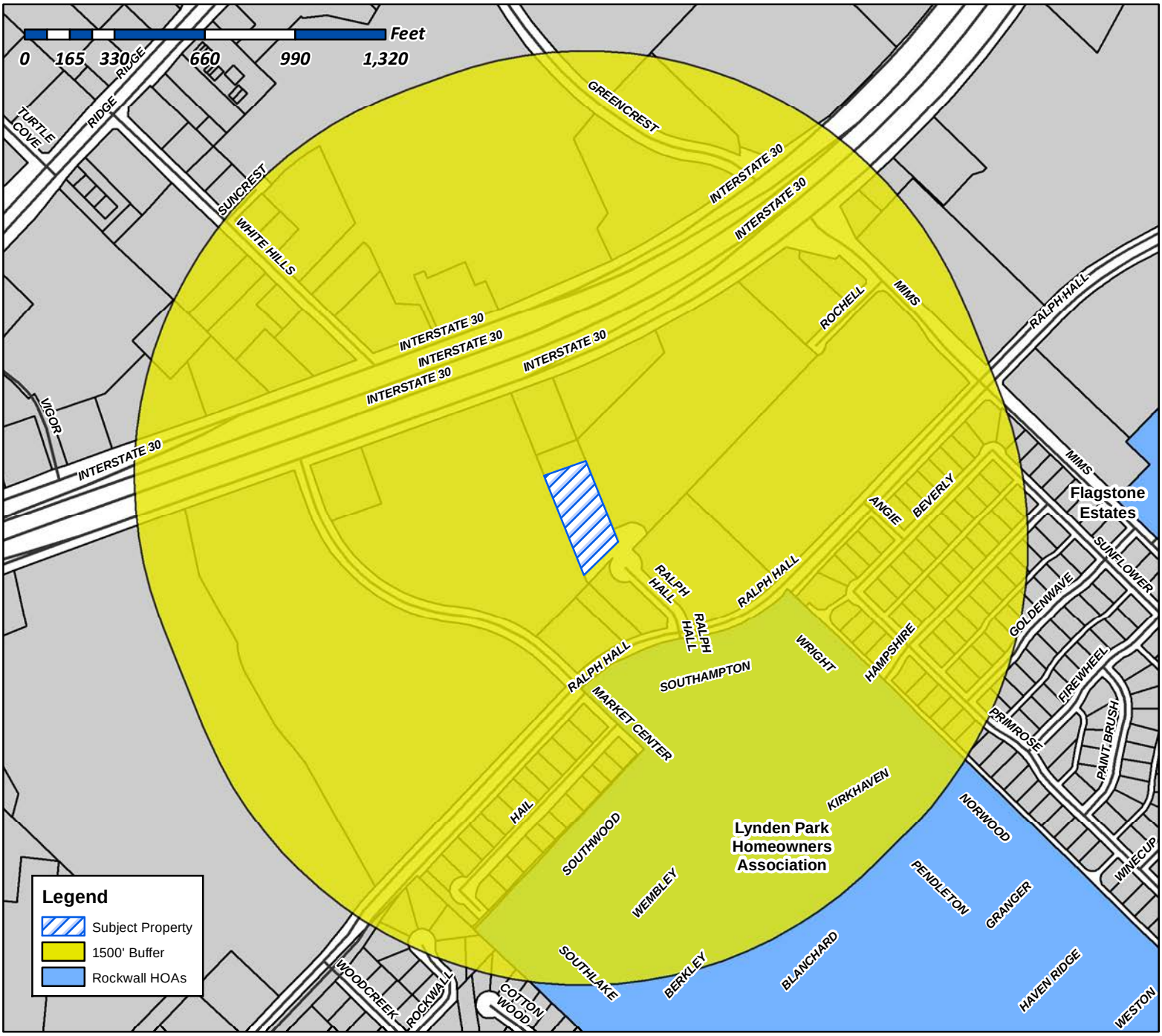
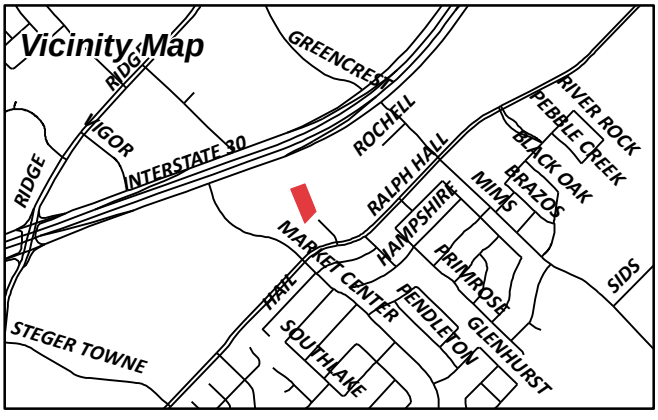


Case Number: Z2017-015
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: 801B E. IH-30

Date Created: 04/14/2017
For Questions on this Case Call (972) 771-7745



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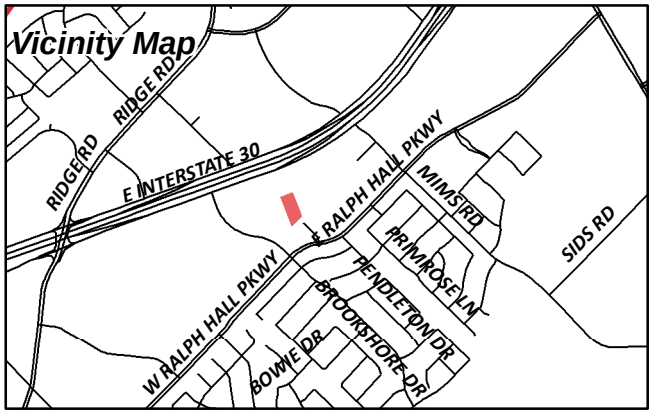
Case Number: Z2017-015
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: 801B E. IH-30



Date Created: 04/14/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
105 RALPH HALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
105 SOUTHAMPTON DR
ROCKWALL, TX 75032

SMITH NICHOLAS & JESSICA ESQUIVEL
111 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

WALKER I REALTY INC
C/O CHARLES F WALKER
1112 POST OAK PL
WESTLAKE, TX 76262

FERRARO TERESA M
115 SOUTHAMPTON DRIVE
ROCKWALL, TX 75032

FADILI TONY AND NAIMA DARRAOUI
119 SOUTHAMPTON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
123 SOUTHAMPTON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
129 RALPH HALL
ROCKWALL, TX 75032

WEINBERGER HAROLD E 1998 FAMILY TRUST &
ELANA KROLL 1993 TRUST
1425 CAMINO LUJAN
SAN DIEGO, CA 92111

UNDERWOOD ARCHIE HARBERT
1804 KENTWOOD CIR
ROCKWALL, TX 75032

GREAT AMERICAN RESORTS INC
1917 ARROYO RD
DALHART, TX 79022

CURRENT RESIDENT
225 RALPH HALL PKWY
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE 0
DALLAS, TX 75205

ROCKWALL MEMORY CARE LLC
A DELAWARE LIMITED LIABILITY COMPANY
545 E JOHN CARPENTER FWY 0
IRVING, TX 75062

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

CURRENT RESIDENT
765 I30
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
801 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
819 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
823 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
899 TUBBS
ROCKWALL, TX 75032

HD DEVELOPMENT PROPERTIES LP
PROPERTY TAX DEPT #0531
PO BOX 105842
ATLANTA, GA 30348

KOHLS ILLNOIS INC
PO BOX 2148
MILWAUKEE, WI 53201

HOMEBANK at
PO BOX 909
SEAGOVILLE, TX 75159

April 14, 2017

City of Rockwall
385 South Goliad
Rockwall, Tx. 75087
Phone: 972-722-6434
Attn: Korey Brooks - Planner

Re: Letter of Explanation – Motel 6 SUP

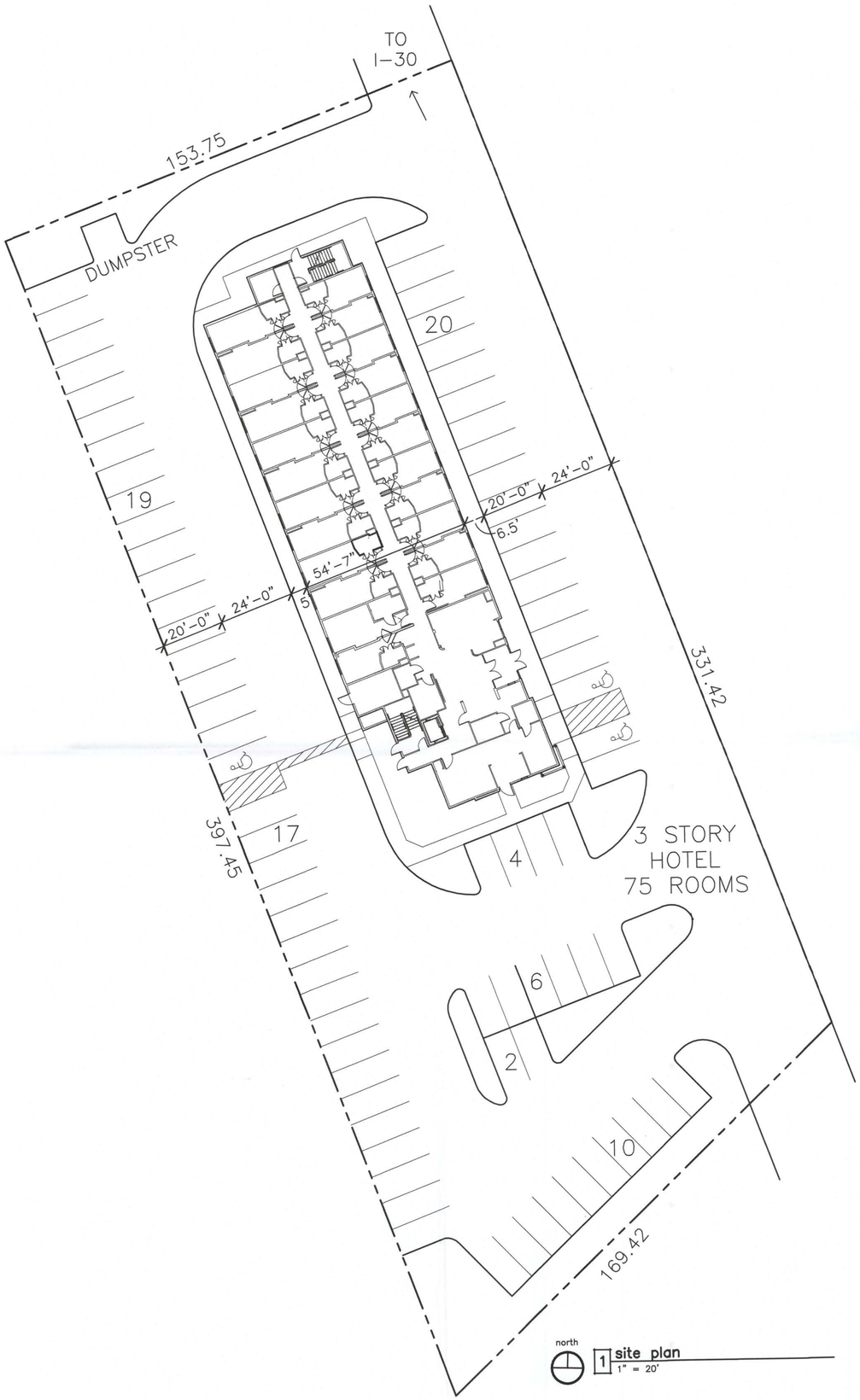
Please let this letter serve as request by developer BMAJ, Inc., Arlington, Texas to develop a 3 story 75 room Motel 6 at 801 B. east Interstate 30 on 1.29 acre site.

Application and SUP site plan exhibit are attached.

Should you require any further information or have any questions, please do not hesitate to ask.

Sincerely,

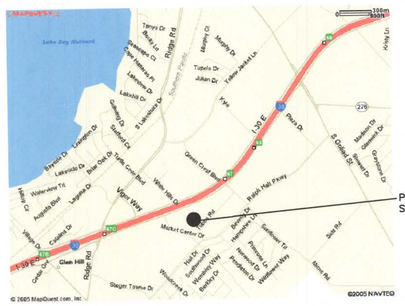
Matthew King Architect



1 site plan
1" = 20'



3 proto rendering
nts



2 location map
nts

SITE INFORMATION

LOT AREA	1.29 ACRES, 56,192.4 SF
BUILDING SQUARE FOOTAGE	9,214sf EACH FLOOR – 27,642SF 75 ROOMS
ZONING EXISTING USE	COMMERCIAL, SH205 OVERLAY
BUILDING HEIGHT / 3 STORY BUILDING USE/TYPE	34'-4" HIGH MOTEL
PARKING REQUIRED: TOTAL SPACES HANDICAP REQUIRED	1 SPACE PER ROOM 75 ROOMS, 75 SPACES REQ'D 3 SPACES
PARKING PROVIDED: STANDARD SPACES HANDICAP ACCESSIBLE TOTAL	 75 SPACES 3 SPACES 78 SPACES

PROJECT INFORMATION

PROJECT:	MOTEL 6 LAKESIDE BATTING PARK ADDITION CABINET C. SLIDE 349
OWNER:	ARCHIE UNDERWOOD 1804 KENTWOOD CIRCLE ROCKWALL, TX 75032
LOCATION:	801 B. EAST I-30 ROCKWALL, TEXAS 75032
DEVELOPER	B.M.A.J. INC 2205 STENNETT DR ARLINGTON, TX 76006 972-945-7131
ARCHITECT:	MATTHEW KING PH: 469-742-0678
DATE:	APRIL 14, 2017

SITE PLAN SP-1

City of Rockwall

Project Plan Review History

				Applied	4/14/2017	LM
Project Number	Z2017-016	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Approved**		
Project Name	Business Parks of America (C to LI)	**Applicant**	BUSINESS PARKS OF AMERICA III LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	4/14/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
I30 NORTH SERVICE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	3-2	NULL	3-2	0134-0000-0003-02-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	4/14/2017	4/21/2017	4/21/2017	7	APPROVED	See Condition
(4/21/2017 7:08 AM AW) Must meet all engineering standards							
FIRE	Ariana Hargrove	4/14/2017	4/21/2017	4/19/2017	5	APPROVED	
PLANNING	David Gonzales	4/14/2017	4/21/2017	4/19/2017	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Dan Claassen of Business Parks of America II, LLC on behalf of the owner Randall Noe of Rockwall Rental Properties, LP for the approval of a zoning change from a Commercial (C) District to a Light Industrial (LI) District for 3.287-acre tract of land identified as Tract 3-01 [2.182-acres] & Tract 3-2 [1.087-acres] of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northwest corner of the intersection of Enterprise Drive and the IH-30 Frontage Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 04.19.2017

All staff comments are to be addressed and resubmitted by Tuesday, May 2, 2017. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):

• On all future plan submittals please include the Case Number (Z2017-0016 in the lower right hand corner.

* The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a Technology/Light Industrial land use designation. This will be a condition of approval.

Planning Staff General Comments for zoning change request:

1. The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a Technology/Light Industrial land use designation. This will be a condition of approval.
2. If approved, future site plan submittal and approval shall be required.
3. Any variance(s) to the IH-30 OV District or any other section of the Unified Development Code (UDC) shall be considered at the time of site plan approval.
4. Submittal and approval of engineering plans and a final plat shall be completed prior to the issuance of a building permit.
5. A final Plat shall be filed with Rockwall County prior to issuance of a Certificate of Occupancy (CO).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

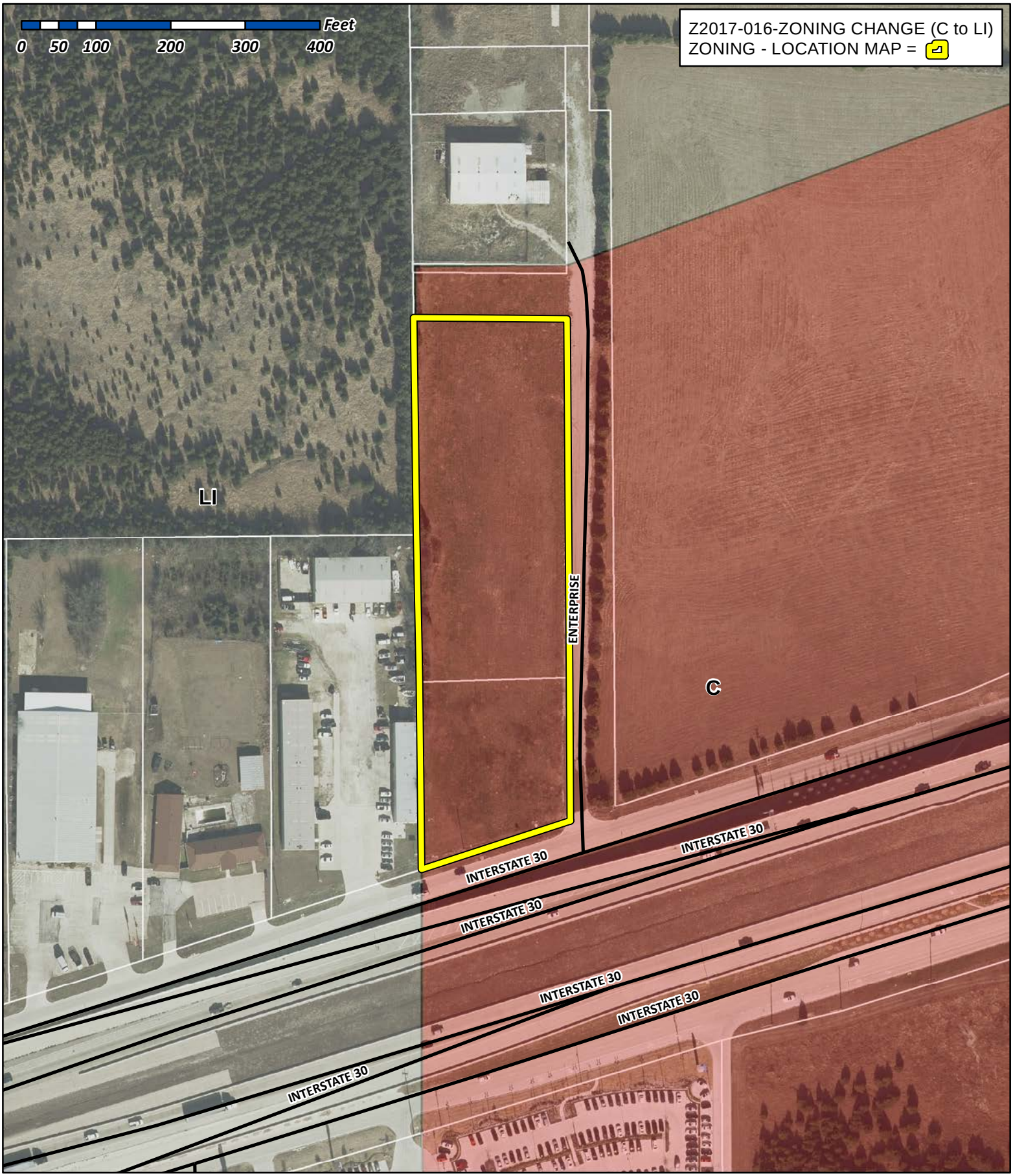
Meeting Dates to Attend:

Planning - Work Session: April 25, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: May 9, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: May 15, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Action Item: June 5, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]



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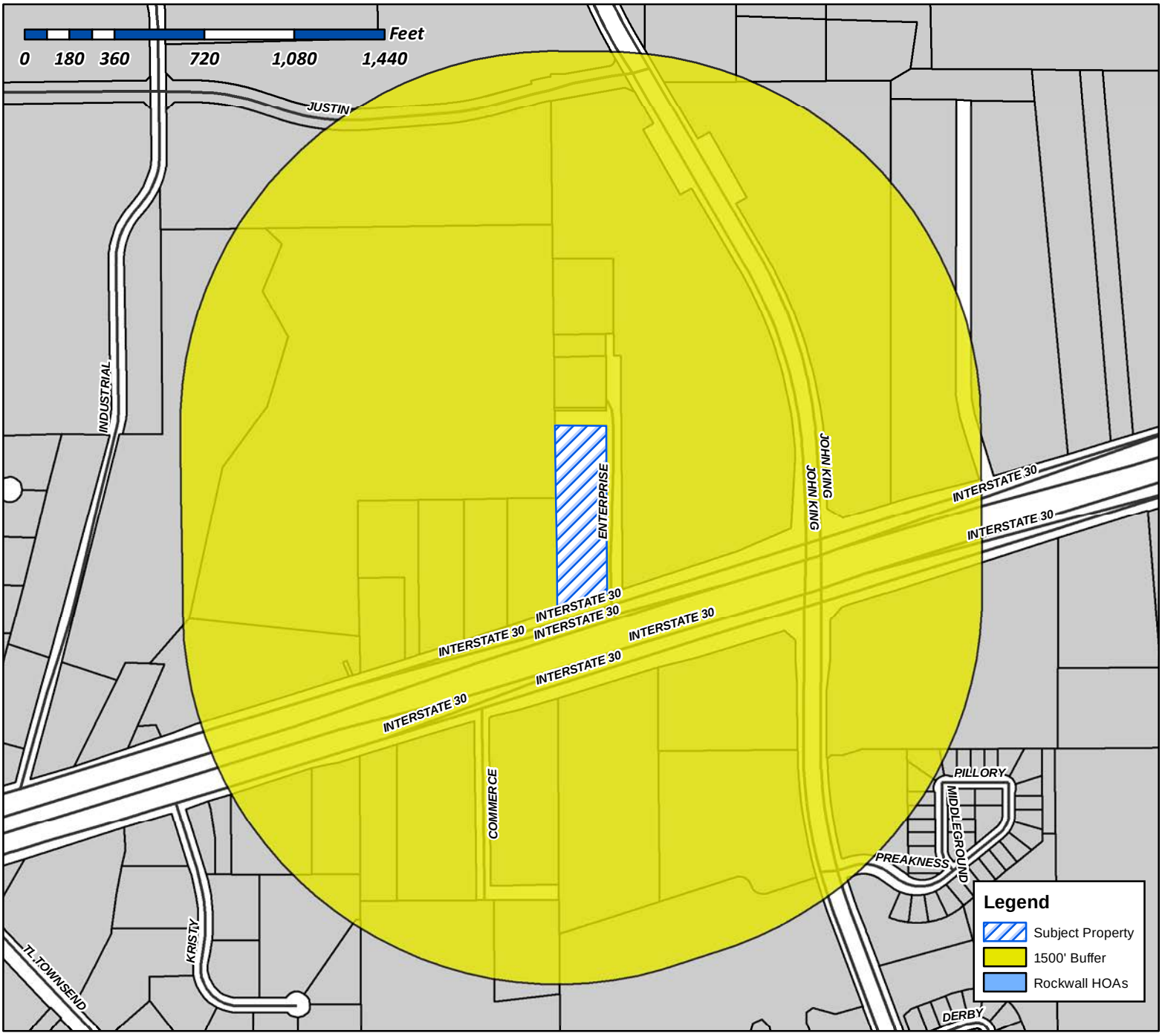
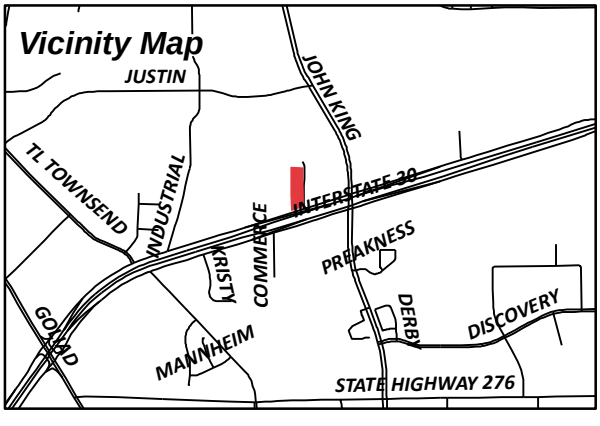


Case Number: Z2017-016
Case Name: Zoning Change (C to LI)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NWC of the Intersection of Enterprise Dr. and the IH-30 Frontage Road.

Date Created: 04/18/2017
For Questions on this Case Call (972) 771-7745



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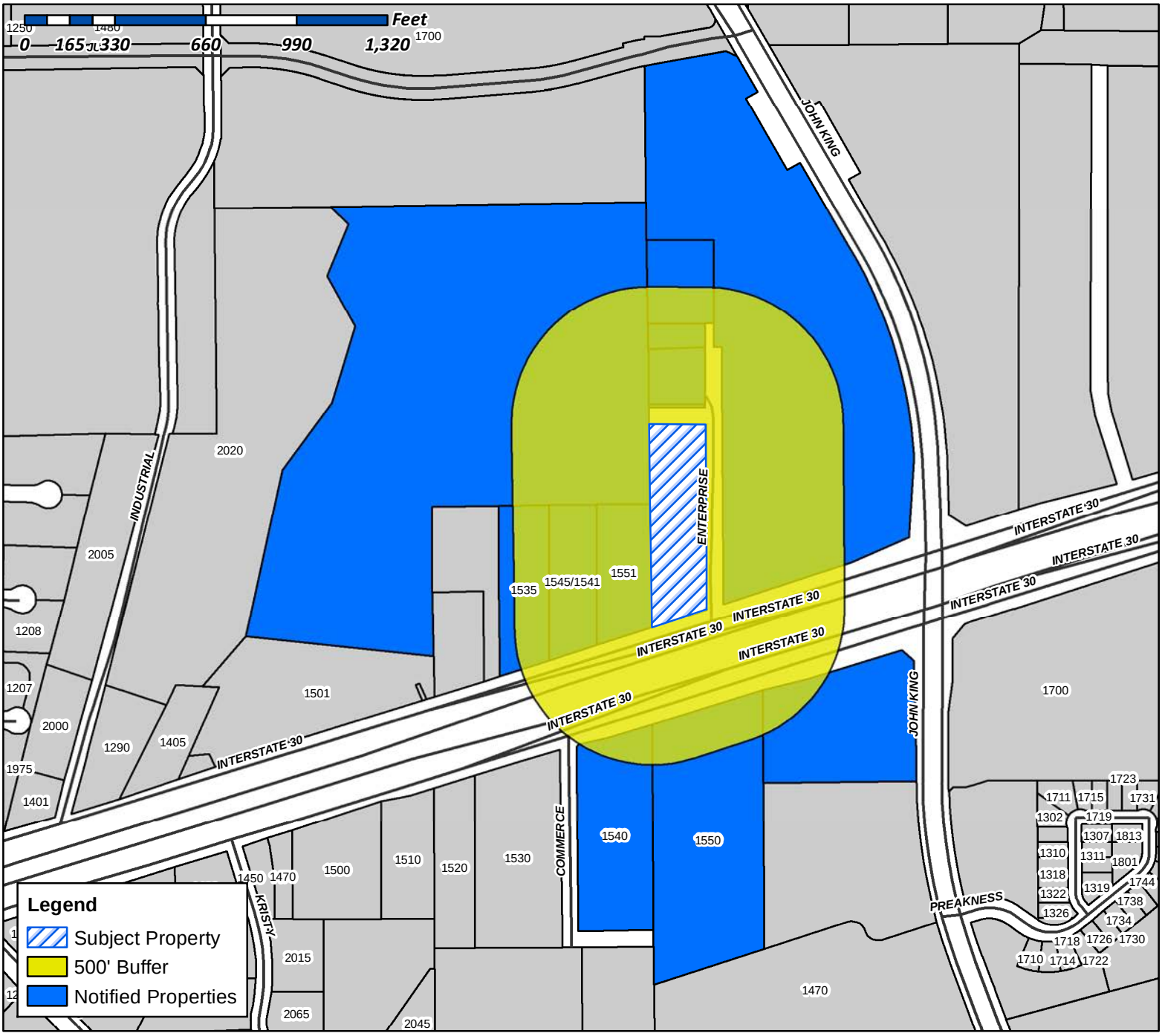
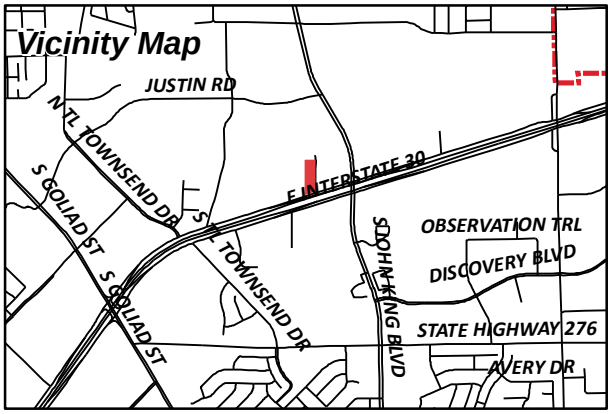


Case Number: Z2017-016
Case Name: Zoning Change (C to LI)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NWC of the Intersection of Enterprise Dr. and the IH-30 Frontage Road

Date Created: *4/18/2017*
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
I30 NORTH SERVICE RD
ROCKWALL, TX 75032

MCCALLUM V LTD
1535 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1540 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1545/1541 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1550 I30
ROCKWALL, TX 75032

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

REALTY HOLDINGS OF ROCKWALL LLC
1925 CEDAR SPRINGS ROAD SUITE 204
DALLAS, TX 75201

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

AUTOMOTIVE REAL ESTATE HOLDINGS LLC
3709 BRYN MAWR
DALLAS, TX 75225

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

CAMBRIDGE COMPANIES
C/O GARRETT POINDEXTER ASSOCIATES
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

Business Parks of America.com

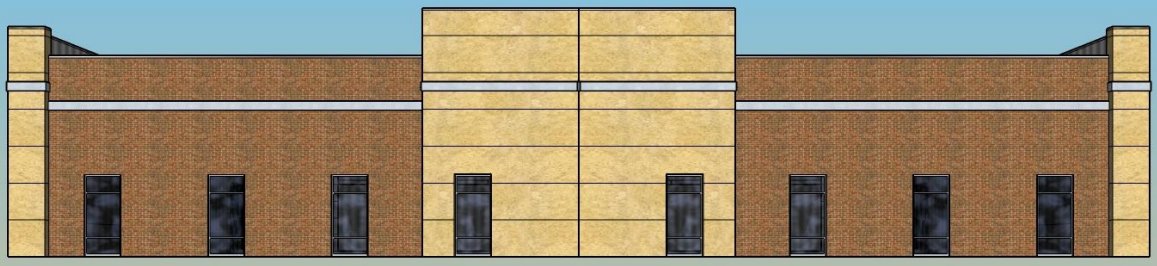
Elevations

for information purposes only





Front



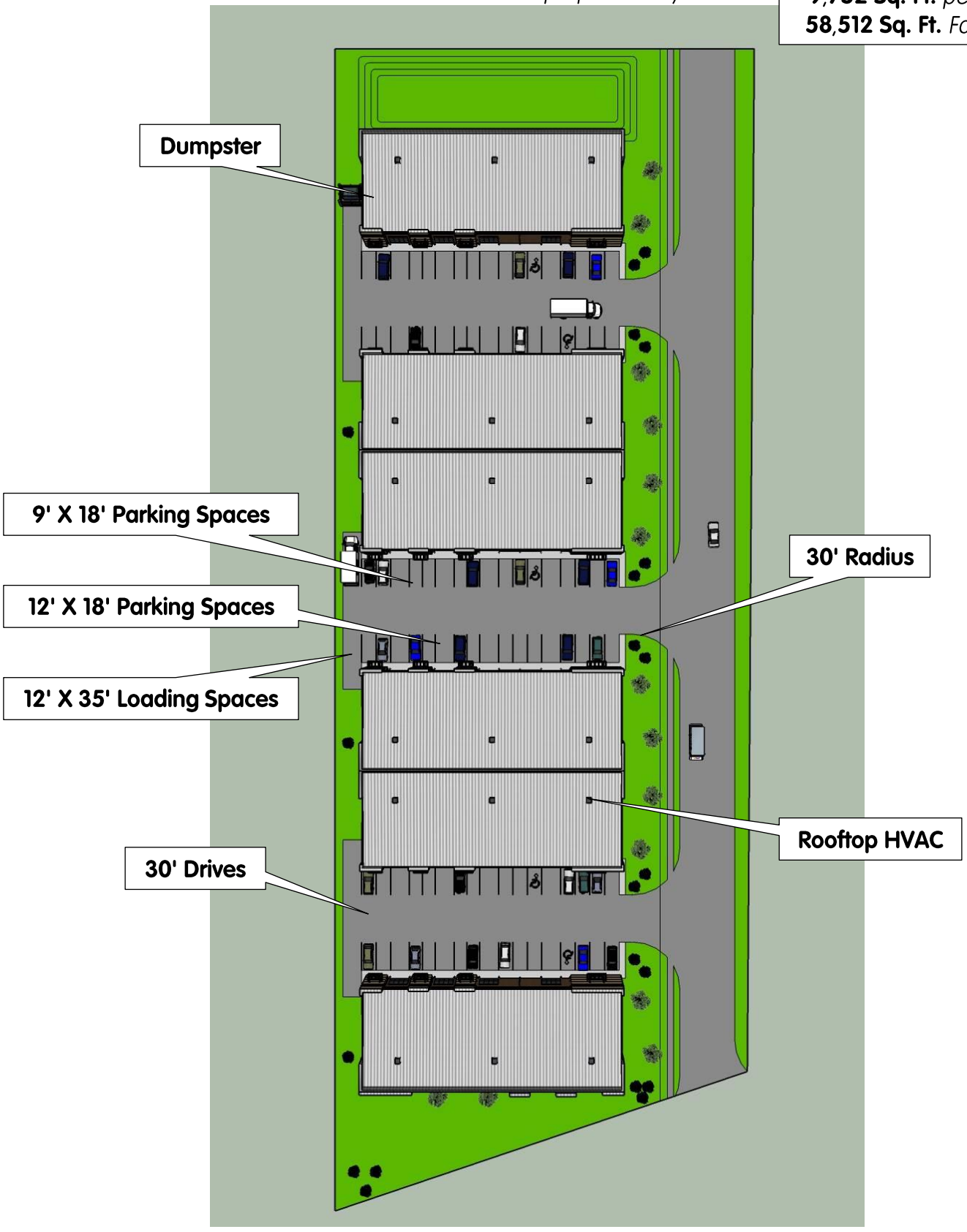
Side

Business Parks of America.com

Site Plan

for information purposes only

9,752 Sq. Ft. *per Building*
58,512 Sq. Ft. *Facility Total*



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 25, 2017

SUBJECT: Z2017-017; *Revocation of Ordinance No. 15-05 (SUP #131)*

On March 2, 2015, the City Council approved *Case No. Z2015-006* allowing a *New Motor Vehicle Dealership* and/or *Outside Storage* on a ten (10) acre tract of land addressed as 1530 E. IH-30. Approved with this request was the flexibility for the then owner -- *Young Hyundai* -- to pursue other brands for the purpose of establishing a *New Motor Vehicle Dealership* while continuing to use the property for the outside storage of motor vehicles in conjunction with the Hyundai Dealership at 1540 E. IH-30. As part of this request, the then applicant submitted a letter laying out the planned improvements for the property over a three (3) year period. These improvements and timelines are as follows:

1) *Phase One (12 Months).* Submit and receive approval for all civil drawings (*e.g. paving, drainage, utilities, and etcetera*). Complete all storm water/drainage and detention pond improvements.
2) *Phase Two (12 - 24 Months).* Complete all concrete paving improvements (*these improvements are shaded on the attached Concept Site Plan in the Ordinance 15-05*).
3) *Phase Three (24 - 36 Months).* Remodel the existing building façade (*the changes to the building façade are depicted in the attached Concept Building Elevations in Ordinance 15-05*).

In response to the phased approach taken by the applicant, staff prepared a Specific Use Permit (SUP) ordinance that set a review period of three (3) years from the approval date; however, an operational condition stating that the redevelopment of the subject property should generally be in conformance with the timelines established by the applicant (*as stated above*) was included in the ordinance. The ordinance was approved on March 2, 2015, giving the applicant until March 2, 2016 to complete *Phase One* of the project, which included all civil plans being submitted and the storm water/drainage and detention pond improvements fully constructed. While the civil plans were submitted on April 20, 2015 in compliance with the timeline, the detention pond was not completed until November 17, 2016 and the storm line was not completed until November 23, 2016. In addition, *Phase Two* improvements were to be completed on March 2, 2017. This included the completion of all concrete paving improvements on the property; however, no concrete paving improvements have commenced on the property.

The Rockwall Central Appraisal District (RCAD) shows that the subject property changed owners on March 27, 2017, and is currently owned by *1540 East IH-30 Rockwall, LLC*. Staff met with a representative of the new owner -- *Ed Hicks with Clay Cooley* -- on April 13, 2017, and conveyed to Mr. Hicks that the property was out of compliance. Mr. Hicks stated that he was unaware that the property was under a SUP, and that it would take 90 to 120 days to provide the paving required by the SUP. In addition, Mr. Hicks stated that he was looking at other brands for the property, but that they were more than 24 months away from identifying a brand. This information was conveyed to the City Council at the executive session meeting on

April 17, 2017, and staff received direction to proceed with the revocation of *Ordinance No. 15-05* under Section 4.4(3), *Revocation*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC). This section states the following:

> *Revocation. The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the SUP ordinance and/or outlined in the UDC or the Rockwall Municipal Code of Ordinances. The procedure for revocation or rescinding a SUP shall be the same procedure for requesting a new SUP.*

This section gives the City Council discretion with regard to the revocation of any SUP ordinance (*i.e. the authority to approve or deny the revocation of any SUP ordinance*). The process and dates for the revocation of this SUP ordinance is as follows:

> Planning and Zoning Commission (*Work Session*): April 25, 2017
> Planning and Zoning Commission (*Public Hearing*): May 9, 2017
> City Council (*Public Hearing/1st Reading*): May 15, 2017
> City Council (*2nd Reading*): June 5, 2017

Staff should note that if the City Council chooses to revoke the ordinance it will not prevent the applicant from resubmitting a SUP request for the subject property in the future. In the attached packet staff has included a full timeline of events concerning the subject property and a copy of the current SUP ordinance (i.e. *Ordinance No. 15-05*).

On April 20, 2017, the City Attorney sent a certified letter to the dealership at 1540 E. IH-30, which is the current ownership of the subject property according to RCAD. Staff has included a copy of this letter in the attached packet. Another copy of the letter was sent to the owner's address, which was listed on the Certificate of Occupancy (CO) application that was submitted on March 20, 2017. In addition, staff will send out notices to all property owners and residents within 500-feet of the subject property and notify all Homeowner Associations (HOA) and neighborhood groups within 1,500-feet of the subject property in accordance with the requirements of the UDC. Finally, staff will post a notice of the public hearings in the Rockwall Herald Banner in accordance with state and local law. Should the Planning and Zoning Commission have any questions concerning this case staff will be available to answer at the work session.

Exhibit 'A': Timeline

- ☑ *June 3, 2013:* Ordinance No. 13-13 (S-107) was approved by the City Council and allowed the outside storage of motor vehicles.

- ☑ *March 2, 2015:* Ordinance No. 15-05 (S-131) was approved by the City Council and allowed a *New Motor Vehicle Dealership* and/or *Outside Storage*. This ordinance also rescinded Ordinance No. 13-13 (S-107).

- ☑ *April 20, 2015:* Engineering plans were submitted to the Engineering Department. These plans were reviewed and the applicant was called to pick up the revisions on April 29, 2015. The applicant picked up the plans on April 29, 2015.

- ☑ *June 1, 2015:* The second set of engineering plans were submitted to the Engineering Department. These plans were reviewed and the applicant was called to pick up the revisions on June 12, 2015. The applicant picked up the plans on June 15, 2015.

- ☑ *March 1, 2016:* The third set of engineering plans were submitted to the Engineering Department. These plans were reviewed and the applicant was called to pick up the revisions on March 9, 2016. The applicant picked up the plans on March 10, 2016.

- ☑ *March 2, 2016: Phase One* to be completed. This included all stormwater/drainage and detention pond improvements. These improvements were not completed and the property was out of compliance with the SUP ordinance.

- ☑ *March 18, 2016:* The fourth set of engineering plans were submitted to the Engineering Department. These plans were reviewed and the applicant was called to pick up the revisions on March 21, 2016. The applicant picked up the plans on March 21, 2016.

- ☑ *April 1, 2016:* Conditional approval was granted until the off-site easements and TXDOT permit were approved.

- ☑ *June 5, 2016:* The TXDOT permit was approved.

- ☑ *June 8, 2016:* All off-site easements were filed.

- ☑ *July 8, 2016:* City staff held the pre-construction meeting with the applicant's general contractor.

- ☑ *July 18, 2016:* Work on the detention pond construction commenced.

- ☑ *November 17, 2016:* Detention pond construction finished and stormwater line construction commenced.

- ☑ *November 23, 2016:* Stormwater line construction finished.

- ☑ *December 5, 2016:* The removal and relocation of the driveway approach commenced.

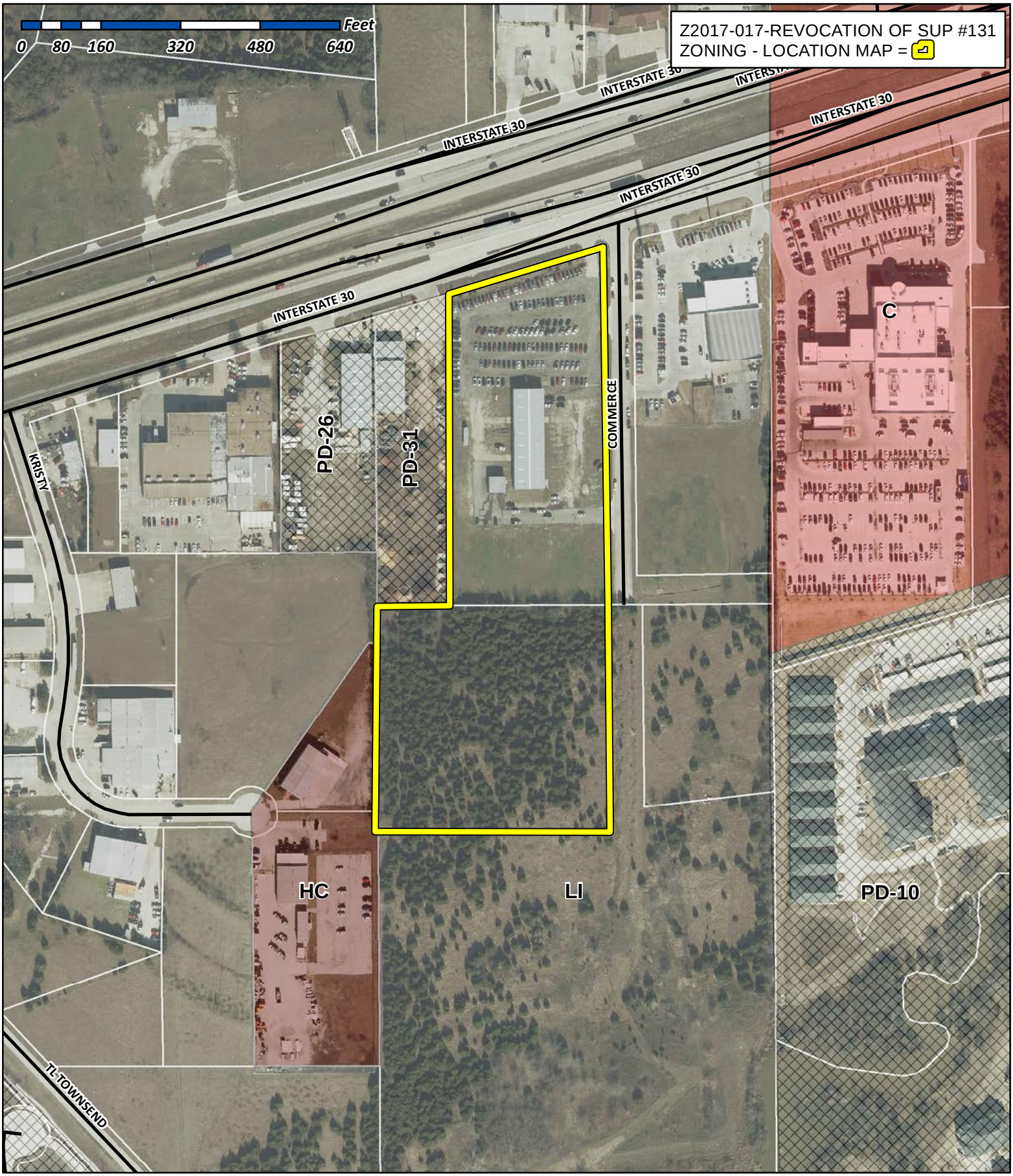
- ☑ *January 19, 2017:* The removal and relocation of the driveway approach finished.

- ☑ *March 2, 2017: Phase Two* to be complete. This included all concrete paving improvements for the site. These improvements were not completed and the property remained out of compliance with the SUP ordinance.

- ☑ *March 20, 2017:* A Certificate of Occupancy (CO) was requested by Clay Cooley for 1540 E. IH-30.

- ☑ *March 27, 2017:* Rockwall Central Appraisal District (RCAD) shows a change of deed for the property from Gordon Rockwall Investments, LLC to 1540 East IH-30 Rockwall, LLC.

- ☑ *April 6, 2017:* Staff approved and released a 60 day temporary Certificate of Occupancy (CO) until the issues with the property at 1530 E. IH-30 had been resolved.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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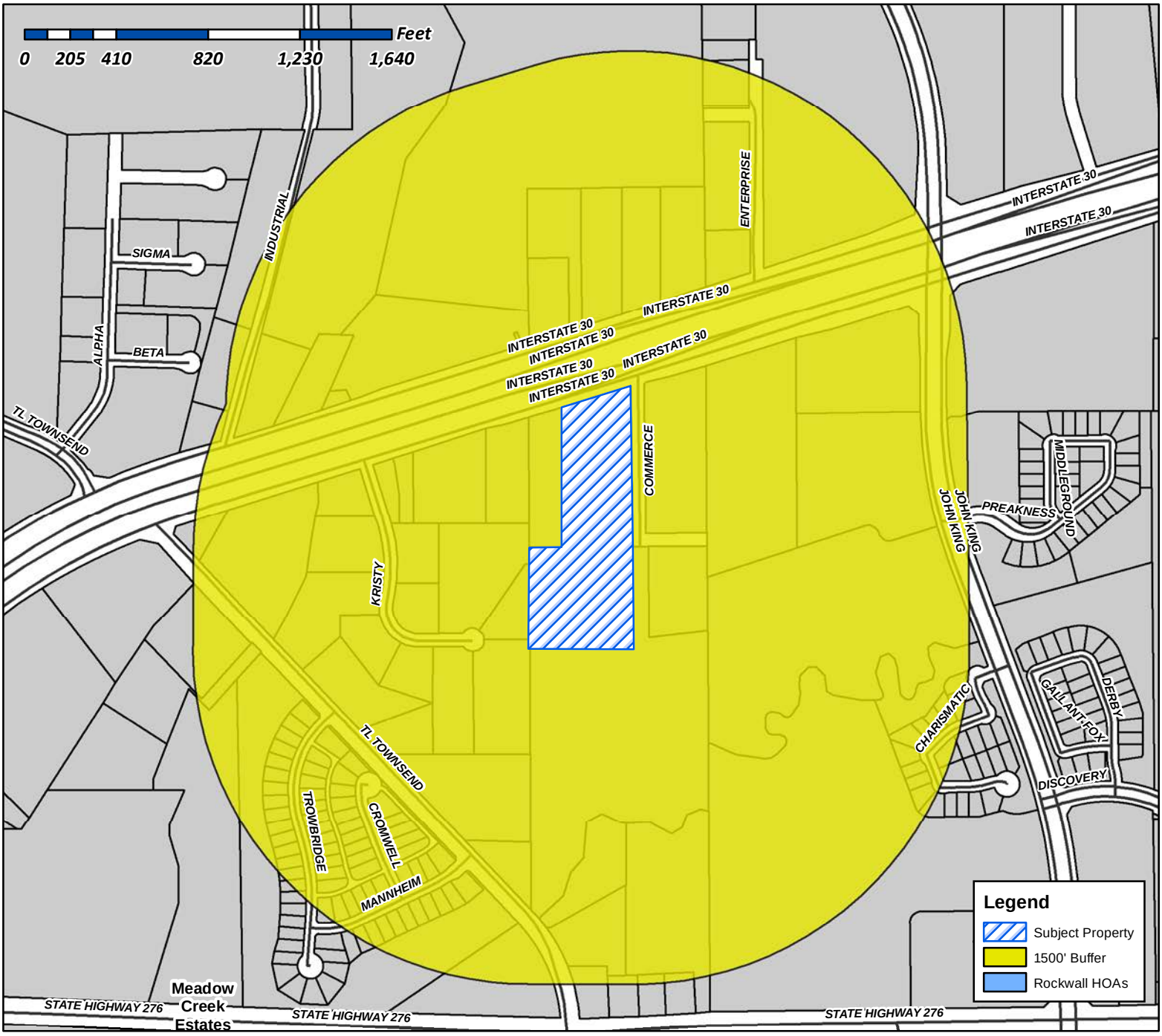
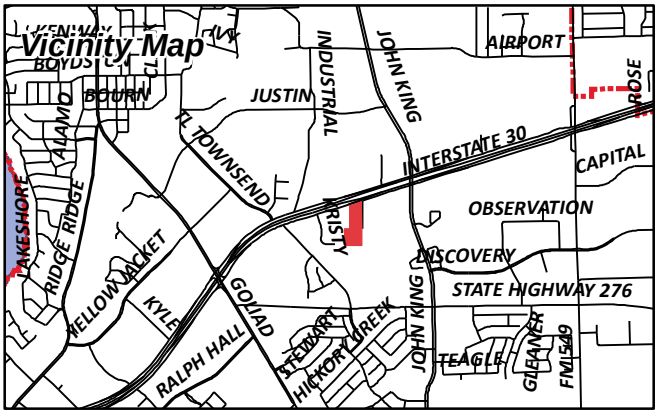


Case Number: Z2017-017
Case Name: Revocation of SUP #131
Case Type: SUP
Zoning: Light Industrial (LI) District
Case Address: 1530 E. IH-30



Date Created: 04/19/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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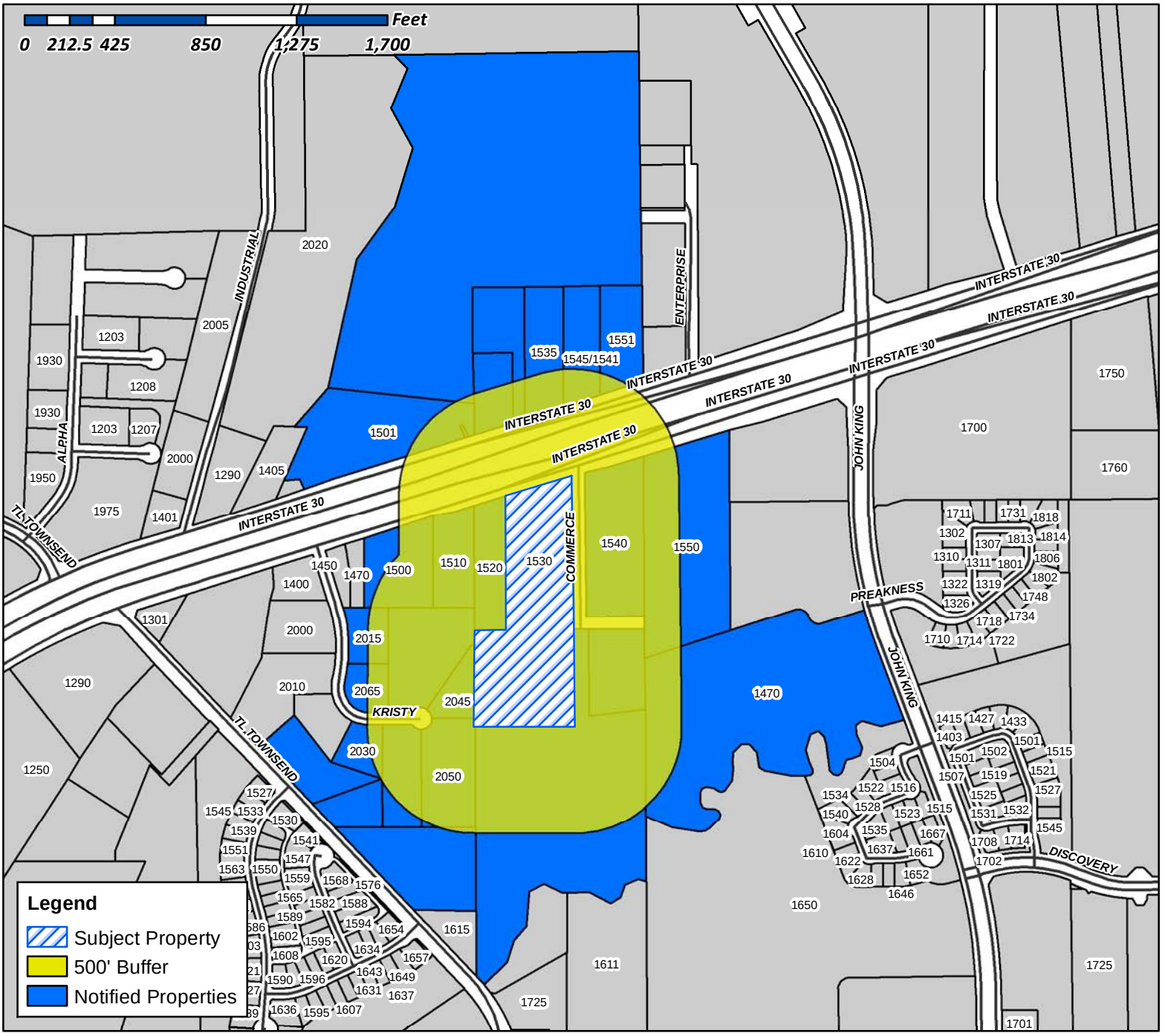

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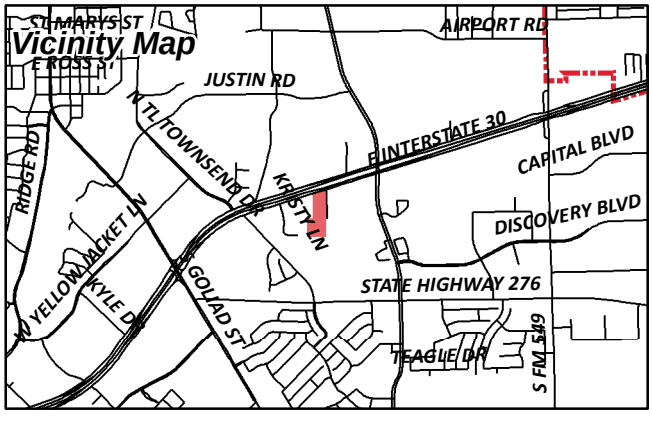


Date Created: 04/19/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1470 JOHN KING BLVD
ROCKWALL, TX 75032

MULTI-METAL & MFG CO INC
1500 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 I 30
ROCKWALL, TX 75032

CURRENT RESIDENT
1510 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1520 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 I30
ROCKWALL, TX 75032

MCCALLUM V LTD
1535 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1540 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1545/1541 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1550 I30
ROCKWALL, TX 75032

GORDON ROCKWALL INVESTMENTS LLC
1551 E I 30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
1551 E INTERSTATE 30 0
ROCKWALL, TX 75087

REALTY HOLDINGS OF ROCKWALL LLC
1925 CEDAR SPRINGS ROAD 0
DALLAS, TX 75201

CURRENT RESIDENT
2015 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 KRISTY LN
ROCKWALL, TX 75032

2731 MCPROPERTIES CORPORATION
2045 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2050 KRISTY LN
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE
2065 KRISTY LN
ROCKWALL, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

BRE MF ROCKWALL LLC
345 PARK AVE
NEW YORK, NY 10154

MOORE MICHAEL E & MARIJANE
348 HARVEST HILL DR
ROCKWALL, TX 75032

AUTOMOTIVE REAL ESTATE HOLDINGS LLC
3709 BRYN MAWR
DALLAS, TX 75225

KAFKA TERRY B
5454 LA SIERRA DR 0
DALLAS, TX 75231

DYNACAP HOLDINGS LTD &
709 W RUSK ST 0
ROCKWALL, TX 75087

OWENS REAL ESTATE INVESTMENTS LLC
7156 HUNT LN
ROCKWALL, TX 75087

WAY BILL & JERRY FAMILY TRUST
8441 S FM 549
ROCKWALL, TX 75032

BODIN CONCRETE LP
PO BOX 109
ROWLETT, TX 75030

HAWN HOLDINGS LC
PO BOX 1688
ROCKWALL, TX 75087

HAWN HOLDINGS LC
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL STEEL CO INC
PO BOX 729
TERRELL, TX 75160

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

DAVIS FORREST B
PO BOX 826
FATE, TX 75132

COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

CLAY COOLEY
PO BOX 153526
IRVING, TX 75015

CLAY COOLEY
1251 AIRPORT FWY
IRVING, TX 75062

DAVIDSON TROILO REAM & GARZA PC
ATTORNEYS AT LAW

JOHN W. DAVIDSON ARTHUR TROILO CHEREE TULL KINZIE R. GAINES GRIFFIN RICHARD E. HETTINGER
PATRICK W. LINDNER RICHARD D. O'NEIL J. MARK CRAUN LEA A. REAM FRANK J. GARZA JAMES C. WOO
DAVID R. RANGEL RICHARD L. CROZIER R. JO RESER PAUL M. GONZÁLEZ STEVEN M. PEÑA
JESSIE LOPEZ RICHARD E. LINDNER BRYAN M. KORRI ASHLEY L. WHITE NEYMA FIGUEROA JUSTIN NAIL MOLLY SOLIS
OF COUNSEL TERRY TOPHAM BETSY J. JOHNSON

Frank J. Garza
fgarza@dtrglaw.com

April 19, 2017

CERTIFIED MAIL RRR
NO. 9414 7266 9904 2055 8893 21
Mr. Clay E. Cooley
1540 East IH-30 Rockwall, LLC
1540 E. IH-30
Rockwall, TX 75087

Certified Article Number
9414 7266 9904 2055 8893 21
SENDERS RECORD

Mr. Clay E. Cooley
P. O. Box 153526
Irving, TX 75015

Re: CITY OF ROCKWALL ORDINANCE NO. 15-05 (SUP #131)

Dear Mr. Cooley:

This letter is to notify you that the City of Rockwall is commencing the process to revoke the Specific Use Permit (SUP) that was approved by the City of Rockwall on March 2, 2015 through Ordinance 15-05. The approved SUP had certain Operational Conditions with timelines that you were required to meet, and as of the date to the letter, you have failed to meet the timeline. Specifically, under Section 3.2 #5 of the SUP, the redevelopment was required to be generally in conformance with the timeline established in the applicant's letter, which states that the "concrete paving improvements will be completed within 24-months of receiving Council approved SUP." The date of approval of the SUP was March 2, 2015. While you did receive a permit in July 2016 for the paving, as of the date of this letter you have failed to complete the paving improvements.

The City outlines the process for revoking the SUP. Specifically, Article IV, Section 4.4 (3) of the Unified Development Code states:

> (3) **Revocation**. The City Council reserves the right to revoke or rescind any SUP in which the business, property or property owner operating under the guidelines of the SUP ordinance fails to meet the minimum operation requirements set forth in the Specific Use Permit (SUP) ordinance and/or outlined in the Unified Development Code or the Rockwall Municipal Code of Ordinances. **The procedure for revocation or rescinding a SUP shall be the same procedure for requesting a new SUP.** (Emphasis added).

Therefore, since the City must follow the same procedure for revocation of the SUP as for approval of a SUP, the City has the following tentative timeline for the revocation process:

P&Z Public Hearing: **May 9, 2017**
City Council Public Hearing & First Reading: **May 15, 2017**
City Council Second Reading: **June 5, 2017**

You have the right to attend the above meetings to state your position with regards to the revocation of the SUP. If you have any questions, please contact Ryan Miller or me at your convenience.

Sincerely,

Frank J. Garza
City Attorney

FJG/am

cc: Mr. Ryan C. Miller, AICP
Director of Planning & Zoning

CITY OF ROCKWALL

ORDINANCE NO. 15-05

SPECIFIC USE PERMIT NO. S-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-107 TO ALLOW FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit No. 107 to allow a *New Motor Vehicle Dealership* on a ten (10) acre tract of land identified as Tracts 4 & 4-02 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW AND THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 13-13*;

SECTION 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New Motor Vehicle Dealership* within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.10, *Distribution and Storage,* of Article IV, *Permissible* Uses; Section 5.1, *General Industrial District Standards*; Section 5.3, *Light Industrial (LI) District*, of Article IV, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 COMPLIANCE STANDARDS

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following standards:

1) This Specific Use Permit (SUP) shall be subject to review by Planning Department staff and/or the Planning and Zoning Commission and City Council within three (3) years of the effective date of the ordinance. At the time of review, Planning Department staff shall be required to review the completeness of the improvements outline in the applicant's letter contained in *Exhibit 'B'* of this ordinance and listed as follows:

   (i) *Phase 1.* Engineering plans addressing paving, drainage, and etcetera shall be approved by the Engineering Department. The storm water/drainage and detention pond shall be permitted and accepted by the City.
   (ii) *Phase 2.* All concrete paving depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance shall be permitted and accepted by the City.
   (iii) *Phase 3.* Remodel of existing building façade in conformance with the *Building Elevations* contained in *Exhibit 'D'* of this ordinance shall be permitted and accepted by the City.

   Should the improvements be complete staff shall provide a report to the Planning and Zoning Commission and City Council indicating conformance to the requirements of this ordinance, and operation of the *New Motor Vehicle Dealership* shall be permitted to continue under the requirements of this ordinance and the Unified Development Code (UDC). Should the improvements be incomplete this SUP ordinance shall automatically expire.

2) Should the *Subject Property* continued to be operated as an outside storage/outside display lot for new vehicles in conjunction with the adjacent *New Motor Vehicle Dealership* (*i.e. S-094*) then no Certificate of Occupancy (CO) shall be required. Upon changing the use to a standalone *New Motor Vehicle Dealership*, a Certificate of Occupancy (CO) shall be required for the change of use.

3) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may -- *after proper notice* -- initiate proceedings before the City Council to revoke this SUP ordinance.

3.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership* on the *Subject Property*, and conformance to these operational conditions is required for continued operation:

1) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance;

2) The rehabilitation of the existing structure on the *Subject Property* shall conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this ordinance;

3) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership* [*Young Hyundai*] (*i.e. any event that would require a separate Certificate of Occupancy [CO] to be issued*) and development not conforming to *Exhibits 'C'* and *'D'* of this ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code;

4) All motor vehicles shall be required to be parked on an all-weather surface (*i.e. concrete or asphalt*) upon the completion of the three (3) year time period established in *Section 3.1* of this SUP ordinance.;

5) The redevelopment of the *Subject Property* shall generally be in conformance with the timeline established by the applicant's letter contained in *Exhibit 'B'* of this ordinance, and shall be reviewed by staff for compliance upon receipt of an application for renewal; and,

6) The operation of the *Subject Property* shall conform to all federal, state and local standards.

SECTION 4. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF MARCH, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 02-16-2015

2nd Reading: 03-02-2015

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a *3/8* inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 112 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T;

THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said comer clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T. This description is based upon a compilation of public records.

January 23, 2015

Robert LaCroix, AICP
Director of Planning
Planning and Zoning
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

Subject: 1530 IH-30 East, Rockwall, Texas Special Use Permit

Dear Mr. LaCroix,

The purpose of this letter is to request a change to our existing Specific Use Permit. As you know, this property currently has an SUP that was approved by City Council on 06/03/2013 allowing outside storage and display of motor vehicles. This SUP has a time limitation of 3 years. Our business is growing and we would like to expand.

The capital investment required to improve the property for our use is significant and we respectfully request a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" on the subject 10.00-acre tract of land with existing buildings located at 1530 Interstate Highway 30 East, Rockwall, Texas.

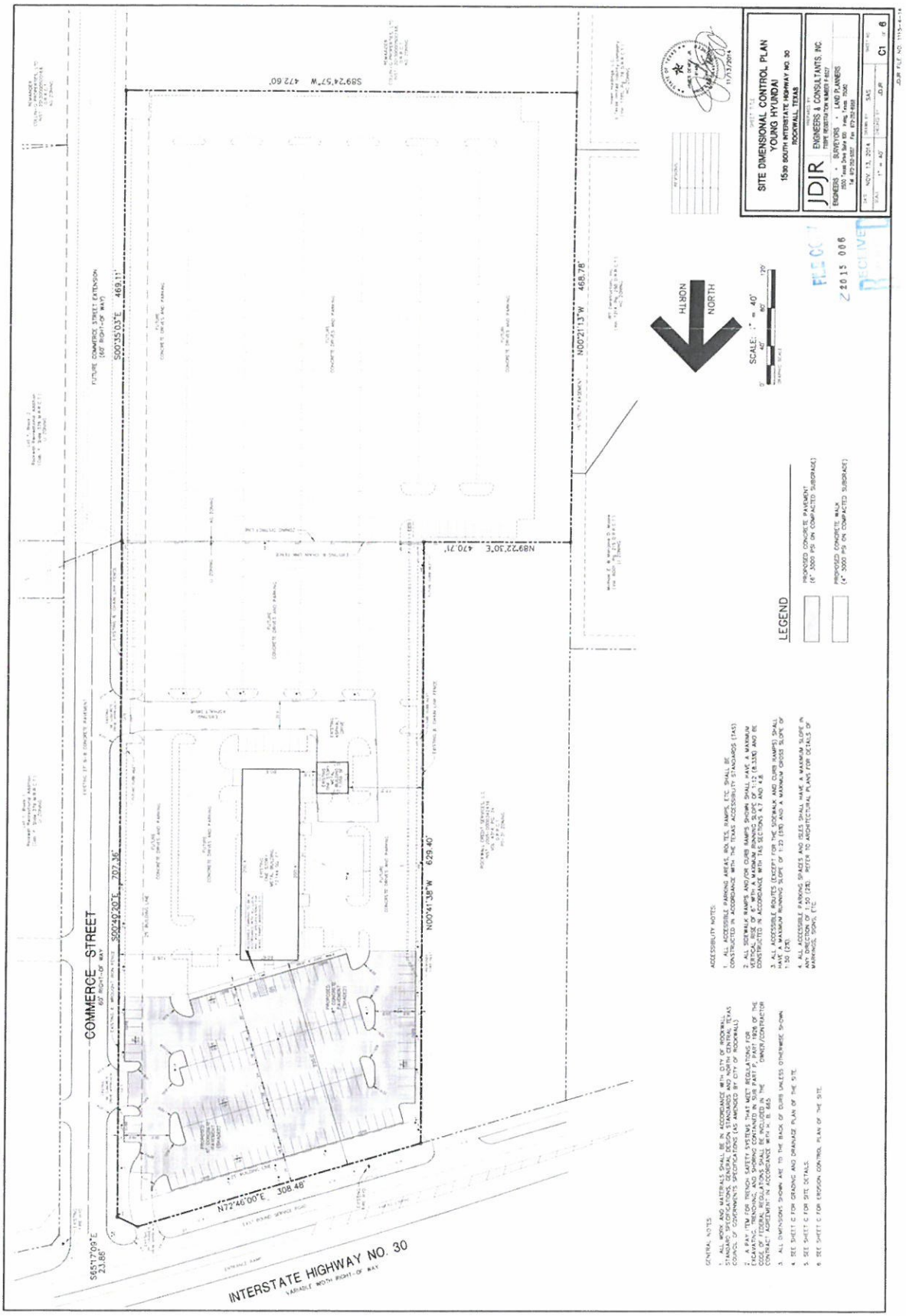
Listed below is an outline of planned improvements for the property. We intend to complete the work in 3 phases over a 3 year period of time.

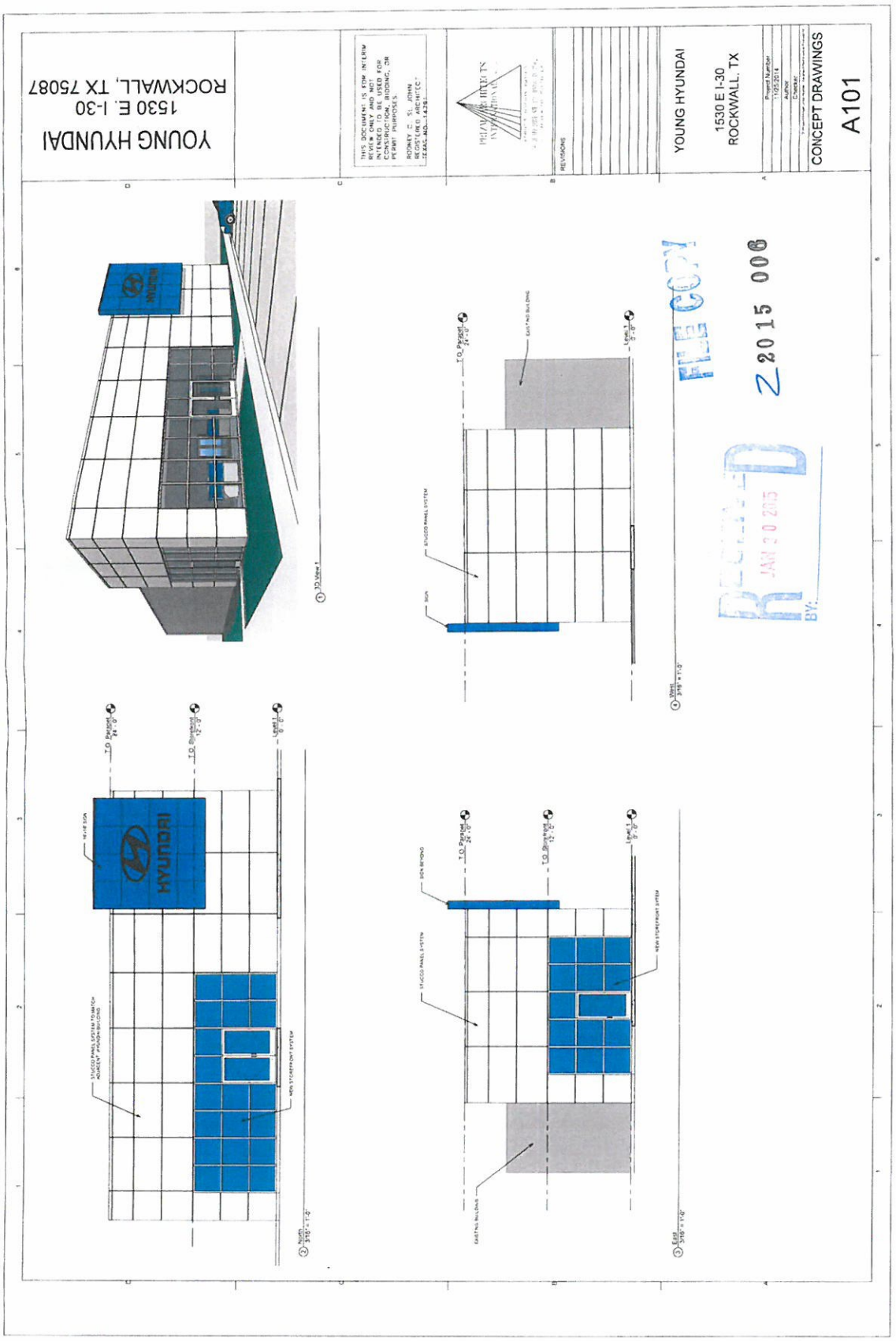
Phase 1: Engage a civil engineer to provide plans meeting city approval for phased development that address paving, drainage, utilities etc. Complete storm drainage and detention pond within 12 months of receiving counsel approved SUP.
Phase 2: Concrete paving improvements will be completed within 24 months of receiving counsel approved SUP.
Phase 3: Within 36 months of receiving counsel approved SUP. Remodel the existing building façade with new exterior elevations that includes masonry, storefront glazing and other items that would be similar to our existing dealership.

Sincerely,

Zack Amick
Gordon Rockwall Investments, LLC
1551 E. IH 30, Suite 100
Rockwall, TX 75087
214-507-9831

Exhibit 'C': Concept Plan




YOUNG HYUNDAI
1530 E. I-30
ROCKWALL, TX 75087
THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RODNEY C. ST. JOHN
REGISTERED ARCHITECT
REVISIONS
YOUNG HYUNDAI
1530 E I-30
ROCKWALL, TX
CONCEPT DRAWINGS
A101
HYUNDAI
FILED COPY
RECEIVED
JAN 20 2015
BY:
Z 2015 006

City of Rockwall

Project Plan Review History

				Applied	4/11/2017	LM
Project Number	P2017-017	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Approved**		
Project Name	Lot 1 Block 1, Lot 1 Block 2, Harbor Village	**Applicant**	ATTICUS, REAL ESTATE SERVICES INC	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	4/11/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2500 SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MURPHY PLAZA ADDITION PH 2	5A	NULL	5A	3160-0000-005A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/11/2017	4/18/2017	4/18/2017	7	APPROVED	
ENGINEERING	Amy Williams	4/11/2017	4/18/2017	4/21/2017	10	COMMENTS	See Comment
(4/21/2017 8:29 AM AW) Need to add 30'x30' visibility easements at the intersection of Summer Lee and Glen Hill Way Label Glen Hill Way Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)							
FIRE	Ariana Hargrove	4/11/2017	4/18/2017	4/19/2017	8	APPROVED	
GIS	Lance Singleton	4/11/2017	4/18/2017	4/20/2017	9	COMMENTS	See comments
(4/20/2017 9:45 AM LS) Please included two corners tied to TX State Plane Coorindates (N Central TX 4202). Included closure report as well.							
PLANNING	David Gonzales	4/11/2017	4/18/2017	4/20/2017	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Jason Lentz of Atticus Harbor Village for the approval of a replat for Lot 1, Block A and Lot 1, Block B, Harbor Village Addition being a 6.904-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 04.20.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 2, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.

2. Provide a label indicating "Case No. P2017-017" on the lower right corner on all pages of the revised submittal.

3. Plat mylars are to be filed prior to issuance of a Building Permit.

4. Correct Title Block to read as follows:
Final Plat
Harbor Village Addition
Lot 1 & Lot 2, Block A
2 Lots 6.904-acres
Being a Replat of
Isaac Brown Addition
Lots 3A, 4A, & 5A
City or Rockwall, Rockwall County, Texas

5. Provide the following labels within the platted lot area:
a) In bold lettering - Title Block (i.e. Harbor Village Addition) and distinguish each lot: Lot 1, Block A, & Lot 2, Block A
b) In light gray scale - Old lot information (i.e. Isaac Brown Addition) and acres for each lot: 3A, 4A, & 5A
c) Provide the street name (Glen Hill Way on the site plan) for the street bisecting the property
d) Delineate & label the width of the boundary for the proposed drainage easement

6. Provide the property owner information for each adjacent property.

7. Provide a label & acres for the hatched areas along Summer Lee Drive (Quit Claim Deed Information?).

8. Delineate and labelthe right-of-way for Summer Lee Drive.

9. Enlarge the Standard City Signature Block to create additional space for signatures.

10. The total tree mitigation balance of 2,529 caliper inches is required to be satisfied in accordance with Section 7 and/or Section 11 of Article IX, Tree Preservation, of the Unified Development Code prior to the release of building permits.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

11. The development shall conform to the recommendations made by the Parks Board at the December 14, 2016 Parks Board meeting including Park fees for Park District No. 17 as follows: Condo Development: cash in lieu of land = $36,015 & prorata equipment fees = $95,795. Townhome Development: cash in lieu of land = $5,292 & prorata equip. fees = $14,076. Total fees will be due at final plat approval.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

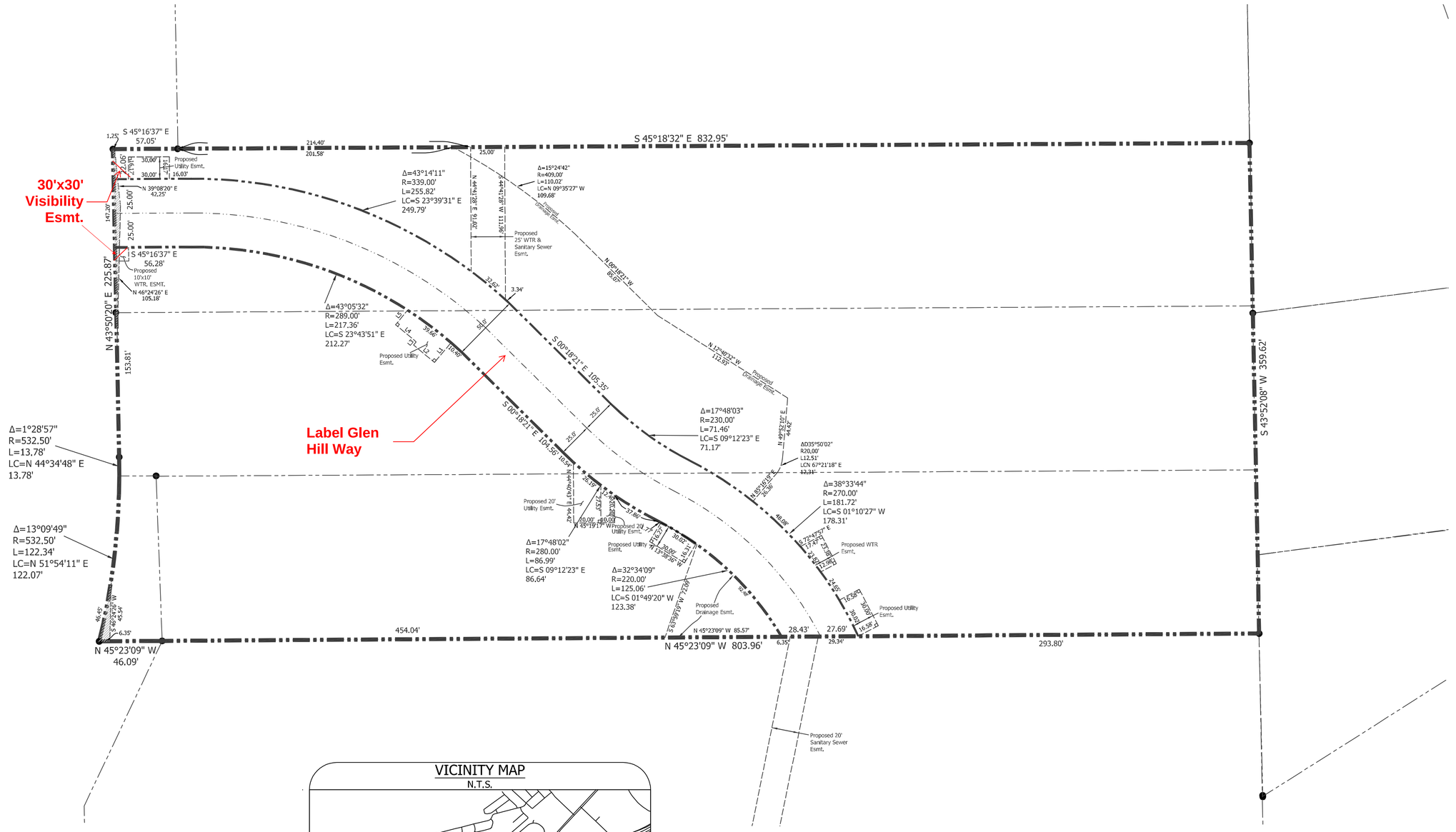
Meeting Dates to Attend - it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: April 25, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Action/Consent Agenda: May 9, 2017 (6:00p.m.)

City Council - Action/Consent : May 15, 2017 (6:00 p.m.)

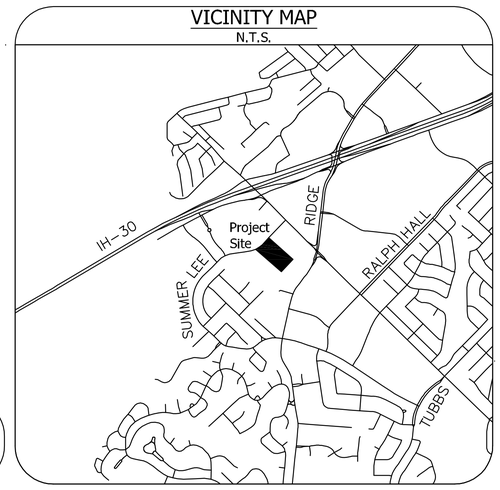


LINE	BEARING	DISTANCE
L1	S 84°38'20" W	18.82'
L2	S 05°21'40" E	20.00'
L3	S 84°38'20" W	3.00'
L4	N 05°21'40" W	19.58'
L5	S 84°38'20" W	13.87'

SCALE : 1"= 50'

0' 50' 100'

VICINITY MAP
N.T.S.



PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Owner:
Atticus Harbor Village, LLC
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Mark Humphries

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Brian Abbott

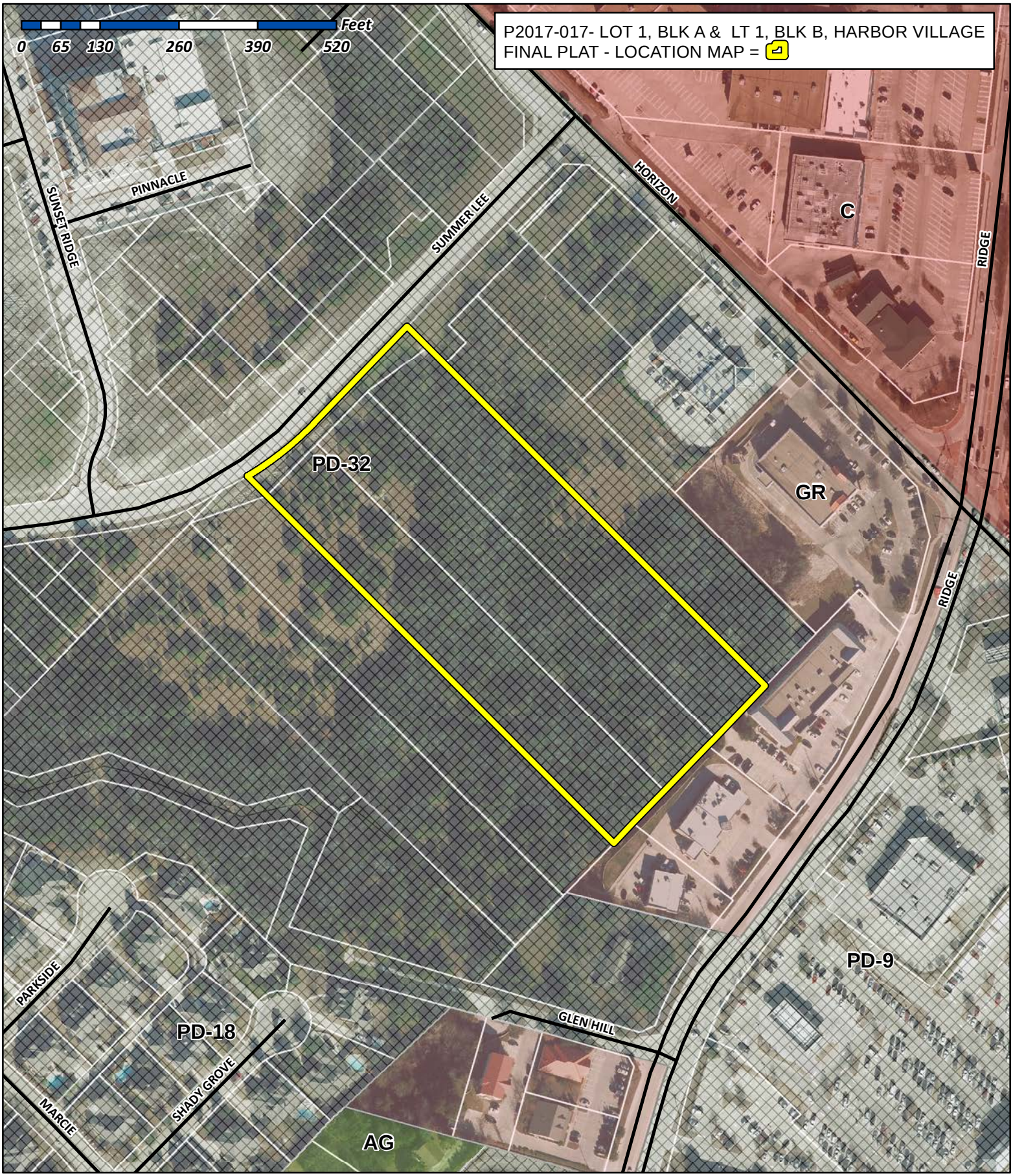
Project Number: 160099 Date: January 27, 2017
Revised Date:
Revision Notes:

Sheet 1 of 2

REPLAT
HARBOR VILLAGE
LOT 1, BLOCK 1
LOT 1, BLOCK 2
2 Lots 6.904 Acres
City of Rockwall, Rockwall County, Texas
Prepared: January 27, 2017
Case # _____

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

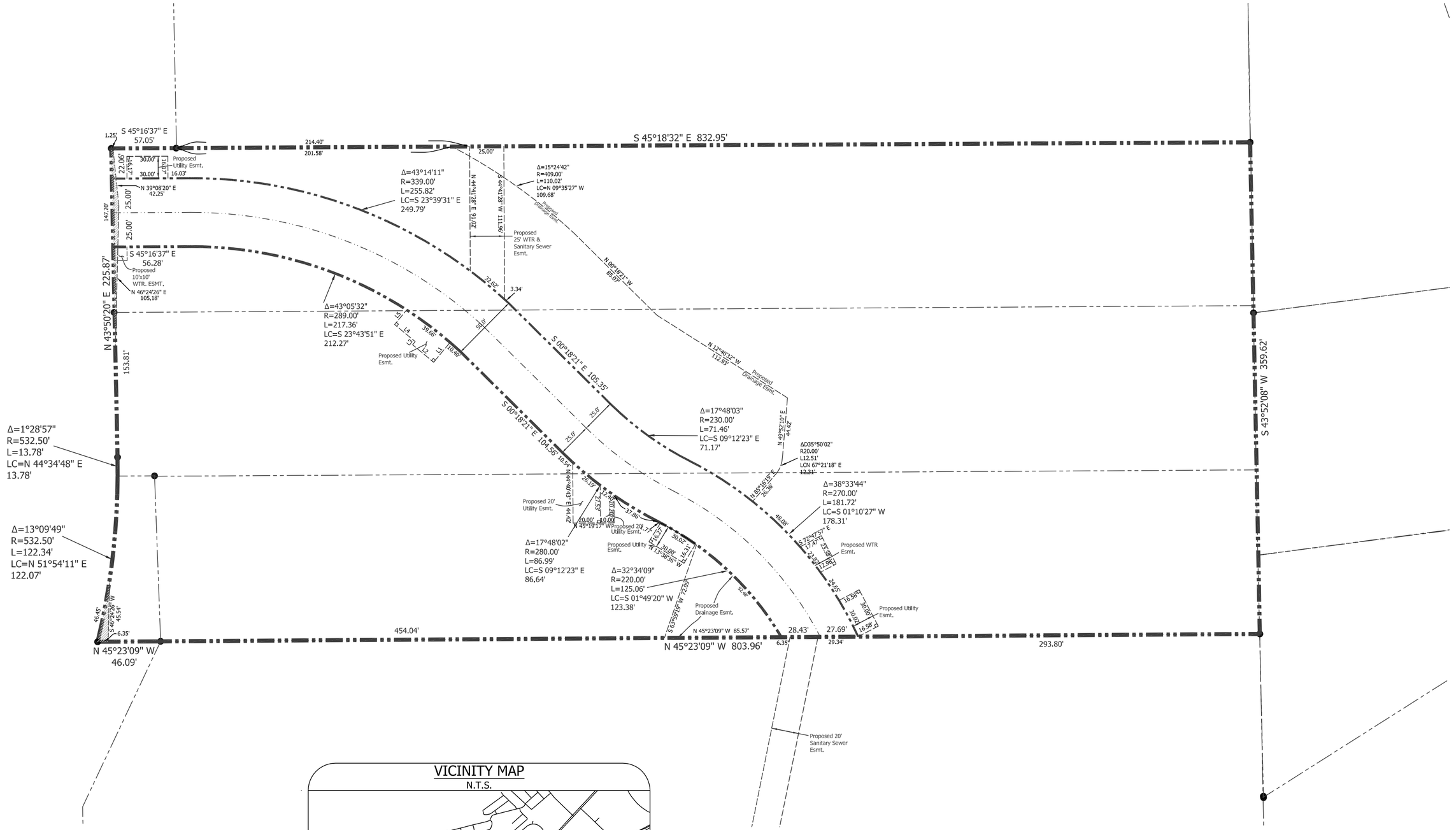
c copyright 2017, Realsearch of Texas, LLC



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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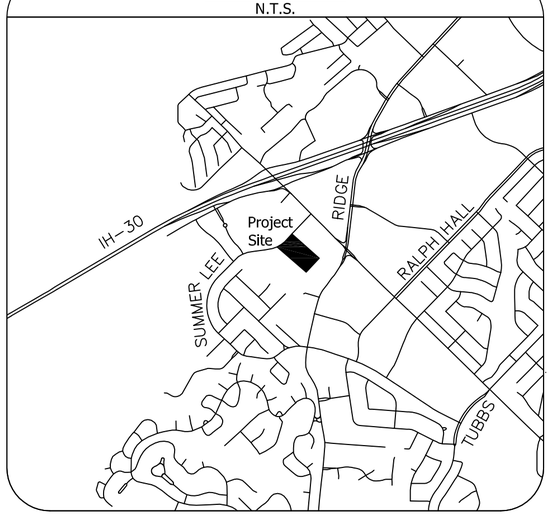
SCALE : 1"= 50'

0' 50' 100'

VICINITY MAP

N.T.S.



PRELIMINARY

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Owner:
Atticus Harbor Village, LLC
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Mark Humphries

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Brian Abbott

Project Number: 160099 Date: January 27, 2017
Revised Date:
Revision Notes:

Sheet 1 of 2

REPLAT

HARBOR VILLAGE
LOT 1, BLOCK 1
LOT 1, BLOCK 2

2 Lots 6.904 Acres

City of Rockwall, Rockwall County, Texas

Prepared: January 27, 2017

Case # _____

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Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

c copyright 2017, Realsearch of Texas, LLC

Owner's Certification

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ATTICUS HARBOR VILLAGE, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 3A, 4A and 5A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 5A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 5A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non-tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the northeast line of said Lot 5A and the southeast line of said Lot 4A and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 3A, said iron rod also being in the southwest line of Lot 2A of said Land Partitioned;

THENCE South 45 degrees 18 minutes 32 seconds East, 832.95 feet along said northeast line of Lot 3A and said southwest line of Lot 2A to a 1/2 inch iron rod with cap stamped "RSCI" found at the eastern corner of said Lot 3A, said iron rod also being the southern corner of said Lot 2A and being in the northwest line of Hammer Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Slide 210, Plat Records, Rockwall County, Texas;

THENCE South 43 degrees 52 minutes 08 seconds West, 359.62 feet along the southeast lines of said Lots 3A, 4A and 5A and along the northwest line of said Hammer Addition and the northwest line of Murphy Plaza, an addition the City of Rockwall according to the plat thereof recorded in Cabinet C, Slide 79, Plat Records, Rockwall County, Texas and the northwest line of said Muphy Plaza No. 2 to the POINT OF BEGINNING and containing 300,721 square feet or 6.904 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ATTICUS HARBOR VILLAGE, LLC subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ATTICUS HARBOR VILLAGE, LLC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Owner's Certification

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: Atticus Harbor Village, LLC

_____
Mark Humphries, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARK HUMPHRIES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2017.

_____ _____
Notary Public in and for the State of Texas My Commission Expires

Surveyor's Certification

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEREMY LUKE DEAL, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Executed this the _____ day of _____, in the year of our Lord 2017.

_____
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.

2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Flood Statement

According to Community Panel Number 48397C0040L, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Standard City Signature Block

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
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Owner:
Atticus Harbor Village, LLC
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Mark Humphries

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Brian Abbott

Project Number: 160099 Date: January 27, 2017
Revised Date:
Revision Notes:

REPLAT
HARBOR VILLAGE
LOT 1, BLOCK 1
LOT 1, BLOCK 2
2 Lots 6.904 Acres
City of Rockwall, Rockwall County, Texas
Prepared: January 27, 2017
Case # _____

City of Rockwall

Project Plan Review History

				Applied	4/13/2017	LM
Project Number	SP2017-013	**Owner**	WAL-MART REAL ESTATE	**Approved**		
Project Name	Starbucks	**Applicant**	ROGUE ARCHITECTS	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	4/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
782 I30	ROCKWALL, TX 75087	

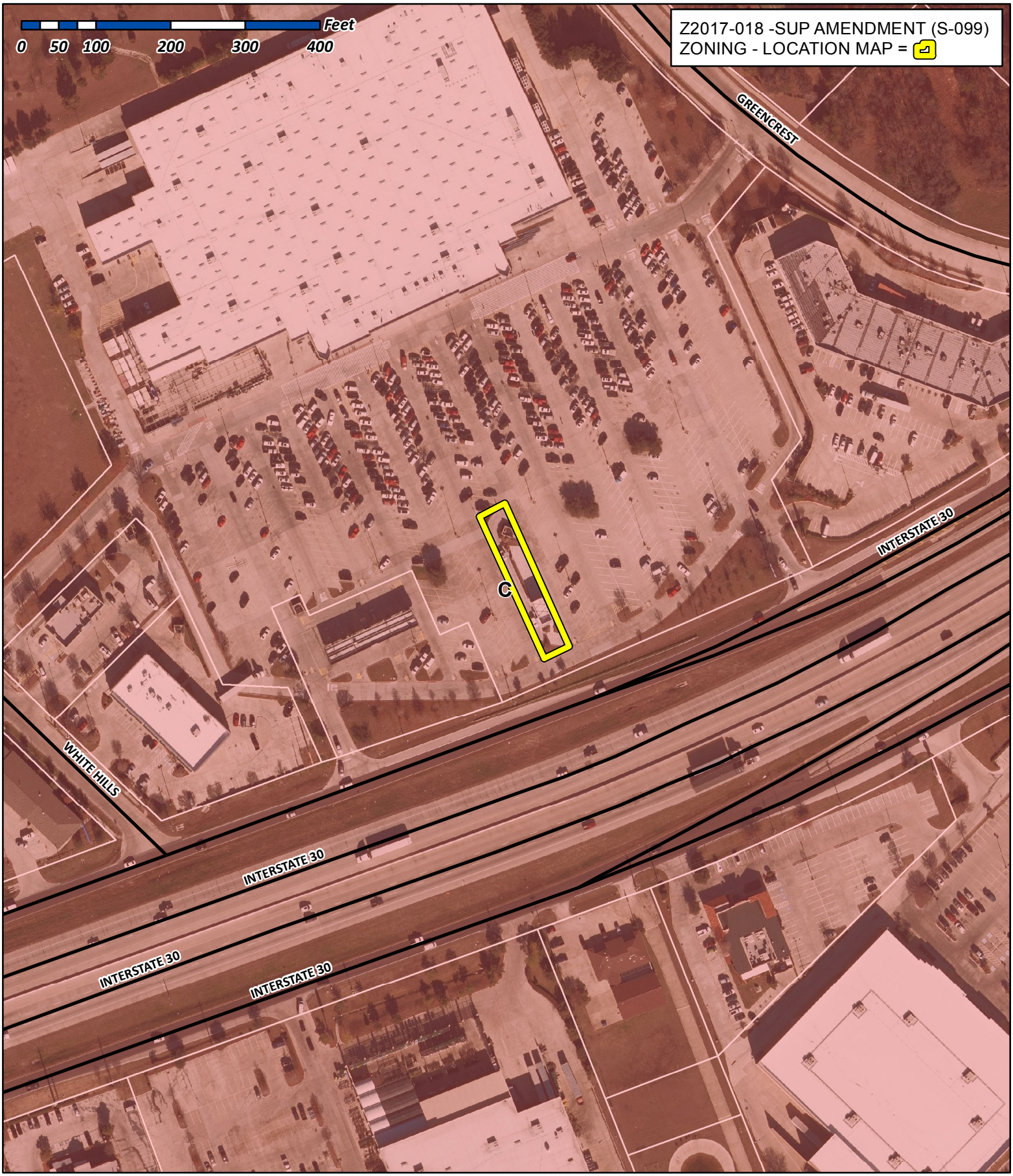
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SHAFER PLAZA - CITY OF ROCKWALL	6	A	6	5226-000A-0006-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/13/2017	4/20/2017	4/18/2017	5	COMMENTS	
(4/18/2017 12:49 PM JA) They are currently tie into Walmarts sanitay sewer.							
ENGINEERING	Amy Williams	4/13/2017	4/20/2017	4/21/2017	8	COMMENTS	See Comment
(4/21/2017 7:13 AM AW) Add note that all concrete that is 3,000 psi to have a minimum batch design of 5.5 sack.							
FIRE	Ariana Hargrove	4/13/2017	4/20/2017	4/19/2017	6	APPROVED	
GIS	Lance Singleton	4/13/2017	4/20/2017	4/20/2017	7	APPROVED	
PLANNING	Korey Brooks	4/13/2017	4/20/2017	4/21/2017	8	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(4/21/2017 12:03 PM KB)
SP2017-013 Starbucks Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Cesar Sagovia of Rogue Architects on behalf of Starbucks Coffee Company for the approval of an amended site plan for a restaurant with a drive-through located on an 0.182-acre portion of a larger 25.927-acre parcel of land identified as Lot 6, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, addressed as 778 E. IH-30, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2017-013) in the lower right hand.
M.4 Please provide the sq footage of the existing building and the proposed expansion to ensure there is adequate parking.
M.5 The subject Property has an SUP (SUP No. 12-29). The SUP limits the size of the building to 550 sq. ft. The SUP will need to be amended. We will take your SUP case forward this Tuesday and have ARB review the building elevations. While the SUP is going though the process, we will approved your site plan administratively. Therefore, not costing any time.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 2, 2017.
M.7 The Planning & Zoning Worksession date for this case will be April 25, 2017. The Planning and Zoning Meeting for this case is May 9 2017. The City Council Meeting for this site plan is May 15, 2017
M.8 This site plan is required to go to Architectural Review Board—held at 5:00 p.m. on April 27 and May 9. You may or may not have to attend the May 9th ARB meeting.
I.9 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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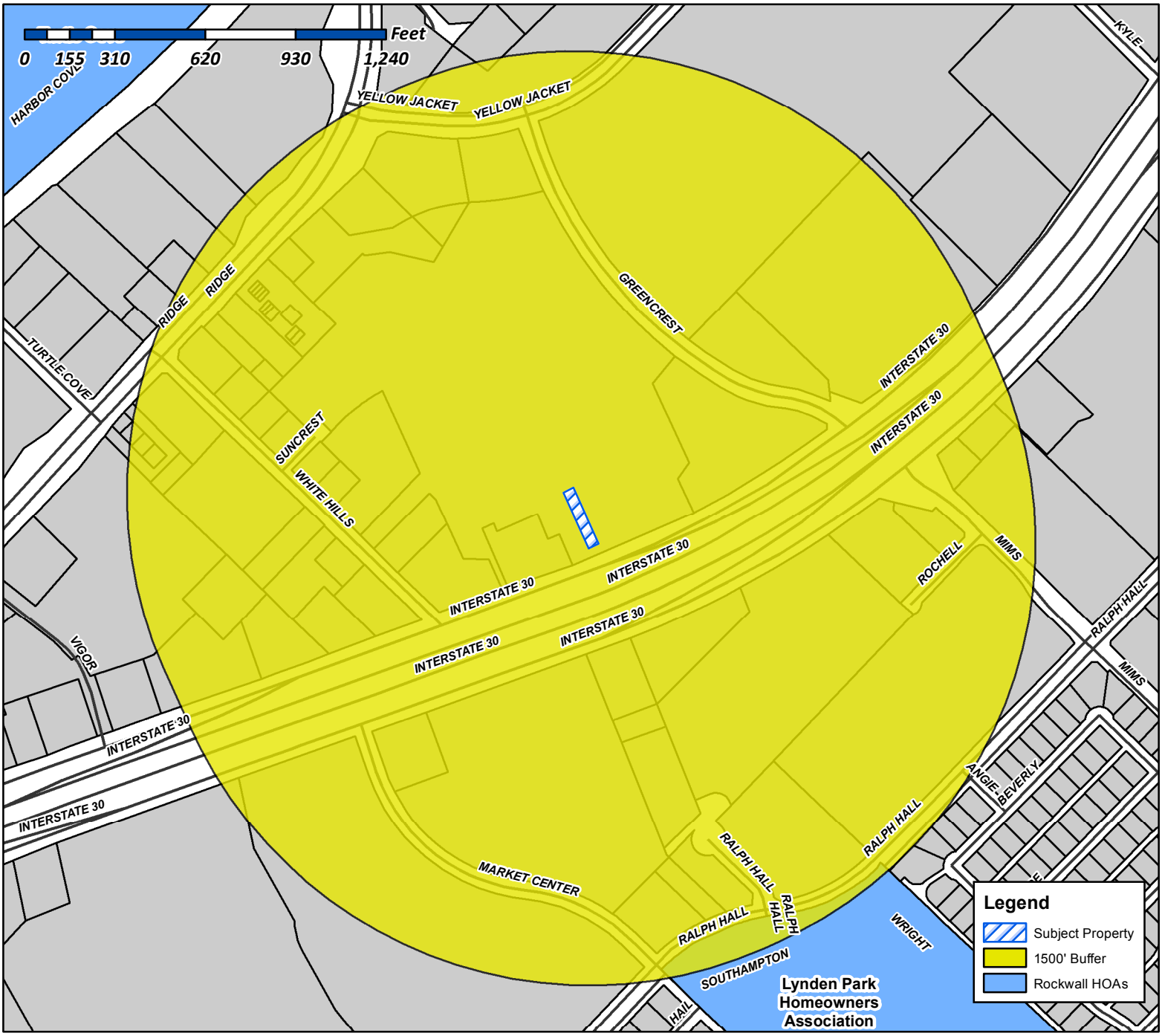
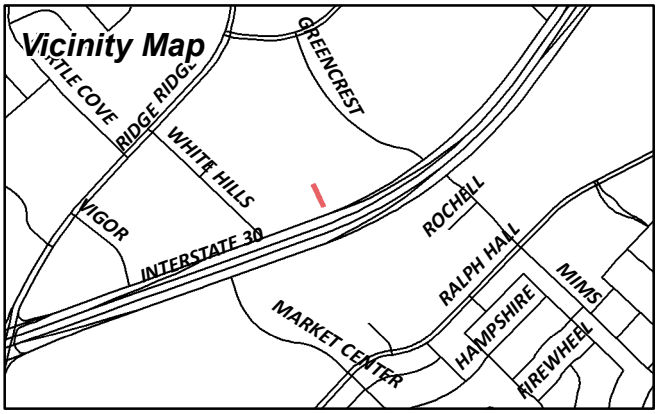


Case Number: Z2017-018
Case Name: SUP Amendment (S-099)
Case Type: SUP
Zoning: Commercial (C) District
Case Address: 782 E. IH-30



Date Created: ***04/21/2017***
For Questions on this Case Call (972) 771-7745

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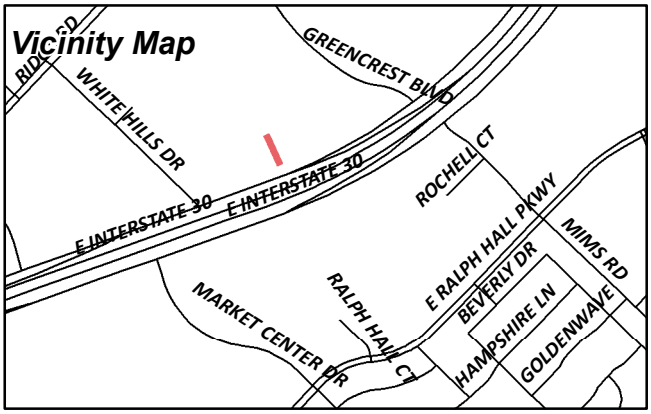


WALKER I REALTY INC
C/O CHARLES F WALKER
1112 POST OAK PL
WESTLAKE, TX 76262

WEINBERGER HAROLD E 1998 FAMILY TRUST &
ELANA KROLL 1993 TRUST
1425 CAMINO LUJAN
SAN DIEGO, CA 92111

MAJESTIC CAST INC
1625 FERRIS RD
GARLAND, TX 75044

JLIU ASSET MANAGEMENT LTD
1711 E BELTLINE RD
COPPELL, TX 75019

CURRENT RESIDENT
2302 GREENCREST BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
609 WHITE HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WHITE HILLS DR
ROCKWALL, TX 75087

SAYED PROPERTY MANAGEMENT LLC
7008 MILLS BRANCH CIR
PLANO, TX 75024

CURRENT RESIDENT
765 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
776 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
801 I30
ROCKWALL, TX 75087

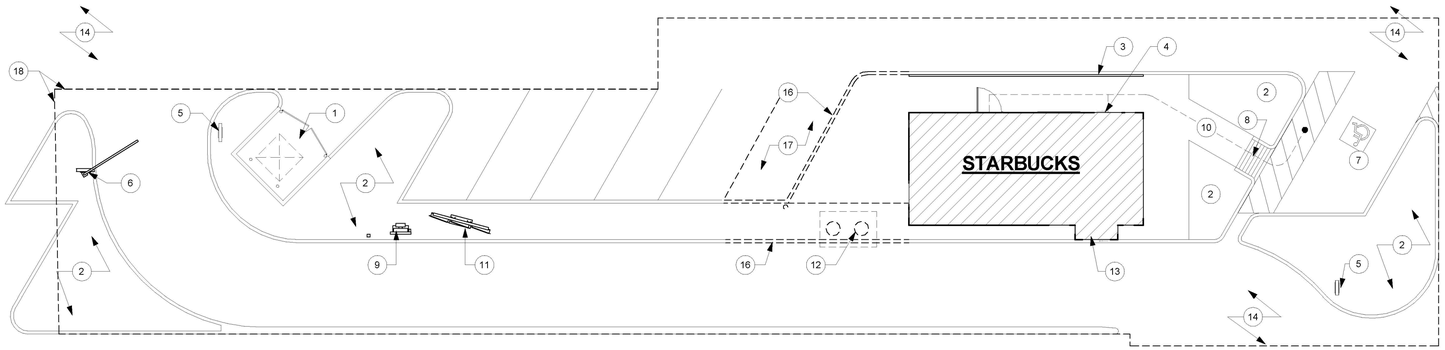
CURRENT RESIDENT
819 I30
ROCKWALL, TX 75087

609 WHITE HILLS LTD
C /O TACO BUENO RESTAURANTS INC
PARK 1 WEST 0
FARMERS BRANCH, TX 75234

HD DEVELOPMENT PROPERTIES LP
PROPERTY TAX DEPT #0531
PO BOX 105842
ATLANTA, GA 30348

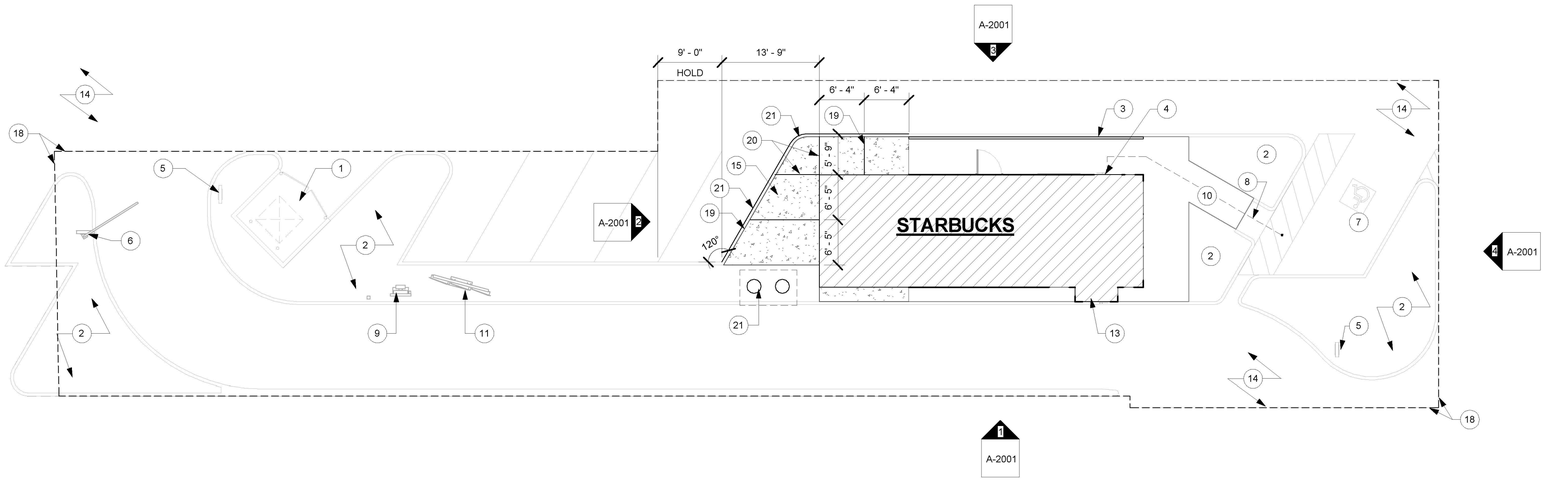
MURPHY OIL USA INC
PO BOX 7300
EL DORADO, AR 71731

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712



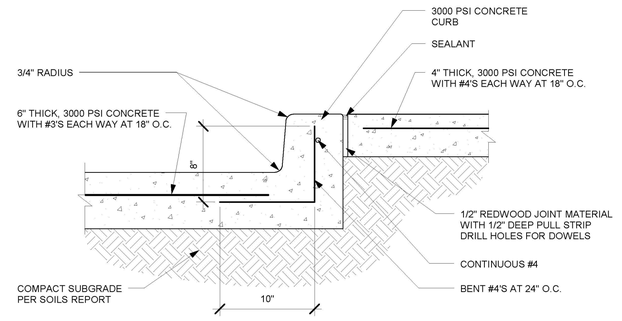
1 SITE PLAN - DEMO

Scale: 3/32" = 1'-0"



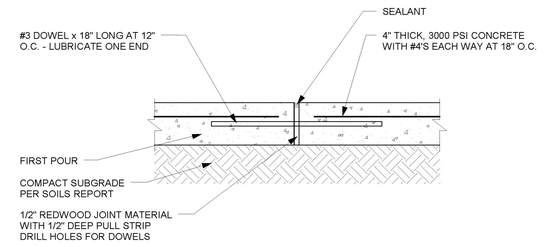
2 SITE PLAN

Scale: 3/32" = 1'-0"



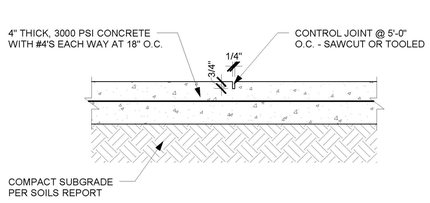
3 CURB DETAIL

Scale: 1 1/2" = 1'-0"



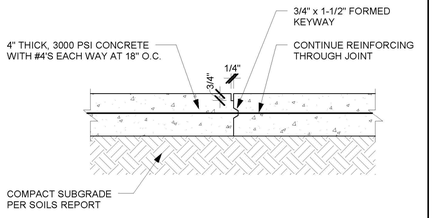
4 SIDEWALK EXPANSION JOINT

Scale: 1 1/2" = 1'-0"



5 SIDEWALK CONTROL JOINT

Scale: 1 1/2" = 1'-0"



6 SIDEWALK CONSTRUCTION JOINT

Scale: 1 1/2" = 1'-0"

ARCH. SITE PLAN GENERAL NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.

B. LANDSCAPING TO BE EXISTING TO REMAIN

C. TRASH ENCLOSURE SHALL BE LOCKABLE USING STEEL GATES OR CHAIN.

D. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.

E. EXTERIOR SITE LIGHTING TO BE ON TIME CLOCK SYNCHRONIZED WITH SIGNAGE.

LIGHTING REQUIREMENTS:

1. 3-7 FOOTCANDLES LIGHT LEVELS MINIMUM.
2. NO DARK AREAS ON SITE (INCLUDING TRASH ENCLOSURE & OUTDOOR PATIOS).
3. METAL HALIDE LIGHTING PREFERRED.

F. REFER TO SHEETS I-6001 FOR SCHEDULES.

ARCHITECTURAL SITE PLAN KEYNOTES

1. EXISTING TRASH ENCLOSURE TO REMAIN
2. EXISTING LANDSCAPING TO REMAIN
3. EXISTING RAILING TO REMAIN
4. EXISTING WALK UP WINDOW TO REMAIN
5. EXISTING DIRECTIONAL SIGNAGE TO REMAIN
6. EXISTING CLEARANCE BAR TO REMAIN
7. EXISTING HANDICAPPED PARKING TO REMAIN
8. EXISTING HANDICAPPED PARKING RAMPS TO REMAIN
9. EXISTING DIGITAL ORDER SCREEN TO REAMIN
10. EXISTING 36" WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE PARKING BY LANDLORD. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY.
11. EXISTING DRIVE THRU MENU BOARD TO REMAIN
12. EXISTING GREASE TRAP TO BE REMOVED AND DEMOLISHED.
13. EXISTING DRIVE THRU WINDOW TO REMAIN
14. EXISTING SITE ACCESS TO REMAIN
15. NEW CONCRETE INFILL W/ CURB TO MATCH EXISTING, SEE DETAILS A-1001
16. DEMOLISH EXISTING CONCRETE SLAB AND CURB & LANDSCAPING TO EXTENTS SHOWN
17. DEMOLISH EXISTING PARKING SPACE AND PREPARE FOR NEW CONCRETE SLAB
18. PROPERTY LINE
19. SIDEWALK EXPANSION JOINT; REF 4 / A-1001
20. SIDEWALK CONTROL JOINT; REF 5 / A-1001
21. NEW GREASE TRAP. RE: PLUMBING DRAWINGS

GENERAL EXTERIOR REFRESH; PRESSURE WASH DRIVE AISLE, PARKING SPACE, PATIO, SIDEWALK, AND BUILDING EXTERIOR. REPAINT CURBS, PARKING STRIPES, PATIO RAILINGS AN DPROTECTIVE BOLLARDS. - COORDINATE SCOPE OF WORK WITH LANDLORD.

SIGNAGE CONTRACTOR TO EXPEDITE SIGNAGE UNDER SEPARATE PERMIT.

SIGNAGE VENDOR OBTAINING PERMIT SHALL VERIFY PERMITABLE SIGNAGE, POLE SIGNAGE, & SITE SIGNAGE WITH LANDLORD & LOCAL JURISDICTION PRIOR TO FABRICATION AND SHALL SEND SUBMITTAL TO STARBUCKS DESIGN MANAGER FOR APPROVAL.

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ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

SEAL

REGISTERED ARCHITECT
JOHN J RORSCHACH
15205
STATE OF TEXAS

PERMIT SET 03-21-2017

PROJECT NAME:
1-30 & WHITE HILLS DR

PROJECT ADDRESS:
782 INTERSTATE 30
ROCKWALL, TX 75087

STORE #:	24180
PROJECT #:	64015-015
CONCEPT:	MCS
PALETTE:	NCS
ORIGINAL ISSUE DATE:	03-21-2017
DESIGN MANAGER:	I. PEREZ-ROSSELLO
LEED® AP:	N/A
PRODUCTION DESIGNER:	A. BLOMMER
CHECKED BY:	E. PEREZ

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SCALE: As indicated

SHEET NUMBER:
A-1001

STARBUCKS TEMPLATE VERSION 2014.10.20

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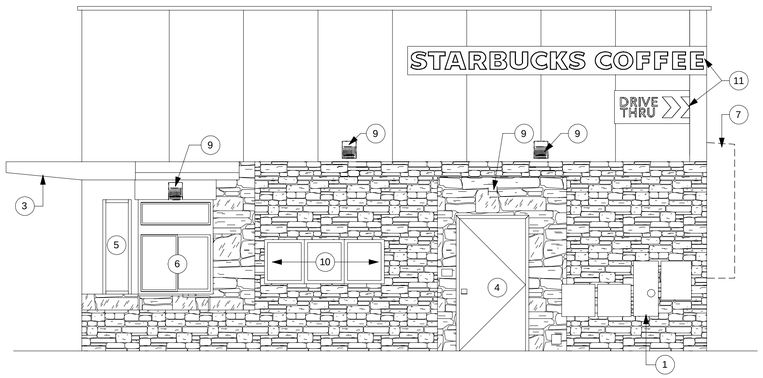
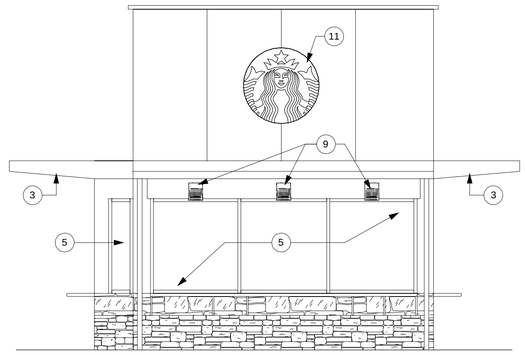


3 EAST ELEVATION - DEMO

Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION - DEMO

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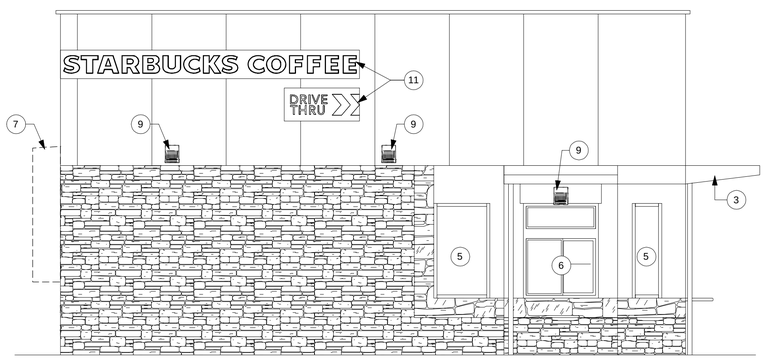

1 WEST ELEVATION - DEMO

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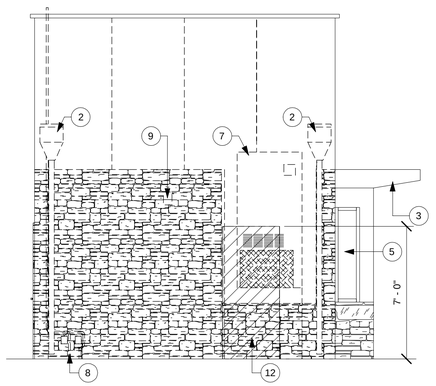

2 NORTH ELEVATION - DEMO

Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION DEMO GENERAL NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO STARBUCKS DESIGN MANAGER FOR APPROVAL.

E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH, & REPAIR EXISTING EXTERIOR AS REQUIRED.

H. GENERAL CONTRACTOR TO COORDINATE LANDLORD'S EXTERIOR SCOPE OF WORK.

I. REFER TO SHEETS I-6001 FOR SCHEDULES.

EXTERIOR ELEVATION DEMO KEYNOTES

1. EXISTING ELECTRICAL EQUIPMENT TO REMAIN
2. EXISTING ROOF DRAINS AND DOWNSPOUTS TO BE REROUTED
3. EXISTING AWNINGS TO REMAIN
4. EXISTING DOOR TO REMAIN
5. EXISTING STOREFRONT TO REMAIN
6. EXISTING DRIVE THRU WINDOW & AIR CURTAIN TO REMAIN
7. DEMOLISH EXISTING HVAC UNIT. COORDINATE DISPOSAL WITH STARBUCKS CM.
8. EXISTING DISCONNECTS TO BE RELOCATED AS NEEDED.
9. DEMOLISH EXISTING LIGHT SCONCE. RETAIN AND REROUTE ELECTRICAL. PATCH AND REPAIR EXTERIOR MATERIALS AS NECESSARY.
10. EXISTING MENU BOARDS TO REMAIN
11. EXISTING BUILDING SIGNAGE TO REMAIN
12. DEMOLISH EXISTING EXTERIOR WALL TO EXTENTS SHOWN, REF FLOOR PLAN

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PRODUCTION DESIGNER:	A. BLOMMER
CHECKED BY:	E. PEREZ

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

SHEET TITLE:
DEMO EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-2001

STARBUCKS TEMPLATE VERSION 2014.10.20

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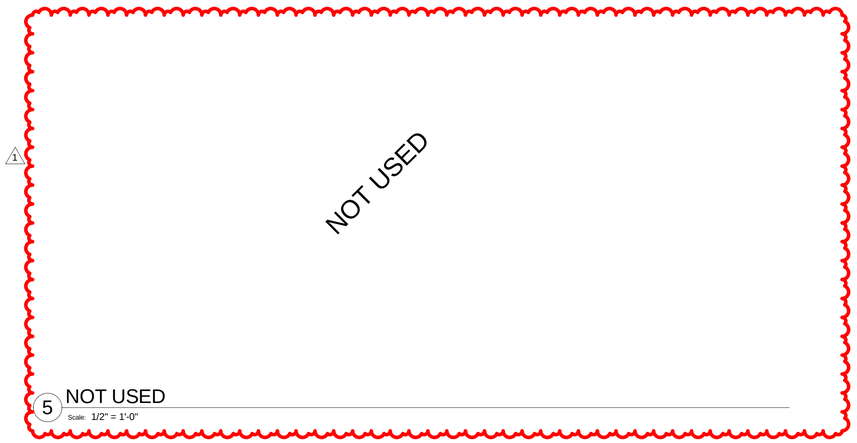

5 NOT USED
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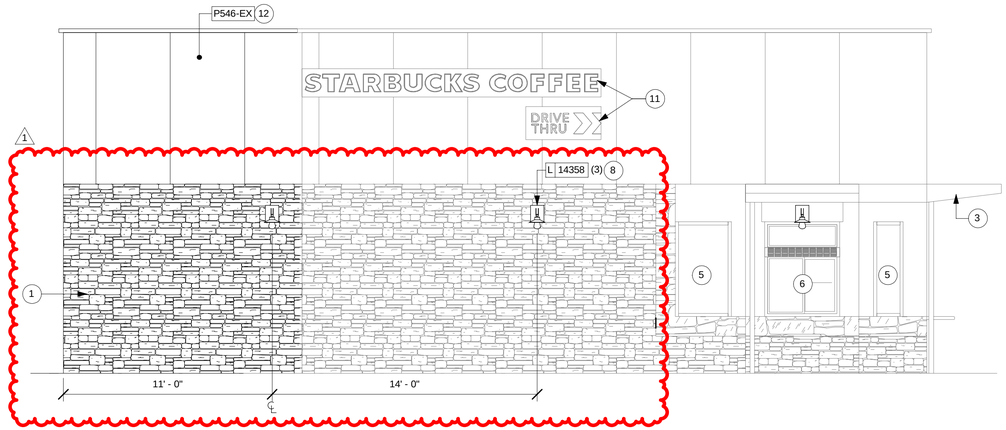

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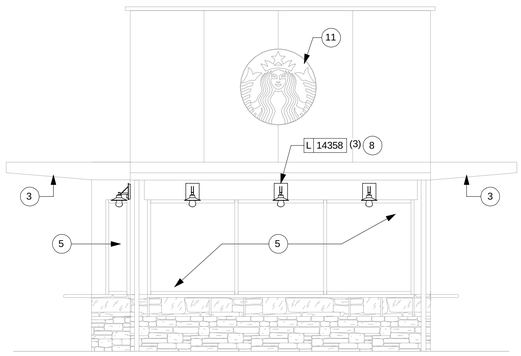

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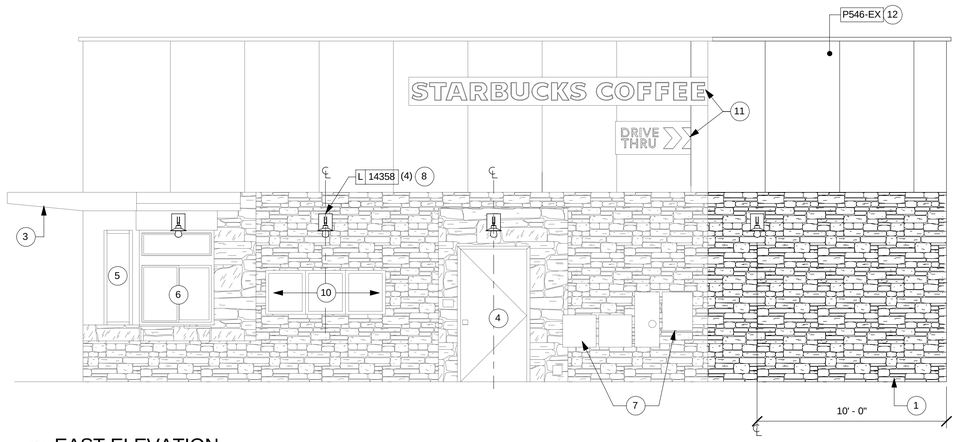

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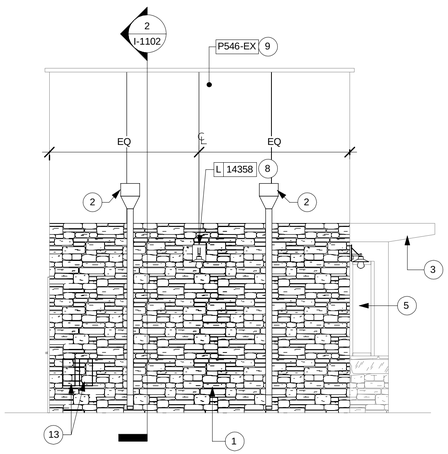

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A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO STARBUCKS DESIGN MANAGER FOR APPROVAL.

E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH, & REPAIR EXISTING EXTERIOR AS REQUIRED.

H. GENERAL CONTRACTOR TO COORDINATE LANDLORD'S EXTERIOR SCOPE OF WORK.

I. REFER TO SHEETS I-6001 FOR SCHEDULES.

EXTERIOR ELEVATION KEYNOTES

1 NEW VENEER STONE TO MATCH EXISTING
2 EXISTING ROOF DRAINS AND DOWNSPOUTS TO BE REROUTED
3 EXISTING AWNINGS TO REMAIN
4 EXISTING DOOR TO REMAIN
5 EXISTING STOREFRONT TO REMAIN
6 EXISTING DRIVE THRU WINDOW & AIR CURTAIN TO REMAIN
7 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
8 NEW WALL MOUNTED LIGHT FIXTURE @ 8'-3" AFF TO CENTERLINE OF J-BOX
9 NEW FIBER CEMENT BOARD TO MATCH EXISTING
10 EXISTING MENU BOARDS TO REMAIN
11 EXISTING BUILDING SIGNAGE TO REMAIN
12 NOT USED
13 EXISTING RELOCATED DISCONNECTS

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STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

SEAL
REGISTERED ARCHITECT
DON J RORSCHACH
15205
STATE OF TEXAS
REVISION 1 04-13-2017

PROJECT NAME:
1-30 & WHITE HILLS DR
PROJECT ADDRESS:
782 INTERSTATE 30
ROCKWALL, TX 75087

STORE #:	24180
PROJECT #:	64015-015
CONCEPT:	MCS
PALETTE:	NCS
ORIGINAL ISSUE DATE:	03-21-2017
DESIGN MANAGER:	I. PEREZ-ROSSELLO
LEED® AP:	N/A
PRODUCTION DESIGNER:	A. BLOMMER
CHECKED BY:	E. PEREZ

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS
1	4-13-17		REV 1 - CLIENT COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS
SCALE: As indicated

SHEET NUMBER:
A-2002

STARBUCKS TEMPLATE VERSION 2014.10.20

4/13/2017 5:28:15 PM \\Diskstation\server1\Projects\Starbucks_South Central\16-0319_I-30 & White Hills Dr\Drawings\24180_I30 & White Hills Dr.rvt

City of Rockwall

Project Plan Review History

				Applied	4/13/2017	LM
Project Number	P2017-020	**Owner**	WILLLIAM AND SANDIE WOOD	**Approved**		
Project Name	Lot 1, Block A, Wood Estates	**Applicant**	SPIARS ENGINEERING	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	4/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
HARTMAN	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RENFRO PLACE NORTH	60-01	NULL	60-01	0029-0000-0060-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/13/2017	4/20/2017	4/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	4/13/2017	4/20/2017	4/21/2017	8	COMMENTS	See Comment
(4/21/2017 8:06 AM AW) Need to add Right-of-Way reserve (see markup)							
FIRE	Ariana Hargrove	4/13/2017	4/20/2017	4/19/2017	6	APPROVED	
GIS	Lance Singleton	4/13/2017	4/20/2017	4/20/2017	7	APPROVED	
PLANNING	Korey Brooks	4/13/2017	4/20/2017	4/21/2017	8	COMMENTS	Comments

(4/21/2017 10:49 AM KB)

P2017-020 Lot 1, Block A, Woods Estates Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by William and Sandie Wood for the approval of a final plat of Lot 1, Block A, Wood Estates Addition being a 3.58-acre tract of land identified as Tract 60-01 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally locatec east of the intersection of S. Clark Street and Washington Street, and take any action necessary.

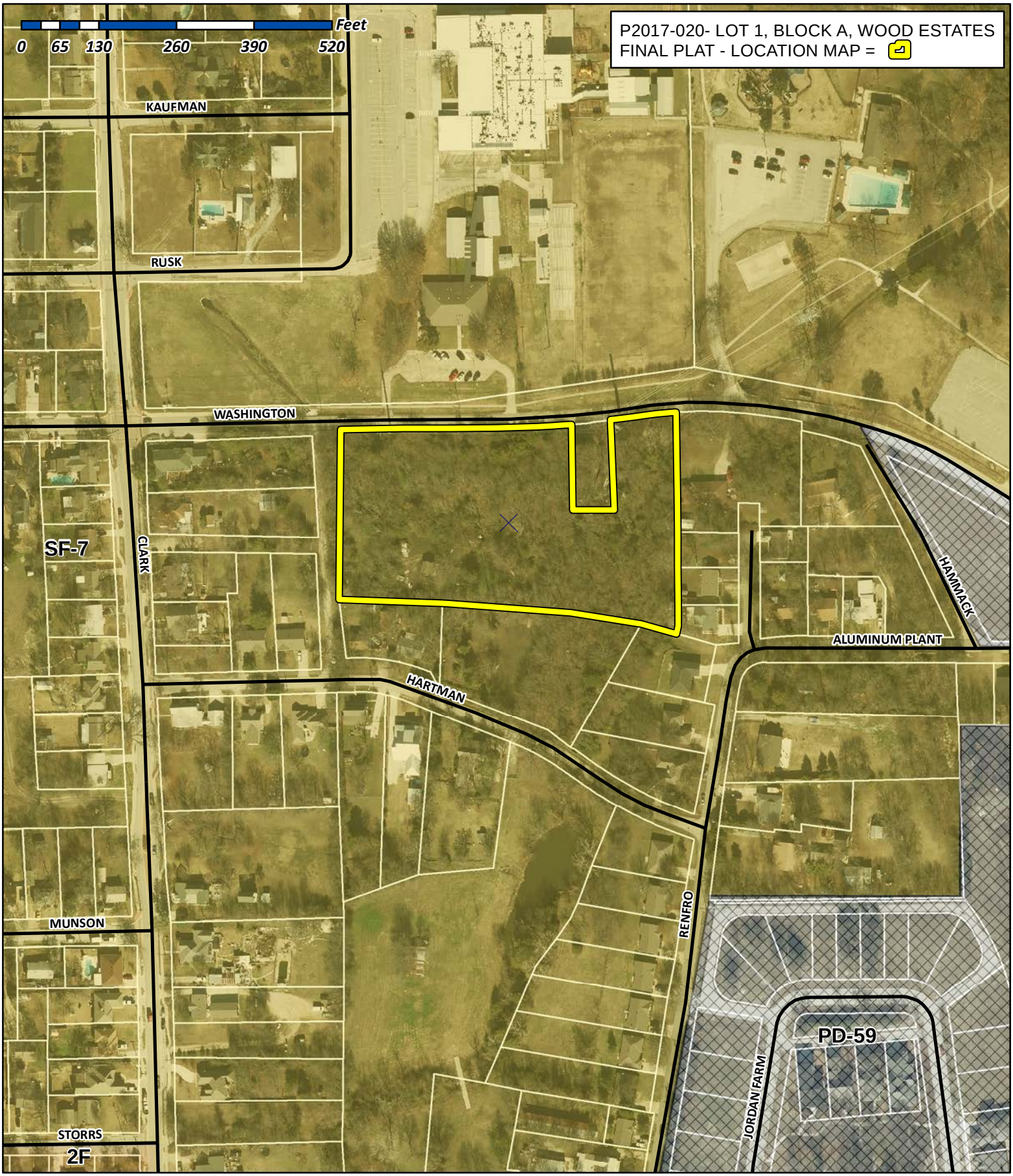
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-020) in the lower right hand corner of all pages on future submittals.

M.4 Please include lot and block designation in title block

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 2, 2017. The Park Board Meeting for this case is May 2, 2017. The Planning & Zoning date for this case will be May 9, 2017

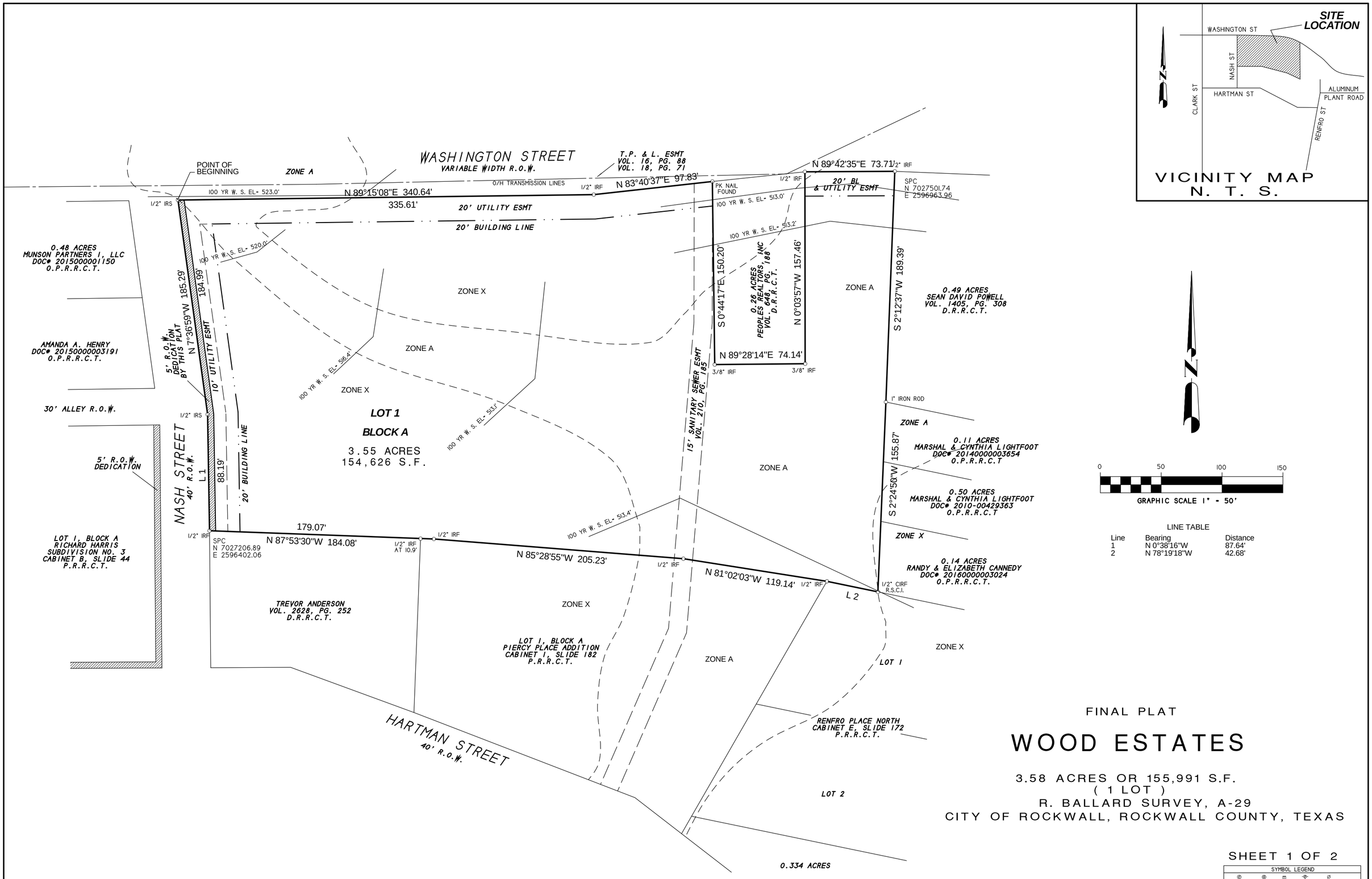
I.6 The projected City Council meeting date and subsequent approval for this plat is May 15, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LINE TABLE

Line	Bearing	Distance
1	N 0°38'16"W	87.64'
2	N 78°19'18"W	42.68'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

WOOD ESTATES

3.58 ACRES OR 155,991 S.F.
(1 LOT)
R. BALLARD SURVEY, A-29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND W/ CORNER I
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
WILLIAM D. WOOD
SANDIE M. WOOD
8718 CLEARLAKE DRIVE
ROWLETT, TEXAS 75088

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 14, 2017
SCALE 1" = 50' FILE # 20170109RP
CLIENT WOOD

CITY CASE NO P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WILLIAM D. WOOD and SANDIE M. WOOD, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty Deed from Veaneta Standley, Trustee to William D. Wood and Sandie M. Wood, as recorded in Document no. 20160000005025 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the northwest corner of Wood tract, at the intersection of the east right-of-way of Nash Street, a 40 foot right-of-way, with the south right-of-way line of Washington Street, a variable width right-of-way;

THENCE N. 89 deg. 15 min. 08 sec. E. along the south right-of-way line of Washington Street, a distance of 340.64 feet to a 1/2" iron rod found for corner;

THENCE N. 83 deg. 40 min. 37 sec. E. along said right-of-way, a distance of 97.83 feet to a P-K nail found for corner at the northwest corner of a tract of land as described in a Warranty deed to Peoples Realtors, Inc. as recorded in Volume 648, Page 188 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 44 min. 17 sec. E. along the west line of said Peoples tract, a distance of 150.20 feet to 3/8" iron rod found for corner;

THENCE N. 89 deg. 28 min. 14 sec. E. along the south line of said Peoples tract, a distacne of 74.14 feet to 3/8" iron rod found for corner;

THENCE N. 00 deg. 03 min. 57 sec. W. along the east line of said Peoples tract, a distance of 157.46 feet to a 1/2" iron rod found for corner in the south line of Washington Street;

THENCE N. 89 deg. 42 min. 35 sec. E. along said right-of-wayline, a distance of 73.71 feet to a 1/2" iron rod found for corner at the northeast corner of Wood tract;

THENCE S. 02 deg. 12 min. 37 sc. W. a distance of 189.39 feet to a 1" iron rod found for corner;

THENCE S. 02 deg. 24 min. 50 sec. W. a distance of 155.87 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the north line of Renfro Place, an Addition to Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 172 of the Plat Records of Rockwall County, Texas;

THENCE N. 78 deg. 19 min. 18 sec. W. along the north line of said Addition, a distance of 42.68 feet to a 1/2" iron rod found for corner at the northwest corner of said Addition at the northeast corner of Piercy Place Addition, an Addition to Rockwall, Texas, according to the Plat thereof recorded in Cabinet I, Slide 182 of the Plat Records of Rockwall County, Texas;

THENCE N. 81 deg. 02 min. 03 sec. W. along the north line of said Addition, a distance of 119.14 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 28 min. 55 sec. W. along the north line of said Addition, a distance of 205.23 feet to a 1/2" iron rod found for corner at the northwest corner of said Addition;

THENCE N. 87 deg. 53 min. 30 sec. W. a distance of 184.08 feet to a 1/2" iron rod found for corner in the east right-of-way line of Nash Street;

THENCE N. 00 deg. 38 min. 16 sec. W. along said right-of-way line, a distance of 87.64 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 07 deg. 36 min. 59 sec. W. along said right-of-way line, a distance of 185.29 feet to the POINT OF BEGINNING and containing 155,991 square feet or 3.58 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as WOOD ESTATES, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
WILLIAM D. WOOD

_____
SANDIE M. WOOD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared WILLIAM D. WOOD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SANDIE M. WOOD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of WOOD ESTATES, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

WOOD ESTATES

3.58 ACRES OR 155,991 S.F.
(1 LOT)
R. BALLARD SURVEY, A-29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC. SERV. SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 14, 2017
SCALE 1" = 50' FILE # 20170109RP
CLIENT WOOD

OWNER:
WILLIAM D. WOOD
SANDIE M. WOOD
8718 CLEARLAKE DRIVE
ROWLETT, TEXAS 75088

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2017-

City of Rockwall

Project Plan Review History

				Applied	4/17/2017	LM
Project Number	P2017-021	**Owner**	WHITTLE, ROBERT S	**Approved**		
Project Name	The Highlands	**Applicant**	FC CUNY CORPORATION	**Closed**		
Type	PLAT			**Expired**		
Subtype	PRELIMINARY			**Status**	4/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
FM1141 AND HWY 66	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARUTH LAKE PH 5	2	NULL	2	0122-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/17/2017	4/24/2017	4/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	4/17/2017	4/24/2017	4/20/2017	3	COMMENTS	See Comments
(4/20/2017 5:45 PM AW) See markup Add note that the HOA/property owner will be responsible for the maintance, repair, and replacement of all of the detention systems Show sidewalk on both sides of the detail Need lot and blocks for all open space/detention area and open space Need 30'x30' visibility and sidewalk easement at SH 66 and FM 1141 connections All VE need to be VSE (visibilty and sidewalk easement) Is this flood study approved? Need cross-section with elevations shown of the approved flood study Need erosion hazard setbacks shown on all lots adjacent to creek/floodplain area 10" sanitary sewer to be install to the northwest corner of SH 66 and FM 1141 (see markup) For Information Only: Will require a TIA on SH 66 and FM 1141 Will wetland/404 determination on the construction of the 10" sewer							
FIRE	Ariana Hargrove	4/17/2017	4/24/2017	4/19/2017	2	APPROVED	
GIS	Lance Singleton	4/17/2017	4/24/2017	4/20/2017	3	APPROVED	See comments
(4/20/2017 9:52 AM LS) Before Final Plat submission please add two corners tied to State Plane Coordinates (N Central TX 4202) and included closure report.							
PLANNING	David Gonzales	4/17/2017	4/24/2017	4/19/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a preliminary plat for the Highlands Subdivision containing 53 single-family residential lots on a 13.376-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 04.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 2, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments.

2. In conformance with Planned Development District 5 (PD-5) [Ordinance No. 96-25]; A) provide a concept plan identifying the location of any amenities, a detailed street layout, and location of neghborhood entry features and B) comply with requrements of the Zero-Lot Line (ZL-5) District.

3. Indicate and label minimum 5-ft maintenence easement on the non-zero lot line side of each lot on the preliminary plat.

4. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. Approval of a final treescape plan will be required at final plat.

5. The preliminary plat shall conform to Park District No. 9 requirements and the recommendations made by the Parks Board.

6. Provide a label indicating "Case No. P2017-021" on the lower right corner on all pages of the revised submittal.

7. Submittal and approval of civil engineering plans prior to submittal of final plat.

Although not requried staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

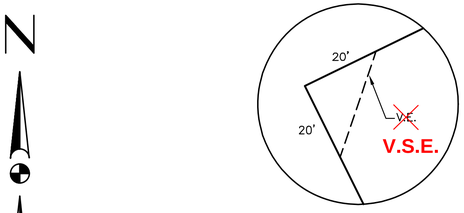
Meeting Dates to Attend:

Planning - Work Session: April 25, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

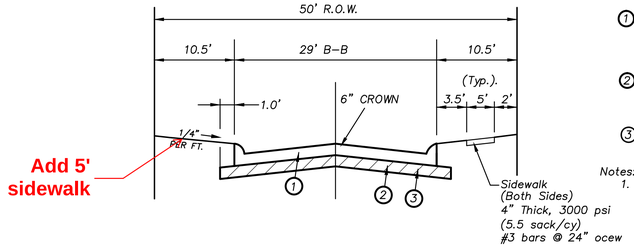
Parks Board - Meeting: May 2, 2017 (6:00p.m.)

Planning - Action/Consent Agenda: May 9, 2017 (6:00p.m.)

City Council - Action/Consent : May 15, 2017 (6:00 p.m.)



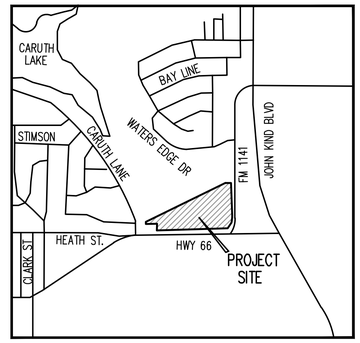
VISIBILITY AND SIDEWALK EASEMENT DETAIL



TYPICAL PAVING SECTION

1. 6"-3600 psi Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
   Min. 6 Sack for Machine Placed
   Min. 6 1/2 Sack for Hand Placed
2. Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 6% by weight of lime to a depth of 6" shall be required.
3. Subgrade shall be 6" thick and compacted to a density not less than 95% at 0%-4% of optimum moisture content.

Notes:
1. All construction joints & rebar to be in conformance with the City of Rockwall Specifications and Standards.



VICINITY MAP
N.T.S.

0 100 200
SCALE IN FEET

CITY OF ROCKWALL VOL. 3907, PG. 143 D.R.R.C.T.

CITY OF ROCKWALL VOL. 2770, PG. 151 D.R.R.C.T.

M.B. JONES SURVEY ABST. 122

REMAINDER ROBERT S. WHITTLE VOL. 694, PG. 47 D.R.R.C.T.

OPEN SPACE LEGEND

OPEN SPACE/DETENTION AREA

OPEN SPACE AREA

Need lot and block for these lots

Lot ? Open Space/Flood Plain

POINT OF BEGINNING

N 89°24'01" E 99.55'

01°31'34" E 240.29'

30' x 30' VSE

Need Erosion Hazard Setbacks per Eng. Standards (not to be part of the lots)

Lot ? Blk ?

This hasn't been approved

Lot ? Blk ?

Lot ? Blk ?

Lot ? Blk ?

Lot ? Blk ?

Lot ? Blk ?

Lot ? Blk ?

V.S.E.

V.S.E.

APPROX. 100 YR. FLOOD PLAIN PER STUDY BY BOYD BYDROLOGY, P.L.L.C.

17.376 ACRES (756,898 SF)

FM 1140 (VARIABLE WIDTH R.O.W.)

S 02°46'04" E 343.04'

R 533.14'
Δ 14°01'32"
L 130.51'
CB S 04°14'42" W
CD 130.18'

Add Note:
1) Property owner/HOA to maintain, repair, and replace all detention systems
2) HOA to maintain all open space lots

Need approved flood plain cross-sections and elevations

CARUTH LANE (65' R.O.W.)

N 00°29'21" E 38.78'

S 88°25'41" W 203.03'

TRACT 2 STATE OF TEXAS VOL. 30, PG. 569 D.R.R.C.T.

LOT 8-A COMMON AREA & DRAINAGE ESMT.

Lot ? Blk ? Open Space

TRACT 1 STATE OF TEXAS VOL. 30, PG. 569 D.R.R.C.T.

N 02°49'40" E 119.82'

S 88°21'55" W 1271.19'

S 34°11'01" W 123.80'

30' x 30' VSE

Label radius = 57.5'

Lot? Blk? Open Space, Drainage, Utility, and Flood Plain Esmt

STREET A

STREET B

N 63°54'25" E

STATE HIGHWAY 66
(VARIABLE WIDTH R.O.W.)

LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	A	8015.47
2	A	9536.28
3	A	9469.04
4	A	8974.78
5	A	7946.93
6	A	7830.30
7	A	7000.00
8	A	7000.00
9	A	7000.00
10	A	7000.00
11	A	7000.00
12	A	7000.00
13	A	7000.00
14	A	7000.00
15	A	7000.00
16	A	6911.08
17	A	8981.11
18	A	7000.00
19	A	7000.00
20	A	7000.00
21	A	7000.00
22	A	7000.00
23	A	7000.00
24	A	7000.00
25	A	7000.00
26	A	6979.76
27	A	9607.16

LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	B	5717.91
2	B	6681.07
3	B	7216.15
4	B	7293.90
5	B	7212.76
6	B	7127.41
7	B	7106.35
8	B	10528.22
9	B	14409.52
10	B	12920.76
11	B	10836.10
12	B	8741.42
13	B	9098.75
14	B	8484.29
15	B	8049.02

LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	C	9675.56
2	C	7797.37
3	C	6551.61
4	C	7786.44
5	C	7756.11
6	C	7000.00
7	C	7000.00
8	C	6886.23
9	C	8447.42
10	C	8906.57
11	C	8469.81

ZONING INFORMATION		
	Existing	Proposed
Zoning	PD-5	PD-5
Lot Frontage	50	50
Lot Depth	100	109.09
Minimum Lot Size	5,000 Square Feet	5,717.91 Square Feet
Proposed Uses	S.F. Residential	S.F. Residential

PRELIMINARY PLAT
THE HIGHLANDS
53 LOTS

BEING A 13.376 ACRE TRACT OF LAND SITUATED IN THE M.B. JONES SURVEY, ABST. NO. 122
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

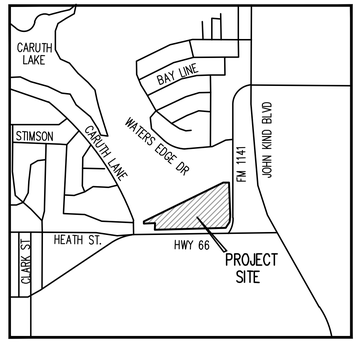
SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
WHITTLE DEVELOPMENT, INC.
P.O. BOX 369
Rockwall, TX 75087

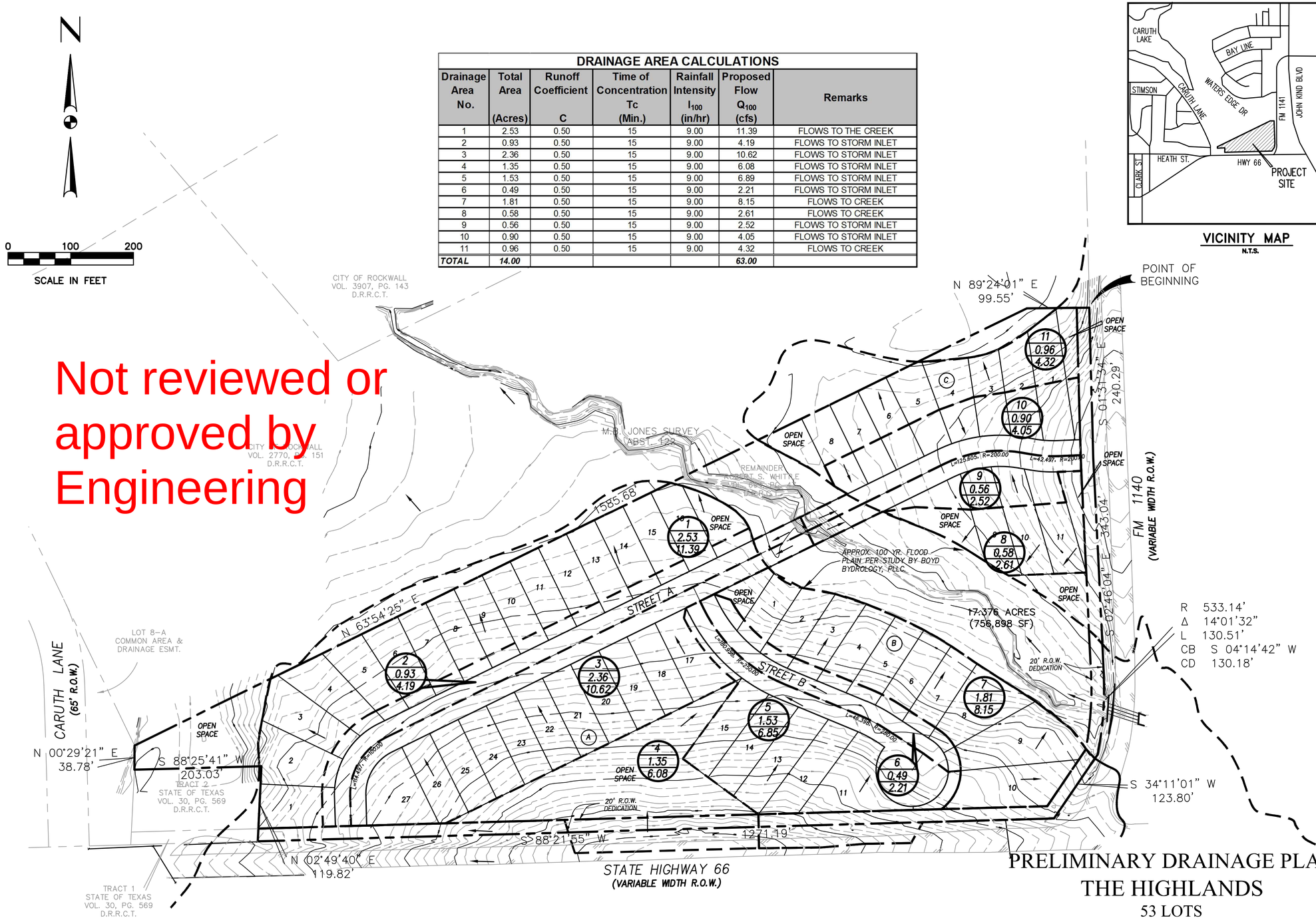
ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

April 14, 2017 | 1"=100' | Sheet 1 of 1

DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration Tc (Min.)	Rainfall Intensity I_{100} (in/hr)	Proposed Flow Q_{100} (cfs)	Remarks
1	2.53	0.50	15	9.00	11.39	FLOWS TO THE CREEK
2	0.93	0.50	15	9.00	4.19	FLOWS TO STORM INLET
3	2.36	0.50	15	9.00	10.62	FLOWS TO STORM INLET
4	1.35	0.50	15	9.00	6.08	FLOWS TO STORM INLET
5	1.53	0.50	15	9.00	6.89	FLOWS TO STORM INLET
6	0.49	0.50	15	9.00	2.21	FLOWS TO STORM INLET
7	1.81	0.50	15	9.00	8.15	FLOWS TO CREEK
8	0.58	0.50	15	9.00	2.61	FLOWS TO CREEK
9	0.56	0.50	15	9.00	2.52	FLOWS TO STORM INLET
10	0.90	0.50	15	9.00	4.05	FLOWS TO STORM INLET
11	0.96	0.50	15	9.00	4.32	FLOWS TO CREEK
TOTAL	*14.00*				*63.00*	



VICINITY MAP
N.T.S.



Not reviewed or approved by Engineering

PRELIMINARY DRAINAGE PLAN
THE HIGHLANDS
53 LOTS

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(469) 402-7700

April 14, 2017 1"=100' Sheet 1 of 1

N

0 100 200

SCALE IN FEET

CONNECT TO EX. CITY SEWER MANHOLE

EXTEND 8" WATER TO WATERS EDGE

PROP. 10" SEWER

PROP. 8" SEWER

PROP. 8" WATER

PROP. 12" WATER

CITY OF ROCKWALL
VOL. 3907, PG. 143
D.R.R.C.T.

CITY OF ROCKWALL
VOL. 2770, PG. 151
D.R.R.C.T.

M.B. JONES SURVEY
ABST. 122

REMAINDER
ROBERT S. WHITTLE
VOL. 694, PG. 47
D.R.R.C.T.

LOT 8-A
COMMON AREA &
DRAINAGE ESMT.

TRACT 2
STATE OF TEXAS
VOL. 30, PG. 569
D.R.R.C.T.

TRACT 1
STATE OF TEXAS
VOL. 30, PG. 569
D.R.R.C.T.

CARUTH LANE
(65' R.O.W.)

STREET A

STREET B

OPEN SPACE

V.E.

20' R.O.W. DEDICATION

APPROX. 100 YR. FLOOD PLAIN PER STUDY BY BOYD BYDROLOGY, PLLC.

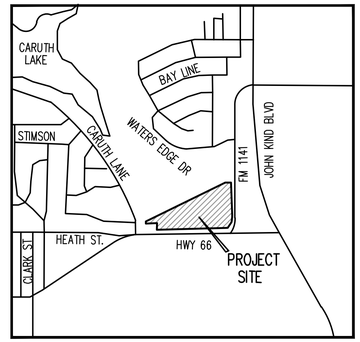
17.376 ACRES
(756,898 SF)

Prop 10" Sewer (deep enough to serve the basin)

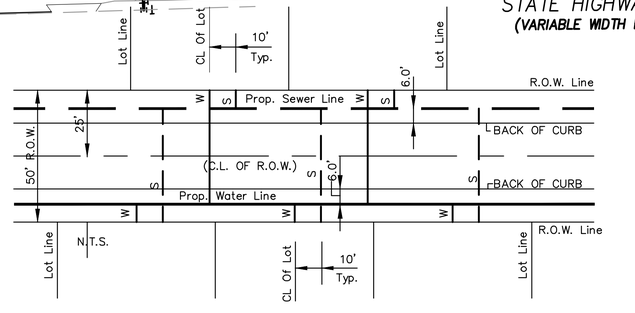
FM 1140
(VARIABLE WIDTH R.O.W.)

STATE HIGHWAY 66
(VARIABLE WIDTH R.O.W.)

EX. WATER



VICINITY MAP
N.T.S.



Typical Water & Sewer Detail

1. All water services to be installed in the center of each lot.
2. All sanitary sewer laterals will be 4" and installed 10' downstream of each water service.

PRELIMINARY WATER AND SEWER PLAN
THE HIGHLANDS
53 LOTS

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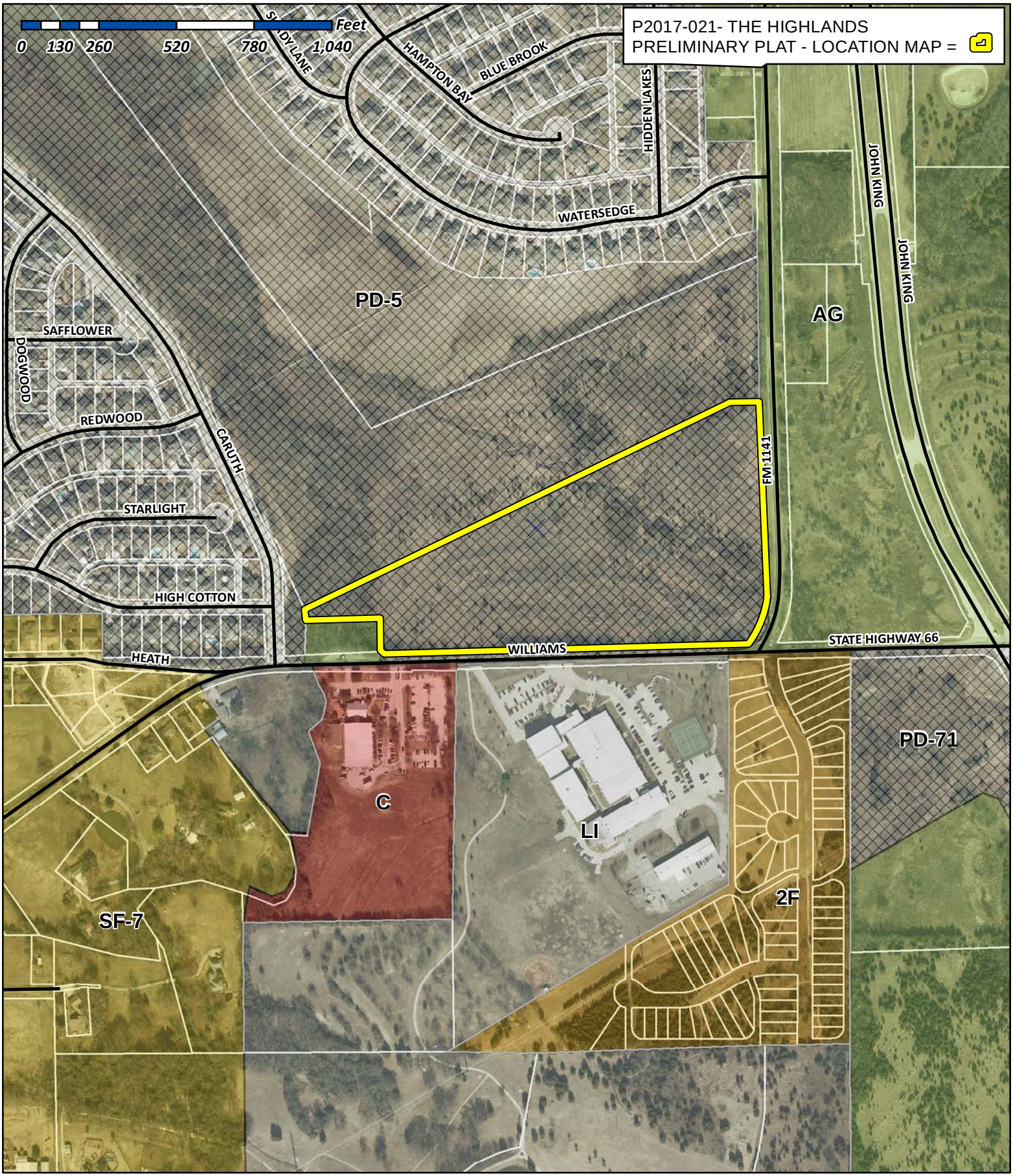
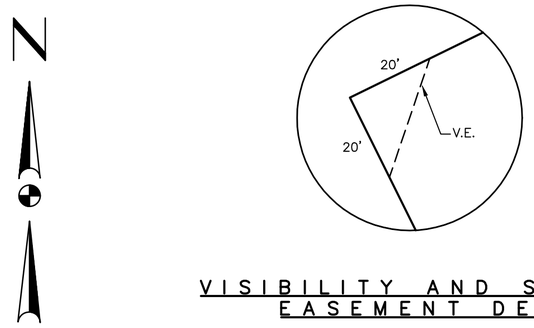
April 14, 2017 | 1"=100' | Sheet 1 of 1



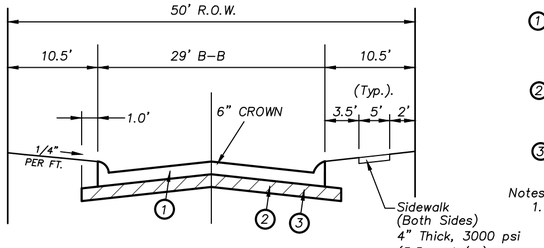
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



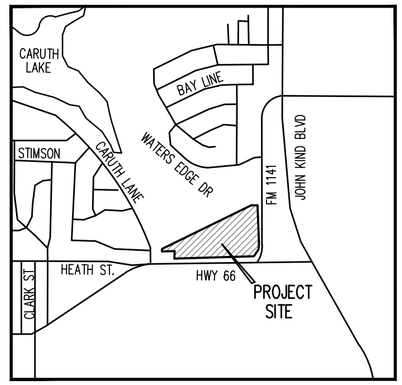
VISIBILITY AND SIDEWALK EASEMENT DETAIL



TYPICAL PAVING SECTION

1. 6"–3600 psi Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
   Min. 6 Sack for Machine Placed
   Min. 6 1/2 Sack for Hand Placed
2. Where the Plasticity index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 6% by weight of lime to a depth of 6" shall be required.
3. Subgrade shall be 6" thick and compacted to a density not less than 95% at 0%–4% of optimum moisture content.

Notes:
1. All construction joints & rebar to be in conformance with the City of Rockwall Specifications and Standards.



VICINITY MAP

N.T.S.

0 100 200

SCALE IN FEET

CITY OF ROCKWALL
VOL. 3907, PG. 143
D.R.R.C.T.

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REMAINDER
ROBERT S. WHITTLE
VOL. 694, PG. 47
D.R.R.C.T.

OPEN SPACE LEGEND

OPEN SPACE/DETENTION AREA

OPEN SPACE AREA

POINT OF BEGINNING

N 89°24'01" E
99.55'

S 01°31'34" E
240.29'

FM 1140
(VARIABLE WIDTH R.O.W.)

S 02°46'04" E
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20' R.O.W. DEDICATION

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(65' R.O.W.)

LOT 8–A
COMMON AREA &
DRAINAGE ESMT.

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STATE OF TEXAS
VOL. 30, PG. 569
D.R.R.C.T.

TRACT 1
STATE OF TEXAS
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D.R.R.C.T.

N 02°49'40" E
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N 63°54'25" E
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S 88°21'55" W
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STREET A

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STATE HIGHWAY 66
(VARIABLE WIDTH R.O.W.)

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16	A	6911.08
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8	C	6886.23
9	C	8447.42
10	C	8906.57
11	C	8469.81

ZONING INFORMATION

	Existing	Proposed
Zoning	PD–5	PD–5
Lot Frontage	50	50
Lot Depth	100	109.09
Minimum Lot Size	5,000 Square Feet	5,717.91 Square Feet
Proposed Uses	S.F. Residential	S.F. Residential

PRELIMINARY PLAT
THE HIGHLANDS
53 LOTS

BEING A 13.376 ACRE TRACT OF LAND SITUATED IN THE M.B. JONES SURVEY, ABST. NO. 122 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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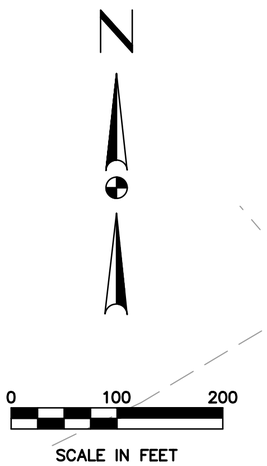
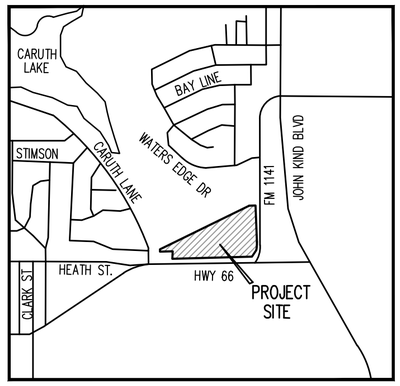
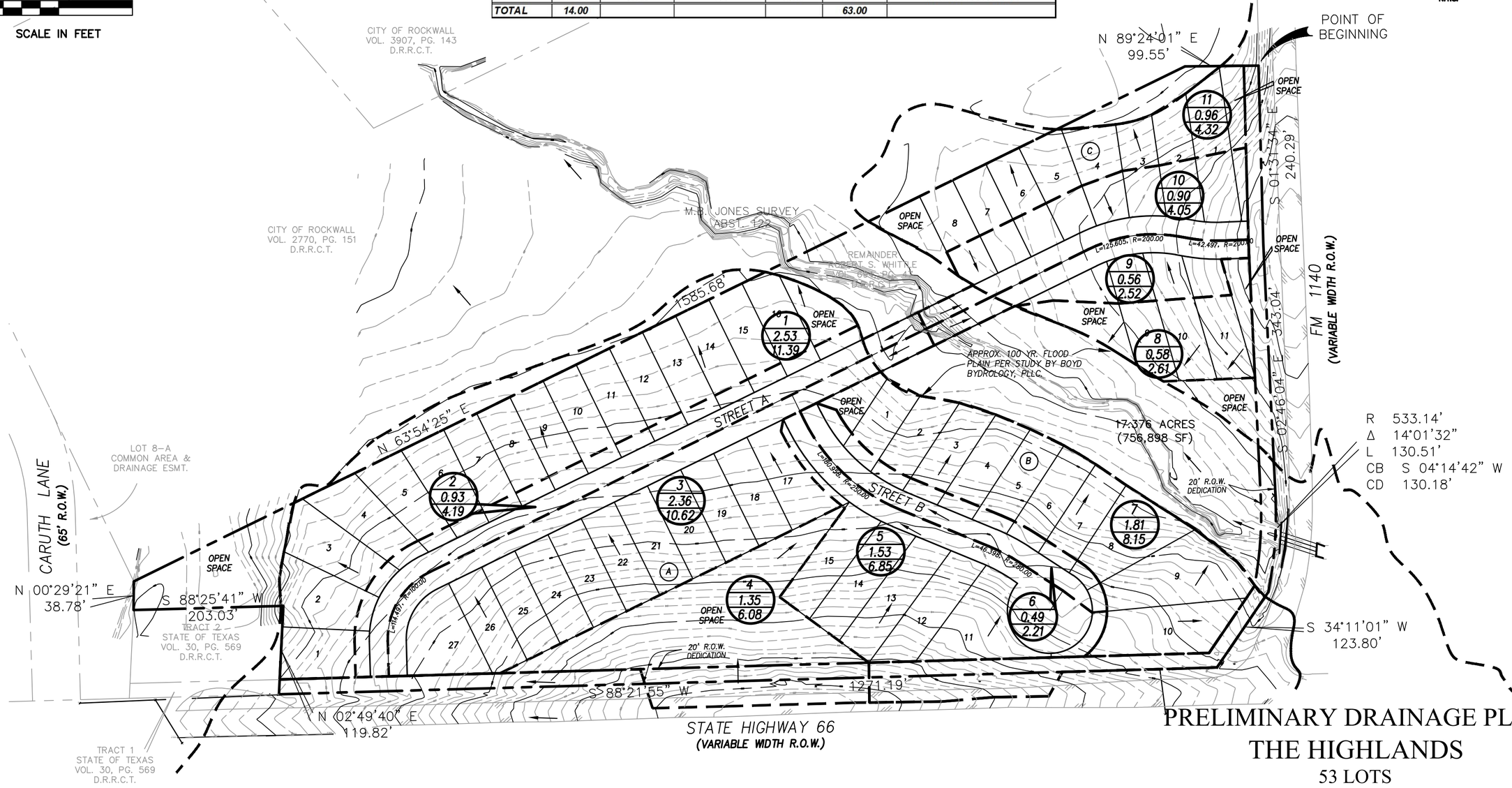
A□ril 14, 2017 1"□100□ Sheet 1 o□ 1

DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration Tc (Min.)	Rainfall Intensity I_{100} (in/hr)	Proposed Flow Q_{100} (cfs)	Remarks
1	2.53	0.50	15	9.00	11.39	FLOWS TO THE CREEK
2	0.93	0.50	15	9.00	4.19	FLOWS TO STORM INLET
3	2.36	0.50	15	9.00	10.62	FLOWS TO STORM INLET
4	1.35	0.50	15	9.00	6.08	FLOWS TO STORM INLET
5	1.53	0.50	15	9.00	6.89	FLOWS TO STORM INLET
6	0.49	0.50	15	9.00	2.21	FLOWS TO STORM INLET
7	1.81	0.50	15	9.00	8.15	FLOWS TO CREEK
8	0.58	0.50	15	9.00	2.61	FLOWS TO CREEK
9	0.56	0.50	15	9.00	2.52	FLOWS TO STORM INLET
10	0.90	0.50	15	9.00	4.05	FLOWS TO STORM INLET
11	0.96	0.50	15	9.00	4.32	FLOWS TO CREEK
TOTAL	*14.00*				*63.00*	





VICINITY MAP
N.T.S.



PRELIMINARY DRAINAGE PLAN
THE HIGHLANDS
53 LOTS

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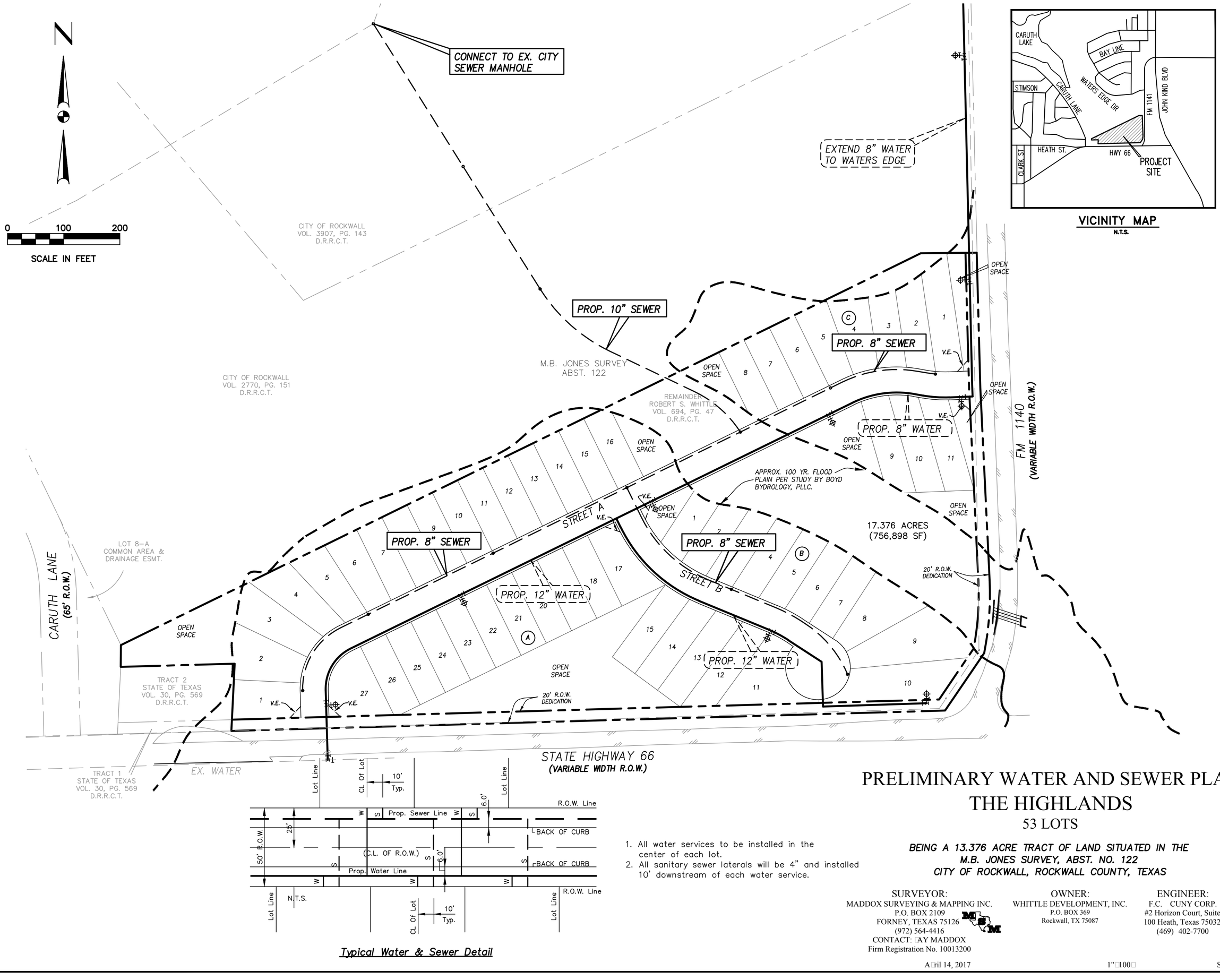
A ril 14, 2017 1" 100 Sheet 1 o 1



VICINITY MAP
N.T.S.

Typical Water & Sewer Detail

1. All water services to be installed in the center of each lot.
2. All sanitary sewer laterals will be 4" and installed 10' downstream of each water service.

PRELIMINARY WATER AND SEWER PLAN
THE HIGHLANDS
53 LOTS

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April 14, 2017 | 1" 100 | Sheet 1 o 1

City of Rockwall

Project Plan Review History

Project Number	P2017-022	**Owner**	BREEZY, HILL 405 LTD	**Applied**	4/17/2017	LM
Project Name	Breezy Hill Phase VI	**Applicant**	CORWIN ENGINEERING, INC	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	4/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 4	7	NULL	7	0187-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/17/2017	4/24/2017	4/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	4/17/2017	4/24/2017	4/20/2017	3	COMMENTS	See Comments
(4/20/2017 5:19 PM AW) See markups Show 6.705 acre tract limits and label this as Park Need to pay additional engineering and park fees for added lots Need engineering plan revisions approved for additional lots Need to show other side of the NTMWD easement Need all off-site easements submitted and filed prior filing Lot 19, Blk D needs to be labeled "Open Space/Flood Plain" Need minimum finished floor on Lot where the lift station is							
FIRE	Ariana Hargrove	4/17/2017	4/24/2017	4/19/2017	2	APPROVED	
GIS	Lance Singleton	4/17/2017	4/24/2017	4/20/2017	3	APPROVED	See comment
(4/20/2017 10:19 AM LS) Please send new cad file (dwg). Once received addressing will begin.							
PLANNING	Korey Brooks	4/17/2017	4/24/2017	4/21/2017	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(4/21/2017 11:36 AM KB)

P2017-22 Breezy Hill Phase VI Please address the following comments (M= Mandatory Comments; I = Informational Comments).

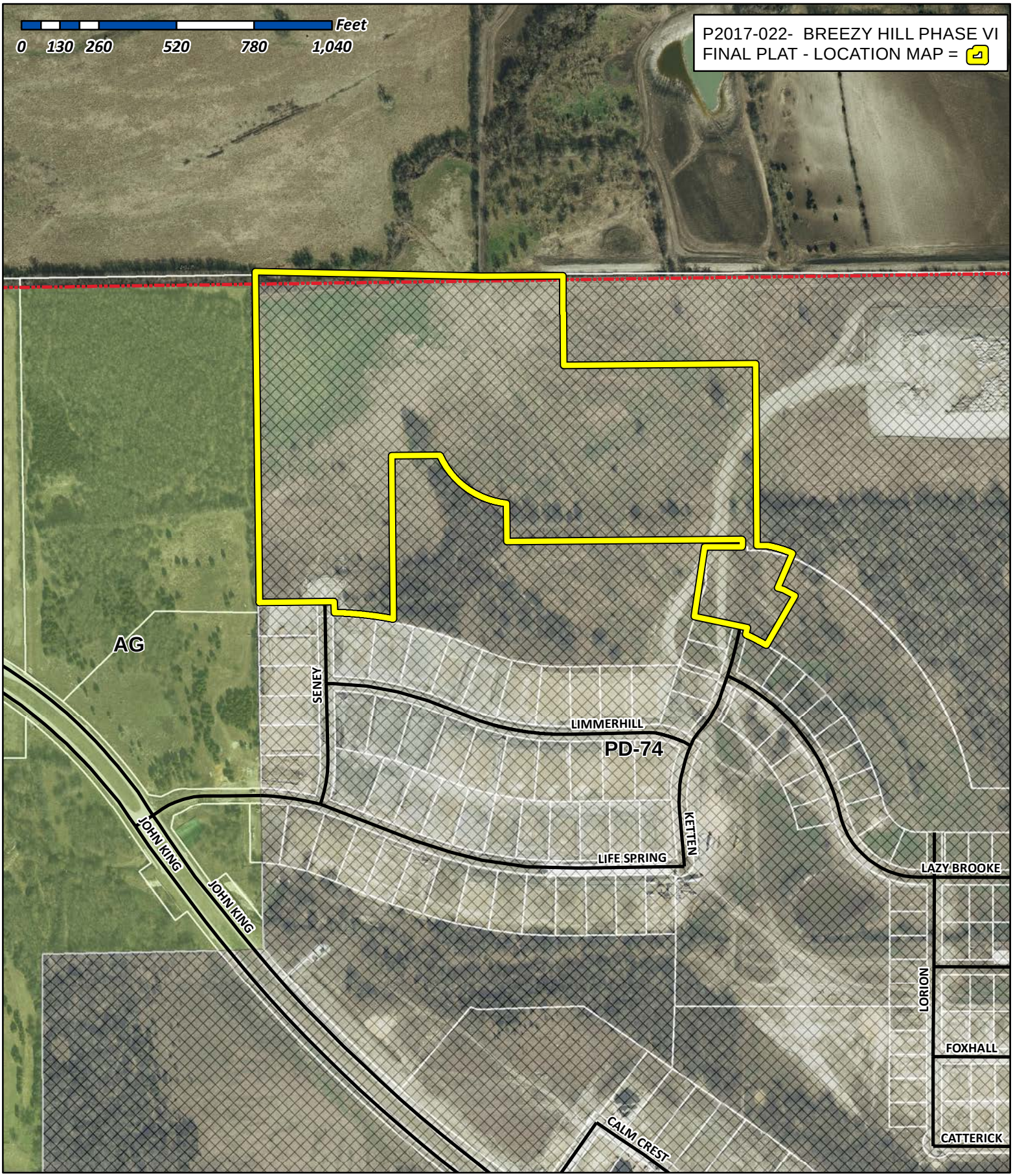
I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase VI SF, LTD. for the approval of a final plat for Breezy Hill, Phase VI containing 79 single-family residential lots on a 32.022-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-022) in the lower right hand corner of all pages on future submittals.

M.4 Please check the bearing as shown in markup. It seems to be missing.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 2, 2017. The Planning & Zoning Worksession date for this case will be April 25, 2017. The Planning and Zoning Meeting for this case is May 9, 2017. The Park Board Meeting for this case is May 2, 2017.

I.6 The projected City Council meeting date and subsequent approval for this plat is May 15, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

FINAL PLAT
OF

BREEZY HILL PHASE VI

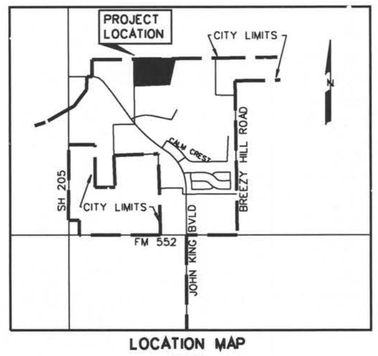
79 LOTS, BEING 32.022 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE VI, SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2016 SCALE 1" = 100'

FILE COPY
RECEIVED
APR 17 2017



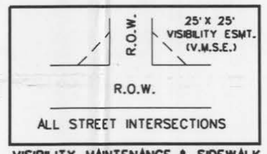
LOCATION MAP
N.T.S.

SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLES

S88° 00'26"E 755.13'
S89° 39'37"E 274.64'
W.W. CARUTH, JR. VOLUME 66, PAGE 493 D.R.C.C.T.
DONG WON KANG VOLUME 4703, PAGE 1402 D.R.C.C.T.
COLLIN COUNTY / ROCKWALL COUNTY
5/8" IRF W/ YELLOW CAP (C.M.)
BREEZY HILL RESIDENTIAL DEVELOPMENT FLOOD STUDY FOR CAMP CREEK CITY OF ROCKWALL, ROCKWALL, COUNTY, TEXAS. REPORT VERSION DATE 02/04/16 BOYD HYDROLOGY PLLC 100 YR WATER SURFACE
LOT 19 BLK D OPEN SPACE 3.589 ACRES
BRUCE A. CLARK AND WIFE, ROSE R. CLARK VOLUME 5667, PAGE 135 D.R.C.C.T.
TEMP. TURNAROUND ESMT. DOC. NO. _____
15' WATER EASEMENT DOC. NO. _____
20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT. VOL. 812, PG. 23
SINGING WATER DRIVE (50' R.O.W.) S89° 39'50"E 378.14'
SUMMER OAKS DRIVE (50' R.O.W.) S89° 39'50"E 787.71'
WINDY RIDGE LANE (50' R.O.W.) S89° 39'50"E 783.32'
KETTEN DRIVE (50' R.O.W.)
SENEY DRIVE (50' R.O.W.)
S89° 39'50"E 642.40'
S89° 39'50"E 1.14'
S00° 20'10"W 125.00'
S00° 20'10"W 175.00'
N00° 06'14"E 1109.66'
S00° 21'41"W 553.78'
S00° 13'32"W 546.82'
N89° 39'50"W 161.39'
N89° 39'50"W 788.48'
N00° 20'10"E 126.71'
Δ= 60° 02' 01"
R= 275.00'
T= 158.88'
L= 288.14'
C= 275.14'
B= N53° 15' 32"W
DRAINAGE ESMT. DOC. NO. 20170000004221
60' DRAINAGE ESMT. DOC. NO. 20170000004221
N89° 53'46"W 250.00'
POINT OF BEGINNING
N00° 06'14"E 36.78'
Δ= 09° 07' 03"
R= 1252.00'
T= 99.83'
L= 199.23'
C= 199.02'
B= N82° 57' 10"W
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2594641.57 Y 7045353.14
ELEV = 473.10
BREEZY HILL PHASE 4 CAB. I, PGS. 155-156
10.758 ACRE TRACT PARK CLERKS FILE NO. 20150000004156
405.184 ACRE TRACT CLERKS FILE NO. 2007-00375392
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2596097.25 Y 7045326.86
ELEV = 504.0
DRAINAGE & DETENTION ESMT. DOC. NO. 20160000018056
BREEZY HILL PH. 5 (UNDER CONSTRUCTION) 25.598 ACRE TRACT DOC. NO. 20150000004838
S89° 39'50"E 34.47'
Δ= 12° 48' 03"
R= 400.00'
T= 44.87'
L= 89.37'
C= 89.18'
B= S72° 16' 09"E
6.705 ACRE TRACT CLERKS FILE NO. 20150000004156
S89° 39'50"E 125.11'
S24° 07'53"W 125.00'
S30° 35'26"W 191.00'
N09° 26'51"E 235.35'
N77° 16'23"W 181.76'
N13° 09'52"E 23.66'
Δ= 02° 27' 58"
R= 1016.00'
T= 21.87'
L= 43.73'
C= 43.73'
B= S60° 18' 33"E
LORION DR.
405.184 ACRE TRACT CLERKS FILE NO. 2007-00375392
Δ= 05° 25' 40"
R= 825.00'
T= 39.11'
L= 78.15'
C= 78.12'
B= N61° 47' 24"W
CASE #XXXX

NOTES

1. Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.M.S.E. - Visibility, Maintenence & Sidewalk Easement
   H.O.A. - Homeowners Association
   ◊ - Street Name Change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
6. No building permits will be issued until all public improvments are accepted by the City.
7. Lots 15-18 Block C, Lots 1 & 24 Block N, Lot 1 Block O, No fencing on or across existing NTMWD easement.



VISIBILITY MAINTENANCE & SIDEWALK EASEMENT DETAIL
N.T.S.

0 50 100 200
SCALE: 1" = 100'

DRIVEWAY CULVERT SIZE REQUIREMENTS

Block	Lot	Pipe Size (in)	No. of Barrels
C	29	18	1
C	30	24	2
C	31	24	2
C	32	21	2
C	33	21	2
C	34	21	2
C	35	21	2
C	36	24	1
D	7	18	1
D	8	18	1
D	9	18	1
D	10	21	1
D	11	21	1
D	12	24	1
D	13	24	1
D	14	24	1
D	Lift Station	21	2
D	15	21	2
D	16	18	1
D	17	18	1
D	18	18	1

LEGAL DESCRIPTION

WHEREAS, BH PHASE VI, SF, LTD., a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of Tract 1, as described in Clerks File No. 20130000498889 in the Deed Records of Rockwall County, Texas and a 39.298 acre tract, as described in Clerks File No. 20130000498882 in said Deed Records and being more particularly described as follows:

BEGINNING, at an "x" cut set at the northwest corner of Breezy Hill Phase 4, an addition to the City of Rockwall, Texas, as described in Cab. I, Pgs. 155-156, in the plat records of Rockwall County, Texas, also being in the east line of a 31.012 acre tract, as described in Vol. 6934, Pg. 206, in said Deed Records, same being in the west line of said Tract 1;

THENCE, North 00° 06'14" East, along the west line of said Tract 1 and the east line of said 31.012 acre tract, for a distance 1109.66 feet, to a ⅝ inch iron rod found at the northwest corner of said Tract 1 and the northeast corner of said 31.012 acre tract;

THENCE, South 88° 00'26" East, along the north line of said Tract 1, for a distance of 755.13 feet, to a ½ inch iron rod found;

THENCE, South 89° 39'37" East, continuing along said north line, for a distance of 274.64 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 20'10" West, departing said north line, for a distance of 125.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 39'50" East, for a distance of 1.14 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 20'10" West, for a distance of 175.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 39'50" East, for a distance of 642.40 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 20'10" West, for a distance of 553.78 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being at a tangent curve to the right, having a radius of 1550.00 feet, a central angle of 02° 04'43" and a tangent of 28.12 feet;

THENCE, along said curve at 8.10 feet, passing the northwest corner of a 6.705 acre tract, as described in Clerks File No. 20150000004156, in said Deed Records, for an total arc distance of 56.23 feet Chord Bearing South 01° 22'31" West - 56.22 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most westerly southwest corner of said 6.705 acre tract;

THENCE, South 89° 39'50" East, along the south line of said 6.705 acre tract, for a distance of 34.47 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 400.00 feet, a central angle of 12° 48'03", and a tangent of 44.87 feet;

THENCE, continuing along said curve and said south line for an arc distance of 89.37 feet (Chord Bearing South 72° 16'09" East - 89.18 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 24° 07'53" West, departing said south line, at 17.70 feet, passing a point in the north line of said 39.298 acre tract and continuing for a distance of 125.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve the right, having a radius of 275.00 feet, a central angle of 04° 19'35", and a tangent of 10.39 feet;

THENCE, continuing along said curve to the right for an arc distance of 20.77 feet (Chord Bearing South 63° 42'20" East - 20.76 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1016.00 feet, a central angle of 02° 27'58", and a tangent of 21.87 feet;

THENCE, along said curve to the right for an arc distance of 43.73 feet (Chord Bearing South 60° 18'33" East - 43.73 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 30° 55'26" West, for a distance of 191.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of a 25.598 acre tract, as described in Clerk File No. 20150000004838, in said Deed Records and being in the south line of said 39.298 acre tract, being on a non-tangent curve to the left, having a radius of 825.00 feet, a central angle of 05° 25'40", and a tangent of 39.11 feet;

THENCE, continuing along the north of said 25.598 acre tract and the south line of said 39.298 acre tract and with said curve to the left for an arc distance of 78.15 feet (Chord Bearing North 61° 47'24" West - 78.12 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 13° 09'52" East, continuing along said north and south lines, for a distance of 23.66 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 77° 16'23" West, continuing along said north and south lines, for a distance of 181.76 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said 25.598 acre tract also being in the west line of said 39.298 acre tract same being in the east line of a 10.758 acre tract, as described in Clerks File No. 20150000004156, in said Deed Records;

THENCE, North 09° 26'51" East, along the east line of said 10.758 acre tract, for a distance of 235.35 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 39'50" East, continuing along said east line and at 1.36 feet, passing the northwest corner of said 39.298 acre tract, for a total distance of 125.11 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1500.00 feet, a central angle of 00° 57'20", and a tangent of 12.51 feet;

THENCE, departing the north line of said 39.298 acre tract and continuing along said east line and with said curve to the left for an arc distance of 25.01 feet (Chord Bearing North 02° 11'51" East - 25.01 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 10.758 acre tract;

THENCE, North 89° 39'50" West, along the north line of said 10.758 acre tract, for a distance of 788.48 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 20'10" East, continuing along said north line of said 10.758 acre tract, for a distance of 126.71 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 275.00 feet, a central angle of 60° 02'01", and a tangent of 158.88 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 288.14 feet (Chord Bearing North 53° 15'32" West - 275.14 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 39'50" West, continuing along said north line , for a distance of 161.39 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said 10.758 acre tract;

THENCE, South 00° 13'32" West, along the west line of said 10.758 acre tract, for a distance of 546.82 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said Breezy Hill Phase 4, being on a curve to the left, having a radius of 1252.00 feet, a central angle of 09° 07'03", and a tangent of 99.83 feet;

THENCE, along the north line of said Breezy Hill Phase 4 and with said curve to the left for an arc distance of 199.23 feet (Chord Bearing North 82° 57'10" West - 199.02 feet), to a ½ inch iron found with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 06'14" East, continuing along said north line, for a distance of 36.78 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 53'46" West, continuing along said north line, for a distance of 250.00 feet, to the POINT OF BEGINNING and containing 32.020 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2017.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2017.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE VI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE VI, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE VISF, LTD.
a Texas limited partnership
By: BH PHASE VISF, GP Corporation,
a Texas corporation, its General Partner

Richard M. Skorburg
President

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of _____, 2017.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of _____, 2017.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of _____, 2017.

Mayor, City of Rockwall City Secretary City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°39'50" E	34.47'
2.	S 82°13'34" E	27.59'
3.	S 44°39'50" E	14.14'
4.	S 48°43'42" E	15.26'
5.	S 29°24'41" E	40.10'
6.	N 70°25'50" E	14.69'
7.	S 68°27'25" E	13.82'
8.	N 82°13'34" W	27.59'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	01°02'21"	1550.00'	28.11'	14.06'	28.11'	S01°53'42"W
2.	12°48'03"	400.00'	89.37'	44.87'	89.18'	S72°16'09"E
3.	04°19'35"	275.00'	20.77'	10.39'	20.76'	S63°42'20"E
4.	00°57'20"	1500.00'	25.01'	12.51'	25.01'	N02°11'51"E
5.	20°41'02"	250.00'	90.25'	45.62'	89.76'	S71°53'03"E
6.	03°28'36"	991.00'	60.13'	30.08'	60.12'	S59°48'14"E
7.	04°57'12"	1525.00'	131.84'	65.96'	131.79'	N10°15'01"E
8.	07°26'16"	1525.00'	197.96'	99.12'	197.82'	N04°03'18"E
9.	111°21'41"	250.00'	485.91'	366.22'	412.95'	N33°59'00"W
10.	106°22'47"	105.00'	194.95'	140.30'	168.13'	N36°28'26"W
11.	30°16'22"	300.00'	158.51'	81.15'	159.67'	N74°31'39"W
12.	17°31'47"	250.00'	76.49'	38.55'	76.19'	N68°09'22"W
13.	12°44'34"	250.00'	55.60'	27.92'	55.49'	N83°17'33"W
14.	03°36'16"	300.00'	18.87'	9.43'	18.87'	N19°53'43"E
15.	17°45'25"	300.00'	92.97'	46.86'	92.60'	N09°12'53"E
16.	16°37'00"	400.00'	116.01'	58.41'	115.60'	S67°41'58"E
17.	30°16'22"	150.00'	79.25'	40.58'	78.33'	S74°31'39"E
18.	178°51'14"	50.00'	158.08'	----'	100.00'	N45°20'10"E
19.	151°47'15"	50.00'	181.70'	----'	96.98'	N46°13'48"E
20.	20°41'02"	250.00'	90.25'	45.62'	89.76'	S71°53'03"E
21.	02°27'58"	991.00'	42.66'	21.33'	42.65'	S60°18'33"E

FINAL PLAT
OF

BREEZY HILL PHASE VI

79 LOTS, BEING 32.020 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
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214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

CASE #XXXX

DECEMBER 2016 SCALE 1" = 100'

City of Rockwall

Project Plan Review History

Project Number	P2017-023	**Owner**	STONE CREEK PHASE 8, LTD	**Applied**	4/17/2017	LM
Project Name	Stone Creek Phase VIII	**Applicant**	CORWIN ENGINEERING INC	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	NEED REVISIONS			**Status**	4/21/2017	DG

Site Address	**City, State Zip**	**Zoning**
	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
				0131-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/17/2017	4/24/2017	4/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	4/17/2017	4/24/2017	4/20/2017	3	COMMENTS	See Comment
(4/20/2017 5:01 PM AW) Need to add a note stating that the HOA is responsible for maintaining the open space/drainage easement lots.							
FIRE	Ariana Hargrove	4/17/2017	4/24/2017	4/19/2017	2	APPROVED	
GIS	Lance Singleton	4/17/2017	4/24/2017	4/20/2017	3	COMMENTS	See comments
(4/20/2017 11:57 AM LS) MONTROSE DR is spelled wrong on plat. HAYS RD is spelled wrong on plat. Label E. QUAIL RUN RD as well. Also please send new cad file (dwg) so addressing can begin.							
PLANNING	David Gonzales	4/17/2017	4/24/2017	4/19/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Stone Creek Phase 8, LTD. for the approval of a final plat for Stone Creek, Phase VIII containing 102 single-family residential lots on a 28.655-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located at the northwest corner of the intersection of Hay Road and E. Quail Run Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 04.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, May 2, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-023" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a building permit.
4. Tie at least two (2) corners to City monumentation (X & Y coordinates).
5. Notary certificate is not necessary when plat is stamped by the surveyor.

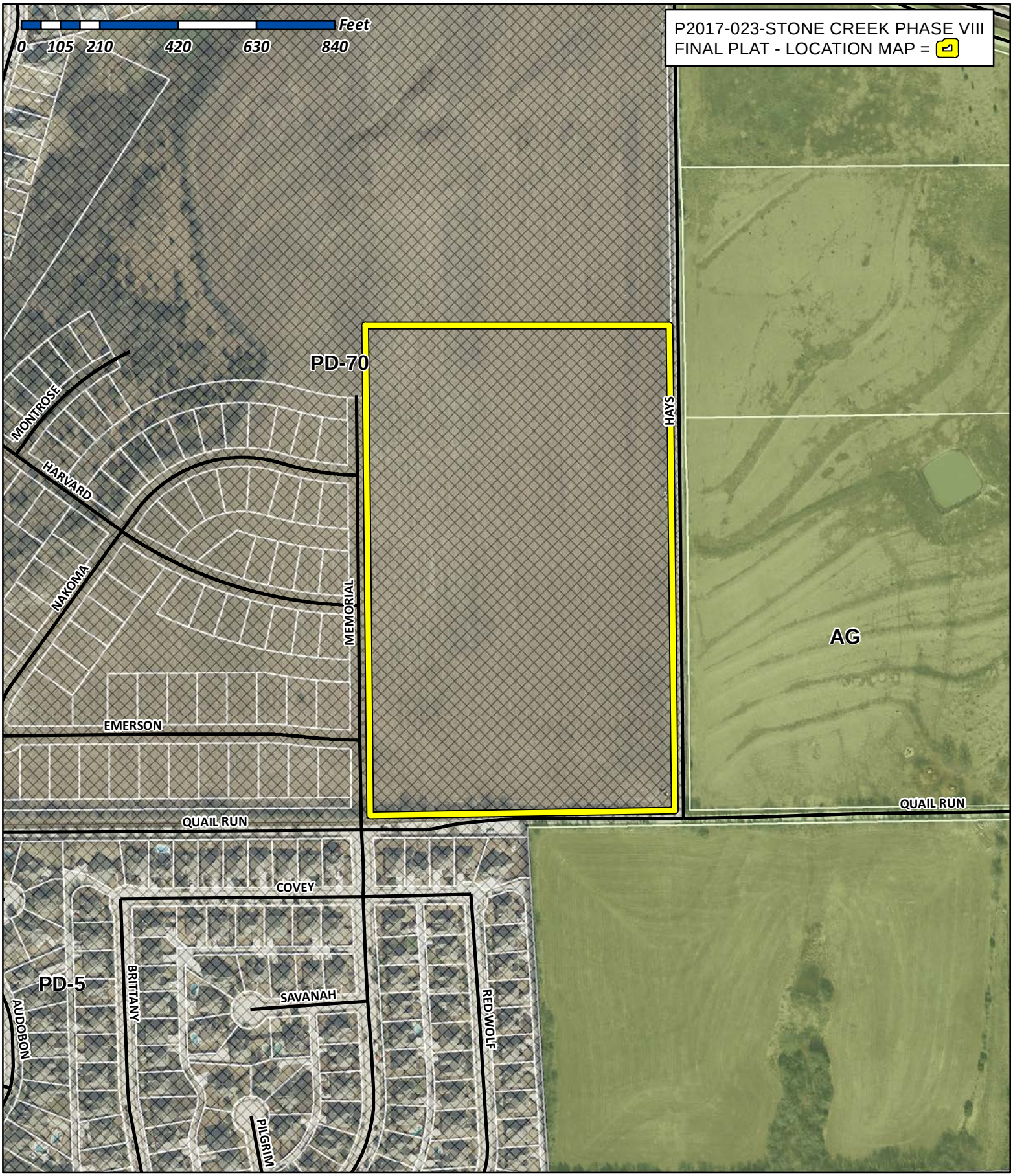
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Although not required, staff would recommend that a representative be present for the meetings as listed below. If you have any quesitons regarding this case, pleas feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: April 25, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Action/Consent Agenda: May 9, 2017 (6:00p.m.)City Council - Action/Consent : May 15, 2017 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

LOT 1 BLOCK FF
OPEN SPACE/DRAINAGE ESMT

20' NTMWD ESMT
VOL. 812, PG. 26

HAYES ROAD (PRESCRIPTIVE R.O.W.)

R & R HANCE INVESTMENTS, LP.
VOL. 5433 PG. 45
VOL. 5702 PG. 99

S00° 35'35"E 1480.61'

30' R.O.W. DEDICATION

S00° 35'35"E 95.00'

S00° 35'35"E 1213.02'

LOT 30 BLOCK X - OPEN SPACE/DRAINAGE ESMT

N

0 50 100 200

SCALE: 1" = 100'

N89° 24'25"E 448.33'

STONE CREEK BALANCE., LTD.
CLERKS FILE NO. 2007-00375394

WANETA DRIVE

MONTOSE DRIVE

NAKOMA DRIVE

HARVARD DRIVE

EMERSON DRIVE

LOT 21 BLOCK CC
OPEN SPACE/DRAINAGE ESMT.
0.860 AC.

LOT 21 BLOCK DD
OPEN SPACE/DRAINAGE ESMT.
0.860 AC.

LOT 21 BLOCK EE
OPEN SPACE/DRAINAGE ESMT.
0.860 AC.

LOT 30 BLOCK X
OPEN SPACE/DRAINAGE ESMT

S89° 34'36"W 838.00'

42.5' R.O.W. DEDICATION

42.5' R.O.W.

QUAIL RUN
VALLEY NO. 2
CAB. E. SLD. 185

MEMORIAL DRIVE
(50' R.O.W.)

N00° 35'35"W 1080.02'

MEMORIAL DR.

POINT OF BEGINNING

STONE CREEK
PHASE VII
CAB. I, PGS. 392-393

NAKOMA DRIVE (50' R.O.W.)

HARVARD DRIVE (50' R.O.W.)

EMERSON DRIVE (50' R.O.W.)

Δ= 11°10'37"
R= 1270.00'
T= 124.27'
L= 247.74'
C= 247.35'
B= N83°49'06"E

Δ= 14°11'44"
R= 680.00'
T= 84.67'
L= 168.48'
C= 168.05'
B= N85°09'40"E

N02° 25'32"E
120.00'

N00° 35'35"W
191.20'

N03° 34'06"E
50.00'

Δ= 01°08'34"
R= 800.00'
T= 7.98'
L= 15.95'
C= 15.95'
B= S87°00'11"E

Δ= 04°22'44"
R= 655.00'
T= 25.04'
L= 50.06'
C= 50.05'
B= N88°06'43"W

DALTON

F.M. 552

JOHN KING BVLD

S.H. 205

HAYS

QUAIL RUN

PROJECT LOCATION

LOCATION MAP
N.T.S.

TOTAL LOTS 102
TOTAL ACRES 28.655

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2595701.24	7035097.53
ELEV = 551.0	

25' X 25' VISIBILITY AND SIDEWALK ESMT.

R.O.W.

R.O.W.

ALL STREET INTERSECTIONS

VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

NOTES

1. Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement

◊ - Street Name Change

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	12°57'14"	1510.00'	341.39'	171.43'	340.67'	N82°57'43"E
2.	12°55'19"	415.00'	93.59'	47.00'	93.40'	N82°56'45"E
3.	176°41'01"	55.00'	169.60'	----'	109.95'	N44°24'25"E
4.	14°17'33"	220.00'	54.88'	27.58'	54.74'	N82°15'38"E
5.	14°19'41"	1355.00'	338.85'	170.31'	337.97'	S82°16'43"W
6.	14°19'47"	1295.00'	323.88'	162.79'	323.04'	N82°16'46"E
7.	14°17'33"	280.00'	69.85'	35.11'	69.66'	N82°15'38"E
8.	14°17'33"	425.00'	106.02'	53.28'	105.74'	S82°15'38"W
9.	14°20'04"	1150.00'	287.71'	144.61'	286.96'	S82°16'54"W
10.	14°20'26"	1005.00'	251.54'	126.43'	250.89'	N82°17'05"E
11.	14°17'33"	570.00'	142.19'	71.46'	141.82'	N82°15'38"E
12.	14°11'56"	630.00'	156.13'	78.47'	155.73'	N82°18'26"E
13.	14°24'04"	945.00'	237.52'	119.39'	236.90'	S82°24'30"W
14.	14°26'16"	800.00'	201.59'	101.33'	201.06'	N82°26'36"E
15.	14°11'56"	775.00'	192.06'	96.52'	191.57'	N82°18'26"E
16.	14°11'56"	920.00'	227.99'	114.58'	227.41'	S82°18'26"W
17.	14°29'27"	655.00'	165.66'	83.27'	165.22'	S82°27'11"W
18.	14°31'12"	595.00'	150.79'	75.80'	150.38'	N82°28'04"E
19.	14°11'56"	980.00'	242.86'	122.06'	242.24'	N82°18'26"E
20.	15°20'18"	825.00'	220.86'	111.09'	220.20'	N85°53'57"E
21.	11°10'37"	1125.00'	219.46'	110.08'	219.11'	N83°49'06"E
22.	176°41'01"	55.00'	169.60'	----'	109.95'	S45°35'35"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°35'35" W	21.21'
2.	S 44°24'25" W	21.21'
3.	N 44°24'25" E	35.36'
4.	S 45°35'35" E	35.36'
5.	S 44°29'30" W	42.36'
6.	N 45°30'29" W	42.49'

FINAL PLAT
OF

STONE CREEK PHASE VIII

TOTAL LOTS 102 TOTAL ACRES 28.655

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 8, LTD.
8840 CYPRESS WATERS BLVD., SUITE 100
DALLAS, TEXAS 75019

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2017 SCALE 1" = 100'

CASE NO. P2016-XXX

SHEET 1 OF 2

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE VIII, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE VIII, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Stone Creek Phase 8, Ltd.
an Texas limited partnership
By: Stone Creek Phase 8 GP Corporation,
a Texas corporation, its General Partner

_____
Richard Skorburg
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2017.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

WHEREAS, STONE CREEK PHASE 8, LTD., a tract of land situated in the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a "X" cut found at the most southeast corner of Stone Creek Phase VII, an addition to the City of Rockwall, as described in Cabinet I, Pages 392-394, in the Plat Records of Rockwall County, Texas;

THENCE, North 00° 35'35" West, along the east line of said Stone Creek Phase VII, for a distance of 1080.02 feet, to a ½ inch iron rod found, on a non-tangent curve to the right, having a radius of 655.00 feet, a central angle of 04° 22'44", and a tangent of 25.04 feet;

THENCE, continuing along said east line and with said curve to the right for an arc distance of 50.06 feet (Chord Bearing North 88° 06'43" West - 50.05 feet), to a ½ inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said east line at 60.22 feet, passing a ½ inch iron rod found at the northeast corner of said Stone Creek Phase VII, and continuing for a total distance of 191.20 feet, to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.";

THENCE, North 03° 34'06" East, for a distance of 50.00 feet, to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 800.00 feet, a central angle of 01° 08'34", and a tangent of 7.98 feet;

THENCE, along said curve to the left for an arc distance of 15.95 feet (Chord Bearing South 87° 00'11" East - 15.95 feet), to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.";

THENCE, North 02° 25'32" East, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", on a curve to the left, having a radius of 680.00 feet, a central angle of 14° 11'44", and a tangent of 84.67 feet;

THENCE, along said curve to the left for an arc distance of 168.48 feet (Chord Bearing North 85° 19'40" East - 168.05 feet), to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 1270.00 feet, a central angle of 11° 10'37", and a tangent of 124.27 feet;

THENCE, along said curve to the right for an arc distance of 247.74 feet (Chord Bearing North 83° 49'06" East - 247.35 feet), to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 24'25" East, for a distance of 448.33 feet, to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", in the east line of said Stone Creek Balance tract being in Hayes Road (Variable R.O.W);

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance tract and with said Hayes Road, for a distance of 1480.61 feet, to a ½ inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", being the southeast corner of said Stone Creek Balance tract and being the approximate centerline of said Hayes Road and Quail Run Road (Variable R.O.W.);

THENCE, South 89° 34'36" West, along the south line of said Stone Creek Balance tract and with said Quail Run Road, at 417.06, passing the northeast corner of Quail Run Valley No. 2, an addition to the City of Rockwall, as described in Cab. E, Pg. 185, in said Plat Records, and continuing along the north line of said Quail Run Valley No. 2, for a total distance of 838.00 feet, to the POINT OF BEGINNING and containing 28.655 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2017.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of_____, 2017.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
STONE CREEK PHASE VIII
TOTAL LOTS 80 TOTAL ACRES 37.827
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
MERITAGE HOMES OF TEXAS, LLC.
8840 CYPRESS WATERS BLVD., SUITE 100
DALLAS, TEXAS 75019

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APRIL 2017

CASE NO. P2016-XXX SHEET 2 OF 3

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City of Rockwall

Project Plan Review History

Project Number	SP2017-012	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	4/12/2017	LM
Project Name	Texas Roadhouse	**Applicant**	GREENBERG FARROW	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	NEED REVISIONS			**Status**	4/21/2017	DG

Site Address	**City, State Zip**	**Zoning**
912 E INTERSTATE 30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	4	NULL	4	0145-0000-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/12/2017	4/19/2017	4/18/2017	6	APPROVED	
ENGINEERING	Amy Williams	4/12/2017	4/19/2017	4/21/2017	9	COMMENTS	See Comments
(4/21/2017 7:23 AM AW) See markups Detention is required. Needs to be shown on site plan The dumpster area to drain to grease trap All concrete to be steel reinforced No asphalt allowed No trees within 5' of any utility							
FIRE	Ariana Hargrove	4/12/2017	4/19/2017	4/19/2017	7	APPROVED	
GIS	Lance Singleton	4/12/2017	4/19/2017	4/20/2017	8	APPROVED	See comments
(4/20/2017 10:38 AM LS) Assigned address will be: 912 E INTERSTATE 30, ROCKWALL, TX 75087							
PLANNING	David Gonzales	4/12/2017	4/19/2017	4/20/2017	8	COMMENTS	See comments

Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [Texas Roadhouse] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 04.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, May 2, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-012" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCE AND EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

1. The IH-30 OV district requires each exterior wall to be constructed of 90% masonry materials (i.e. brick, stone, etc.) including a minimum of 20% natural or quarried stone when visible from a public street or open space. The applicant is proposing to increase the secondary materials (i.e. wood siding) for the following elevations - Southeast (32%), Southwest (20%, and Northeast (27%). In accordance with Section 6.6.C.1.b, Architectural Standards, of Article V, District Development Standards, of the UDC, a variance to allow for exceeding the maximum secondary material standards requires a ¾ majority vote by the City Council for approval.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide label as "24-ft Firelane, Public Access, & Utility Easement" where appropriate.
2. Remove label indicating "dirt road" adjacent to IH-30.
3. Provide owner information for the lot adjacent to the northeast portion of the site plan (Rooms to Go site).
4. Label and provide a self latching mechanism for the dumpster enclosure at rear of building.

Landscape Plan:
1. Correct Plant Schedule for Shrubs and indicate as 30" minimum height for Dwaft Yaupon along IH-30.
2. Other than comment No. 1, the landscape plan as submitted meets the intent of the IH-30 OV and the UDC.

Photometric Plan:
1. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
2. All exterior lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
3. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to at all property lines (excluding IH-30) in compliance with UDC (i.e. 0.2-FC).

Building Elevations:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. Approval of the variance for secondary materials as requested above for the IH-30 OV district.
2. Is the stone depicted on the elevations a cultured stone? If so, the Planning Commission can consider the use of this material when meeting the standards established in Section 6.6.C.1.a, Architectural Standards, of Article V, District Development Standards, of the UDC. Please provide a manufacturers cut sheet and sample of the stone material.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

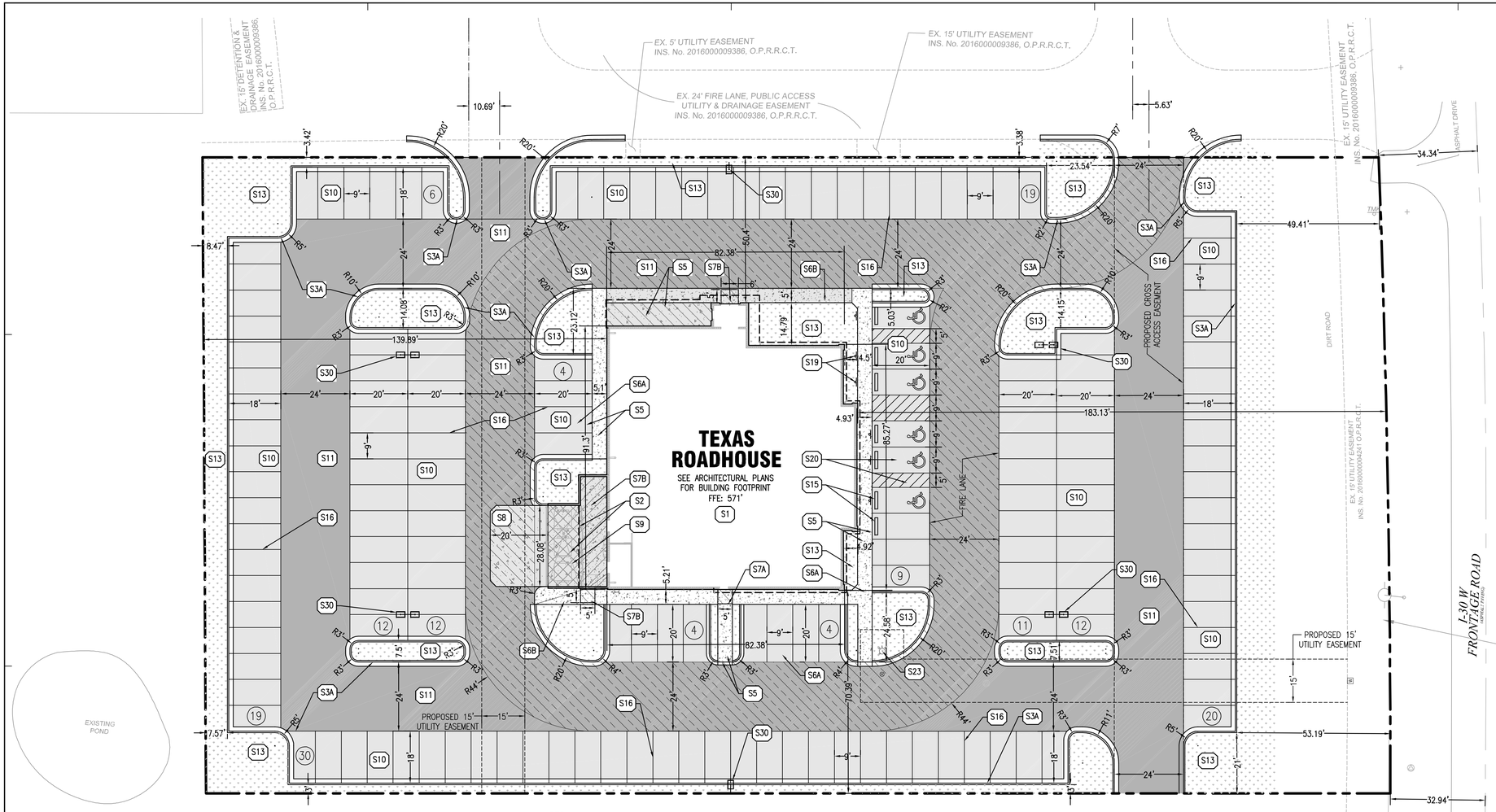
Meeting Dates to Attend:

Architectural Review Board: April 25, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: April 25,2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Planning - Action: May 9, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]

City Council - Action: May 15, 2017 (6:00 p.m.) [FOR VARIANCE REQUEST ONLY]



SITE KEY NOTES:

S#

S1 PROPOSED TEXAS ROADHOUSE BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S2 PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S3A PROPOSED CONCRETE CURB AND GUTTER
S3B PROPOSED CONCRETE BARRIER CURB
S3C PROPOSED DEPRESSED CONCRETE CURB AND GUTTER
S4 PROPOSED REVERSE PITCH CONCRETE CURB AND GUTTER (TBD)
S5 PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
S6A PROPOSED 5" CONCRETE SIDEWALK
S6B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK
S7A PROPOSED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE LANDING
S10 PROPOSED ASPHALT PAVEMENT
S11 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
S13 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
S15 PROPOSED PRECAST CONCRETE WHEEL STOP (TYP. OF 8)
S16 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
S19 PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE (TYP. OF 6)
S20 PROPOSED HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER LOCAL CODE (TYP.)
S21 PROPOSED HANDICAP ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES
S22 PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
S23 PROPOSED FIRE HYDRANT
S26 PROPOSED BLOCK RETAINING WALL
S30 PROPOSED LIGHT POLE
S40 EXISTING ASPHALT PAVEMENT TO REMAIN
S41A EXISTING CONCRETE CURB AND GUTTER TO REMAIN
S41B EXISTING CONCRETE CURB TO REMAIN
S42 EXISTING FIRE HYDRANT TO REMAIN
S43 EXISTING LIGHT POLE TO REMAIN
S44 EXISTING PAVEMENT STRIPING TO REMAIN
S45 EXISTING PYLON SIGN TO REMAIN
S46 EXISTING SIDEWALK TO REMAIN
S47 EXISTING SIGN TO REMAIN
S48 EXISTING TREE TO REMAIN AND BE PROTECTED

SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED OCTOBER 18TH, 2016 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 94165431).

PROJECT INFORMATION:

SITE AREA:	±2.075 ACRES
ZONED:	COMMERCIAL
PROPOSED BUILDING AREA:	7,420 SQ. FT.
PROPOSED USE:	RESTAURANT
BUILDING HEIGHT:	28'-10"
PARKING REQUIRED:	75 STALLS (1 STALL PER 4 SEATS AND 281 SEATS TOTAL OR 1 STALL PER 100 SF FLOOR AREA, WHICHEVER IS GREAT)
PARKING PROVIDED:	162 STALLS (INCLUDING 6 ADA STALLS)

PAVEMENT HATCH LEGEND:

S6A PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
6" MOISTURE CONDITIONED SUBGRADE

S6B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
6" MOISTURE CONDITIONED SUBGRADE

S7A PROPOSED CONCRETE
6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF (SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)

S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE
6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF (SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)

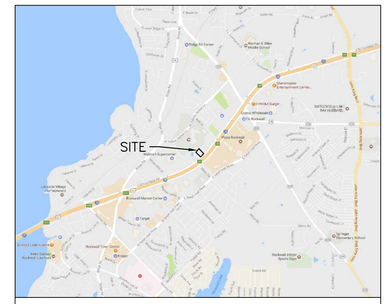
S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
7" PORTLAND CEMENT CONCRETE
6" MOISTURE CONDITIONED SUBGRADE
(SEE GEOTECHNICAL REPORT)

S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
6" PORTLAND CEMENT CONCRETE
(SEE STRUCTURAL PLANS FOR REINFORCEMENT AND SUBGRADE REQUIREMENTS)

S10 PROPOSED CONCRETE PAVEMENT
5" REINFORCED CONCRETE
6" MOISTURE CONDITIONED SUBGRADE
(SEE GEOTECHNICAL REPORT)

S11 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
6" REINFORCED CONCRETE
6" MOISTURE CONDITIONED SUBGRADE
(SEE GEOTECHNICAL REPORT)

S13 PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)



PROJECT LOCATION MAP
N.T.S.

PROPOSED LEGEND:

PROPERTY LINE
PROPOSED CONCRETE CURB AND GUTTER
7 PROPOSED PARKING STALL COUNT
PROPOSED CONCRETE WHEEL STOP
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE AND VALVE BOX
W PROPOSED TAPPING SLEEVE AND VALVE

GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
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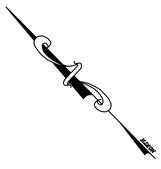
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GreenbergFarrow
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3 Executive Drive, Suite 340
Somerset, NJ 08873
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PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
12/19/16	SITE PLAN
01/23/17	SITE PLAN
01/27/17	SITE PLAN SUBMITTAL
04/07/17	SITE PLAN SUBMITTAL

PROFESSIONAL IN CHARGE
JOHN NOURZAD
PROFESSIONAL ENGINEER
LICENSE NO. 85192
PROJECT MANAGER
JEFF RATH
QUALITY CONTROL
LARRY DIEHL
DRAWN BY
PETIA STOYANOVA-POUHALEVA

PROJECT NAME

TEXAS ROADHOUSE

ROCKWALL TEXAS

NEQ OF I-30 AND GREENCREST BLVD.

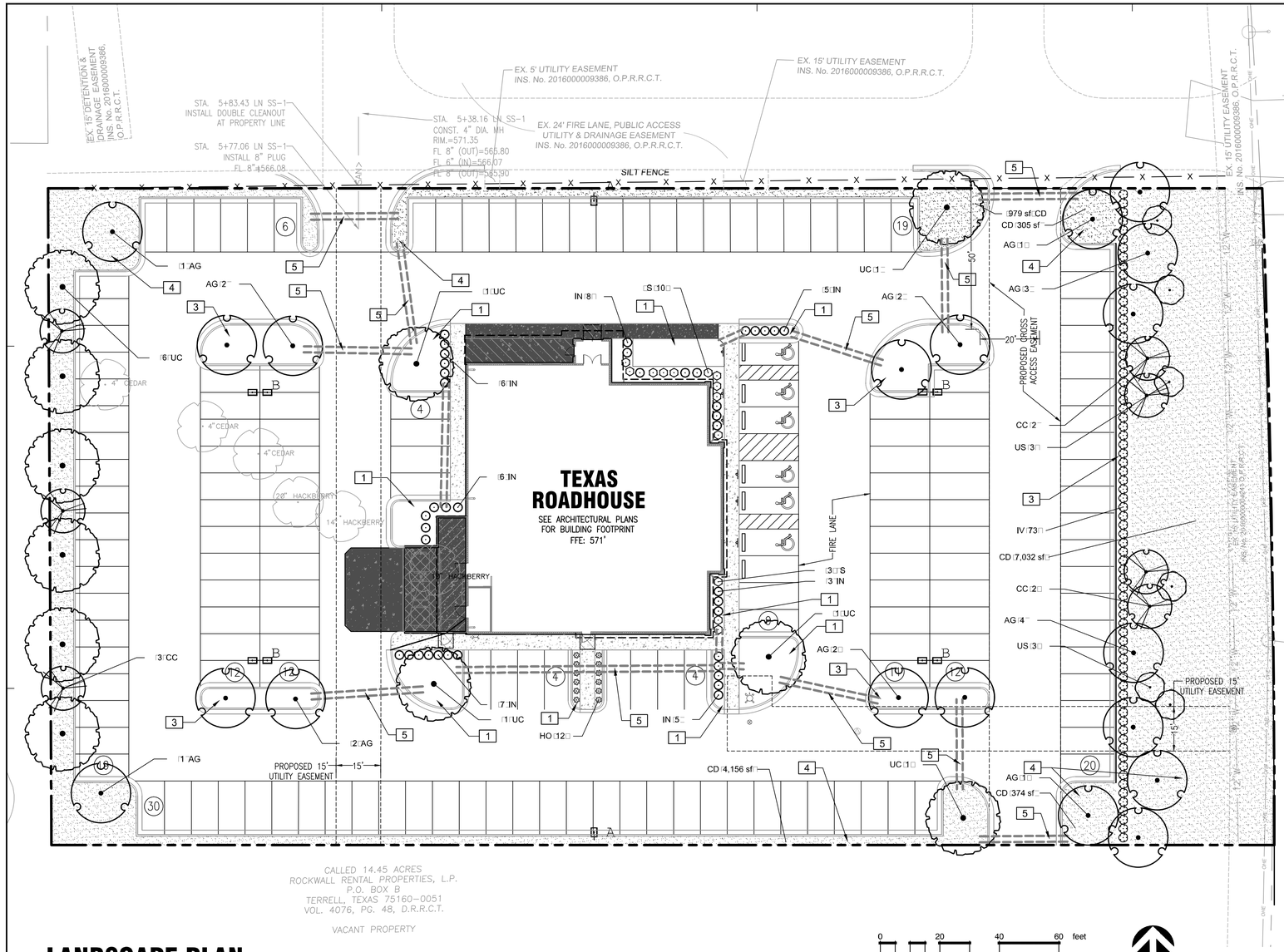
PROJECT NUMBER
201512910

SHEET TITLE

SITE PLAN

SHEET NUMBER

C3.0



LANDSCAPE PLAN

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

LANDSCAPE CALCULATIONS:

	REQUIRED:	PROVIDED:
OPEN SPACE REQUIREMENT	15% OF SITE TO BE LANDSCAPED 90387 SF X 15% = 13558 SF	18526 SF
FRONTAGE LANDSCAPING I-30	3 CANOPY TREES PER 100LF (220 LF/100 LF = 2.2 X 3 = 7 TREES) MIN. CAL. 3", MIN HEIGHT 6'	7 TREES
	4 ACCENT TREES PER 100LF (202 LF/100 LF = 2.2 X 4 = 9 TREES) MIN. CAL. 3", MIN HEIGHT 6'	10 TREES
	SHRUB SCREEN ALONG I-30 SHURBS SHALL BE A MIN. 3 GAL IN SIZE	PROV.
INTERIOR LANDSCAPING	1 TREE PER 10 SPACES 162 SPACES / 10 SPACES = 16.2 = 17 TREES	17 TREES
MITIGATION	20" AND 14" HACKBERRY = 34" TO BE MITIGATED ON SITE	6 @ 4" 4 @ 3"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	INSTALL RIVER ROCK, 5"-7" LENGTH ON FABRIC BARRIER IN PLANTBEDS ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK TO BE "HAND PLACED" AROUND ALL SHRUBS SO AS NOT DAMAGE MATERIAL. INSTALL NEAR FLUSH TO TOP OF SIDEWALK.
3	3" DEPTH CEDAR MULCH ON FABRIC BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.
4	SOD LAWNS WITH BERMUDA GRASS.
5	3", SCHEDULE 40 PVC IRRIGATION SLEEVE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL.	HEIGHT
	AG	19	Acer rubrum 'Oh to Ber Glory' TM 'Oh to Ber Glory' Maple	B & B	4"Cal	6'-7' Ht
	CC	7	Cercis Canadensis 'Eastern Redbud'	B & B	3"Cal	6'-7' Ht
	UC	11	Ulmus crassifolia 'Cedar Elm'	B & B	4"Cal	6'-7' Ht
	US	6	Ungnadia speciosa 'Mexican Buckeye'	B & B	3"Cal	6'-7' Ht
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	
	HO	12	Hesperaloe parviflora 'Stella de Oro' 'Stella de Oro Daylily'	3 gal	18" Min, Ht,	
	IV	73	Ilex vomitoria 'Nana' 'Dwarf Yaupon'	3 gal	18" Min, Ht,	
	IN	40	Ilex vomitoria 'Nana' 'Dwarf Yaupon'	5 gal	36" Min, Ht,	
	S	13	Muhlenbergia capillaris 'Regal Mist' 10 gal 7' Min, Ht,			
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		SPACING
	CD	16,155 sf	Cynodon dactylon 'Tifton 'Bermuda' Grass	Sod		

- No trees to be with 5' of any utility

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
3. TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
4. EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
5. EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
6. ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
7. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
8. SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
9. CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



LOCATION MAP

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Plano, TX 75024
t: 972 514 7641

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
	-

PROFESSIONAL SEAL

LICENSED LANDSCAPE ARCHITECT G.I. JOSEPH VAUGHN 2422 STATE OF TEXAS

04.07.17

PROFESSIONAL IN CHARGE
G.I. JOSEPH VAUGHN
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 2422

PROJECT MANAGER
JEFF RATH

QUALITY CONTROL
G.I JOSEPH VAUGHN

DRAWN BY
NICOLE NOVACK

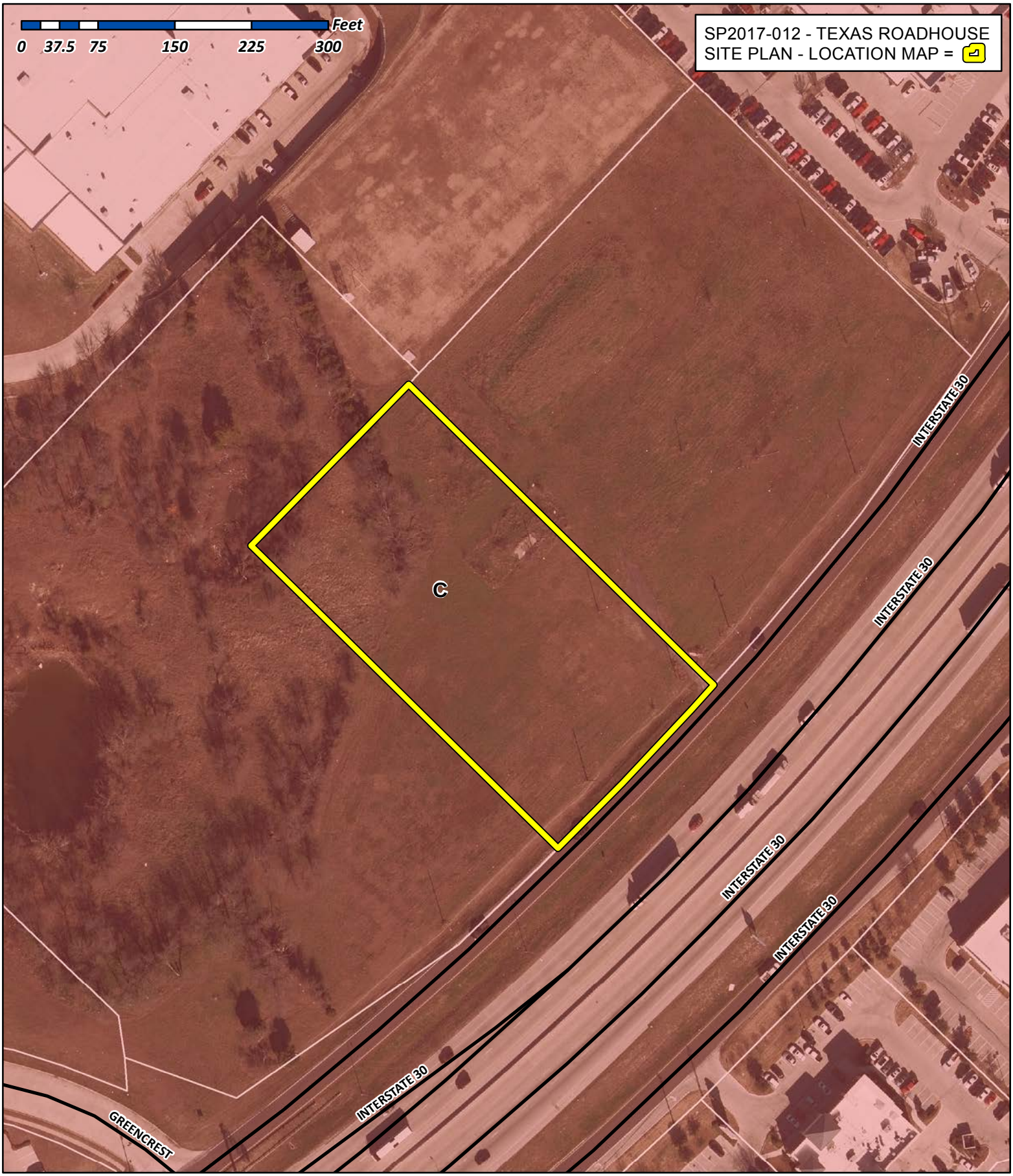
PROJECT NAME
TEXAS ROADHOUSE

ROCKWALL TEXAS
NEQ I-30 AND GREENCREST BOULEVARD

PROJECT NUMBER
20151291.0

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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MEXICO CITY

GreenbergFarrow

Memorandum

April 10, 2017

To	Board of Adjustment City of Rockwall	Project	Texas Roadhouse – Rockwall, TX
		Project #	20151291.0
		From	Paula Hubert
		Re	Board of Adjustment Review - Variance Request
		Copies	

Dear Planning Staff & Board Members-

On behalf of our client, Texas Roadhouse, please consider this letter in conjunction with the Variance application documents provided for your review. We offer the following supporting evidence with respect to the variance request to Section 6.6, IH-30 Overlay District, of the Unified Development Code, C. 1. Masonry Requirements as well as C 1. b. Secondary materials. Please see below for the applicable section of the ordinance and key points addressing the reason for the variance request:

City of Rockwall , Texas - Unified Development Code:

C. Architectural standards.
1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

Texas Roadhouse relies on the design elements of it's building, including the colors and materials, to attract and retain customers, which contributes to the long term success of their restaurants. The proposed design is aesthetically pleasing with varied high quality materials such as brick, stone, metal and clear stained cedar. The body of the building is primarily comprised of stone wainscot and brick, with stone piers adding architectural relief. In addition, the restaurant entry is defined by a roof overhang, clear stained cedar posts, stone wainscot, stone pilasters and accented with architectural lighting at the entry door. The architectural details are continued on all four building elevations, for a cohesive architectural expression of the unique design that defines the Texas Roadhouse restaurant. Strict adherence to the applicable development code creates a hardship since the design elements that Texas Roadhouse relies on as an integral part of the long term success of the restaurant would be altered.

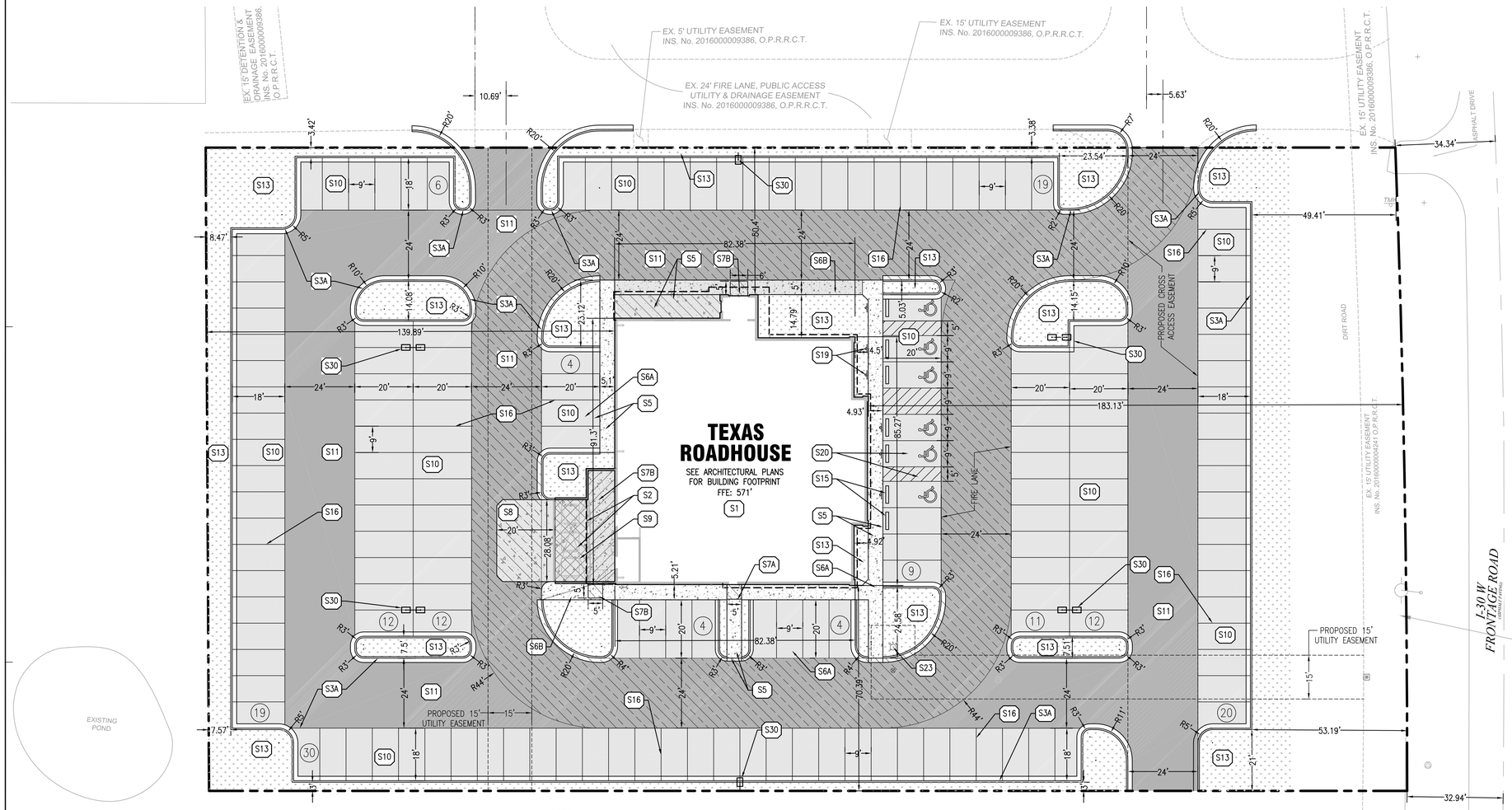
C. Architectural standards.
b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

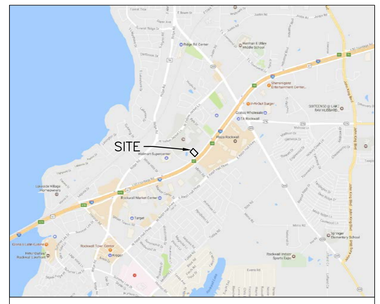
As detailed in the color elevations, material board and key points noted above, the Texas Roadhouse design is in keeping with the intent of the ordinance and the overlay standards. The design utilizes high quality building materials and will be harmonious with other developments along the I-30 frontage. In addition, the use of wood as a secondary material is an important design feature for the Texas Roadhouse restaurant and conveying the brand design to the customers and ensuring the success of the restaurant. *Strict adherence to the applicable development code creates a hardship since the design elements that Texas Roadhouse relies on as an integral part of the long term success of the restaurant would be altered.*

Thank you for your consideration of our submittal and the above points. I look forward to receiving your input and approval.

Please feel free to contact me if any additional information or explanation is required at this time, I can be reached at (224)310-5072 or at phubert@greenbergfarrow.com.

Thank you





PROJECT LOCATION MAP
N.T.S.

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- (7) PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE AND VALVE BOX
- [W] PROPOSED TAPPING SLEEVE AND VALVE

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- S16 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
- S19 PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE (TYP. OF 6)
- S20 PROPOSED HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER LOCAL CODE (TYP.)
- S21 PROPOSED HANDICAP ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES
- S22 PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- S23 PROPOSED FIRE HYDRANT
- S26 PROPOSED BLOCK RETAINING WALL
- S30 PROPOSED LIGHT POLE
- S40 EXISTING ASPHALT PAVEMENT TO REMAIN
- S41A EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- S41B EXISTING CONCRETE CURB TO REMAIN
- S42 EXISTING FIRE HYDRANT TO REMAIN
- S43 EXISTING LIGHT POLE TO REMAIN
- S44 EXISTING PAVEMENT STRIPING TO REMAIN
- S45 EXISTING PYLON SIGN TO REMAIN
- S46 EXISTING SIDEWALK TO REMAIN
- S47 EXISTING SIGN TO REMAIN
- S48 EXISTING TREE TO REMAIN AND BE PROTECTED

SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED OCTOBER 18TH, 2016 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 94165431).

PROJECT INFORMATION:

SITE AREA:	±2.075 ACRES
ZONED:	COMMERCIAL
PROPOSED BUILDING AREA:	7,420 SQ. FT.
PROPOSED USE:	RESTAURANT
BUILDING HEIGHT:	28'-10"
PARKING REQUIRED:	75 STALLS (1 STALL PER 4 SEATS AND 281 SEATS TOTAL OR 1 STALL PER 100 SF FLOOR AREA, WHICHEVER IS GREAT)
PARKING PROVIDED:	162 STALLS (INCLUDING 6 ADA STALLS)

PAVEMENT HATCH LEGEND:

- S6A PROPOSED CONCRETE SIDEWALK — 5" PORTLAND CEMENT CONCRETE, 6" MOISTURE CONDITIONED SUBGRADE
- S6B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK — 5" PORTLAND CEMENT CONCRETE, 6" MOISTURE CONDITIONED SUBGRADE
- S7A PROPOSED CONCRETE — 6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF (SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE — 6" PORTLAND CEMENT CONCRETE WITH 6X6 W2.9XW2.9 WWF (SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
- S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE — 7" PORTLAND CEMENT CONCRETE, 6" MOISTURE CONDITIONED SUBGRADE (SEE GEOTECHNICAL REPORT)
- S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE — 6" PORTLAND CEMENT CONCRETE (SEE STRUCTURAL PLANS FOR REINFORCEMENT AND SUBGRADE REQUIREMENTS)
- S10 PROPOSED CONCRETE PAVEMENT — 5" REINFORCED CONCRETE, 6" MOISTURE CONDITIONED SUBGRADE (SEE GEOTECHNICAL REPORT)
- S11 PROPOSED HEAVY DUTY CONCRETE PAVEMENT — 6" REINFORCED CONCRETE, 6" MOISTURE CONDITIONED SUBGRADE (SEE GEOTECHNICAL REPORT)
- S13 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PROJECT TEAM

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ISSUE/REVISION RECORD

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12/19/16	SITE PLAN
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PROFESSIONAL IN CHARGE
JOHN NOURZAD
PROFESSIONAL ENGINEER
LICENSE NO. 85192
PROJECT MANAGER
JEFF RATH
QUALITY CONTROL
LARRY DIEHL
DRAWN BY
PETIA STOYANOVA-POUHALEVA

PROJECT NAME

TEXAS ROADHOUSE

ROCKWALL TEXAS

NEQ OF I-30 AND GREENCREST BLVD.

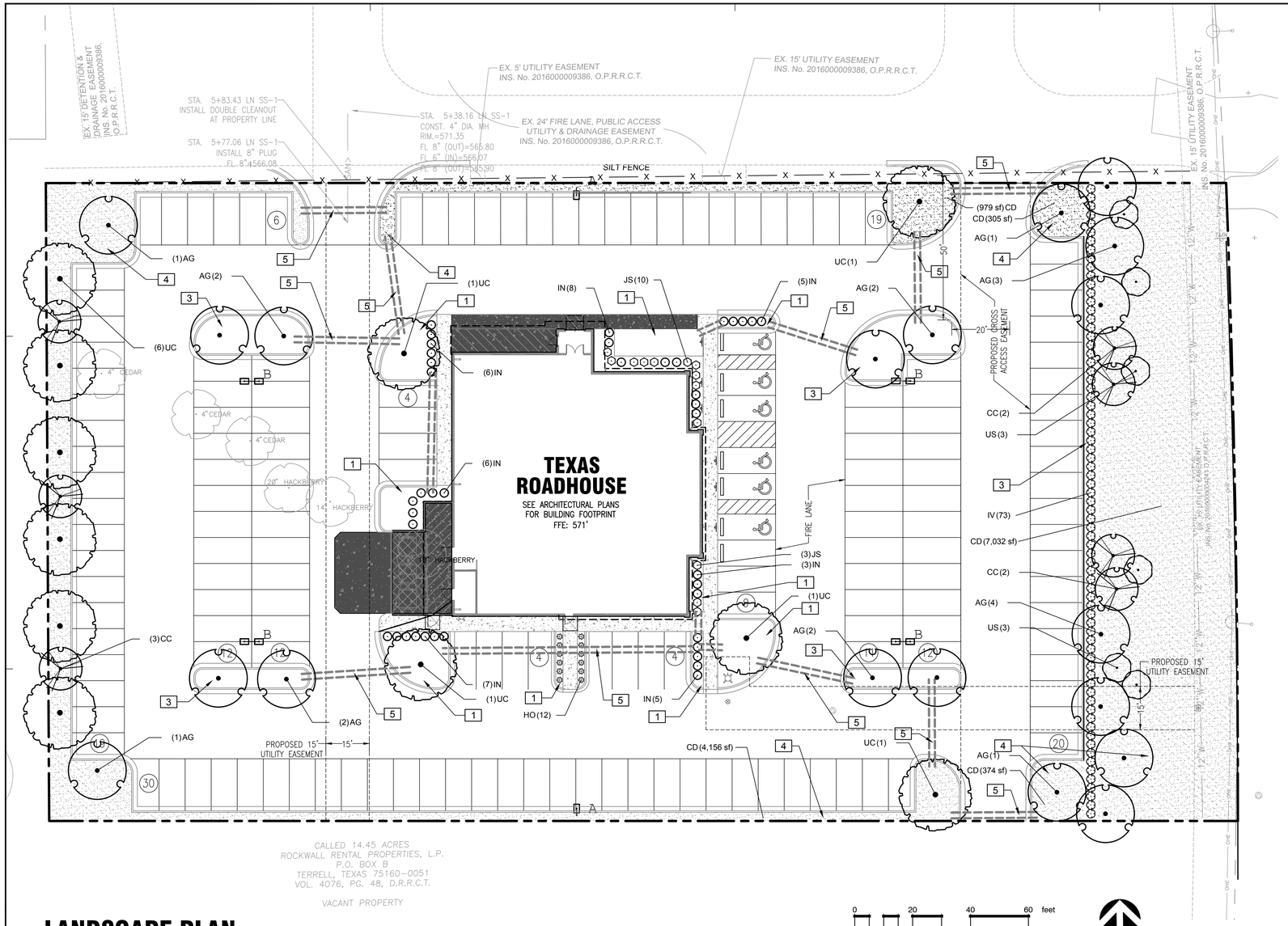
PROJECT NUMBER
201512910

SHEET TITLE

SITE PLAN

SHEET NUMBER

C3.0



LANDSCAPE PLAN

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

LANDSCAPE CALCULATIONS:

	REQUIRED:	PROVIDED:
OPEN SPACE REQUIREMENT	15% OF SITE TO BE LANDSCAPED 90387 SF X 15% = 13558 SF	18526 SF
FRONTAGE LANDSCAPING I-30	3 CANOPY TREES PER 100LF (220 LF/100 LF = 2.2 X 3 = 7 TREES) MIN. CAL. 3", MIN HEIGHT 6'	7 TREES
	4 ACCENT TREES PER 100LF (202 LF/100 LF = 2.2 X 4 = 9 TREES) MIN. CAL. 3", MIN HEIGHT 6'	10 TREES
	SHRUB SCREEN ALONG I-30 SHURBS SHALL BE A MIN. 3 GAL IN SIZE	PROV.
INTERIOR LANDSCAPING	1 TREE PER 10 SPACES 162 SPACES / 10 SPACES = 16.2 = 17 TREES	17 TREES
MITIGATION	20" AND 14" HACKBERRY = 34" TO BE MITIGATED ON SITE	6 @ 4" 4 @ 3"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	INSTALL RIVER ROCK 5"-7" LENGTH ON WEED BARRIER IN PLANT BEDS ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK TO BE "HAND-PLACED" AROUND ALL SHRUBS SO AS NOT DAMAGE MATERIAL. INSTALL NEAR FLUSH TO TOP OF SIDEWALK
3	3" DEPTH CEDAR MULCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.
4	SOD LAWNS WITH BERMUDA GRASS.
5	3", SCHEDULE 40 PVC IRRIGATION SLEEVE



LOCATION MAP

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL.	HEIGHT
	AG	19	Acer rubrum `October Glory` TM / October Glory Maple	B & B	4"Cal	6'-7'H
	CC	7	Cercis canadensis / Eastern Redbud	B & B	3"Cal	6'-7'H
	UC	11	Ulmus crassifolia / Cedar Elm	B & B	4"Cal	6'-7'H
	US	6	Ungnadia speciosa / Mexican Buckeye	B & B	3"Cal	6'-7'H

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT
	HO	12	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	3 gal	18" Min. Ht.
	IV	73	Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	18" Min. Ht.
	IN	40	Ilex vomitoria `Nana` / Dwarf Yaupon	5 gal	36" Min. Ht.
	JS	13	Juniperus scopulorum `Skyrocket` / Skyrocket Juniper	10 gal	7' Min. Ht.

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	CD	16,155 sf	Cynodon dactylon / Bermuda Grass	Sod	

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
3. TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
4. EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
5. EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
6. ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
7. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
8. SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
9. CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN
THE GUARANTEED CONTRACT PERIOD.

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PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
	..

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT G.J. JOSEPH VAUGHN 2422 STATE OF TEXAS

04-07-17

PROFESSIONAL IN CHARGE
G.J. JOSEPH VAUGHN
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 2422

PROJECT MANAGER
JEFF RATH

QUALITY CONTROL
GJ JOSEPH VAUGHN

DRAWN BY
NICOLE NOVACK

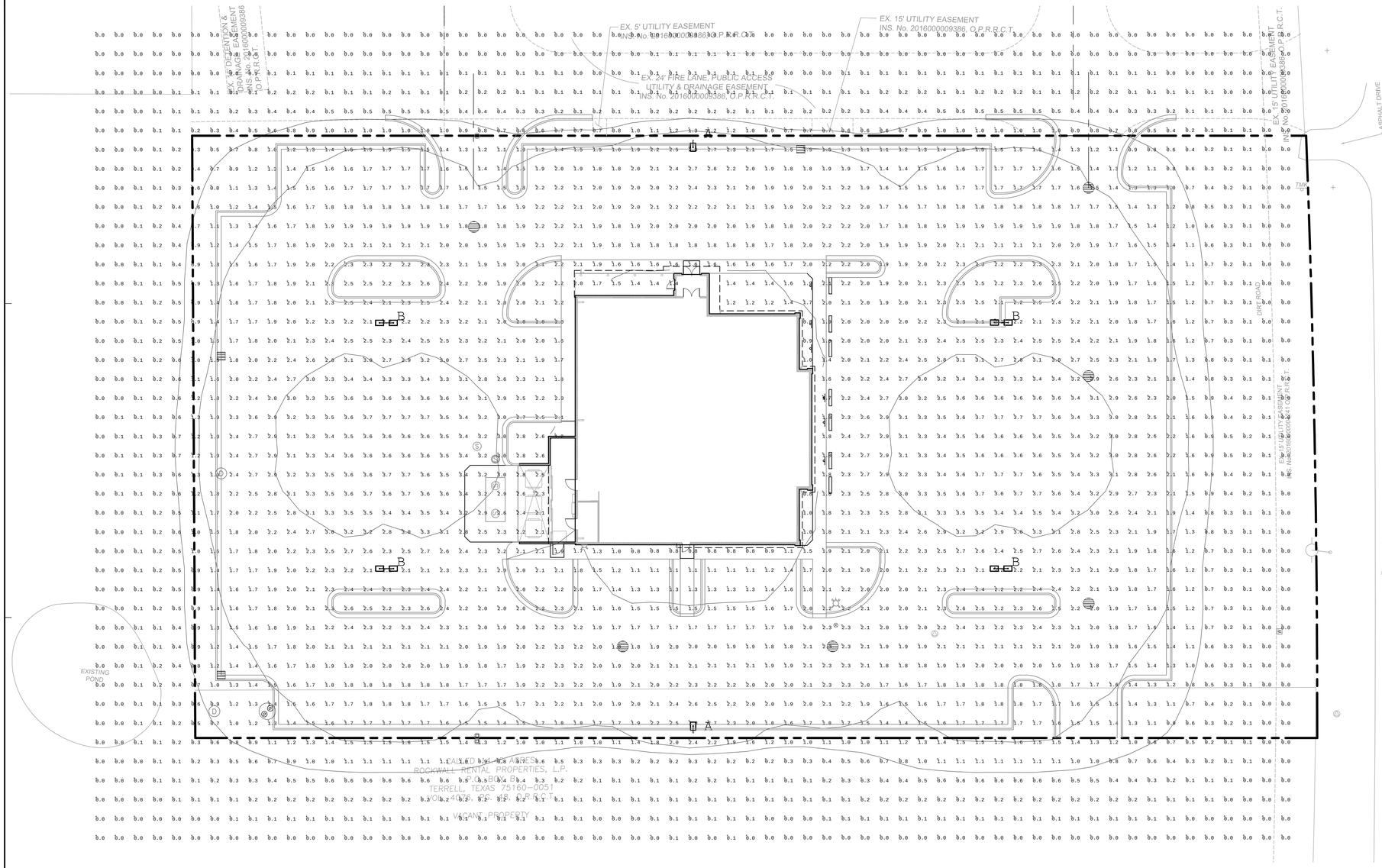
PROJECT NAME
TEXAS ROADHOUSE

ROCKWALL TEXAS
NEQ I-30 AND GREENCREST BOULEVARD

PROJECT NUMBER
20151291.0

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0



TEXAS ROADHOUSE
ROCKWALL, TX
PREPARED BY: JOHN BUJAKE
ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
502-961-0357 FAX
jbujake@accu-serv.com
MARCH 30, 2017

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	1.32	3.7	0.0	N.A.	N.A.
PARKING LOT SURFACE	2.23	3.7	1.1	2.03	3.36

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	2	A	SINGLE	15195	0.900	211	ECF-4-215LA-641A-NW-UNV-BRP-IS / SNTS-25-4-11-1-DBM
	4	B	BACK-BACK	19880	0.900	211	(2) ECF-5-215LA-641A-NW-UNV-BRP / SNTS-25-4-11-2-180-DBM

FIXTURES ARE 211W 4000K LED w/ FLAT LENSES
FIXTURE A HAS BACKLIGHT CONTROL
POLES ARE 25'-0" FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 27'-6" A.F.G.

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PROJECT TEAM

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LICENSE NO. 85192

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JEFF RATH

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LARRY DIEHL

DRAWN BY
PETIA STOYANOVA-POUHALEVA

PROJECT NAME

TEXAS ROADHOUSE

ROCKWALL TEXAS

NEQ OF I-30 AND GREENCREST BLVD.

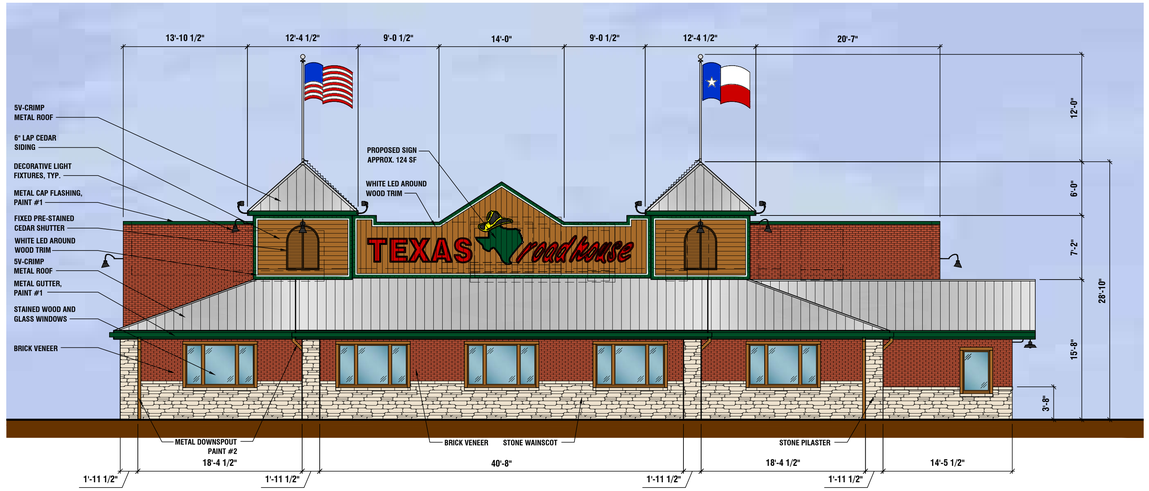
PROJECT NUMBER
201512910

SHEET TITLE

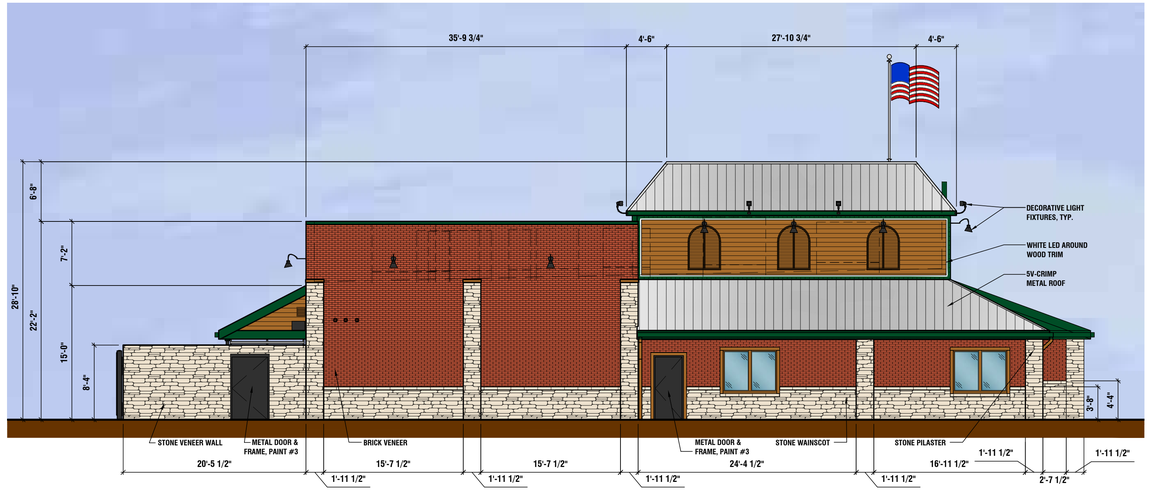
PHOTOMETRIC PLAN

SHEET NUMBER

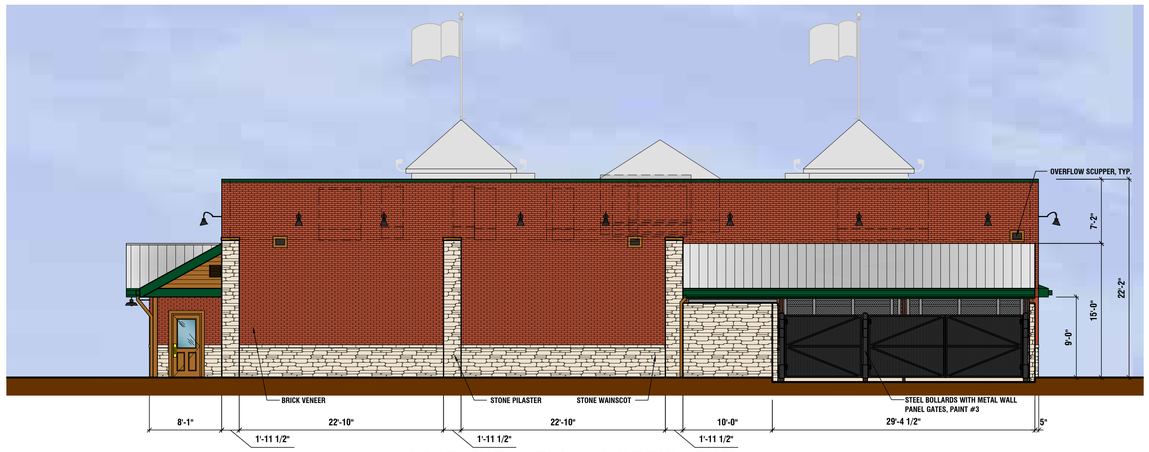
PH1.0



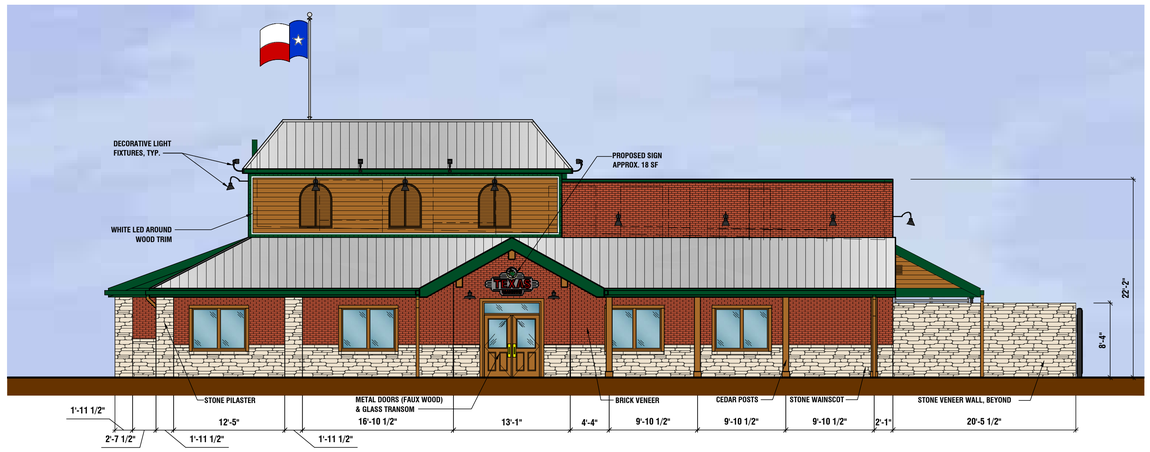
FRONT ELEVATION (SOUTHEAST)



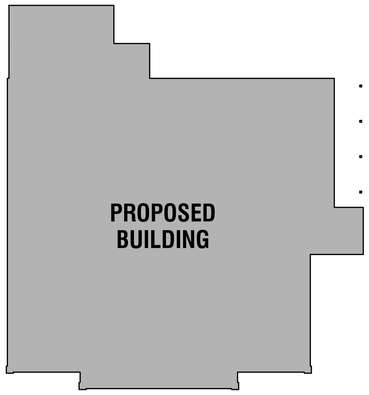
LEFT ELEVATION (SOUTHWEST)



REAR ELEVATION (NORTHWEST)



RIGHT ELEVATION (NORTHEAST)



EXTERIOR FINISH SCHEDULE

BUILDING ITEMS	DESCRIPTION	BUILDING ITEMS	DESCRIPTION
WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA	METAL DOORS AND FRAMES	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
FRONT ENTRANCE DOORS	METAL DOORS (FAUX WOOD) STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)	BRICK VENEER	CLAYMEX OLD DENVER
TRIM, METAL FLASHING AND GUTTERS	PAINT #1 SHERWIN WILLIAMS PAINTS, GREEN	BRICK VENEER (ALTERNATE)	GENERAL SHALE PHOENIX C652
DOWNSPOUTS	PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE" FINISH COLOR TO MATCH PRE-STAINED CEDAR	STONE VENEER	HERITAGE STONE OTTAWA DRYSTACK
DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK	METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

EXTERIOR CALCULATIONS

				PRIMARY MATERIALS		SECONDARY MATERIALS	
ELEVATION	TOTAL SURFACE AREA	GLAZING SURFACE AREA (INCLUDING DOORS & WINDOWS)	NET SURFACE AREA (EXCLUDING DOORS AND WINDOWS)	STONE AREA (%)	BRICK AREA (%)	WOOD SIDING, FASCIA & TRIM AREA (%)	METAL CAP AREA (%)
FRONT	1,665 S.F.	234 S.F.	1,431 S.F.	426 S.F. (30%)	517 S.F. (36%)	464 S.F. (32%)	24 S.F. (2%)
LEFT	1,781 S.F.	131 S.F.	1,650 S.F.	455 S.F. (28%)	844 S.F. (51%)	337 S.F. (20%)	14 S.F. (1%)
REAR	1,901 S.F.	30 S.F.	1,871 S.F.	417 S.F. (22%)	1381 S.F. (74%)	43 S.F. (2%)	30 S.F. (2%)
RIGHT	1,631 S.F.	199 S.F.	1,432 S.F.	465 S.F. (33%)	564 S.F. (39%)	391 S.F. (27%)	12 S.F. (1%)

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OWNER	APPLICANT
Rockwall Rental Properties LP P.O. BOX 818 Terrell, TX 75160 Randall Noe (972) 524-5488	GreenbergFarrow 21 S. Evergreen Ave. #200 Arlington Heights, IL 60005 Paula Hubert, AIA, LEED AP BD+C (224) 310-5072 phubert@greenbergfarrow.com

TEXAS ROADHOUSE
ROCKWALL, TX
7420 SF
Architect #: 20151291.0
Case #:

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

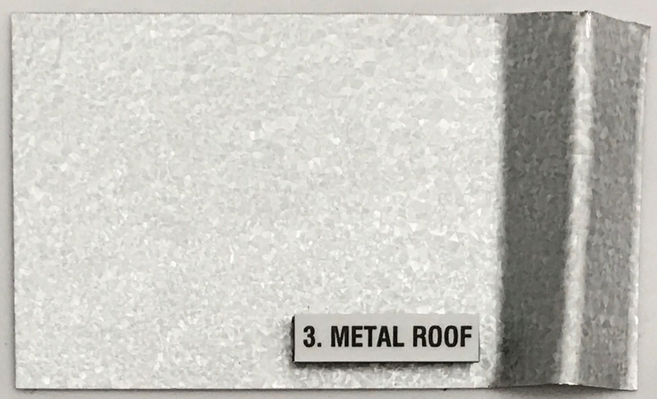
04/06/2017



1. WOOD SIDING



2. WOOD TRIM



3. METAL ROOF

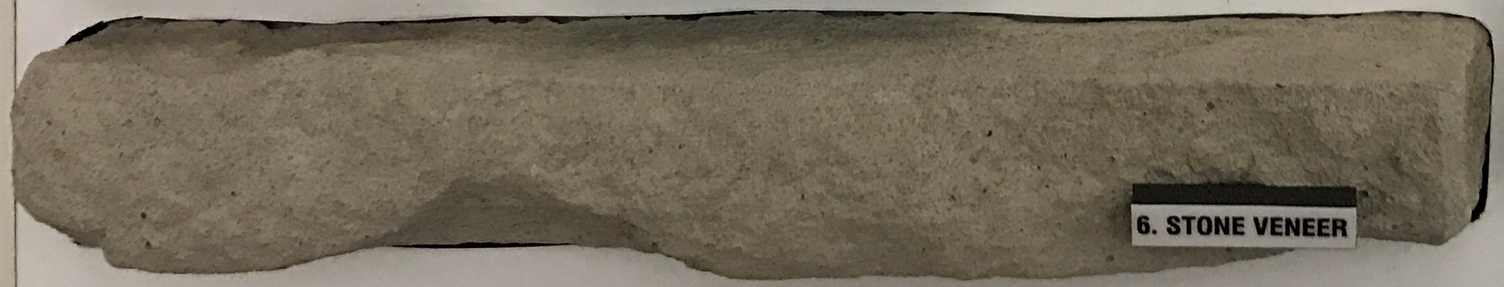


4. METAL FRAME

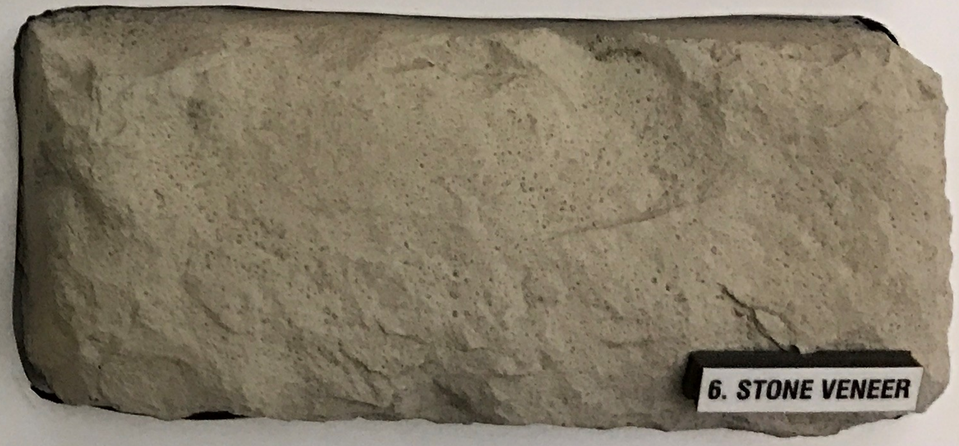
EXTERIOR FINISH SCHEDULE		
	BUILDING ITEMS	DESCRIPTION
1	WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA
2	TRIM, METAL FLASHING AND GUTTERS	PAINT #1 SHERWIN WILLIAMS PAINTS, GREEN
3	METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME
4	DUMPSTER GATES, BOLLARDS, METAL DOORS & FRAMES	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
5	BRICK VENEER	CLAYMEX OLD DENVER
6	STONE VENEER	HERITAGE STONE OTTAWA DRYSTACK



5. BRICK VENEER



6. STONE VENEER



6. STONE VENEER

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OWNER	APPLICANT
Rockwall Rental Properties LP P.O. BOX 618 Terrell, TX 75160 Randall Noe (972) 524-5488	GreenbergFarrow 21 S. Evergreen Ave. #200 Arlington Heights, IL 60005 Paula Hubert (224) 310-5072 phubert@greenbergfarrow.com

TEXAS ROADHOUSE
ROCKWALL, TX
7420 SF
Architect #: 20151291.0
Case #:

MATERIAL BOARD

MB1.0

City of Rockwall

Project Plan Review History

Project Number	SP2017-014	**Owner**	MASTER, DEVELOPERS SNB LLC	**Applied**	4/14/2017	LM
Project Name	Dunking Academy	**Applicant**	TRIANGLE ENGINEERING LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	4/14/2017	LM

Site Address	**City, State Zip**	**Zoning**
1450 EAST FORK RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1	S	1	4694-000S-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	4/14/2017	4/21/2017	4/19/2017	5	APPROVED	
ENGINEERING	Amy Williams	4/14/2017	4/21/2017	4/21/2017	7	APPROVED	
FIRE	Ariana Hargrove	4/14/2017	4/21/2017	4/19/2017	5	APPROVED	
GIS	Lance Singleton	4/14/2017	4/21/2017	4/20/2017	6	APPROVED	
PLANNING	Korey Brooks	4/14/2017	4/21/2017	4/21/2017	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(4/21/2017 12:38 PM KB)

SP2017-04 Dunkin Academy Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of an amended site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-014) in the lower right hand.

M.4 This site plan will require variances as submitted. The North and East elevations do not have stone. The requirement is 20% stone on each façade. You have the option to add the stone or request the variance.

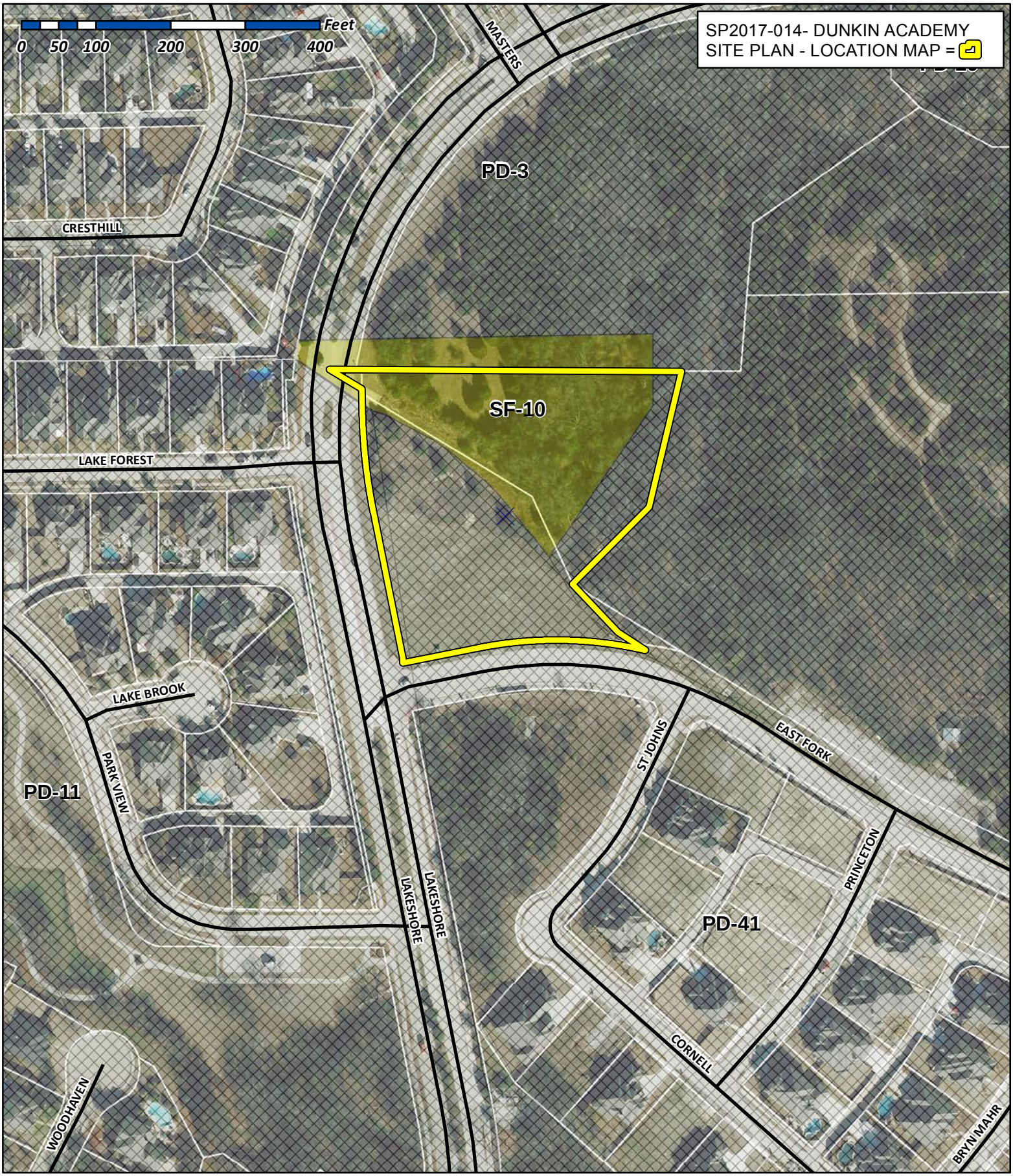
M.5 The playground equipment needs to go behind the building—per SUP ordinance.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 2, 2017.

M.7 The Planning & Zoning Worksession date for this case will be April 25, 2017. The Planning and Zoning Meeting for this case is May 9 2017. The City Council Meeting for this site plan is May 15, 2017

M.8 This site plan is required to go to Architectural Review Board—held at 5:00 p.m. on April 27 and May 9. You may or may not have to attend the May 9th ARB meeting.

I.9 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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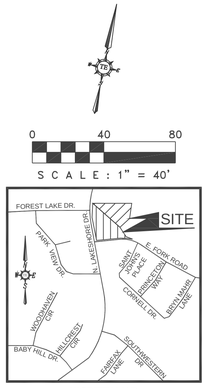


VICINITY MAP
N.T.S

LEGEND

PROPERTY LINE	
12" WATER W	EXISTING WATER LANE
12" WATER W	PROPOSED WATER LINE
EX. 8" S.S. S	EX.SANITARY SEWER LINE
PROP. 8" S.S. S	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
F.D.C.	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	PEDESTERIAN SIGNT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
V.E.	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
B.S.	FRONT SET BACK
L.S.	LANDSCAPE SET BACK
	BARRIER FREE RAMP
21"RCP	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
FP	EXISTING POWER POLE
	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP.6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
C.O.	SINGLE CLEAN OUT
C.O.	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

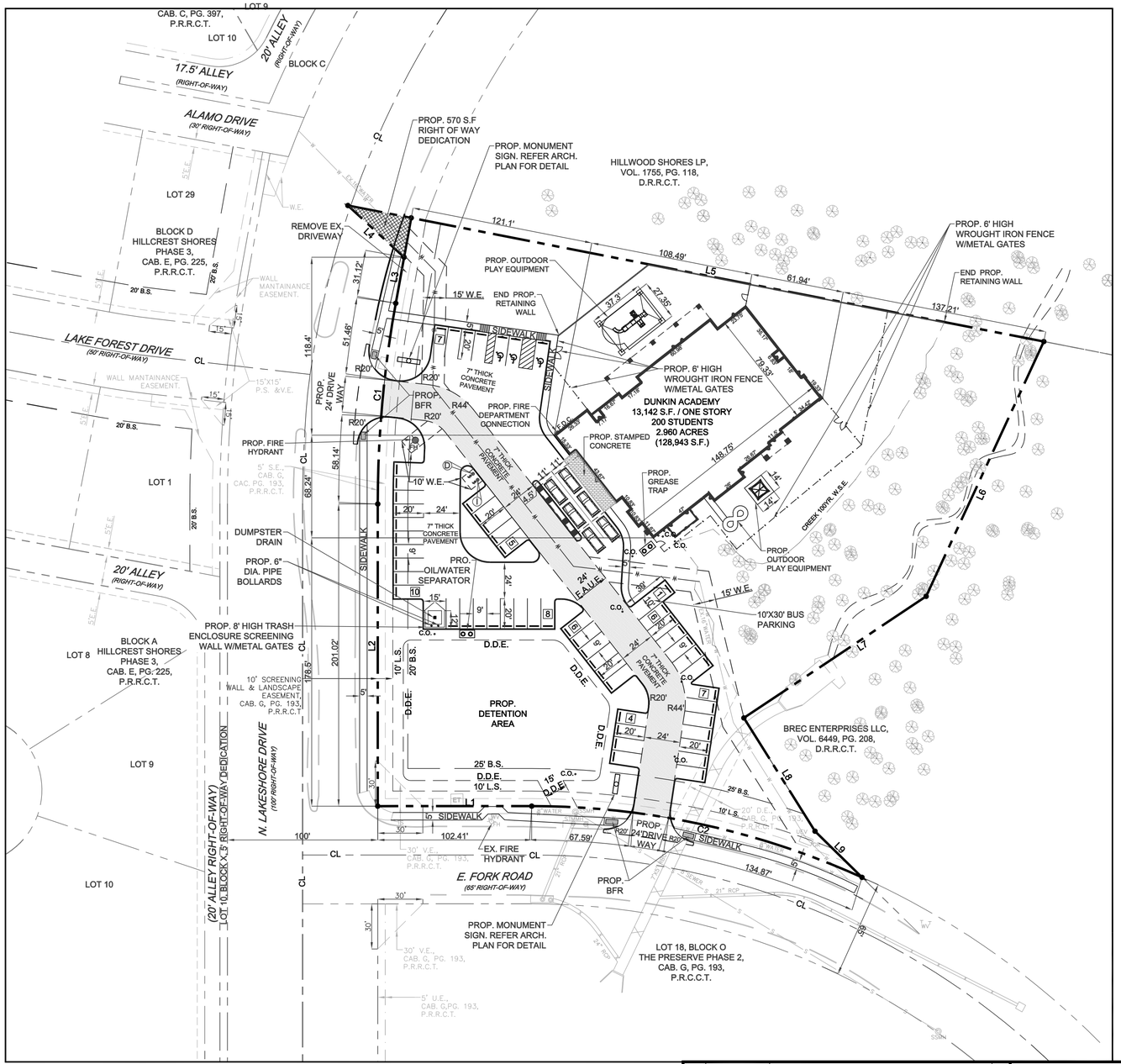
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76



LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTERIAN SIGHT & VISIBILITYESAEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
NET AREA	2.960 ACRES (128,943 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
BUILDING COVERAGE	13,142 S.F. (10.19%)	
IMPERVIOUS COVERAGE	82,111 S.F. (63.68%)	
PERVIOUS COVERAGE	46,832 S.F. (36.32%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	44	54
TOTAL PARKING	44	54
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	13,142 S.F.	

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	2"	1	6"
I	IRR.	1"	1	N/A

CASE # SP2017-.....

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
DUNKIN ACADEMY ROCKWALL LLC 320 N TOWN EAST BLVD SUNNYVALE, TEXAS 75182 CONTACT:JOHN DUNKIN TEL: (469) 358-5590	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGON,TEXAS 76017 CONTACT:GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	09/16/16	1st CITY SUBMITTAL	KP
2	10/04/16	2nd CITY SUBMITTAL	KP
3	11/09/16	1st ENGINEERING SUBMITTAL	KP
4	04/14/17	REDESIGNED SITE PLAN SUBMITTAL	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
04/14/2017

REDESIGNED SITE PLAN

DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

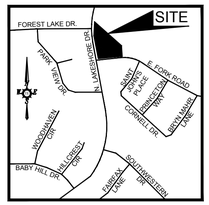
TX PE FIRM #11525

DUNKIN ACADEMY SITE DEVELOPMENT

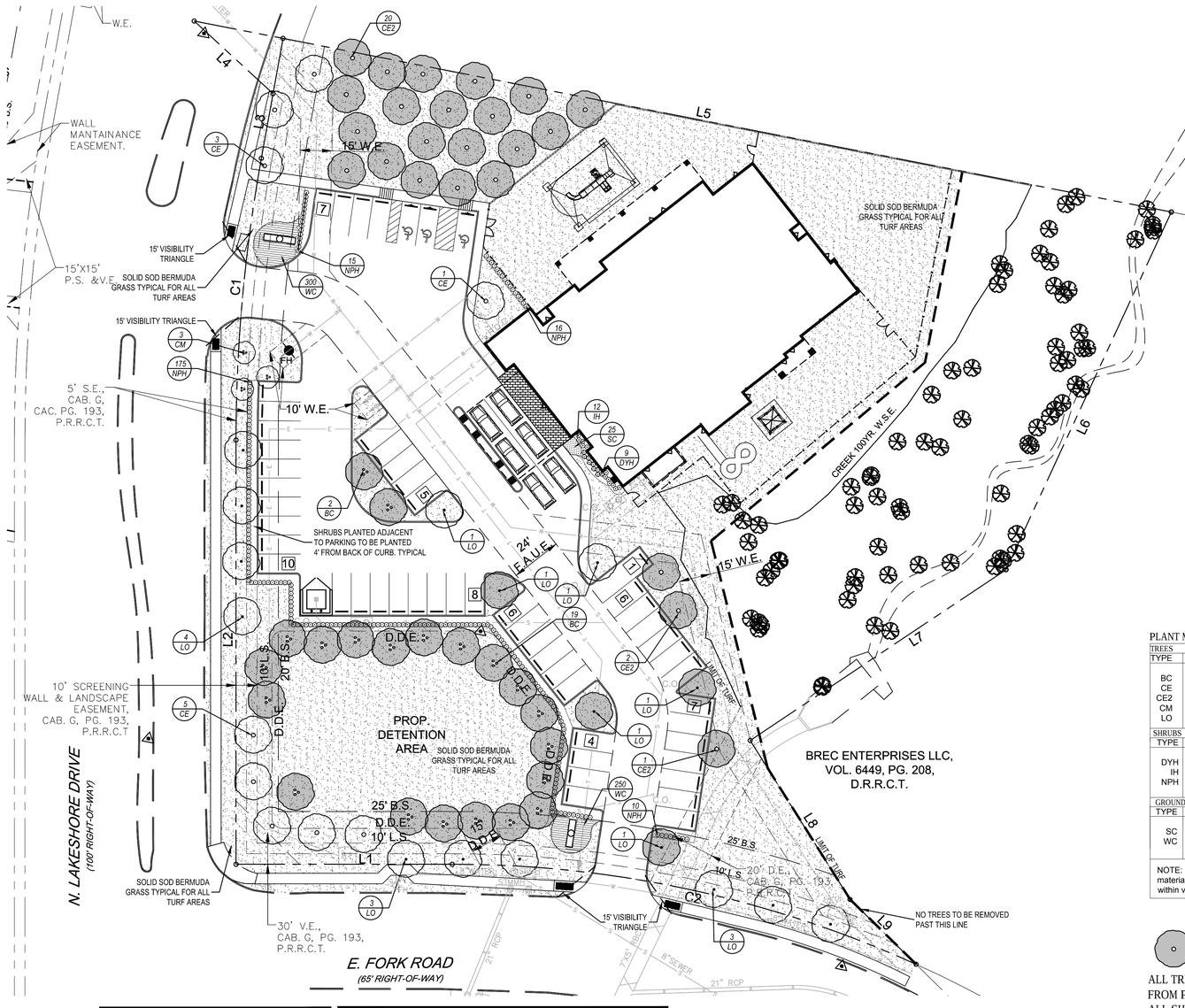
2.960 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK S OF THE PRESERVE PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

0 30 60

SCALE: 1" = 30'



VICINITY MAP
N.T.S



WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	1"	1	6"
(I)	IRR.	1"	1	N/A

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 128,943 s.f.)
Requirements: 10% site area to be landscaped

Required	Provided
19,341 s.f. (15%)	48,881 s.f.

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
9,670s.f. (50%)	17,888 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

N LAKESHORE DRIVE (366.35 L.F.)

Required	Provided
(8) trees	(8) trees

E FORK ROAD (328.97 l.f.)

Required	Provided
(7) trees	(7) trees

PARKING LOT (53 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(3) trees, 3" cal.	(4) trees, 3" cal.

TREE MITIGATION-
(44) 5" caliper trees
(4) 3" caliper trees
are proposed to be credited to mitigation required.
Refer to sheet L.1 for existing tree plan

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
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OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
COOPER GENERAL CONTRACTORS 2560 TECHNOLOGY DRIVE SUITE 100 PLANO, TEXAS 75074 CONTACT:DOUG GALLOWAY TEL: (469) 249-9279	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GRAY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGON,TEXAS 76017 CONTACT:GRAY WOOD TEL: (817) 975-9767

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO AC‖ IE‖ E FINAL CONTO‖ RS INDICATED ON CI‖ IL PLANS.
2. AD‖‖ ST CONTO‖ RS TO AC‖ IE‖ E POSITI‖ E DRAINAGE AWA‖ FROM ‖‖ ILDINGS. PRO‖ IDE ‖ NIFORM RO‖ NDING AT TOP AND ‖ OTTOM OF SLOPES AND OTI‖ ER‖ REAKS IN GRADE. CORRECT IRREG‖ LARITIES AND AREAS W‖ ERE WATER MA‖ STAND.
3. ALL LAWN AREAS TO RECEI‖ E SOLID SOD S‖ ALL ‖ E LEFT IN A MAXIM‖ M OF 1"‖ ELOW FINAL FINIS‖ GRADE. CONTRACTOR TO COORDINATE OPERATIONS WIT‖ ON‖SITE CONSTR‖ CTION MANAGER.
4. IMPORTED TOPSOIL S‖ ALL ‖ E NATI‖ RAL, FRIA‖ LE SOIL FROM TI‖ E REGION, KNOWN AS ‖ OTTOM AND SOIL, FREE FROM L‖ MPS, CLA‖ , TOXIC S‖ ‖ STANCES, ROOTS, DE‖ RIS, ‖ EGETATION, STONES, CONTAINING NO SALT AND ‖ LACK TO ‖ ROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR S‖ ALL PRO‖ IDE (1") ONE INC‖ OF IMPORTED TOPSOIL ON ALL AREAS TO RECEI‖ E LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO AC‖ IE‖ E FINAL CONTO‖ RS INDICATED. LEA‖ E AREAS TO RECEI‖ E TOPSOIL ‖ "‖ ELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1"‖ ELOW FINAL GRADE IN TI‖ RF AREAS.
2. AD‖‖ ST CONTO‖ RS TO AC‖ IE‖ E POSITI‖ E DRAINAGE AWA‖ FROM ‖‖ ILDINGS. PRO‖ IDE ‖ NIFORM RO‖ NDING AT TOP AND ‖ OTTOM OF SLOPES AND OTI‖ ER ‖ REAKS IN GRADE. CORRECT IRREG‖ LARITIES AND AREAS W‖ ERE WATER MA‖ STAND.
3. ALL LAWN AREAS TO RECEI‖ E SOLID SOD S‖ ALL ‖ E LEFT IN A MAXIM‖ M OF 1"‖ ELOW FINAL FINIS‖ GRADE. CONTRACTOR TO COORDINATE OPERATIONS WIT‖ ON‖SITE CONSTR‖ CTION MANAGER.
4. CONTRACTOR TO COORDINATE WIT‖ ON‖SITE CONSTR‖ CTION MANAGER FOR A‖ AILA‖ ILIT‖ OF EXISTING TOPSOIL.
5. PLANT SOD ‖ ‖ ‖ AND TO CO‖ ER INDICATED AREA COMPLETEL‖ , INS‖ RE EDGES OF SOD ARE TO‖ C‖ ING. TOP DRESS ‖ OINTS ‖ ‖ AND WIT‖ TOPSOIL TO FILL ‖ OIDS.
6. ROLL GRASS AREAS TO AC‖ IE‖ E A SMOOT‖ , E‖ EN S‖ RFACE, FREE FROM ‖ NNAT‖ RAL ‖ ND‖ LATIONS.
7. WATER SOD T‖ ORO‖ G‖ L‖ AS SOD OPERATION PROGRESSES.
8. CONTRACTOR S‖ ALL MAINTAIN ALL LAWN AREAS ‖ NTIL FINAL ACCEPTANCE. TI‖ IS S‖ ALL INCL‖ DE, ‖ ‖ T NOT LIMITED TO: MOWING, WATERING, WEEDING, C‖ LTI‖ ATING, CLEANING AND REPLACING DEAD OR ‖ ARE AREAS TO KEEP PLANTS IN A ‖ IGORO‖ S, ‖ EALTI‖ ‖ CONDITION.
9. CONTRACTOR S‖ ALL G‖ ARANTEE ESTA‖ LIS‖ MENT OF AN ACCEPTA‖ LE TI‖ RF AREA AND S‖ ALL PRO‖ IDE REPLACEMENT FROM LOCAL S‖ PPL‖ IF NECESSAR‖ .
10. IF INSTALLATION OCC‖ RS ‖ ETWEEN SEPTEM‖ ER 1 AND MARC‖ 1, ALL SOD AREAS TO ‖ E O‖ ER‖SEEDED WIT‖ WINTER R‖ EGRASS, AT A RATE OF (4) PO‖ NDS PER ONE T‖ O‖ SAND (1000) SQ‖ ARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR S‖ ALL ‖ ERIF‖ ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIF‖ ARC‖ ITECT OF AN‖ DISCREPANCIES. S‖ R‖ E‖ DATA OF EXISTING CONDITIONS WAS S‖ PPLIED ‖ ‖ OT‖ ERS.
2. CONTRACTOR S‖ ALL LOCATE ALL EXISTING ‖ NDERGRO‖ ND ‖ TILITIES AND NOTIF‖ ARC‖ ITECT OF AN‖ CONFLICTS. CONTRACTOR S‖ ALL EXERCISE CA‖ TION W‖ EN WORKING IN T‖ E ‖ ICINI‖ OF ‖ NDERGRO‖ ND ‖ TILITIES.
3. CONTRACTOR IS RESPONSI‖ LE FOR O‖ TAINING ALL REQ‖ IRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PRO‖ IDE A MINIMI‖ M 2‖ SLOPE AWA‖ FROM ALL STR‖ CT‖ RES.
5. ALL PLANTING ‖ EDS AND LAWN AREAS TO ‖ E SEPARATED ‖ ‖ STEEL EDGING. NO STEEL TO ‖ E INSTALLED AD‖ ACENT TO SIDEWALKS OR C‖ R‖ S.
6. ALL LANDSCAPE AREAS TO ‖ E 100‖ IRRIGATED WIT‖ AN ‖ NDERGRO‖ ND A‖ TOMATIC IRRIGATION S‖ STEM AND S‖ ALL INCL‖ DE RAIN AND FREE‖ E SENSORS.
7. ALL LAWN AREAS TO ‖ E SOLID SOD ‖ ERM‖ DAGRASS, ‖ NLESS OTI‖ ERWISE NOTED ON T‖ E DRAWINGS.

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
BC	21	Bald Cypress	*Taxodium distichum*	5" cal.	B&B, 16' ht., 7' spread min., 7' clear trunk
CE	9	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CE2	23	Cedar Elm	*Ulmus crassifolia*	5" cal.	B&B, 16' ht., 7' spread min., 7' clear trunk
CM	5	Crepe Myrtle	*Lagerstroemia indica*	6' ht.	container, 3-5 canes, tree form
LO	16	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
DYH	9	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	ccontainer grown, 20" spread
IH	12	Indian Hawthorn 'Clara'	*Rhaphiolepis indica 'clara'*	3 gal.	container, 18" ht., 18" spread
NPH	216	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
SC	25	Seasonal Color		4" pots	container, selection by owner
WC	550	Purple Wintercreeper '415' Bermudagrass	*Euroymus fortunei 'Colortus'* *Cynodon dactylon '419'*	4" pots	container, 3-15" runners, 12" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SP-2016----

TREES COUNTED TOWARDS MEETING MITIGATION REQUIREMENTS

ALL TREES TO BE LOCATED A MINIMUM OF 5' FROM PUBLIC UTILITIES.
ALL SHRUBS ADJACENT FROM HEAD IN PARKING SHALL BE PLANTED 4' FROM BACK OF CURB

IRRIGATION IS REQUIRED PER THE UDC

NO.	DATE	DESCRIPTION	BY
1	04/03/17	CITY SUBMITTAL	KP
			KP

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS
04.13.17

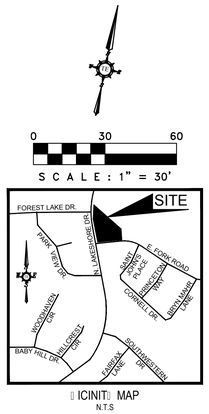
LANDSCAPE PLAN

DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028–16	L.2

TX PE FIRM #11525



TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
101	8	CEDAR	TO BE REMOVED	
102	8	CEDAR	TO BE REMOVED	
103	8	CEDAR	TO BE REMOVED	
104	13	CEDAR	PROTECTED- TO BE REMOVED	6.5
105	7	CEDAR	TO BE REMOVED	
106	6	CEDAR	TO BE REMOVED	
107	6	CEDAR	TO BE REMOVED	
108	7	CEDAR	TO BE REMOVED	
109	6	CEDAR	TO BE REMOVED	
110	7	CEDAR	TO BE REMOVED	
111	6	CEDAR	TO BE REMOVED	
112	6	CEDAR	TO BE REMOVED	
113	8	CEDAR	TO BE REMOVED	
114	6	CEDAR	TO BE REMOVED	
115	7	CEDAR	TO BE REMOVED	
116	6	CEDAR	TO BE REMOVED	
117	12	CEDAR	PROTECTED- TO BE REMOVED	6
118	10	CEDAR	TO BE REMOVED	
119	6	CEDAR ELM	TO BE REMOVED	
120	7	CEDAR	TO BE REMOVED	
121	6	HACKBERRY	TO BE REMOVED	
122	7	CEDAR	TO BE REMOVED	
123	8	CEDAR	TO BE REMOVED	
124	8	CEDAR	TO BE REMOVED	
125	8	CEDAR	TO BE REMOVED	
126	8	CEDAR	TO BE REMOVED	
127	7	HACKBERRY	TO BE REMOVED	
128	9	HACKBERRY	TO BE REMOVED	
129	8	CEDAR	TO BE REMOVED	
130	9	CEDAR	TO BE REMOVED	
131	6	CEDAR	TO BE REMOVED	
132	8	DEAD	TO BE REMOVED	
133	6	HACKBERRY	TO BE REMOVED	
134	10	HACKBERRY	TO BE REMOVED	
135	9	HACKBERRY	TO BE REMOVED	
136	10	HACKBERRY	TO BE REMOVED	
137	6	HACKBERRY	TO BE REMOVED	
138	7	CEDAR	TO BE REMOVED	
139	8	CEDAR	TO BE REMOVED	
140	7	CEDAR	TO BE REMOVED	
141	10	HACKBERRY	TO BE REMOVED	
142	7	HACKBERRY	TO BE REMOVED	
143	8	CEDAR	TO BE REMOVED	
144	7	HACKBERRY	TO BE REMOVED	
145	6	CEDAR	TO BE REMOVED	
146	6	CEDAR	TO BE REMOVED	
147	6	CEDAR	TO BE REMOVED	
148	6	CEDAR	TO BE REMOVED	
149	6	CEDAR	TO BE REMOVED	
150	6	CEDAR	TO BE REMOVED	
151	6	CEDAR	TO BE REMOVED	
152	7	CEDAR	TO BE REMOVED	
153	8	CEDAR	TO BE REMOVED	
154	6	CEDAR	TO BE REMOVED	
155	6	CEDAR ELM	PROTECTED- TO BE REMOVED	6
156	6	TEXAS ASH	PROTECTED- TO BE REMOVED	6
157	6	TEXAS ASH	PROTECTED- TO BE REMOVED	6
158	8	TEXAS ASH	PROTECTED- TO BE REMOVED	8
159	7	CEDAR ELM	PROTECTED- TO BE REMOVED	7
160	6	CEDAR ELM	PROTECTED- TO BE REMOVED	6
161	6	CEDAR ELM	PROTECTED- TO BE REMOVED	6
162	12	CEDAR ELM	PROTECTED- TO BE REMOVED	12
163	8	AMERICAN ELM	PROTECTED- TO BE REMOVED	8
164	10	AMERICAN ELM	PROTECTED- TO BE REMOVED	10
165	11	CEDAR	PROTECTED- TO BE REMOVED	5.5
166	9	CEDAR	TO BE REMOVED	
167	10	HACKBERRY	TO BE REMOVED	
168	31	AMERICAN ELM	PROTECTED- TO BE REMOVED	62
169	6	CEDAR ELM	PROTECTED- TO BE REMOVED	6
170	8	CEDAR ELM	PROTECTED- TO BE REMOVED	8
171	13	CEDAR ELM	PROTECTED- TO BE REMOVED	13
172	8	CEDAR ELM	PROTECTED- TO BE REMOVED	8
173	13	CEDAR ELM	PROTECTED- TO BE REMOVED	13
174	8	HACKBERRY	TO REMAIN	
175	7	HACKBERRY	TO REMAIN	
176	8	HACKBERRY	TO BE REMOVED	
177	14	CEDAR ELM	PROTECTED- TO BE REMOVED	14
178	9	CEDAR ELM	TO REMAIN	
179	14	CEDAR ELM	PROTECTED- TO BE REMOVED	14
180	8	HACKBERRY	TO REMAIN	
181	7	HACKBERRY	TO REMAIN	
182	8	CEDAR ELM	TO REMAIN	
183	7	CEDAR ELM	TO REMAIN	
184	8	CEDAR ELM	TO REMAIN	
185	9	CEDAR ELM	TO REMAIN	
186	6	CEDAR ELM	TO REMAIN	
187	7	CEDAR ELM	TO REMAIN	
188	7	CEDAR ELM	TO REMAIN	
189	8	HACKBERRY	TO REMAIN	
190	7	HACKBERRY	TO REMAIN	
191	7	HACKBERRY	TO REMAIN	
192	8	HACKBERRY	TO REMAIN	
193	6	HACKBERRY	TO REMAIN	
194	6	HACKBERRY	TO REMAIN	
195	9	HACKBERRY	TO REMAIN	
196	7	HACKBERRY	TO REMAIN	
197	13	AMERICAN ELM	TO REMAIN	
198	10	AMERICAN ELM	TO REMAIN	
199	12	AMERICAN ELM	TO REMAIN	
200	11	CEDAR ELM	TO REMAIN	

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	MITIGATION REQUIRED
201	7	CEDAR ELM	TO REMAIN	
202	8	CEDAR ELM	TO REMAIN	
203	7	CEDAR ELM	TO REMAIN	
204	8	WILLOW	TO REMAIN	
205	6	WILLOW	TO REMAIN	
206	16	AMERICAN ELM	TO REMAIN	
207	21	AMERICAN ELM	TO REMAIN	
208	12	AMERICAN ELM	TO REMAIN	
209	9	AMERICAN ELM	TO REMAIN	
210	36	AMERICAN ELM	TO REMAIN	
211	24	AMERICAN ELM	TO REMAIN	
212	6	TEXAS ASH	TO REMAIN	
213	11	TEXAS ASH	TO REMAIN	
214	6	TEXAS ASH	TO REMAIN	
215	12	AMERICAN ELM	TO REMAIN	
216	7	HACKBERRY	TO REMAIN	
217	14	AMERICAN ELM	TO REMAIN	
218	12	CEDAR ELM	TO REMAIN	
219	8	CEDAR ELM	TO REMAIN	
220	9	AMERICAN ELM	TO REMAIN	
221	15	AMERICAN ELM	TO REMAIN	
222	7	AMERICAN ELM	TO REMAIN	
223	7	AMERICAN ELM	TO REMAIN	
224	10	CEDAR ELM	TO REMAIN	
225	9	AMERICAN ELM	TO REMAIN	
226	10	CEDAR ELM	TO REMAIN	
227	7	AMERICAN ELM	TO REMAIN	
228	6	AMERICAN ELM	TO REMAIN	
229	9	AMERICAN ELM	TO REMAIN	
230	7	AMERICAN ELM	TO REMAIN	
231	9	AMERICAN ELM	TO REMAIN	
232	17	CEDAR ELM	TO REMAIN	
233	8	CEDAR ELM	TO REMAIN	
234	18	CEDAR ELM	TO REMAIN	
235	8	HACKBERRY	TO REMAIN	
236	19	CEDAR ELM	TO REMAIN	
237	6	AMERICAN ELM	TO REMAIN	
238	6	AMERICAN ELM	TO REMAIN	
239	7	AMERICAN ELM	TO REMAIN	
240	7	AMERICAN ELM	TO REMAIN	
241	6	AMERICAN ELM	TO REMAIN	
242	9	AMERICAN ELM	TO REMAIN	
243	8	AMERICAN ELM	TO REMAIN	
244	10	AMERICAN ELM	TO REMAIN	
245	7	AMERICAN ELM	PROTECTED- TO BE REMOVED	7
246	6	AMERICAN ELM	TO REMAIN	
247	10	AMERICAN ELM	PROTECTED- TO BE REMOVED	10
248	6	AMERICAN ELM	TO REMAIN	
249	14	AMERICAN ELM	TO REMAIN	
250	10	HACKBERRY	TO REMAIN	
251	10	HACKBERRY	TO REMAIN	
252	6	HACKBERRY	TO REMAIN	
253	7	HACKBERRY	TO REMAIN	
254	10	HACKBERRY	TO BE REMOVED	
255	7	CEDAR	TO BE REMOVED	
256	6	CEDAR	TO BE REMOVED	
257	7	CEDAR	TO BE REMOVED	
258	9	CEDAR	TO BE REMOVED	
259	10	CEDAR	TO BE REMOVED	
260	6	CEDAR	TO BE REMOVED	
261	7	CEDAR	TO BE REMOVED	
262	8	CEDAR	TO BE REMOVED	
263	7	CEDAR	TO BE REMOVED	
264	6	CEDAR	TO BE REMOVED	
265	15	CEDAR	PROTECTED- TO BE REMOVED	7.5
266	6	CEDAR	TO BE REMOVED	
267	7	CEDAR	TO BE REMOVED	
268	6	CEDAR	TO BE REMOVED	
269	6	CEDAR	TO BE REMOVED	
270	6	CEDAR	TO BE REMOVED	
271	6	CEDAR	TO BE REMOVED	
272	6	CEDAR	TO BE REMOVED	
273	6	CEDAR	TO BE REMOVED	
274	6	CEDAR	TO BE REMOVED	
275	6	CEDAR	TO BE REMOVED	
276	8	CEDAR	TO BE REMOVED	
277	8	CEDAR	TO BE REMOVED	

256 CALIPER INCHES OF TREES REQUIRED TO BE MITIGATED ON SITE.
232 CALIPER INCHES OF TREES TO BE PLANTED ON SITE-REFER TO SHEET L.2 FOR PROPOSED TREE LOCATIONS
24 TREE CREDITS TO BE PAID TO THE CITY OF ROCKWALL TREE REFORESTATION FUND (24 X 125= $3,000.00)

EXISTING TREE NOTES

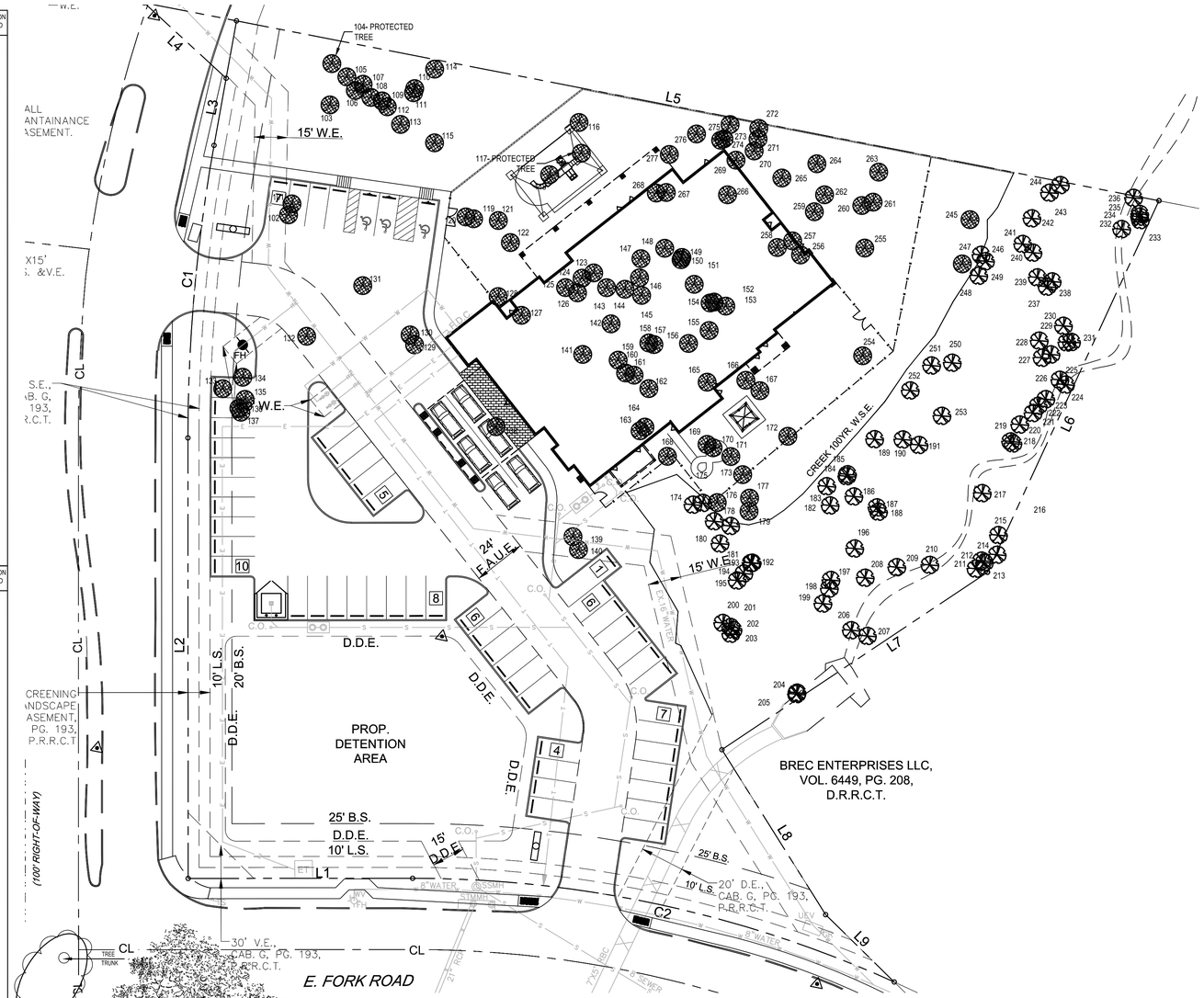
1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

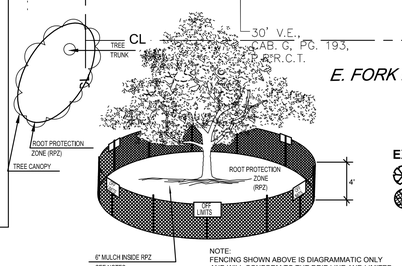
BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76





01 TREE PROTECTION FENCE A
NOT TO SCALE

EXISTING TREE LEGEND
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
COOPER GENERAL CONTRACTORS 2560 TECHNOLOGY DRIVE SUITE 100 PLANO, TEXAS 75074 CONTACT:DOUG GALLOWAY TEL: (469) 249-9279	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GRAY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGON,TEXAS 76017 CONTACT:GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	04/13/17	CITY SUBMITTAL	KP
			KP

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALE 2042 STATE OF TEXAS
04.13.17

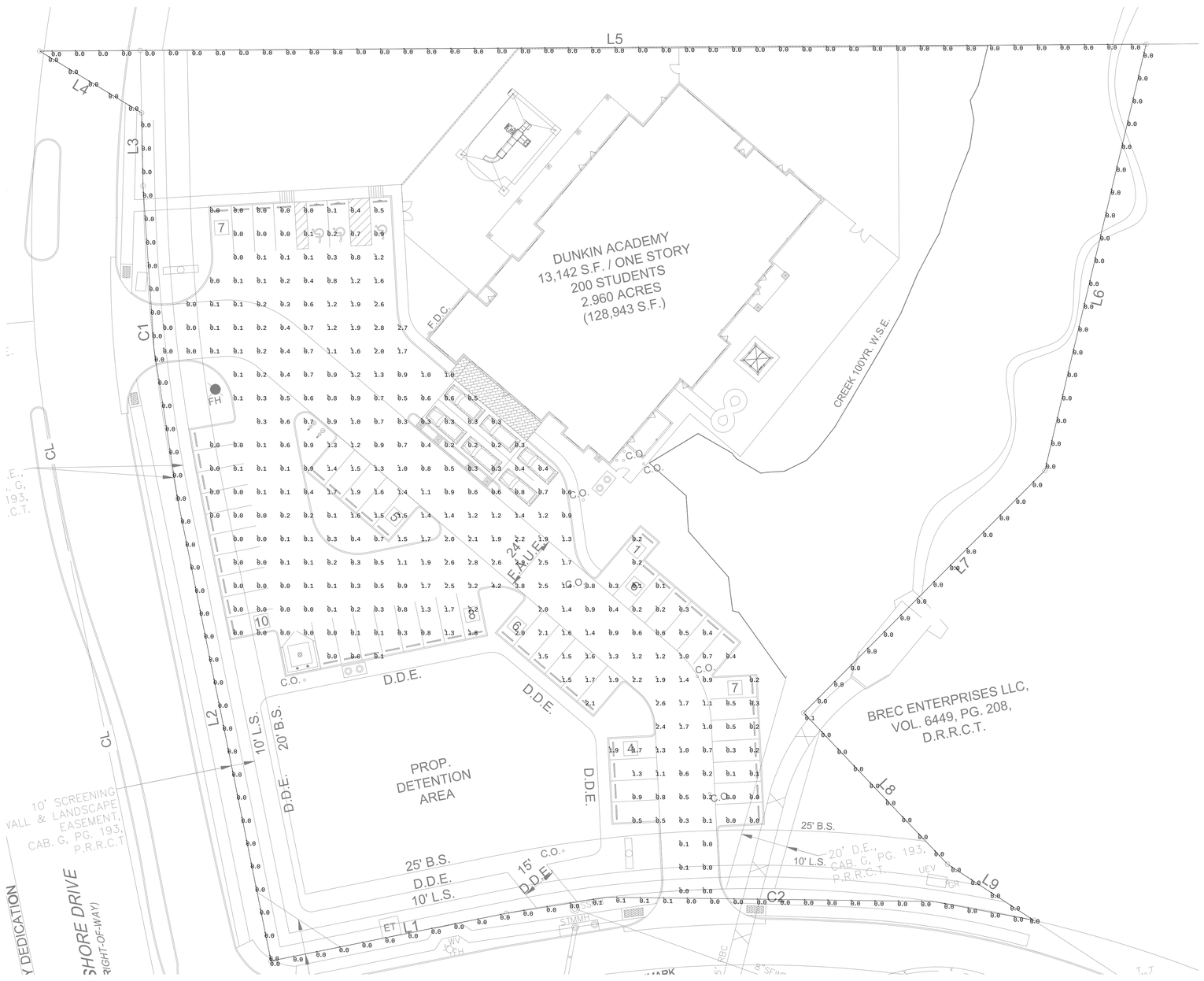
SP2017----

EXISTING TREE PLAN
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028–16	L.1

TX PE FIRM #11525



1 *PHOTOMETRIC PLAN*
SCALE: NTS

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_700_30K_R3_MVOLT_	SINGLE	1.000	KAD LED 20C 700 30K R3 MVOLT HS	48	4178

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Carpark Lighting	Illuminance	Fc	0.76	4.2	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

NO.	DATE	DESCRIPTION	BY

DUNG DUC VU
101311
LICENSED
PROFESSIONAL
ENGINEER
MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

PHOTOMETRIC PLAN

DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

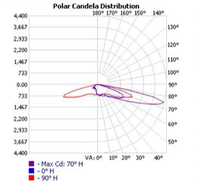
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	04/12/17	AS SHOWN	028-16	E6.1

TX PE FIRM #11525

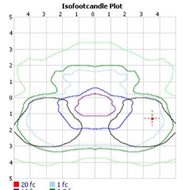
OUTDOOR PHOTOMETRIC REPORT
CATALOG: KAD LED 20C 700 30K R3 MVOLT

TEST #:	LTL260399230
TEST LAB:	SCALED PHOTOMETRY
TEST NOTES:	SCALED FROM ABSOLUTE TEST: LTL260399P4
TEST DATE:	3/28/2017
CATALOG:	KAD LED 20C 700 30K R3 MVOLT
DESCRIPTION:	KAD LED, 20 LED, 700MA MVOLT DRIVER, 3000K, TYPE 3 OPTICS,
SERIES:	KAD-LED
LAMP CATALOG:	NICHIA 3000K 70 CRI
LAMP:	LED
LAMP OUTPUT:	TOTAL LUMINAIRE LUMENS: 5249.4, ABSOLUTE PHOTOMETRY *
BALLAST / DRIVER:	X107SC070V105DNY1M
INPUT WATTAGE:	45
LUMINOUS OPENING:	RECTANGLE (L: 0.2M, W: 0.15M)
MAX CD:	4,364.8 AT HORIZONTAL: 70°, VERTICAL: 75°
ROADWAY CLASS:	MEDIUM, TYPE IV

Polar Candela Distribution



Isofootcandle Plot



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

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OUTDOOR PHOTOMETRIC REPORT
CATALOG: KAD LED 20C 700 30K R3 MVOLT

ZONAL LUMEN SUMMARY

ZONE	LUMENS	% LUMINAIRE
0-30	500.0	9.5%
0-40	881.9	16.8%
0-60	2,429.4	46.3%
60-90	2,820.0	53.7%
70-100	1,409.1	26.8%
90-120	0.000	0%
0-90	5,249.4	100%
90-180	0.000	0%
0-180	5,249.4	100%

LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	62.4	1.2%	90-100	0.000	0%
10-20	174.5	3.3%	100-110	0.000	0%
20-30	263.1	5.0%	110-120	0.000	0%
30-40	381.9	7.3%	120-130	0.000	0%
40-50	603.1	11.5%	130-140	0.000	0%
50-60	944.4	18.0%	140-150	0.000	0%
60-70	1,410.9	26.9%	150-160	0.000	0%
70-80	1,243.6	23.7%	160-170	0.000	0%
80-90	165.5	3.2%	170-180	0.000	0%

ROADWAY SUMMARY

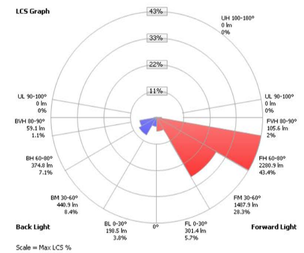
DISTRIBUTION:	TYPE IV, MEDIUM
MAX CD, 90 DEG VERT:	0.000
MAX CD, 80 TO <90 DEG:	1,912.9
	LUMENS / % LAMP
DOWNWARD STREET SIDE:	4,175.8 / 79.5%
DOWNWARD HOUSE SIDE:	1,073.3 / 20.4%
DOWNWARD TOTAL:	5,249.1 / 100%
UPWARD STREET SIDE:	0.000 / 0%
UPWARD HOUSE SIDE:	0.000 / 0%
UPWARD TOTAL:	0.000 / 0%
TOTAL LUMENS:	5,249.1 / 100%

LCS TABLE

BUG RATING	B1 - U0 - G2	
FORWARD LIGHT	LUMENS	LUMENS %
LOW(0-30):	301.4	5.7%
MEDIUM(30-60):	1,487.9	28.3%
HIGH(60-80):	2,280.9	43.4%
VERY HIGH(80-90):	105.6	2%
BACK LIGHT		
LOW(0-30):	198.5	3.8%
MEDIUM(30-60):	440.9	8.4%
HIGH(60-80):	374.8	7.1%
VERY HIGH(80-90):	59.1	1.1%
UPLIGHT		
LOW(90-100):	0.000	0%
HIGH(100-180):	0.000	0%
TRAPPED LIGHT:	0.3	0%

OUTDOOR PHOTOMETRIC REPORT
CATALOG: KAD LED 20C 700 30K R3 MVOLT

LCS Graph



Scale = Max LCS %
Trapped Light: 0.3lm, 0%



KAD LED
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100–400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED						
Series	**LEDs**	**Drive current**	**CCT**	**Distribution**	**Voltage**	**Mounting**
KAD LED	20C 20 LEDs 30C 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 120 † 208 † 240 † 277 † 347 480	**Shipped included** PUMBAK__ Universal mounting adapter ‡ 04 4" arm SPD__ Square pole 06 6" arm RPD__ Round pole 09 9" arm WBD__ Wall bracket 12 12" arm WMD__ Wood pole or wall **Shipped separately** DABS2P Degree arm (pole) DABS2WB Degree arm (wall)

Options	Finish (required)
Shipped installed PE87 NEMA twist-lock receptacle only (no controls) SF Single fuse (120, 277, 347V) ‡ DF Double fuse (208, 240, 480V) ‡ PIR Motion sensor, 8–15' mounting height ‡ PIRH Motion sensor, 15–30' mounting height ‡ BL30 Bi-level switched dimming, 30% ‡ ¶ BL50 Bi-level switched dimming, 50% ‡ ¶	**Shipped separately** ‡ WG Wire guard

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Drilling

Template #5
Top of Pole

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)	KMA DIXIE02
DLL347F 1.5 CIL ISU	Photocell - SSL twist-lock (347V) ‡	KADWG U
DLL480F 1.5 CIL ISU	Photocell - SSL twist-lock (480V) ‡	PUMBAK DDBXD U
SC U	Shorting cap ‡	
KADLDSS U	Houseside shield ‡	

Mast arm adapter (specify finish)
Wire guard accessory
Square and round pole universal mounting bracket adapter (specify finish)

For more control options, visit DTL and RCAM4 online.

Tenon Mounting Slipfitter *

2-3/8"	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

* For round pole mounting (RPD only) | Requires 3" or 4" arm.

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
2 Available as a separate combination accessory: PUMBAK (finish) (‡).
3 Specifies a RCAM4® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for RCAM4® deployment; must be purchased separately. Call 1-800-442-6745 or contact your representative for more info. RCAM4® is FCC Part 15.
4 PIR specifies the SensorSwitch SBOR-11-DDP control; PIRH specifies the SensorSwitch SBOR-6-DDP control; see Motion Sensor Guide for details. Not available with BL30 or BL50.
5 Requires an additional switched circuit with same phase as main luminaire power.
6 Dimming driver standard. MVOLT only.
7 Also available as a separate accessory; see Accessories information at left.
8 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 40C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
	KAD LED 60C 700			
	1.0	0.96	0.92	0.84

Electrical Load

Input Watts	Current (A)	System	120	208	240	277	347	480
20	350	20	0.18	0.10	0.16	0.13	-	-
	700	46	0.39	0.23	0.20	0.18	0.15	0.12
	1000	75	0.61	0.35	0.31	0.27	0.22	0.17
30	530	33	0.28	0.16	0.25	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.30	0.28	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	145	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

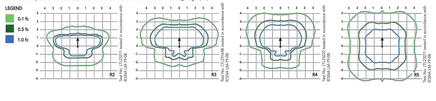
NOTE: All ratings in this table are for a nominal system operated at 25°C ambient. Expect some variation in actual performance. Actual input watts may differ slightly from value derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KAD LED homepage.

Isofootcandle plots for the KAD LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION
Single-piece die-cast aluminum housing with contoured edges has a 0.12" nominal wall thickness. Integral heat sink design. Lens has an impact-resistant, tempered glass lens that is fully gasketed with one piece hinged door.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3-mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and operates from 120-277V (50/60 Hz) or 347-480V (50/60 Hz). Comes standard with a 10kV surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block. Luminaire is rated for use in 3G vibration load rating per ANSI C136.31, and 5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

Color	Drive Current (mA)	System Watts	CCT	Lumens	BUG Rating	Lumens/Watt	Lumens	BUG Rating	Lumens/Watt
				25°C Ambient			40°C Ambient		
20C (20 LEDs)	530 mA	35 W	R2	3,915	B1 U0 G1	105	3,846	B1 U0 G1	102
			R3	3,909	B1 U0 G1	105	3,830	B1 U0 G1	101
			R4	3,905	B1 U0 G1	105	3,835	B1 U0 G1	101
			R5	3,826	B2 U0 G1	103	4,070	B2 U0 G1	107
	700 mA	46 W	R2	4,537	B1 U0 G1	99	4,457	B1 U0 G1	97
			R3	4,519	B1 U0 G1	98	4,437	B1 U0 G1	96
			R4	4,514	B1 U0 G1	98	4,433	B1 U0 G1	96
			R5	4,422	B2 U0 G1	96	4,703	B2 U0 G1	102
	1000 mA	73 W	R2	6,203	B1 U0 G2	86	6,098	B2 U0 G2	84
			R3	6,177	B1 U0 G2	86	6,071	B2 U0 G2	83
			R4	6,165	B1 U0 G2	86	6,279	B2 U0 G2	87
			R5	6,044	B2 U0 G1	84	6,283	B2 U0 G2	87
30C (30 LEDs)	530 mA	53 W	R2	5,328	B1 U0 G2	99	5,669	B1 U0 G2	105
			R3	5,307	B1 U0 G2	98	5,645	B1 U0 G2	105
			R4	5,313	B1 U0 G2	98	5,652	B1 U0 G2	105
			R5	5,209	B2 U0 G2	96	5,999	B2 U0 G2	111
	700 mA	69 W	R2	6,674	B2 U0 G2	95	7,108	B2 U0 G2	101
			R3	6,647	B1 U0 G2	95	7,071	B2 U0 G2	101
			R4	6,655	B1 U0 G2	95	7,080	B2 U0 G2	102
			R5	7,063	B3 U0 G2	101	7,514	B3 U0 G2	107
	1000 mA	108 W	R2	8,881	B2 U0 G2	84	9,448	B2 U0 G2	87
			R3	8,844	B2 U0 G2	82	9,409	B2 U0 G2	87
			R4	8,855	B2 U0 G2	84	9,420	B2 U0 G2	87
			R5	9,098	B3 U0 G2	89	9,998	B4 U0 G2	98
40C (40 LEDs)	530 mA	71 W	R2	7,054	B2 U0 G2	102	7,483	B2 U0 G2	108
			R3	7,065	B2 U0 G2	102	7,495	B2 U0 G2	108
			R4	7,074	B2 U0 G2	102	7,462	B2 U0 G2	108
			R5	7,444	B3 U0 G2	108	7,919	B3 U0 G2	115
	700 mA	94 W	R2	8,737	B2 U0 G2	96	9,295	B2 U0 G2	102
			R3	8,751	B2 U0 G2	96	9,257	B2 U0 G2	102
			R4	8,713	B2 U0 G2	96	9,268	B2 U0 G2	102
			R5	9,246	B3 U0 G2	102	9,836	B4 U0 G2	108
	1000 mA	141 W	R2	11,037	B3 U0 G2	82	11,273	B3 U0 G2	88
			R3	11,480	B3 U0 G2	82	12,223	B3 U0 G2	88
			R4	11,263	B3 U0 G2	82	12,227	B3 U0 G2	87
			R5	12,288	B4 U0 G2	87	12,988	B4 U0 G2	93
60C (60 LEDs)	530 mA	103 W	R2	10,254	B2 U0 G2	100	10,893	B2 U0 G2	106
			R3	10,291	B2 U0 G2	100	10,940	B2 U0 G2	106
			R4	10,268	B2 U0 G2	100	10,961	B2 U0 G2	106
			R5	10,935	B4 U0 G2	106	11,633	B4 U0 G2	113
	700 mA	137 W	R2	12,671	B2 U0 G2	92	13,483	B3 U0 G2	98
			R3	12,719	B2 U0 G2	93	13,533	B3 U0 G2	98
			R4	12,653	B2 U0 G2	92	13,463	B3 U0 G2	98
			R5	13,620	B4 U0 G2	99	14,489	B4 U0 G2	106
	1000 mA	216 W	R2	16,336	B3 U0 G2	76	17,379	B3 U0 G2	81
			R3	16,268	B3 U0 G2	75	17,307	B3 U0 G2	80
			R4	16,288	B3 U0 G2	75	17,328	B3 U0 G2	80
			R5	17,286	B4 U0 G2	80	18,390	B4 U0 G2	85

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1 LIGHTING CUT SHEETs
SCALE: NTS

NO.	DATE	DESCRIPTION	BY

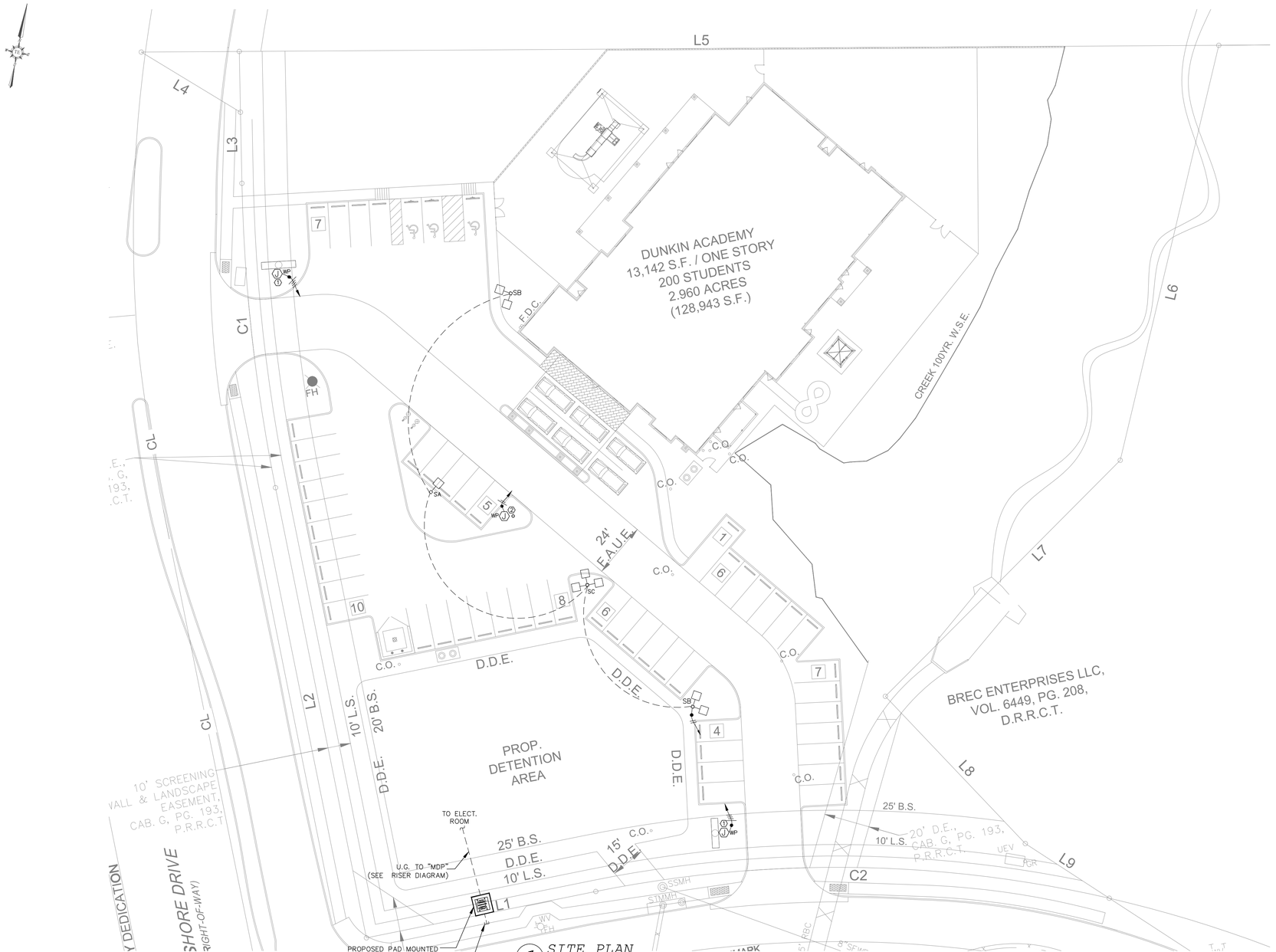
MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

PHOTOMETRIC PLAN
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

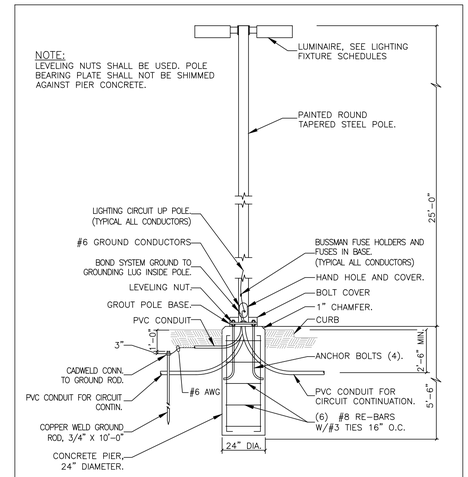
TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	04/12/17	AS SHOWN	028-16	E6.2

TX PE FIRM #11525



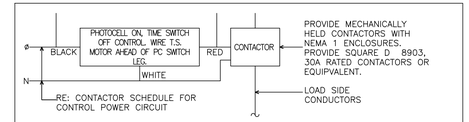
1 *SITE PLAN*
SCALE: 1/24" = 1'-0"



2 *TYPICAL POLE BASE DETAIL*
SCALE: N.T.S

GENERAL SITE NOTES:

1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #3, E6.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.



3 *CONTACTOR CONTROL DIAGRAM*
SCALE: N.T.S

KEY NOTES:

1. J.BOX FOR MAIN SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL	FINISH	MOUNTING	No., SIZE AND TYPE LAMPS	NOTES
SA	LITHONIA LIGHTING # KAD LED 20C 700 30K R3 MVOLT	BRONZE	POLE MOUNTED	1-46W/LED	
SB	LITHONIA LIGHTING # KAD LED 20C 700 30K R3 MVOLT	BRONZE	POLE MOUNTED	2-46W/LED	
SC	LITHONIA LIGHTING # KAD LED 20C 700 30K R3 MVOLT	BRONZE	POLE MOUNTED	3-46W/LED	

NO.	DATE	DESCRIPTION	BY

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED PROFESSIONAL ENGINEER
MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

ELECTRICAL SITE PLAN

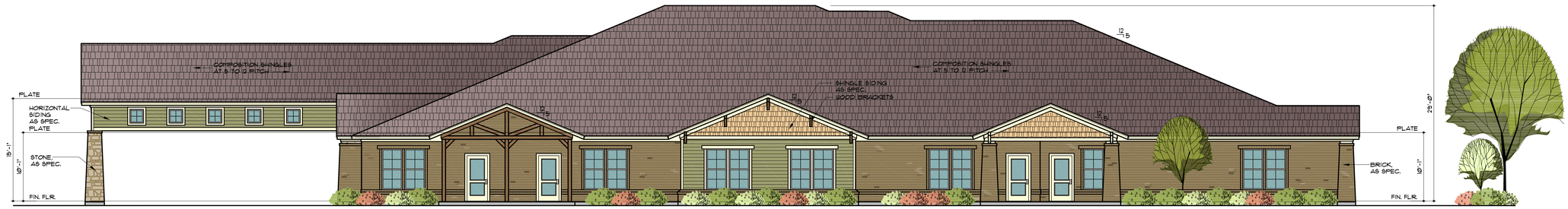
DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	04/12/17	AS SHOWN	028-16	E6.0

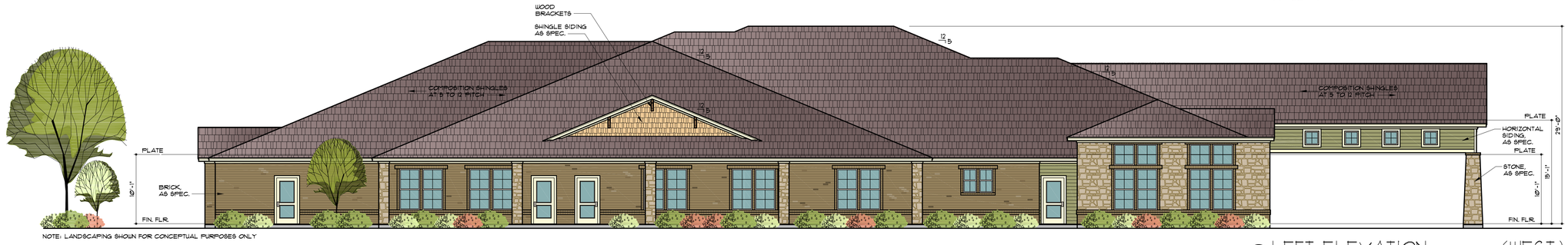
TX PE FIRM #11525



NOTE: LANDSCAPING SHOWN FOR CONCEPTUAL PURPOSES ONLY

4 RIGHT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

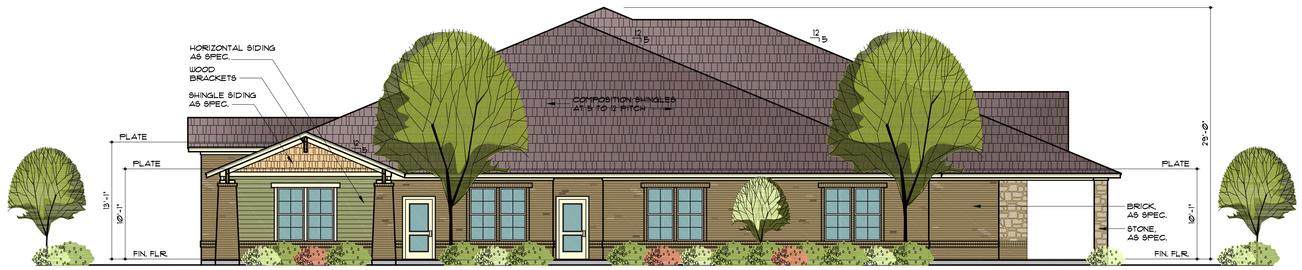


NOTE: LANDSCAPING SHOWN FOR CONCEPTUAL PURPOSES ONLY

3 LEFT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

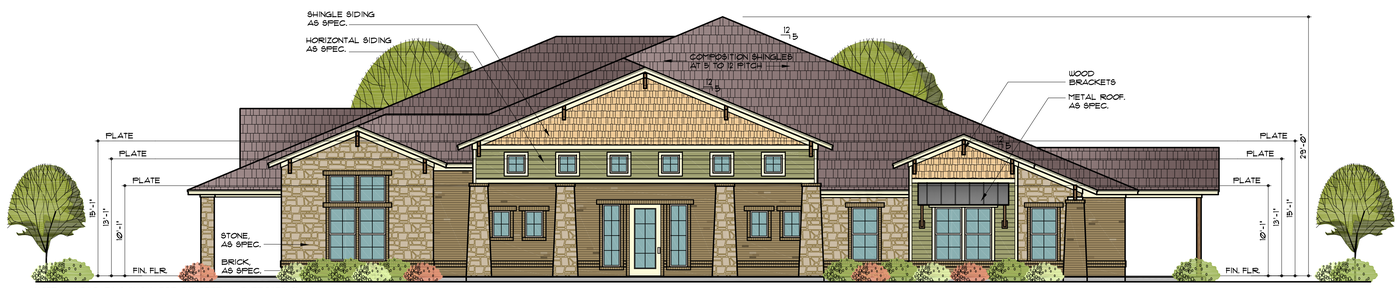
(FACING LAKESHORE DRIVE)



NOTE: LANDSCAPING SHOWN FOR CONCEPTUAL PURPOSES ONLY

2 REAR ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



NOTE: LANDSCAPING SHOWN FOR CONCEPTUAL PURPOSES ONLY

1 FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"

(FACING FORK ROAD)

FACADE MATERIAL AREA.

FRONT ELEVATION (SOUTH)	
MASONRY: 799 SF	= 69%
BRICK: 369 SF	= 46%
STONE: 430 SF	= 54%
CEMENTITIOUS SIDING/SHINGLES: 357 SF	= 31%
TOTAL SURFACE AREA: 1,156 SF	= 100%
REAR ELEVATION (NORTH)	
MASONRY: 573 SF	= 80%
CEMENTITIOUS SIDING/SHINGLES: 141 SF	= 20%
TOTAL SURFACE AREA: 714 SF	= 100%
LEFT ELEVATION (WEST)	
MASONRY: 1,063 SF	= 85%
BRICK: 814 SF	= 76%
STONE: 255 SF	= 24%
CEMENTITIOUS SIDING/SHINGLES: 182 SF	= 15%
TOTAL SURFACE AREA: 1,251 SF	= 100%
RIGHT ELEVATION (EAST)	
MASONRY: 982 SF	= 74%
CEMENTITIOUS SIDING/SHINGLES: 342 SF	= 26%
TOTAL SURFACE AREA: 1,324 SF	= 100%

FACADE MATERIAL SPECS.

BRICK: 'ACME' - CEDAR VALLEY
STONE: GRANBURY REGULAR CHOPPED GRAY
PAINT FOR HORIZONTAL SIDING: 'SHERWIN WILLIAMS' - SW 6424
PAINT FOR SHINGLE SIDING: 'SHERWIN WILLIAMS' - SW 6366
PAINT FOR TRIM: 'SHERWIN WILLIAMS' - SW 6700
WINDOWS: 'VINYL' - ALMOND
COMPOSITION SHINGLE ROOF: WEATHERED WOOD
AWNINGS: 'STANDING SEAM METAL' - ALUMINUM
GUTTERS: 'ALUMINUM' - PEBBLESTONE CLAY

FACADE NOTES

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ANY/ALL SIGNAGE IS SUBJECT TO FNAL APPROVAL UNDER SEPARATE APPLICATTION/PERMIT BY THE CHIEF BUILDING OFFICIAL OR DESGINEE.
- MONUMENT SIGN TO BE CONSTRUCTED OF SAME MATERIALS & COLORS AS BUILDINGS.
- SEE LANDSCAPE PLAN FOR MASONRY SCREENING (COLORS & MATERIALS TO MATCH BUILDING).

ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-975-9767
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

A CHILD CARE FACILITY IN ROCKWALL, TEXAS

FACADE/ELEV. PLAN

N. LAKESHORE DRIVE & E. FORK ROAD

A 2.960 acre tract of land situated in the A. Hanna Survey, Abstract Number 98, Rockwall County, Texas

REVISIONS	BY

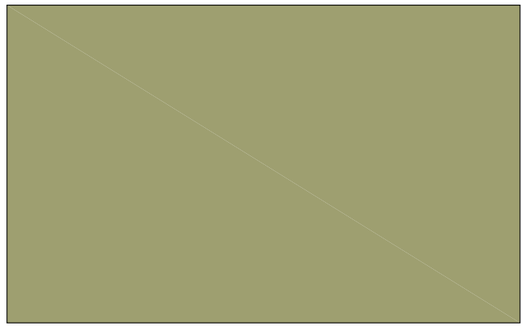
PROJECT NAME & ADDRESS
DUNKIN ACADEMY
N. LAKE SHORE DRIVE
ROCKWALL, TEXAS

DUNKIN ACADEMY
ROCKWALL, TEXAS

ARCHON CORPORATION
ARCHITECTS/PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

PRELIMINARY
NOT FOR CONSTRUCTION
OR REGULATORY APPROVAL

Date: 3-28-17
Drawn:
Job:
Sheet
ELEVS
Of Sheets



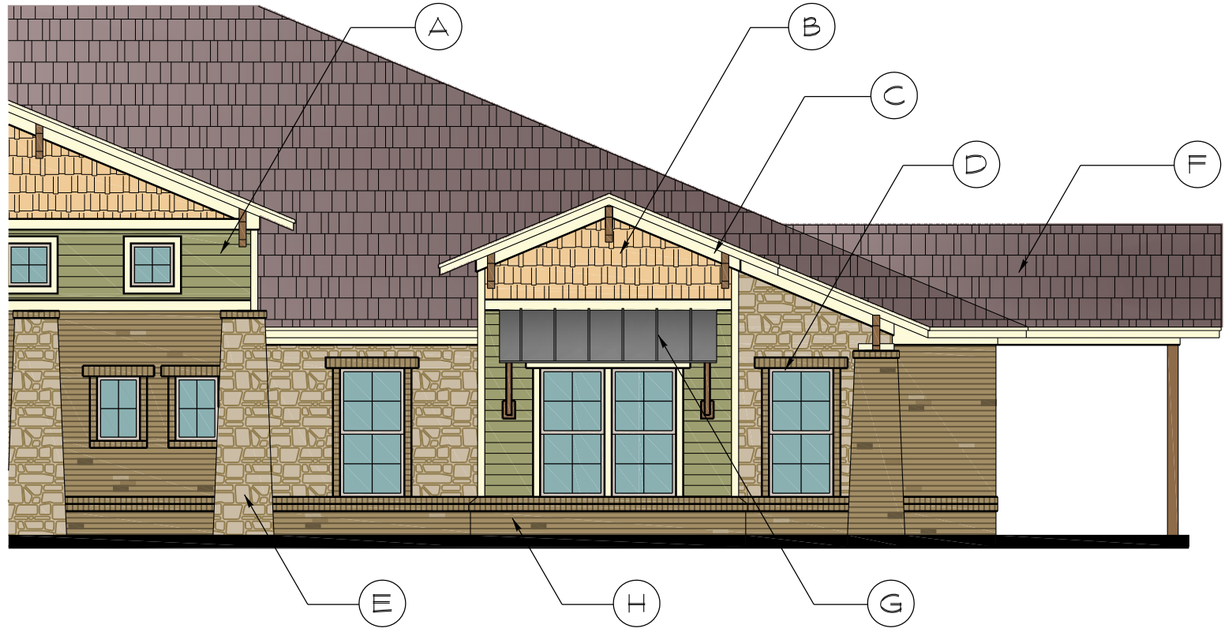
A

HORIZONTAL SIDING
'SW 6424'
SHERWIN WILLIAMS



B

SHINGLE SIDING
'SW 6366'
SHERWIN WILLIAMS





C

TRIM
'SW 6700'
SHERWIN WILLIAMS



D

WINDOWS
'ALMOND'
VINYL



E

STONE
GRANBURY REGULAR
CHOPPED GRAY



F

ROOF
'WEATHERED WOOD'
COMPOSITION SHINGLE



G

AWNINGS
'ALUMINUM'
STANDING SEAM METAL



H

BRICK
'CEDAR VALLEY'
ACME BRICK

ARCHITECT
ARCHON CORPORATION
ARCHITECTS & PLANNERS
2929 CARLISLE, STE 130
DALLAS, TX 75204
817-975-9767
ATTN: GARY WOOD

OWNER
DUNKIN ACADEMY ROCKWALL LLC
320 N TOWN EAST BLVD
SUNNYVALE, TX 75182
469-358-5590
ATT: JOHN DUNKIN

DUNKIN ACADEMY

CASE NO.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 9, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *April 25, 2017* Planning and Zoning Commission meeting.

2. **P2017-017** (David)
Consider a request by Jason Lentz of Atticus Harbor Village for the approval of a replat for Lot 1, Block A and Lot 1, Block B, Harbor Village Addition being a 6.904-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

3. **P2017-020** (Korey)
Consider a request by William and Sandie Wood for the approval of a final plat of Lot 1, Block A, Wood Estates Addition being a 3.58-acre tract of land identified as Tract 60-01 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located east of the intersection of S. Clark Street and Washington Street, and take any action necessary.

4. **P2017-021** (David)
Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a preliminary plat for the Highlands Subdivision containing 53 single-family residential lots on a 13.376-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

5. **P2017-022** (Korey)
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase VI SF, LTD. for the approval of a final plat for Breezy Hill, Phase VI containing 79 single-family residential lots on a 32.022-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

6. **P2017-023** (David)
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Stone Creek Phase 8, LTD. for the approval of a final plat for Stone Creek, Phase VIII containing 102 single-family residential lots on a 28.655-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located at the northwest corner of the intersection of Hay Road and E. Quail Run Road, and take any action necessary.

7. **MIS2017-005** (Korey)
Consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended *Treescape Plan* for a 12.6747-acre tract of land identified as Lot 5, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7), located at the southwest corner of the intersection of Summer Lee Drive and Lakefront Trail, and take any action necessary.

PUBLIC HEARING ITEMS

8. **Z2017-013** (Korey)
Hold a public hearing to discuss and consider a request by Andrew Spearman for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as

stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 3.128-acre tract of land identified as Tract 25 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2180 Airport Road, and take any action necessary.

9. **Z2017-014** (Ryan)
   Hold a public hearing to discuss and consider a request by Dr. Josh Cope of Premiere Vet Care Animal Clinic on behalf of David Falls for the approval of a Specific Use Permit (SUP) for an *Animal Clinic for Small Animals* in Planned Development District 50 (PD-50) for a one (1) acre parcel of land identified as Block 26 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 901 N. Goliad Street [*SH-205*], and take any action necessary.

10. **Z2017-015** (David)
    Hold a public hearing to discuss and consider a request by Matt King on behalf of Archie Underwood for the approval of a Specific Use Permit (SUP) for a *Hotel* in a Commercial (C) District for a 1.345-acre parcel of land identified as Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801B E. IH-30, and take any action necessary.

11. **Z2017-016** (David)
    Hold a public hearing to discuss and consider a request by Dan Claassen of Business Parks of America II, LLC on behalf of the owner Randall Noe of Rockwall Rental Properties, LP for the approval of a zoning change from a Commercial (C) District to a Light Industrial (LI) District for 3.287-acre tract of land identified as Tract 3-01 [*2.182-acres*] & Tract 3-2 [*1.087-acres*] of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northwest corner of the intersection of Enterprise Drive and the IH-30 Frontage Road, and take any action necessary.

12. **Z2017-017** (Ryan)
    Hold a public hearing to discuss and consider the *Revocation* of *Ordinance No. 15-05* (*i.e. SUP No. S-131*) under Section 4.4 of Article IV, *Permissible Uses*, of the Unified Development Code for failing to meet the terms of *S-131*, which would have allowed outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

13. **Z2017-018** (Korey)
    Hold a public hearing to discuss and consider a request by Cesar Sagovia of Rogue Architects on behalf of Starbucks Coffee Company for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 12-29* (*S-099*) to allow for an expansion to the existing restaurant on a 0.182-acre portion of a larger 25.927-acre parcel of land identified as Lot 6, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, addressed as 778 E. IH-30, and take any action necessary.

ACTION ITEMS

14. **SP2017-010** (David)
    Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [*SH-205*], and take any action necessary.

15. **SP2017-012** (David)
    Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

16. **SP2017-014** (Korey)

Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of an amended site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

DISCUSSION ITEMS

17. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2017-019: Lots 3 & 4, Block A, Woods at Rockwall Addition [*Approved*]
- ✓ P2017-024: Lots 26 & 27, Block E, The Preserve, Phase I Addition [*Approved*]
- ✓ Z2017-007: Zoning Change for the Gideon Property (AG to PD) (*2nd Reading*) [*Approved*]
- ✓ Z2017-009: SUP for 1415 & 1501 E. IH-30 (*1st Reading*) [*Approved*]
- ✓ Z2017-010: Amendment to PD-32 (*2nd Reading*) [*Approved*]
- ✓ Z2017-011: Text Amendment for Section 4.8, *Downtown (DT) District* (*2nd Reading*) [*Approved*]
- ✓ Z2017-012: Zoning Change (AG to SFE-2.0) for 3401 FM-549 (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 5th day of May, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 30, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2017-016** **(Korey)**
   Discuss and consider a request by Glen and Rosie Cox for the approval of a final plat of Lots 1 & 2, Block A, Cox Acres Addition being a 29.97-acre tract of land identified as Tract 7 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located on the south side of Quail Run Road east of the intersection of Quail Run and John King Boulevard, and take any action necessary.

2. **P2017-025** **(David)**
   Discuss and consider a request by Stephen Coslik of Rockwall Crossing, LTD for the approval of a replat for Lots 12 & 13, Block A, Rockwall Crossing Addition being a 22.246-acre parcel of land currently identified as Lot 9, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the south side of the IH-30 Frontage Road east Mims Road, and take any action necessary.

3. **P2017-026** **(Korey)**
   Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a final plat for Lots 1-3, Block A, Landing Point Addition being a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

4. **P2017-027** **(Korey)**
   Discuss and consider a request by Randal Currington of Fontanna Ranch Phase II, LP for the approval of an amending plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

5. **P2017-028** **(David)**
   Discuss and consider a request by Mushtak Khatri of T. Rockwall Phase 2, LLC for the approval of a replat for Lot 5, Block A, Rockwall Commons Addition being a 3.802-acre parcel of land currently identified as Lot 6, Block A, Rockwall Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 1 (PD-1) for mixed use development, generally located on Ridge Road [*FM-740*] south of Summit Ridge Drive, and take any action necessary.

APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

7. **MIS2017-006** **(Korey)**
   Discuss and consider a request by Lance Tyler for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 12.0-acre portion of a larger 29.97-acre tract of land identified as Tract 7 of the J. M. Glass Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located east of the intersection of John King Boulevard and E. Quail Run Road, and take any action necessary.

DISCUSSION ITEMS

8. **Z2017-019** **(David)**
   Hold a public hearing to discuss and consider a request by Clarence L. Jorif of *The Compound at Rockwall* on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

9. **Z2017-020** **(David)**
   Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

10. **Z2017-021** **(Korey)**
    Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a zoning change from Residential-Office (RO) District to General Retail (GR) District for a 2.35-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 4031 N. Goliad Street, and take any action necessary.

11. **Z2017-022** **(Ryan)**
    Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 6.8, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, and Section F.3, *District Landscaping Requirements*, of *Appendix 'F'*, *Landscaping Requirements and Guidelines*, of the Unified Development Code for the purpose of amending the residential frontage requirements and clarifying certain sections of the code, and take any action necessary.

12. **SP2017-016** **(David)**
    Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

13. **SP2017-017** **(Korey)**
    Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [*Presbyterian Hospital*] on a 18.871-acre portion of a larger 8.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

14. **H2017-007** **(David)**
    Hold a public hearing to discuss and consider a City initiated request for the purpose of *rescinding* the *Local Landmark Designation* (*i.e. Ordinance No. 08-15*) for the *Spafford House* being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-017: Lot 1, Block B, Harbor Village Addition [*Approved*]
- ✓ P2017-020: Lot 1, Block A, Wood Estates Addition [*Approved*]
- ✓ P2017-021: Preliminary Plat for the Highlands Subdivision [*Approved*]
- ✓ P2017-022: Final Plat for Breezy Hill, Phase VI [*Approved*]
- ✓ P2017-023: Final Plat for Stone Creek, Phase VIII [*Approved*]
- ✓ Z2017-009: SUP for a Motor Vehicle Dealership at 1415 & 1501 E. IH-30 (*2nd Reading*) [*Approved*]
- ✓ Z2017-013: SUP for an Accessory Building at 2180 Airport Road (*1st Reading*) [*Approved*]

- ✓ Z2017-014: SUP for a Small Animal Clinic in PD-50 (*1st Reading*) [*Approved*]
- ✓ Z2017-015: SUP for a Hotel at 801 B. E. IH-30 (*1st Reading*) [*Denied*]
- ✓ Z2017-016: Zoning Change (C to LI) (*1st Reading*) [*Denied*]
- ✓ Z2017-017: Revocation of *Ordinance No. 15-05* (*S-131*) (*1st Reading*) [*Approved*]
- ✓ Z2017-018: Amendment to S-99 (*Ordinance No. 12-29*) (*1st Reading*) [*Approved*]
- ✓ SP2017-010: Major Waivers for 301 & 303 N. Goliad Street [*Approved*]
- ✓ SP2017-010: Variances for Texas Road House [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of May, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 30, 2017
5:00 PM

CONSENT AGENDA

1. **SP2017-017** **(Korey)**
   Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [*Presbyterian Hospital*] on a 18.871-acre portion of a larger 8.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

ACTION ITEMS

2. **SP2017-016** **(David)**
   Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of May, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/30/2017

APPLICANT: Glen and Rosie Cox

AGENDA ITEM: **P2017-016;** *Lots 1 & 2, Block A, Cox Acres Addition*

SUMMARY:

Discuss and consider a request by Glen and Rosie Cox for the approval of a final plat of Lots 1 & 2, Block A, Cox Acres Addition being a 29.97-acre tract of land identified as Tract 7 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located on the south side of Quail Run Road east of the intersection of Quail Run and John King Boulevard, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat two (2) parcels of land [*Lots 1 & 2, Block A, Cox Acres Addition*] for the purpose of establishing the necessary easements and provide for the required 25-foot right-of-way dedication adjacent to Quail Run Road for the construction of two (2) single-family residential homes.

- ☑ On May 11, 2017, the Board of Adjustments approved a request for a variance [*Order No. BOA 2017-4-V*] reducing the lot frontage requirement from 100-feet to 60-feet for Lot 2.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1 & 2, Block A, Cox Acres Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-016	**Owner**	ROSIE COX	**Applied**	3/20/2017 LM
Project Name	Lots 1 & 2, Block A, Cox Acres	**Applicant**	ROSIE COX	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	3/20/2017 LM

Site Address	**City, State Zip**	**Zoning**
1800 QUAIL RUN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SADDLEBROOK ESTATES 2	7	NULL	7	0088-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	3/20/2017	3/27/2017	3/20/2017		APPROVED	
ENGINEERING	Amy Williams	3/20/2017	3/27/2017	3/23/2017	3	COMMENTS	See Comment
(3/23/2017 8:20 AM AW) Need to show a 20' wide utility easement along the entire western property line The 60' public access esmt needs to be "Public Access and Utility" easement Need to pay $506.98 for siren fees for 29.51 acres Park fees? Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)							
FIRE	Ariana Hargrove	3/20/2017	3/27/2017	3/24/2017	4	APPROVED	
GIS	Lance Singleton	3/20/2017	3/27/2017	5/19/2017	60	APPROVED	
PLANNING	Korey Brooks	3/20/2017	3/27/2017	5/24/2017	65	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(5/24/2017 3:15 PM KB)

P2017-16 Lots 1 & 2, Block A, Cox Acres Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Glen and Rosie Cox for the approval of a final plat of Lots 1 & 2, Block A, Cox Acres Addition being a 29.97-acre tract of land identified as Tract 7 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located on the south side of Quail Run Road east of the intersection of Quail Run and John King Boulevard, and take any action necessary.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

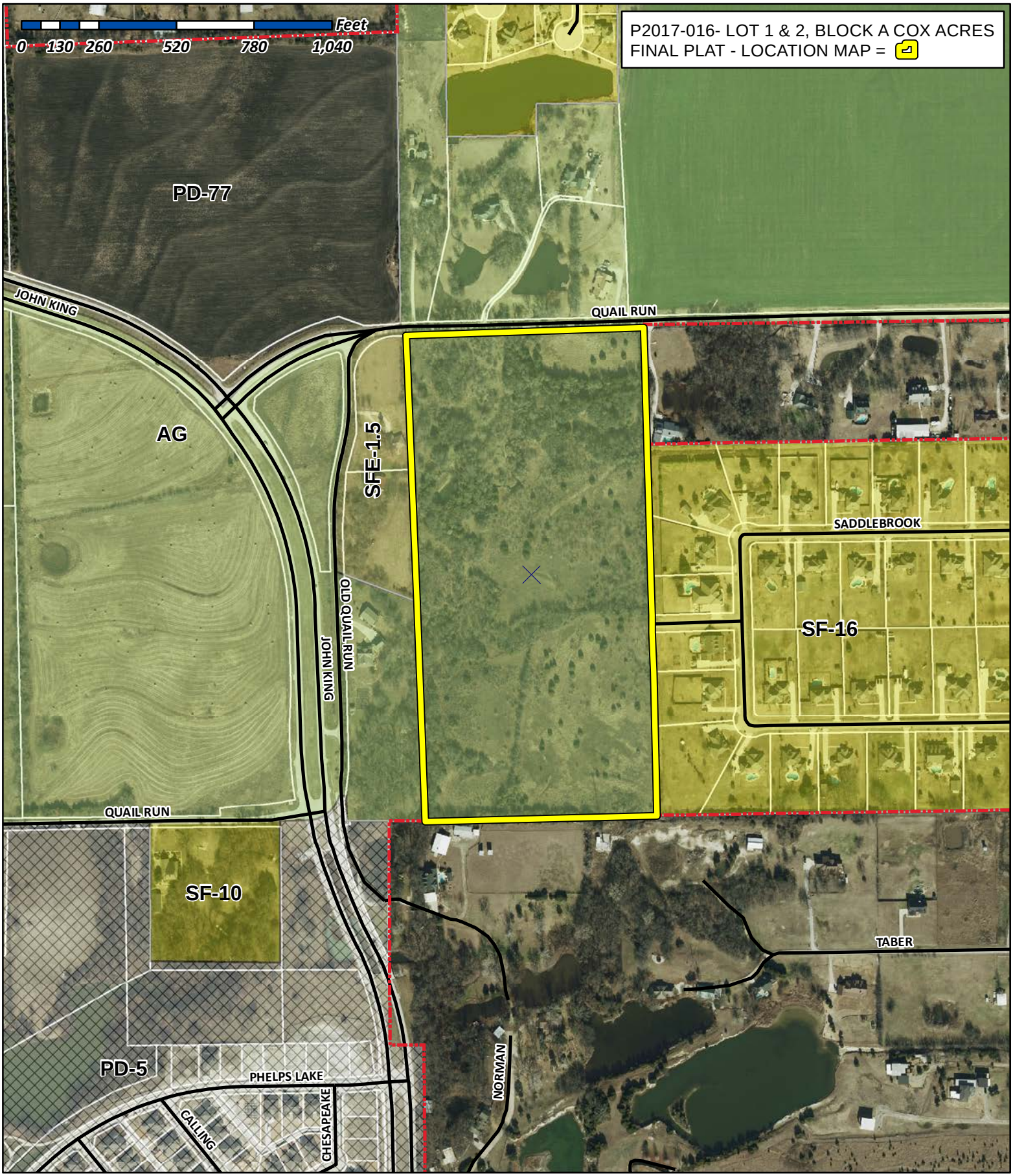
M.3 For reference, include the case number (P2017-016) in the lower right hand corner of all pages on future submittals.

M.4 Please check the first bearing on the plat. It just says “North 1655.87”

M.5 Please show the 40-foot front yard setbacks on both lots.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 6, 2017. The Planning and Zoning Meeting for this case is May 30, 2017.

I.7 The projected City Council meeting date and subsequent approval for this plat is June 5, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, GLEN COX and ROSIE COX, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.M. GASS SURVEY ABSTRACT NO. 88, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Trustee's Deed to Sharon Van Fosson, dated March 14, 2016 and being recorded in Document no. 20160000002423 of the Official Public Records of Rockwall County, Texas, and being the same tract of land as described as Tract 2 in a Deed to Joe W. Gideon and Katherine Gideon, as recorded in Volume 35, Page 591 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the southwest corner of said Van Fosson tract and the southwest corner of said Gass Survey;

THENCE NORTH along the west line of said tract, at 1630.87 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1655.87 feet to a P-K nail found in pavement in the center of Quail Run Road;

THENCE S. 89 deg. 33 min. 17 sec. E. along the center of Quail Run Road, a distance of 788.87 feet to a P-K nail found in pavement for corner;

THENCE S. 00 deg. 06 min. 26 sec. W. a distance of 1660.11 feet to a 1/2" iron rod found for corner at the southwest corner of SADDLEBROOK ESTATES SECTION 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 238 of the Plat Records of Rockwall County, Texas;

THENCE N. 89 deg. 14 min. 37 sec. W. a distance of 785.80 feet to the POINT OF BEGINNING and containing 29.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as COX ACRES, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

GLEN COX

ROSIE COX

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GLEN COX known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

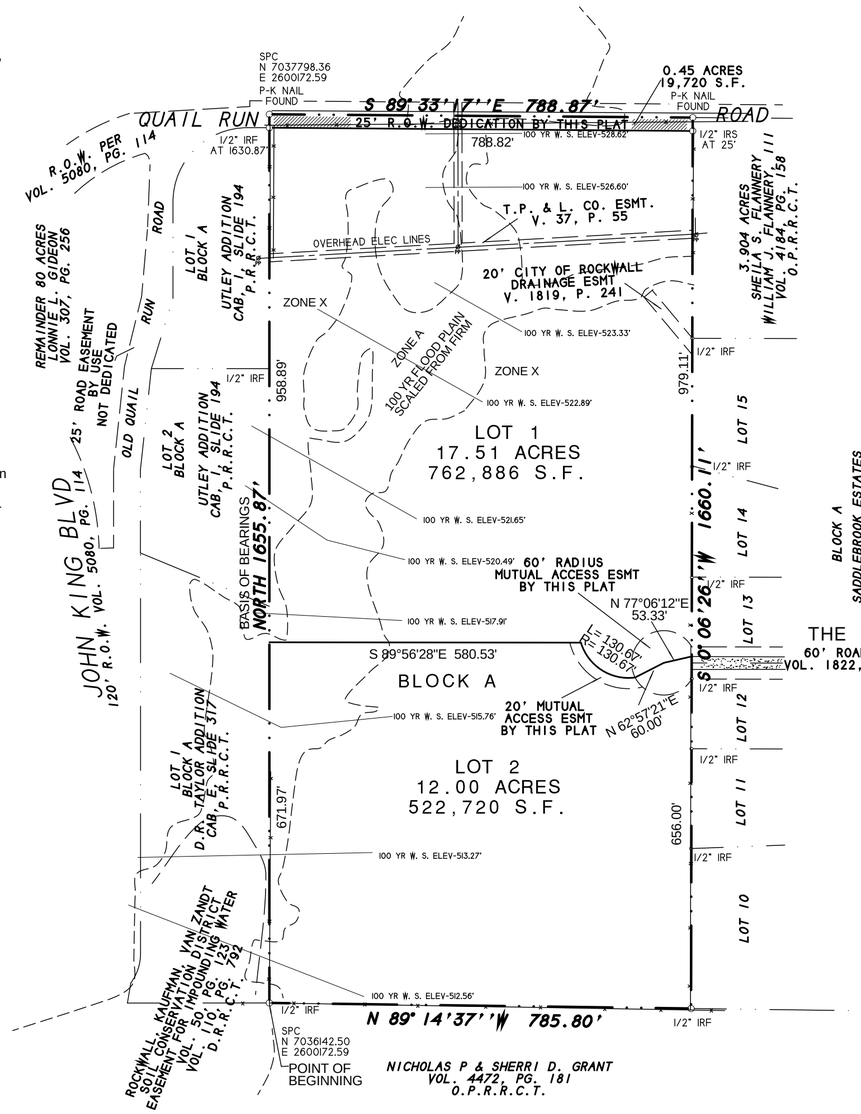
Notary Public in and for the State of Texas My Commission Expires:

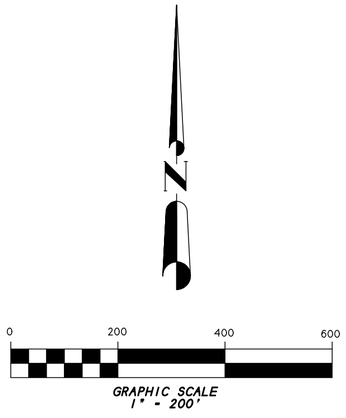
STATE OF TEXAS
COUNTY OF ROCKWALL

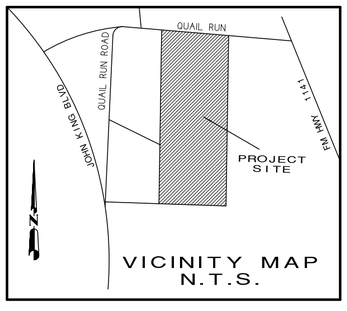
Before me, the undersigned authority, on this day personally appeared ROSIE COX known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires:







NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of COX ACRES, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

FINAL PLAT

COX ACRES

LOTS 1 & 2, BLOCK A

TWO LOTS (2) BEING
29.97 ACRES OR 1,305,326 S.F.
SITUATED IN THE
J. M. GASS SURVEY, A-88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

OWNER:
GLEN COX
ROSIE COX
815 T.L. TOWNSEND BLVD
ROCKWALL, TEXAS 75087
972-672-3478
972-672-5888

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 20, 2017
SCALE 1" = 200' FILE # 20160173PP
CLIENT COX

CASE NO. P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/30/2017

APPLICANT: Stephen Coslik of *Rockwall Crossing, LTD*

AGENDA ITEM: **P2017-025;** *Lots 12 & 13, Block A, Rockwall Crossing Addition*

SUMMARY:

Discuss and consider a request by Stephen Coslik of Rockwall Crossing, LTD for the approval of a replat for Lots 12 & 13, Block A, Rockwall Crossing Addition being a 22.246-acre parcel of land currently identified as Lot 9, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the south side of the IH-30 Frontage Road east Mims Road, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for the purpose of re-platting Lot 9 of the *Rockwall Crossing Addition* and creating an additional lot (*i.e. Lot 13*) for future development. The 0.764-acre irregular shaped lot fronts Ralph Hall Parkway, is adjacent to and east of the TXDOT construction/storage site, and south of Cotton Patch restaurant. The *subject property* is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District, and is subject to the standards of these districts when developed. It should be noted that the replat does not necessitate any additional easements for the development of Lot 13.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this final plat, conforming to the requirements for plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lots 12 &13, Block A*, *Rockwall Crossing Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-025	**Owner**	ROCKWALL, CROSSING LTD	**Applied**	5/12/2017	LM
Project Name	Lots 12 & 13, Block A, Rockwall Crossing	**Applicant**	ROCKWALL CROSSING, LTD	**Approved**		
Type	PLAT			**Closed**		
Subtype	REPLAT			**Expired**		
Status	STAFF REVIEW			**Status**	5/12/2017	LM

Site Address	**City, State Zip**	**Zoning**
919 I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL CROSSING	9	A	9	4799-000A-0009-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/12/2017	5/19/2017	5/17/2017	5	APPROVED	
ENGINEERING	Amy Williams	5/12/2017	5/19/2017	5/19/2017	7	COMMENTS	See Comment
(5/19/2017 11:28 AM AW) Add note: Property owner is responsible for all the maintenance, repair, and replacement of the drainage and detention systems in easements.							
FIRE	Ariana Hargrove	5/12/2017	5/19/2017	5/19/2017	7	APPROVED	
GIS	Lance Singleton	5/12/2017	5/19/2017	5/19/2017	7	APPROVED	
PLANNING	David Gonzales	5/12/2017	5/19/2017	5/17/2017	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Stephen Coslik of Rockwall Crossing, LTD for the approval of a replat for Lots 12 & 13, Block A, Rockwall Crossing Addition being a 22.246-acre parcel of land currently identified as Lot 9, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the south side of the IH-30 Frontage Road east Mims Road, and take any action necessary

PLANNING COMMENTS - DAVID GONZALES - 05.16.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 6, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-025" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a building permit.
4. Tie at least two (2) corners to City monumentation (X & Y coordinates).
5. Change Title Block to read "Final Plat" rather than 'replat' at top of title block. Language indicates "being a replat of"

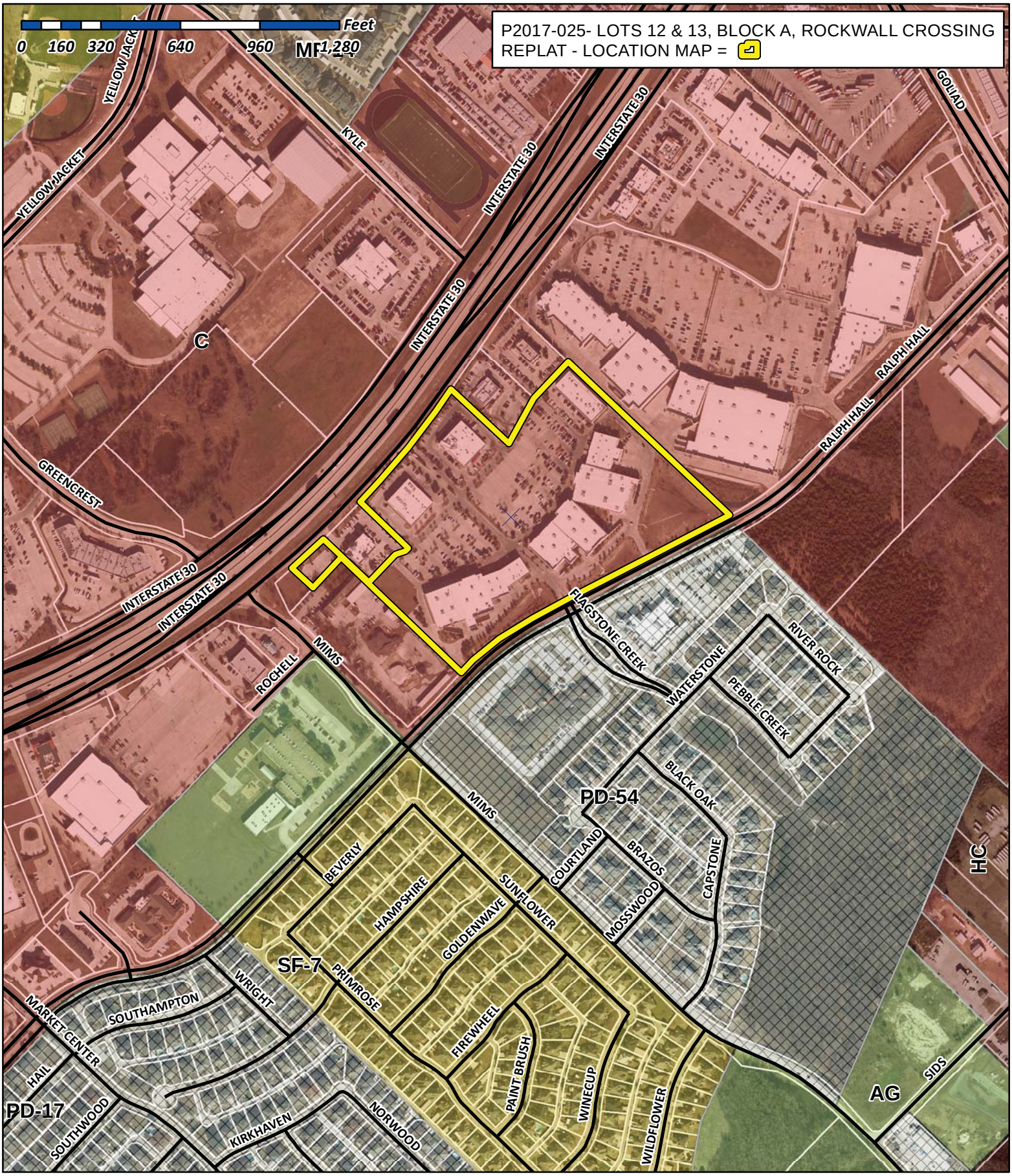
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Due to the plat being on Consent Agenda, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action/Consent Agenda: May 30, 2017 (6:00p.m.)

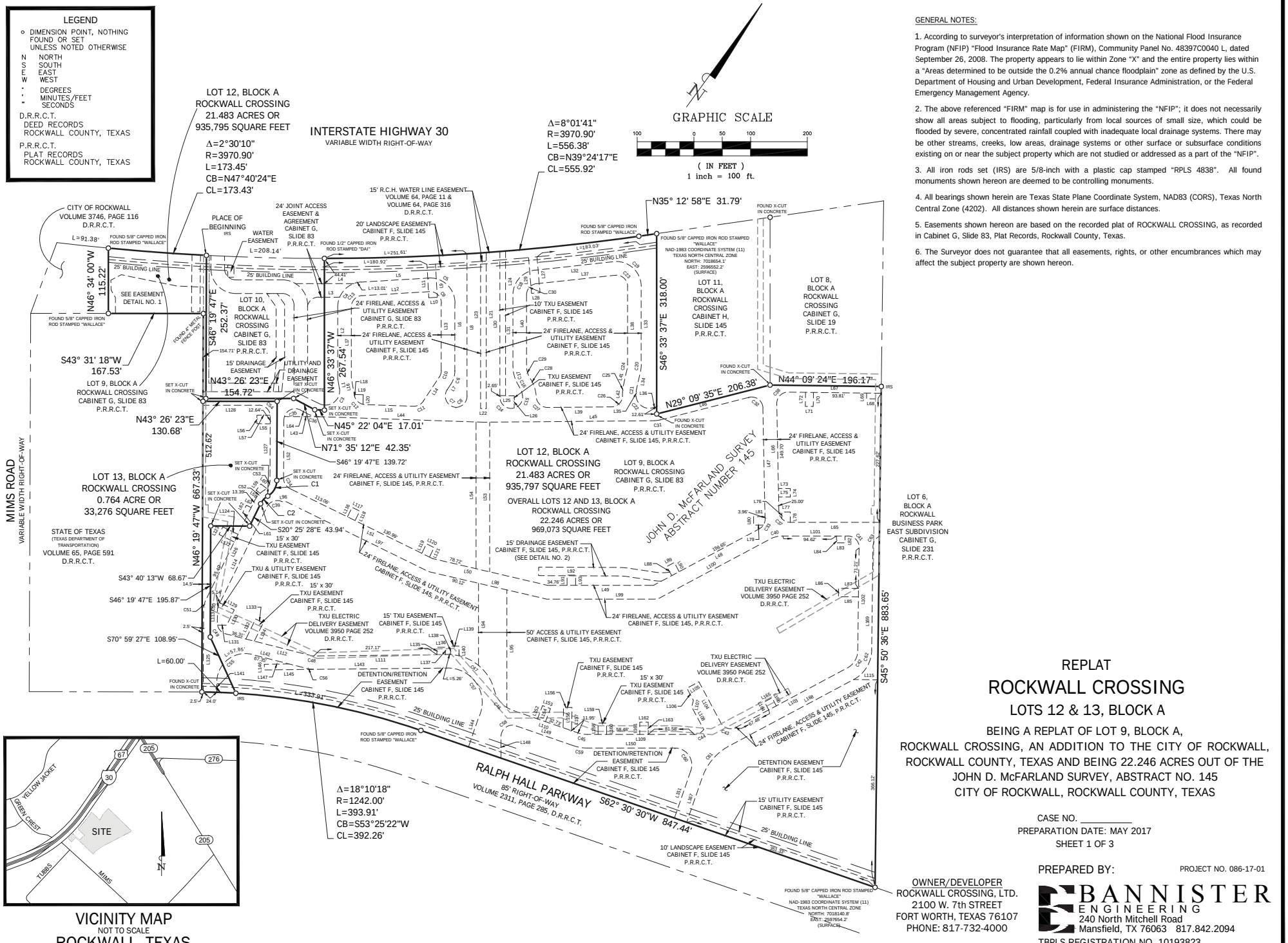
City Council - Action/Consent : June 5, 2017 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS

GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48397C0040 L, dated September 26, 2008. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

4. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

5. Easements shown hereon are based on the recorded plat of ROCKWALL CROSSING, as recorded in Cabinet G, Slide 83, Plat Records, Rockwall County, Texas.

6. The Surveyor does not guarantee that all easements, rights, or other encumbrances which may affect the subject property are shown hereon.

REPLAT

ROCKWALL CROSSING

LOTS 12 & 13, BLOCK A

BEING A REPLAT OF LOT 9, BLOCK A, ROCKWALL CROSSING, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING 22.246 ACRES OUT OF THE JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____
PREPARATION DATE: MAY 2017
SHEET 1 OF 3

OWNER/DEVELOPER
ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107
PHONE: 817-732-4000

PREPARED BY:
PROJECT NO. 086-17-01

BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **ROCKWALL CROSSING, LTD.**, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 22.246 acres (969,073 square feet) of land in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas; said 22.246 acres (969,073 square feet) of land being a all of that certain described Lot 9, Block A, ROCKWALL CROSSING (hereinafter referred to as Lot 9), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 83, Plat Records, Rockwall County, Texas (P.R.R.C.T.); said Lot 9 being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for a Northwesterly corner of said Lot 9, same being the Westerly corner of that certain tract of land described as Lot 10, Block A of said ROCKWALL CROSSING (hereinafter referred to as Lot 10), same also being the existing Southeasterly right-of-way line of Interstate Highway 30, (variable width right-of-way);

THENCE with the common line between said Lot 9 and said Lot 10 for the following **5** courses:

1. South 46 degrees 19 minutes 47 seconds East, departing the existing Southeasterly right-of-way line of said Interstate Highway 30, a distance of 252.37 feet to an "X" cut in concrete pavement set for an inner-ell corner of said Lot 9, same being the Southerly corner of said Lot 10;

2. North 43 degrees 26 minutes 23 seconds East, a distance of 154.72 feet to an "X" cut in concrete pavement set for corner;

3. North 71 degrees 35 minutes 12 seconds East, a distance of 42.35 feet to an "X" cut in concrete pavement set for corner;

4. North 45 degrees 22 minutes 04 seconds East, a distance of 17.01 feet to an "X" cut in concrete pavement set for corner, same being the Easterly corner of said Lot 10;

5. North 46 degrees 33 minutes 37 seconds West, a distance of 267.54 feet to a one-half inch iron rod with plastic cap stamped "DAI" found for an angle point in the Northwesterly line of said Lot 9, same being the northerly corner of said Lot 10, same being the existing Southeasterly right-of-way line of said Interstate Highway 30, same also being the beginning of a non-tangent curve to the left, whose long chord bears North 39 degrees 24 minutes 17 seconds East, a distance of 555.92 feet;

THENCE Northeasterly with the common line between said Lot 9 and the existing Southeasterly right-of-way line of said Interstate Highway 30 and with said non-tangent curve to the left having a radius of 3970.90 feet, through a central angle of 8 degrees 01 minute 41 seconds, for an arc distance of 556.38 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for corner;

THENCE North 35 degrees 12 minutes 58 seconds East, continue with the common line between said Lot 9 and the existing Southeasterly right-of-way line of said Interstate Highway 30, a distance of 31.79 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for a Northerly corner of said Lot 9, same being the Westerly corner of that certain tract of land described as Lot 11, Block A, ROCKWALL CROSSING (hereinafter referred to as Lot 11), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 145, P.R.R.C.T.;

THENCE South 46 degrees 33 minutes 37 seconds East, departing the existing Southeasterly right-of-way line of said Interstate Highway 30 and with the common line between said Lot 9 and said Lot 11,a distance of 318.00 feet to an "X" cut in concrete pavement found for an inner-ell corner of said Lot 9, same being the Southerly corner of said Lot 11;

THENCE North 29 degrees 09 minutes 35 seconds East, continue with the common line between said Lot 9 and said Lot 11, a distance of 206.38 feet to an "X" cut in concrete pavement found for an angle point in the Northwesterly line of said Lot 9, same being the Easterly corner of said Lot 11, same also being the Southerly corner of that certain tract of land described as Lot 8, Block A, ROCKWALL CROSSING (hereinafter referred to as Lot 8), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 19, P.R.R.C.T.;

THENCE North 44 degrees 09 minutes 24 seconds East with the common line between said Lot 9 and said Lot 8, a distance of 196.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for a Northerly corner of said Lot 9, same being the Easterly corner of said Lot 8, same also being the Southwesterly line of that certain tract of land described as Lot 6, ROCKWALL BUSINESS PARK EAST SUBDIVISION (hereinafter referred to as Lot 6), an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 231, P.R.R.C.T.;

THENCE South 45 degrees 50 minutes 36 seconds East with the common line between said Lot 9 and said Lot 6, a distance of 883.65 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for the Easterly corner of said Lot 9, same being the Southerly corner of said Lot 6, same also being the existing Northwesterly right-of-way line of Ralph Hall Parkway (85' right-of-way), as recorded in Volume 2311, Page 285, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE South 62 degrees 30 minutes 30 seconds West with the common line between said Lot 9 and the existing Northwesterly right-of-way line of said Ralph Hall Parkway, a distance of 847.44 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for the beginning of a curve to the left, whose long chord bears South 53 degrees 25 minutes 22 seconds West, a distance of 392.26 feet;

THENCE Southwesterly, with the common line between said Lot 9 and the existing Northwesterly right-of-way line of said Ralph Hall Parkway and with said curve to the left having a radius of 1242.00 feet, through a central angle of 18 degrees 10 minutes 18 seconds, fro an arc distance of 393.91 feet to an "X" cut in concrete pavement for for the Southerly corner of said Lot 9, same being the Easterly corner of that certain tract of land described in a deed to State of Texas (hereinafter referred to as Texas Department of Transportation tract), as recorded in Volume 65, Page 591, D.R.R.C.T.;

THENCE North 46 degrees 19 minutes 47 seconds West, departing the existing Northwesterly right-of-way line of said Ralph Hall Parkway and with the common line between said Lot 9 and said Texas Department of Transportation tract, a distance of 667.33 feet to a four-inch metal fence post found for corner, same being the Northerly corner of said Texas Department of Transportation tract;

Continued:

THENCE South 43 degrees 31 minutes 18 seconds West, continue with the common line between said Lot 9 and said Texas Department of Transportation tract, a distance of 167.53 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for a Southerly corner of said Lot 9, same being the Easterly corner of that certain tract of land described in a deed to City of Rockwall (hereinafter referred to as City of Rockwall tract), as recorded in Volume 3746, Page 116, D.R.R.C.T.;

THENCE North 46 degrees 34 minutes 00 seconds West, departing the Northwesterly line of said Texas Department of Transportation tract and with the common line between said Lot 9 and said City of Rockwall tract, a distance of 115.22 feet to a five-eighths inch iron rod with plastic cap stamped "WALLACE" found for a Westerly corner of said Lot 9, same being the Northerly corner of said City of Rockwall tract, same being the existing Southeasterly right-of-way line of the aforesaid Interstate Highway 30, same alos being the beginning of a non-tangent curve to the left, whose long chord bears North 47 degrees 40 minutes 24 seconds East, a distance of 173.43 feet;

THENCE Northeasterly with the common line between said Lot 9 and the existing Southeasterly right-of-way line of said Interstate Highway 30 and with said non-tangent curve to the left having a radius of 3970.90 feet, through a central angle of 2 degrees 30 minutes 10 seconds, fro an arc distance of 173.45 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 22.246 acres (969,073 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL CROSSING** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL CROSSING** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be
used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Rockwall Crossing, LTD.

_____
Name:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2017.

_____ _____ _____
Notary Public in and for the State of Texas My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Michael Dan Davis**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

For: Bannister Engineering LLC

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838



STANDARD CITY SIGNATURE BLOCK

_____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the

City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2017.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

REPLAT

ROCKWALL CROSSING

LOTS 12 & 13, BLOCK A

BEING A REPLAT OF LOT 9, BLOCK A,
ROCKWALL CROSSING, AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS AND BEING 22.246 ACRES OUT OF THE
JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____
PREPARATION DATE: MAY 2017
SHEET 2 OF 3

PREPARED BY: PROJECT NO. 086-17-01

OWNER/DEVELOPER
ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107
PHONE: 817-732-4000

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

Line Table		
Line #	Length	Direction
L1	18.00	N56° 12' 57"W
L2	126.08	N46° 33' 37"W
L3	26.98	N43° 23' 23"E
L4	52.15	N43° 26' 23"E
L5	118.84	N40° 01' 41"E
L6	119.40	S46° 32' 11"E
L7	11.29	S12° 57' 48"E
L8	250.88	N46° 33' 37"W
L9	58.52	S49° 48' 09"E
L10	15.00	S40° 11' 51"W
L11	58.65	N49° 48' 09"W
L12	118.84	N40° 01' 41"E
L13	119.40	S46° 32' 12"E
L14	51.37	S12° 57' 48"E
L15	85.12	S45° 22' 04"W
L16	32.01	N56° 12' 57"W
L17	124.05	N46° 33' 37"W
L18	4.00	N44° 57' 41"W
L19	15.00	N45° 02' 19"E
L20	17.00	S44° 57' 41"E
L21	275.32	S46° 33' 37"E
L22	10.00	S44° 11' 32"W
L23	274.47	N46° 33' 37"W
L24	255.11	N46° 33' 37"W
L25	25.64	N44° 38' 41"E
L26	21.43	S45° 21' 19"E
L27	63.48	S51° 24' 13"E
L28	15.00	S38° 35' 37"W
L29	63.36	N51° 24' 13"W
L30	256.75	S46° 33' 37"E
L31	125.43	N46° 32' 07"W
L32	139.00	N37° 17' 48"E
L33	131.73	S46° 33' 37"E
L34	32.61	S33° 53' 36"E
L35	5.51	S46° 07' 13"E
L36	7.85	N29° 09' 35"E
L37	139.00	N37° 17' 48"E
L38	138.19	S46° 33' 37"E
L39	112.14	S42° 56' 36"W
L40	125.43	N46° 32' 07"W
L41	32.61	S33° 53' 36"E
L42	7.70	S46° 07' 13"E
L43	60.96	S43° 40' 13"W
L44	289.01	S45° 22' 04"W
L45	301.97	N42° 56' 36"E
L46	161.29	N29° 09' 35"E
L47	195.21	S47° 40' 49"E
L48	210.87	S15° 21' 02"W
L49	187.19	N43° 26' 23"E
L50	207.95	N56° 33' 02"E
L51	280.19	N69° 34' 32"E
L52	102.86	S46° 19' 47"E
L53	264.12	N46° 33' 37"W
L54	258.82	N46° 33' 37"W
L55	23.47	S43° 40' 13"W
L56	15.00	N46° 19' 47"W
L57	23.33	N43° 40' 13"E
L58	8.75	S80° 03' 37"W
L59	13.91	N10° 00' 10"W
L60	12.85	N81° 30' 34"E
L61	9.42	S69° 34' 32"W
L62	15.00	N20° 25' 28"W
L63	9.42	N69° 34' 32"E
L64	12.07	N71° 35' 12"E
L65	157.66	S43° 26' 23"W

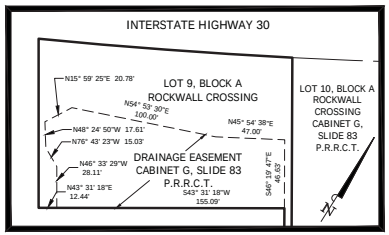
Line Table		
Line #	Length	Direction
L66	189.70	N47° 40' 49"W
L67	163.98	N44° 09' 24"E
L68	15.00	S44° 09' 24"W
L69	10.00	N45° 50' 36"W
L70	24.78	S45° 50' 36"E
L71	14.00	S44° 09' 24"W
L72	24.78	N45° 50' 36"W
L73	20.94	N43° 40' 13"E
L74	15.00	S46° 19' 47"E
L75	20.59	S43° 40' 13"W
L76	11.55	N45° 50' 33"W
L77	15.00	N44° 09' 27"E
L78	18.04	S45° 50' 33"E
L79	17.14	S43° 40' 13"W
L80	15.00	N46° 19' 47"W
L81	20.07	N43° 40' 13"E
L82	11.96	S46° 33' 37"E
L83	15.00	S43° 26' 23"W
L84	11.96	N46° 33' 37"W
L85	35.17	S43° 50' 13"W
L86	15.00	N46° 09' 47"W
L87	35.25	N43° 50' 13"E
L88	18.23	N74° 38' 58"W
L89	15.00	N15° 21' 02"E
L90	18.23	S74° 38' 58"E
L91	17.86	N46° 33' 37"W
L92	15.00	N43° 26' 23"E
L93	17.86	S46° 33' 37"E
L94	145.19	S46° 33' 37"E
L95	207.62	S46° 33' 37"E
L96	6.24	N39° 34' 32"E
L97	281.08	N69° 34' 32"E
L98	213.45	N56° 33' 02"E
L99	195.59	N43° 26' 23"E
L100	223.74	N15° 21' 02"E
L101	115.35	N43° 26' 23"E
L102	180.64	S45° 50' 36"E
L103	223.80	S15° 21' 02"W
L104	81.67	N74° 40' 21"W
L105	24.00	S15° 19' 39"W
L106	24.18	S74° 40' 21"E
L107	12.01	S32° 08' 32"E
L108	45.01	S74° 38' 58"E
L109	189.25	S43° 26' 23"W
L110	121.84	S62° 30' 30"W
L111	235.93	S42° 53' 27"W
L112	154.68	S57° 42' 37"W
L113	21.83	N46° 19' 47"W
L114	193.65	N20° 25' 28"W
L115	42.28	S44° 09' 24"W
L116	18.64	N20° 25' 28"W
L117	15.00	N69° 34' 32"E
L118	18.64	S20° 25' 28"E
L119	18.64	N20° 25' 28"W
L120	15.00	N69° 34' 32"E
L121	18.64	S20° 25' 28"E
L122	30.00	S69° 34' 32"W
L123	15.00	N20° 25' 28"W
L124	30.00	N69° 34' 32"E
L125	143.78	S46° 19' 47"E
L126	193.53	S20° 25' 28"E
L127	112.60	S46° 19' 47"E
L128	98.60	N43° 26' 23"E
L129	28.23	N69° 34' 48"E
L130	30.04	S20° 25' 12"E

Line Table		
Line #	Length	Direction
L131	16.18	S43° 54' 01"W
L132	39.36	N20° 37' 03"W
L133	15.00	N69° 22' 57"E
L134	36.26	S20° 37' 03"E
L135	12.98	N47° 06' 33"W
L136	15.00	N42° 53' 27"E
L137	12.98	S47° 06' 33"E
L138	15.09	N47° 06' 33"W
L139	15.00	N42° 53' 27"E
L140	17.39	S47° 06' 33"E
L141	17.86	S46° 19' 47"E
L142	100.25	S57° 42' 37"W
L143	235.93	S42° 53' 27"W
L144	55.33	N27° 29' 30"W
L145	86.83	S42° 43' 40"E
L146	10.00	N47° 16' 20"W
L147	43.81	N42° 43' 40"E
L148	38.07	N46° 33' 37"W
L149	106.61	N62° 30' 30"E
L150	154.75	N43° 26' 23"E
L151	88.84	N27° 29' 30"W
L152	25.10	N25° 50' 04"W
L153	15.00	N64° 09' 56"E
L154	24.67	S25° 50' 04"E
L155	36.11	N45° 16' 06"W
L156	15.00	N44° 43' 54"E
L157	40.92	S45° 16' 06"E
L158	20.00	N46° 33' 57"W
L159	15.00	N43° 26' 23"E
L160	20.00	S46° 33' 57"E
L161	21.68	N46° 33' 57"W
L162	15.00	N43° 26' 23"E
L163	21.68	S46° 33' 57"E
L164	16.07	N74° 38' 58"W
L165	15.00	N15° 21' 02"E
L166	16.07	S74° 38' 58"E
L167	83.69	N27° 29' 30"W
L168	248.90	N15° 21' 02"E
L169	182.52	N45° 50' 36"W

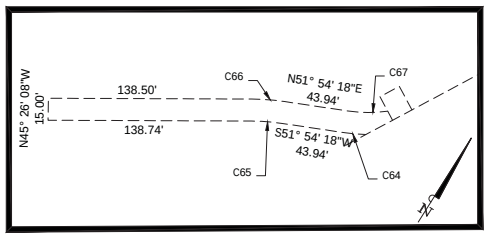
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.24'	32.00'	59°31'00"	S16° 34' 28"E	31.77'
C2	18.77'	32.00'	33°36'30"	S3° 37' 13"E	18.50'
C3	45.31'	25.00'	103°50'59"	N4° 17' 43"W	39.36'
C4	66.50'	44.00'	86°35'47"	S3° 15' 58"E	60.35'
C5	71.75'	44.00'	93°26'07"	S86° 44' 44"W	64.06'
C6	25.79'	44.00'	33°34'41"	N29° 45' 00"W	25.42'
C7	41.89'	20.00'	120°00'47"	S72° 58' 46"E	34.64'
C8	30.00'	20.00'	85°56'37"	N3° 34' 48"W	27.27'
C9	32.62'	20.00'	93°26'07"	N86° 44' 44"E	29.12'
C10	11.72'	20.00'	33°34'24"	S29° 44' 47"E	11.55'
C11	20.36'	20.00'	58°19'53"	S16° 12' 29"W	19.49'
C12	27.37'	20.00'	78°25'00"	S84° 35' 03"W	25.29'
C13	30.23'	20.00'	86°35'18"	N3° 15' 58"W	27.43'
C14	31.59'	20.00'	90°30'38"	N88° 11' 29"E	28.41'
C15	34.00'	20.00'	97°23'51"	N5° 45' 27"W	30.05'
C16	18.12'	40.97'	25°20'12"	N67° 07' 44"W	17.97'
C17	37.16'	64.00'	33°16'02"	N63° 10' 03"W	36.64'
C18	64.38'	44.00'	83°50'11"	N4° 37' 09"W	58.79'
C19	73.83'	44.00'	96°08'34"	N85° 22' 05"E	65.47'
C20	18.42'	66.11'	15°57'49"	S42° 27' 16"E	18.36'
C21	4.27'	20.00'	12°13'38"	S40° 00' 24"E	4.26'
C22	42.04'	23.00'	104°44'15"	N81° 31' 11"E	36.43'
C23	33.56'	20.00'	96°08'34"	N85° 22' 05"E	29.76'
C24	6.63'	30.00'	12°40'09"	S40° 13' 37"E	6.62'
C25	9.39'	44.00'	12°13'28"	S40° 00' 24"E	9.37'
C26	31.09'	20.00'	89°03'17"	S1° 35' 18"W	28.05'
C27	28.67'	20.00'	82°08'18"	S86° 49' 43"W	26.28'
C28	35.06'	64.97'	30°55'20"	N64° 20' 20"W	34.64'
C29	23.22'	40.00'	33°16'02"	N63° 10' 03"W	22.90'
C30	29.26'	20.00'	83°50'11"	S4° 37' 09"E	26.72'
C31	10.59'	44.00'	13°47'03"	N36° 03' 06"E	10.56'
C32	36.01'	20.00'	103°09'52"	S80° 44' 23"W	31.34'
C33	22.00'	20.00'	63°02'02"	N16° 09' 53"W	20.91'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	22.37'	20.00'	64°05'41"	S78° 23' 06"E	21.22'
C35	41.16'	20.00'	117°55'30"	S12° 37' 42"W	34.27'
C36	22.88'	50.00'	26°13'08"	N58° 28' 36"E	22.68'
C37	31.03'	20.00'	88°53'39"	S87° 52' 47"W	28.01'
C38	32.05'	20.00'	91°48'34"	N1° 44' 43"W	28.73'
C39	31.42'	20.00'	90°00'00"	N24° 34' 01"E	28.28'
C40	24.51'	50.00'	28°05'31"	N29° 23' 42"E	24.27'
C41	31.67'	20.00'	90°42'51"	S88° 47' 53"E	28.46'
C42	38.45'	36.00'	61°11'53"	S15° 14' 47"E	36.65'
C43	29.40'	20.00'	84°12'41"	S63° 34' 55"W	26.82'
C44	19.22'	20.00'	55°03'24"	S14° 52' 14"W	18.49'
C45	16.64'	50.00'	19°03'51"	S52° 58' 26"W	16.56'
C46	49.31'	50.00'	56°30'05"	N89° 14' 34"W	47.33'
C47	112.26'	84.50'	76°07'09"	S80° 56' 54"W	104.19'
C48	5.17'	20.00'	14°49'10"	S50° 18' 07"W	5.16'
C49	26.52'	20.00'	75°57'36"	N84° 18' 05"W	24.62'
C50	9.27'	20.50'	25°54'19"	N33° 22' 37"W	9.19'
C51	20.35'	45.00'	25°54'19"	S33° 22' 37"E	20.17'
C52	25.81'	44.00'	33°36'25"	S3° 37' 15"E	25.44'
C53	20.77'	20.00'	59°30'44"	S16° 34' 11"E	19.85'
C54	31.50'	20.00'	90°13'54"	N88° 33' 28"E	28.34'
C55	91.18'	50.00'	104°29'00"	S5° 27' 53"W	79.06'
C56	11.53'	44.00'	15°01'05"	S50° 18' 02"W	11.50'
C57	122.73'	60.50'	116°13'33"	N78° 59' 57"W	102.74'
C58	38.52'	20.00'	110°21'42"	N9° 00' 24"E	32.84'
C59	24.62'	74.00'	19°03'51"	N52° 58' 26"E	24.51'
C60	56.68'	29.79'	109°01'17"	N82° 00' 48"W	48.51'
C61	74.77'	100.00'	42°50'23"	N6° 04' 14"W	73.04'
C62	64.08'	60.00'	61°11'40"	N15° 14' 47"W	61.08'
C63	22.30'	20.00'	63°52'33"	N13° 54' 20"W	21.16'
C64	14.13'	107.50'	7°31'50"	S48° 08' 22"W	14.12'
C65	20.48'	142.50'	8°14'05"	S47° 47' 14"W	20.46'
C66	22.64'	157.50'	8°14'05"	N47° 47' 18"E	22.62'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C67	26.81'	92.50'	16°36'21"	N43° 36' 02"E	26.72'



EASEMENT DETAIL NO. 1
SCALE: 1" = 60'



EASEMENT DETAIL NO. 2
SCALE: 1" = 60'

REPLAT

ROCKWALL CROSSING

LOTS 12 & 13, BLOCK A

BEING A REPLAT OF LOT 9, BLOCK A,
ROCKWALL CROSSING, AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS AND BEING 22.246 ACRES OUT OF THE
JOHN D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____
PREPARATION DATE: MAY 2017
SHEET 3 OF 3

OWNER/DEVELOPER
ROCKWALL CROSSING, LTD.
2100 W. 7th STREET
FORT WORTH, TEXAS 76107
PHONE: 817-732-4000

PREPARED BY:
PROJECT NO. 086-17-01
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/30/2017

APPLICANT: Jerry Monk; *Monk Consulting*

AGENDA ITEM: **P2017-026**; *Lots 1-3, Block A, Landing Point Addition*

SUMMARY:

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a final plat for Lots 1-3, Block A, Landing Point Addition being a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 4.88-acre tract of land [*i.e. Tract 44-01 of the N. Butler Survey, Abstract No. 20*] into three (3) parcels of land [*i.e. Lots 1-3, Block A, Landing Point Addition*] for the purpose of establishing the necessary fire lane, utility, public access, detention, and drainage easements for the proposed three (3) lots. The site is located north of the intersection of Industrial Boulevard and Airport Road and is zoned Commercial (C) District.

- ☑ On August 8, 2016, the Planning and Zoning Commission approved a site plan [*SP2016-015*] for a 12,500 sq. ft. indoor recreation facility (*i.e. Adventure Sports*).

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this final plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1-3, Block A, Landing Point Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	5/15/2017	LM
Project Number	P2017-026	**Owner**	ROCKWALL, PROPERTY CORPORATION	**Approved**		
Project Name	Lots 1-3, Block A, Landing Point Addition	**Applicant**	GERALD MONK	**Closed**		
Type	PLAT			**Expired**		
Subtype	PRELIMINARY			**Status**	5/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1501 AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
COLUMBIA PARK	4-1	NULL	4-1	0020-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/15/2017	5/22/2017	5/17/2017	2	APPROVED	
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	COMMENTS	See Comments

(5/19/2017 9:50 AM AW)
Engineering Comments on plat markup.
All easements are a minimum of 15' wide
Need to add 15' utility easements around all water and sewer stub outs. Sanitary sewer stub outs from main to double cleanout and water stub outs from main to meter or plug.
Need 15' drainage easements around all storm on the engineering plans
Need drainage/detention easement around the outfall and rip-rap of the detention system
Add note 4. Property owner(s) to be responsible for all maintenance, repair, and replacement of all drainage and detention systems in their lots.
Pro-rata for sewer $105.18/lf of Airport Road

FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
GIS	Lance Singleton	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	See comments

(5/19/2017 9:25 AM LS)
Address assignments are:
Lot 1: 1501 AIRPORT RD, ROCKWALL, TX 75087
Lot 2: 1505 AIRPORT RD, ROCKWALL, TX 75087
Lot 3: 1509 AIRPORT RD, ROCKWALL, TX 75087

PLANNING	Korey Brooks	5/15/2017	5/22/2017	5/24/2017	9	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-26 Lots 1-3, Block A, Landing Point Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a preliminary plat for Lots 1-3, Block A, Landing Point Addition being a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

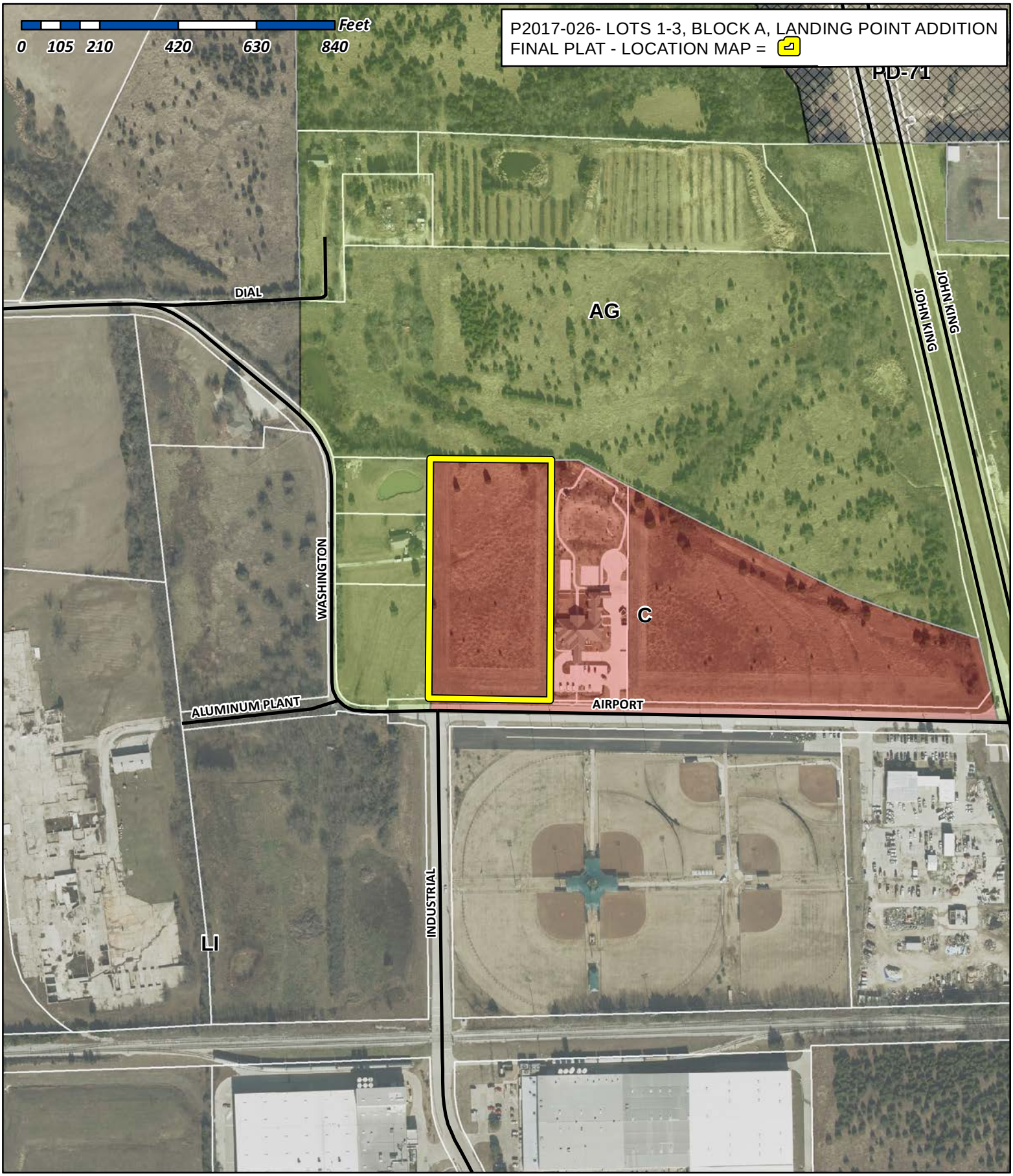
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-026) in the lower right hand corner of all pages on future submittals.

M.4 Please check the graphic scale. It seems to be off—as if were enlarged.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 6, 2017. The Planning and Zoning Meeting for this case is May 30, 2017.

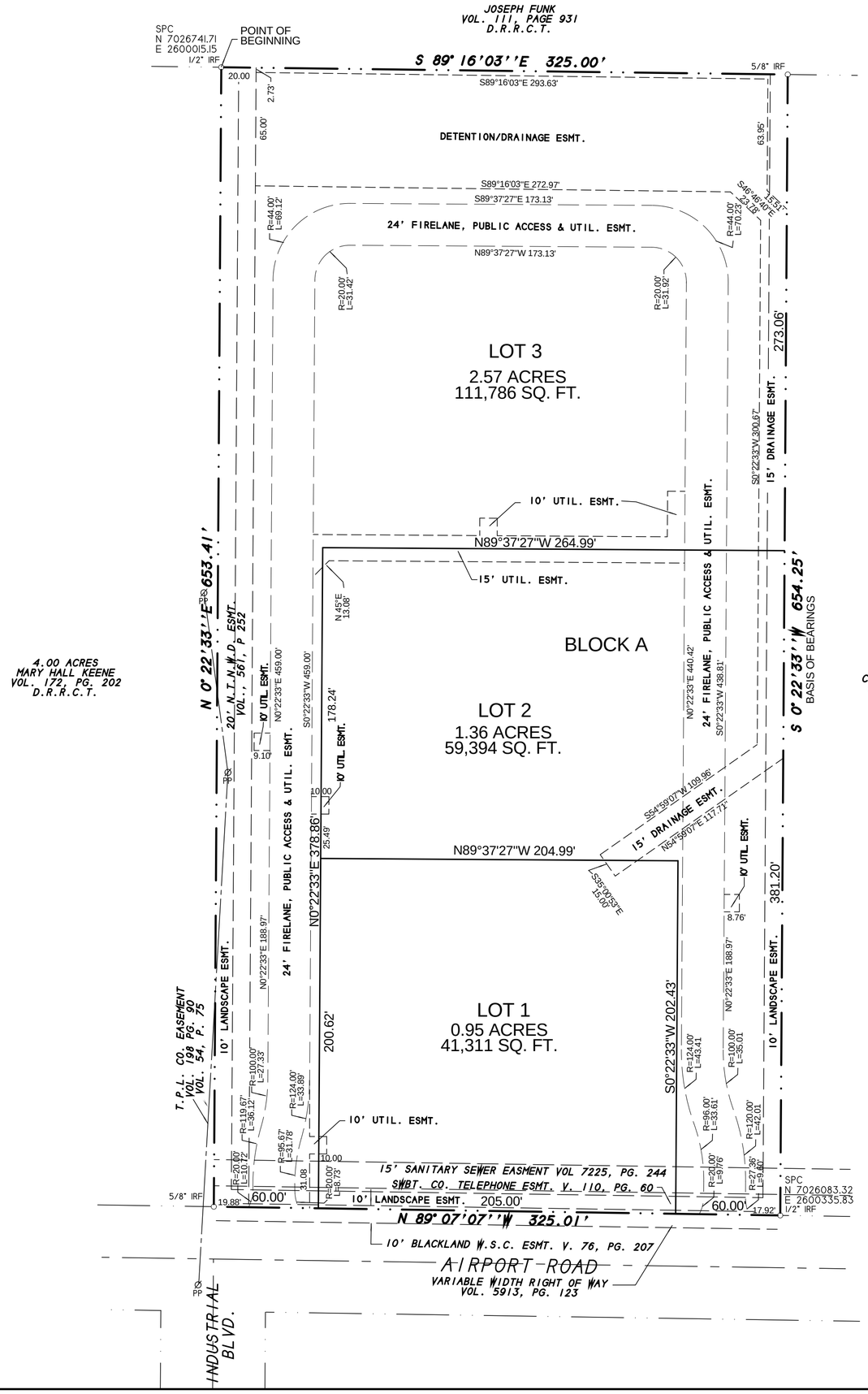
I.6 The projected City Council meeting date and subsequent approval for this plat is June 5, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



4.00 ACRES
MARY HALL KEENE
VOL. 172, PG. 202
D.R.R.C.T.

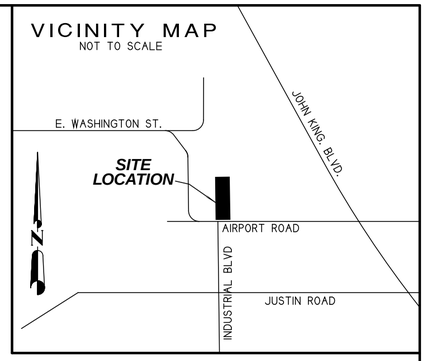
LOT 4, BLOCK A
COLUMBIA PARK ADDITION
CABINET H, SLIDE 329
P.R.R.C.T.

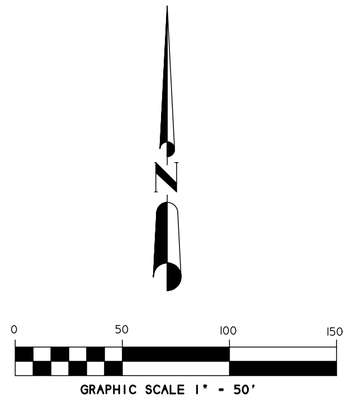
NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."





FINAL PLAT

LANDING POINT ADDITION
LOTS 1-3, BLOCK A

4.88 ACRES OR 212,491 S.F.
(3 LOTS)
N. BUTLER SURVEY, ABST. NO. 20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ZAPH & ATH PROPERTIES, LLC
1125 WATERSIDE CIRCLE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 21, 2017
SCALE 1" = 50' FILE # 20030589-FP
CLIENT ZAPH & ATH

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ZAPH & ATH PROPERTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the N. BUTLER SURVEY, ABSTRACT NO. 20, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Brewer Properties, LP to Rockwall Property Corporation, dated July 7, 2006 and being recorded in Volume 4667, Page 101 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of the above cited tract of land;

THENCE S. 89 deg. 16 min. 03 sec. E. along the north line of said tract, a distance of 325.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 4, Block A, of COLUMBIA PARK ADDITION, BLOCK A, LOT 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 329 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 22 min. 33 sec. W. along the west boundary line of Lot 4, Block A, a distance of 654.25 feet to a 1/2" iron rod found for corner in the north right-of-way line of Airport Road;

THENCE N. 89 deg. 07 min. 07 sec. W. along said right-of-way line, a distance of 325.01 feet to a 1/2" iron rod found for corner in the west boudnary line of said Rockwall Property Corporation tract;

THENCE N. 00 deg. 22 min. 33 sec. E. along the west boundary line of said tract, a distance of 653.41 feet to the POINT OF BEGINNING and containing 212,491 square feet or 4.88 acres of land.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LANDING POINT ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
STEVE ARZE for
ZAPH & ATH PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared STEVE ARZE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of LANDING POINT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

LANDING POINT ADDITION
LOTS 1-3, BLOCK A

4.88 ACRES OR 212,491 S.F.
(3 LOTS)
N. BUTLER SURVEY, ABST. NO. 20
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
ZAPH & ATH PROPERTIES, LLC
1125 WATERSIDE CIRCLE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 21, 2017
SCALE 1" = 50' FILE # 20030589-FP
CLIENT ZAPH & ATH

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/30/2017

APPLICANT: Randal Currington, *Fontanna Ranch Phase II*

AGENDA ITEM: **P2017-027**; *Amended Plat for Fontanna Ranch Phase II*

SUMMARY:

Discuss and consider a request by Randal Currington of Fontanna Ranch Phase II, LP for the approval of an amending plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) District land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

COMMENTS:

- ☑ The objective of this request is to amend the approved *final plat* [*P2016-020*] by correcting the bearing and distance on the common lot line between Lots 5 and 6, Block H and convert the 15' drainage easement on the common lot line between Lots 13 and 14, Block D to a 15' sanitary sewer easement. The property is zoned Planned Development District 64 (PD-64) with an underlying zoning of Single-Family Residential 16 (SF-16) District for residential uses and is generally located east of FM-549 and south of SH-276.

- ☑ On June 20, 2016, the City Council approved a *final plat* [P2016-020] for the purpose of establishing 49 single-family residential lots for Phase II of the Fontanna Ranch Subdivision.

- ☑ Since the 15' drainage easement is being converted to a 15' sanitary sewer easement, City Council approval is required and the amending plat could not be approved administratively.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the Recommendations section below.

- ☑ With the exception of the items listed in the Recommendation section of this case memo, this amending plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for the amending plat for *Fontanna Ranch, Phase II,* staff would recommend the following conditions of approval:

1) All the technical comments from the Planning, Engineering, and Fire Departments shall be addressed prior to the filing of this amended plat;

2) Any construction resulting from the approval of this amended plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-027	**Owner**	FONTANNA RANCH, PHASE II LP	**Applied**	5/15/2017	LM
Project Name	Fontanna Ranch Phase II	**Applicant**	RANDELL CURRINGTON	**Approved**		
Type	PLAT			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	5/15/2017	LM

Site Address	**City, State Zip**	**Zoning**
FM549	ROCKWALL, TX 75032	

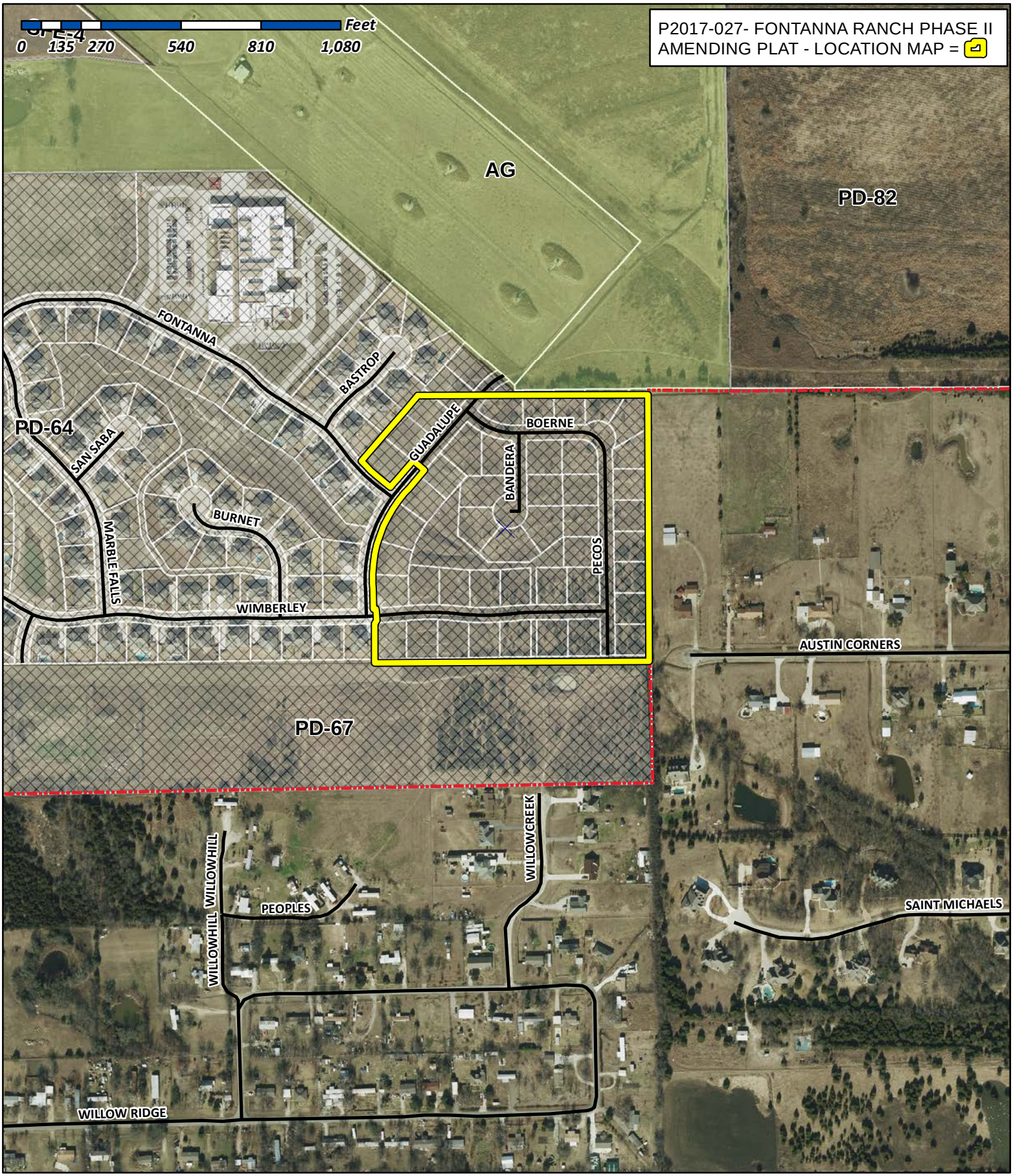
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FONTANNA RANCH PH 1	5	NULL	5	0186-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/15/2017	5/22/2017	5/17/2017	2	APPROVED	
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
GIS	Lance Singleton	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	See comments
(5/19/2017 9:26 AM LS) Address assignments attached.							
PLANNING	Korey Brooks	5/15/2017	5/22/2017	5/24/2017	9	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(5/24/2017 1:40 PM KB)
P2017-27 Fontanna Ranch Phase II Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Randal Currington of Fontanna Ranch Phase II, LP for the approval of an amending plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-027) in the lower right hand corner of all pages on future submittals.
M.4 Please add the public improvements statement "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54." under "Notes" on Page 1
M.5 Please provide street name for the street between Block E and Block G.
M.6 Please provide the sq. footage in parenthesis the next to the acres within the title block.
M.7 On page 2, please remove "Amended Plat of" in the two places that it occurs under the Owners Dedication. It should just say "Fontanna Ranch Phase II"
M.8 Please use the standard title block sincethis plat is not being handled administratively.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 6, 2017. The Planning and Zoning Meeting for this case is May 30, 2017.
I.10 The projected City Council meeting date and subsequent approval for this plat is June 5, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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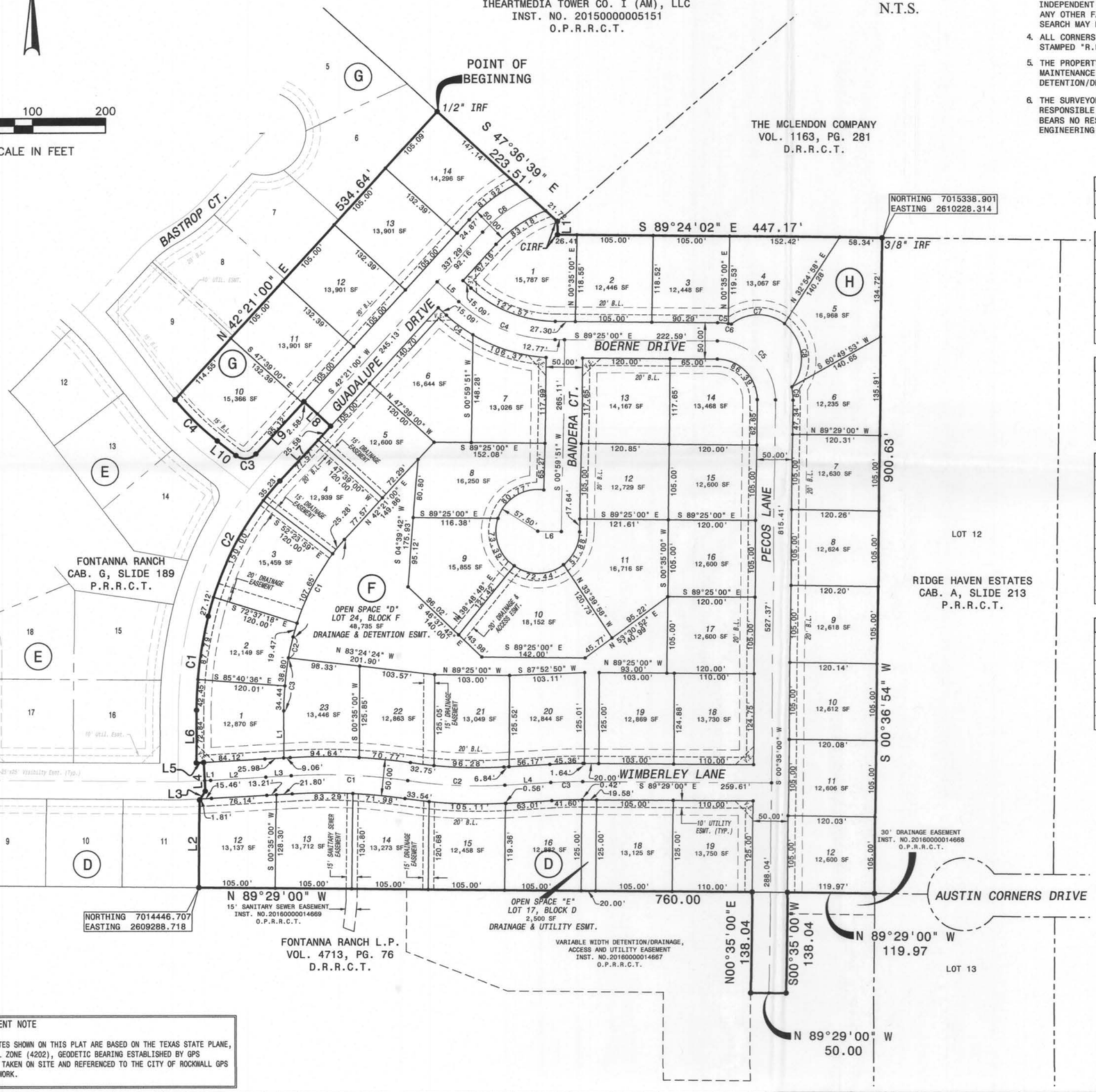
N

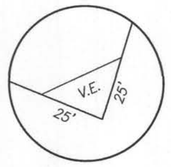
0 100 200

SCALE IN FEET

LEGEND

IRF-IRON ROD FOUND
CIRF-1/2" CAPPED IRON ROD WITH CAP STAMPED "POWELL" FOUND
(TYP.)-TYPICAL
VOL.-VOLUME
PG.-PAGE
CAB.-CABINET
SF-SQUARE FEET
V.E.-VISIBILITY EASEMENT
ESMT.-EASEMENT
D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

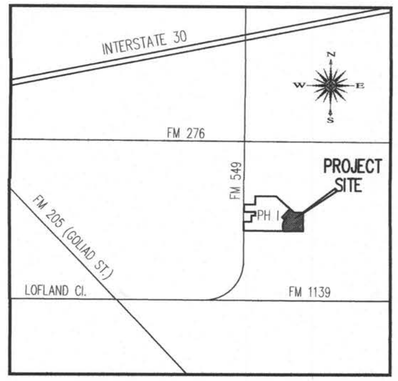




VISIBILTY EASEMENT DETAIL
N.T.S.

NOTES:

1. FLOOD STATEMENT:
   ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. BASIS OF BEARING:
   THE BASIS OF BEARING FOR THIS SURVEY IS THE FINAL PLAT OF FONTANNA RANCH AS RECORDED IN CABINET G, SLIDE 189 P.R.R.C.T.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
5. THE PROPERTY/LOT OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL THE DETENTION/DRAINAGE SYSTEMS.
6. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.



VICINITY MAP
N.T.S.

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°30'04" W	64.83'

STREET CENTER LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°38'17" E	8.15'
L2	N 86°38'40" E	75.96'
L3	N 86°48'43" E	35.02'
L4	N 86°41'42" E	63.01'
L5	S 47°39'00" E	40.09'
L6	N 89°00'09" E	32.50'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°40'34" W	18.39'
L2	N 00°19'18" E	120.00'
L3	N 32°55'03" E	14.49'
L4	N 03°17'13" W	39.51'
L5	S 86°38'40" W	10.17'
L6	N 00°30'04" E	72.84'
L7	N 42°21'00" E	103.15'
L8	N 47°39'00" W	50.00'
L9	S 42°21'00" W	97.70'
L10	N 51°32'21" W	32.70'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	564.08'	13°13'44"	130.24'	N 07°06'56" E	129.95'
C2	425.00'	28°37'42"	212.35'	N 28°02'09" E	210.15'
C3	20.00'	86°06'39"	30.06'	S 85°24'20" W	27.31'
C4	400.00'	11°38'47"	81.31'	N 45°42'57" W	81.17'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	305.00'	28°37'42"	152.40'	S 28°02'09" W	150.82'
C2	444.08'	3°46'51"	29.30'	S 11°50'30" W	29.30'
C3	444.08'	9°27'01"	73.24'	S 05°13'34" W	73.16'
C4	225.00'	11°31'11"	45.24'	S 53°24'35" E	45.16'
C5	105.00'	8°03'05"	14.76'	N 85°23'27" W	14.74'
C6	105.00'	2°19'35"	4.26'	N 80°12'07" W	4.26'
C7	60.00'	75°11'04"	78.73'	S 89°18'17" W	73.20'
C8	60.00'	92°33'26"	96.93'	N 06°49'28" W	86.73'
C9	105.00'	10°22'40"	19.02'	N 04°36'20" W	18.99'

STREET CENTER LINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	11°29'01"	160.34'	S 87°34'20" E	160.07'
C2	646.70'	11°52'59"	134.12'	S 87°21'21" E	133.88'
C3	655.00'	3°49'18"	43.69'	N 88°36'21" E	43.68'
C4	200.00'	41°46'00"	145.79'	S 68°32'00" E	142.59'
C5	80.00'	90°00'00"	125.66'	S 44°25'00" E	113.14'
C6	200.00'	23°36'34"	82.41'	S 54°09'17" W	81.83'

THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT A SCRIVENER ERROR FOR THE BEARING AND DISTANCE ON THE COMMON LOT LINE BETWEEN LOTS 5 AND 6, BLOCK H AND CONVERT THE 15' DRAINAGE EASEMENT ON THE COMMON LOT LINE BETWEEN LOTS 13 AND 14, BLOCK D TO A 15' SANITARY SEWER EASEMENT. THE OVERALL PLAT BOUNDARY HAS NOT BEEN CHANGED.

AMENDING PLAT
FONTANNA RANCH PHASE II

BLOCK D, LOTS 12-19, BLOCK F, LOTS 1-24,
BLOCK G, LOTS 10-14, BLOCK H, LOTS 1-12

BEING A 19.325 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY MONUMENT NOTE

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Contact: Jay Maddox
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH, L.P. &
FONTANNA RANCH PHASE II, L.P.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

May 1, 2017 | 1"=100' | CASE NO. (P2016-020) | Sheet 1 of 2

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as AMENDED PLAT OF FONTANNA RANCH PHASE II, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in AMENDED PLAT OF FONTANNA RANCH PHASE II, addition have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Fontanna Ranch Phase II L.P.

Fontanna Ranch L.P.

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Fontanna Ranch Phase II, L.P. and Fontanna Ranch L.P. are the owner's of a tract of land located in the John A. Ramsey Survey, Abstract No. 186, situated in Rockwall County, Texas, and embracing all of a tract of land to Fontanna Ranch Phase II, L.P. as recorded in Instrument Number 20150000018857 of the Official Public Records of Rockwall County, Texas, and a portion of a tract of land to Fontanna Ranch L.P. as recorded in Volume 4713, Page 76 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the north corner of said Fontanna Ranch Phase II, L.P. tract and for the east corner of Lot 6, Block G, of Fontanna Ranch, an addition to The City of Rockwall as recorded in Cabinet G, Slide 189 of the Plat Records of Rockwall County, Texas, said point also lying on the southwest line of a tract of land to IHEARTMEDIA TOWER CO. I(AM), LLC as recorded in Instrument Number 20150000005151 Official Public Records Rockwall County, Texas;

THENCE South 47 degrees 36 minutes 39 seconds East along the common line of said Fontanna Ranch Phase II, L.P. tract and said IHEARTMEDIA tract a distance of 223.51 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for the south corner of said IHEARTMEDIA tract and a west corner of a tract of land to McLendon Company as recorded in Volume 1163, Page 281 of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 40 minutes 34 seconds West along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 18.39 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for corner;

THENCE South 89 degrees 24 minutes 02 seconds East continuing along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 447.17 feet to a 3/8 inch iron rod found for the northeast corner of said Fontanna Ranch Phase II, L.P. tract;

THENCE South 00 degrees 36 minutes 54 seconds West along the east line of said Fontanna Ranch Phase II, L.P. tract a distance of 900.63 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Fontanna Ranch Phase II, L.P. tract same being the northeast corner of said Fontanna Ranch L.P. tract,

THENCE North 89 degrees 29 minutes 00 seconds West along the common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract, a distance of 119.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 35 minutes 00 seconds West departing said common line and through the interior of said Fontanna Ranch L.P. tract, a distance of 138.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 89 degrees 29 minutes 00 seconds West continuing through the interior of said Fontanna Ranch L.P. tract, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 00 degrees 35 minutes 00 seconds East continuing through the interior of said Fontanna Ranch L.P. tract, a distance of 138.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the aforementioned common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract;

THENCE North 89 degrees 29 minutes 00 seconds West along the common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract a distance of 760.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of Lot 11, Block D of said Fontanna Ranch Addition, same being the southwest corner of said Fontanna Ranch Phase II, L.P. tract;

THENCE along the common line of said Fontanna Ranch Addition and said Fontanna Ranch Phase II, L.P. tract the following courses and distances;

North 00 degrees 19 minutes 18 seconds East a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 32 degrees 55 minutes 03 seconds East a distance of 14.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 03 degrees 17 minutes 13 seconds West a distance of 39.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 86 degrees 38 minutes 40 seconds West a distance of 10.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 00 degrees 30 minutes 04 seconds East a distance of 72.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 564.08 feet, a central angle of 13 degrees 13 minutes 44 seconds, an arc length of 130.24 feet, a chord bearing of North 07 degrees 06 minutes 56 seconds East a distance of 129.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of compound curve to the right;

With said compound curve continuing to the right having a radius of 425.00 feet, a central angle of 28 degrees 37 minutes 42 seconds, an arc length of 212.35 feet, a chord bearing of North 28 degrees 02 minutes 09 seconds East a distance of 210.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 103.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 47 degrees 39 minutes 00 seconds West a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 42 degrees 21 minutes 00 seconds West a distance of 97.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 06 minutes 39 seconds, an arc length of 30.06 feet, a chord bearing of South 85 degrees 24 minutes 20 seconds West a distance of 27.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 51 degrees 32 minutes 21 seconds West a distance of 32.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 400.00 feet, a central angle of 11 degrees 38 minutes 47 seconds, an arc length of 81.31 feet, a chord bearing of North 45 degrees 42 minutes 57 seconds West a distance of 81.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 534.64 feet to the POINT OF BEGINNING containing 841,809 square Feet, or 19.325 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2017.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ *Director of Planning*

_____ *City Engineer*

THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT A SCRIVENER ERROR FOR THE BEARING AND DISTANCE ON THE COMMON LOT LINE BETWEEN LOTS 5 AND 6, BLOCK H . THE OVERALL PLAT BOUNDARY HAS NOT BEEN CHANGED.

AMENDING PLAT
FONTANNA RANCH PHASE II

BLOCK D, LOTS 12-19, BLOCK F, LOTS 1-24,
BLOCK G, LOTS 10-14, BLOCK H, LOTS 1-12

BEING A 19.325 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Contact: Jay Maddox
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH, L.P. &
FONTANNA RANCH PHASE II, L.P.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

May 1, 2017 | 1"=100' | CASE NO. (P2016-020) | Sheet 2 of 2

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/30/2017

APPLICANT: Mushtak Khatri of *T. Rockwall Village Phase 2, LLC*

AGENDA ITEM: **P2017-028;** *Lot 6, Block A, Rockwall Commons Addition*

SUMMARY:

Discuss and consider a request by Mushtak Khatri of T. Rockwall Phase 2, LLC for the approval of a replat for Lot 5, Block A, Rockwall Commons Addition being a 3.802-acre parcel of land currently identified as Lot 6, Block A, Rockwall Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 1 (PD-1) for mixed use development, generally located on Ridge Road [*FM-740*] south of Summit Ridge Drive, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for the purpose abandoning a portion of the fire lane & public access easement and a utility easement (*as indicated on the plat*) in order to realign the access for the site. The relocated fire lane & public access easement and utility easement will be dedicated by this plat. The *subject property* is zoned Planned Development District (PD-1), is within the Scenic Overlay (SOV) District, and generally located on Ridge Road [FM-740] south of Summit Ridge Drive.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this final plat, conforming to the requirements for plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lots 6, Block A*, *Rockwall Commons Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	5/17/2017	LM
Project Number	P2017-028	**Owner**	T ROCKWALL PHASE 2 LLC	**Approved**		
Project Name	Lot 5, Block A, Rockwall Commons	**Applicant**	T ROCKWALL PHASE 2, LLC	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	5/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1307 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EASTRIDGE CENTER	5	A	5	4866-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/17/2017	5/24/2017	5/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	5/17/2017	5/24/2017	5/19/2017	2	COMMENTS	See Comments
(5/19/2017 11:18 AM AW) Engineering revisions haven't been approved Utility easements are minimum of 15' wide Need to add "utility" to the proposed fire lane and access easement Need distance (see markup) Add note: Property owner is responsible for all maintenance, repair, and replacement of all drainage and detention systems and in easements							
FIRE	Ariana Hargrove	5/17/2017	5/24/2017	5/19/2017	2	APPROVED	
GIS	Lance Singleton	5/17/2017	5/24/2017	5/19/2017	2	APPROVED	See comments
(5/19/2017 9:28 AM LS) Address assignment: 1307 RIDGE RD, ROCKWALL, TX 7587							
PLANNING	David Gonzales	5/17/2017	5/24/2017	5/18/2017	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Mushtak Khatri of T. Rockwall Phase 2, LLC for the approval of a replat for Lot 5, Block A, Rockwall Commons Addition being a 3.802-acre parcel of land currently identified as Lot 6, Block A, Rockwall Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 1 (PD-1) for mixed use development, generally located on Ridge Road [FM-740] south of Summit Ridge Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 05.18.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 6, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-028" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a building permit.
4. Tie at least two (2) corners to City monumentation (X & Y coordinates).
5. Notary certificate is not necessary with plat is stamped by the Surveyor.
6. Change Title Block to read:

Final Plat
Rockwall Commons
Lot 6, Block A
Being a Replat of
Lot 5, Block A
Rockwall Commons
1 Lot, 3.802 Acres
in the B.J.T. Lewis Survey, Abstract No. 255
and the D. Atkins Survey, Abstract No. 1
City of Rockwall, Rockwall County, Texas

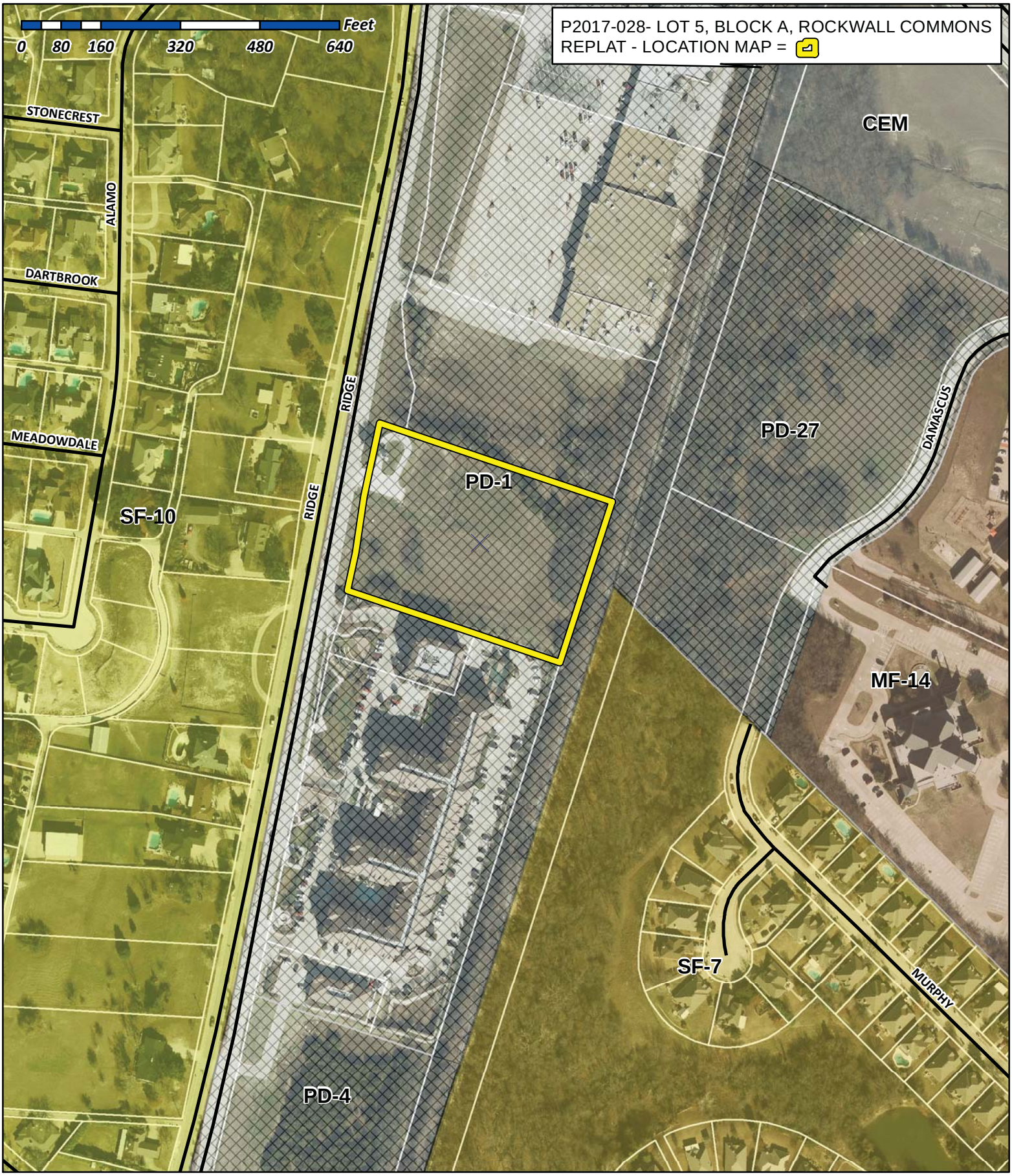
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Due to the plat being on Consent Agenda, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action/Consent Agenda: May 30, 2017 (6:00p.m.)

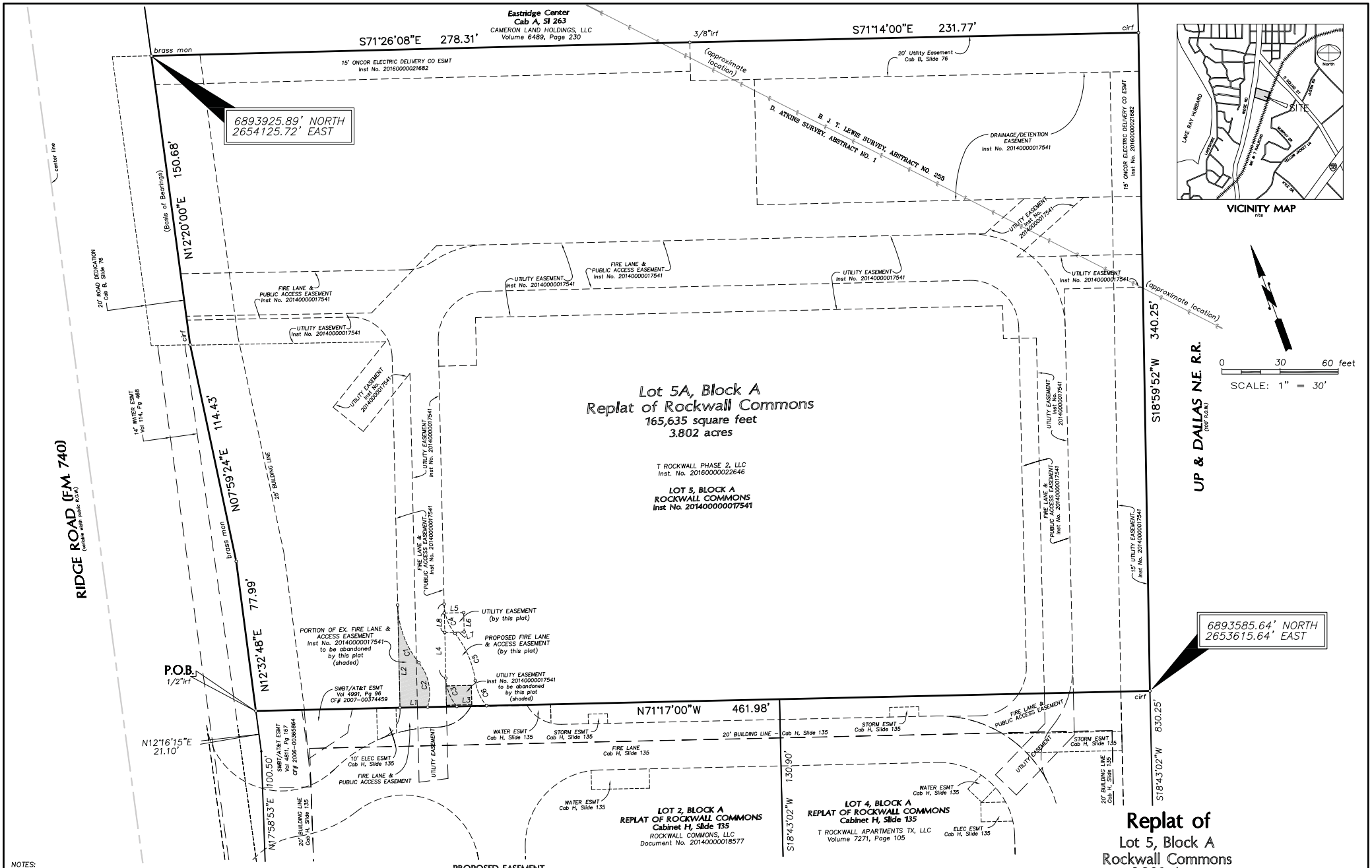
City Council - Action/Consent : June 5, 2017 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



NOTES:
brass mon = 3" TxDOT brass monument found for corner
cirf = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner
irf = iron rod found for corner

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48397C0040L, dated September 26, 2008. Property is in Zone X (unshaded).

BASIS OF BEARINGS:
Bearings are based upon the most northerly northeasterly line (South 71°26'08" East) of Lot 5, Block A as shown on plat of ROCKWALL COMMONS ADDITION, as recorded in Document No. 20140000017541 Plat Records, Rockwall County, Texas.

Copyright 2017 Piburn & Carson, LLC. All Rights Reserved. This drawing is the property of Piburn & Carson, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Carson, LLC is prohibited. This drawing is only valid with a wet ink signature.

PROPOSED EASEMENT LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L3	N 71°17'00" W	15.38'
L4	N 18°43'00" E	38.25'
L5	S 71°17'00" E	10.00'
L6	S 18°43'00" W	10.00'
L7	N 71°17'00" W	10.00'
L8	N 18°43'00" E	10.00'

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
C3	36°35'43"	N 01°08'17" W	25.04'	15.99'	15.72'
C4	37°45'50"	S 00°09'55" E	25.00'	16.48'	16.18'
C5	31°27'20"	S 03°19'10" E	49.00'	26.90'	26.56'
C6	33°02'39"	S 04°06'49" E	25.00'	14.42'	14.22'

EASEMENT TO BE ABANDONED LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 71°16'30" W	14.28'
L2	N 18°43'00" E	53.04'

CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
C1	37°45'50"	S 00°09'55" E	49.00'	32.30'	31.71'
C2	55°45'32"	S 08°49'56" W	25.00'	24.33'	23.38'

Replat of
Lot 5, Block A
Rockwall Commons
3.802 Acres
in the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1
City of Rockwall, Rockwall County, Texas

Case No. _____

OWNER
T Rockwall Phase 2, LLC
16600 Dallas Parkway, Suite 300
Dallas, Texas 75248
(469) 726-3100

SURVEYOR
PIBURN & CARSON, LLC
801 E. Campbell Road, Suite 575
Richardson, Texas 75081
(214) 328-3500

Project #17026

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/30/2016

APPLICANT: Lance Tyler

AGENDA ITEM: **MIS2017-006**; *Masonry Exception (Lot 2, Block A, Cox Acres Addn)*

SUMMARY:

Discuss and consider a request by Lance Tyler for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 12.0-acre portion of a larger 29.97-acre tract of land identified as Tract 7 of the J. M. Glass Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located east of the intersection of John King Boulevard and E. Quail Run Road, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant is requesting a masonry exception for the purpose of constructing a single-family home on a vacant 12-acre tract of land currently identified as Tract 7 of the J. M. Glass Addition. Currently, a final plat [*P2017-016*] for this property is in the process of being approved and will identify this tract of land as Lot 2, Block A, Cox Acres Addition. The subject property is located east of the intersection of John King Boulevard and E. Quail Run Road and is zoned Agriculture (AG) District. The applicant is proposing to construct the single-family home of approximately 69% Hardy Board, 4% stone, and 4% IPE/Stained Wood. According to Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) the minimum masonry (*i.e. brick, stone -- natural, cast or cultured -- glass block, tile and/or CMU*) requirement for exterior walls on structures that are 120 square feet or greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank®, stucco or a similar cementaceous material. Additionally, the code states that, "(e)xceptions to these requirements … may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure, and materials samples." Since the proposed exterior building materials do not meet the minimum masonry requirements as stipulated in the UDC, the applicant is requesting a masonry exception. The applicant has submitted a letter along with a rendering. Staff should note the property to the west of the subject property is constructed of 100% vinyl/ Hardy Plank®. Additionally the home will have no visibility from John King Boulevard or E. Quail Run Road due to the location existing trees.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	5/17/2017	LM
Project Number	MIS2017-006	**Owner**	GIDEON, LONNIE L TR	**Approved**		
Project Name	Cox Acres	**Applicant**	ANGIE COX	**Closed**		
Type	MISCELLANEOUS			**Expired**		
Subtype	EXCEPTION OR WAIVER			**Status**	5/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1800 QUAIL RUN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SADDLEBROOK ESTATES 2	7	NULL	7	0088-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/16/2017	5/24/2017	5/17/2017	1	APPROVED	
Planning Department	Korey Brooks	5/25/2017		5/25/2017		COMMENTS	Comments

(5/25/2017 11:44 AM KB)

MIS2017-006 Masonry Exception (Lot 2, Block A, Cox Acres Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Discuss and consider a request by Lance Tyler for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 12.0-acre portion of a larger 29.97-acre tract of land identified as Tract 7 of the J. M. Glass Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located east of the intersection of John King Boulevard and E. Quail Run Road, and take any action necessary.

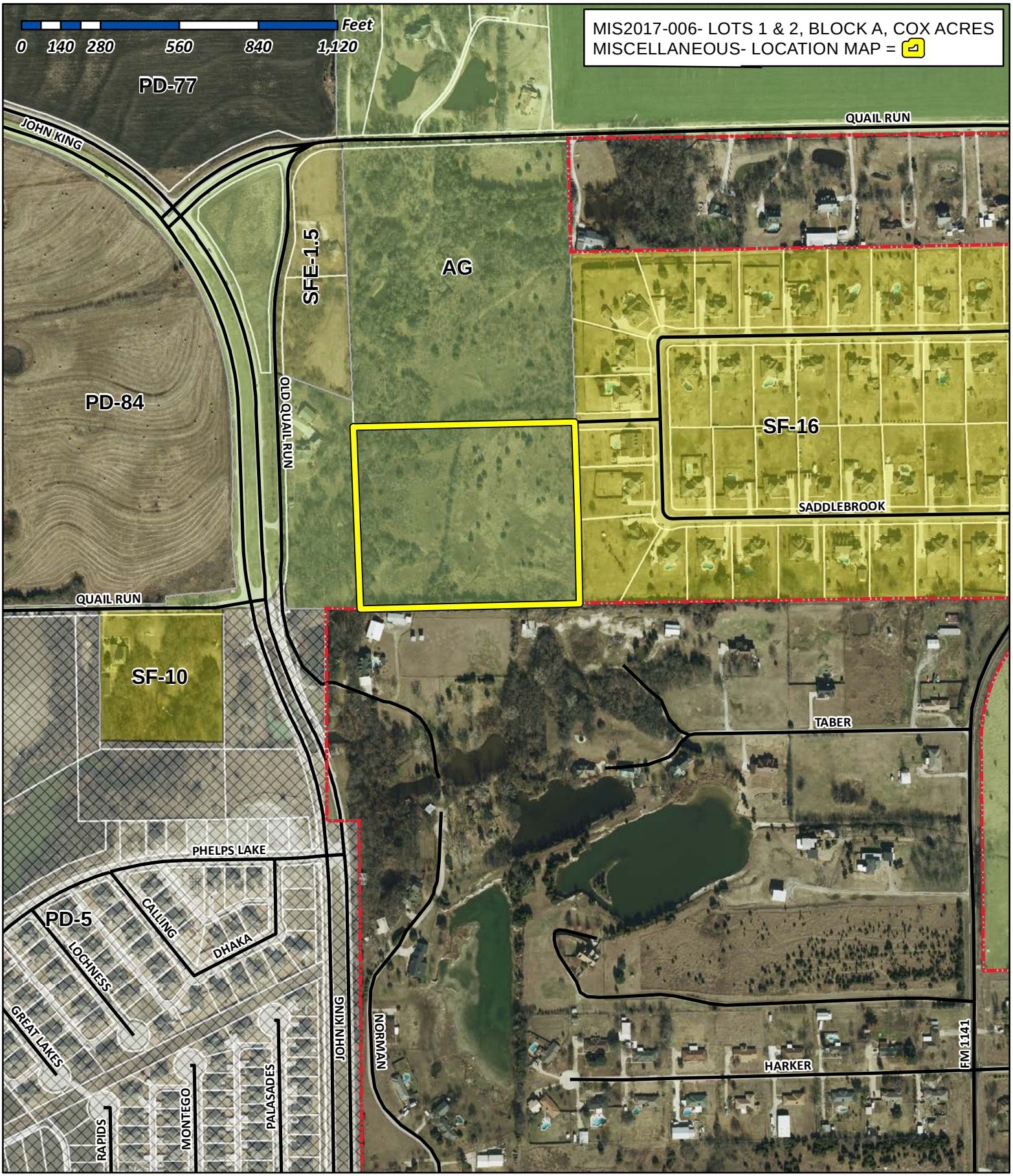
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (MIS2017-006) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 6, 2017.

I.5 The Planning and Zoning Meeting will be May 30, 2017. The City Council meeting date is June 5, 2017.

I.6 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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May 17, 2017 (Revised 5/25/17)

City of Rockwall
385 S. Goliad
Rockwall, TX 75087

RE: Request for Masonry Variance

Please find included in this packet the following documents to support this request:

Conceptual Floor Plans
Conceptual 3D Renderings
Conceptual Site Plan
Conceptual Replat

This variance involves the following items:

Total Exterior Wall Surface Area: 7,166 sq. ft.

4,912 sq . ft. Hardie Board & Batten – 68.5%

310 sq. ft. Stone – 4.3%

300 sq. ft. IPE/Stained Wood – 4.2%

1,644 sq. ft. Exterior Doors & Windows – 23%

Thank you for your consideration and approval of this Variance. Our plans will provide an appealing Modern Farmhouse that can be a source of pride for the City of Rockwall.

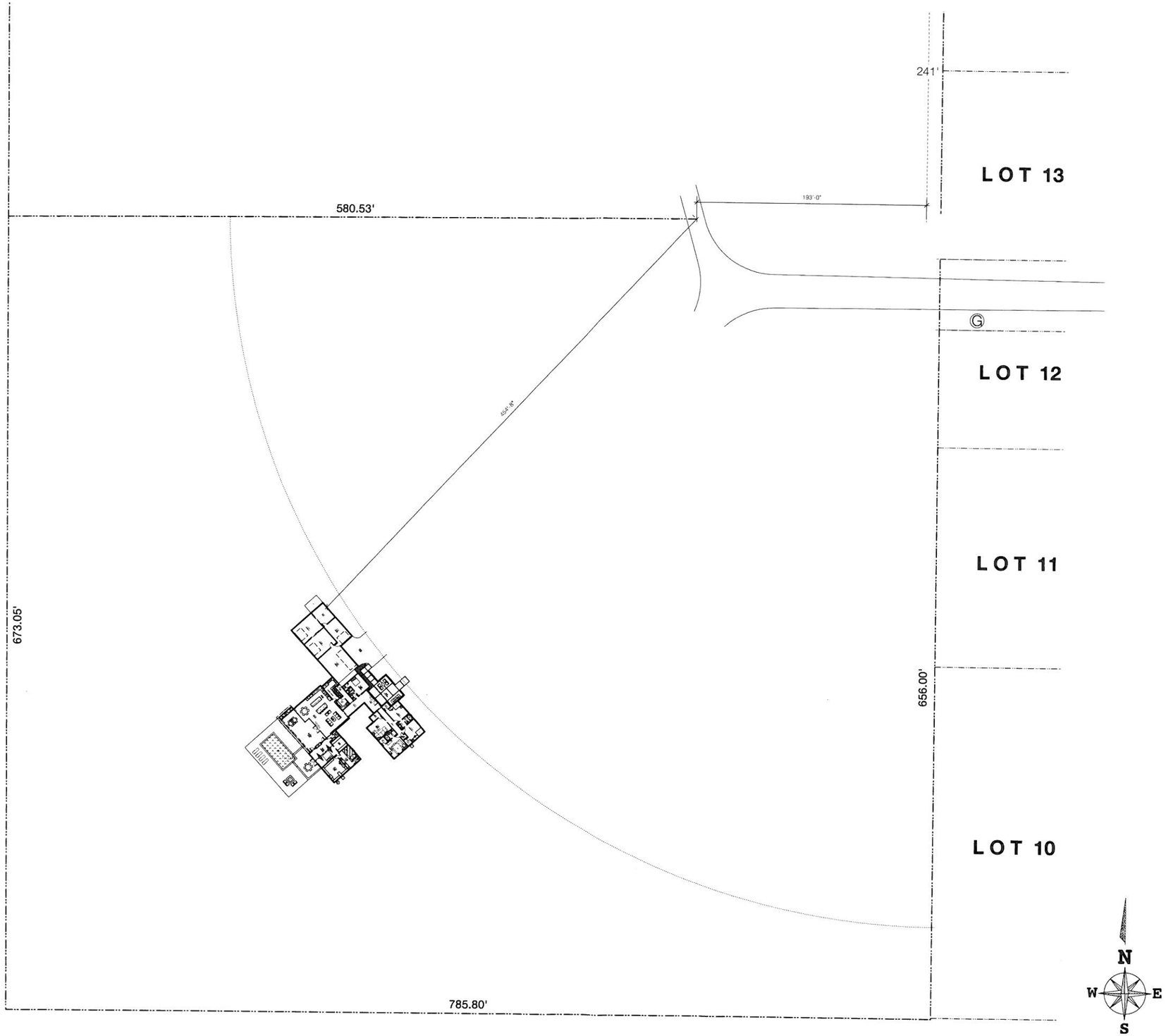
Sincerely,

Lance Tyler

Cell: 214-991-7983



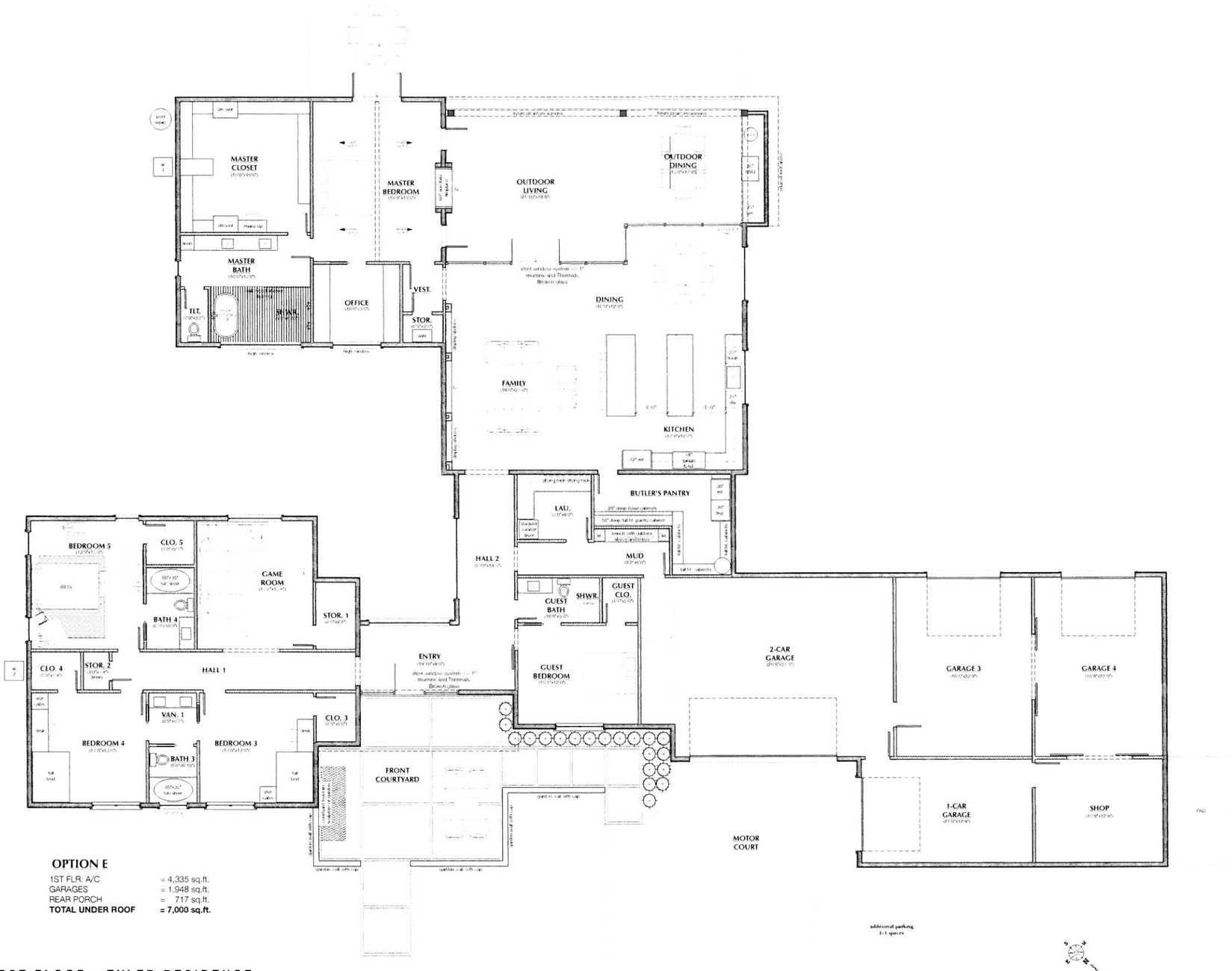
CONCEPTUAL



DRAWING ISSUE:
27. April 2017 :
design review

-- design drawings for a new residence to be built for --

Tyler Residence
Rockwall, Texas



OPTION E

1ST FLR. A/C	= 4,335 sq.ft.
GARAGES	= 1,948 sq.ft.
REAR PORCH	= 717 sq.ft.
TOTAL UNDER ROOF	**= 7,000 sq.ft.**

01 / 2.01 **FIRST FLOOR - TYLER RESIDENCE**
Scale: 3/16" = 1'-0"

DRAWING ISSUE
27, April 2017 :
design review

– design drawings for a new residence to be built for –

Tyler Residence
Rockwall, Texas

PROPOSED FIRST FLOOR PLAN

2.01

City of Rockwall

Project Plan Review History

				Applied	5/15/2017	LM
Project Number	Z2017-019	**Owner**	JANICE, S EDWARDS FAMILY ESTATE TRUST	**Approved**		
Project Name	The Compound at Rockwall	**Applicant**	THE COMPOUND AT ROCKWALL	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	5/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
4827 HWY276	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	5	NULL	5	0034-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/17/2017	5/24/2017	5/17/2017		APPROVED	
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	See Conditions
(5/19/2017 10:05 AM AW) CONDITIONS: Detention is required Parking to be 20'x9' No dead end parking Letter from Rockwall County stating that the septic is sufficient for the proposed use Right-of-way dedication equal to 60' from centerline of SH 276 15' reserve for future SH 276 right-of-way 24' minimum concrete driveway from SH 276 to proposed concrete paving along with RCP storm drain in SH 276 right-of-way TXDOT permit required							
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/18/2017	3	APPROVED	
PLANNING	David Gonzales	5/15/2017	5/22/2017	5/17/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Clarence L. Jorif of The Compound at Rockwall on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 05.17.2017

1. The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses which may include technology, research and development, office, and LI uses (e.g. light manufacturing & light assembly).
2. If approved, future site plan submittal and approval shall be required.
3. Any variance(s) to the SH-276 Overlay (SH-276 OV) District or any other section of the Unified Development Code (UDC) shall be considered at the time of site plan approval.
4. If approved, submittal and approval of engineering plans and a final plat shall be completed prior to the issuance of a building permit.
5. If approved, a final Plat shall be filed with Rockwall County prior to issuance of a Certificate of Occupancy (CO).
6. If approved, the development shall generally conform the the Concept Plan as depicted in the SUP ordinance.
7. Relabel "Preliminary Site Plan" to "Conceptual Site Plan."
8. Can you provide a larger scaled depiction of the site (i.e. buildings, parking area, etc.) that does not include that vacant portion of the property?
9. Provide a label on the lower right corner indicating "Case No. Z2017-019"
10. Once a draft ordinance has been provided to you, please red line any changes you feel may be necessary and return to me for review/updates as required.

The following are scheduled meetingdates that you and/or your representative(s) should attend regarding the zoning change request. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

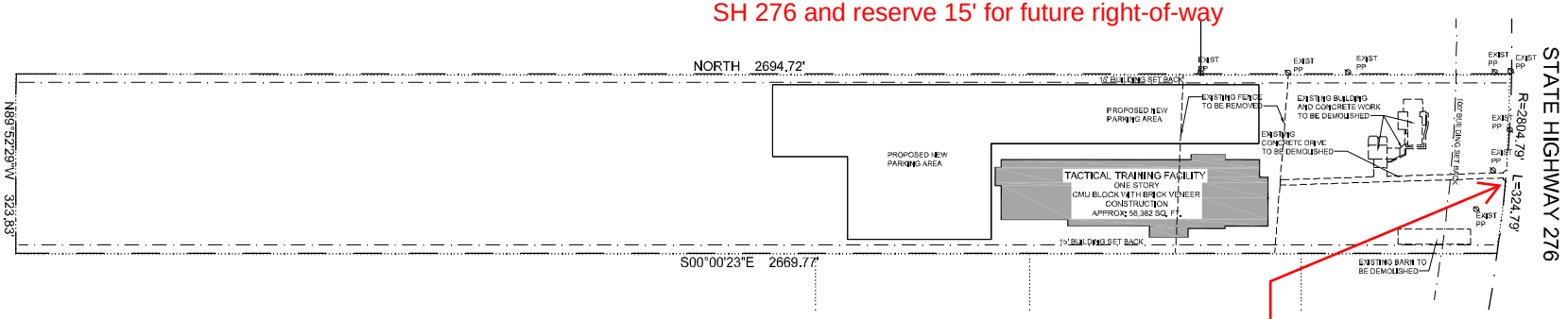
Planning - Work Session: May 30, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, ordeny)

City Council - Pulblic Hearing: June 19, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Consent/Action Item: July 3, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]

- Detention is required
-Parking is 20'x9'
-No dead end parking allowed without a turn around
- Letter from Rockwall County stating that the existing septic system is sufficient to handle the proposed use
- Must design/build to Rockwall Engineering Standards
-ROW dedication equal to 60' from centerline of SH 276 and reserve 15' for future right-of-way



TRUE NORTH
PLAN NORTH

1 **PRELIMINARY SITE PLAN**
SCALE: 1/100" = 1'-0"

Min 24' concrete drive aisle will be required from SH 276 to concrete parking lot and TXDOT permit required

NEW CONSTRUCTION for
THE COMPOUND @ ROCKWALL
4827 HIGHWAY 276
ROCKWALL, TEXAS 75087

Frank L. Meier, Associates, Inc.
architecture planning interior design

06-12-2017

ORIGINAL ISSUE DATE: 05/12/2017

REVISIONS:

No.	Date/Description

FLM PROJ. NO.: 16005

SHEET TITLE: PRELIMINARY SITE PLAN

SHEET NO. A1.0

THE COMPOUND AT ROCKWALL

May 12, 2017

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

To Whom It May Concern:

Respectfully request that the tract located at 4827 SH 276, Rockwall, TX, further identified by the legal description as being located at A0034, JH Bailey, Tract 5 be rezoned for Commercial / Light Industrial usage.

The intended use of the tract is to build "The Compound at Rockwall", which will be an elite tactical training facility utilized to conduct trainings for civilians that empower them to take control of their personal safety and the safety of their families. The facility is also designed to provide developmental training for law enforcement agencies at the local, state, federal and military levels to enhance their skill set in order to better protect themselves, their colleagues, and most importantly the people that they are entrusted to serve and protect - us.

The estimated size of the facility is 60,000 square feet and is designed as an indoor, climate controlled, noise abated venue that utilizes next generation technology to provide tactical training skills that are in high demand by the general public, firearms enthusiasts, surrounding law enforcement agencies and other agencies nationwide.

This elite tactical training facility will feature a 4,000 square foot retail area, café, an Executive conference room, six (6) advanced immersive firearms training simulator (TACSIM) theaters, next technology training classrooms, tactical indoor climate controlled next generation ranges (25 yd and 101 yd), and a specialized gym for self defense and martial arts training.

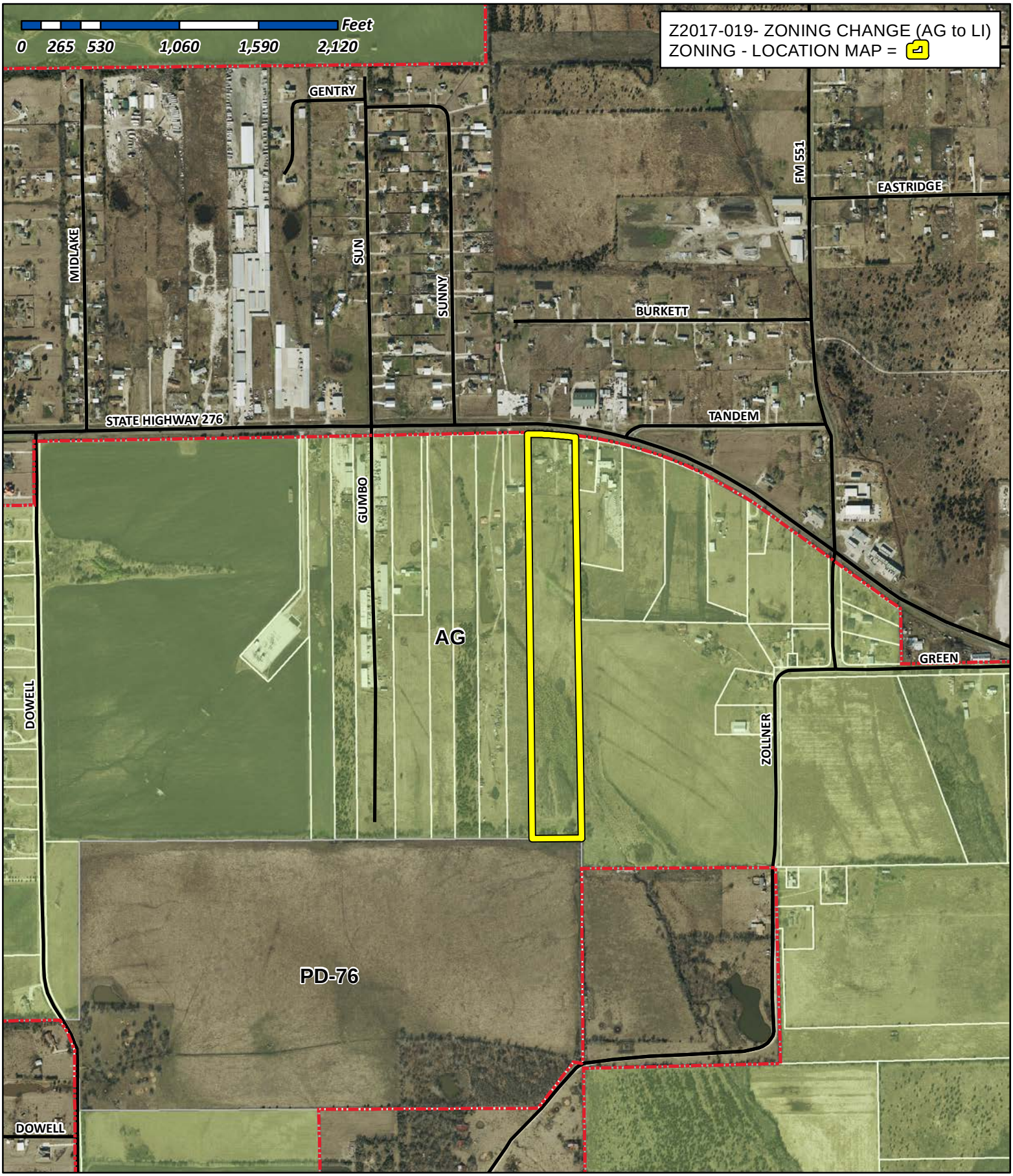
Please feel free to contact me at (469) 608-0431 if you have any questions regarding this project.

Thank you in advance for your consideration regarding this matter.

Sincerely,

Clarence L. Jorif
President / CEO

738 Justin Road | Rockwall, Texas 75087-4822 | Phone: (469) 608-0431 | Fax: (469) 338-5757
Email: Clarence.jorif@thecompoundatrockwall.com



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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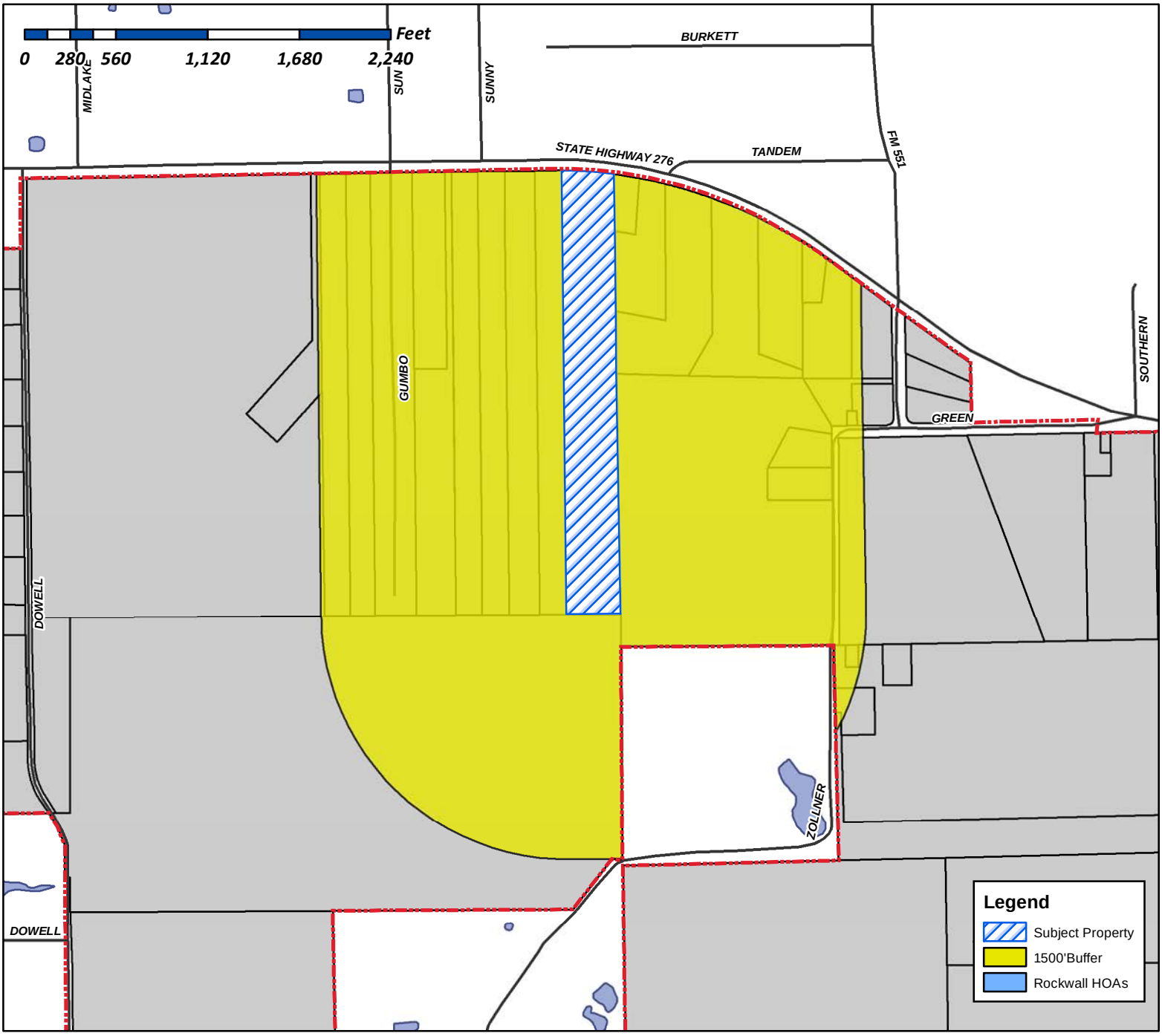
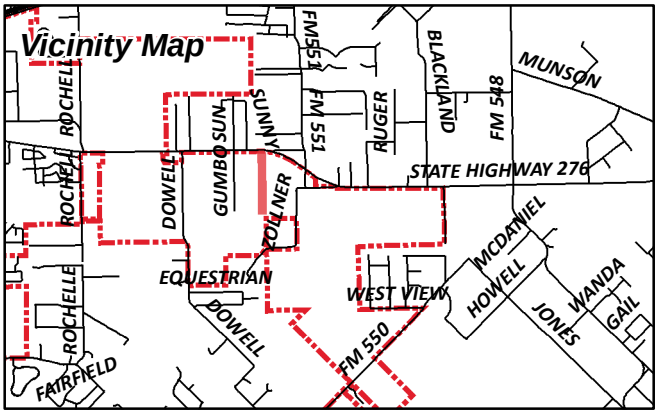


Case Number: Z2017-019
Case Name: Zoning Change (AG to LI)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4821, 4827, & 4849 SH-276

Date Created: *05/16/2017*

For Questions on this Case Call (972) 771-7745



City of Rockwall

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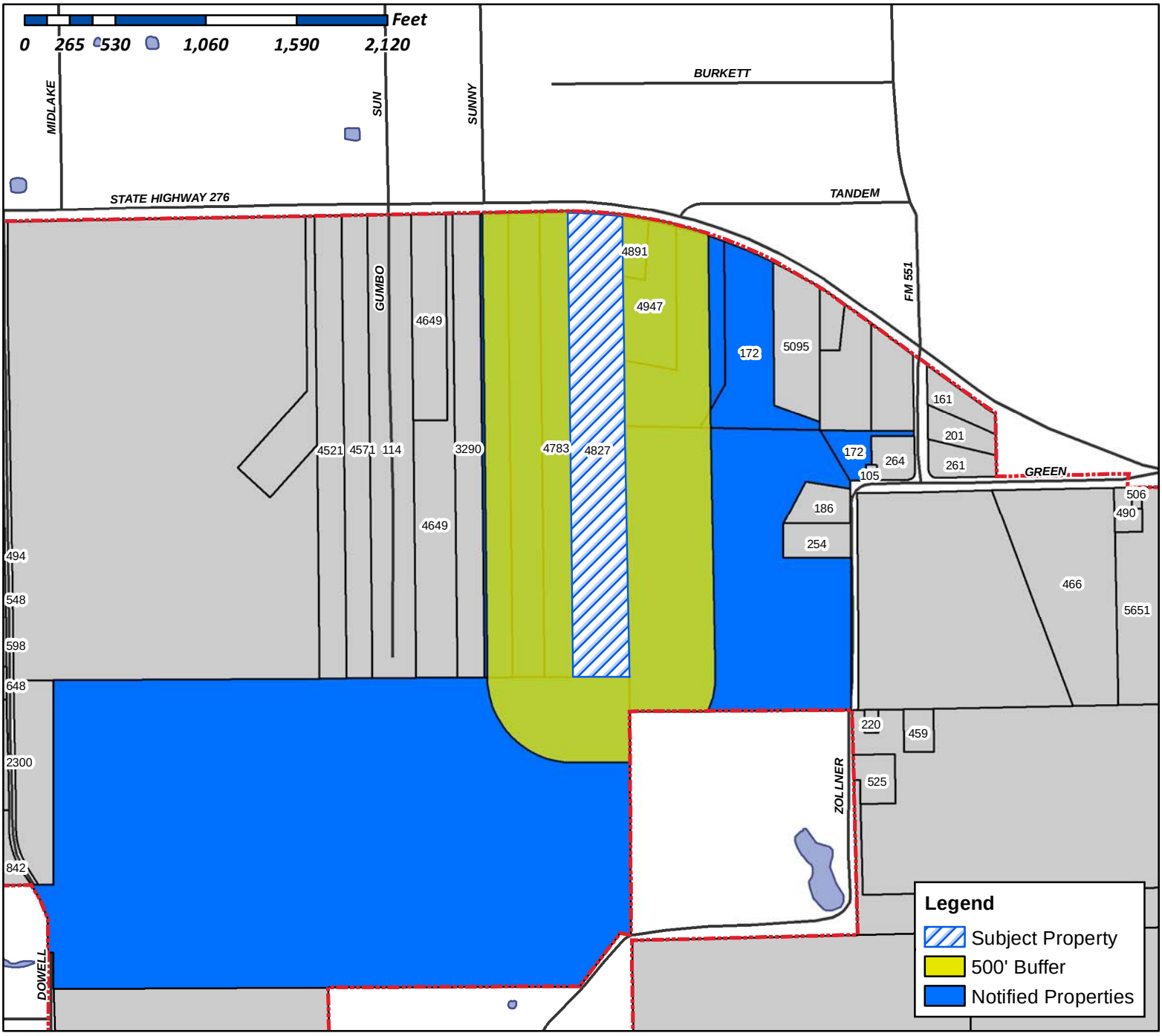

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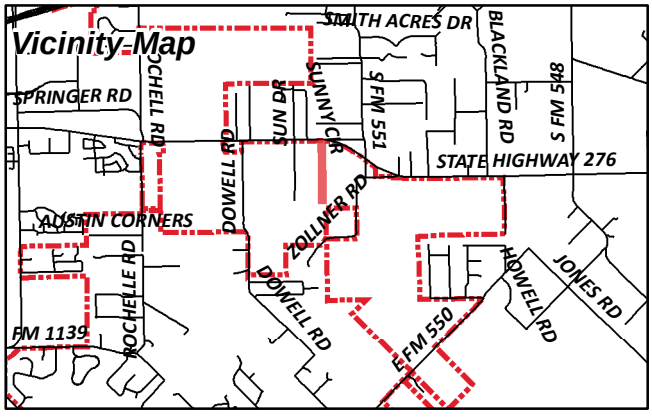


Date Created: 05/16/2017
For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-019: The Compound at Rockwall

Hold a public hearing to discuss and consider a request by Clarence L. Jorif of The Compound at Rockwall on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/13/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/19/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-019: The Compound at Rockwall

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

JONES LAWRENCE
144 ZOLLNER RD
ROYSE CITY, TX 75189

BORJAS ANTONIO & JUANA
172 ZOLLNER RD
ROYSE CITY, TX 75189

SZOBOSZLAY TOM
1831 ISLE ROYALE DR
ROCKWALL, TX 75087

JOHNSON JAY LYNN
2018 SUNNY CIR
ROCKWALL, TX 75032

HARLAN PROPERTIES INC
2404 TEXAS DR STE 103
IRVING, TX 75062

TOMAINO PROPERTIES LP
2626 COLE AVE STE 606
DALLAS, TX 75204

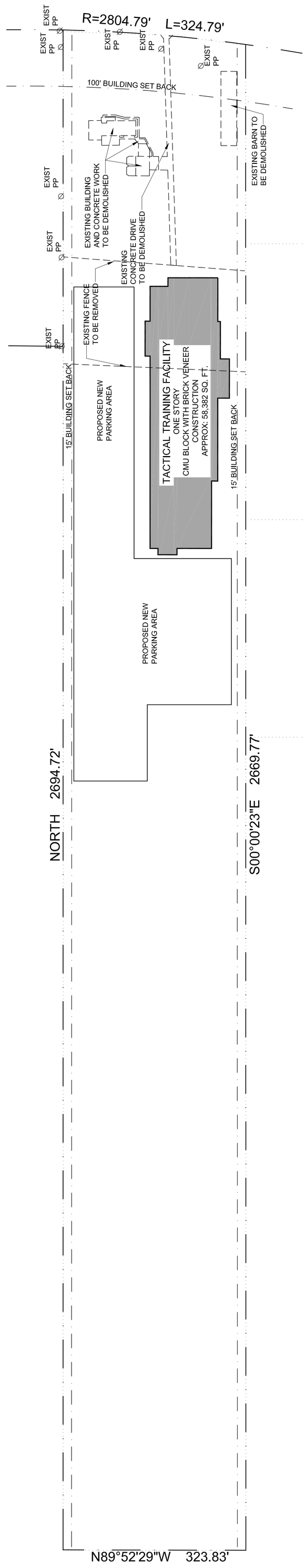
ZACHARY RONALD E
4783 STATE HIGHWAY 276
ROYSE CITY, TX 75189

CURRENT RESIDENT
4827 HWY276
ROCKWALL, TX 75032

CURRENT RESIDENT
4891 HWY276
ROCKWALL, TX 75032

EDGEMON JEAN
4947 STATE HIGHWAY 276
ROYSE CITY, TX 75189

D & A REAL ESTATE
PO BOX 850
ROCKWALL, TX 75087



1 PRELIMINARY SITE PLAN

SCALE: 1/100" = 1'-0"

NEW CONSTRUCTION
for
THE COMPOUND @ ROCKWALL
4827 HIGHWAY 276
ROCKWALL, TEXAS 75087

Frank L. Meier, Associates, Inc.
Architecture Planning Interior Design
11615 Forest Central Dr. Suite 100
Dallas, Texas 75243-3921 U.S.A.
(214) 221-8855 Fax: (214) 221-4242

REGISTERED ARCHITECT FRANK L. MEIER STATE OF TEXAS

05-12-2017

ORIGINAL ISSUE DATE: 05/12/2017

REVISIONS:

No.	Date/Description

FLM PROJ. NO.: 16005

SHEET TITLE: PRELIMINARY SITE PLAN

SHEET NO. A1.0

City of Rockwall

Project Plan Review History

Project Number	Z2017-020	**Owner**	CAMERON, & CAMERON	**Applied**	5/16/2017	LM
Project Name	Rockwall SIL (AG to PD)	**Applicant**	ROCKWALL SIL.LLC	**Approved**		
Type	ZONING			**Closed**		
Subtype	PD			**Expired**		
Status	STAFF REVIEW			**Status**	5/16/2017	LM

Site Address	**City, State Zip**	**Zoning**
TOWNSEND DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	5/16/2017	5/23/2017	5/19/2017	3	COMMENTS	See Comments

(5/19/2017 10:32 AM AW)
The existing sewer system that flows to Squabble Creek Treatment Plant was not designed for this increase in land use. This could cause the sewer system to be overloaded and cause a sanitary sewer overflow.
See attached markup
Dumpster/trash to drain to an oil/water separator
Add note that the property owner will be responsible for maintaining, repairing, and replacing all of the detention and drainage systems
Label distance of all proposed and existing driveways/roadway from edge of paving to edge of paving.
Northern driveway doesn't meet the 200' spacing requirement
Must meet all engineering requirements
Townsend roadway pro-rata ($110.47/lf along Townsend)

FIRE	Ariana Hargrove	5/16/2017	5/23/2017	5/18/2017	2	COMMENTS	see comments

(5/18/2017 3:08 PM AA)
Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

PLANNING	David Gonzales	5/16/2017	5/23/2017	5/17/2017	1	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 05.22.2017

All staff comments are to be addressed and resubmitted by Tuesday, June 6, 2017. Please provide two large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

• On all future submittals please include the Case Number (Z2017-020) in the lower right hand corner.

• All exterior signage requires submittal and approval of a separate building permit and does not confer approval based on the submitted plan or statements.

• Any detached garage or carport beyeond the front facade of the building and/or visible from T.L. Townsend Drive must be screened (with landscaping).

• When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for June 13, 2017 and return to staff with red lined corrections and/or additions you feel may be necessary.

• Regarding the proposed PD Development Standards: Additional Engineering comments to be addressed:
a) No. 11 - Trash receptacles and recycling receptacles - Required to drain to an oil/water separator.
b) No. 13(b) - Post-Development (i) 0.75 - Required for the entire lot.

• Architectural Standards - the proposed written standards do not meet the City's minimum standards.

Please make the following corrections/additions to the Concept Plan:

(1) Provide a legend indicating the following at a minimum:
a. Total Acres – #
b. Total Open Space - %
c. Total Number of Dwelling Units (per gross acre)
d. Maximum Density - # d.u/acre (gross)
e. Number of Bedrooms (# of 1 bedroom; # of 2 bedrooms, etc.)
f. Average Unit Size = XXX sq. ft. (include break-out of each unit type's square footage)

(2) Provide % of open space and label for each separate area on the concept plan (i.e. detention areas, landscape buffers, park area, etc.).
(3) Provide labels for all landscaped buffer area's (TL Townsend, North & West Property lines).
(4) Re-label access drive as "24-ft Firelane, Public Access, Drainage & Utility Easement" as appropriate.
(5) Remove the zoning labels from theConcept Plan [e.g. commercial, agricultural, light industrial, etc.] for all properties.
(6) Remove the labels indentifyingeach tree on the western portion of the property. These will be identified during the treescape plan process.

(7) Are the "Permitted Uses" under B. Land Uses Allowed, 2. Permitted accessory uses, of the proposed PD Development Standards within the facility? Will these be open to the general public? or are these the significant facilities and services identified in B, 1, iv?
(8) If masonry is defined as 60%, what are the other materials are being used on the structure? Provide exterior material calculations for each facade on building elevations. City standards require a minimum of 90% masonry materials. Provide a materials sample board for review.
(9) Parking Required:
a) Revise Handicap parking to be a minimum of 7 spaces (not 2%) per Art. VI, Sec. 5.4.A.
b) Provide % of total parking for attached garages, detached garages, and carports.

** Planning Staff additional comments:

** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifes this property as being designed for Commercial land uses. The proposec use requries the City Council to amend the Future LandUse Map to relect a High Density Residential land use designation. This will be listed as a condition of approval.

** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

(a) The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial neighborhoods." In this case, trials and sidewalks could be used to allow pedestrian trafic to circulate to the adjacent restaurants west/southwest of the subject property. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

**3. The property is within Park District No. 32. Parks fees for cash in lieu land and pro-rata equipement fees will be due at the time of final plat (fees are subject to change).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

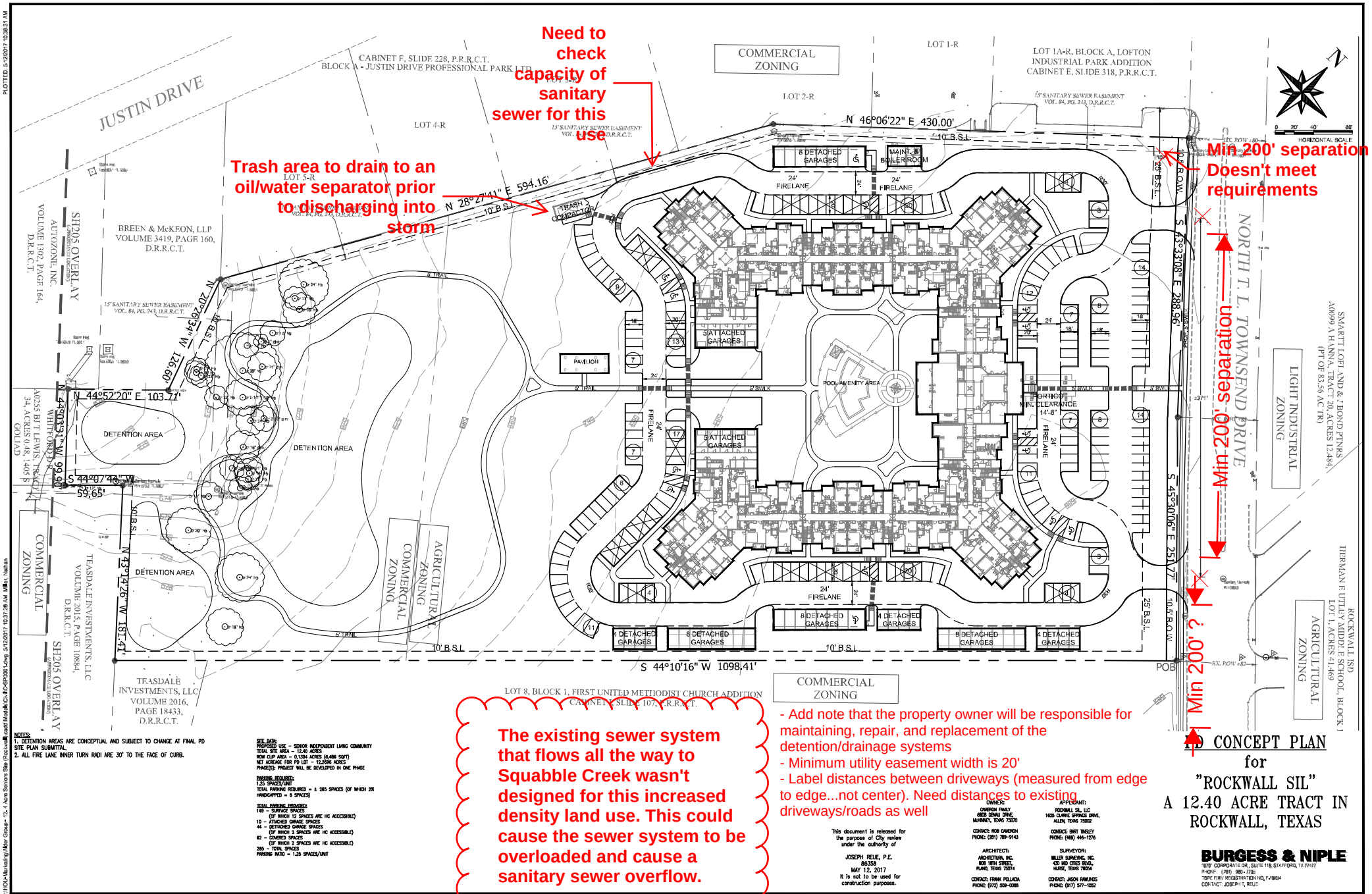
Meeting Dates to Attend:

Planning - Work Session: May 30, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: June 19, 2017(6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Concent/Action Item: July 3, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]


Need to check capacity of sanitary sewer for this use
Trash area to drain to an oil/water separator prior to discharging into storm
Min 200' separation Doesn't meet requirements
Min 200' separation
Min 200' ?
The existing sewer system that flows all the way to Squabble Creek wasn't designed for this increased density land use. This could cause the sewer system to be overloaded and cause a sanitary sewer overflow.
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge...not center). Need distances to existing driveways/roads as well
JUSTIN DRIVE
NORTH T. L. TOWNSEND DRIVE
COMMERCIAL ZONING
LIGHT INDUSTRIAL ZONING
AGRICULTURAL ZONING
DETENTION AREA
POOL/AMENITY AREA
PAVILION
TRASH COMPACTOR
8 DETACHED GARAGES
4 DETACHED GARAGES
5 ATTACHED GARAGES
MAINT. & BOILER ROOM
24' FIRELANE
N 46°06'22" E 430.00'
S 45°33'08" E 288.96'
S 45°30'06" E 251.77'
S 44°10'16" W 1098.41'
N 44°57'20" E 103.71'
S 44°07'42" W 59.65'
N 43°14'26" W 187.41'
N 28°27'41" E 594.16'
N 20°26'34" W 126.60'
POB
CABINET F, SLIDE 228, P.R.R.C.T. BLOCK A - JUSTIN DRIVE PROFESSIONAL PARK LTD
LOT 1A-R, BLOCK A, LOFTON INDUSTRIAL PARK ADDITION CABINET E, SLIDE 318, P.R.R.C.T.
BREEN & McKEON, LLP VOLUME 3419, PAGE 160, D.R.R.C.T.
AUTOZONE, INC. VOLUME 1302, PAGE 164, D.R.R.C.T.
TRASDALE INVESTMENTS, LLC VOLUME 2016, PAGE 18433, D.R.R.C.T.
TRASDALE INVESTMENTS, LLC VOLUME 2015, PAGE 10884, D.R.R.C.T.
SMARTT LOFLAND & J BOND PTNRS A0099 A H-NNA, TRACT 20, ACRES 12.484, (PT OF 83.56 AC TR)
HERMAN F UTLEY MIDDLE SCHOOL, BLOCK 1 LOT 1, ACRES 41.469
ROCKWALL ISD
LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION CABINET C, SLIDE 107, P.R.R.C.T.
SH205 OVERLAY
15' SANITARY SEWER EASEMENT VOL. 84, PG. 243, D.R.R.C.T.
10' B.S.L.
25' B.S.L.
10.5' R.O.W.
NOTES:
1. DETENTION AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
SITE DATA:
PROPOSED USE – SENIOR INDEPENDENT LIVING COMMUNITY
TOTAL SITE AREA – 12.40 ACRES
ROW CLIP AREA – 0.1324 ACRES (5,766 SQFT)
NET ACREAGE FOR PD LOT – 12.2896 ACRES
PHASE(S): PROJECT WILL BE DEVELOPED IN ONE PHASE
PARKING REQUIRED:
1.25 SPACES/UNIT
TOTAL PARKING REQUIRED = ± 285 SPACES (OF WHICH 2% HANDICAPPED = 6 SPACES)
TOTAL PARKING PROVIDED:
169 – SURFACE SPACES (OF WHICH 12 SPACES ARE HC ACCESSIBLE)
10 – ATTACHED GARAGE SPACES
44 – DETACHED GARAGE SPACES (OF WHICH 2 SPACES ARE HC ACCESSIBLE)
62 – COVERED SPACES (OF WHICH 2 SPACES ARE HC ACCESSIBLE)
285 – TOTAL SPACES
PARKING RATIO = 1.25 SPACES/UNIT
This document is released for the purpose of City review under the authority of JOSEPH REUE, P.E. 86358 MAY 12, 2017 It is not to be used for construction purposes.
OWNER: CAMERON FAMILY 6808 DENALI DRIVE, MCKINNEY, TEXAS 75070 CONTACT: ROB CAMERON PHONE: (281) 789-9143
APPLICANT: ROCKWALL SIL, LLC 1625 CLARKE SPRINGS DRIVE, ALLEN, TEXAS 75002 CONTACT: BART TINSLEY PHONE: (469) 446-1276
ARCHITECT: ARCHITEXAS, INC. 908 16TH STREET, PLANO, TEXAS 75074 CONTACT: FRANK POLLACIA PHONE: (972) 509-0088
SURVEYOR: MILLER SURVEYING, INC. 420 MID CITIES BLVD., HURST, TEXAS 76054 CONTACT: JASON RAWLINS PHONE: (817) 577-1052
CONCEPT PLAN for "ROCKWALL SIL" A 12.40 ACRE TRACT IN ROCKWALL, TEXAS
BURGESS & NIPLE
1999 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-7705
TBPE FIRM REGISTRATION NO. F-10814
CONTACT: JOSEPH T. REUE

BURGESS & NIPLE

10701 Corporate Drive | Suite 118 | Stafford TX 77477 | 281.980.7705

May 12, 2017

City of Rockwall - Planning and Zoning Department
Attention: Ryan Miller, AICP, Director of Planning
385 S. Goliad Street
Rockwall, Texas 75087

Re: Letter of Intent – Planned Development for Rockwall SIL on North T. L. Townsend Drive
(4-story Senior Independent Living Community containing 212 units)

To Planning and Zoning Department:

Our Client, Rockwall SIL, LLC, would like to submit a zoning change application for a 12.4 acre planned development (PD) that would allow development of a 4-story senior independent living community with 212 units in the City of Rockwall. The subject property is bounded by North T.L. Townsend Drive to the northeast, office/commercial uses to the northwest, an Auto Zone and commercial uses to the southwest, and vacant land to the southeast owned by the First United Methodist Church.

The southwest portion of the site is currently zoned Commercial (C). The remainder is zoned Agricultural (AG). We are requesting that the site be re-zoned as a Planned Development for use as a senior independent living community (age restricted to 55 years of age or older). The proposed PD will be developed in one (1) phase and consist of 4-story building(s) with 212 total units. There will also be some attached garages and detached garages and covered parking available for the residents. The west portion of the site will be maintained as a private open space area to preserve existing quality trees, provide onsite storm water detention and provide the residents' an active functional recreational area. The private open space shall include 5' meandering walking trails around the detention pond areas and through the existing stand of native trees. Other amenities within the site will include, but not limited to, a swimming pool, a pavilion, putting green and indoor recreation area.

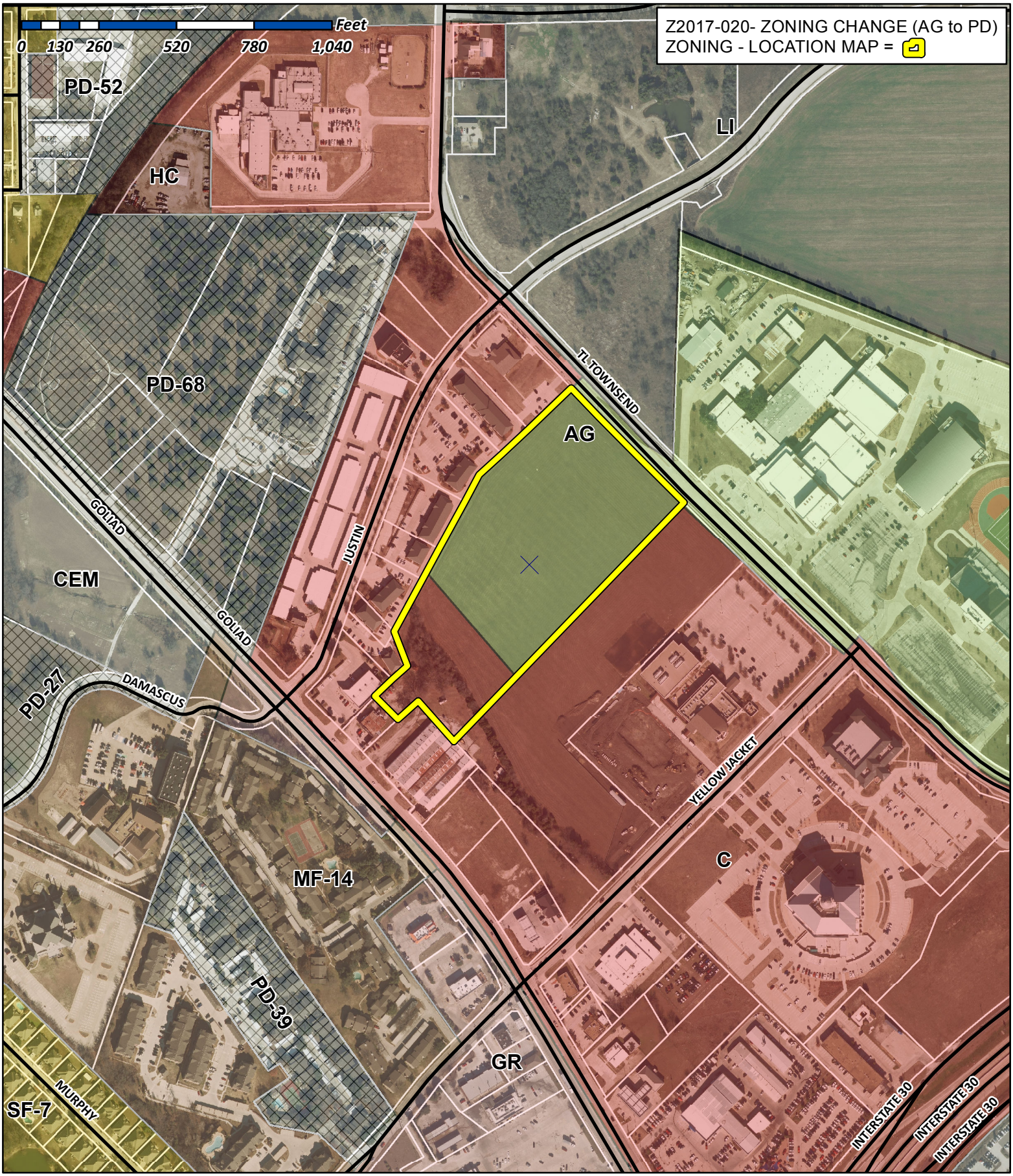
Attached with this letter are the following: (1) Completed Development Application for zoning change, (2) Check for $386 for zoning change application fee, (3) PD Concept Plan, (4) PD Development Standards, (5) Property Description of PD area, (6) Location Map with aerial photograph and PD Boundary Overlay, and (7) Typical Building Elevations for city review and comment. Should you have any questions, please feel free to contact me at 281.980.7705, extension 6301.

Respectfully submitted,
Burgess & Niple, Inc.
TBPE FIRM REGISTRATION NO. F-10834

Joseph T. Reue

Joseph T. Reue, P.E.
Vice President

Cc: Tim O'Hanlon & Bart Tinsley with Rockwall SIL, LLC



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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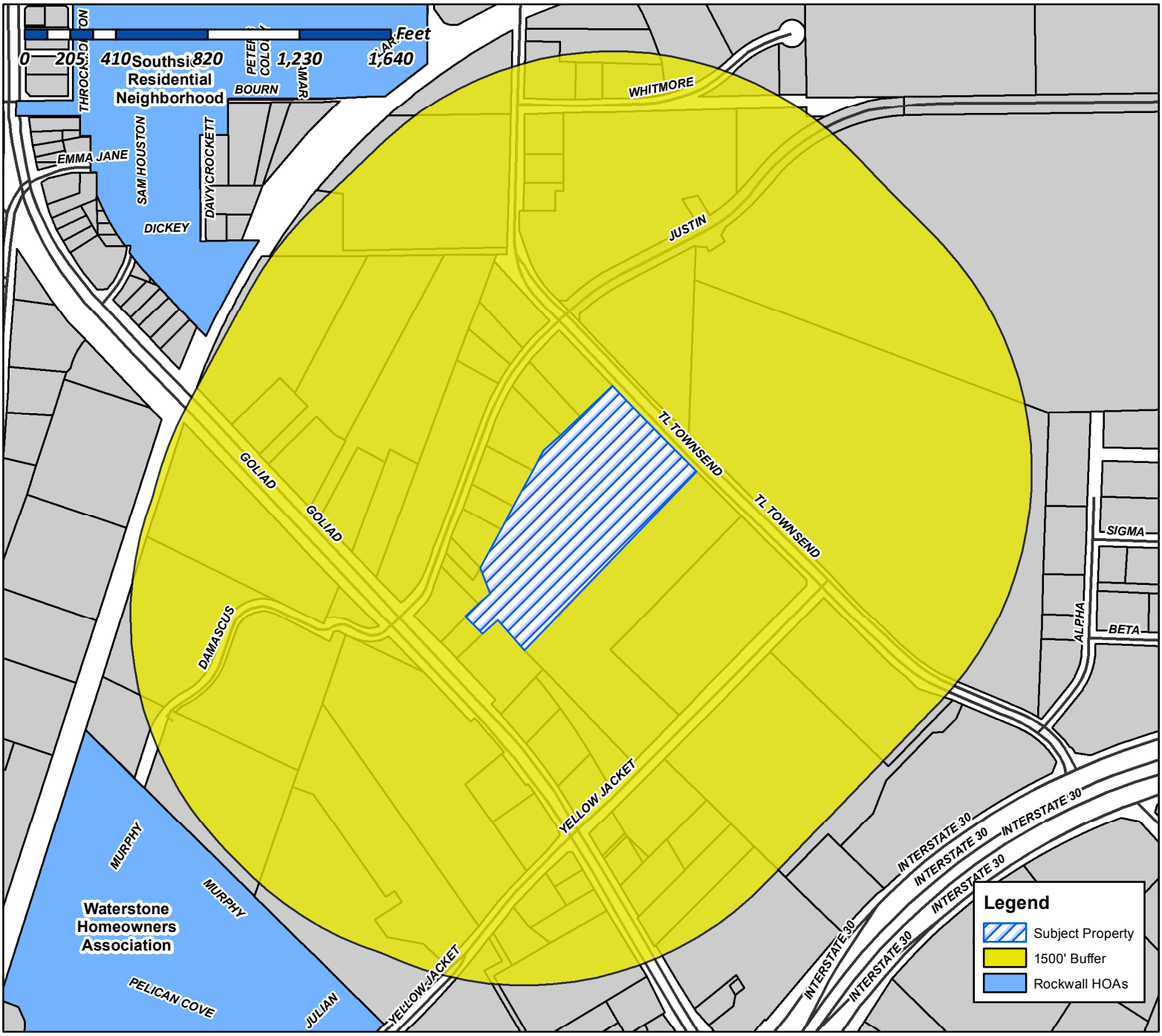
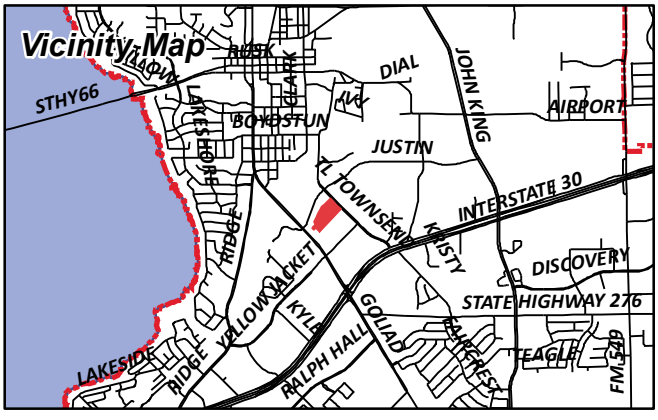


Case Number: Z2017-020
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: West side of T. L. Townsend Drive
South of Justin Road

Date Created: *05/16/2017*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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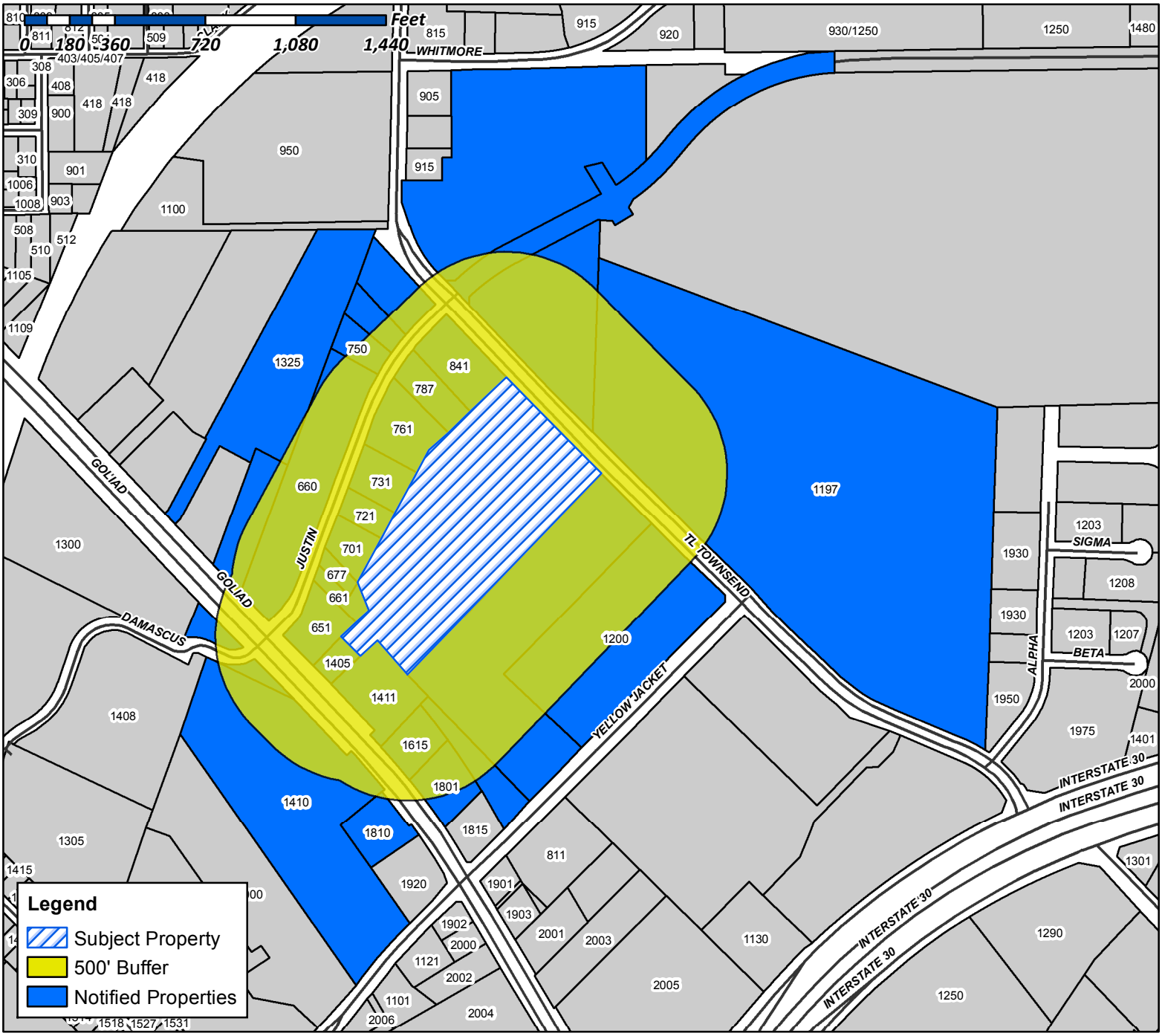

Case Number: Z2017-020
Case Name: Zoning Change (AG to PD)
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South of Justin Road

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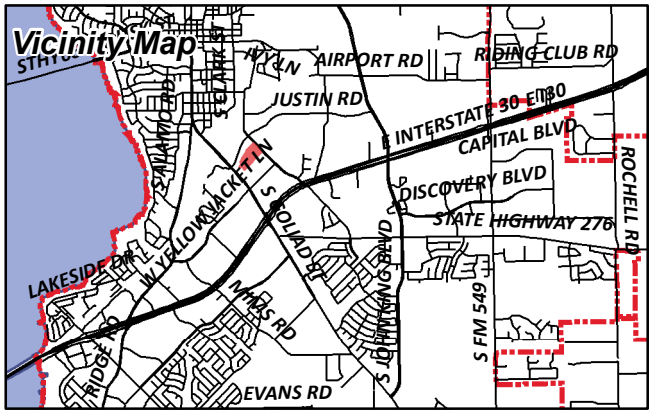
For Questions on this Case Call (972) 771-7745



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-020: Rockwall SIL (AG to PD)

Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/13/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/19/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-020: Rockwall SIL (AG to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



03 **Elevation**
SCALE: 3/32" = 1'-0"



01 **Elevation**
SCALE: 3/32" = 1'-0"

Rockwall Seniors

5' 15' 30'

SCALE: 3/32" = 1'-0"

architettura

architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



03 **Elevation**
SCALE: 3/32" = 1'-0"

Seniors



01 **Elevation**
SCALE: 3/32" = 1'-0"

Rockwall

architettura

architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



03 Elevation

Rockwall Seniors

architettura inc

PLOTTED: 5/12/2017 10:38:31 AM

JUSTIN DRIVE

CABINET E, SLIDE 228, P.R.R.C.T.
BLOCK A - JUSTIN DRIVE PROFESSIONAL PARK LTD.

LOT 3-R

LOT 4-R

LOT 5-R

COMMERCIAL ZONING

LOT 1-R

LOT 2-R

LOT 1A-R, BLOCK A, LOFTON INDUSTRIAL PARK ADDITION
CABINET E, SLIDE 318, P.R.R.C.T.

15' SANITARY SEWER EASEMENT
VOL. 84, PG. 243, D.R.R.C.T.

N 46°06'22" E 430.00'

10' B.S.L.

N 28°27'41" E 594.16'

10' B.S.L.

S 43°33'08" E 288.96'

10.5' R.O.W.

25' B.S.L.

±102'

EX. ROW ±80

NORTH T. L. TOWNSEND DRIVE

SMARTT LOFLAND & J BOND PTNRS
A0099 A HANNA, TRACT 20, ACRES 12.484,
(PT OF 83.56 AC TR)

LIGHT INDUSTRIAL ZONING

ROCKWALL ISD
HERMAN E UTLEY MIDDLE SCHOOL, BLOCK 1
LOT 1, ACRES 41.469

AGRICULTURAL ZONING

SH205 OVERLAY
(APPROXIMATE LOCATION)

AUTOZONE, INC.
VOLUME 1302, PAGE 164,
D.R.R.C.T.

BREEN & McKEON, LLP
VOLUME 3419, PAGE 160,
D.R.R.C.T.

N 20°26'34" W 126.60'

10' B.S.L.

N 44°52'20" E 103.71'

S 44°07'44" W 99.90'

59.65'

10' B.S.L.

N 43°14'26" W 181.41'

TEASDALE INVESTMENTS, LLC
VOLUME 2015, PAGE 10884,
D.R.R.C.T.

TEASDALE INVESTMENTS, LLC
VOLUME 2016,
PAGE 18433,
D.R.R.C.T.

S 44°10'16" W 1098.41'

10' B.S.L.

POB

LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION
CABINET I, SLIDE 107, P.R.R.C.T.

COMMERCIAL ZONING

TRASH COMPACTOR

PAVILION

8 DETACHED GARAGES

MAINT. & BOILER ROOM

24' FIRELANE

5 ATTACHED GARAGES

4 DETACHED GARAGES

POOL AMENITY AREA

FORTICO
MIN. CLEARANCE
14'-6"

5' SWLK

5' TRAIL

DETENTION AREA

±371'

EX. ROW ±82

0 20' 40' 80'
HORIZONTAL SCALE

NOTES:
1. DETENTION AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.

SITE DATA:
PROPOSED USE – SENIOR INDEPENDENT LIVING COMMUNITY
TOTAL SITE AREA – 12.40 ACRES
ROW CLIP AREA – 0.1304 ACRES (6,486 SQFT)
NET ACREAGE FOR PD LOT – 12.2696 ACRES
PHASE(S): PROJECT WILL BE DEVELOPED IN ONE PHASE

PARKING REQUIRED:
1.25 SPACES/UNIT
TOTAL PARKING REQUIRED = ± 265 SPACES (OF WHICH 2% HANDICAPPED = 6 SPACES)

TOTAL PARKING PROVIDED:
149 – SURFACE SPACES
(OF WHICH 12 SPACES ARE HC ACCESSIBLE)
10 – ATTACHED GARAGE SPACES
44 – DETTACHED GARAGE SPACES
(OF WHICH 2 SPACES ARE HC ACCESSIBLE)
62 – COVERED SPACES
(OF WHICH 2 SPACES ARE HC ACCESSIBLE)
265 – TOTAL SPACES
PARKING RATIO = 1.25 SPACES/UNIT

This document is released for the purpose of City review under the authority of

JOSEPH REUE, P.E.
86358
MAY 12, 2017
It is not to be used for construction purposes.

OWNER:
CAMERON FAMILY
6808 DENALI DRIVE,
McKINNEY, TEXAS 75070

CONTACT: ROB CAMERON
PHONE: (281) 789-9143

ARCHITECT:
ARCHITETTURA, INC.
808 18TH STREET,
PLANO, TEXAS 75074

CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

APPLICANT:
ROCKWALL SIL, LLC
1625 CLARKE SPRINGS DRIVE,
ALLEN, TEXAS 75002

CONTACT: BART TINSLEY
PHONE: (469) 446-1276

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.,
HURST, TEXAS 76054

CONTACT: JASON RAWLINGS
PHONE: (817) 577-1052

PD CONCEPT PLAN
for
"ROCKWALL SIL"
A 12.40 ACRE TRACT IN
ROCKWALL, TEXAS

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

P:\HOU-Marketing\Alder Group - 12.4 Acre Seniors Site (Rockwall)\cad\Models\Civil\C-SP0001.dwg 5/12/2017 10:37:28 AM Miller, Nathan

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) TO ALLOW AN AGE RESTRICTED MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 12.40-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Rockwall SIL, LLC on behalf of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for an age restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

DRAFT ORDINANCE 05.30.2017

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between

DRAFT ORDINANCE 05.30.2017

this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JULY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 19, 2017*

2nd Reading: *July 3, 2017*

DRAFT ORDINANCE 05.30.2017

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION: Being a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a ½ inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a ½ inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a ½ inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a ½ inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a ½ inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a ½ inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a ½ inch capped "MILLER 5665" steel rod set;

THENCE South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less.

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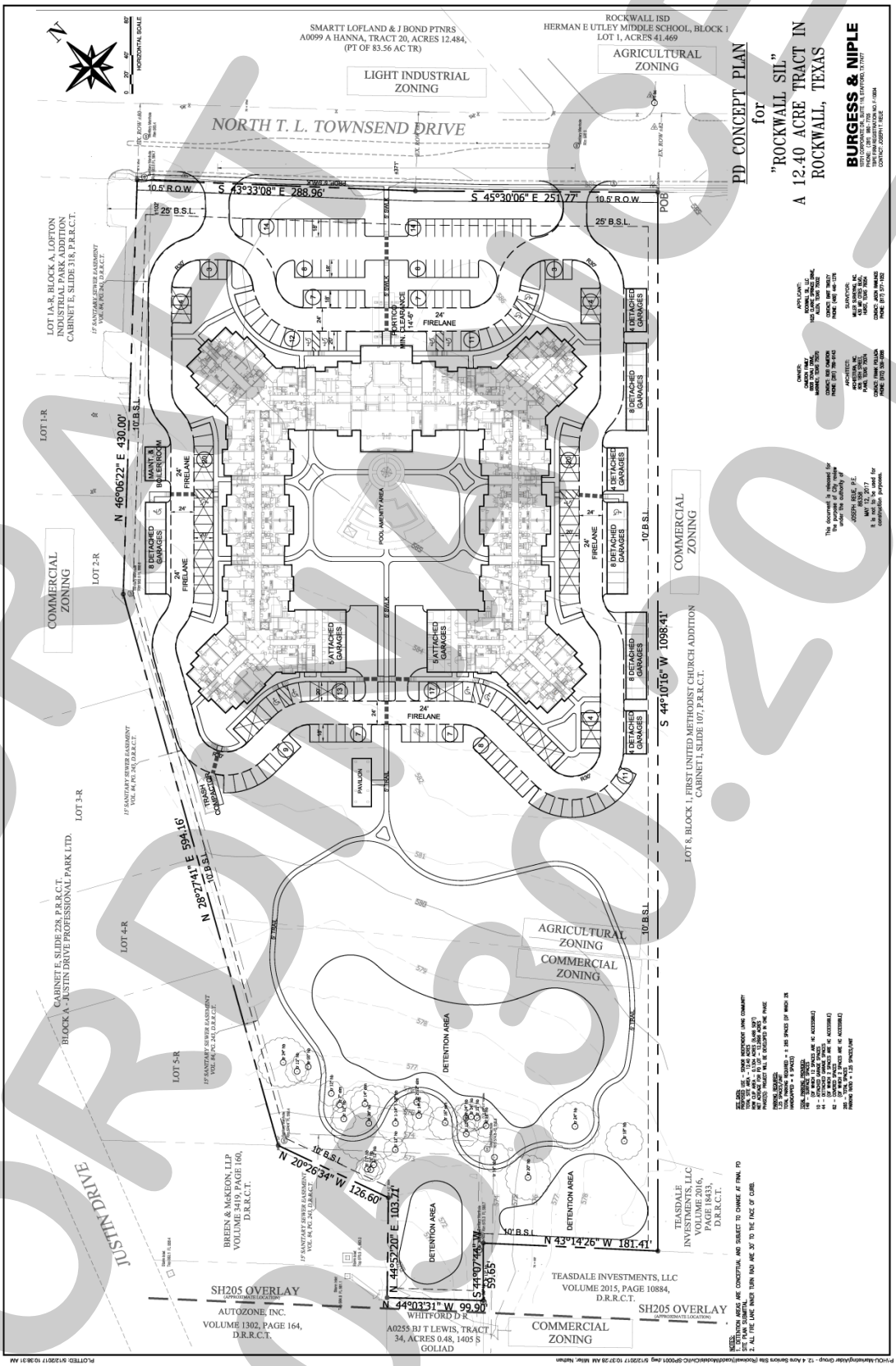
Exhibit 'B':
Concept Plan



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ORDINANCE
03.30.2017

Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*; however, the subject property shall only be used as an *Age Restricted, Independent Senior Housing Facility* allowing for the units being occupied by at least one (1) person who is fifty-five (55) years of age or older, or handicapped and with the following permitted accessory uses:

    - ☑ Barber and Beauty Shop
    - ☑ Cafeteria/Common dining facilities
    - ☑ Chapel
    - ☑ Community Center
    - ☑ Drug Store / Pharmacy
    - ☑ Exercise Room
    - ☑ Game Court / Gaming Room
    - ☑ Greenhouse
    - ☑ Handcrafted art work studio
    - ☑ Health Studio
    - ☑ Instructional Art Studio
    - ☑ Medical Treatment Services (such as a medical clinic, physical therapy services, inhalation therapy, and other related uses)
    - ☑ Office
    - ☑ Private recreation club or area
    - ☑ Retail Store (food and other goods)
    - ☑ Snack Bar
    - ☑ Swimming pool

    NOTE: Accessory uses are intended to be used by the residents of the proposed Age Restricted, Independent Senior Housing Facility and shall not be utilized by the general public.

2. *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1* below; however, in no case should the minimum size unit be less than 700 square feet and the average net unit area decrease below 800 square feet.

Table 1: Unit Composition

Unit Name	Unit Type	Minimum Net Unit Area (SF) [1]	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	1 Bedroom/1 Bathroom	576 SF	27	15,552 SF	12.68%
A2	1 Bedroom/1 Bathroom	680 SF	31	21,080 SF	14.55%
A3	1 Bedroom/1 Bathroom	740 SF	33	24,420 SF	15.49%
A4	1 Bedroom/1 Bathroom	772 SF	21	16,212 SF	9.86%
A5	1 Bedroom/1 Bathroom	773 SF	6	4,638 SF	2.82%
B1	2 Bedroom/2 Bathroom	1,029 SF	26	26,754 SF	12.21%
B2	2 Bedroom/2 Bathroom	1,156 SF	30	34,680 SF	14.08%
B3	2 Bedroom/2 Bathroom	1,196 SF	21	25,116 SF	9.86%
C1	3 Bedroom/3 Bathroom	1,321 SF	18	23,778 SF	8.45%
		Average Net Unit Area:		*800 SF*	
		Maximum Permitted Units:	*212*		*100.00%*

General Notes:
[1]: The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 Overlay (Sh-205 OV) District, as specified by Article V, *District*

DRAFT ORDINANCE 08.30.2017

Exhibit 'C':
Development Standards

Development Standards, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed 17.10 dwelling units per gross acre of land; however, in no case should the proposed development exceed *212* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	10'
Minimum Rear Yard Carport/Parking Setback	10'
Minimum Separation Between Main Buildings [1]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [2]	62'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [3]	20%

General Notes:

[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.

[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. Maximum height shall not exceed *4-stories* or *62-feet* overall height.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

4. *Parking and Loading Standards.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'*, and equal 1.25 parking spaces per residential unit. % OF COVERED % OF GARAGE

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit* 'D'; however, all development shall adhere to the following building standards:

(a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is

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integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) Architectural Requirements. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 Overlay (SH-205 OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. Landscaping and Hardscaping Standards.

(a) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) Landscape Buffers. A minimum of a fifteen (15) foot landscape buffer shall be provided along the frontage of T. L. Townsend Drive and a minimum of a ten (10) foot landscape buffer along the perimeter of the north and west property boundaries. Each landscape buffer shall incorporate a minimum of one (1) canopy tree per 50-feet linear feet of buffer area. The developer shall also be responsible for the construction of sidewalks and trails required along T. L. Townsend Drive.

(c) Parking Lot Landscaping. All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code with the exception of the following:

i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

ii) Parking island shall be provided at a spacing not exceed a maximum distance of 20 parking spaces.

iii) No tree may be planted closer than 2 ½ feet to the pavement.

(d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. Trash Receptacles. Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

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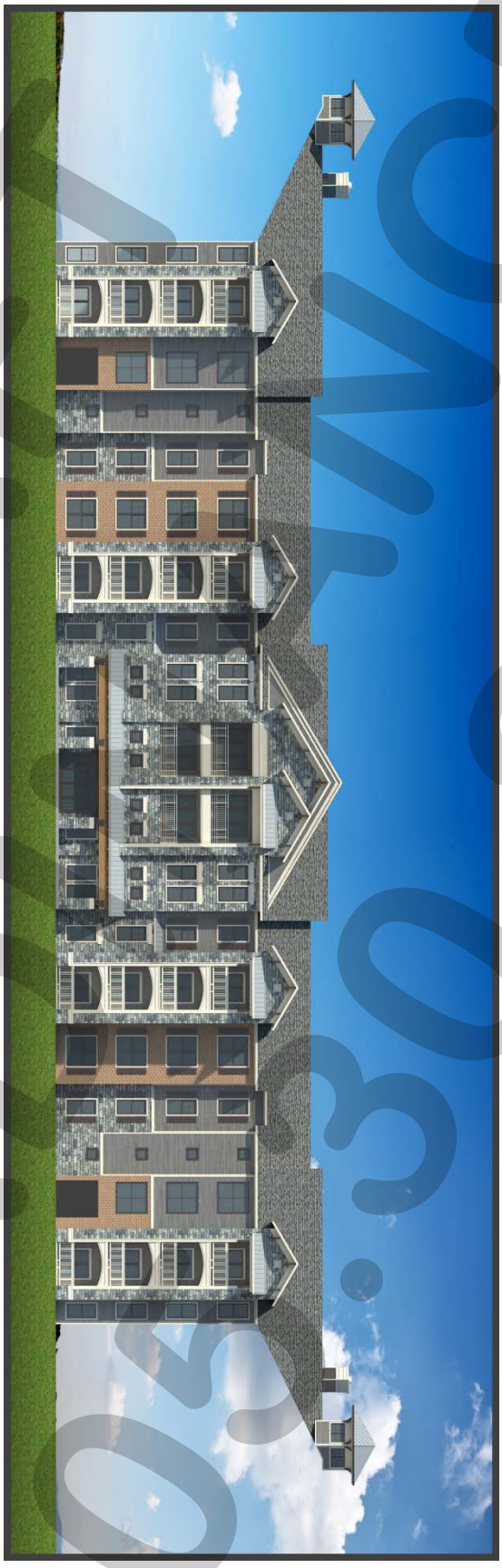
8. *Fence Standards*. Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.

9. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 05.30.2017

Exhibit 'D':
Concept Building Elevations



DRAFT ORDINANCE 05.30.2017

City of Rockwall

Project Plan Review History

Project Number	Z2017-021	**Owner**	WEATHERFORD, GEORGE R	**Applied**	5/16/2017	LM
Project Name	Pinnacle Montessori of Rockwall (RO to GR)	**Applicant**	PINNACLE MONTESSORI FRANCHISE INC.	**Approved**		
Type	ZONING			**Closed**		
Subtype	REZONE			**Expired**		
Status	STAFF REVIEW			**Status**	5/16/2017	LM

Site Address	**City, State Zip**	**Zoning**
4031 N GOLIAD	ROCKWALL, TX 75087	

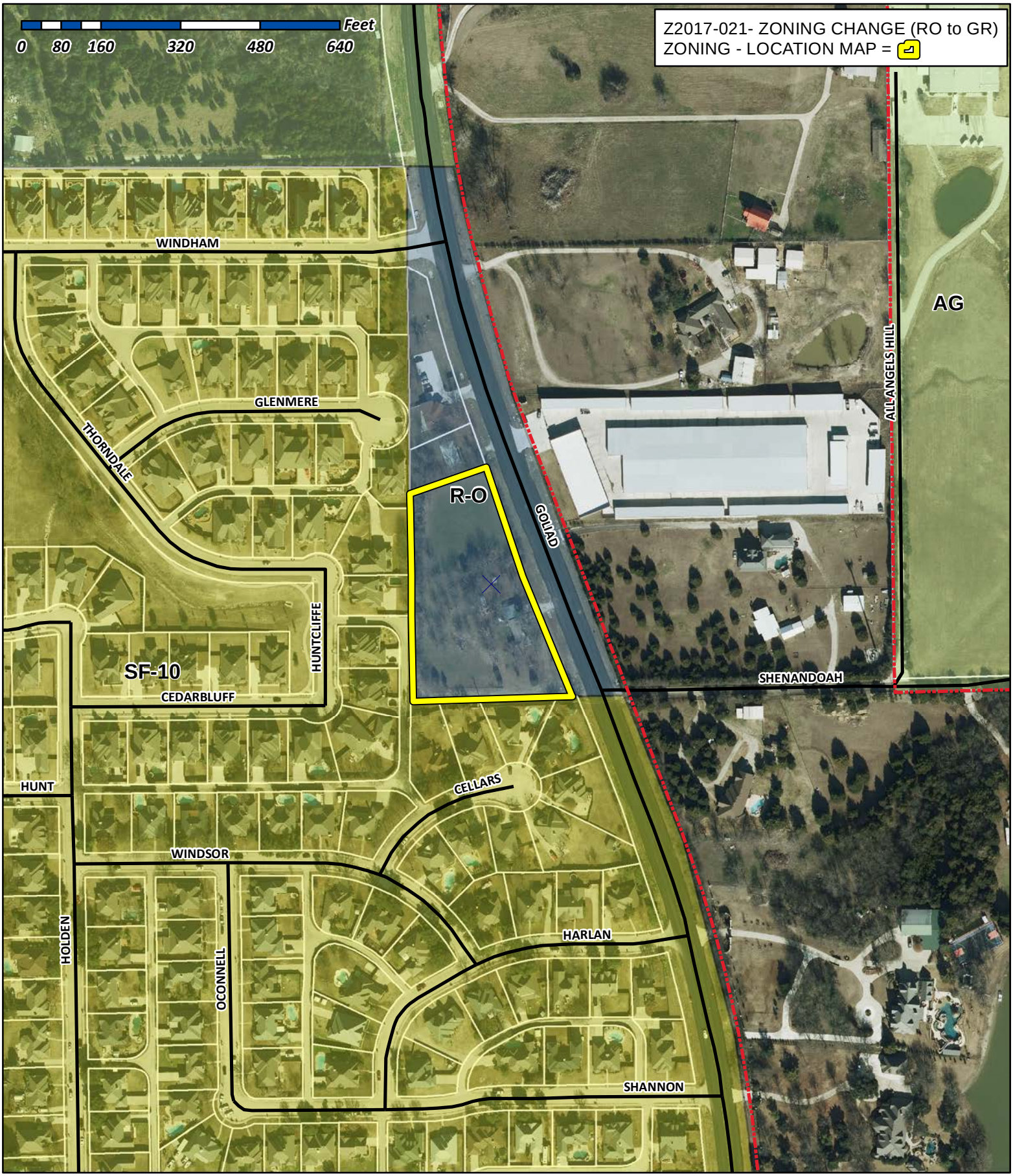
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CASTLE RIDGE PH 1	6	NULL	6	0187-0000-0006-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	5/16/2017	5/23/2017	5/19/2017	3	APPROVED	See Conditions
(5/19/2017 10:41 AM AW) TXDOT permits required Must meet engineering standards and requirements Detention is required Label distances between driveways (measured from edge to edge) Parking is to be 20'x9' Right-of-way dedication of 10' Dumpster must drain to an oil/water separator or a grease trap TIA will be required							
FIRE	Ariana Hargrove	5/16/2017	5/23/2017	5/19/2017	3	APPROVED	
PLANNING	Korey Brooks	5/16/2017	5/23/2017	5/23/2017	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(5/24/2017 3:36 PM KB)
Z2017-21 Zoning Change (RO to GR) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a zoning change from Residential-Office (RO) District to General Retail (GR) District for a 2.35-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 4031 N. Goliad Street, and take any action necessary
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-021) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 6, 2017. The Planning & Zoning Worksession for this case is May 30th. The Planning and Zoning Meeting date for this case is June 13, 2017.
I.4 The projected City Council meeting dates for this are June 19, 2017 and July 3, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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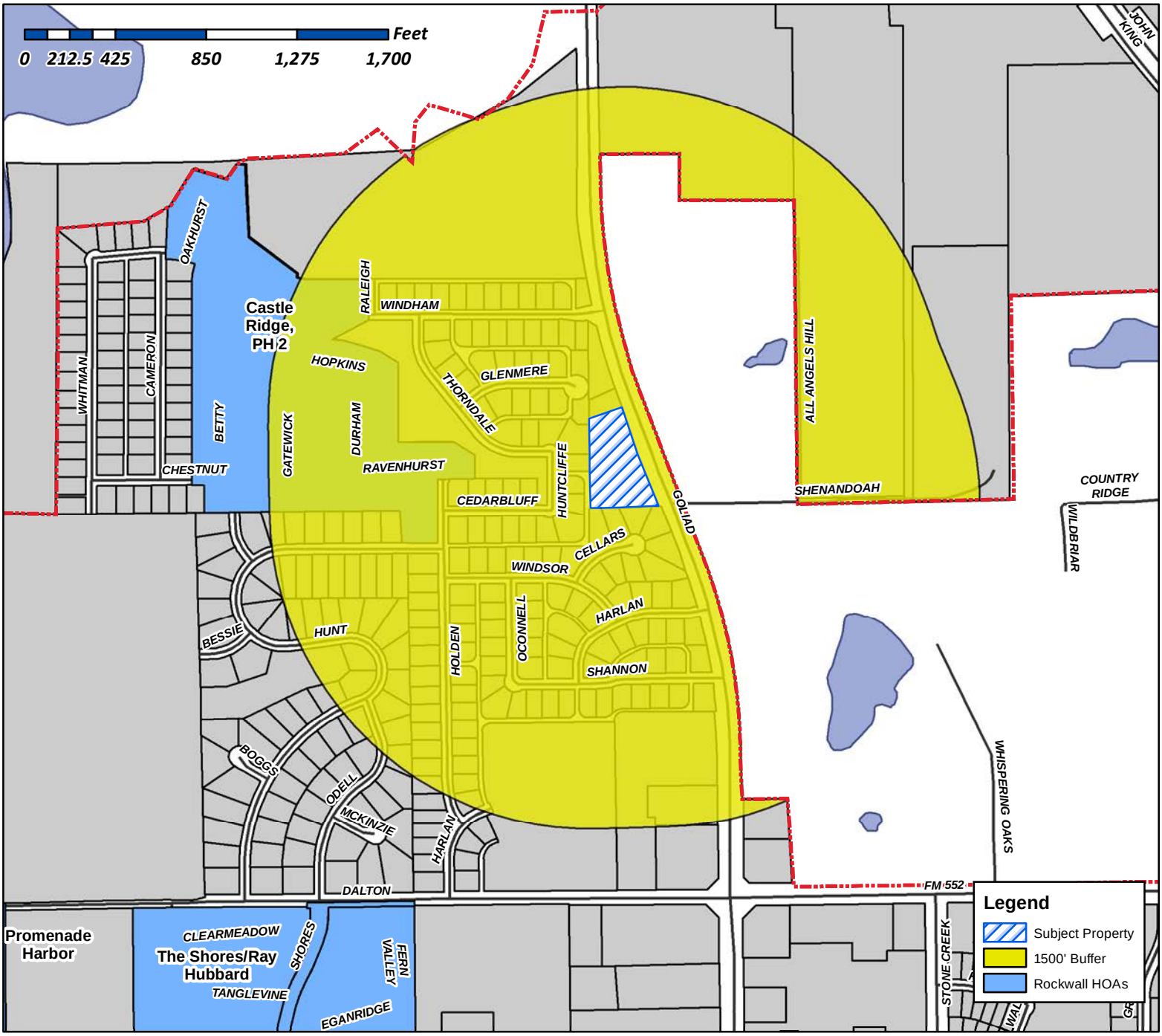
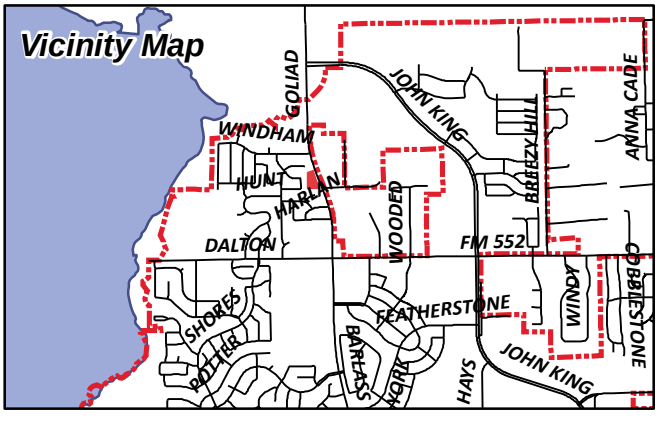


Case Number: Z2017-021
Case Name: Zoning Change (RO to GR)
Case Type: Zoning
Zoning: Residential Office (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 05/16/2017
For Questions on this Case Call (972) 771-7745



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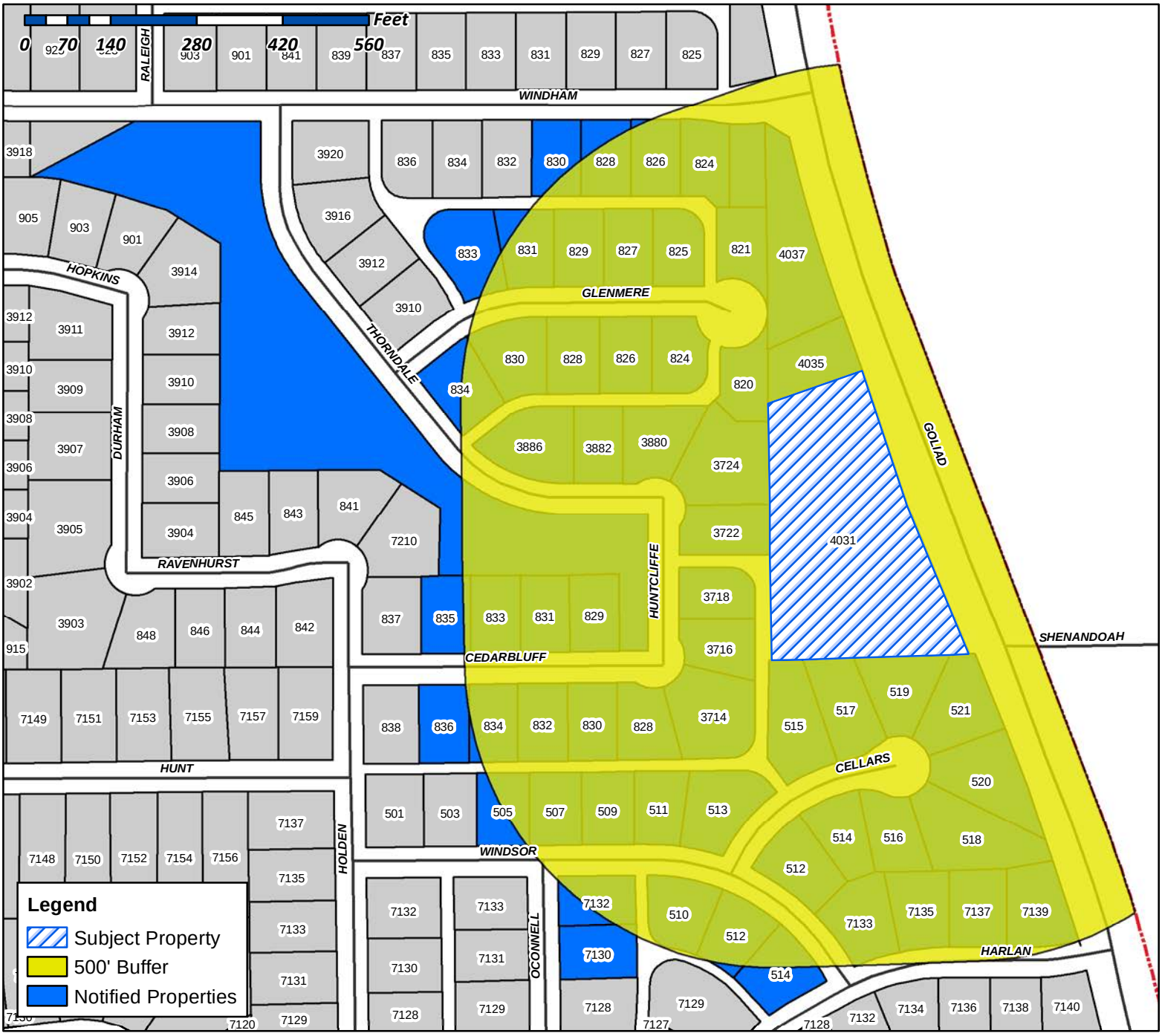

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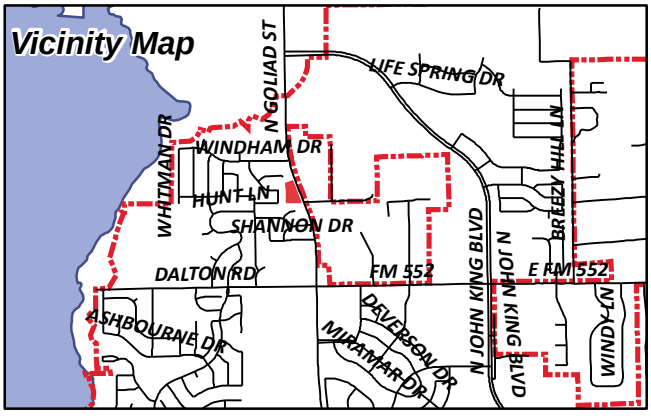


Date Created: 05/16/2017
For Questions on this Case Call (972) 771-7745

WEATHERFORD GEORGE R
157 SHENNENDOAH LN
ROCKWALL, TX 75087

PINKHAM HEATH L AND
EDWIN P NALLEY
1711 WEISKOPF
HEATH, TX 75032

JOHNSON SHERRY A AND
JASON & JESSICA CLARK
2018 WYNN JOYCE
GARLAND, TX 75043

TINSLEY CURTIS & JUDITH
2308 OAKRIDGE AVE
NEDERLAND, TX 77627

WEIGANT RONALD & DEBRA KAY
3714 HUNTCLIFFE DRIVE
ROCKWALL, TX 75087

DIXON MELISSA MICHELLE
3716 HUNTCLIFFE DR
ROCKWALL, TX 75087

SCARNATI JAMES T JR & TAMMY M
3718 HUNTCLIFF DRIVE
ROCKWALL, TX 75087

CARIAGA TIFFANY AND NORMAN
3722 HUNTCLIFF DR
ROCKWALL, TX 75087

CAOTHERS ANTHONY J & KATIE HURST
CAROTHERS
3724 HUNTCLIFF DR
ROCKWALL, TX 75087

THORNTON STEPHEN K & TRESA G
3880 THORNDALE LN
ROCKWALL, TX 75087

TRANT NATHAN D & JENNIFER E
3882 THORNDALE LN
ROCKWALL, TX 75087

MCKOWN WILLIAM & CHRISTINA
3886 THORNDALE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
4031 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4035 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4037 GOLIAD
ROCKWALL, TX 75087

TAYLOR KRIS
505 WINDSOR WAY
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

FOREMAN HENRY HOWARD JR
507 WINDSOR WAY
ROCKWALL, TX 75087

HAMPTON PAMELA
509 WINDSOR WAY
ROCKWALL, TX 75087

CARR BRANDY
510 WINDSOR WAY
ROCKWALL, TX 75087

RUNNELS ROBIN LESLIE AND JENNIFER R GOEN
511 WINDSOR WAY
ROCKWALL, TX 75087

RHUE GERRY D & SHERRI D
512 CELLARS CT
ROCKWALL, TX 75087

WAGNER JULIUS ALVIN
512 WINDSOR WAY
ROCKWALL, TX 75087

NORTH STEPHEN B AND BEVERLY A
513 WINDSOR WAY
ROCKWALL, TX 75087

RECORD SHELBY AND
DALE CLARK
514 CELLARS CT
ROCKWALL, TX 75087

WAGONER DANIEL L
514 WINDSOR WAY
ROCKWALL, TX 75087

DIESCH AMBER N
515 CELLARS CT
ROCKWALL, TX 75087

MUSSETTER DAVID O & KARLA
516 CELLARS CT
ROCKWALL, TX 75087

CALLAWAY WENDELL & SULAINE
517 CELLARS CT
ROCKWALL, TX 75087

BRUNSON GEORGE GE & PATRICIA A
518 CELLARS CT
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER
519 CELLARS CT
ROCKWALL, TX 75087

MCMAHAN THOMAS & SHANNON
520 CELLARS CT
ROCKWALL, TX 75087

SULLIVAN YVONNE E
521 CELLARS CT
ROCKWALL, TX 75087

STOVALL CURTIS N & ALICE M
7130 OCONNELL ST
ROCKWALL, TX 75087

BEARD CLINTON MARK & MELISSA D
7132 OCONNELL ST
ROCKWALL, TX 75087

FORBES CHARLES
7133 HARLAN DR
ROCKWALL, TX 75087

BIETENDORF WHITNEY ELIZABETH
7135 HARLAN DRIVE
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH
7139 HARLAN DR
ROCKWALL, TX 75087

MARTIN RANDELL AND NORMA
820 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
821 GLENMERE CT
ROCKWALL, TX 75087

VAZQUEZ ARTURO AND
ALICIA HERNANDEZ
824 GLENMERE COURT
ROCKWALL, TX 75087

GERICKE TODD JAMES & CONNIE RENEE
824 WINDHAM DRIVE
ROCKWALL, TX 75087

HEPLER MARK & CHRISTINE
825 GLENMERE COURT
ROCKWALL, TX 75087

BIEBER RODDY J AND DIANE R
826 GLENMERE CT
ROCKWALL, TX 75087

PUGH BRADLEY & LAURA
826 WINDHAM DRIVE
ROCKWALL, TX 75087

AVILES MARTHA E &
RICARDO A CARDENAS
827 GLENMERE CT
ROCKWALL, TX 75087

BOLIN MARK AND KERRY
828 CEDARBLUFF DR
ROCKWALL, TX 75087

MCCARTNEY MARC W & ROBIN
828 GLENMERE CT
ROCKWALL, TX 75087

DUGDALE JASON S AND JADA L
828 WINDHAM DR
ROCKWALL, TX 75087

STETZER GERALD D & RACHEL R
829 CEDARBLUFF DR
ROCKWALL, TX 75087

LANKFORD MIKE D AND DARYL G LANKFORD
829 GLENMERE CT
ROCKWALL, TX 75087

TELTHORST TYLER A AND TAYLOR L
830 CEDARBLUFF DR
ROCKWALL, TX 75087

ROACH CHRISTINE A & KEITH L
830 GLENMERE CT
ROCKWALL, TX 75087

KELLY DANIEL AND LIBBY VANATTA
830 WINDHAM DR
ROCKWALL, TX 75087

BEREND MAURICE P AND
MUMTAZ TEJANI
831 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

SHELBURNE CHARLES J & STACY H
831 GLENMERE CT
ROCKWALL, TX 75087

MILLER TIMOTHY KENT
832 CEDAR BLUFF DR
ROCKWALL, TX 75087

HARPER BRIAN L & BLANCA D
833 CEDARBLUFF DR
ROCKWALL, TX 75087

CONFIDENTIAL
ARTURO RANGEL
833 GLENMERE CT
ROCKWALL, TX 75087

BRADFORD JYATTA & CHRISTINA
834 CEDARBLUFF DR
ROCKWALL, TX 75087

BLAIR CRAIG AND ALLISON
834 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
835 CEDARBLUFF DR
ROCKWALL, TX 75087

WILSON MARK
836 CEDARBLUFF DR
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

Roland Foerster
Civil Engineer
5110 C.R. 424
Anna, Texas 75409
(214) 544-8888
rfce@flash.net
Firm No. F-506

ENGINEERING PLANNING

LETTER OF INTENT

May 9, 2017

Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Rezoning Application for 4031 N. Goliad Street

Please accept this Letter of Intent on behalf of Pinnacle Montessori Franchise to rezone the 4031 N. Goliad Street 2.38 acre tract of land from R-O zoning district to GR zoning district. This letter will confirm Pinnacle's intent to develop the subject tract with a 10,970 square foot Montessori school for approximately 180 children, and a accompanying 7,000 square foot retail building for ancillary type uses where clientele are primarily, but not limited to children of all ages, such as karate academy, dance academy, music school, math/educational classes, computer classes STEM classes, etc. And, approximately 5,000 square feet will be provided for outdoor play areas.

Parking for 67 vehicles is provided for, including a drive through porte cohere capable of stacking 5 vehicles at the front of the Montessori school, all in conformance with zoning standards. The site will be accessed by two driveways at either end of the property's frontage along Goliad Street, connected with a continuous access/firelane drive for the parking spaces. Cross access to the adajcent property to the north for future development is also provided.

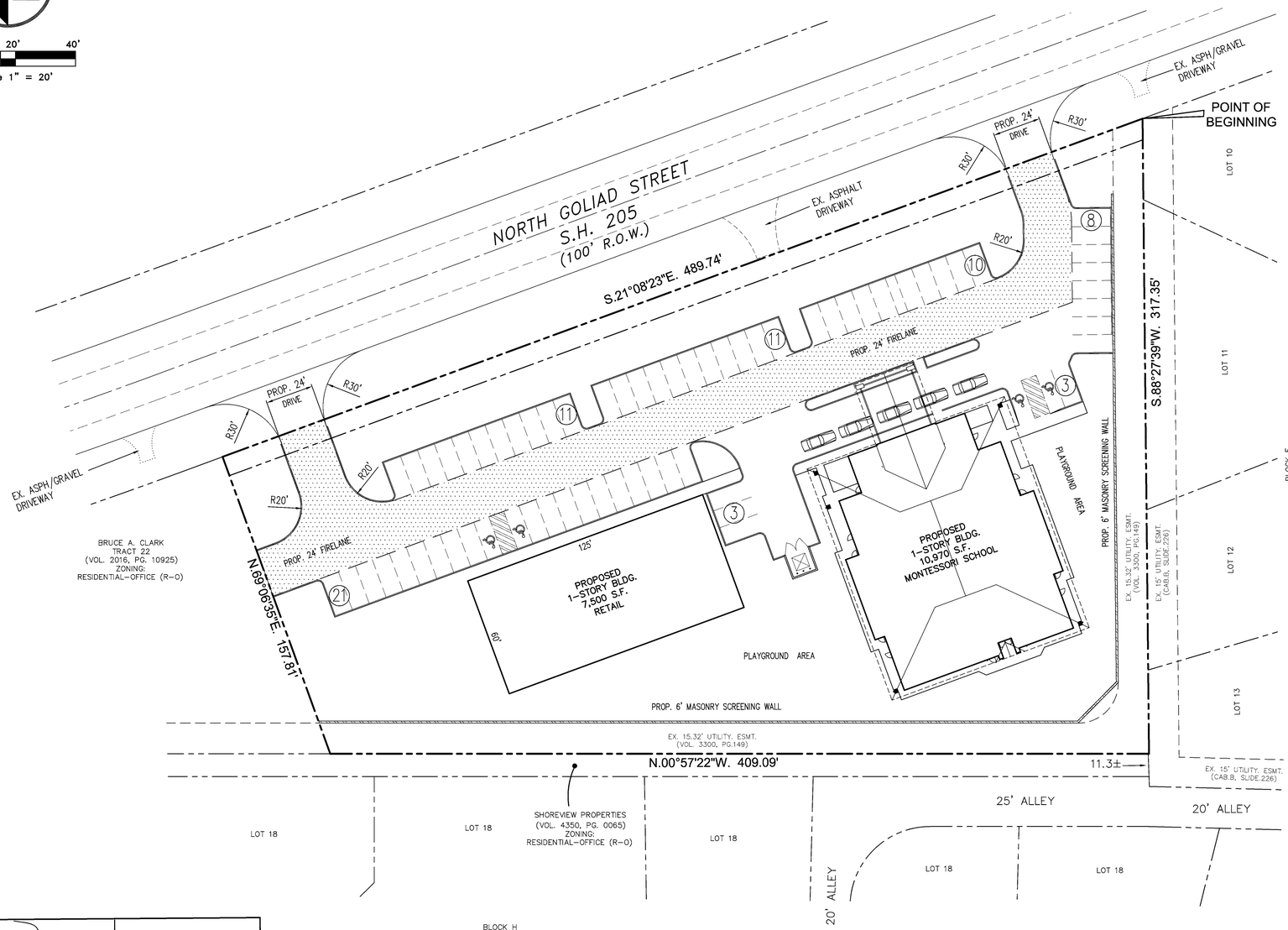
In summary, Pinnacle Montessori Franchise asks for the approval of the rezoning request.

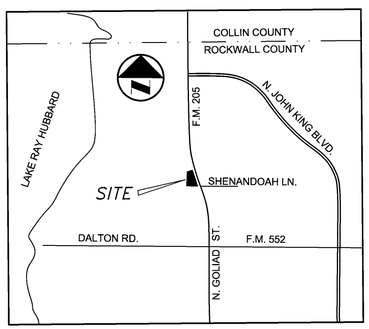
Respectfully submitted,

Roland Foerster, PE

0 20' 40'

Scale 1" = 20'





VICINITY MAP

NTS

FIELD NOTE DESCRIPTION
REZONING FROM R-O TO GR
TRACT 6
J. STRICKLAND SURVEY, ABSTARCT NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 10 foot or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

THENCE, N.00°57'22"W., 409.09 feet along the east line of said narrow Shoreview Properties strip of land to a 5/8" iron rod found for corner, same being the southwest corner of a tract of land to Bruce A. Clark, as described in deed filed for record in Volume 2016, Page 10925, of the said Rockwall County Real Land records;

THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

PINNACLE MONTESSORI of ROCKWALL

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
ANNA, TEXAS 75409
(214) 544-8888
email: rfce@flash.net
Firm No. F-506

A CONCEPT PLAN FOR REVIEW PURPOSES ONLY.

NOT A CONSTRUCTION DOCUMENT.

Revisions:

CONCEPT PLAN

CITY OF ROCKWALL CASE NO. 17-00XX

J. STRICKLAND SURVEY, ABST, NO. 187
2.38 ACRES

PINNACLE MONTESSORI SCHOOL of ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Date:	Scale:	Sheet:
May, 2017	1" = 20'	

PROJ. # 6272

C:\Jobs\6272\Concept Plan.dwg Wed May 10 08:50:08 2017

FIELD NOTE DESCRIPTION
REZONING FROM R-O TO GR
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

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CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A RESIDENTIAL OFFICE (RO) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 2.35-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alex Freeman of Pinnacle Montessori Franchise Co. for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Residential Office (RO) District to a General Retail (GR) District for a 2.35-acre tract of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* and described as *Exhibit 'B*' this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Residential Office (RO) District to a General Retail (GR) District; and

Section 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *General Retail* (GR) District in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses", Section 4.1, "General Commercial District Standards"* and *Section 4.4, "General Retail (GR) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT ORDINANCE 05.30.17

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE ____ DAY OF JULY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

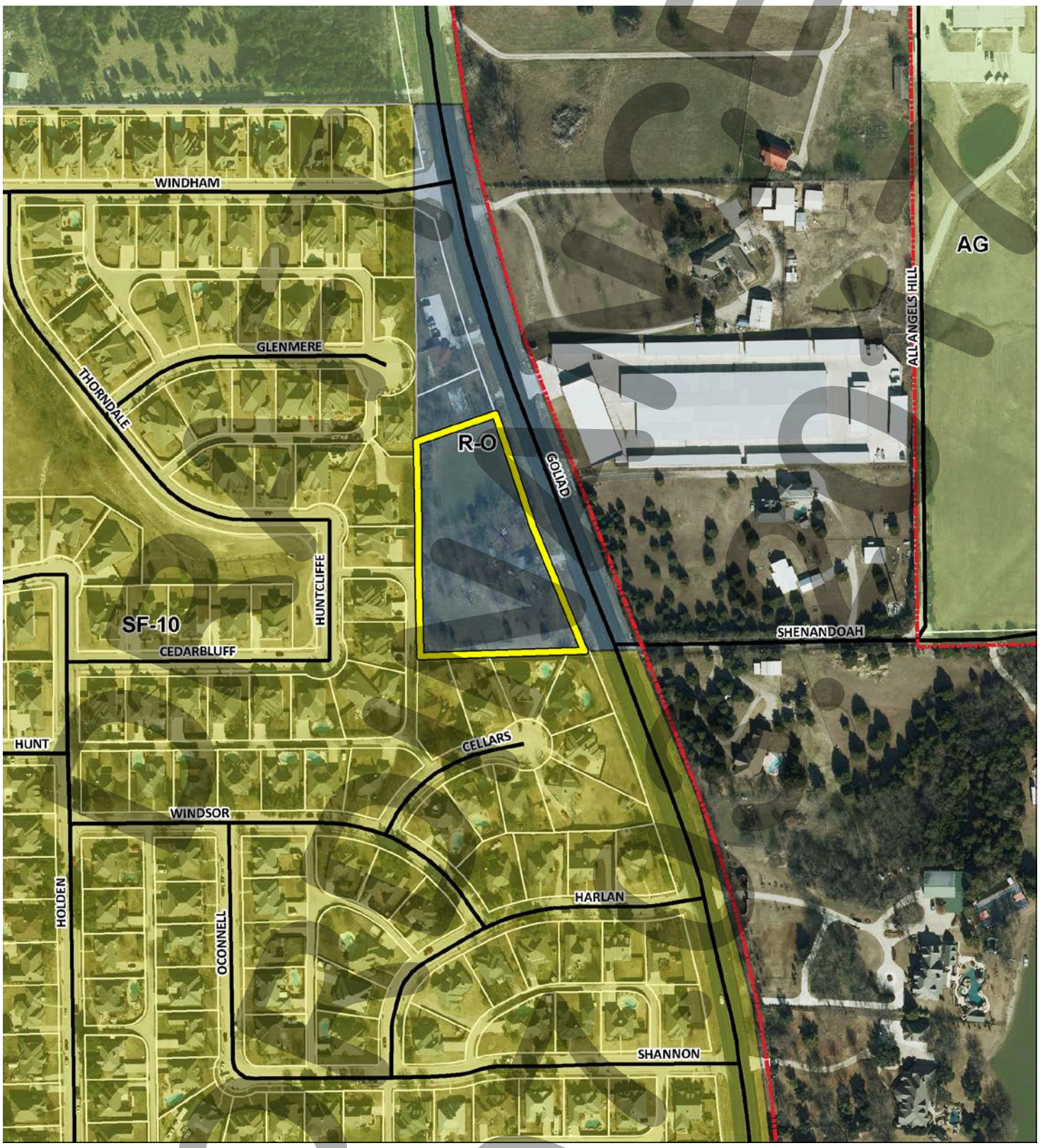
_____
Frank J. Garza, *City Attorney*

1st Reading: *June 19, 2017*

2nd Reading: *July 3, 2017*

DRAFT ORDINANCE 07.03.2017

Exhibit '*A*'
Location Map



Proposed

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DRAFT ORDINANCE 07.03.17

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 30, 2017

SUBJECT: Changes to 205 By-Pass Overlay (205 BY-OV) District

On May 15, 2017, the City Council directed staff to bring forward changes to Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of changing the residential lot layouts for properties that have direct frontage on John King Boulevard. This direction was the result of a work session that was held on May 1, 2017. At this work session, the City Council directed staff to prepare several options intended to mitigate the visibility and sound of traffic along John King Boulevard for future residential properties fronting onto the thoroughfare. As a result of this direction, staff has prepared the attached text amendment, which creates four (4) options -- *that can be combined with the already required 50-foot landscape buffer* -- that will increase the separation between John King Boulevard and any residential structure to a minimum of 100-feet. These options are: [*1*] increased landscape buffer of 100-feet, [*2*] increased rear yard building setback of 50-feet for properties backing to John King Boulevard, [*3*] the incorporation of a slip street with minimum of 50-feet of right-of-way, and [*4*] the incorporation of an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. In addition, staff has added language that lays out the purpose of the required berm, and creates a stipulation that requires additional screening in the landscape buffer if the berm is deemed insufficient to screen traffic along John King Boulevard. The Planning and Zoning Commission will be required to make a determination if the screening is sufficient at the time of site plan. Finally, staff has made miscellaneous changes to the document for the purpose of clarifying certain sections, and carried the changes over to Appendix 'F', *Landscaping Requirements and Guidelines*, of the UDC for continuity purposes. A copy of the code with revisions depicted in *RED* and a draft ordinance has been included with this memorandum.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Work Session]: May 30, 2017
Planning and Zoning Commission [Public Hearing]: June 13, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: June 19, 2017
City Council [2nd Reading of the Ordinance]: July 3, 2017

Staff will send out a 15-day notice to the Rockwall Harold Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. If the Planning and Zoning Commission have any questions, staff will be available at the work session to discuss.

Sec. 6.10. 205 By-Pass Corridor Overlay (205 BY-OV) District.

A. *Purpose.* The intent of the 205 Bypass Corridor Overlay District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage which serves as the initial impression to those visiting, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.

B. *Application and boundaries.* The 205 Bypass Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Blvd. The 205 Bypass Corridor Overlay Zone extends along the current and future right-of-way of John King Blvd. to the existing city limits. The standards and regulations set forth in the 205 Bypass Corridor Overlay District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   (a) Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

      - ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
      - ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
      - ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
      - ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
      - ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

   (b) Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed

on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

   Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

   (a) The construction of the roof systems described in subsection C.2 above; or
   (b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

   The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

   All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

   ☑ Canopies, awnings, or porticos;
   ☑ Recesses/projections;
   ☑ Arcades;
   ☑ Peaked roof forms;
   ☑ Arches;
   ☑ Outdoor patios;
   ☑ Display windows;
   ☑ Architectural details (such as tile work and moldings) integrated into the building facade;
   ☑ Articulated ground floor levels or base;
   ☑ Articulated cornice line;
   ☑ Integrated planters or wing walls that incorporate landscape and sitting areas;
   ☑ Offsets, reveals or projecting rib used to express architectural or structural bays;
   ☑ Varied roof heights; or
   ☑ Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.

6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.

7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

   (a) Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. Site design standards.

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum front yard building setbacks:

~~Residential.~~
~~SH 205 (South) to SH 276: 25 feet.~~
~~SH 276 to I-30: 25 feet.~~
~~I-30 to Quail Run Road: 25 feet.~~
~~Quail Run Road to SH 205 (North): 30 feet.~~

Retail/Commercial~~.~~: 15-Feet
~~SH 205 (South) to SH 276: 15 feet.~~
~~SH 276 to I-30: 15 feet.~~
~~I-30 to Quail Run Road: 15 feet.~~
~~Quail Run Road to SH 205 (North): 15 feet.~~

Industrial/Office/Technology~~.~~: 50-Feet
~~SH 205 (South) to SH 276: 50 feet.~~
~~SH 276 to I-30: 50 feet.~~
~~I-30 to Quail Run Road: 50 feet.~~
~~Quail Run Road to SH 205 (North): 50 feet.~~

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.

3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

(a) Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
(b) The ingress and egress drives shall have a minimum radius of 30 feet;
(c) Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
(d) Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
(e) Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
(f) Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd., additional screening of the area may be required. A minimum ten-foot solid screening wall shall

be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.

8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

   (a) Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   (b) Achieving the intent of the architectural standards and site design standards.
   (c) Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. Landscape standards. All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Landscape Buffer.* ~~[Required width and height.]~~ The buffer-strip shall be a minimum of ~~15~~ 25 ~~-~~feet wide for retail/commercial uses; ~~25~~ 50 ~~-~~feet wide for residential uses ~~with the exception of a 30-foot-wide buffer from Quail Run Road to SH 205 North~~; and 50 feet wide for office, research-technology and industrial uses, and include a ~~"~~*built-up*~~"~~ berm and~~/or~~ shrubbery ~~or a combination of both~~ along the entire length of the subject property's frontage along the John King Boulvard~~.~~ right-of-way. The minimum required height of the aforementioned berm ~~and/or shrubbery or a combination thereof~~ is ~~30 inches and shall not exceed a maximum height of~~ 48 ~~-~~inches.

2. *Buffer-strip plantings*. Two (2) canopy trees, along with four (4) accent trees shall be required per 100-feet of the John King Boulvard~~.~~ right-of-way. Canopy tree~~s~~, accent tree~~s~~, and shrub~~s as defined, along with~~ sizes and types are included in ~~subsections E(3) and (4)~~*Appendix 'F', Landscaping Requirements and Guidelines*, of the Unified Development Code. ~~The area of John King Blvd. from Quail Run Road to SH 205 North shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.~~In addition, all shrubs shall be a minimum of two (2) gallons in size and 15-inches in height (*i.e. deciduous or evergreen*).

~~3. Plant material sizes. The following size requirements shall be required:~~

~~Canopy trees: four-inch caliper.~~
~~Accent trees: four-foot height.~~
~~Shrubs:~~
~~Deciduous: 15 inches; two-gallon minimum.~~
~~Evergreen: 12 inches; two-gallon minimum.~~

~~4. Plant material selections. The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:~~

~~Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.~~

~~Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.~~

3. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

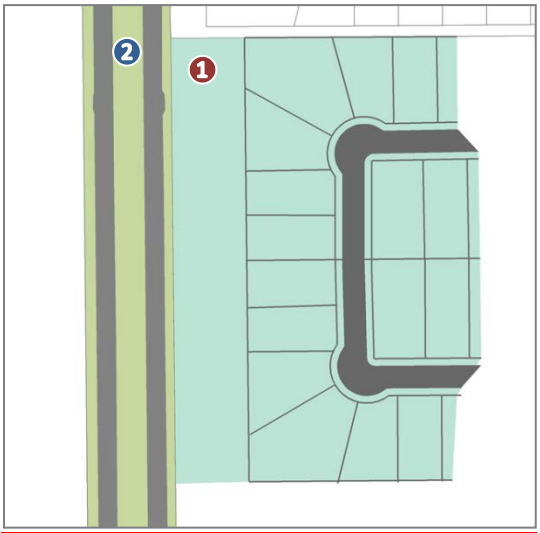
F. Sign standards. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.

G. Lighting standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

H. Utility placement. All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.

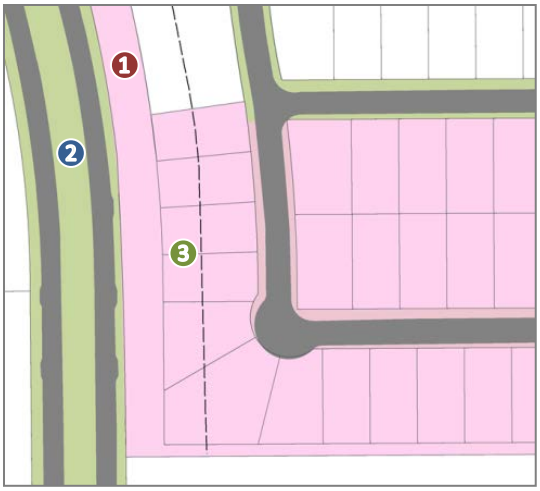
I. *Residential Frontage Requirements.* To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

(1) *Increased Landscape Buffer.* A minimum of 100-foot landscape buffer maybe substituted for the required landscape buffer.



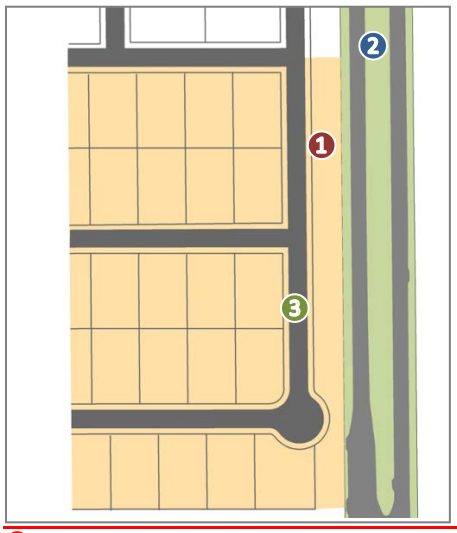
❶: 100-Foot Landscape Buffer
❷: John King Boulevard

(2) *Increased Rear Yard Building Setback.* A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.

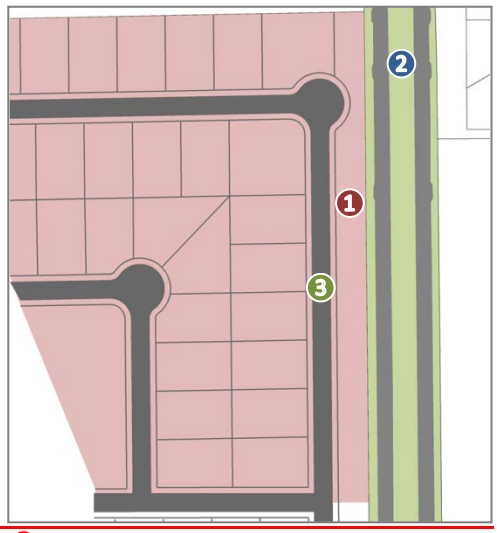


❶: 50-Foot Landscape Buffer
❷: John King Boulevard
❸: 50-Foot Rear Yard Building Setback

(3) *Incorporation of a Slip Street.* A slip street meeting the Engineering Department's requirements for right-of-way and design may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street.



❶: 50-Foot Landscape Buffer
❷: John King Boulevard
❸: Slip Street



❶: 50-Foot Landscape Buffer
❷: John King Boulevard
❸: Slip Street

(4) *Incorporation of an Eyebrow.* An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way and design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.



❶: 30-Foot Landscape Buffer
❷: John King Boulevard
❸: Eyebrow Street
❹: 25-Foot Front Yard Building Setback

Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.

PICTURE TO BE ADDED PRIOR TO PUBLIC HEARING

~~I.~~J. *Residential Subdivision Fence Standards.* No screening walls shall be erected adjacent to the John King Blvd. right-of-way in conjunction with any residential development. ~~Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the John King Blvd. right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design.~~ Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

~~J.~~K. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, §§ 40—44, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015)

Sec. F.3. District Landscaping Requirements.

		Overlay Districts									
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	NON
Landscape Buffer Requirement	10’ Landscape Buffer										X
	20’ Berm and/or Shrubbery Row (30”-48”)	X	X	X	X		X				
	15’ Berm and/or Shrubbery Row (30”-48”) [*Retail/Commercial*]					~~X~~		X	X	X	
	25’ Berm and/or Shrubbery Row (48”) [*Retail/Commercial*]					X					
	50’ Berm and/or Shrubbery Row (48”) [*Residential*]					X					
	25’ Berm and/or Shrubbery Row (30”-48”) [*Residential*]					~~X~~		X	X	X	
	50’ Berm and/or Shrubbery Row (30”-48”) [*Industrial/Research/Technology*]					X		X	X	X	
Tree Planting Requirements	1 Canopy Tree for Each 50-Linear Feet of Street Frontage										X
	~~3~~2, 4” Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	4, 4’ Tall Accent Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	1 Cedar Tree for Each 100-Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees					X		X	X		

References:
- ☑ IH-30: *Section 6.6, Article V, UDC*
- ☑ SH-205: *Section 6.7, Article V, UDC*
- ☑ SOV: *Section 6.8, Article V, UDC*
- ☑ SH-66: *Section 6.9, Article V, UDC*
- ☑ 205-BY: *Section 6.10, Article V, UDC*
- ☑ N-205: *Section 6.11, Article V, UDC*
- ☑ E-66: *Section 6.12, Article V, UDC*

References (Continued):
- ☑ FM-549: *Section 6.13, Article V, UDC*
- ☑ SH-276: *Section 6.14, Article V, UDC*

Abbreviations:
- ☑ NON: *Non-Overlay Districts*

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.10, *205 BY-PASS CORRIDOR OVERLAY (205 BY-OV) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS AND SECTION F.3, DISTRICT LANDSCAPING REQUIREMENTS, OF APPENDIX 'F', LANDSCAPING REQUIREMENTS AND GUIDELINES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District,* of Article V, *District Development Standards*, and Section F.3, *District Landscaping Requirements,* of *Appendix 'F'*, *Landscaping Requirements and Guidelines,* of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That Section F.3, *District Landscaping Requirements,* of *Appendix 'F'*, *Landscaping Requirements and Guidelines,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'B'* of this ordinance.

Section 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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Section 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JULY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 19, 2017

2nd Reading: July 3, 2017

DRAFT ORDINANCE 05.30.2017

A. *Purpose.* The intent of the 205 Bypass Corridor Overlay District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage which serves as the initial impression to those visiting, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.

B. *Application and boundaries.* The 205 Bypass Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Blvd. The 205 Bypass Corridor Overlay Zone extends along the current and future right-of-way of John King Blvd. to the existing city limits. The standards and regulations set forth in the 205 Bypass Corridor Overlay District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   (a) Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

   - ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
   - ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
   - ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
   - ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
   - ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

   (b) Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

DRAFT ORDINANCE 03.30.17

Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

(a) The construction of the roof systems described in subsection C.2 above; or
(b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

☑ Canopies, awnings, or porticos;
☑ Recesses/projections;
☑ Arcades;
☑ Peaked roof forms;
☑ Arches;
☑ Outdoor patios;
☑ Display windows;
☑ Architectural details (such as tile work and moldings) integrated into the building facade;
☑ Articulated ground floor levels or base;
☑ Articulated cornice line;
☑ Integrated planters or wing walls that incorporate landscape and sitting areas;
☑ Offsets, reveals or projecting rib used to express architectural or structural bays;
☑ Varied roof heights; or
☑ Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.

6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.

7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

(a) Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. Site design standards.

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum front yard building setbacks:

DRAFT ORDINANCE 05.30.17

Retail/Commercial: 15-Feet
Industrial/Office/Technology: 50-Feet

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.

3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

   (a) Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
   (b) The ingress and egress drives shall have a minimum radius of 30 feet;
   (c) Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
   (d) Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
   (e) Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
   (f) Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd., additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.

8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

   (a) Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   (b) Achieving the intent of the architectural standards and site design standards.
   (c) Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

DRAFT ORDINANCE 05.2017

E. Landscape standards. All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Landscape Buffer.* The buffer-strip shall be a minimum of 25-feet wide for retail/commercial uses; 50-feet wide for residential uses; and 50 feet wide for office, research-technology and industrial uses, and include a *built-up* berm and shrubbery along the entire length of the subject property's frontage along the John King Boulevard right-of-way. The minimum required height of the aforementioned berm is 48-inches.

2. *Buffer-Strip Plantings*. Two (2) canopy trees, along with four (4) accent trees shall be required per 100-feet of the John King Boulevard right-of-way. Canopy tree, accent tree, and shrub sizes and types are included in *Appendix 'F'*, *Landscaping Requirements and Guidelines*, of the Unified Development Code. In addition, all shrubs shall be a minimum of two (2) gallons in size and 15-inches in height (*i.e. deciduous or evergreen*).

3. *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

F. Sign standards. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.

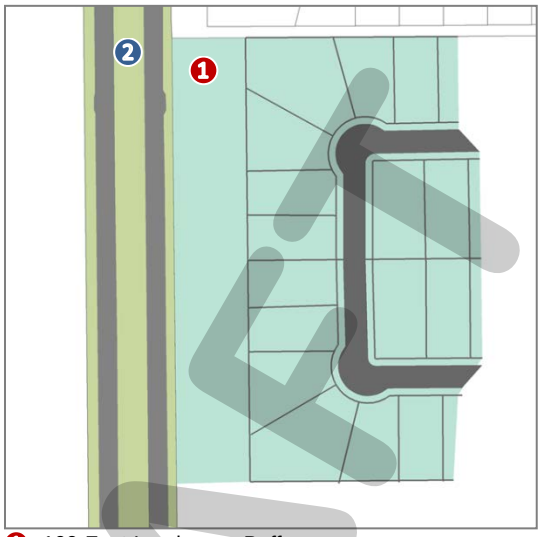
G. Lighting standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

H. Utility placement. All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.

I. *Residential Frontage Requirements.* To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

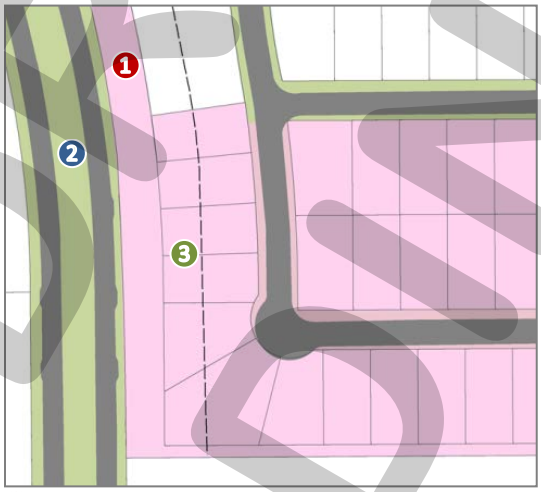
(1) *Increased Landscape Buffer.* A minimum of 100-foot landscape buffer maybe substituted for the required landscape buffer.

PRELIMINARY
ORDINANCE
05.30.17



1: 100-Foot Landscape Buffer
2: John King Boulevard

(2) *Increased Rear Yard Building Setback.* A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.



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2: John King Boulevard
3: 50-Foot Rear Yard Building Setback

(3) *Incorporation of a Slip Street.* A slip street meeting the Engineering Department's requirements for right-of-way and design may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street.

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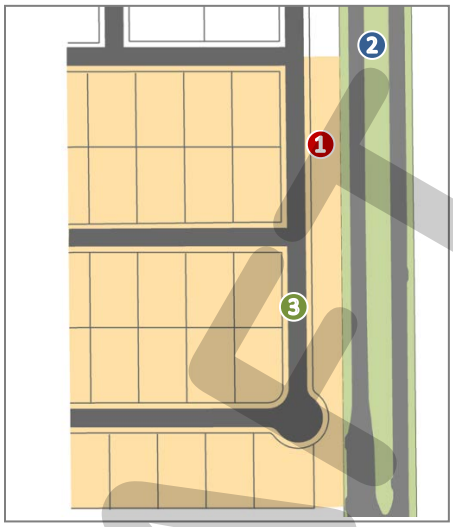

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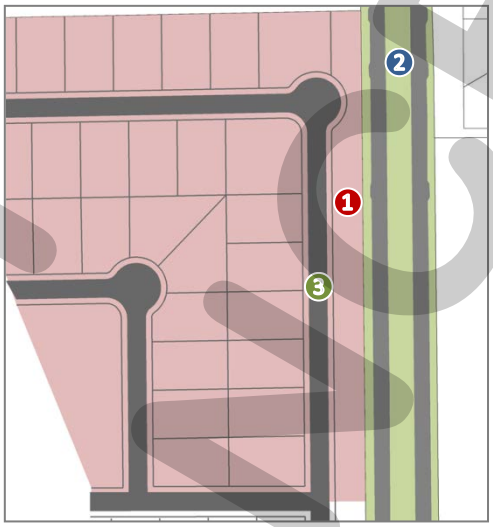

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3: Eyebrow Street
4: 25-Foot Front Yard Building Setback

Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.

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DRAFT 04.30.2017

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DRAFT ORDINANCE 05.30.2017

		Overlay Districts									
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	NON
Landscape Buffer Requirement	10' Landscape Buffer										X
	20' Berm and/or Shrubbery Row (30"-48")	X	X	X	X		X				
	15' Berm and/or Shrubbery Row (30"-48") [*Retail/Commercial*]							X	X	X	
	25' Berm and/or Shrubbery Row (48") [*Retail/Commercial*]					X					
	50' Berm and/or Shrubbery Row (48") [*Residential*]					X					
	25' Berm and/or Shrubbery Row (30"-48") [*Residential*]							X	X	X	
	50' Berm and/or Shrubbery Row (30"-48") [*Industrial/Research/Technology*]					X		X	X	X	
Tree Planting Requirements	1 Canopy Tree for Each 50-Linear Feet of Street Frontage										X
	2, 4" Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	4, 4' Tall Accent Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	1 Cedar Tree for Each 100-Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees					X		X	X		

References:
- ☑ IH-30: *Section 6.6, Article V, UDC*
- ☑ SH-205: *Section 6.7, Article V, UDC*
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References (Continued):
- ☑ FM-549: *Section 6.13, Article V, UDC*
- ☑ SH-276: *Section 6.14, Article V, UDC*

Abbreviations:
- ☑ NON: *Non-Overlay Districts*

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05.30.2017

City of Rockwall

Project Plan Review History

Project Number	SP2017-016	**Owner**	MURPHY, OIL USA INC	**Applied**	5/15/2017	LM
Project Name	Murphy Oil USA	**Applicant**	MURPHY OIL USA, INC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	5/15/2017	LM

Site Address	**City, State Zip**	**Zoning**
776 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
WAL-MART SUPER CENTER ADDITION	5	A	5	5226-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/15/2017	5/22/2017	5/17/2017	2	APPROVED	
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	COMMENTS	See Comments
(5/19/2017 9:23 AM AW) See attached markup Parking to be 20'x9' Pump area under canopy and dumpster to drain to an oil/water separator. Need to show existing fire hydrant Landscape Plan Add note: "No trees within 5' of any utility" Move tree 5' away from water line Show existing fire hydrant							
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
GIS	Lance Singleton	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
PLANNING	David Gonzales	5/15/2017	5/22/2017	5/17/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 05.16.2017

All staff comments are to be addressed and resubmitted by Tuesday, June 6, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-016" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department. Approval of this site plan does not confer approval of the signage depicted on the plans.

VARIANCE FOR THE CITY COUNCIL TO CONSIDER:

1. The IH-30 OV district requires each exterior wall to be constructed of 90% masonry materials (i.e. brick, stone, etc.) including a minimum of 20% natural or quarried stone when visible from a public street or open space -- provide calculation for each facade, excluding doors and windows to determine compliance. (See exceptions below for use of cultured stone)

If the Planning and Zoning Commission does not approve the use of cultured stone and in accordance with Section 6.6.C.1.a, Architectural Standards, of Article V, District Development Standards, of the UDC, a variance to allow for not meeting the minimum masonry standards requires a ¾ majority vote by the City Council for approval.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Horizontal and vertical articulation required for the east and west elevations.
2. Outside sales and display area's (ice machine & propane tanks) require a recommendation from the Planning and Zoning Commission and approval of the City Council.
3. The Planning Commission may considerthe use of high quality manufactured or cultered stone meeting the standards as listed in Sec. 6.6, C. 1. a. of the UDC. (Eldorado Stone)

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide a darker shade of gray for existing access drive (label accordingly) and parking spaces on site.
2. Remove construction notation from this site plan. These notes are appropriate for separate building permit:
a) General Site Notes - table
b) Temporary Traffic barrels
c) Remove statement above the temporary traffic barrels stating "all existing curb/gutter striping and pavement damagaed...original state."

d) Temporary Access Drive Notes table.
e) Remove construction fence from site plan (e.g. CFP & CF) and related items in legend.
f) Change language in Site Notes for No.'s 16A & 21K by removing "per approved elevation" and insert "requires submittal and approval of a separate permit prior to installation."
g) Remove No. 14J - required at building permit.
h) Remove No. 70A - required at building permit.
i) Site Details - See Detail Sheets: remove No. 2F Construction Safety Fence - building permit item.
3. What exterior material are you using for the propane enclosure wall? This should match the primary building materials.
4. Provide adjacent property owner information for the north, south, and west boundaries.
5. Delineate and label 20-ft landscape buffer.

Landscape Plan:
1. Delineate and label 20-ft landscape buffer.
2. Remove from Legend all labels that do not apply for a landscape plan.
3. Provide labels for "STM" and "DOM".

Photometric Plan:
1. All exterior lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
2. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings at all property lines (excluding IH-30) in compliance with UDC (i.e. > or = to 0.2-FC).
3. ATM machine requires a 50-ft radius meeting the lighting standards estalblished by the State of Texas. Indicate and label as required.

Building Elevations:
1. Approval of the variance/exception for the use of a cultured stone as requested above for the IH-30 OV district.
2. Is the stone depicted on the elevations a cultured stone (i.e. Eldorado Stone)? If so, the Planning Commission can consider the use of this material when meeting the standards established in Section 6.6.C.1.a, Architectural Standards, of Article V, District Development Standards, of the UDC. Please provide a manufacturers cut sheet and sample of the stone material for consideration.
3. Label and provide a self latching gate mechanism for the dumpster enclosure.
4. Remove Sign information table at lower right corner - All exterior signage requries submittal and approval of a separate sign permit from the building inspections department. Approval of this site plan does not confer approval of a sign permit.
5. Provide calculations for all exterior building materials - broken out for each facade.
6. Variance to the horizontal and vertical articulation standards requried for the IH-30 OV as indicated above under variances.

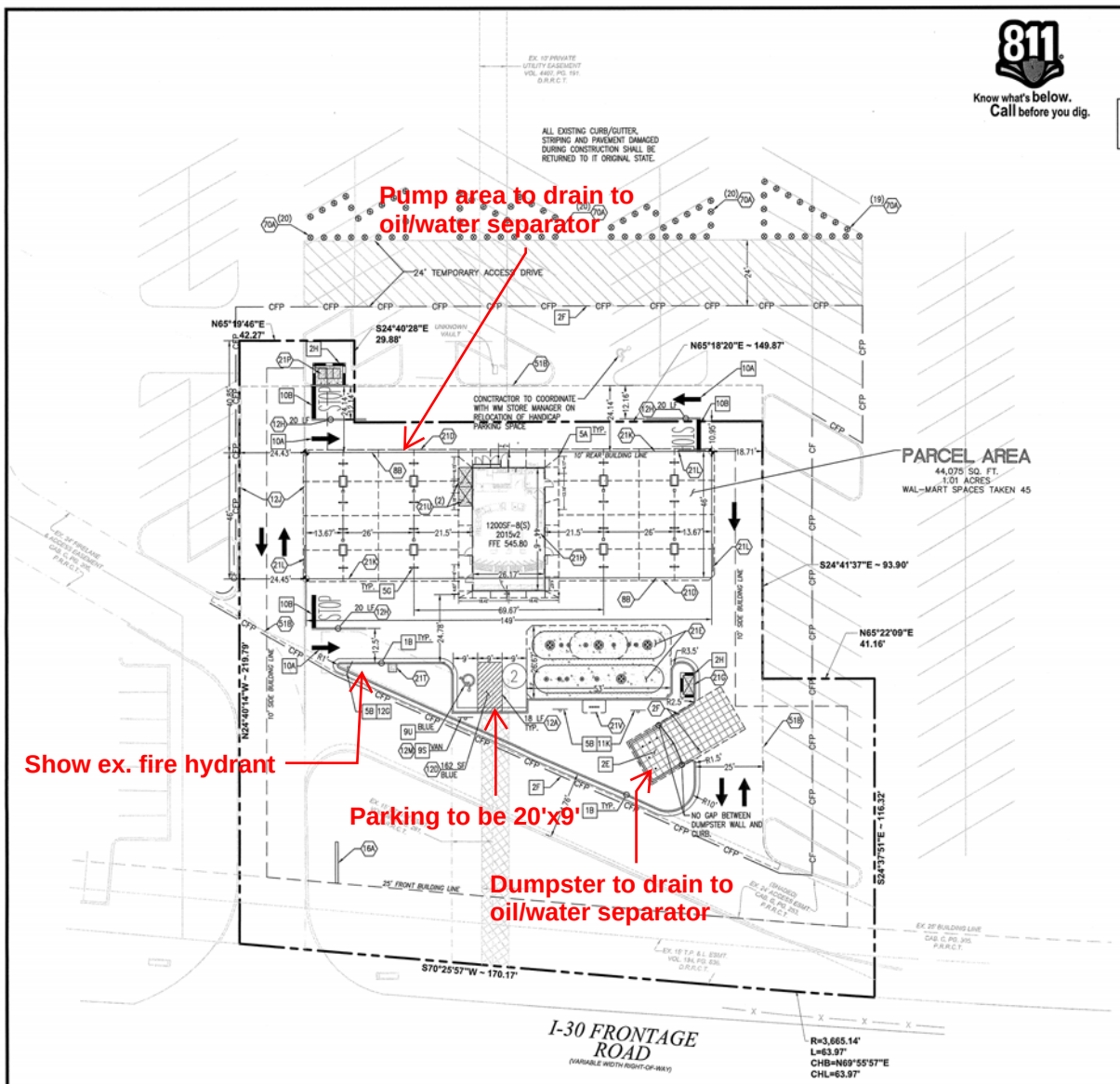
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: May 30, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: May 30, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Action: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]							
City Council - Action: June 19, 2017 (6:00 p.m.) [FOR VARIANCE REQUEST ONLY]							



Know what's below. Call before you dig.

BUILDING SETBACKS

BUILDING SETBACK SHOWN ON PLAN

ZONING: C- (COMMERCIAL) /IH 30 OVERLAY DISTRICT

20 0 10 20
(IN FEET)
1 inch = 20 ft

1200SF-8(S)-2015v2

TEMPORARY ACCESS DRIVE NOTES

1. INSTALL TEMPORARY ACCESS DRIVE AS SHOWN.
2. TEMPORARY ACCESS DRIVE SHALL REMAIN OPEN UNTIL PERMANENT ACCESS DRIVE IS COMPLETE.
3. THE PERMANENT ACCESS DRIVE SHALL BE COMPLETE WITHIN THREE (3) WEEKS.
4. TEMPORARY TRAFFIC BARRELS SHALL BE CONSTRUCTED OF LIGHTWEIGHT, DEFORMABLE MATERIALS. THEY SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND HAVE AT LEAST AN 18-INCH MINIMUM WIDTH REGARDLESS OF ORIENTATION. METAL DRUMS SHALL NOT BE USED. THE MARKINGS ON DRUMS SHALL BE HORIZONTAL, CIRCUMFERENTIAL, ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES 4 TO 6 INCHES WIDE. EACH BARREL/DRUM SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPES WITH THE TOP STRIPE BEING ORANGE. ANY NON-RETROREFLECTORIZED SPACES BETWEEN THE HORIZONTAL ORANGE AND WHITE STRIPES SHALL NOT EXCEED 3 INCHES WIDE. DRUMS SHALL HAVE CLOSED TOPS THAT WILL NOT ALLOW COLLECTION OF CONSTRUCTION DEBRIS OR OTHER DEBRIS.
5. CONTRACTOR TO INSTALL TEMPORARY TRAFFIC SIGNAGE FOR TEMPORARY ACCESS DRIVE.
6. CONTRACTOR SHALL PROPERLY SEQUENCE PERIMETER EROSION CONTROL MEASURES WITH ALL TEMPORARY ACCESS DRIVES AND/OR DETOURS. CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS AND ENSURE PERIMETER CONTROLS ARE PHASED ACCORDINGLY.
7. CONSTRUCTION FENCE ADJACENT TO TEMPORARY ACCESS DRIVE TO BE INSTALLED DURING CONSTRUCTION AND REMOVED/RELOCATED AFTER COMPLETION OF PERMANENT ACCESS DRIVE.

1. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
2. ALL PERMANENT TURF AREAS MUST BE SODDED.
3. GC TO ENSURE THAT TRAFFIC THROUGH MAIN WAL-MART DRIVES IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 10' (EACH DIRECTION) IS AVAILABLE AT ALL TIMES, FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
4. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNERS, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
5. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
6. UTILITY WORK DONE ON WAL-MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
7. EROSION CONTROL MEASURES IMPLEMENTED INSIDE THE WAL-MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY SILT SAKS (OR WAL-MART PRE-APPROVED EQUAL) TO ENSURE TRAFFIC CIRCULATION IS NOT IMPEDED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL-MART DRIVE ISLES OR PARKING LOT.
8. GC SHALL UTILIZE DIRECTIONAL BORING OR JACK AND BORE METHODS TO INSTALL ALL UTILITIES THROUGH THE WAL-MART PARKING LOT, ANY PAVED AREAS OR DRIVE ISLES.

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.

D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

E. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.

F. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.

G. CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.

H. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

I. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.

J. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGES THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

K. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

L. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.

M. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

PARKING INFORMATION: MURPHY OIL

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED: RATIO	SPACES: REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
MURPHY OIL	1200	/1000 S.F.	5		1	6
STALL DIMENSIONS: 90°: 9' x 18'		PROVIDED: RATIO	SPACES: REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		/250 S.F.	5	1	1	11

LEGEND

EXISTING

BENCHMARK
PROPERTY CORNER MARKER FOUND - AS NOTED
MONUMENT FOUND
1/2" IRON ROD WITH CAP SET STAMPED "SPOONER & ASSOC"
MONUMENT SET
POWER POLE
LIGHT POLE
ELECTRIC METER
ELECTRIC LINE MARKER
ELECTRIC PULL BOX
ELECTRIC MANHOLE
ELECTRIC BOX (PANEL)
TELEPHONE MARKER
TELEPHONE RISER
TELEPHONE MANHOLE
TELEPHONE PULL BOX
FIBER OPTIC MARKER
FIBER OPTIC PULL BOX
TRAFFIC SIGNAL BOX
MAILBOX
GAS MARKER
GUY POLE
STORM DRAIN MANHOLE
INLET RIM
WATER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
SAN. SEWER MANHOLE
SAN. SEWER CLEANOUT
IRRIGATION CONTROL VALVE
SIDEWALK
BOLLARD POST
SIGN
OVERHEAD ELEC.
U.G. ELECTRIC
U.G. TELE. LINE
U.G. FIBER OPTIC
U.G. CABLE TV
U.G. GAS
U.G. WATER
U.G. SAN. SEWER
U.G. STORM SEWER
TREE
CONCRETE AREA

PROPOSED

BOUNDARY LINE
CONCRETE CURB AND GUTTER
CF — CONSTRUCTION FENCE (SEE CIVIL DETAILS)
CFP — CONSTRUCTION FENCE ON PAVEMENT (SEE CIVIL DETAILS)
BUILDING/CANOPY CONTROL POINT

SITE NOTES

2F DRILL (2) 3/4" X 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
8B OVERHEAD CANOPY – (TYP.-PER CANOPY PLANS)
12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
12D 4" WIDE PAINTED STRIPES, 2.0' O.C. @ 45° (SEE SIZE COLOR INDICATED AT SYMBOL).
12H 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
12J FIRE LANE STRIPING PER LOCAL CODES
12M CONTRACTOR TO ENSURE THAT ANY LIGHT POLES OR HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM BACK OF CURB TO PREVENT THE VEHICLES FROM STRIKING THESE ITEMS.
14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
18A MURPHY OIL FREESTANDING SIGN. PER APPROVED ELEVATION.
21D EDGE OF CONCRETE SLAB. PER TANK/PIPING PLANS.
21E UNDERGROUND STORAGE TANKS (1) 25,000 GAL–REGULAR, (1) 8,000 GAL–PREMIUM, (1) 10,000 GAL–DIESEL, (1) 8,000 GAL–E–85.
21G AIR VACUUM UNIT WITH 4' x 3' CONCRETE SLAB
21H ATM LOCATION.
21K MURPHY USA ID SIGN. PER APPROVED ELEVATION.
21L PRICE SIGN PER APPROVED ELEVATION
21P 3' X 10' CONCRETE PAD FOR PROPANE TANKS.
21T MAILBOX (CONTRACTOR TO COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
21U 5' X 3' CONCRETE SLAB FOR ICE UNIT. SEE NUMBER INDICATED AT SYMBOL.
21V CONCRETE PAD FOR VENT RISERS. PER TANK & PIPING PLANS.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
70A TEMP. TRAFFIC BARRELS

SITE DETAILS – SEE DETAIL SHEETS

1B TYPE "B" CONCRETE CURB & GUTTER.
2E DUMPSTER ENCLOSURE
2F CONSTRUCTION SAFETY FENCE
2H BRICK VENEER MASONRY SCREEN WALL
5A GUARD POST (SINGLE)
5B TRAFFIC SIGN IN BOLLARD
5C U–BUMPER
9S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
10A TRAFFIC FLOW ARROW (TYP.)
10B STOP BAR (TYP.)
11K "NO PARKING" SIGN
12G "STOP" SIGN

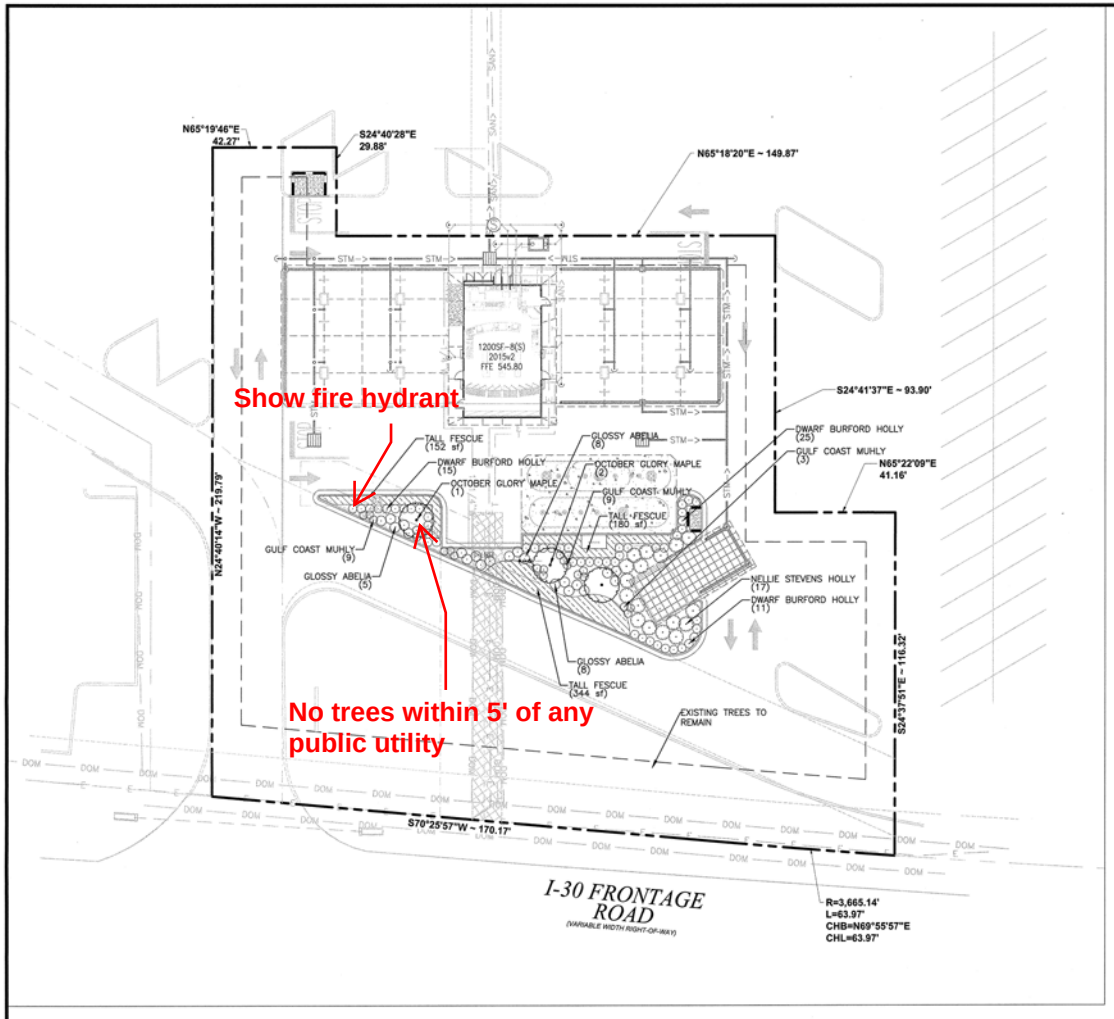
SHEET NO. C-1

REV–0 | DATE: 03–27–17 | PRN: YO | PM: PC | DES: BB | DRN: BB

SITE PLAN
WALMART SUPERCENTER #259
776 E. I-30 FRONTAGE RD.
ROCKWALL TEXAS

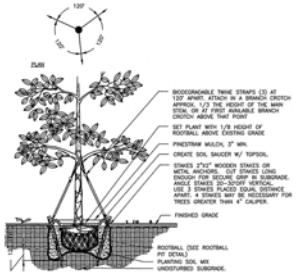
GreenbergFarrow
1400 W. PEACHTREE ST. NW SUITE 200
ATLANTA, GEORGIA 30309
PHONE: (404) 681 4000
FAX: (404) 681 3979
DWG NAME: SITE PLAN.DWG
DATE: MARCH 27, 2017
JOB NO.: 2015XXX
TEXAS REGISTRATION NO. F-6180

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



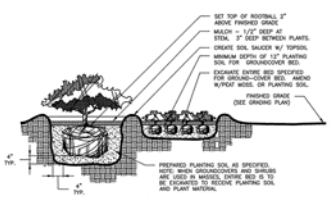
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	REMARKS
	3	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2.5"Cal	Straight Trunk, Full, well rooted soil
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**REMARKS**
	21	Abelia x grandiflora / Glossy Abelia	3 gal		Full, Well Rooted In Pot
	51	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal		Full, Dense, Bushy
	17	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	B & B	8' MIN.	Full to ground, Dense, Bushy
	21	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Muhly	3 gal	24" MIN.	Full, Well Rooted In Pot
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**PTS. EA.**	**REMARKS**
	677 sf	Festuca arundinacea / Tall Fescue	sod		Certified Pure, Weed Free

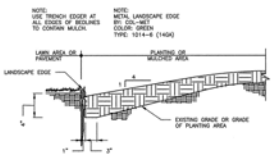


NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

DECIDUOUS TREE PLANTING 504
N.T.S.



SHRUB PLANTING 506
N.T.S.



TRENCH EDGER DETAIL 508
N.T.S.

Know what's below. Call before you dig.

20 0 10 20
(IN FEET)
1 inch = 20 ft

LEGEND

EXISTING

- BENCHMARK
- PROPERTY CORNER MARKER FOUND - AS NOTED
- MONUMENT FOUND
- 1/2" IRON ROD WITH CAP SET STAMPED "SPOONER & ASSOC"
- MONUMENT SET
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC LINE MARKER
- ELECTRIC PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC BOX (PANEL)
- TELEPHONE MARKER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- FIBER OPTIC MARKER
- FIBER OPTIC PULL BOX
- TRAFFIC SIGNAL BOX
- MAILBOX
- GAS MARKER
- GUY POLE
- STORM DRAIN MANHOLE
- INLET RIM
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SAN. SEWER MANHOLE
- SAN. SEWER CLEANOUT
- IRRIGATION CONTROL VALVE
- SIDEWALK
- BOLLARD POST
- SIGN
- OHE — OVERHEAD ELEC.
- E — U.G. ELECTRIC
- T — U.G. TELE. LINE
- FO — U.G. FIBER OPTIC
- CATV — U.G. CABLE TV
- GAS — U.G. GAS
- W — U.G. WATER
- SS — U.G. SAN. SEWER
- SD — U.G. STORM SEWER
- TREE
- CONCRETE AREA

PROPOSED

- BOUNDARY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
- CF — CONSTRUCTION FENCE (SEE DETAIL SHEET C-6)

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)

D. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. THE MURPHY STATION WILL NOT DROP WAL-MART'S GREEN SPACE BELOW CITY'S REQUIREMENTS.

G. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

H. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.

I. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

J. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

K. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

L. METAL LANDSCAPE EDGING IS TO BE INSTALLED BETWEEN SOD AND LANDSCAPE PLANTING BED.

SHEET NO. C-9

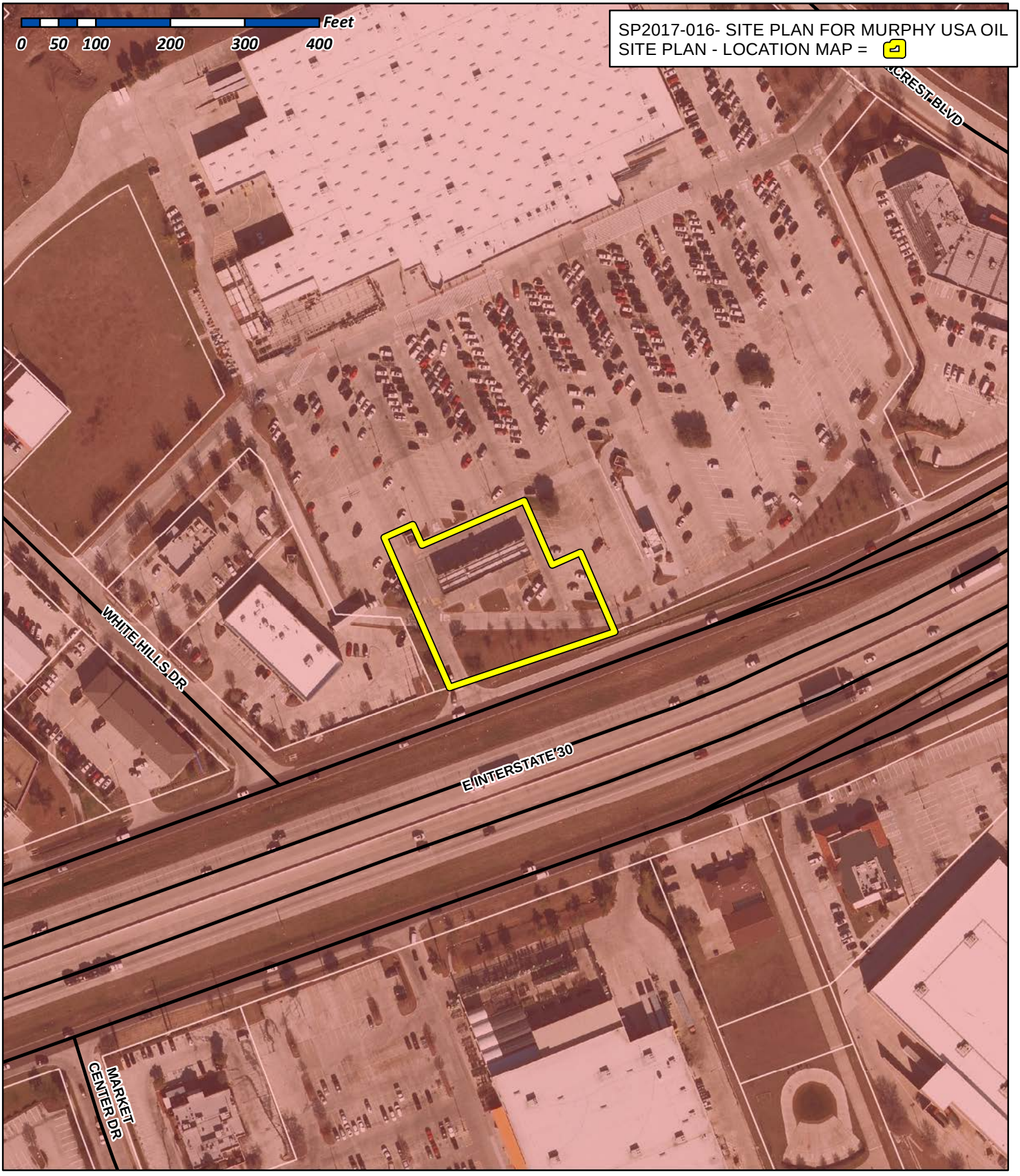
STATE OF TEXAS — JOSEPH E. SPOONER — 85158 — REGISTERED LANDSCAPE ARCHITECT — 5/17

REV-0	DATE	PRN	YO	PM	PC	DES	BB	DRW	BB
	03-27-17								

LANDSCAPE PLAN
WALMART SUPERCENTER #259
776 E. I-30 FRONTAGE RD.
ROCKWALL TEXAS

GreenbergFarrow
1430 W. PEACHTREE ST. NW SUITE 200
ATLANTA, GEORGIA 30309
PHONE: (404) 815 4200
FAX: (404) 815 4201
DWG NAME: ROCKWALL TEXAS
JOB NO.: 2025621
TEXAS REGISTRATION NO. F-6180

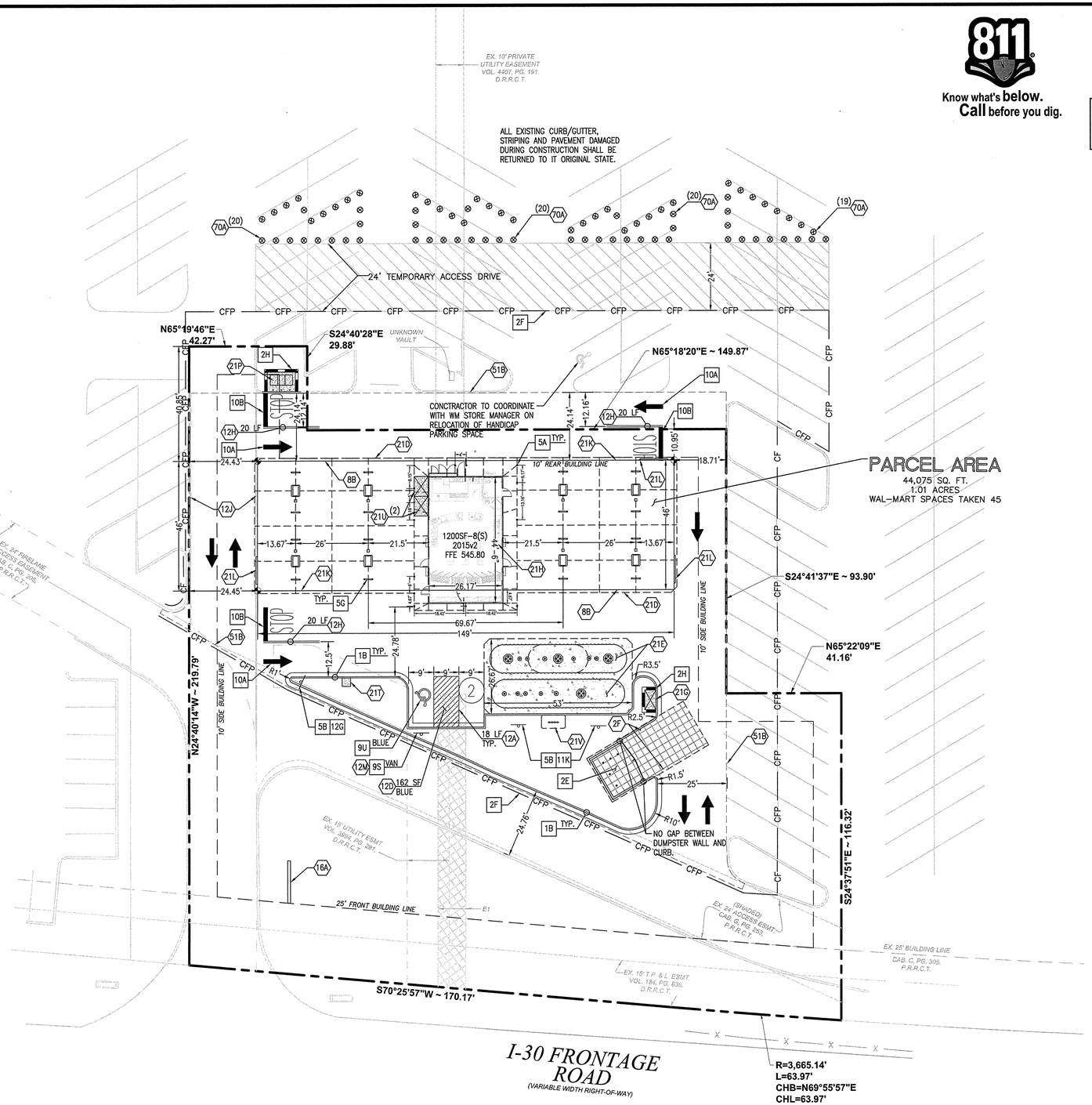
MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



811 Know what's below. Call before you dig.

BUILDING SETBACKS:

BUILDING SETBACK SHOWN ON PLAN

ZONING: C- (COMMERCIAL) /IH 30 OVERLAY DISTRICT

20 0 10 20
(IN FEET)
1 inch = 20 ft

TEMPORARY ACCESS DRIVE NOTES

1. INSTALL TEMPORARY ACCESS DRIVE AS SHOWN.
2. TEMPORARY ACCESS DRIVE SHALL REMAIN OPEN UNTIL PERMANENT ACCESS DRIVE IS COMPLETE.
3. THE PERMANENT ACCESS DRIVE SHALL BE COMPLETE WITHIN THREE (3) WEEKS.
4. TEMPORARY TRAFFIC BARRELS SHALL BE CONSTRUCTED OF LIGHTWEIGHT, DEFORMABLE MATERIALS. THEY SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND HAVE AT LEAST AN 18-INCH MINIMUM WIDTH REGARDLESS OF ORIENTATION. METAL DRUMS SHALL NOT BE USED. THE MARKINGS ON DRUMS SHALL BE HORIZONTAL, CIRCUMFERENTIAL, ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES 4 TO 6 INCHES WIDE. EACH BARREL/DRUM SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPES WITH THE TOP STRIPE BEING ORANGE. ANY NON-RETRoREFLECTORIZED SPACES BETWEEN THE HORIZONTAL ORANGE AND WHITE STRIPES SHALL NOT EXCEED 3 INCHES WIDE. DRUMS SHALL HAVE CLOSED TOPS THAT WILL NOT ALLOW COLLECTION OF CONSTRUCTION DEBRIS OR OTHER DEBRIS.
5. CONTRACTOR TO INSTALL TEMPORARY TRAFFIC SIGNAGE FOR TEMPORARY ACCESS DRIVE.
6. CONTRACTOR SHALL PROPERLY SEQUENCE PERIMETER EROSION CONTROL MEASURES WITH ALL TEMPORARY ACCESS DRIVES AND/OR DETOURS. CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS AND ENSURE PERIMETER CONTROLS ARE PHASED ACCORDINGLY.
7. CONSTRUCTION FENCE ADJACENT TO TEMPORARY ACCESS DRIVE TO BE INSTALLED DURING CONSTRUCTION AND REMOVED/RELOCATED AFTER COMPLETION OF PERMANENT ACCESS DRIVE

1. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
2. ALL PERMANENT TURF AREAS MUST BE SODDED.
3. GC TO ENSURE THAT TRAFFIC THROUGH MAIN WAL-MART DRIVES IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 10' (EACH DIRECTION) IS AVAILABLE AT ALL TIMES, FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
4. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
5. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
6. UTILITY WORK DONE ON WAL-MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
7. EROSION CONTROL MEASURES IMPLEMENTED INSIDE THE WAL-MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY SILT BAGS (OR WAL-MART PRE-APPROVED EQUAL) TO ENSURE TRAFFIC CIRCULATION IS NOT IMPEDED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL-MART DRIVE ISLES OR PARKING LOT.
8. GC SHALL UTILIZE DIRECTIONAL BORING OR JACK AND BORE METHODS TO INSTALL ALL UTILITIES THROUGH THE WAL-MART PARKING LOT, ANY PAVED AREAS OR DRIVE ISLES.

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:

ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.

D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

E. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.

F. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.

G. CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.

H. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

I. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.

J. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGES THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

K. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

L. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.

M. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

PARKING INFORMATION: MURPHY OIL

DESCRIPTION	BUILDING AREA (S.F)
MURPHY OIL	1200

STALL DIMENSIONS:
90°: 9' x 18'

REQUIRED:				
RATIO /1000 S.F.	SPACES REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
	5		1	6
PROVIDED:				
RATIO /250 S.F.	SPACES REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
5	1		1	11

1200SF-8(S)-2015v2

LEGEND

EXISTING

- BENCHMARK
- PROPERTY CORNER MARKER FOUND - AS NOTED
- MONUMENT FOUND
- 1/2" IRON ROD WITH CAP SET STAMPED "SPOONER & ASSOC"
- MONUMENT SET
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC LINE MARKER
- ELECTRIC PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC BOX (PANEL)
- TELEPHONE MARKER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- FIBER OPTIC MARKER
- FIBER OPTIC PULL BOX
- TRAFFIC SIGNAL BOX
- MAILBOX
- GAS MARKER
- GUY POLE
- STORM DRAIN MANHOLE
- INLET RIM
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SAN. SEWER MANHOLE
- SAN. SEWER CLEANOUT
- IRRIGATION CONTROL VALVE
- SIDEWALK
- BOLLARD POST
- SIGN
- OHE — OVERHEAD ELEC.
- E — U.G. ELECTRIC
- T — U.G. TELE. LINE
- FO — U.G. FIBER OPTIC
- CATV — U.G. CABLE TV
- GAS — U.G. GAS
- W — U.G. WATER
- SS — U.G. SAN. SEWER
- SD — U.G. STORM SEWER
- TREE
- CONCRETE AREA

PROPOSED

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- CF — CONSTRUCTION FENCE (SEE CIVIL DETAILS)
- CFP — CONSTRUCTION FENCE ON PAVEMENT (SEE CIVIL DETAILS)
- BUILDING/CANOPY CONTROL POINT

SITE NOTES

2F	DRILL (2) 3/4" X 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
8B	OVERHEAD CANOPY – (TYP.–PER CANOPY PLANS)
12A	4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
12D	4" WIDE PAINTED STRIPES. 2.0' O.C. @ 45° (SEE SIZE COLOR INDICATED AT SYMBOL).
12H	4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
12J	FIRE LANE STRIPING PER LOCAL CODES
12M	CONTRACTOR TO ENSURE THAT ANY LIGHT POLES OR HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM BACK OF CURB TO PREVENT THE VEHICLES FROM STRIKING THESE ITEMS.
14J	GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
14K	GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
16A	MURPHY OIL FREESTANDING SIGN. PER APPROVED ELEVATION.
21D	EDGE OF CONCRETE SLAB. PER TANK/PIPING PLANS.
21E	UNDERGROUND STORAGE TANKS (1) 25,000 GAL–REGULAR, (1) 8,000 GAL–PREMIUM, (1) 10,000 GAL–DIESEL, (1) 8,000 GAL–E–85.
21G	AIR VACUUM UNIT WITH 4' x 7' CONCRETE SLAB
21H	ATM LOCATION.
21K	MURPHY USA ID SIGN. PER APPROVED ELEVATION.
21L	PRICE SIGN PER APPROVED ELEVATION
21P	7' X 10' CONCRETE PAD FOR PROPANE TANKS.
21T	MAILBOX (CONTRACTOR TO COORDINATE LOCATION WITH MURPHY AND POSTMATER PRIOR TO INSTALLATION)
21U	5' x 7' CONCRETE SLAB FOR ICE UNIT. SEE NUMBER INDICATED AT SYMBOL.
21V	CONCRETE PAD FOR VENT RISERS. PER TANK & PIPING PLANS.
51B	LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
70A	TEMP. TRAFFIC BARRELS

SITE DETAILS – SEE DETAIL SHEETS

1B	TYPE "B" CONCRETE CURB & GUTTER.
2E	DUMPSTER ENCLOSURE
2F	CONSTRUCTION SAFETY FENCE
2H	BRICK VENEER MASONRY SCREEN WALL
5A	GUARD POST (SINGLE)
5B	TRAFFIC SIGN IN BOLLARD
5G	U–BUMPER
9S	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
9U	ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
10A	TRAFFIC FLOW ARROW (TYP.)
10B	STOP BAR (TYP.)
11K	"NO PARKING" SIGN
12G	"STOP" SIGN

SHEET NO. C-1

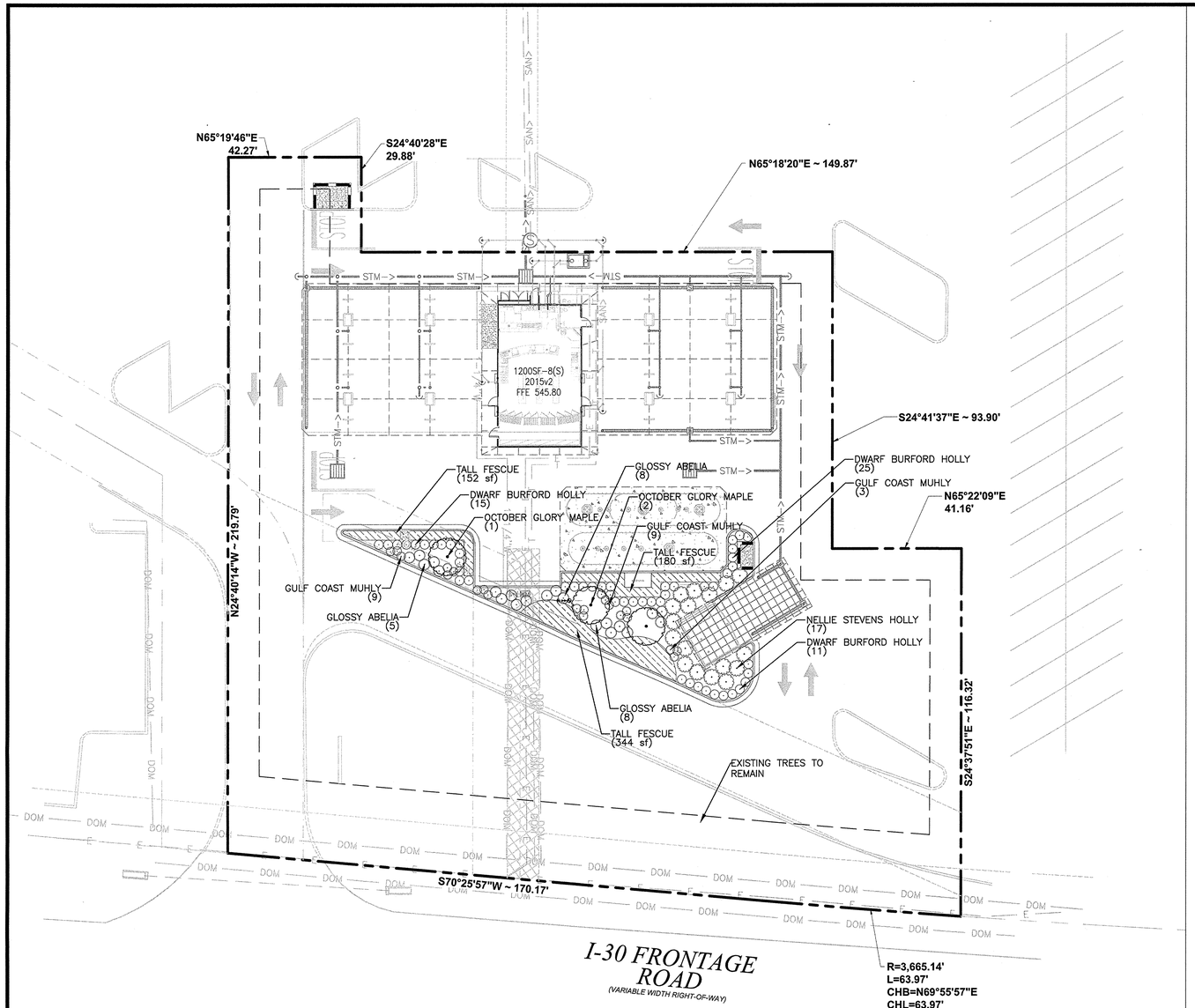
STATE OF TEXAS — JOHN D. SPOONER — 103749 — REGISTERED PROFESSIONAL ENGINEER — 3/1/17

REV–0	03–27–17	YO	PC	BB	BB	DRW
	DATE	PRN	PM	DES		

SITE PLAN
WALMART SUPERCENTER #259
776 E. I-30 FRONTAGE RD.
ROCKWALL TEXAS

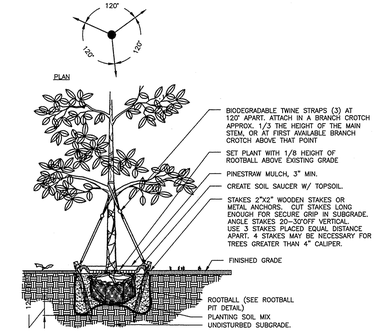
GreenbergFarrow
1430 W. PEACHTREE ST. NW SUITE 200
ATLANTA, GA 30309
PHONE: (404) 601 4000
FAX: (404) 601 3970
DWG NAME: ROCKWALL TEXAS
DWG NUMBER: 7000
TEXAS REGISTRATION NO. F-4380

MURPHY OIL USA, INC.
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



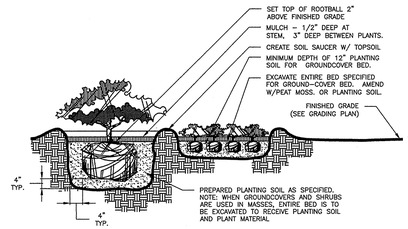
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	REMARKS
	3	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2.5"Cal	Straight Trunk, Full, well rooted soil
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**REMARKS**
	21	Abelia x grandiflora / Glossy Abelia	3 gal		Full, Well Rooted In Pot
	51	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal		Full, Dense, Bushy
	17	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	B & B	8' MIN.	Full to ground, Dense, Bushy
	21	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Muhly	3 gal	24" MIN.	Full, Well Rooted In Pot
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**PTS. EA.**	**REMARKS**
	677 sf	Festuca arundinacea / Tall Fescue	sod		Certified Pure, Weed Free

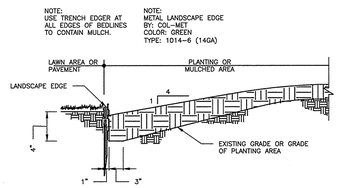


NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

DECIDUOUS TREE PLANTING 50A
N.T.S.



SHRUB PLANTING 50B
N.T.S.



TRENCH EDGER DETAIL 50R
N.T.S.

811 Know what's below. Call before you dig.

20 0 10 20
(IN FEET)
1 inch = 20 ft

LEGEND

EXISTING

- BENCHMARK
- PROPERTY CORNER MARKER FOUND - AS NOTED
- MONUMENT FOUND
- 1/2" IRON ROD WITH CAP SET STAMPED "SPOONER & ASSOC"
- MONUMENT SET
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC LINE MARKER
- ELECTRIC PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC BOX (PANEL)
- TELEPHONE MARKER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- FIBER OPTIC MARKER
- FIBER OPTIC PULL BOX
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- MAILBOX
- GAS MARKER
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- U.G. TELE. LINE
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- U.G. CABLE TV
- U.G. GAS
- U.G. WATER
- U.G. SAN. SEWER
- U.G. STORM SEWER
- TREE
- CONCRETE AREA

PROPOSED

- BOUNDARY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
- CF — CONSTRUCTION FENCE (SEE DETAIL SHEET C-6)

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI–Z60.1–1986)

D. ALL WAL–MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL–MART APPROVAL.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE–ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. THE MURPHY STATION WILL NOT DROP WAL–MART'S GREEN SPACE BELOW CITY'S REQUIREMENTS.

G. CONTRACTOR IS TO VERIFY LOCATION OF WAL–MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

H. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.

I. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE–SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

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SHEET NO. C-9

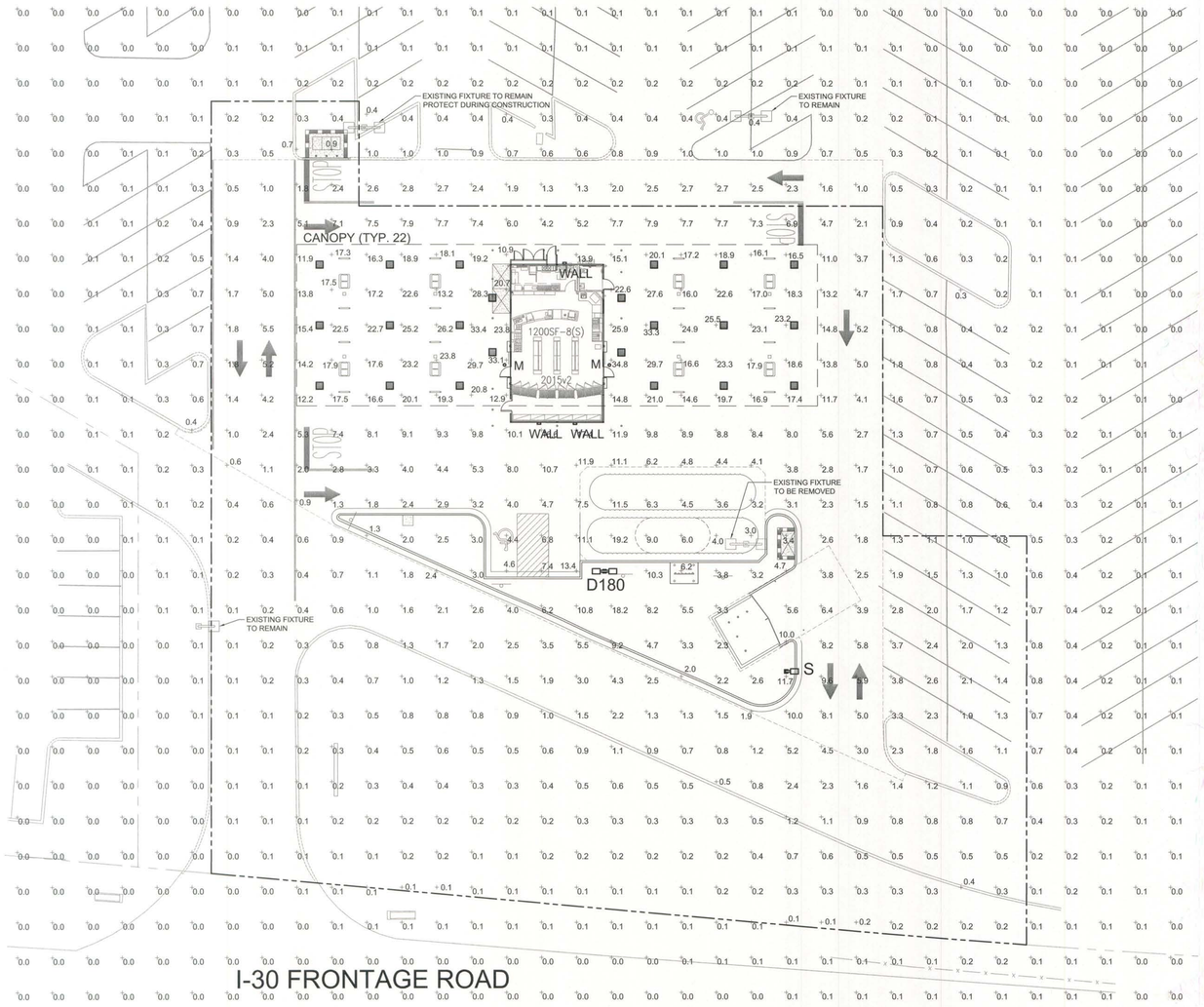
STATE OF TEXAS · JOHN B. BARNARD · 85162 · LICENSED LANDSCAPE ARCHITECT · PROFESSIONAL · 9/17

REV–	DATE	YO	PC	BB	BB	DRW
0	03–27–17	PRN	PM	DES		

LANDSCAPE PLAN
WALMART SUPERCENTER #259
776 E. I-30 FRONTAGE RD.
ROCKWALL TEXAS

GreenbergFarrow
1430 W. PEACHTREE ST. NW SUITE 200
ATLANTA, GA 30309
PHONE (404) 607-1600
FAX: (404) 607 3970
DWG NAME: ROCKWALL TEXAS
JOB NO.: 20150471
TEXAS REGISTRATION NO. F-4380

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	ALLOWED	MIN
UNDER CANOPY LIGHTING	FC	20.36	34.8	35.0	10.9
ILLUMINATED AREAS	FC	4.28	19.2	20.0	0.2

PER SEC. 3.3, C., LIGHT AT NONRESIDENTIAL PROPERTY LINE, SINCE PROPOSED SITE IS TO REPLACE AN EXISTING MURPHY USA AND SITE IS COMPLETLY CONTAINED WITHIN AN EXISTING COMMERCIAL DEVELOPMENT THE INTENT OF THIS LIGHTING PLAN IS TO REPLACE THE FIXTURE TO BE REMOVED DURING CONSTRUCTION WITH HIGHER EFFICIENCY LED FIXTURES. THE LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT SHOULD BE CONSIDERED BENEFICIAL TO BOTH LOTS. NOTE THAT THE 0.2 FOOT-CANDLE LIMIT IS MAINTAINED ON THE PROPERTY LINE ALONG I-30 FRONTAGE ROAD PER CODE.

LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION	B-U-G RATING
S		1	26'-0"	24'-0"	22800	193	XLCM-FT-LED-SS-CW-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, SUPER SAVER, COOL WHITE, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW	B3-U0-G3
D180		1	26'-0"	24'-0"	22800	193	XLCM-FT-LED-SS-CW-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, SUPER SAVER, COOL WHITE, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW	B3-U0-G3
CANOPY		22	15'-0"	N/A	8842	79	CRUS-SC-LED-VLW-50-UE-WHT	LSI LIGHTING, LEGACY SERIES, VERY LOW WATT DRIVE, FLAT LENS CANOPY FIXTURE	B3-U0-G1
WALL		3	8'-3"	N/A	4109	42	XSPWA03MC-UZP	CREE LIGHTING, XSP WALL MOUNT LUMINAIRE, 5700k CCT, WITH PHOTOCELL SENSOR	B1-U0-G1
M		2	8'-3"	N/A	1800	20	LR6-18L-35K-120V-A-DR W/LT6A	CREE LIGHTING, LR-6 DOWN LIGHT LUMINAIRE, 3500k CCT, 1800 LUMENS FULLY RECESSED ENTRY LIGHTS WITH HOUSING RC6-12W-GU24	B1-U0-G0

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL FIXTURES ARE FULL CUT-OFF FIXTURES, IN THE B-U-G RATING SYSTEM THE U (UPLIGHT) RATING IS 0 FOR EACH WHICH INDICATES A FULL CUT-OFF FIXTURE

POLE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
S		1	24'-0"	5SQB3-S11G-24-S-BRZ-5BC	LSI LIGHTING, STEEL SQUARE POLE, BOLT-ON ARM MOUNT, BRONZE
D180		1	24'-0"	5SQB3-S11G-24-S-BRZ-5BC	LSI LIGHTING, STEEL SQUARE POLE, BOLT-ON ARM MOUNT, BRONZE

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

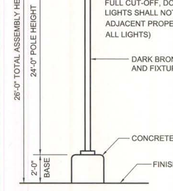
THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

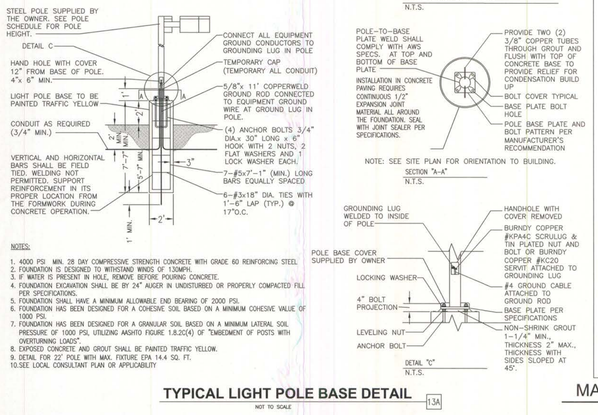
THE 26'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

CONTRACTOR TO ENSURE THE LIGHT POLE AND HANDICAP PARKING SIGN ARE AT LEAST 2' FROM THE BACK OF CURB TO PREVENT VEHICLES FROM STRIKING THE LIGHT POLE OR HANDICAP PARKING SIGN. PROPOSED LIGHT POLE BASES SHOWN AT A MINIMUM OF 2'-6" FROM BACK OF CURB TO CENTER OF POLE/BASE. ENGINEER TO VERIFY PROPOSED LOCATIONS FOR ANY CONFLICTS OR MISPLACEMENTS. REPORT TO LIGHTING DESIGNER ANY DISCREPANCIES OR CONFLICTS



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE



TYPICAL LIGHT POLE BASE DETAIL
NOT TO SCALE 13A

LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)



US & Int'l. patents pending.

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature, providing typical operation for 100,000 hours (contact factory for TM-21 life estimate for specific configuration).

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others.

LEDS - Select high-brightness LEDs in 5000K, or 4000K color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, FT-L, FT-R, S, and enhanced SE and FTE. FT-L and FT-R allow for D180 mounting configurations with factory set optics for applications such as automotive front row. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution. Consult factory for internal louver for FT-L and FT-R applications.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. Top mounted reinforcement bracket for high wind or vibration (up to 3G) applications available as installed option or field-mount accessory.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 25.25 lbs. (11.5 kg). Packed two per carton: 43.5 lbs. (19.7 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCM

		Lumens (Nominal)					Watts (Nominal)
		Type 3	Type FT	Type IL	TypeFTE	TypeFTE	
Base Model	SS	19900	23300	22900	15500	15800	193
	HO	27500	30900	31100	21200	21100	278
Short Base Model	SS	19300	20000	20800	15000	15000	193
	HO	26700	27800	28500	20100	20400	278

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, must the standards listed below. Please consult factory for your specific requirements.

ARRA Funding Compliant · DLC · cULus wet location · RoHS COMPLIANT · CE · CSA · FC · IP65

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

Project Name _____ Fixture Type _____ 06/02/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

MANUFACTURER SPECIFICATION SHEET FOR SITE FIXTURES

LED CANOPY LIGHT - LEGACY™ (CRUS)



AC distribution utilizes a reflector which alters the look from a standard S distribution

US & Int'l. patents pending.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SCECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and international safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

Consult Factory
Class 1, Division 2 – Standard on SS & LW.
T5 Temperature Classification – The surface temperature of this product will not rise above 100˚C., within a 40˚C ambient.
Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · DLC · cULus wet location · IP67 · CE · cULus wet location

Project Name _____ Fixture Type _____ 04/29/16
Catalog # _____ © 2016 LSI INDUSTRIES INC.

MANUFACTURER SPECIFICATION SHEET FOR CANOPY FIXTURE

No.	REVISION	DES. BY	DRAWN BY	DATE

Galloway
Planning, Architecture, Engineering
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
303.770.1850 F
www.gallowayUS.com
©2017 Galloway & Company, Inc. All Rights Reserved
TEXAS REGISTERED ENGINEERING FIRM # F-10940

MURPHY USA

STATE OF TEXAS · ROBERT J. BARRINGER · 109378 · LICENSED PROFESSIONAL ENGINEER · 5/9/17

MURPHY USA
ROCKWALL, TEXAS

Project No: MOC9584
Sheet Scale: 1"=20'-0"
Date: May, 2017
Disk File: L1 Photometric-Rockwall, TX

PHOTOMETRIC SITE PLAN

L–1.0





1 **ELEVATION- FRONT (SOUTH)**
12" = 1'-0"

2 **ELEVATION- RIGHT (EAST)**
12" = 1'-0"





3 **ELEVATION- REAR (NORTH)**
12" = 1'-0"

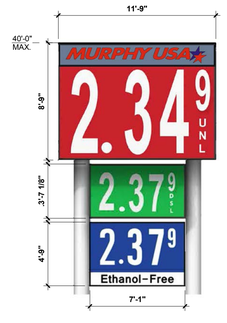
4 **ELEVATION- LEFT (WEST)**
12" = 1'-0"





8'-0" TALL 'EMPIRE IVORY VELOUR' BY CAROLINA CERAMICS WITH FIBERTECH COMPOSITE FENCE GATES PAINTED 'DORMER BROWN' SW #7521

5 **TRASH ENCLOSURE**



6 **PYLON SIGN**

SIGN	QTY.	HEIGHT	WIDTH	AREA (S.F.)	TOTAL S.F.
MURPHY USA CANOPY LOGO SIGN	2	GRAPHIC AREA		47.96	95.92
LARGE CANOPY PRICE SIGN	5	51.25"	118.00"	42.00	210.00
ISLAND SPANNER	4	25.19"	97.19"	17.00	68.00
PYLON SIGN:			TOTAL PYLON SIGN AREA: 161.92		
UNLEADED	1	105.00"	141.00"	102.81	102.81
DIESEL	1	43.125"	85.00"	25.46	25.46
EO	1	57.00"	85.00"	33.65	33.65
				TOTAL SIGNAGE:	535.84

City of Rockwall

Project Plan Review History

				Applied	5/15/2017	LM
Project Number	SP2017-017	**Owner**	ROCKWALL, REGIONAL HOSPITAL LLP	**Approved**		
Project Name	THR Presbyterian	**Applicant**	CLAYMOORE ENGINEERING, INC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	5/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
3150 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITI	15	A	15	4703-000A-0015-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/15/2017	5/22/2017	5/17/2017	2	COMMENTS	
Buildings to have a minimum 10' separation.							
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	See Conditions
(5/19/2017 9:05 AM AW)							
Must submit engineering drawings for the water/fire hydrant relocation along with a replat after engineering is approved							
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
GIS	Lance Singleton	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
PLANNING	Korey Brooks	5/15/2017	5/22/2017	5/24/2017	9	COMMENTS	Comments

(5/24/2017 4:05 PM KB)

SP2017-017 Presbyterian Hospital: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [Presbyterian Hospital] on a 18.871-acre portion of a larger 8.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com

M.3 For reference, include the case number (SP2017-017) in the lower right hand corner of all pages on future submittals.

M.4. Please provide dimensions for all walls on the expansion.

I.5 The Architectural Review Board (ARB) meeting for this case will be held on May 30, 2017 at 5:00 pm.

I.6 The Planning and Zoning Worksession for this case is May 30, 2017 at 6:00 pm. The Planning and Zoning Meeting is June 13, 2017.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested as soon as possible to give staff ample time to review the case prior to the May 30, 2017 Planning & Zoning Meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

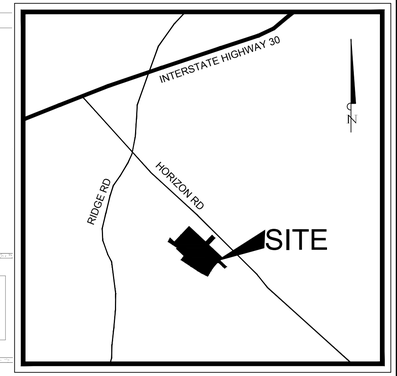
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING AREA	EXISTING - 226,362 SF PROPOSED - 5,600 SF
TOTAL BUILDING AREA	231,962 SF
LOT COVERAGE	28.2%
FLOOR TO AREA RATIO	0.28 : 1
PROPOSED BUILDING HEIGHT	16'-0" (1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	1,160 SPACES (24 ADA)
PARKING PROVIDED	1,227 SPACES (37 ADA)

EX.SEWER LINE
EX. 15' WATER LINE ESMT
EX. 24" RCP
EX. SSWR MH
EX. 8" SAN. SEWER LINE
EX. 8" WATER LINE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. TRANSFORMER
Rockwall Regional Hospital LLP (OPRRCT)
Lot 15, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 275
(MRRCT)
EXISTING MEDICAL OFFICE BUILDING
46,620 SF
EX. 24" RCP
2 STORY
EX.SEWER LINE
EX. 8" WATER LINE
EX. 12" STORM LINE
EX. RETAINING WALL
EX. 18" RCP
EX. GRATE INLET
EX. PARKING AREA (CONCRETE PAVEMENT)
24' FIRE LANE, ACCESS, & UTILITY ESMT. CAB. G, SI. 43
15' TXU ESMT. CC# 200700376826
EXISTING MEDICAL OFFICE BUILDING
55,827 SF
EXISTING HOSPITAL BUILDING
123,915 SF
PROP. GRATE INLET AND 12" STORM LINE
PROPOSED GENERATOR ENCLOSURE
PROP. MEDICAL OFFICE BUILDING
5,600 SF
FFE=538.50
69.65'
14.67'
36.08'
83.53'
5.73'
EX. FDC
EX. WATER LINE
EX. FIRE HYDRANT TO BE RELOCATED
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. 8" WATER LINE
EX. ELECTRIC
EX. FIRE LINE
EX. 18" STORM LINE
PROPOSED FIRE HYDRANT
EX. CURB INLET
62'
City of Rockwall Volume 1738, Page 8 (OPRRCT)
Lot 9, Block A
Horizon Ridge Center
Cabinet E, Slide 149
(MRRCT)
24' FIRE LANE, ACCESS, & UTILITY ESMT. CAB. G, SI. 43
N33°25'38"E 30.95'
N46°43'37"W 257.70'
Rockwall Regional Hospital LLP (OPRRCT)
Lot 12, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43
(MRRCT)
15' TXU EMST. CC# 200700376826
N36°10'29"E 125.10'
EX. PARKING AREA (CONCRETE PAVEMENT)
EX. CURB INLET
Summer Lee Drive
(Variable width ROW)

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED 6" MEDIUM DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PRIVATE SIDEWALK
5	PROPOSED GENERATOR ENCLOSURE REFER TO ARCH PLANS FOR DETAILS

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

BENCH MARKS

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD
ELEV: 506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
ELEV: 567.70

SUBMITTED: 5/12/16

THR PRESBYTERIAN

LEGAL DESCRIPTION:
LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADD.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL REGIONAL HOSPITAL, LLP
612 E. LAMAR BLVD.
ARLINGTONG, TX 76011
CONTACT:
PH:

DEVELOPER:
ROCKWALL REGIONAL HOSPITAL, LLP
612 E. LAMAR BLVD.
ARLINGTONG, TX 76011
CONTACT:
PH:

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:
SP2017-___

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95816 Date 05/12/2017

THR PRESBYTERIAN
ROCKWALL - ED EXPANSION
3144 HORIZON ROAD,
ROCKWALL, TX 75032

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	BJK
DRAWN:	BJK
CHECKED:	MAM
DATE:	5/12/2017

SHEET
SP-1

File No. 2017-085

PLOTTED BY: BOBBY KUBIN
PLOT DATE: 5/12/2017 7:37 AM
LOCATION: Z:\PROJECTS\PROJECTS\2017-085 P+W THR ROCKWALL ED EXPANSION\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 5/12/2017 7:36 AM

B | LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

1. **10' LANDSCAPE BUFFER**
   NOT APPLICABLE
2. **SCREENING OF OFF-STREET LOADING AREAS**
   NOT APPLICABLE
3. **RESIDENTIAL ADJACENCY**
   NOT APPLICABLE
4. **BUFFER LANDSCAPING**
   NOT APPLICABLE
5. **PARKING LOT LANDSCAPING**
   NOT APPLICABLE
6. **OPEN SPACE**
   OFFICE ZONING REQUIRES 20% — 10,350 * .20 = **2,070** REQUIRED SQUARE FEET
   2,238 PROVIDED SQUARE FEET
7. **IMPERVIOUS AREA**
   1,938 SQUARE FEET PERVIOUS AREA
   8,412 SQUARE FEET IMPREVIOUS AREA

SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING AREA	EXISTING - 226,362 SF PROPOSED - 5,600 SF
TOTAL BUILDING AREA	231,962 SF
LOT COVERAGE	28.2%
FLOOR TO AREA RATIO	0.28 : 1
PROPOSED BUILDING HEIGHT	16'-0" (1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	1,160 SPACES (24 ADA)
PARKING PROVIDED	1,227 SPACES (37 ADA)

A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
LAWN			
CYNDON SPP.	BERMUDA GRASS - SOLID SOD		

B | TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAT THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

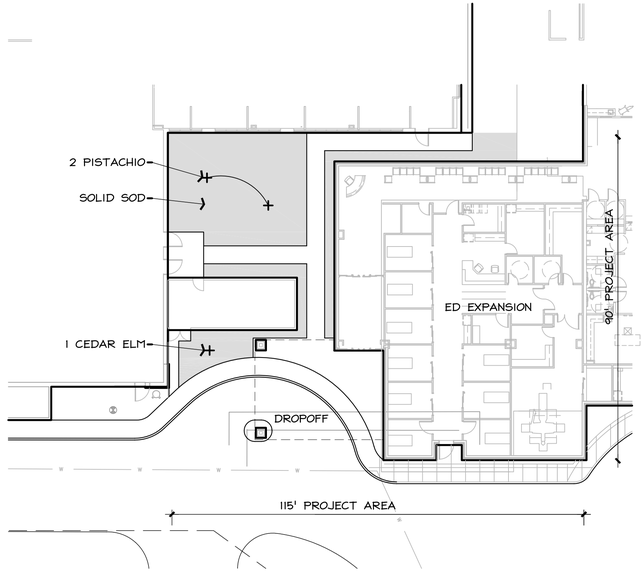
C | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   8150 NORTH CENTRAL EXPRESSWAY
   SUITE M2025
   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
8. IRRIGATION WILL MEET REQUIREMENTS OF UDC.



A | LANDSCAPE PLAN

1" = 20'-0" 0 10' 20' 40'

PERKINS + WILL

10100 North Central Expressway
Suite 300
Dallas, Texas 75231
t 214.283.8700
f 214.283.8701
www.perkinswill.com

CONSULTANTS

CIVIL
CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 406, Bedford, TX 76021

STRUCTURAL
PONCE-FUESS ENGINEERING, LLC
3333 Lee Parkway, Suite 475, Dallas, TX 75219

MEP
HES Consulting Engineers
3102 Maple Ave, Suite 450, Dallas, TX 75201

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

PROJECT

SITE PLAN SUBMISSION 05/12/2017

THR PRESBYTERIAN ROCKWALL - ED EXPANSION
HORIZON RD AT ROCKWALL PKWY
ROCKWALL, TEXAS 75032

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		147243.000
Drawn		DRG
Checked		MSK
Approved		MSK

TITLE

LANDSCAPE SITE PLAN

SHEET NUMBER

L01-01

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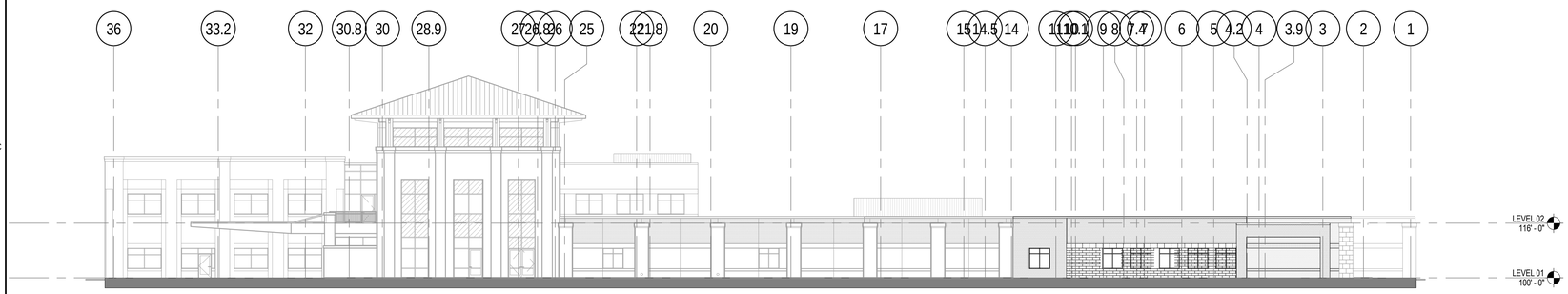

3 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

PERKINS + WILL

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Suite 300
Dallas, Texas 75231
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f 214.283.8701
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STRUCTURAL
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3102 Maple Ave, Suite 450, Dallas, TX 75201

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

PROJECT

SITE PLAN SUBMISSION 05/12/2017

THR PRESBYTERIAN
ROCKWALL - ED
EXPANSION
HORIZON RD AT ROCKWALL
PKWY
ROCKWALL, TEXAS 75032

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		147243.000
Drawn		STB
Checked		Checker
Approved		Approver

TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A20-01

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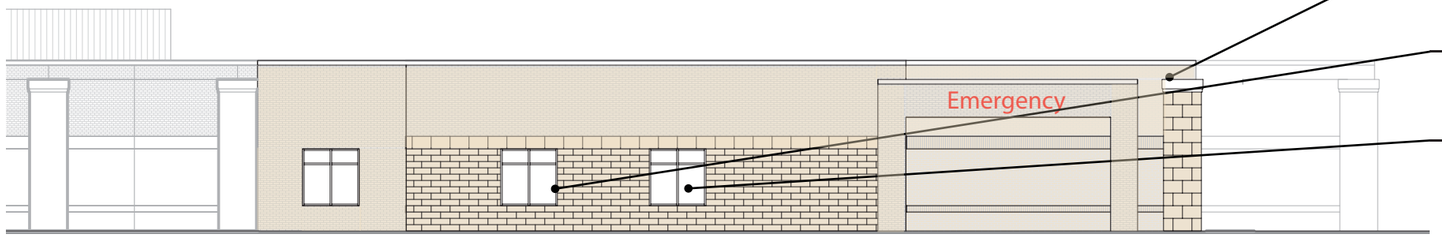
5/12/2017 10:30:40 AM C:\Temp\ARCH-THR Priestly Rockwall ED EXP_bhatt.rvt

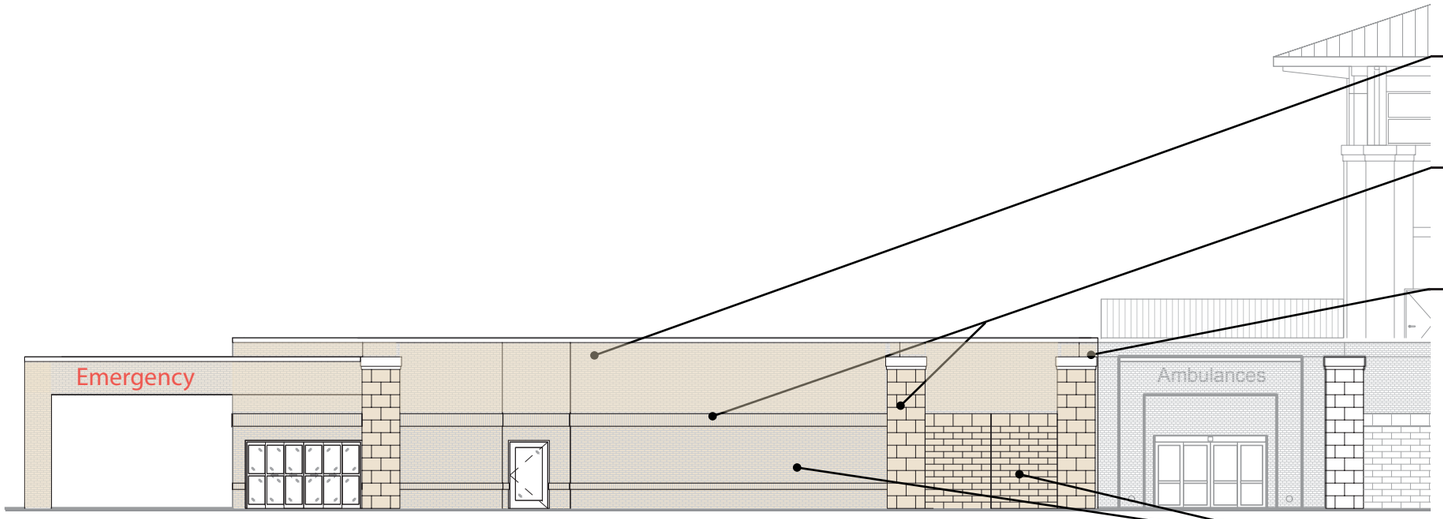


CAST STONE

WINDOW FRAMING- ANODIZED ALUMINUM (MATCH EXISTING)

GLAZING- LOW- E COATED, TINTED GLASS (MATCH EXISTING)





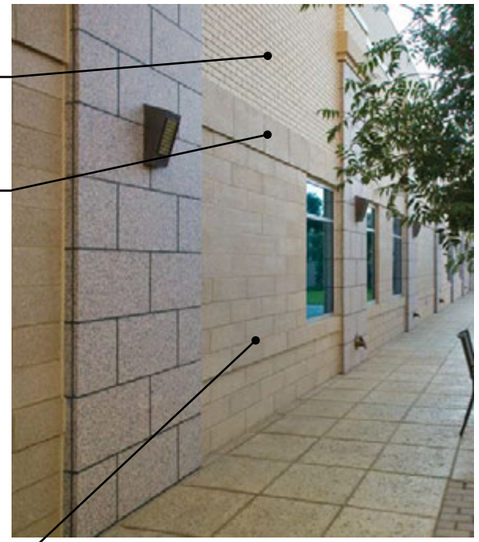
MODULAR FACE BRICK (MATCH EXISTING)

4" CMU VENEER - BURNISHED FEATHERLITE, 16"X24" (MATCH EXISTING)

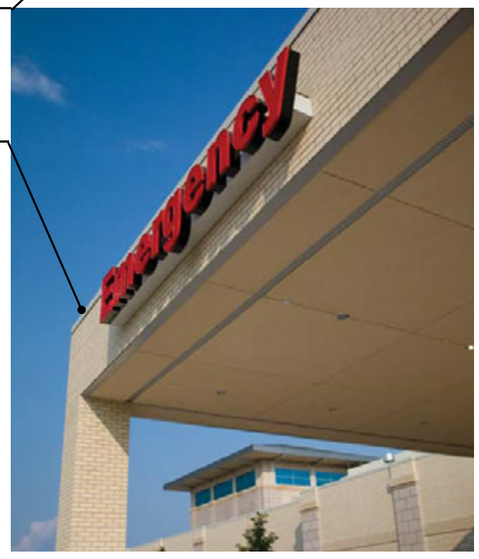
CAST STONE

4" CMU VENEER - BURNISHED FEATHERLITE, 8"X24" (MATCH EXISTING)

METAL COPING - MATCHING STOREFRONT SYSTEM COLOR







APPLICANT INFORMATION
MATT MOORE
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE 406
BEDFORD, TX 76021
817-281-0572

OWNER INFORMATION
ROCKWALL REGIONAL HOSPITAL, LLP
CINDY PARIS
612 E LAMAR BLVD, SUITE 150
ARLINGTON, TX 76011

PERKINS+WILL

CITY PLANNING/ZONING

MATERIAL BOARD

THR ROCKWALL ED EXPANSION

Horizon Rd at Rockwall Pkwy, Rockwall, TX 75201
Project Case #: 147243.000
May 11, 2017

Project Details

Project Number H2017-007
As of 5/23/2017

Type / Subtype
HISTORIC / HISTORIC DESIGNATION

Project Name
Rescind Landmark Designation

Planner
David Gonzales

Status
P&Z HEARING

Site Address
902 N GOLIAD

City, State Zip
ROCKWALL, TX 75087

Site APN
3070-0160-0004-00-0R

Application Date	5/11/2017	DG
Approval Date		
Date Closed		
Expiration Date		
Status Date	5/19/2017	DG

Description
Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Conditions
HISTORIC PRESERVATION ADVISORY BOARD:

On May 18, 2017, the Historic Preservation Advisory Board's motion to recommend approval of the City initiated request to Rescind Ord. No. 08-15 for the Landmark Property at 902 N. Golaid Street (a.k.a. the Spafford Home) by a vote of 5 to 1 with Board Member Odom dissenting and Board Member Maurice Thompson absent.

Additional Sites

APN	Address
No Additional Sites	

Chronology Actions

Type of Action	Action Date	Action By
No Activity		

Contacts

Contact Type / Name	Address	City, State, Zip	Phone	Fax	Email
OWNER DAVENPORT, NATALEE					
APPLICANT CITY OF ROCKWALL					

CRW SYSTEMS

Fees

Description of Fee	Date Paid			
Quantity	Amount	Paid By	Pay Method	Account

No Fees

Inspections

Type of Inspection	Scheduled Date	Completed Date		
Inspector	Result	Remarks		

No Activity

Reviews

Type of Review	Date Sent	Date Due	Date Received	
Contact	Status	Remarks		
PLANNING	5/23/2017	5/30/2017	5/23/2017	
David Gonzales	COMMENTS	See comments		

Notes: Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

PLANNING DEPARTMENT GENERAL COMMENTS REGARDING LANDMARK PROPERTY - DAVID GONZALES - 05.23.2017

Since its designation as a Landmark Property, the property has had modifications to the exterior that do not meet the intent of the Historic Preservation Guidelines. These modifications involve the homes windows, siding, and trim, all of which were modified without obtaining a COA from the HPAB. The recent historic resource survey conducted by the City's consultant Hardy, Heck, Moore, Inc. (HHM) -- adopted by the HPAB in April of this year -- identified changes to the exterior that include replacement of the doors, windows, exterior wall materials, and alterations to the porch. Due to these changes, HHM recommended revising the historic designation of the property from a High Contributing to a Medium Contributing property.

On May 18, 2017, the Historic Preservation Advisory Board's motion to recommend approval of the City initiated request to Rescind Ord. No. 08-15 for the Landmark Property at 902 N. Golaid Street (a.k.a. the Spafford Home) by a vote of 5 to 1 with Board Member Odom dissenting and Board Member Maurice Thompson absent.

The following are scheduled meeting dates regarding the required public hearings and addtional meetings for rescinding Ord. No. 08-15.

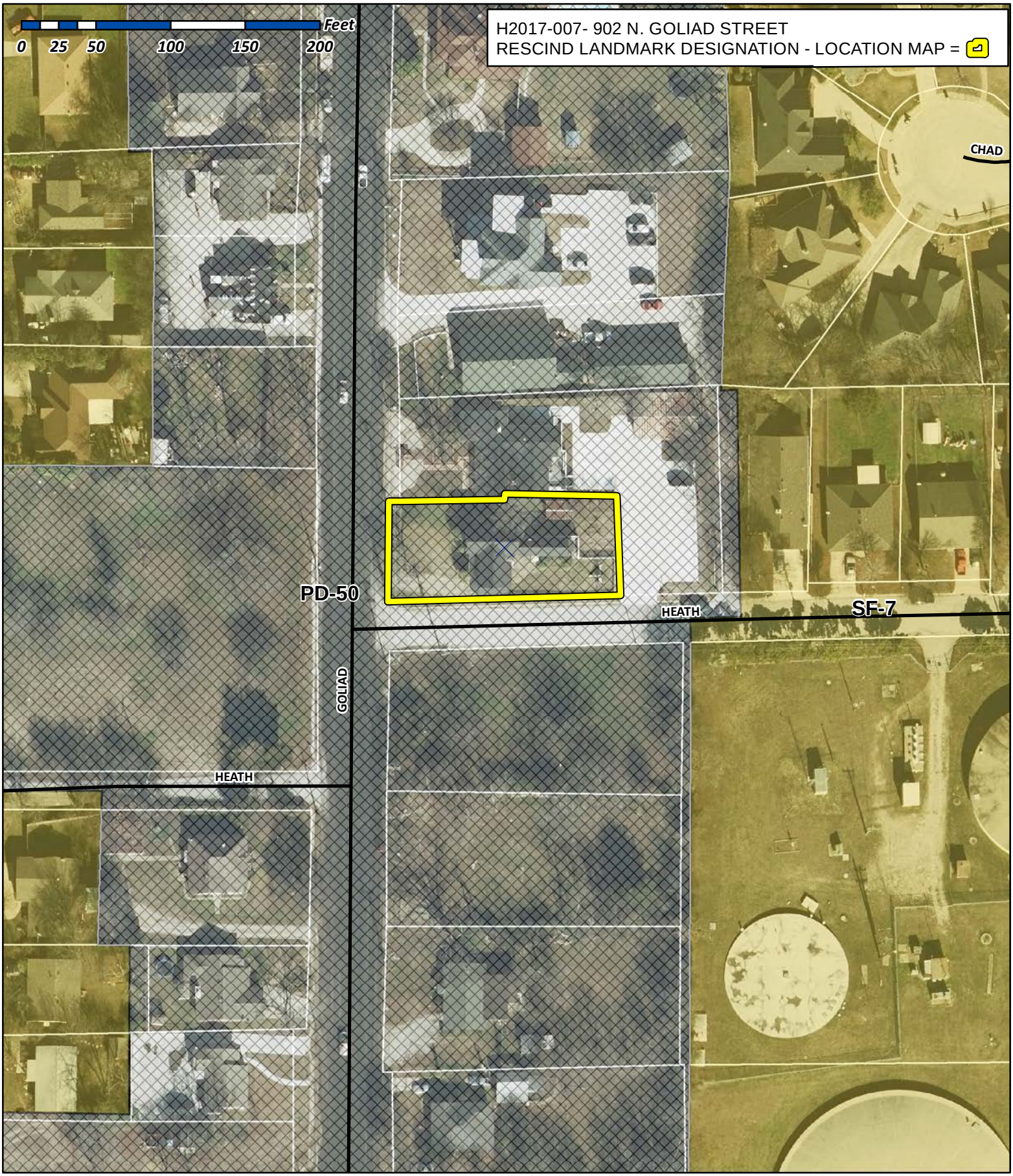
Public Hearing and Additional Meeting Dates:

Planning - Work Session: May 30, 2017 (6:00p.m.) [City to present case to P&Z for discussion].

Planning - Public Hearing: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. recommend approval, deny, etc.)

City Council- Pulblic Hearing: June 19, 2017(6:00 p.m.) [1st Reading to Rescind Ordinance No. 08-15]

City Council - Concent/Action Item: July 3, 2017 (6:00 p.m.) [2nd Reading to Rescind Ordinance No. 08-15]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
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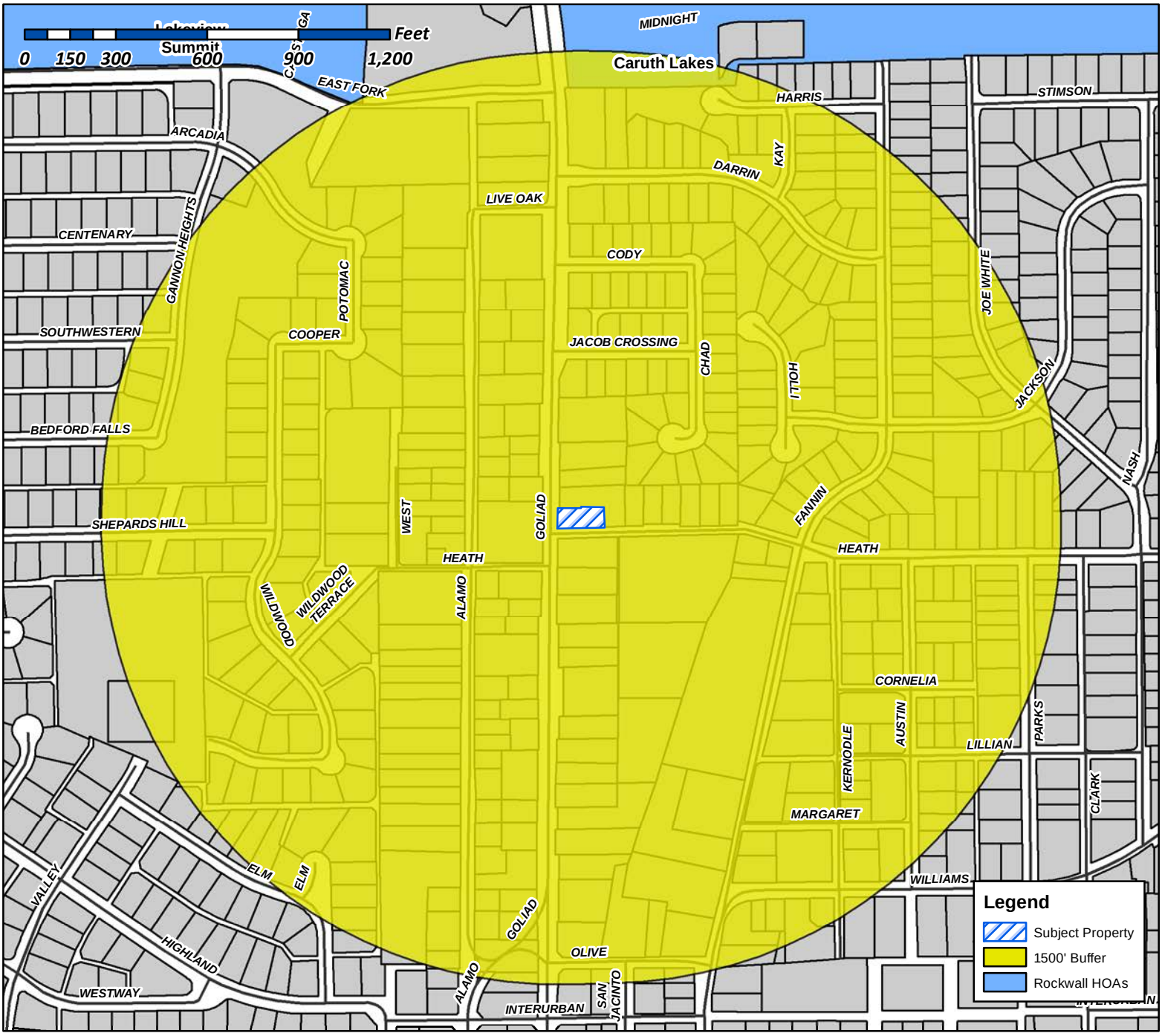
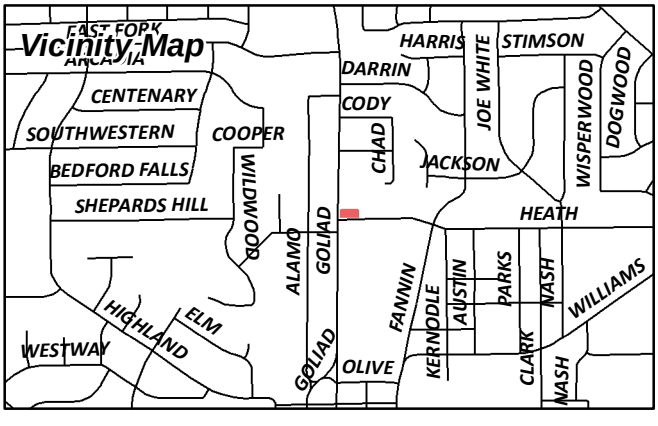


Case Number: H2017-007
Case Name: Rescind Landmark Designation
Case Type: Historic
Zoning: PD-50
Case Address: 902 N. Goliad Street



Date Created: 05/12/2017
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, May 12, 2017 4:23 PM
To: 'visionmgr@vcmtx.com'; 'vellis2000@gmail.com'; 'mowens@principal-mgmt.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***May 12, 2017***. The Historic Preservation Advisory Board will hold a public hearing on ***Thursday 5/18/2017 at 6:00 p.m***., the Planning and Zoning Commission will hold a public hearing on ***Tuesday 6/13/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 6/19/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **H2017-007- Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (*i.e. Ordinance No. 08-15*) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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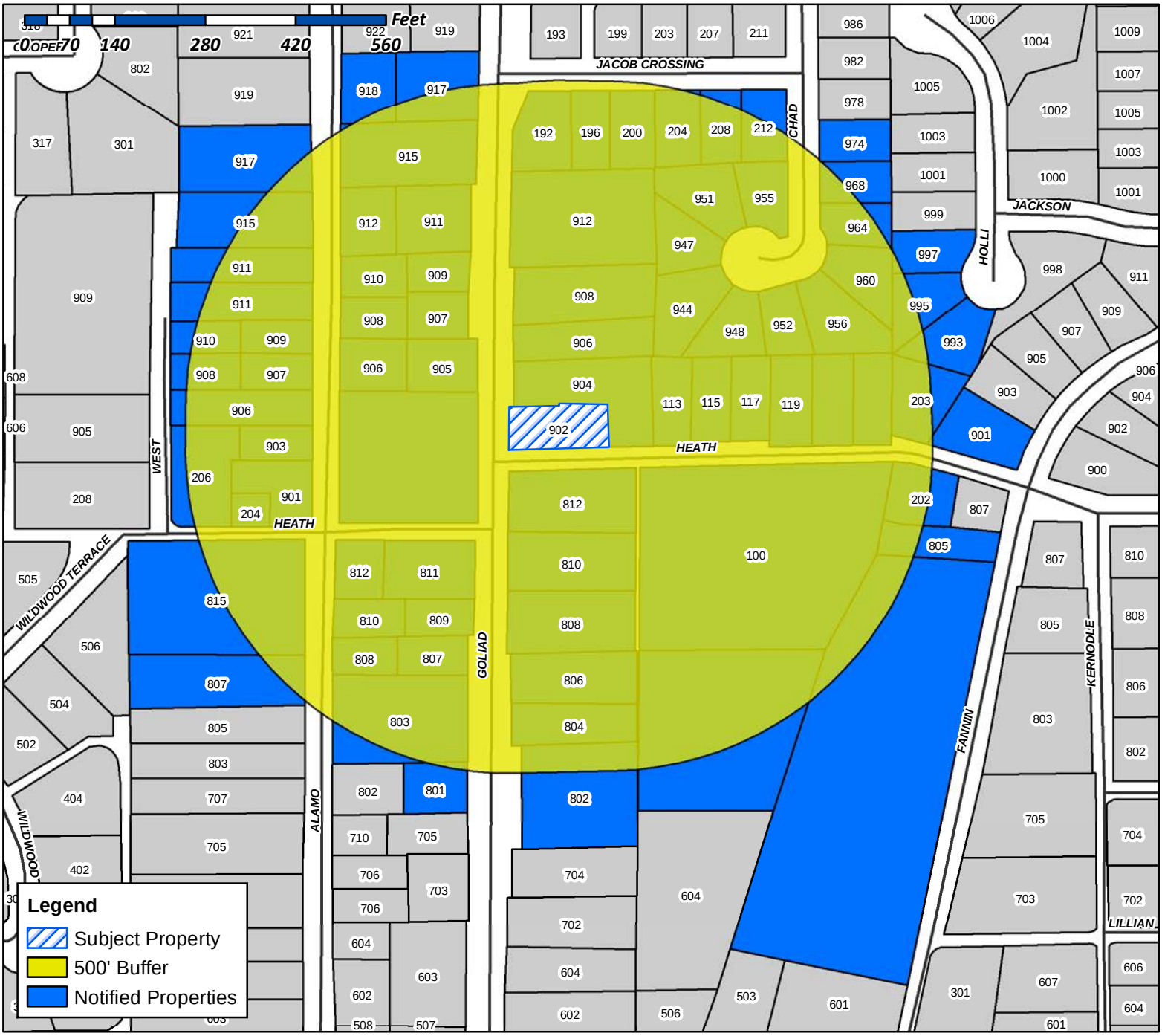
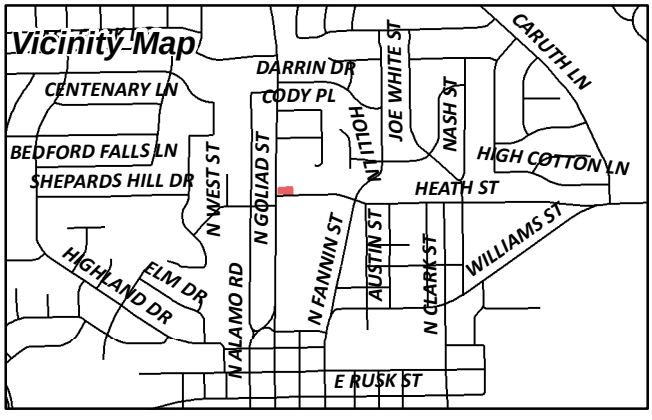


Case Number: H2017-007
Case Name: Rescind Landmark Designation
Case Type: Historic/Zoning
Zoning: PD-50
Case Address: 902 N. Goliad Street



Date Created: 05/12/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 HEATH
ROCKWALL, TX 75087

SKY ALAMO SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

ANDREA HOLLIMAN
11007 E MOFFAT
MEAD, WA 99021

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA
119 E HEATH ST
ROCKWALL, TX 75087

MEDLIN ELTON LAKE
1222 MIDDLEBROOK PL
DALLAS, TX 75208

BRIONES RONALD AND THERESA
1401 BAYLINE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

HEAVENLY HANDS BIRTHING CENTER PLLC
161 KIRKHAVEN DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
1640 COASTAL DR
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL CODY
196 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HEATH ST
ROCKWALL, TX 75087

COLBERT MICHAEL DEVON & EMILY
2020 W FM 550
ROCKWALL, TX 75032

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 HEATH ST
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

WILDER SUSAN C
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

KHAN NOOR U. & SHAHLA
2500 ST HWY 121 APT 925
EULESS, TX 76039

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

Z BAR A RANCH LP
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

KUMAR EESHAN & VANDANA KUMAR
4701 COPPER MOUNTAIN LN
RICHARDSON, TX 75082

UDSTUEN STEVE
502 COLUMBIA DR
ROCKWALL, TX 75032

PEOPLES DERYL W
5268 COUNTY ROAD 2648
ROYSE CITY, TX 75189

ELLIS MARY KATHRYN
8 CAMDEN
ROCKWALL, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
808 GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
810 GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
812 GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

COOPER JAMES A & MICHELLE R
901 N ALAMO
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
902 GOLIAD
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
906 WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
907 GOLIAD ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT
907 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
908 GOLIAD
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
909 GOLIAD
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

STACEY MARY A
912 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
915 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
915 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
917 GOLIAD
ROCKWALL, TX 75087

SYFERD STACI ANN
917 N ALAMO RD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
947 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

FERNANDEZ JOSE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
956 CHAD WAY
ROCKWALL, TX 75087

HOLLAND JASON & ANNA
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

MISER RALPH C
993 HOLLI LN
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

MCCRARY HEATHER L
997 HOLLI LANE
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-007: Rescind Landmark Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on **Thursday 5/18/2017 at 6:00 p.m.,** the Planning and Zoning Commission will hold a public hearing on **Tuesday 6/13/2017at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/19/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. H2017-007: Rescind Landmark Designation

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-007: Rescind Landmark Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on **Thursday 5/18/2017 at 6:00 p.m.,** the Planning and Zoning Commission will hold a public hearing on **Tuesday 6/13/2017at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/19/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. H2017-007: Rescind Landmark Designation

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: MONA GARRISON

Address: 119 E Heath St., Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

- PUBLIC NOTICE -

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, May 18, 2017,** the Planning and Zoning Commission will hold a public hearing on **Tuesday, June 13, 2017** and the Rockwall City Council will hold a public hearing on **Monday, June 19, 2017** to consider the following item as listed. All three hearings will take place at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas.

H2017-007: Rescind the Local Landmark Designation for 902 N. Goliad Street

Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

All interested parties are encouraged to attend. Please contact the City of Rockwall Planning and Zoning staff at (972) 771-7745 with any questions. Additional information on all current development cases can be found on the City's website:"http://www.rockwall.com/Planning/PlanningDevCases.asp"

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. O4-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO RESCIND *ORDINANCE NO. 08-15,* WHICH RECOGNIZED THE PROPERTY AT 902 N. GOLIAD STREET (THE SPAFFORD HOUSE) AS A LANDMARKED PROPERTY, BEING A 0.24-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, AUSTIN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND LOCATED AT 902 N. GOLIAD STREET, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated the *Repeal* of *Ordinance No. 08-15* (*i.e. the Landmark Designation of the Spafford House)* on a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 902 N. Goliad Street and more specifically described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) and *Ordinance No. 08-15* of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the adoption of this ordinance shall supersede *Ordinance No. 08-15* and the property at 902 N. Goliad Street shall no longer be considered a *Landmark Property*.

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason

DRAFT ORDINANCE 05-2017

judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JULY, 2017.

_____

Jim Pruitt*, Mayor*

ATTEST:

_____

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *June 19, 2017*

2nd Reading: *July 3, 2017*

DRAFT ORDINANCE 05.26.2017

902 N. Goliad Street

BEING a 0.24-acre tract of land situated in the Austin Addition, Lot 1, (902 N. Goliad St.) in the City of Rockwall, County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the east right of way of State Highway 205, and the southwest corner of said Lot 1 for a corner;

THENCE N 00° 26' 58" E following along said State Highway 205 right of way line for a distance of 67.04-feet to a point;

THENCE N 89° 12' 27" E following along Lot 1 north property line for a distance of 77.40-feet to a point;

THENCE N 02° 29' 26" E following along Lot 1 property line for a distance of 3.90-feet to a point;

THENCE S 88° 59' 35" E following along Lot 1 north property line for a distance of 75.15-feet to a point;

THENCE S 02° 05' 05" E following along Lot 1 east property line for a distance of 66.74-feet to a point;

THENCE S 88° 31' 56" W following along Lot 1 south property line for a distance of 155.71 feet to the *Point of Beginning* and containing approximately 0.24-acres of land (*10,400.11 square feet*) more or less.

DRAFT ORDINANCE 05.26.2017

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 13, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *May 9, 2017* Planning and Zoning Commission meeting.

2. **Approval of Minutes** for the *May 30, 2017* Planning and Zoning Commission meeting.

3. **SP2017-017** **(Korey)**
   Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [*Presbyterian Hospital*] on a 18.871-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **Z2017-019** **(David)**
   Hold a public hearing to discuss and consider a request by Clarence L. Jorif of *The Compound at Rockwall* on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

6. **Z2017-020** **(David)**
   Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

7. **Z2017-021** **(Korey)**
   Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a zoning change from Residential-Office (RO) District to General Retail (GR) District for a 2.35-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 4031 N. Goliad Street, and take any action necessary.

8. **Z2017-022** **(Ryan)**
   Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 6.8, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, and Section F.3, *District Landscaping Requirements*, of *Appendix 'F'*, *Landscaping Requirements and Guidelines*, of the Unified Development Code for the purpose of amending the residential frontage requirements and clarifying certain sections of the code, and take any action necessary.

9. **H2017-007** **(David)**
   Hold a public hearing to discuss and consider a City initiated request for the purpose of *rescinding* the *Local Landmark Designation* (*i.e. Ordinance No. 08-15*) for the *Spafford House* being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

ACTION ITEMS

10. **SP2017-016** **(David)**
    Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

DISCUSSION ITEMS

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

    ✓ MIS2017-006: Masonry Exception for Lot 2, Block A, Cox Addition [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of June, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 13, 2017
5:00 PM

ACTION ITEMS

1. **Election of a Chair and Vice Chair** **(Ryan)**
   Discuss and consider the election of a chair and vice chair in accordance Section 13.4, *Officers*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

2. **SP2017-016** **(David)**
   Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9th day of June, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 9, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Tracey Logan, Eric Chodun, Annie Fishman, Mark Moeller and one vacant seat. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, and Assistant Engineer Amy Williams.

II. CONSENT AGENDA

1. Approval of Minutes for the *April 25, 2017* Planning and Zoning Commission meeting.

2. P2017-017
Consider a request by Jason Lentz of Atticus Harbor Village for the approval of a replat for Lot 1, Block A and Lot 1, Block B, Harbor Village Addition being a 6.904-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

3. P2017-020
Consider a request by William and Sandie Wood for the approval of a final plat of Lot 1, Block A, Wood Estates Addition being a 3.58-acre tract of land identified as Tract 60-01 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located east of the intersection of S. Clark Street and Washington Street, and take any action necessary.

4. P2017-021
Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a preliminary plat for the Highlands Subdivision containing 53 single-family residential lots on a 13.376-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

5. P2017-022
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase VI SF, LTD. for the approval of a final plat for Breezy Hill, Phase VI containing 79 single-family residential lots on a 32.022-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

6. P2017-023
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Stone Creek Phase 8, LTD. for the approval of a final plat for Stone Creek, Phase VIII containing 102 single-family residential lots on a 28.655-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located at the northwest corner of the intersection of Hay Road and E. Quail Run Road, and take any action necessary.

7. MIS2017-005
Consider a request by Maria Bonilla of Winklemann & Associates on behalf of Jim Ziegler of PegasusAblon for the approval of an amended *Treescape Plan* for a 12.6747-acre tract of land identified as Lot 5, Block A, The Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas,

zoned Planned Development District 7 (PD-7), located at the southwest corner of the intersection of Summer Lee Drive and Lakefront Trail, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 6-0, with one vacant seat.

III. PUBLIC HEARING ITEMS

8. Z2017-013

Hold a public hearing to discuss and consider a request by Andrew Spearman for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 3.128-acre tract of land identified as Tract 25 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2180 Airport Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant Andrew Spearman is requesting the approval of a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements stipulated Article VI, Permissible Uses, of the Unified Development Code. The subject property is a 3.128-acre tract of land located at the northwest corner of Airport Road and FM-3549, and is zoned Single-Family Estate 1.5 District. Currently there is an existing 460 square foot metal pole barn on the subject property. This structure will be demolished as a result of TXDOT's acquisition of additional right-of-way for the widening of FM-3549. Additionally, there is a 2,400 SF barn located to the rear of the existing pole barn that will remain on the subject property. The applicant is proposing to construct a metal building that will be approximately 30' x 60', or 1,800 SF. The proposed accessory building will be located behind the main structure. According to the UDC, properties within a Single-Family Estate District are permitted one accessory building that is a maximum of 1,250 SF. In addition, the UDC states that an accessory building shall be clad with the same materials that are found on the primary structure. In this case, the proposed accessory building will be 550 SF larger than what is permitted by the ordinance, constructed out of metal, and will be the second accessory building on the property. As a result, the applicant is required to apply for a SUP; however, the subject property currently has two metal accessory buildings currently situated on it. The approval of this SUP is discretionary to the Planning and Zoning Commission and City Council.

Mr. Brooks further noted that north of the subject property is Airport Road which is identified as a major collector on the City's Master Thoroughfare Plan and beyond that are several single-family homes and this area is zoned as Agriculture District and that area is designated as Low Density Residential on the City's Future Land Use Map. Directly south of the subject property are the train tracks and beyond that is vacant land and is zoned Agriculture District. That area is designated as Technology/Light Industrial on the City's Future Land Use Map and beyond that is the extension of Justin Road as indicated on the City's Master Thoroughfare Plan. Directly east of the subject property is FM-3549 which is identified as a TXDOT Highway and beyond that is Fate city limits. Directly west of the subject property are several single-family homes and that area is zoned as Agriculture District and the Future Land Use Map designates that area as Low Density Residential.

Mr. Brooks went on to state that on April 26, 2017, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property and also notified the Rolling Meadows Homeowner's Association which is the only HOA and/or Neighborhood Organizations within 1,500-feet of the subject property and participating in the notification program. Staff has received two notices in favor of the request.

Mr. Brooks advised the Commission staff as well as the applicant were available for questions.

Chairman Lyons opened up the public hearing and asked the applicant to come forward and add any additional comments.

Andrew Spearman
2180 Airport Road
Rockwall, TX

Mr. Spearman came forward and did not have any additional information

Commissioner Fishman asked if the shed would match the existing barn and what it would be used for. Mr. Spearman stated it would match the color and it would be for cows.

Commissioner Trowbridge asked if there would be a business being operated out of it. Mr. Spearman stated there would not.

Chairman Lyons asked if anyone in the audience wished to come forward to speak to do so, there being no one indicating such, Chairman Lyons closed the public hearing and asked brought the item back to the Commission for discussion or action.

Commissioner Fishman made a motion to approve Z2017-013 with staff recommendations. Commissioner Trowbridge seconded the motion, which passed by a vote of 6-0 with one vacant seat.

9. Z2017-014

Hold a public hearing to discuss and consider a request by Dr. Josh Cope of Premiere Vet Care Animal Clinic on behalf of David Falls for the approval of a Specific Use Permit (SUP) for an *Animal Clinic for Small Animals* in Planned Development District 50 (PD-50) for a one (1) acre parcel of land identified as Block 26 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 901 N. Goliad Street [*SH-205*], and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the subject property is located at the northwest corner of Goliad Street and Heath Street and is zoned Planned Development 50 for residential office uses and is situated within the North Goliad Corridor Overlay District. The property is currently vacant and the applicant is requesting the approval of an SUP for an animal clinic for small animals. Planned Development 50 was recently amended to incorporate the animal clinic for small animals land use into the District thru the SUP process. The applicant was the one who requested that change which was approved by City Council on April 17, 2017 and now the applicant is returning to request the SUP. Mr. Miller went on to explain that Ordinance No. 17-19 defines these facilities as, "a place where animals or pets are given medical or surgical treatments and care." In accordance with this amendment, the applicant has submitted a request for a Specific Use Permit for an Animal Clinic for Small Animals on the subject property at 901 N. Goliad Street. With the request, the applicant has submitted a letter stating that the facility would only serve small animals, will not have any outside kennels, and will not provide boarding facilities except in cases where extended medical care is required. Also, Ordinance No. 17-19 does allow for short-term boarding as an incidental land use to the Animal Clinic for Small Animals land use, and that the applicant would be permitted to add this as an accessory land use in the future.

Mr. Miller went on to state that the applicant has submitted a concept plan that shows the establishment to be a 4,000 SF building that will face onto N. Goliad Street. In addition, the exhibit lays out the general parking and circulation for the subject property, which will have access drives off N. Alamo Street and Heath Street. If the SUP request is approved, the proposed building elevations and site plan will be subject to review by the City's Historic Preservation Advisory Board and Architectural Review Board to ensure that the exterior will be aesthetically similar to existing structures within the PD-50 and the North Goliad Corridor Overlay District, and that the development will not have a negative impact on adjacent residential properties. The submitted concept plan does appear to conform to all requirements stipulated by Ordinance No. 17-19; however, the approval of a SUP request is a discretionary decision for the Planning and Zoning Commission and City Council.

Mr. Miller added that on April 26, 2017, staff mailed 102 notices to property owners and residents within 500-feet of the subject property and also emailed the Caruth Lakes and Lakeview Summit Homeowner's Associations which are the only HOA and/or Neighborhood Organizations within 1,500 feet of the subject property. Staff received two notices opposed from the same address and one notice in favor of the request.

Mr. Miller advised the Commission staff as well as the applicant were available for questions.

Chairman Lyons asked for questions from the Commission for staff.

Commissioner Chodun asked if the hours of operation were regulated by the PD or would they be at the discretion of the owner. Mr. Miller stated it would be at the discretion of the owner, in certain cases such as restaurants and when there are issues with the adjacent properties the hours of operation have been limited, however in this case a Veterinary Clinic rarely stays open later than normal business hours, staff did not feel it was necessary to regulate the hours of operation.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Josh Cope
513 Fenwick Drive
Sunnyvale, TX

Mr. Cope came forward and asked the Commission for any further questions he may be able to answer.

Commissioner Trowbridge asked where they were anticipating the traffic flow to come in from, which entry would be the primary entrance Heath or Alamo Street. Mr. Cope stated they anticipate the flow to come thru Alamo Street.

Commissioner Fishman asked if there were any plans to do boarding in the future. Mr. Cope stated they will not do any long time boarding and have no intention of doing so in the future.

Commissioner Moeller asked if there would be screening along the Alamo side with either a fence or shrubbery. Mr. Miller stated that is one of the operational conditions that they either provide a 6 foot fence wood fence to match the adjacent residential properties or that they provide landscape screening with rod iron fencing and that will be addressed at site plan.

Kristen Cope
513 Fenwick Drive
Sunnyvale, TX

Ms. Cope added that after having discussed some concern over the fence with an adjacent neighbor concerning the screening, they would like to screen with landscape only and no fence. Ms. Cope spoke of the language of the operational conditions that state the six foot fence is required however within the requirements is headlight screening adjacent to all parking spaces and they would like to discuss using landscape only. Mr. Miller clarified that the screening along the north is for the existing residential structure and typically what is required for properties in that District is a six foot wood fence, but in this case staff has given the applicant the option of potentially using landscaping by asking the Planning and Zoning Commission to change that operational condition or recommend a change to that operational condition. Concerning the headlight screening there are parking spaces that will face Alamo Street and therefor what is being asked of the applicant is to put a shrub row that would block any headlights shining onto the residential properties.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Bob Wacker
806 Mira Mar Drive
Rockwall, TX

Mr. Wacker came forward and stated he is in favor of the request. He also expressed his desire for Mr. Cope to consider at some point to do emergency on call service in the future and therefor would not like for there to be hours of operation limited should Mr. Cope at some point in the future wish to add emergency care to the practice.

Chairman Lyons asked if as the request sits currently they are not allowed to have 24 hour emergency service.

Mr. Miller stated that that is somewhat out of the scope of a small animal clinic although technically there is nothing restricting it, but once a 24 hour service would start to be provided it would become more of an emergency type care facility.

Jim Cooper
901 N. Alamo
Rockwall, TX

Mr. Cooper came forward and stated he lives across the track on Alamo Road in a house they built approximately four years ago and is generally in favor of the request. However he has spoken to Mr. Cope about a few things he is concerned about mainly having to do with the fencing. He would prefer not to have stocky fencing or a wall, but rather see the project be open and friendly to the neighborhood by providing landscaping and shrubbery instead.

Chairman Lyons asked if there was anyone else wishing to speak to come forward and do so, there being no one indicating such Chairman Lyons asked the applicant to come forward for any additional comments.

Chairman Lyons asked staff for clarification of how the motion would read should the Commission choose to go with a landscaping buffer instead of a fence.

Mr. Miller stated that the way it is written currently there are two options one being the stock aid fence and the other is the rod iron fence with landscaping. Chairman Lyons asked if it could instead also be an option for only landscaping. Mr. Miller stated only landscaping was another option as well but the current language on the Ordinance would have to be amended.

Chairman Lyons asked if there was anyone else who wished to speak to come forward there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion and/or motion.

Commissioner Trowbridge expressed liking the landscape as a better transitional buffer to the use.

Commissioner Chodun expressed liking the rod iron fence with a combination of landscaping.

Commissioner Logan asked for clarification of minimum standards should a motion is made to approve only landscaping as the buffer. Mr. Miller provided the language that should be read should that change be one the Commission choses to approve and that would come back at time of site plan.

Commissioner Trowbridge to approve the applicant's request per staff's recommendations and changing the wording of Operational Condition #3 to read: "all parking shall be screened from the residential properties along Alamo Street utilizing landscaping to satisfy the screening requirements. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with one vacant seat.

10. Z2017-015
Hold a public hearing to discuss and consider a request by Matt King on behalf of Archie Underwood for the approval of a Specific Use Permit (SUP) for a *Hotel* in a Commercial (C) District for a 1.345-acre parcel of land identified as Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801B E. IH-30, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating the applicant is requesting a Specific Use Permit for a three story Hotel which will be a Motel 6 and will have 75 rooms available for overnight stay. The applicant has indicated to staff that the subject property will not be used as a residence hotel which is one that includes long-term stays and has kitchen facilities available in the room. Additionally, the hotel rooms will be accessed via an interior hallway and not from the exterior of the building, which is indicative of a 'motel' which has direct access to the outside. Mr. Gonzales indicated that although the subject property has an IH-30 address, it does not have direct frontage along IH-30. A concrete paved roadway connecting the subject property to the northern property (Lakeside Veterinary Clinic) exists; however, there is

not an instrument dedicating the use of the drive as a public access easement. In order to use the IH-30 access drive from the adjacent property, an instrument dedicating the drive as a public access easement will need to be filed such as a plat, separate instrument. The entrance to the site will be accessed from Ralph Hall Court. Since this is new development, the address for the subject property will be re-assigned based on the adjacency to Ralph Hall Court; therefore, the current address of 801B IH-30 will no longer be used. Also, since the property does not have directed access on IH-30, it will not be permitted to have a pole sign.

Mr. Gonzales further noted that on April 26, 2017, staff mailed 24 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Lynden Park Homeowner's Association. Staff received one email against the request.

Mr. Gonzales advised the Commission the applicant was present and would be providing a power point giving further explanation of their request and staff would be available for questions as well.

Chairman Lyons asked the Commission for any questions for staff.

Commissioner Trowbridge asked how many hotels including residence hotels both existing and possibly entitled are in Rockwall. Mr. Gonzales stated there are currently nine hotels in the City 2-3 which recently received an SUP therefor if the request is approved it would make the 10th hotel within the City of Rockwall. Commissioner Trowbridge asked if staff had available the total amount of rooms total from the existing hotels. Mr. Gonzales stated the applicant would be able to answer that question.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Matt King
King Architects

Mr. King came forward and stated he is the applicant for the franchisee that will be operating the proposed Motel 6 as well as the project architect. He indicated he has worked on five ground up projects with numerous tenant finish outs in the City and therefore is familiar with staff as well as the process of the City of Rockwall. Mr. King further noted that that in reference that staff showed of the building renderings they will be meeting the 80% masonry requirements that the City has in place. Also, in regards to the question Commissioner Trowbridge had concerning the total amount of rooms within the existing hotels in the City, Mr. King stated there are 1,055 rooms and they are proposing 75 rooms for their hotel which would only be a small percentage.

Mr. King advised the Commission that representatives from Motel 6 were present that would be providing a presentation of the proposal and would be available for any additional questions.

Commissioner Trowbridge asked the representatives for Motel 6 to come forward.

Bhavik Mohanlal
(No address given)

Mr. Mohanlal came forward and provided a power point and read a letter from G6 Hospitality LLC that supported the request and spoke of the work on other hotel investments that the future franchisees of the proposed request have been involved in. The letter also spoke of surrounding and upcoming hotels and what the request entails.

Chairman Lyons asked the applicant the reason for choosing this location and expressed concern of it not being the ideal location for a hotel. Mr. Mohanlal stated one of the other representatives could better answer that question.

Steve Johnson
504 Audubon Park
McKinney, TX

Mr. Johnson came forward and stated he is a developer with the franchise group with G6 Hospitality. Mr. Johnson stated the location is situated in such a way that it is affordable supporting the construction for the particular project and still has the visibility that it needs.

Chairman Lyons asked if there was concern of visibility since there will not be a pole sign allowed. Mr. Johnson stated the main portion of the visibility will come from the building itself since the logo is on top of the building and with that the building is about 41 feet in height. Mr. Johnson added that they feel hotel occupancy on a property such as this is built from community interaction more so than anything else and therefore they are not solely relying on walk business or traffic from the highway. The franchisee will be establishing relationships within the community and will be building a business based on working with contractors and a variety of people that need lodging at an affordable rate.

Commissioner Trowbridge asked if the franchisee had other hotels that they currently operate. Mr. Mohanlal stated that they recently operated a hotel in Denton, TX but were acquired by the State for the I-35 expansion and were displaced by that and are now currently looking to build a future in Rockwall by establishing the proposed Motel 6.

Commissioner Trowbridge asked concerning the applicant's mention of the City's need of an economy hotel asked if that is driven by price point, or what drives the community need for an economy hotel. Mr. Mohanlal stated they feel it is important for the community to fit the needs of everyone looking to come to Rockwall and people look for brand awareness and therefore when they see Motel 6 which is a nationally recognized brand and as they showed in the power point presentation the only hotels that are branded in Rockwall are mid and upper scale properties that have rates that are much higher than what Motel 6 will be offering. This would allow people to come to Rockwall stimulate the economy but stay within affordable lodging.

Commissioner Logan asked concerning the applicants' mention of hotels becoming obsolete over time; however she feels she has observed that the more economy the hotel is the faster it becomes obsolete and that is cause for concern. She asked the applicant how they plan on preventing that from happening. Mr. Mohanlal stated that they feel the economy segment deals with amenities offered and although the Motel 6 may not offer the amenities that mid to upper scale properties provide, in looking at the economy they are built to be efficient and durable and the proposed is a new prototype for Motel 6.

Mr. Johnson added that in reference to Commissioner Logan's question and concern, he went back to the power point and showed the room and spoke of how it will be designed to last without a huge cost to maintain and therefore allowing the franchisee will maintain the upkeep. He spoke of the Motel 6 home office being in Carrolton and they have a very stringent property improvement process that requires the franchisee's commitment to follow those plans. Mr. Mohanlal added that in reference to the type of clientele that Motel 6 attracts is mostly college educated individuals 50% having incomes over $50k and 20% over $75k yearly. They feel they will attract a clientele that will stimulate the Rockwall economy. Mr. Johnson went on to show the power point that spoke of price points of existing hotels as well as occupancy levels which they feel shows the demand of economy lodging.

Chairman Lyons asked if there will be a pool. Mr. Mohanlal stated there will not be a pool.

Chairman Lyons asked what would happen if the franchisee is not successful, would Motel 6 then come in and revive that location would there be something like that in place. Mr. Johnson stated they would not directly assume control of the location but there would be a transfer process that would transfer it to another qualified individual. Mr. King added to Commissioner Logan's concern of the hotel deteriorating, they feel there are a couple of things that will be helping alleviate that concern, one being that they do not have a pitched shingled roof as well as them putting 80% masonry brick and stone and that will add longevity to the building. Mr. King added that he felt this type of hotel is needed to invite more people to come into Rockwall to enjoy the City.

General discussion took place between the Commission concerning the need for an economy hotel.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Teresa Ferraro
115 Southampton Drive
Rockwall, TX

Ms. Ferraro came forward and expressed her opposition to the request. She believes it is too close to an elementary school and also expressed her concern in the notification process because she feels the parents that have kids attending that elementary school should be aware of the request for a hotel so near to the school. Ms. Ferraro also expressed concern of traffic congestion it will create.

Mr. Miller clarified on the notification process and explained that according to state law it is required to notify all properties within 200 feet of the subject property however staff actually notifies properties within 500 feet of the subject property because City Council wanted to make sure that that area was increased. In addition there is a Home Owner's Association in which HOA's can participate in and that would notify HOA's within 1,500 square feet of the subject property, as well as posting notice of the request in the Harold Banner and staff also placed a 4x4 yellow sign on the property.

Archie Underwood
1804 Kentwood Circle
Rockwall, TX

Mr. Underwood came forward and stated he has owned the subject property since 1980 and stated there is a clause in his contract with the applicants that allows for an easement as well as signage. Mr. Underwood expressed his desire for economical lodging in Rockwall and feels it will be a good fit would like to see it approved.

Chairman Lyons asked if there was anyone else wishing to speak to come forward and do so, there being no one indicating such Chairman Lyons closed the public hearing and asked the applicants to come forward for any rebuttal or additional comments.

Mike Saarty
(No address given)

Mr. Saarty came forward and stated he is the architect for G6 Hospitality and welcomed questions from the Commission in reference to the building since he is who designed it. He stated that the proposed hotel will be fairly modern in appearance and they spent a lot of time to articulate the building to provide a modern product for people who seek to experience economy lodging. He feels the addition of the masonry will also add to the look of the building. He feels this type of hotel prototype will fit well within the Rockwall community.

Chairman Lyons asked for questions from the Commission for the applicant. Chairman Lyons expressed concern with the location of the proposal.

Commissioner Chodun expressed concern with the "economy" product and feels the residents of Rockwall don't want a budget hotel and feels it's within the Commissions position to act on what is believed to be what the residents in the community of Rockwall would want.

Commissioner Trowbridge expressed concern with the amount of hotel rooms currently available and feels it is not the time for adding an additional hotel generally expressed not being in support of the proposal for it not being the right timing for such.

Commissioner Fishman expressed concern with the proposal being the right use for the land and generally expressed not being in support.

Commissioner Chodun made a motion to deny Z2016-015. Commissioner Fishman seconded the motion, which passed by a vote of 6-0, with one vacant seat.

11. Z2017-016
Hold a public hearing to discuss and consider a request by Dan Claassen of Business Parks of America II, LLC on behalf of the owner Randall Noe of Rockwall Rental Properties, LP for the approval of a zoning change from a Commercial (C) District to a Light Industrial (LI) District for 3.287-acre tract of land identified as Tract 3-01 [*2.182-acres*] & Tract 3-2 [*1.087-acres*] of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northwest corner of the intersection of Enterprise Drive and the IH-30 Frontage Road, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting approval of a zoning change from a Commercial District to a Light Industrial District for 3.287-acre tract of land that is located on the north side of IH-30 just west of John King Blvd. The property to the north is zoned Light Industrial and has a metal building that sits on it as well as to the west there is a development of assortment of metal buildings, the property to the east is vacant and the property to the south is Rockwall Honda. The subject property was annexed into the City on September 16, 1974 and is within the IH-30 Overlay District therefore if approved and moves into site plan it is subject to the development standards of the IH-30 Overlay District.

Mr. Gonzales further noted that the Future Land Use Map, adopted with the Comprehensive Plan designates the subject property as a Special Commercial Corridor, which is intended to provide for regional commercial activity centers that include shopping, services, recreation, employment, and institutional facilities supported by and serving an entire region. The applicants request would change the Future Land Use designation to Technology/Light Industrial land uses, which is intended to include research and development, office, light industrial uses such as light manufacturing and/or light assembly. It should be noted that all properties surrounding the subject property are scheduled to be designated as Special Commercial Corridor. If the City Council approves the applicant's request, staff would include a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a Special Commercial Corridor designation to a Technology/Light Industrial designation.

Mr. Gonzales went on to state that on April 26, 2017, staff mailed 13 notices to property owners and residents within 500-feet of the subject property and not notice wen to the HOA as there is no HOA/Neighborhood Organization within 1500 feet participating in the notification program. Staff did not receive any notices regarding the zoning change request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked for any questions from the Commission for staff.

Commissioner Chodun asked concerning SUP's for the five parcels with improvements to the west and south of the subject property. Mr. Miller added that the majority of those surrounding properties were annexed into the City with improvements on them and therefore not subject to the SUP requirement.

Commissioner Moeller asked if the request for zoning change was only for the one parcel. Mr. Gonzales stated there are two parcels that are associated with the subject property and combines to a total of 3.287 acres.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Dan Claassen
Business Parks of America
(No address given)

Mr. Claassen came forward and stated he is proposing to develop a high end multi-use flex space office development where the typical tenant is the kind of person that cares about what their facility looks like and where it is located. The reason for the request to change to Light Industrial is because in the type of space they're looking at it is very typical for a tenant to want to do light assembly of their product, whether it be sheet rocking, plumbing along that line of work where they would need that ability. However because of the makeup of the facility there will not be any outside storage.

Chairman Lyons asked the Commission for questions for the applicant.

Commissioner Trowbridge asked what the clear heights were. Mr. Claassen stated they are 25 feet in height.
Commissioner Chodun asked if the IH-30 frontage was critical to the operation he's proposing. Mr. Claassen stated it was absolutely critical because he feels the high end tenant he is looking for will be looking for that IH-30 address for visibility.

Chairman Lyons opened up the public hearing and asked if anyone who wished to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Chairman Lyons expressed concern with the location, although he feels there is a need for that type of product the location is not ideal.

General discussion took place between the Commission and staff concerning the Future Land Use designation and the Special Commercial Corridor as it pertains to the subject property and the request.

Chairman Lyons made a motion to deny Z2017-016. Commissioner Chodun seconded the motion which passed by a vote of 4-2, with Commissioners Logan and Trowbridge dissenting and one vacant seat.

12. Z2017-017

Hold a public hearing to discuss and consider the *Revocation* of *Ordinance No. 15-05* (*i.e. SUP No. S-131*) under Section 4.4 of Article IV, *Permissible Uses*, of the Unified Development Code for failing to meet the terms of *S-131*, which would have allowed outside storage and a new motor vehicle dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the agenda item stating that the subject property is located at the southwest corner of Commerce Street and the IH-30 Frontage Road and is zoned Light Industrial District and is within the IH-30 Overlay District and also has a Specific Use Permit which allows for a new motor vehicle dealership and/or outside storage. The SUP was approved on March 2, 2015 and was designed to allow the then owner, Young Hyundai, the flexibility to pursue other brands for the purpose of establishing a new car dealership while at the same time allowing them to continue to use the property as an inventory lot, it didn't allow for sales but they were allowed to outside storage on the property. The SUP was structured around a letter provided by the applicant that laid out planned improvements over a three year period and the improvements were broken down into three phases with each phase given a time period documented within the applicant's letter. The first phase was that all civil drawings would be submitted and that they would complete all storm water, drainage and detention pond improvements. The second phase was that all concrete paving improvements would be completed and the third phase was to remodel the existing building's façade. Mr. Miller went on to state that as part of the SUP process staff set a review period of three years; however staff also included in operational conditions stating that the redevelopment of the subject property should generally be in conformance with the letter as well as with the timelines contained in the letter. In looking at the timeline they were out of compliance after the first twelve months of the SUP when the civil drawings and the storm water drainage and detention pond improvements were not installed. However, taking into consideration looking at the timeline, they have continued to perform improvements on the property bringing them closer to completion of those phases.

Mr. Miller went on to explain that what brought this to staff's attention was that a Certificate of Occupancy was received for the property on March 20th and then on March 27th RCAD posted that the property had changed ownership. Staff mailed notice as would be done for a regular SUP on April 26, 2017 to all property owners and residents within 500-feet of the subject property and notified all Homeowner Associations and neighborhood groups within 1,500-feet of the subject property in accordance with the requirements of the UDC and also posted a notice of the public hearings in the Rockwall Herald Banner and also sent a certified letter to the dealership at 1540 E. IH-30, which is the current ownership of the subject property according to RCAD. Staff received one notice back in favor of the revocation.

Mr. Miller further explained that that if the City Council chooses to revoke the ordinance it will not prevent the applicant from resubmitting a SUP request for the subject property for a car dealership in the future. Mr. Miller went on to explain to the Commission the three options they have when making a recommendation. The first would be for the Commission to recommend to the City Council that the applicant's SUP be revoked; second the Commission could recommend

changes to the SUP Ordinance based on the Commissions conversations with the applicant during the meeting, and third the Commission could recommend that the SUP be allowed to continue as is; however the SUP has a three year expiration where all improvements as laid out in the SUP have to be completed by March 2, 2018 or it would automatically expire.

Mr. Miller advised the Commission the applicant was present and available for questions and staff as well was available for questions.

Chairman Lyons asked the Commission for questions for staff.

Commissioner Chodun asked if it is decided to revoke, that would put them immediately out of compliance what would happen after that. Mr. Miller stated that currently they have not paved the site, although they do have an approved permit, if it is revoked it would become a Light Industrial property without an SUP for a car dealership, or outside storage which means they would not be able to store or sell vehicles on the property.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Zack Amick
(No address given)

Mr. Amick came forward and stated he was the original applicant who represented Keith Young Jr. who bought the property from Mr. Randall Noe. Mr. Amick spoke of how the SUP they applied for originally came to play and the reasons behind why they requested it. He spoke of being somewhat naive when writing the letter with the timeline of the phases as he wasn't aware how long the process would in fact take to get completion done within the phases with the many departments including engineering and TXDOT that are involved in the process.

General discussion took place between the Commission and the applicant concerning the timeline where the applicant spoke of what is currently completed and his plan on when the rest will be done.

Chairman Lyons asked for questions from the Commission for the applicant.

Commissioner Trowbridge asked if they believed they could get the remaining work complete within the 36 month. Mr. Amick stated he believes they can. Commissioner Logan suggested they make a plan and provide a schedule to ensure it can be done.

Commissioner Trowbridge made a motion to approve Z2017-017 to allow the SUP to continue as written, with the allowance for the Phase 2 improvements to be completed by September 2, 2017. Commissioner Chodun seconded the motion which passed by a vote of 6-0, with one vacant seat.

Chairman Lyons called a five minute recess at 8:49 p.m.

Chairman Lyons called the meeting back to order at 9:00 p.m.

13. Z2017-018
Hold a public hearing to discuss and consider a request by Cesar Sagovia of Rogue Architects on behalf of Starbucks Coffee Company for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 12-29* (*S-099*) to allow for an expansion to the existing restaurant on a 0.182-acre portion of a larger 25.927-acre parcel of land identified as Lot 6, Block A, Wal-Mart Supercenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, addressed as 778 E. IH-30, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of an amendment to Ordinance No. 12-29 S-099 to allow for the expansion of an existing Starbucks restaurant. The subject property is zoned Commercial District and is situated adjacent to IH-30 on 0.185-acre portion of the Wal-Mart Supercenter property, the property is also situated within the IH-30 Overlay District. On November 11, 2012, the City Council approved a Specific Use Permit to allow a restaurant less than 2,000 sq. ft. with a drive-through in a Commercial District. At that time, the restaurant was Seattle's Best Coffee, and the SUP stipulated that the restaurant not exceed 550 sq. ft. On December 11, 2012, the

Planning and Zoning Commission approved a site plan for the subject property. Since the approval of the site plan, the restaurant has changed to a Starbucks. According to the approved site plan, the existing restaurant is 519 sq. ft. The applicant is proposing to expand the existing restaurant by 201 sq. ft. for a total sq. footage of 720 sq. ft. The site plan submitted by the applicant for the proposed expansion will be on the north elevation, which will cause the restaurant to lose one parking space; however, the restaurant and adjacent Wal-Mart Supercenter will continue to have adequate parking. Additionally, the expansion with utilize materials that match the current restaurant. The applicant's request is in conformance with the UDC; however, granting a Specific Use Permit SUP is a discretionary decision for the Planning and Zoning Commission and City Council. If approved, this SUP shall supersede all requirements stipulated in the existing SUP ordinance.

Mr. Brooks went on to state that on April 26, 2017, staff sent 17 notices to property owners and residents within 500-feet of the subject property and notified the Lynden Park Homeowners Association, which is the only HOA and/or Neighborhood Organization within 1,500-feet participating in the Neighborhood Notification Program. Staff did not receive any notices returned in favor or in opposition.

Mr. Brooks advised the Commission staff was available for questions and the applicant was present and available for questions as well.

Chairman Lyons opened the public hearing and asked the applicant to come forward.

Leslie Ford
513 Main Street
Fort Worth, TX

Ms. Ford came forward and stated that Starbucks originally did this store as a Seattle's Best but it was a concept that did not work out therefore they did not originally plan for the cooler freezer because it was not in the scope of work that Seattle's Best usually serves.

Chairman Lyons asked if anyone wished to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Chairman Lyons made a motion to approve Z2017-018 with staff recommendations. Commissioner Trowbridge seconded the motion, which passed by a vote of 6-0, with one vacant seat.

IV. ACTION ITEMS

14. SP2017-010
Discuss and consider a request by Rick Dirkse on behalf of Rockwall Trinity Real Estate, LLC for the approval of a downtown development plan and site plan for an office building on a 0.63-acre tract of land identified as Lots 1-6, Block B, Rockwall Old Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 & 303 N. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that On February 17, 2017, the applicant, Rick Dirkse, submitted a site plan/downtown development plan requesting to construct a 4,999 SF single-story office building on a 0.63-acre tract of land, which is situated in between N. Goliad Street and N. Alamo Street, just south of the SH-205 split/couplet. The subject property is zoned Downtown (DT) District and has two (2) existing single-family homes situated on it. The original plan submitted by the applicant did not conform to the standards of the Downtown (DT) District, and as a result the applicant approached the City Council on March 6, 2017 requesting they consider changing the ordinance to accommodate his project. At this meeting staff was directed to change the process for what could be requested as a major waiver/minor waiver under the ordinance. This text amendment was brought back to the City Council, after recommendation from the Planning and Zoning Commission, on April 17, 2017 and ultimately approved by the City Council on May 1, 2017. With the ordinance having been changed to allow the applicant the ability to request relief to the standards of the Downtown District, staff is able to bring the site plan/downtown development plan forward for

consideration of the Planning and Zoning Commission. The submitted plan shows how the applicant proposes to layout the office building, which due to the shape and position of the lot will be visible from public right-of-way on all four sides. The proposed building will be constructed to a residential scale in the style of a bungalow and will utilize a majority HardiBoard or HardiPlank with a brick wainscot, and be oriented so that it faces onto N. Goliad Street. Staff is still waiting on the applicant to address many of the comments for this case; however, the majority of the documents submitted are complete enough to move forward with conditional approval of the site plan and overall approval of all major and minor waivers. Staff has made conformance to the City's landscaping, photometric, and site plan requirements a condition of approval of this case. Mr. Gonzales went on to explain the major and minor waivers including the tree mitigation that will be required for the approval of this project.

Mr. Gonzales went on to explain that the applicant did meet with the Architectural Review Board on March 28, 2017, to discuss changes to the proposed building elevations with regard to the ARB's recommendations from the February 28, 2017 meeting. The ARB recommended Mr. Dirkse revise the building elevations to reflect the historical characteristics associated with PD-50 or the building form that is consistent with the downtown core. The modified elevations submitted to the ARB were more in line with the historical characteristic of the properties located within PD-50. The ARB made a motion to recommend the applicant switch or mirror the elevations from the south to the north, providing for a variation to roofline that is indicative of the souths' articulated roof line elements. The motion was approved by a vote of 5-1 with Board Member Chizzonite dissenting and Board Member Strohmeyer absent. Following the vote the ARB held a general discussion with Mr. Dirkse concerning the north elevations insufficiency to provide articulation, and the property's proximity to the SH 205 couplet. From these discussions the ARB requested the applicant consider reversing the north and south elevations. On April 25, 2017, Architectural Review Board reviewed the applicants' revisions to the building elevations. The applicant had added dormers to both the north and south facing elevations, providing relief to the building's roofline. Additionally, the dormers provide additional articulation to the structure when being viewed from the east or west elevations and after discussion with staff, the Architectural Review Board's motion to recommend approval of the building elevations.

Mr. Gonzales advised the Commission that there would need to be three motions that would need to be taken, one for the site plan, one the minor waivers and one for the recommendation for the major waivers. He added that both the applicant and staff were available for questions.

Chairman Lyons asked the applicant to come forward.

Rick Dirkse
301 N. Goliad
Rockwall, TX

Mr. Dirkse came forward and generally stated that he has worked hard to work with all the recommendations given to him to provide the best quality product he can and is looking for the Commission's approval.

Chairman Lyons asked for any question from the Commission.

Commissioner Logan asked concerning some of the major waivers, would they not waiving that regardless of the style that is chosen. Mr. Gonzales stated that the waivers that the Commission is looking at that are not common to any other area other than the Downtown District.

Commissioner Chodun asked if the intent is to be for a single tenant. Mr. Dirkse stated it would be single tenant.

Commissioner Trowbridge made a motion to approve the site plan, minor waivers, and major waivers with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 6-0, with one vacant seat.

15. SP2017-012
Discuss and consider a request by Curtis Behrens of Greenberg Farrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a site plan for a restaurant [*Texas Roadhouse*] on a 2.07-acre portion of a larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland

Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, IH-30 Overlay (IH-30 OV) District, generally located east of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting to construct a 7,420 square foot Texas Roadhouse. The subject property is zoned Commercial and is located along the IH-30 Frontage Road next to the Rooms to Go and retail will probably come to the west side and an SUP for a Hotel was approved for the back side of the subject property. The proposed restaurant is a use permitted by right and will seat approximately 281 patrons and will incorporate a total of 162 parking spaces. The site will have a total of three points of entry via 24-ft Fire lane, Public Access and Utility Easements with the adjacent developments. Two access points will be available from the property to the east and one from the property to the west.

Mr. Gonzales went on to state that during the work session there were a few comments that were listed out and the applicant essentially covered all of the comments as far as the photometric plan, landscape plan, building elevations and the site plan however, after meeting with the Architectural Review Board two weeks ago at the Work Session, they asked the applicant to come back for additional information concerning the cultured stone that they are proposing to have on the building. After discussion with the applicant, the ARB's motion to recommend approval for the use of natural stone and the variances to the corporate identity and parking passed.

Mr. Gonzales advised the Commission both the applicant and staff were available for questions.

Chairman Lyons asked the applicant to come forward.

Paula Hubert
(No address given)

Ms. Hubert came forward and stated she is with Greenberg Farrow on behalf of her client Texas Roadhouse. Ms. Hubert stated that since the Work Session they have addressed the comments concerning the cultured stone and provided the Commission a sample board. They have also submitted to staff revisions on minor comments that needed to be addressed.

Chairman Lyons asked the Commission for any questions.

Commissioner Fishman asked if the color on the sample board would be the actual color of the stone that they will be using. Ms. Hubert stated it would be the color that is on the sample board although the actual stone will be a better depiction of the color.

Chairman Lyons made a motion to approve SP2017-012 with staff conditions, and the ARB's recommendation for use of natural stone rather than cultured stone. Commissioner Moeller seconded the motion, which passed by a vote of 6-0, with one vacant seat.

16. SP2017-014
Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master Developers-SNB, LLC for the approval of an amended site plan for a daycare facility on a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating the case came before the Commission last year for the approval of a site plan. In 2008, the City Council approved a Specific Use Permit to allow for a Daycare on the subject property. On October 11, 2016, the Planning and Zoning Commission approved the site plan for a daycare facility on the subject property. Since that time the applicant has made revisions to the site that necessitate amending the site plan. Specifically, the applicant originally proposed underground detention; however, due to issues encountered through the civil process, the applicant had to provide above ground detention. The changes in the detention system required revisions to the layout of the site, as well as, a reduction in size of the daycare facility. The proposed daycare facility has been reduced to 13,142 SF or 300 square feet smaller than the original building. Additionally, to

accommodate the smaller building footprint, the applicant made minor revisions to the building elevations, but has kept the same architectural elements. The submitted site plan, photometric plan, landscape plan, and building elevations all conform to the technical requirements as stipulated within the approved site plan, the UDC and Planned Development District 41. Mr. Brooks added that on April 25, 2017, the Architectural Review Board reviewed the revised building elevations and agreed that the revised elevations maintained the spirit of the original building elevations approved on October 11, 2016 and made a motion to recommend approval of the revised building elevations.

Mr. Brooks advised the Commission that both staff and the applicant were available for questions.

Chairman Lyons asked the applicant to come forward.

Doug Galloway
3508 Edgewater
Dallas, TX

Mr. Galloway came forward and stated that originally they proposed underground detention; however, due to issues that they encountered through the civil process, they will have to provide above ground detention and with doing that they had to re-orient the building and the parking. Basically with the articulation of the building they moved a few of the elevations; however it will remain all the same materials.

Commissioner Logan asked if the SUP was since 2008 why it has not expired. Mr. Miller explained that the way the Ordinance is written it would expire after a year of inactivity and they currently have an active project therefore they would not be subject to the current Ordinance to expire. Commissioner Logan asked if there was a change in the land use in the area. Mr. Brooks stated it would only be for the subject property that has the SUP for the daycare.

Chairman Lyons noted that by having the detention out by the street and pushing the building back it would allow for more landscaping and expressed liking that better. Mr. Galloway stated they feel that it will look better and be a good fit with the surrounding neighborhood.

Commissioner Chodun made a motion to approve SP2017-014 with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 6-0, with one vacant seat.

V. DISCUSSION ITEMS

17. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2017-019: Lots 3 & 4, Block A, Woods at Rockwall Addition [*Approved*]
- ✓ P2017-024: Lots 26 & 27, Block E, The Preserve, Phase I Addition [*Approved*]
- ✓ Z2017-007: Zoning Change for the Gideon Property (AG to PD) (*2nd Reading*) [*Approved*]
- ✓ Z2017-009: SUP for 1415 & 1501 E. IH-30 (*1st Reading*) [*Approved*]
- ✓ Z2017-010: Amendment to PD-32 (*2nd Reading*) [*Approved*]
- ✓ Z2017-011: Text Amendment for Section 4.8, *Downtown (DT) District* (*2nd Reading*) [*Approved*]
- ✓ Z2017-012: Zoning Change (AG to SFE-2.0) for 3401 FM-549 (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 9:48 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

MINTUES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 30, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were Tracey Logan, Eric Chodun, Annie Fishman and new Commissioner Jerry Welch. Absent were Commissioner Patrick Trowbridge and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineer, Jeremy White, and City Engineer Tim Tumulty.

II. CONSENT AGENDA

1. P2017-016

Discuss and consider a request by Glen and Rosie Cox for the approval of a final plat of Lots 1 & 2, Block A, Cox Acres Addition being a 29.97-acre tract of land identified as Tract 7 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located on the south side of Quail Run Road east of the intersection of Quail Run and John King Boulevard, and take any action necessary.

2. P2017-025

Discuss and consider a request by Stephen Coslik of Rockwall Crossing, LTD for the approval of a replat for Lots 12 & 13, Block A, Rockwall Crossing Addition being a 22.246-acre parcel of land currently identified as Lot 9, Block A, Rockwall Crossing Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the south side of the IH-30 Frontage Road east Mims Road, and take any action necessary.

3. P2017-026

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a final plat for Lots 1-3, Block A, Landing Point Addition being a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

4. P2017-027

Discuss and consider a request by Randal Currington of Fontanna Ranch Phase II, LP for the approval of an amending plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

5. P2017-028

Discuss and consider a request by Mushtak Khatri of T. Rockwall Phase 2, LLC for the approval of a replat for Lot 5, Block A, Rockwall Commons Addition being a 3.802-acre parcel of land currently identified as Lot 6, Block A, Rockwall Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 1 (PD-1) for mixed use development, generally located on Ridge Road [*FM-740*] south of Summit Ridge Drive, and take any action necessary.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 5-0, with Commissioners Moeller and Trowbridge absent.

III. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review Board representative, Ashlei Neill, gave a brief explanation of agenda items that were discussed at the ARB meeting.

IV. ACTION ITEMS

7. MIS2017-006

Discuss and consider a request by Lance Tyler for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 12.0-acre portion of a larger 29.97-acre tract of land identified as Tract 7 of the J. M. Glass Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located east of the intersection of John King Boulevard and E. Quail Run Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting a masonry exception for the purpose of constructing a single-family home on a vacant 12-acre tract of land currently identified as Tract 7 of the J. M. Glass Addition. Currently, a final plat for this property was approved. The subject property is located east of the intersection of John King Boulevard and E. Quail Run Road and is zoned Agriculture District. The applicant is proposing to construct the single-family home of approximately 69% Hardy Board, 4% stone and 4% IPE/Stained Wood. According to the Unified Development Code, the minimum masonry, brick, stone natural, cast or cultured glass block, tile and/or CMU requirement for exterior walls on structures that are 120 square feet or greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank, stucco or a similar cementaceous material. Additionally, the code states that exceptions to these requirements may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure, and materials samples. Since the proposed exterior building materials do not meet the minimum masonry requirements as stipulated in the UDC, the applicant is requesting a masonry exception. The applicant has submitted a letter along with a rendering. Also, the property to the west of the subject property is constructed of 100% vinyl/ Hardy Plank. Additionally the home will have no visibility from John King Boulevard or E. Quail Run Road due to the location existing trees.

Mr. Brooks advised the Commission that both the applicant and staff were available for questions.

Chairman Lyons asked the Commission for questions for staff.

Commissioner Logan asked for clarification concerning the 100% vinyl/ hardy plank that was mentioned. Mr. Brooks stated that if it is 100% of either it would require some type of exception.

Chairman Lyons asked the applicant to come forward.

Lance Tyler
(No address given)

Mr. Tyler came forward and advised the Commission he was available for any questions they may have.

Commissioner Chodun asked if it would be only the one single family home. Mr. Tyler stated it will be not be near any other residential area and he is proposing to build a modern farm house.

Chairman Lyons brought the item back to the Commission for discussion or motion.

Chairman Lyons made a motion to approve MIS 2017-006 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 5-0, with Commissioners Moeller and Trowbridge absent.

V. DISCUSSION ITEMS

8. Z2017-019

Hold a public hearing to discuss and consider a request by Clarence L. Jorif of *The Compound at Rockwall* on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the subject property is along Hwy 276 towards the end of the City limits and is currently zoned Agricultural District as well as the surrounding properties; also the properties north of Hwy 276 are not within the City limits. Mr. Gonzales added that the applicant was present and would be providing a presentation of the request.

Chairman Lyons asked the applicant to come forward.

Clarence Jorif
738 Justin Road
Rockwall, TX

Mr. Jorif came forward and stated he has served as military, law enforcement and as a secret service agent with 34 years of experience and his plan for the tract of land is to provide a training facility for civilian and law enforcement personnel. From the civilian point of view it will give the ability to safe guard yourself, family and those around you by utilizing the training facility, however it is not a gun range. On the other side of it would provide the needed skills by law enforcement to augment their skills. Mr. Jorif provided a presentation which described the facility to be approximately 58,000 square feet that will be split into two areas. One of which he referred to as the "civilian" area which will have a restaurant, a retail area, conference rooms, VIP areas, management area and one set of classrooms and four tactical simulation rooms. The other part of the building will be locked off and accessed thru a separate entrance to be used by law enforcement.

Mr. Jorif further stated that the purpose of the facility is to bring much needed skills to avid firearm enthusiasts. He expressed his desire to be in the Rockwall community and making a positive impact on the community.

Chairman Lyons asked for questions from the Commission.

Commissioner Fishman asked if it would be specifically for Rockwall local law enforcement or would it be expanded to surrounding agencies. Mr. Jorif stated he has already reached out to the local law enforcement as well as surrounding agencies.

Chairman Lyons asked if there would be any firearms and would there be target practice or shooting ranges within the facility. Mr. Jorif stated there would be three one of which will be a 101 yard line ideally for rifleman or hunters; it will be climate controlled and noise abated. There will also be two 25 yard lanes.

Commissioner Logan asked if it would be a gun range. Mr. Jorif stated it will be a tactical training facility that needs a gun range contingent to it.

Commissioner Logan asked staff for clarification about the standards for a gun range within the City limits. Mr. Gonzales stated that from the zoning change what the applicant is requesting for the Light Industrial District would allow, because it is a permitted use by right to have an indoor target range. There are several uses within the facility and that being the most intense use; it would be classed as an indoor target range although it may not be that but just for zoning purposes because it is an allowed use by right.

Commissioner Fishman asked if classes would be offered to civilians or would it be just a drop in type facility. Mr. Jorif stated it would be a combination of both.

Commissioner Fishman asked in regards to the retail what would that consist of. Mr. Jorif stated it would be firearms sales, ammunition sales, clothing basically anything that is needed to support a shooting sport.

Mr. Miller added that the public hearing for the case will be June 13th.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2017-020

Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the property is located on the southwest corner of Justin Road and TL Townsend and currently has two zonings which are Commercial and Agricultural. Mr. Gonzales advised the Commission the applicant was present and would be presenting further detail on the request and would be available for questions.

Chairman Lyons asked the applicant to come forward.

Tim Ohanlen
(No address given)

Mr. Ohanlen came forward and stated he is one of the developers on the project and they are requesting to build a senior resort community to serve a segment of the senior community that they feel is underserved. There are a lot of the high end full amenity type product, as well as low income subsidized product but there is a lack of senior communities for the common man or woman. Also, in looking at the type of product that is currently in Rockwall the majority is filled up therefore they believe there is a significant need for the type of product they are proposing. The site that they are looking at is ideal due to the proximity to hospitals, entertainment and downtown as well as the greenbelt that sits behind the property that will provide a park but in order to do that and they will request a variance to the multi-family density. They will be mirroring the project to an existing development they have in Allen and he welcomed the Commission to feel free to visit that facility to get a better idea of what they are proposing. He feels it will be a great fit to the Rockwall community.

Commissioner Logan asked what designates it a senior citizen center. Mr. Ohanlen stated it would be age restricted to age 55 and older and would be deed restricted. Commissioner Logan asked if it would be designated by the City as a senior citizen community. Mr. Ohanlen stated it would be. Commissioner Logan asked concerning the lot mix. Mr. Ohanlen stated it would be 60% two bedroom and 40% one bedroom.

Chairman Lyons asked if it is strictly age 55 and older would anyone with kids be allowed to move in.

Bart Tinsley
1625 Heart Springs Drive
Allen, TX

Mr. Tinsley came forward and stated no senior facility can keep anyone underage out due to the federal law however; they would restrict the deed to only allow a certain amount of tenants and also would structure the facility in such a way to accommodate and cater to seniors.

Commissioner Chodun asked what the Future Land use for the subject property is. Mr. Gonzales stated the Future Land Use Map indicated the property to be Commercial use and what the applicant is requesting is for a Residential use.

Commissioner Chodun asked how many other senior communities are in the City currently. Mr. Gonzales stated that how the land use chart lays out it looks at these as multi-family apartment complexes and there are nine and one that was just approved. However there is one on Hwy 205 that is age restricted but is still considered multi-family.

Commissioner Chodun asked what the price per square foot would be and would it be gated. Mr. Tinsley stated it will not be gated and they will be roughly at about $1.85 per square foot and the rent will start around $1,300 to $1,400 their goal is to make it affordable with high end finishes.

Commissioner Welch asked for clarification if they would be leased and not sold. Mr. stated they would be leased. Commissioner Welch also asked concerning a note in staff's memo of not having "adequate utilities" for the area. City Engineer, Tim Tumulty, stated that the applicant would need and need to work with the Engineering staff to look at the existing model to determine what the capacity is. Mr. Miller added that when those areas are calculated they are based on the future land use map and since this area was considered to be Commercial and High Density is considered to be a more intense use that causes issues with the Cities utilities and that was the reason that comment was included in staff's memo.

Joseph Reue
10701 Corporate Drive
Dallas, TX

Mr. Reue came forward and stated they submitted to the Engineering staff a sewer and water study that would also include what the anticipated flows will be.

Commissioner Logan asked if there would need to be a variance for the height as it is proposed to be a four story structure. Mr. Gonzales stated no variance would be required.

Chairman Lyons asked if there was any concern from the applicant with the proximity of the middle school being across the street. Mr. Reue stated they do not believe that would pose a problem. Chairman Lyons asked concerning the middle school activities that may interfere with the proximity of the development. Mr. stated with the materials used on windows and material there should not be a problem.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2017-021
Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a zoning change from Residential-Office (RO) District to General Retail (GR) District for a 2.35-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 4031 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that in 2011 City Council approved the a zoning change from Agricultural to Residential Office. Residential Office is meant to be a low intensity district that allows aging homes that can be repurposed into offices. The applicant is requesting to rezone the subject property from a Residential Office District to a General Retail District. Currently there is a single-family home on the subject property and the applicant is requesting to construct an 10,970 SF Montessori school and a 7,500 retail building. The Future Land Use Map designates the subject property for Medium Density Residential land uses. Mr. Brooks added that with the current zoning as Residential Office the applicant has the ability to request an SUP for the Montessori School and the general retail store, however the applicant decided against that due to the limited uses with the General Retail.

Mr. Brooks advised the Commission staff was available for questions and that the applicant was present and was available for questions as well.

Chairman Lyons asked the Commission for any questions for staff.

Commissioner Chodun asked for further clarification of the SUP that could be requested instead of what the applicant is currently requesting. Mr. Brooks stated that in Residential Office a Montessori School and a General Retail store can be requested with an SUP without changing the Zoning.

Brad Williams
2728 NW Harvard Street
Dallas, TX

Mr. Williams came forward and stated they are requesting the zoning change from RO to GR they feel the retail aspect that would be in place would be designed to be compatible with uses that would fit children's needs. He spoke of the concern that may be with traffic. They believe with the concept of the Montessori. They will be conducting a traffic analysis to the site. Mr. Williams added that concerning the adjacency to neighboring homes they will be building a retaining wall underneath the masonry wall that would allow enough screening from the neighborhoods. They feel their proposal would be a good fit to the area.

Mr. Brooks added that currently the concept plan the applicant has submitted is only conceptual and they would be required to submit a site plan should this request be approved.

Commissioner Chodun asked concerning the retail use. Mr. Williams stated the concept they are looking for is to have the afterschool activity element within reach to facilitate parents wishing to have kids do after school activities.

General discussion took place concerning the uses that would be allowed and what restrictions could be put in place and how a Specific Use Permit could also be an option.

Alex Freeman
18740 Amesbury Lane
Dallas, TX

Mr. Freeman came forward and spoke of what their reasoning behind having retail uses next to the Montessori School, they don't have teachers to teach the afterschool programs such as dance or karate and by adding the retail aspect those uses could be brought in.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2017-022
Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 6.8, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, and Section F.3, *District Landscaping Requirements*, of *Appendix 'F'*, *Landscaping Requirements and Guidelines*, of the Unified Development Code for the purpose of amending the residential frontage requirements and clarifying certain sections of the code, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that on May 15th City Council directed staff to bring forward changes to Article V specifically what they are looking to achieve with the changes is to provide increased buffering of single family lots along John King specifically the lots that back to John King. This would only affect unentitled residential properties currently along that thoroughfare, which there are three or four vacant tracts of land left along that city roadway. The draft ordinance lays out four options for residential subdivisions along John King that have properties that will be fronting on or backing up to John King. These options are:1) increased landscape buffer of 100-feet, 2) increased rear yard building setback of 50-feet for properties backing to John King Boulevard, 3) the incorporation of a slip street with minimum of 50-feet of right-of-way, and4) the incorporation of an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. In addition, staff has added language that lays out the purpose of the required berm, and creates a stipulation that requires additional screening in the landscape buffer if the berm is deemed insufficient to screen traffic along John King Boulevard. The Planning and Zoning Commission will be required to make a determination if the screening is sufficient at the time of site plan. Finally, staff has made miscellaneous changes to the document for the purpose of clarifying

certain sections, and carried the changes over to Appendix 'F', Landscaping Requirements and Guidelines, of the UDC for continuity purposes. Also, staff will send out a 15-day notice to the Rockwall Harold Banner in accordance with all applicable state laws it will be brought back to the Commission for public hearing at the June 13th meeting.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2017-016

Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

Planner, David Gonzales, gave a brief explanation of the case stating it is for the Murphy Oil that is located in front of the Walmart along the IH-30 and advised the applicant was present and would be presenting the case.

Bassam Ziada
3100 Drana Lane
Fayetteville, AR

Mr. Ziada came forward and stated they are proposing to come in and replace the existing building which was built in 2004 as well as the tanks and canopy. The existing building is approximately 270 square feet with four pumps. The proposed new development will be a 1,200 square foot building which would allow customers to access from either side of where the pumps are located and they are also looking to add four additional pumps for a total of eight dispensers. When they come in to do the project they will barricade the entire site and remove the existing tanks and will have an environmental firm on site to make sure there is no soil contamination and will follow all of TCQ guidelines and will follow their guidelines for tank closure and they will work closely with staff and with the fire marshal.

Mr. Ziada went on to state that they met with the Architectural Review Board and they will address the comments they received from them and send revisions to staff for their review.

Chairman Lyons asked the Commission for any questions.

Commissioner Chodun asked if it would be a complete rebuild. Mr. Ziada stated it would be the concrete will be removed demolished and rebuilt.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. SP2017-017

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [*Presbyterian Hospital*] on a 18.871-acre portion of a larger 8.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

Planner, Korey Brooks, stated that as was mentioned by the Architectural Review Board member earlier in the evening, the site plan was reviewed and the Board did recommend approval based upon the matching of the existing buildings and materials. Mr. Brooks advised the Commission the applicant was present and available for questions.

Drew Donosky
1903 Central Drive
Bedford, TX

Mr. Donosky came forward and stated they are proposing a 5,600 foot addition on the Presbyterian Hospital site and he is available for questions.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. H2017-007

Hold a public hearing to discuss and consider a City initiated request for the purpose of *rescinding* the *Local Landmark Designation* (*i.e. Ordinance No. 08-15*) for the *Spafford House* being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating this property is commonly known as the Historic Spafford Home. The home was built in 1894 with a Folk Victorian influence. At the time of designation, staff felt the home provided positive characteristics for the North Goliad streetscape and that designating the property would allow for proper restoration/redevelopment of the home. Since its designation as a Landmark Property, the property has had modifications to the exterior that do not meet the intent of the Historic Preservation Guidelines. These modifications involve the homes windows, siding, and trim, all of which were modified without obtaining a COA from the HPAB. The recent historic resource survey conducted by the City's consultant Hardy, Heck, Moore, Inc. adopted by the HPAB in April of this year they identified changes to the exterior that include replacement of the doors, windows, exterior wall materials, and alterations to the porch. Due to these changes, HHM recommended revising the historic designation of the property from a High Contributing to a Medium Contributing property. Based on these findings, the HPAB directed staff to move forward with rescinding the Landmark Designation of the property. Mr. Gonzales added that rescinding the ordinance will not affect the current designation status as a Medium Contributing Property nor would it affect the property owner from restoring the home to a condition that is worthy of re-adopting it as a Landmark Property in the future.

Mr. Gonzales advised the Commission he was available for questions.

Commissioner Logan expressed concern for those changes having made since they were not supposed to be made. Mr. Gonzales explained that the changes that were made were done without a Certificate of Appropriateness and without anyone being aware the changes were done. Currently they do have a site plan for changes that are being done to the parking and for a remodel to the inside of the home. Mr. Miller added that before it changed over to a commercial property it was being uses a residential property and as best as staff can figure those changes happened at some point during the residential tenure and then sold to the current owner.

Commissioner Fishman asked what resending the property would essentially be doing if it will still be a contributing property that would require approval for any changes. Mr. Gonzales stated because the characteristics to the exterior of the home were changed, it makes it not as significant as it was when it was first looked at as a historic property.

Mr. Miller added that staff will provide the designations that the Board used in making their determination of high, medium, low and landmark and that may help with clarification.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2017-017: Lot 1, Block B, Harbor Village Addition [*Approved*]
- ✓ P2017-020: Lot 1, Block A, Wood Estates Addition [*Approved*]
- ✓ P2017-021: Preliminary Plat for the Highlands Subdivision [*Approved*]
- ✓ P2017-022: Final Plat for Breezy Hill, Phase VI [*Approved*]
- ✓ P2017-023: Final Plat for Stone Creek, Phase VIII [*Approved*]
- ✓ Z2017-009: SUP for a Motor Vehicle Dealership at 1415 & 1501 E. IH-30 (*2nd Reading*) [*Approved*]
- ✓ Z2017-013: SUP for an Accessory Building at 2180 Airport Road (*1st Reading*) [*Approved*]
- ✓ Z2017-014: SUP for a Small Animal Clinic in PD-50 (*1st Reading*) [*Approved*]

- ✓ Z2017-015: SUP for a Hotel at 801 B. E. IH-30 (*1st Reading*) [*Denied*]
- ✓ Z2017-016: Zoning Change (C to LI) (*1st Reading*) [*Denied*]
- ✓ Z2017-017: Revocation of *Ordinance No. 15-05* (*S-131*) (*1st Reading*) [*Approved*]
- ✓ Z2017-018: Amendment to S-99 (*Ordinance No. 12-29*) (*1st Reading*) [*Approved*]
- ✓ SP2017-010: Major Waivers for 301 & 303 N. Goliad Street [*Approved*]
- ✓ SP2017-010: Variances for Texas Road House [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:45 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/13/2017

APPLICANT: Matt Moore; *Claymoore Engineering, Inc.*

AGENDA ITEM: **SP2017-017;** Rockwall Regional Hospital, LLC

SUMMARY:

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [Presbyterian Hospital] on a 18.871-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 13, 2006, the Planning and Zoning Commission approved a site plan [SP2006-004] for a hospital [i.e. Presbyterian Hospital of Rockwall]. At that time, the applicant expressed their intention to expand the hospital and also construct two (2) medical office buildings on the site. On June 19, 2006, the City Council approved a variance to allow less than 20% [i.e. 15%] stone on the west elevation that is visible from Summer Lee Dr.

The applicant is requesting approval of an *amended site plan* for the purpose of constructing a 5,600 SF expansion on the existing hospital. This expansion is the first step to a larger expansion of the hospital, which is planned for the future. The project scope involves the emergency department patient walk-in entrance and vestibule, the drop-off canopy, and a renovated waiting area. The proposed expansion doesn't appear to increase the variance to the stone requirement on the west façade and will utilize the same exterior building materials as the existing hospital. Additionally this expansion will have limited visibility from Rockwall Parkway [i.e. east elevation] due to the medical office building (MOB) that is currently in the process of being constructed. Additionally, the expansion will have limited to no visibility from the north and south due to the layout of the existing hospital.

The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for properties located in Planned Development District 9 (PD-9) and zoned for General Retail (GR) District land uses.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On May 30, 2017, the Architectural Review Board's motion to recommend approval of the site plan and building elevations passed by a vote of 5-0 with Board Member Craddock absent and one vacant position.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	5/15/2017	LM
Project Number	SP2017-017	**Owner**	ROCKWALL, REGIONAL HOSPITAL LLP	**Approved**		
Project Name	THR Presbyterian	**Applicant**	CLAYMOORE ENGINEERING, INC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype				**Status**	5/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
3150 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITI	15	A	15	4703-000A-0015-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/15/2017	5/22/2017	5/17/2017	2	COMMENTS	
Buildings to have a minimum 10' separation.							
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	See Conditions
(5/19/2017 9:05 AM AW)							
Must submit engineering drawings for the water/fire hydrant relocation along with a replat after engineering is approved							
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
GIS	Lance Singleton	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
PLANNING	Korey Brooks	5/15/2017	5/22/2017	5/24/2017	9	COMMENTS	Comments

(5/24/2017 4:05 PM KB)

SP2017-017 Presbyterian Hospital: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [Presbyterian Hospital] on a 18.871-acre portion of a larger 8.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com

M.3 For reference, include the case number (SP2017-017) in the lower right hand corner of all pages on future submittals.

M.4. Please provide dimensions for all walls on the expansion.

I.5 The Architectural Review Board (ARB) meeting for this case will be held on May 30, 2017 at 5:00 pm.

I.6 The Planning and Zoning Worksession for this case is May 30, 2017 at 6:00 pm. The Planning and Zoning Meeting is June 13, 2017.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested as soon as possible to give staff ample time to review the case prior to the May 30, 2017 Planning & Zoning Meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

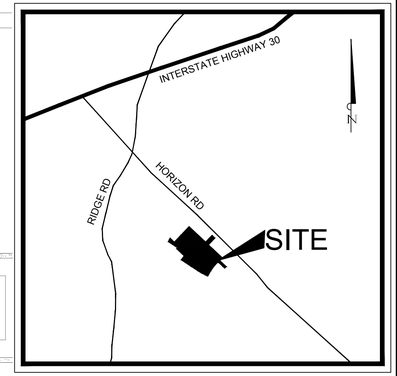
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SITE DATA TABLE	
SITE AREA	18.87 ACRES (821,862.51 SF)
ZONING	PD-009
PROPOSED USE	MEDICAL OFFICE
BUILDING AREA	EXISTING - 226,362 SF PROPOSED - 5,600 SF
TOTAL BUILDING AREA	231,962 SF
LOT COVERAGE	28.2%
FLOOR TO AREA RATIO	0.28 : 1
PROPOSED BUILDING HEIGHT	16'-0" (1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	1,160 SPACES (24 ADA)
PARKING PROVIDED	1,227 SPACES (37 ADA)

EX.SEWER LINE
EX. 15' WATER LINE ESMT
EX. 24" RCP
EX. SSWR MH
EX. 8" SAN. SEWER LINE
EX. 8" WATER LINE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. TRANSFORMER
Rockwall Regional Hospital LLP (OPRRCT)
Lot 15, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 275
(MRRCT)
EXISTING MEDICAL OFFICE BUILDING
46,620 SF
EX. 24" RCP
2 STORY
EX.SEWER LINE
EX. 8" WATER LINE
EX. 12" STORM LINE
EX. RETAINING WALL
EX. 18" RCP
EX. GRATE INLET
EX. PARKING AREA (CONCRETE PAVEMENT)
24' FIRE LANE, ACCESS, & UTILITY ESMT. CAB. G, SI. 43
15' TXU ESMT. CC# 200700376826
EXISTING MEDICAL OFFICE BUILDING
55,827 SF
EXISTING HOSPITAL BUILDING
123,915 SF
PROP. GRATE INLET AND 12" STORM LINE
PROPOSED GENERATOR ENCLOSURE
PROP. MEDICAL OFFICE BUILDING
5,600 SF
FFE=538.50
69.65'
14.67'
36.08'
83.53'
5.73'
EX. FDC
EX. WATER LINE
EX. FIRE HYDRANT TO BE RELOCATED
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. 8" WATER LINE
EX. ELECTRIC
EX. FIRE LINE
EX. 18" STORM LINE
PROPOSED FIRE HYDRANT
EX. CURB INLET
62'
City of Rockwall Volume 1738, Page 8 (OPRRCT)
Lot 9, Block A
Horizon Ridge Center
Cabinet E, Slide 149
(MRRCT)
24' FIRE LANE, ACCESS, & UTILITY ESMT. CAB. G, SI. 43
N33°25'38"E 30.95'
N46°43'37"W 257.70'
Rockwall Regional Hospital LLP (OPRRCT)
Lot 12, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43
(MRRCT)
15' TXU EMST. CC# 200700376826
N36°10'29"E 125.10'
EX. PARKING AREA (CONCRETE PAVEMENT)
EX. CURB INLET
Summer Lee Drive
(Variable width ROW)

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED 6" MEDIUM DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PRIVATE SIDEWALK
5	PROPOSED GENERATOR ENCLOSURE REFER TO ARCH PLANS FOR DETAILS

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

BENCH MARKS

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD
ELEV: 506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
ELEV: 567.70

SUBMITTED: 5/12/16

THR PRESBYTERIAN

LEGAL DESCRIPTION:
LOT 15, BLOCK A
PRESBYTERIAN HOSPITAL OF ROCKWALL ADD.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL REGIONAL HOSPITAL, LLP
612 E. LAMAR BLVD.
ARLINGTONG, TX 76011
CONTACT:
PH:

DEVELOPER:
ROCKWALL REGIONAL HOSPITAL, LLP
612 E. LAMAR BLVD.
ARLINGTONG, TX 76011
CONTACT:
PH:

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CITY CASE #:
SP2017-___

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95816 Date 05/12/2017

THR PRESBYTERIAN
ROCKWALL - ED EXPANSION
3144 HORIZON ROAD,
ROCKWALL, TX 75032

No.	DATE	REVISION	BY

SITE PLAN

DESIGN:	BJK
DRAWN:	BJK
CHECKED:	MAM
DATE:	5/12/2017

SHEET
SP-1

File No. 2017-085

PLOTTED BY: BOBBY KUBIN
PLOT DATE: 5/12/2017 7:37 AM
LOCATION: Z:\PROJECTS\PROJECTS\2017-085 P+W THR ROCKWALL ED EXPANSION\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 5/12/2017 7:36 AM

B | LANDSCAPE ORDINANCE - ROCKWALL, TEXAS

1. **10' LANDSCAPE BUFFER**
   NOT APPLICABLE
2. **SCREENING OF OFF-STREET LOADING AREAS**
   NOT APPLICABLE
3. **RESIDENTIAL ADJACENCY**
   NOT APPLICABLE
4. **BUFFER LANDSCAPING**
   NOT APPLICABLE
5. **PARKING LOT LANDSCAPING**
   NOT APPLICABLE
6. **OPEN SPACE**
   OFFICE ZONING REQUIRES 20% — 10,350 * .20 = **2,070** REQUIRED SQUARE FEET
   2,238 PROVIDED SQUARE FEET
7. **IMPERVIOUS AREA**
   1,938 SQUARE FEET PERVIOUS AREA
   8,412 SQUARE FEET IMPREVIOUS AREA

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PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	1,160 SPACES (24 ADA)
PARKING PROVIDED	1,227 SPACES (37 ADA)

A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
PISTACHIO CHINENSIS	PISTACHIO	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
LAWN			
CYNDON SPP.	BERMUDA GRASS - SOLID SOD		

B | TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4') FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAT THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

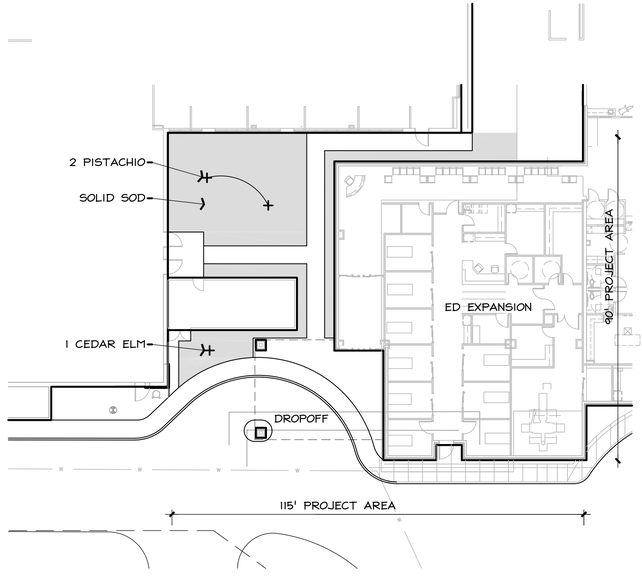
C | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   8150 NORTH CENTRAL EXPRESSWAY
   SUITE M2025
   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.
8. IRRIGATION WILL MEET REQUIREMENTS OF UDC.



A | LANDSCAPE PLAN

1" = 20'-0" 0 10' 20' 40'

PERKINS + WILL

10100 North Central Expressway
Suite 300
Dallas, Texas 75231
t 214.283.8700
f 214.283.8701
www.perkinswill.com

CONSULTANTS

CIVIL
CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 406, Bedford, TX 76021

STRUCTURAL
PONCE-FUESS ENGINEERING, LLC
3333 Lee Parkway, Suite 475, Dallas, TX 75219

MEP
HES Consulting Engineers
3102 Maple Ave, Suite 450, Dallas, TX 75201

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

PROJECT

SITE PLAN SUBMISSION 05/12/2017

THR PRESBYTERIAN ROCKWALL - ED EXPANSION
HORIZON RD AT ROCKWALL PKWY
ROCKWALL, TEXAS 75032

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		147243.000
Drawn		DRG
Checked		MSK
Approved		MSK

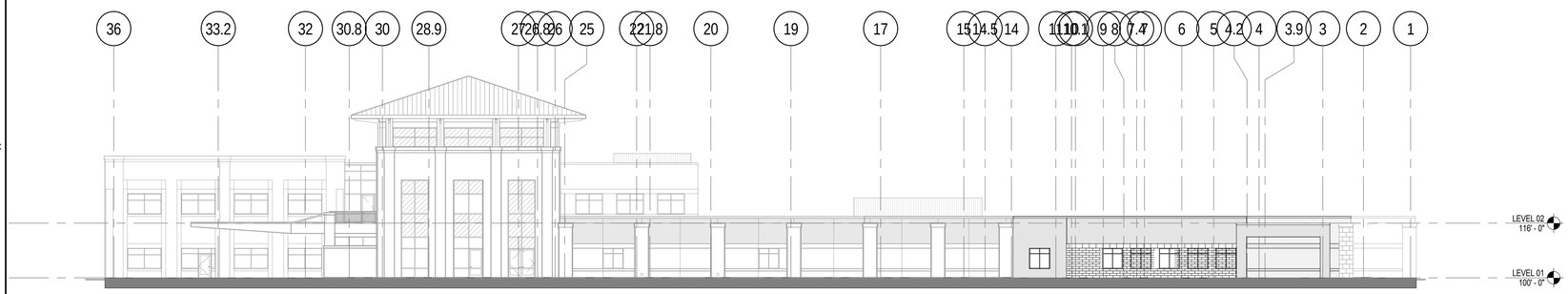
TITLE

LANDSCAPE SITE PLAN

SHEET NUMBER

L01-01

Copyright © 2017 Perkins+Will



3 NORTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



1 WEST ELEVATION
1" = 20'-0"

PERKINS + WILL

10100 North Central Expressway
Suite 300
Dallas, Texas 75231
t 214.283.8700
f 214.283.8701
www.perkinswill.com

CONSULTANTS

CIVIL
CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 406, Bedford, TX 76021

STRUCTURAL
PONCE-FUESS ENGINEERING, LLC
3333 Lee Parkway, Suite 475, Dallas, TX 75219

MEP
HES Consulting Engineers
3102 Maple Ave, Suite 450, Dallas, TX 75201

LANDSCAPING
KENDALL + Landscape Architecture
8150 North Central, Suite 701, Dallas, TX 75206

PROJECT

SITE PLAN SUBMISSION 05/12/2017

THR PRESBYTERIAN
ROCKWALL - ED
EXPANSION
HORIZON RD AT ROCKWALL
PKWY
ROCKWALL, TEXAS 75032

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
Job Number		147243.000
Drawn		STB
Checked		Checker
Approved		Approver

TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A20-01

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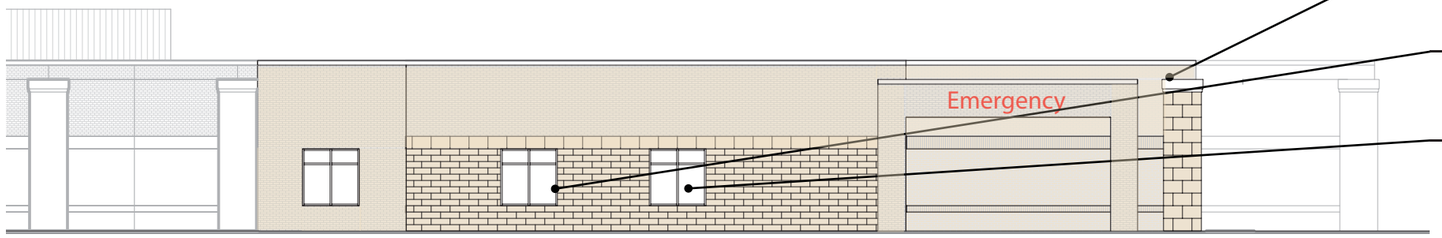
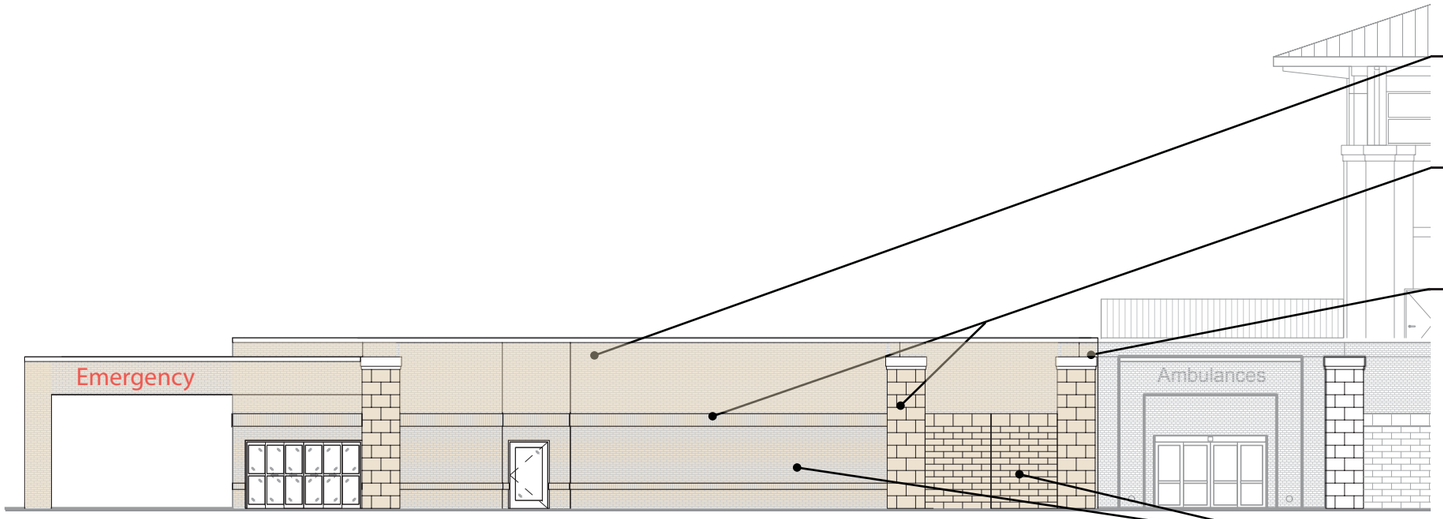


CAST STONE

WINDOW FRAMING- ANODIZED ALUMINUM (MATCH EXISTING)

GLAZING- LOW- E COATED, TINTED GLASS (MATCH EXISTING)





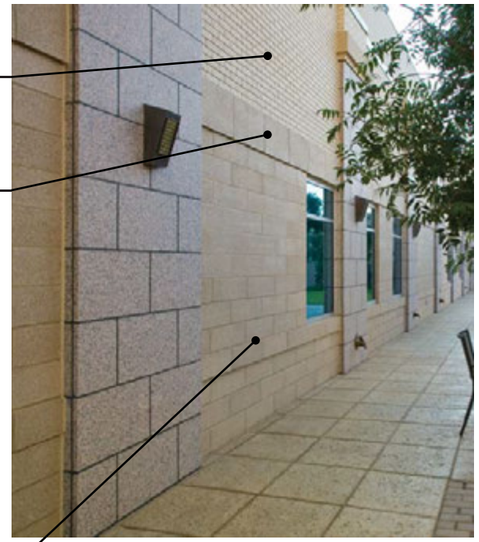
MODULAR FACE BRICK (MATCH EXISTING)

4" CMU VENEER - BURNISHED FEATHERLITE, 16"X24" (MATCH EXISTING)

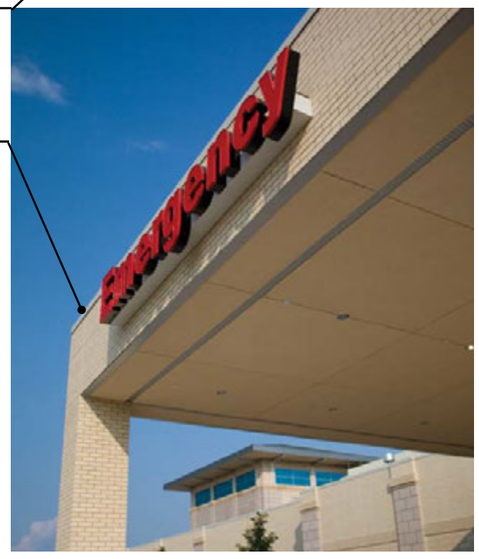
CAST STONE

4" CMU VENEER - BURNISHED FEATHERLITE, 8"X24" (MATCH EXISTING)

METAL COPING - MATCHING STOREFRONT SYSTEM COLOR







APPLICANT INFORMATION
MATT MOORE
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE 406
BEDFORD, TX 76021
817-281-0572

OWNER INFORMATION
ROCKWALL REGIONAL HOSPITAL, LLP
CINDY PARIS
612 E LAMAR BLVD, SUITE 150
ARLINGTON, TX 76011

PERKINS+WILL

CITY PLANNING/ZONING

MATERIAL BOARD

THR ROCKWALL ED EXPANSION

Horizon Rd at Rockwall Pkwy, Rockwall, TX 75201
Project Case #: 147243.000
May 11, 2017

CITY OF ROCKWALL
PLANNING AND ZONING MEMO

AGENDA DATE: 06/13/2017

APPLICANT: Clarence L. Jorif of *The Compound at Rockwall*

AGENDA ITEM: **Z2017-019**; Zoning Change from *AG to LI*

SUMMARY:

Hold a public hearing to discuss and consider a request by Clarence L. Jorif of *The Compound at Rockwall* on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 20.0-acre tract of land generally located along the southern portion of SH-276, situated between Gumbo Drive and FM 551, and is situated within the SH-276 Overlay (SH-276 OV) District. The *subject property* was annexed into the City on December 22, 2008 (*Ordinance No. 08-65*) and zoned Agricultural (AG) District. The applicant is requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is an unincorporated area of the City that is north of SH-276 and contains a mix of uses, both residential and non-residential. The area is within the City's extraterritorial jurisdiction.

South: Directly south of the *subject property* is Planned Development District 76 (PD-76), which is designated for Single Family 1 (SF-1) District land uses. PD-76 is an approximately 138-acre vacant tract of land that will accommodate 107 single family homes situated on a minimum of one (1) acre lots. According to the Master Thorough Plan, a minor collector street will separate the proposed zoning request with this SF-1 development.

East: Directly east of the *subject property* are a 1.0-acre, 5.0-acre, 9.041-acre, and 34.39-acre tract of land that contains a mix of uses -- *both residential and non-residential* -- and that were annexed at the same time as the *subject property*. These tracts of land are zoned Agricultural (AG) District.

West: Directly west of the *subject property* is the 10.0-acre tract of land containing a single family home that was annexed at the same time as the *subject property* and is zoned Agricultural (AG) District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan bi-sects the property and designates portions of the *subject property* as *Technology/Light Industrial* and *Low Density Residential* Districts. The northern portion of the *subject property* is designated as *Technology/Light Industrial* which is intended to provide for research and development, office, light industrial uses (e.g. light manufacturing and/or light assembly). It should be noted that the northern portion of the *subject property* conforms to the Future Land Use Maps' designation. Furthermore, the zoning exhibit (*i.e. conceptual site plan*) contained in the draft ordinance does not vest the development and is only representative of the boundary of the *subject property* which is described in the legal description. The southern portion of the *subject property* is designated as *Low Density Residential*. The applicants request would change the Future Land Use Map designation for the southern portion of the *subject property* to a *Technology/Light Industrial* designation (*see attached maps*). This designation may be considered an appropriate use for the *subject property* given that several of the properties located east and west of the *subject property* adjacent to Hwy 276 have dual Future Land Use designations (*i.e. Technology/Light Industrial* and *Low Density Residential*). The Master Thoroughfare Plan indicates that a minor collector -- *60-ft right-of-way, 2-lane undivided with 2-on street parking lane* – will be placed along the southern of the subject property and extend from Dowell Road to FM-551. This may warrant the change to the Future Land Use Map; however, this remains a discretionary decision for the Planning and Zoning Commission and City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use for the southern portion of the subject property from a *Low Density Residential* designation to a *Technology/Light Industrial* designation.

NOTIFICATION:

On May 17, 2017, staff mailed 11 notices to property owners and residents within 500-feet of the subject property. There is no HOA/Neighborhood Organizations within 1500 feet participating in the notification program. Additionally, staff posted a sign along SH-276, adjacent to the *subject property* as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received one (1) notice opposed to the zoning change request.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the applicant's request to change the zoning of the *subject property* from an Agricultural (AG) District to a Light Industrial (LI) District then staff would propose the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the southern portion of the *subject property* from a *Low Density Residential* designation to a *Technology/Light Industrial* designation; and,

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED COMMENTS - HIGHLIGHTED

Project Number	Z2017-019	**Owner**	JANICE, S EDWARDS FAMILY ESTATE TRUST	**Applied**	5/15/2017	LM
Project Name	The Compound at Rockwall	**Applicant**	THE COMPOUND AT ROCKWALL	**Approved**		
Type	ZONING			**Closed**		
Subtype	REZONE			**Expired**		
Status	STAFF REVIEW			**Status**	5/15/2017	LM

Site Address	City, State Zip	Zoning
4827 HWY276	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	5	NULL	5	0034-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/17/2017	5/24/2017	5/17/2017		APPROVED	
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	See Conditions
(5/19/2017 10:05 AM AW) CONDITIONS: Detention is required Parking to be 20'x9' No dead end parking Letter from Rockwall County stating that the septic is sufficient for the proposed use Right-of-way dedication equal to 60' from centerline of SH 276 15' reserve for future SH 276 right-of-way 24' minimum concrete driveway from SH 276 to proposed concrete paving along with RCP storm drain in SH 276 right-of-way TXDOT permit required							
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/18/2017	3	APPROVED	
PLANNING	David Gonzales	5/15/2017	5/22/2017	5/17/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Clarence L. Jorif of The Compound at Rockwall on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 05.17.2017

1. The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses which may include technology, research and development, office, and LI uses (e.g. light manufacturing & light assembly).
2. If approved, future site plan submittal and approval shall be required.
3. Any variance(s) to the SH-276 Overlay (SH-276 OV) District or any other section of the Unified Development Code (UDC) shall be considered at the time of site plan approval.
4. If approved, submittal and approval of engineering plans and a final plat shall be completed prior to the issuance of a building permit.
5. If approved, a final Plat shall be filed with Rockwall County prior to issuance of a Certificate of Occupancy (CO).
6. If approved, the development shall generally conform the the Concept Plan as depicted in the SUP ordinance.
7. Relabel "Preliminary Site Plan" to "Conceptual Site Plan."
8. Can you provide a larger scaled depiction of the site (i.e. buildings, parking area, etc.) that does not include that vacant portion of the property?
9. Provide a label on the lower right corner indicating "Case No. Z2017-019"
10. Once a draft ordinance has been provided to you, please red line any changes you feel may be necessary and return to me for review/updates as required.
11. Please remove the label "CMU Blockwith Brick Veneer" from the conceptual site plan.

The following are scheduled meetingdates that you and/or your representative(s) should attend regarding the zoning change request. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: May 30, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, ordeny)

City Council - Pulblic Hearing: June 19, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Consent/Action Item: July 3, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]

THE COMPOUND AT ROCKWALL

May 12, 2017

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

To Whom It May Concern:

Respectfully request that the tract located at 4827 SH 276, Rockwall, TX, further identified by the legal description as being located at A0034, JH Bailey, Tract 5 be rezoned for Commercial / Light Industrial usage.

The intended use of the tract is to build "The Compound at Rockwall", which will be an elite tactical training facility utilized to conduct trainings for civilians that empower them to take control of their personal safety and the safety of their families. The facility is also designed to provide developmental training for law enforcement agencies at the local, state, federal and military levels to enhance their skill set in order to better protect themselves, their colleagues, and most importantly the people that they are entrusted to serve and protect - us.

The estimated size of the facility is 60,000 square feet and is designed as an indoor, climate controlled, noise abated venue that utilizes next generation technology to provide tactical training skills that are in high demand by the general public, firearms enthusiasts, surrounding law enforcement agencies and other agencies nationwide.

This elite tactical training facility will feature a 4,000 square foot retail area, café, an Executive conference room, six (6) advanced immersive firearms training simulator (TACSIM) theaters, next technology training classrooms, tactical indoor climate controlled next generation ranges (25 yd and 101 yd), and a specialized gym for self defense and martial arts training.

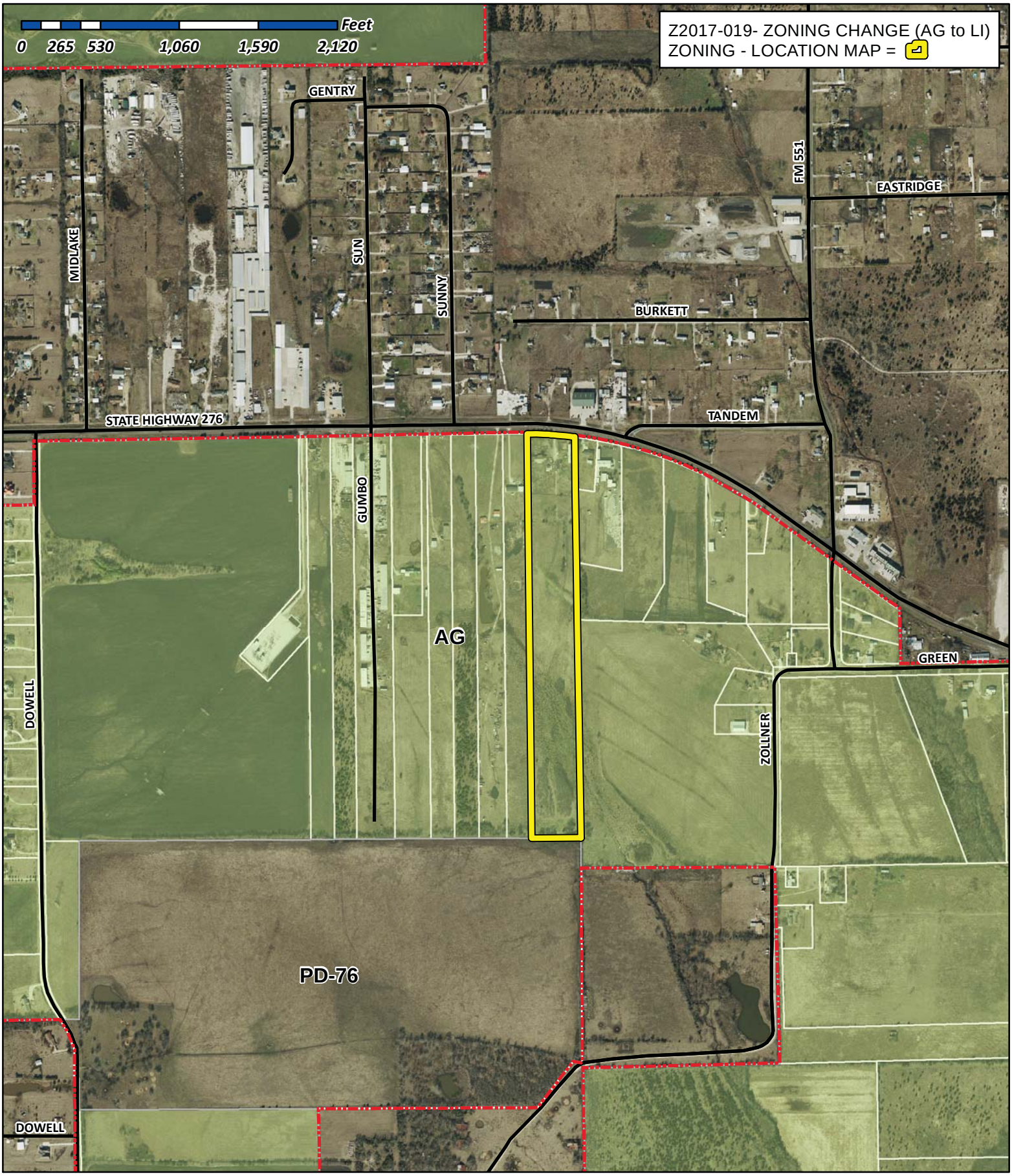
Please feel free to contact me at (469) 608-0431 if you have any questions regarding this project.

Thank you in advance for your consideration regarding this matter.

Sincerely,

Clarence L. Jorif
President / CEO

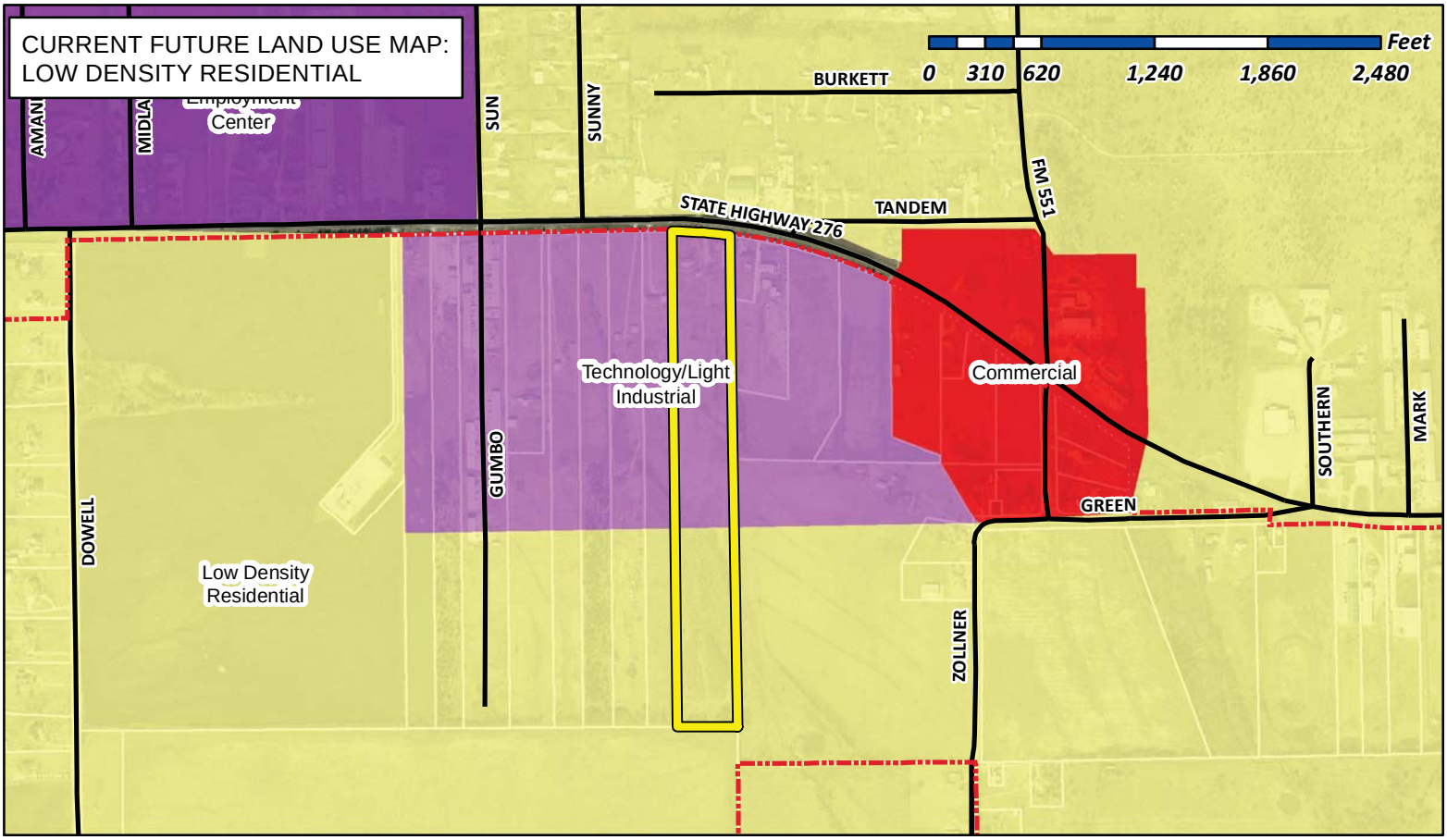
738 Justin Road | Rockwall, Texas 75087-4822 | Phone: (469) 608-0431 | Fax: (469) 338-5757
Email: Clarence.jorif@thecompoundatrockwall.com

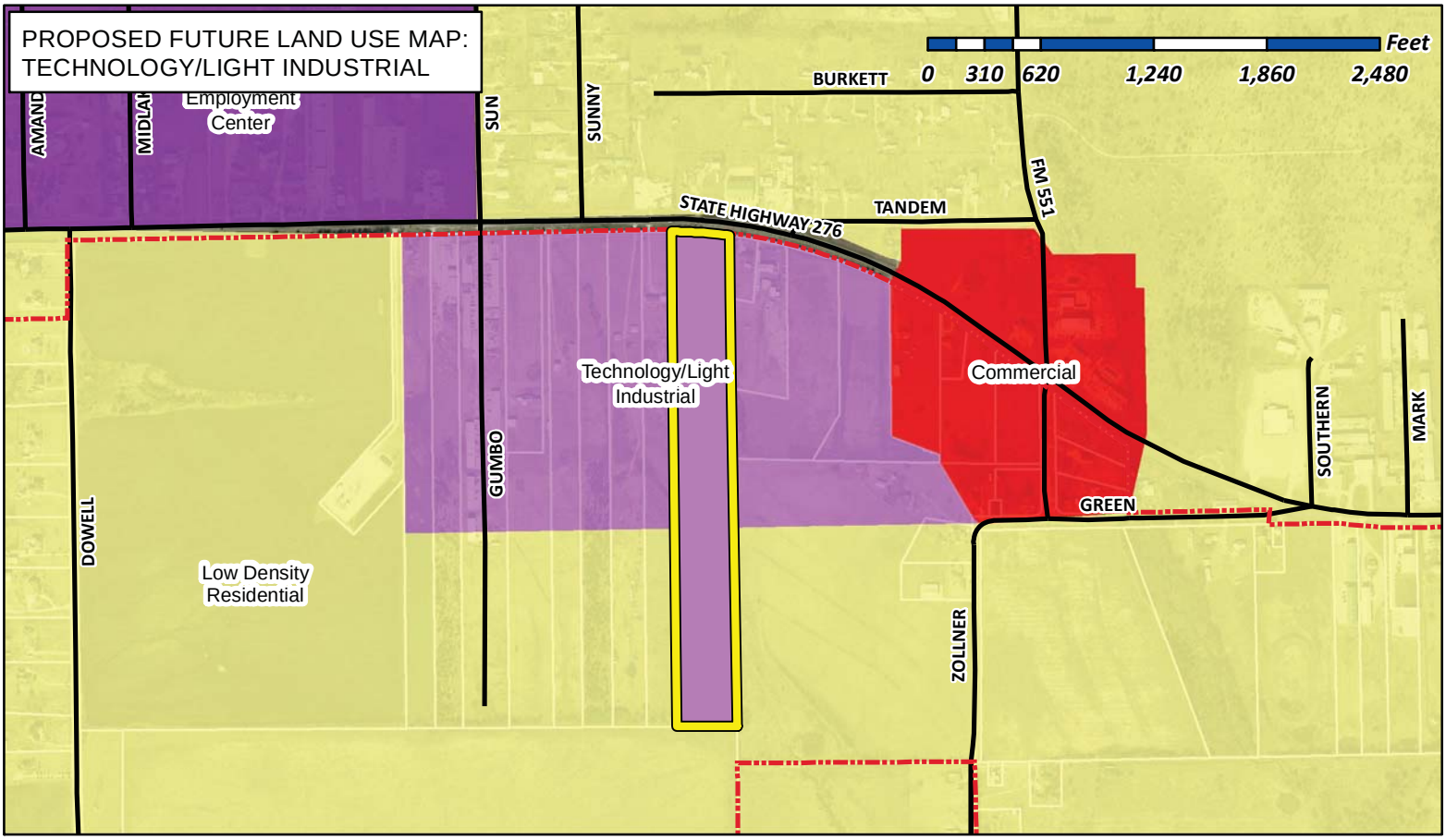


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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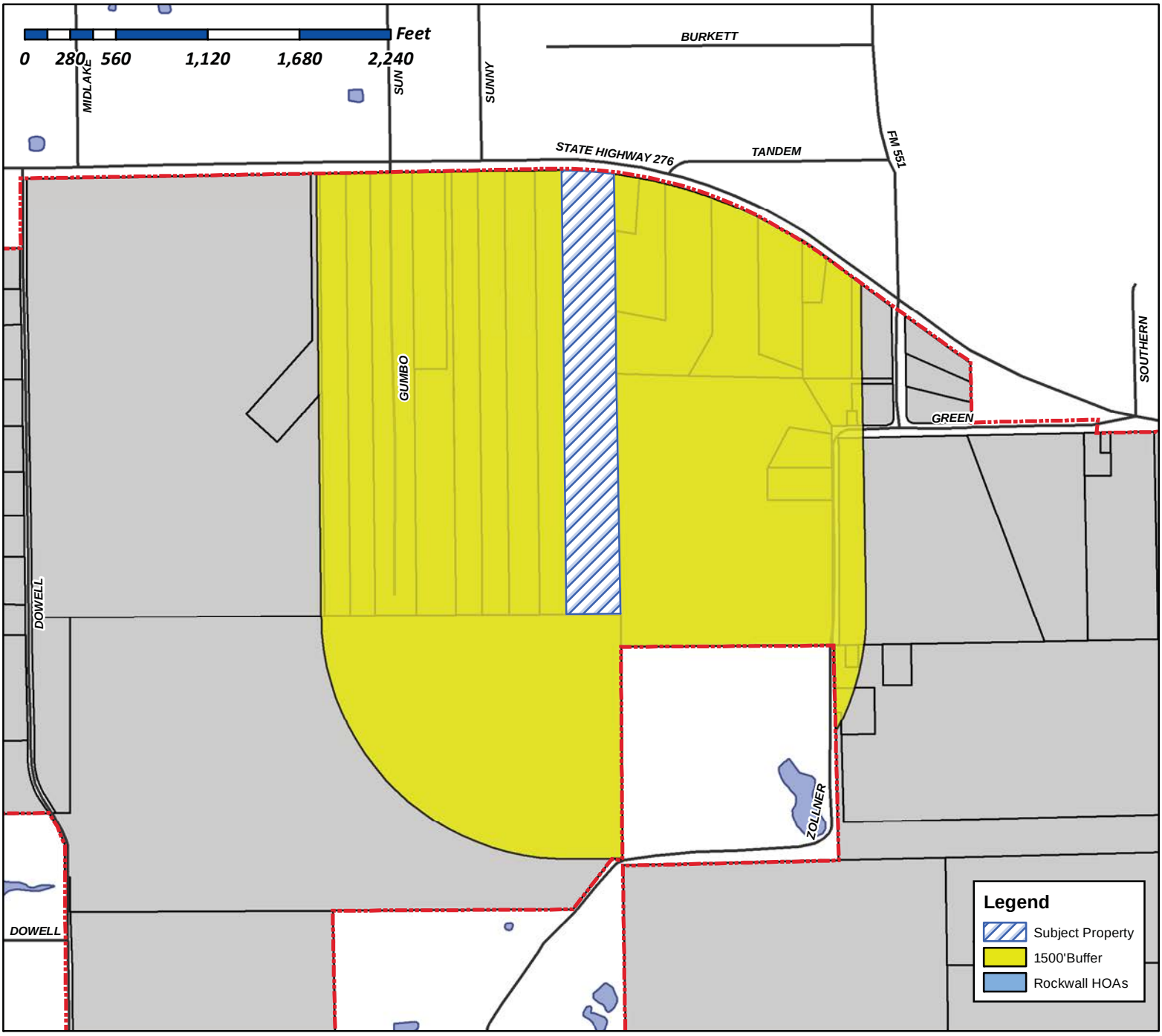
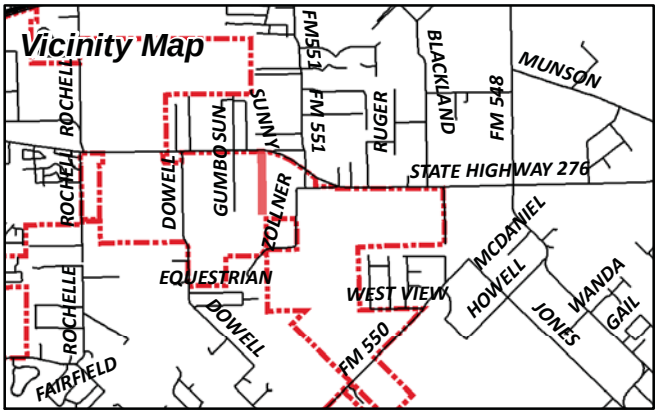


Case Number: Z2017-019
Case Name: Zoning Change (AG to LI)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 4821, 4827, & 4849 SH-276

Date Created: *05/16/2017*
For Questions on this Case Call (972) 771-7745



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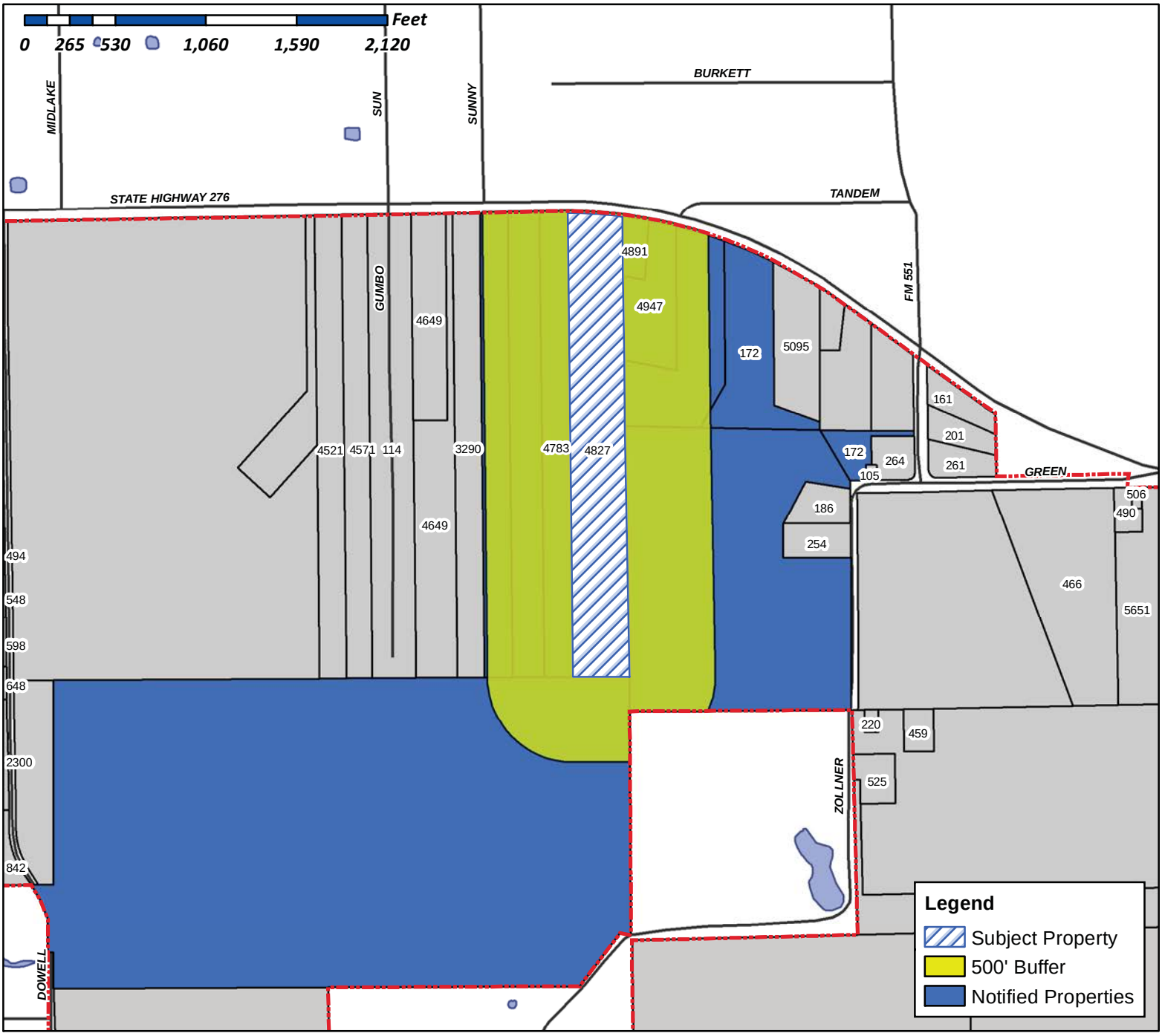

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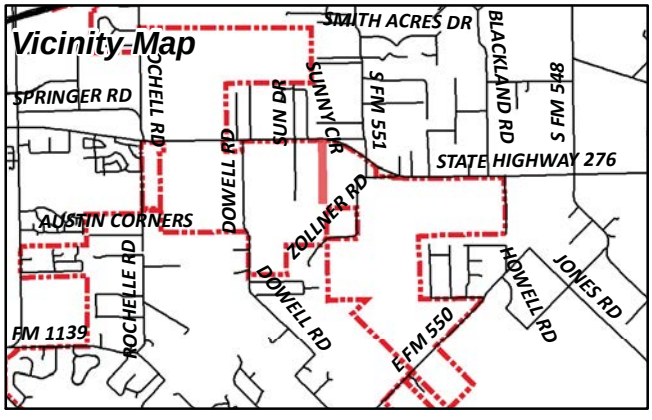


JONES LAWRENCE
144 ZOLLNER RD
ROYSE CITY, TX 75189

BORJAS ANTONIO & JUANA
172 ZOLLNER RD
ROYSE CITY, TX 75189

SZOBOSZLAY TOM
1831 ISLE ROYALE DR
ROCKWALL, TX 75087

JOHNSON JAY LYNN
2018 SUNNY CIR
ROCKWALL, TX 75032

HARLAN PROPERTIES INC
2404 TEXAS DR STE 103
IRVING, TX 75062

TOMAINO PROPERTIES LP
2626 COLE AVE STE 606
DALLAS, TX 75204

ZACHARY RONALD E
4783 STATE HIGHWAY 276
ROYSE CITY, TX 75189

CURRENT RESIDENT
4827 HWY276
ROCKWALL, TX 75032

CURRENT RESIDENT
4891 HWY276
ROCKWALL, TX 75032

EDGEMON JEAN
4947 STATE HIGHWAY 276
ROYSE CITY, TX 75189

D & A REAL ESTATE
PO BOX 850
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-019: The Compound at Rockwall

Hold a public hearing to discuss and consider a request by Clarence L. Jorif of The Compound at Rockwall on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/13/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/19/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-019: The Compound at Rockwall

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-019: The Compound at Rockwall

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

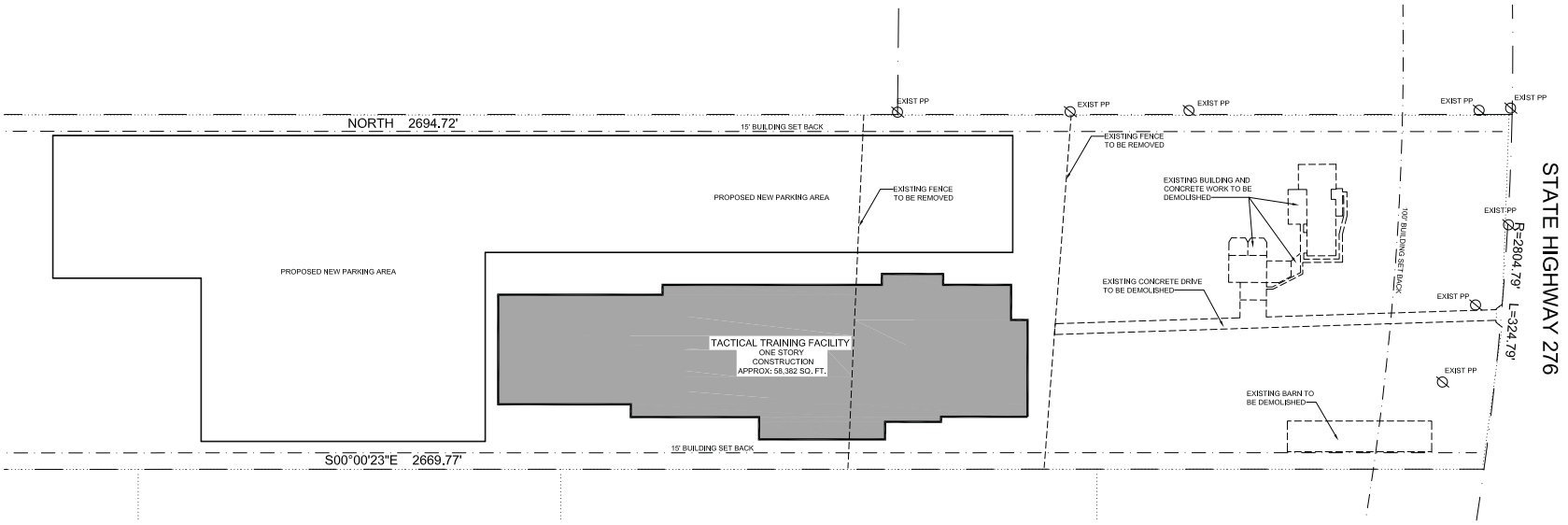
I do not want my property to be Considered Light Commercial

Name: Ronald E Zachary

Address: 4783 SH 276 Royse City, TX 75189

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

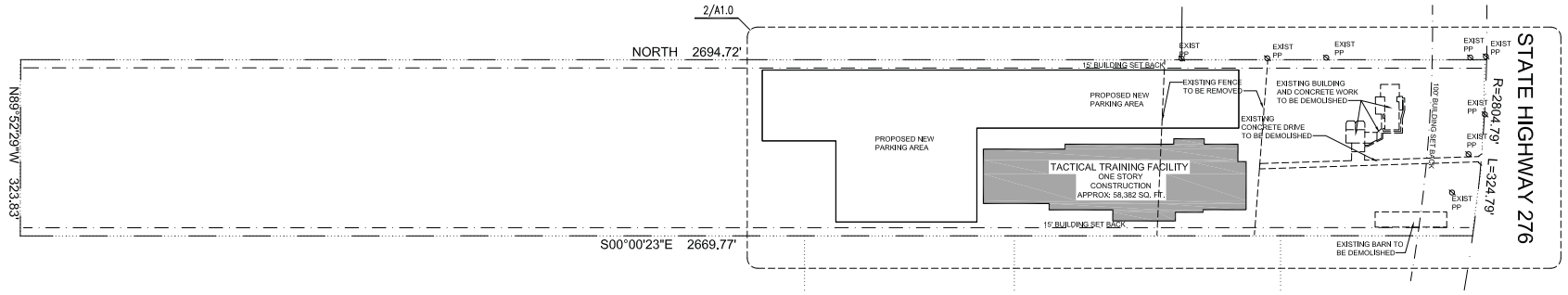
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



TRUE NORTH
PLAN NORTH

2 ENLARGED CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0"



TRUE NORTH
PLAN NORTH

1 CONCEPTUAL SITE PLAN

SCALE: 1" = 100'-0"

NEW CONSTRUCTION for

THE COMPOUND @ ROCKWALL

4827 HIGHWAY 276

ROCKWALL, TEXAS 75087

Frank L. Meier, Associates, Inc.
Architecture Planning Interior Design

05-12-2017

ORIGINAL ISSUE DATE: 05/12/2017

REVISIONS:	
No.	Date/Description
1	05/30/2017

FLM PROJ. NO.: 16005

SHEET TITLE: CONCEPTUAL SITE PLAN

CASE NO.: Z2017-019

SHEET NO. A1.0

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT ON A 20.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Clarence L. Jorif of *The Compound at Rockwall* on behalf of the owner Tom Szoboszlay for the approval a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 20.00-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and as depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same, are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District; and

Section 2. That the *Subject Property* shall be developed and used only in the manner and for the purposes provided for in *Section 5.1* of *Article V*, *General Industrial District Standards*, *Section 5.3, of Article V*, *Light Industrial (LI*) *District Standards, and Section 6.14, SH-276 Overlay (SH-276 OV) District Standards,* of *Article V, District Development Standards;* of the *Unified Development Code* (*UDC*) of the City of Rockwall [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall

be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF JULY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 19, 2017*

2nd Reading: *July 3, 2017*

DRAFT

Exhibit A: Legal Description

BEING A TRACT OF LAND SITUATED IN THE J.H. BAILEY SURVEY, ABSTRACT NO. 34 AND NO. 44, ROCKWALL COUNTY, TEXAS AND BEING PART OF THAT TRACT AS RECORDED IN VOLUME 141, PAGE 393, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

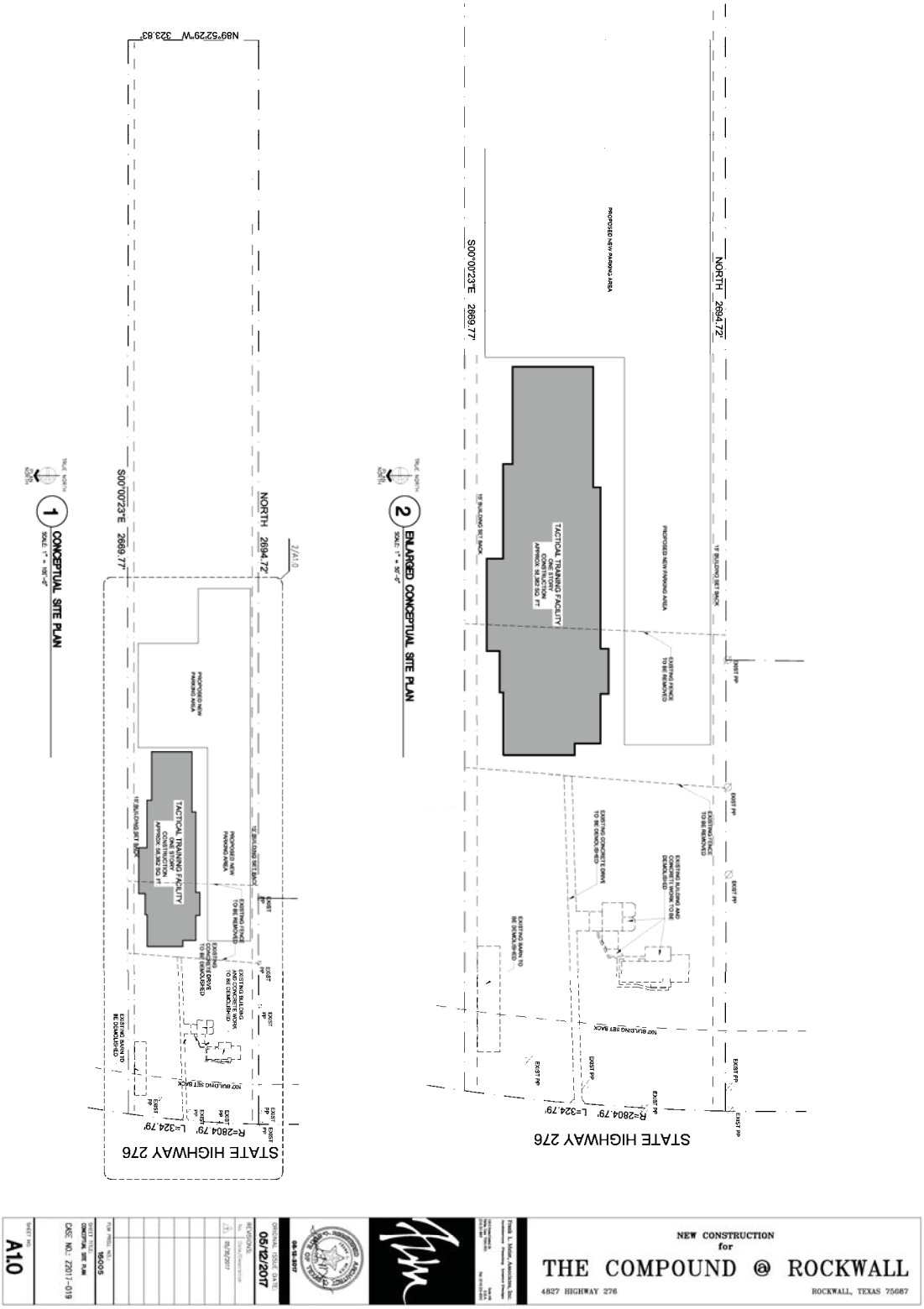
BEGINNING AT A POINT OF THE SOUTH LINE OF STATE HIGHWAY NO. 276, AND ON THE EAST LINE OF THE J.H. BAILEY SURVEY, ABSTRACT NO. 34, A 1/2' IRON STAKE FOUND FOR CORNER;

THENSE SOUTH, LEAVING THE SAID SOUTH LINE OF STATE HIGHWAY NO. 276, AND ALONG THE EAST LINE OF THE J.H. BAILEY SURVEYS, A DISTANCE OF 2668.39 FEET TO A 1/2" IRON STAKE FOUND FOR CORNER;

THENCE SOUTH 89 DEG. 54' 43" W., ALONG THE SOUTH LINE OF THE J.H. BAILEY SURVEY A DISTANCE OF 324.43 FEET TO A 1/2" IRON STAKE SET FOR CORNER;

THENCE NORTH, A DISTANCE OF 2695.97 FEET TO A POINT ON THE SOUTH LINE OF STATE HIGHWAY NO. 276, A 1/2" IRON STAKE SET FOR CORNER;

THENCE, ALONG THE SOUTH LINE OF SAID HIGHWAY NO. 276 AND AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 6 DEG. 30' 15", A RADIUS OF 2804.79 FEET, A DISTANCE OF 325.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND, MORE OR LESS.


1 CONCEPTUAL SITE PLAN
SCALE: 1" = 100'-0"
2 ENLARGED CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"
TACTICAL TRAINING FACILITY
ONE STORY CONSTRUCTION
APPROX. 16,382 SQ. FT.
PROPOSED NEW PARKING AREA
EXISTING FENCE TO BE REMOVED
EXISTING CONCRETE DRIVE TO BE DEMOLISHED
EXISTING BUILDING AND CONCRETE DRIVE TO BE DEMOLISHED
EXISTING SIGN TO BE DEMOLISHED
EXIST PP
100' BUILDING SET BACK
15' BUILDING SET BACK
NORTH 2694.72'
S00°00'23"E 2669.77'
N89°52'29"W 323.83'
R=2804.79'
L=324.79'
STATE HIGHWAY 276
NEW CONSTRUCTION
for
THE COMPOUND @ ROCKWALL
4827 HIGHWAY 276
ROCKWALL, TEXAS 75087
05/12/2017
A1.0

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/13/2017

APPLICANT: *Rockwall SIL, LLC*

AGENDA ITEM: **Z2017-020**; *Rockwall SIL (AG & C to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

PURPOSE AND BACKGROUND:

On May 12, 2017, the applicant submitted an application requesting to rezone a 12.40-acre tract of land from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age restricted multi-family apartment complex that will consist of 174 units. The subject property, which was annexed into the City on June 20, 1959 and February 6, 1961 by *Ordinance No.'s 59-02 & 60-01*, is located north of the intersection of E. Yellow Jacket Lane and T. L. Townsend Drive, and is currently a vacant tract of land. In addition, the subject property is currently unplatted.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is eight (8) parcels of land zoned Commercial (C) District. Situated on these parcels are several multi-tenant office buildings and the Rockwall Central Appraisal District's (RCAD) office building. Beyond this is Justin Road, which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this is a mini-warehouse facility (*i.e. Advantage Self Storage*), which is zoned Commercial (C) District.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 9.7804-acres and 8.2983-acres*), which are occupied with a church and community garden (*i.e. First United Methodist Church*). Both of these parcels are zoned Commercial (C) District. Beyond this quasi-public use is E. Yellow Jacket Lane, which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*.

East: Directly east of the subject property is T. L. Townsend Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan.* Beyond this are a vacant 12.484-acre parcel of land -- *zoned Light Industrial (LI) District* -- and, a 41.649-acre parcel of land -- *zoned Agricultural (AG) District*. Situated on the 41.649-acre parcel of land is Herman E. Utley Middle School.

West: Directly west of the subject property are three (3) parcels of land *(i.e. AutoZone, Cole Mountain BBQ, and Rustic Warehouse*). All of these properties are zoned Commercial (C)

District and are situated within the SH-205 Overlay (SH-205 OV) District. Beyond these uses is SH-205 [*S. Goliad Street*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan.*

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, building elevations, and development standards for the proposed age restricted multi-family apartment complex. The concept plan shows that the proposed 174-unit age restricted apartment complex will consist of a four (4) story building composed of a total ~196,957 gross square footage. The proposed building design will incorporate a wrap-around architectural style with a courtyard and pool amenity in the center. The development will also include a five (5)-ft meandering walking trail, pavilion, putting green, and an indoor recreation area. Additional accessory uses listed in the ordinance (*i.e. barber and beauty shop, chapel, drug store, health studio, etc.*) will be available to the residents and not by the general public. The proposed multi-family complex will be highly articulated (*see the rendering contained within the attached packet*) and will meet the City's standards for building design and materials as outlined in the draft ordinance. A summary of the proposed product type and unit composition is as follows:

Unit Name	***Unit Type***	***Minimum Net Unit Area (SF)*** [1]	***Number of Units (#)***	***Total Area (SF)***	***Units as Percentage (%)***
A2	*1 Bedroom/1 Bathroom*	731 SF	60	43,860 SF	34.48%
A3	*1 Bedroom/1 Bathroom*	802 SF	32	25,664 SF	18.39%
A4	*1 Bedroom/1 Bathroom*	819 SF	14	11,466 SF	8.04%
A5	*1 Bedroom/1 Bathroom/1D*	963 SF	8	7,704 SF	4.60%
B1	*2 Bedroom/2 Bathroom*	1,284 SF	16	20,544 SF	9.20%
B3b-alt	*2 Bedroom/2 Bathroom*	973 SF	28	27,244 SF	16.09%
B4	*2 Bedroom/1 Bathroom*	923 SF	16	14,768 SF	9.20%
		Average Net Unit Area:		***~869 SF***	
		Maximum Permitted Units:	***174***		***100.00%***

The above unit composition equals a minimum unit size of ~869 SF. Based on the size of the *subject property* and the number of units proposed, the requested density will be 14 units per acre, meeting the standards established for a Multi-Family 14 (MF-14) District. However, the Future Land Use Map indicates the *subject property* to be zoned for commercial land uses. Based on the request for a high density development (*i.e. MF-14*) the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Wastewater Collection System Master Plan and determine the capacity necessary for the existing sanitary sewer system regarding the proposed planned development. Any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan could have implications for the City's existing infrastructure (*i.e. streets, water, and wastewater*) capacities. This development conforms to all other requirements of the Multi-Family 14 (MF-14) District.

Article VI, *Parking and Loading*, of the Unified Development Code (UDC) stipulates that multi-family apartment complexes be parked as follows: *[1]* one (1) bedroom or efficiency units require 1½ parking spaces per unit, *[2]* two (2) bedroom units require two (2) parking spaces per unit, and *[3]* three (3) bedroom units require 2½ parking spaces per unit. The applicant has indicated that the age restricted multi-family apartment complex will have one (1) and two (2) bedroom units only. This equates to 291 required parking spaces for the proposed development; however, the applicant is proposing a 1.25 spaces/unit for a total of 218 parking spaces. This will require approval of the Planning and Zoning Commission and City Council for the reduced number of parking spaces. It should be noted that the reduced parking total has been included in the draft ordinance and is considered to be condition of approval. The PD Concept Plan indicates that a mixture of 22 attached garages, 32 detached garages, 34 covered surface spaces, and 130 surface parking spaces will be utilized. The ratio of garages to parking units equals 54:218 or 24.77% of all parking spaces.

The building elevations submitted by the applicant show that the building will utilize a mixture of natural stone, brick, and HardiePlank lap siding on the exterior façades, and a composition shingled roof. In addition, the elevations conform to the four (4) sided architecture requirements stipulated by the SH-205 Overlay (SH-205 OV) District as required by the UDC. Staff has incorporated these elevations into the Planned Development District Ordinance, and general conformance to these elevations -- *pending a recommendation by the Architectural Review Board (ARB) at the time of site plan* -- is a requirement of the proposed zoning district.

With all this being said, staff has prepared a *Draft Ordinance* that includes all pertinent development standards and design guidelines based on the applicant's request. The *Draft Ordinance* is attached to this case memo for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Conformance with Policies and Guidelines

In reviewing the concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff made the following recommendations to the applicant:

1) *Retail areas should be pedestrian-oriented and easily accessible to adjacent residential neighborhoods [Land Use; Page 13; Policy #4].*

Currently, the applicant's PD Concept Plan shows a 5-ft meandering walking trail connected from the courtyard and leading to the western portion of the property. The applicant has stated that his intent is to create a private park within the community and that the development will include a six (6)-ft fence along the north, south and west property boundaries. With this being said, the applicant is not proposing a sidewalk or tail extension to the west or southwest portions of the property connecting to the retail areas.

Conformance with the Future Land Use Map

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Commercial* land uses. Staff has verified that this designation has existed since at least 1995 (*the subject property was designated as Commercial/Office on the 1986 Future Land Use Map*). The proposed development would require this designation to be changed to a *High Density Residential* designation, which the Comprehensive Plan defines as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the *High Density Residential* designation. With this being said, the density being proposed and any change to the *Future Land Use Map* is a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Commercial* designation to a *High Density Residential* designation.

NOTIFICATION:

On May 17, 2016, staff mailed 34 notices to property owners and residents within 500-feet of the subject property. There is no HOA/Neighborhood Organizations within 1500-feet participating in the notification program. Additionally, staff posted a zoning sign along T. L. Townsend Drive, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received four (4) notices in favor, one (1) notice opposed, and one (1) email opposed to the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age restricted apartment complex, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Commercial* designation to a *High Density Residential* designation; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-020	**Owner**	CAMERON, & CAMERON	**Applied**	5/16/2017 LM
Project Name	Rockwall SIL (AG to PD)	**Applicant**	ROCKWALL SIL.LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD		REVISED STAFF COMMENTS HIGHLIGHTED	**Expired**	
Status	STAFF REVIEW			**Status**	5/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
TOWNSEND DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	6/7/2017	6/14/2017	6/7/2017		COMMENTS	See Comment
(6/7/2017 10:12 AM AW) - The existing sewer system that flows to Squabble Creek Treatment Plant was not designed for this increase in land use. The existing sanitary sewer doesn't have capacity for this increased density. - The runoff coefficient for the proposed site is to be .75 for the entire site. Runoff coefficients are by zoning not land type.							
ENGINEERING	Amy Williams	5/16/2017	5/23/2017	5/19/2017	3	COMMENTS	See Comments
(5/19/2017 10:32 AM AW) The existing sewer system that flows to Squabble Creek Treatment Plant was not designed for this increase in land use. This could cause the sewer system to be overloaded and cause a sanitary sewer overflow. See attached markup Dumpster/trash to drain to an oil/water separator Add note that the property owner will be responsible for maintaining, repairing, and replacing all of the detention and drainage systems Label distance of all proposed and existing driveways/roadway from edge of paving to edge of paving. Northern driveway doesn't meet the 200' spacing requirement Must meet all engineering requirements Townsend roadway pro-rata ($110.47/lf along Townsend)							
FIRE	Ariana Hargrove	6/8/2017	6/15/2017	6/8/2017		APPROVED	revised plan 6/6/17
FIRE	Ariana Hargrove	5/16/2017	5/23/2017	5/18/2017	2	COMMENTS	see comments
(5/18/2017 3:08 PM AA) Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.							
PLANNING	David Gonzales	6/7/2017	6/14/2017	6/7/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 06.07.2017 ** Planning Staff general comments to be included as conditions of approval: ** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifes this property as being designed for Commercial land uses. The proposec use requries the City Council to amend the Future LandUse Map to relect a High Density Residential land use designation. This will be listed as a condition of approval. ** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification: (a) The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial neighborhoods." In this case, trials and sidewalks could be used to allow pedestrian trafic to circulate to the adjacent restaurants west/southwest of the subject property. A request to waive this requirement by the City Council may be approved through the PD Ordinance. *** REQUEST BY APPLICANT TO WAIVE *** **3. The property is within Park District No. 32. Parks fees for cash in lieu land and pro-rata equipement fees will be due at the time of final plat (fees are subject to change). The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745. Meeting Dates to Attend: Planning - Public Hearing: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.) City Council - Pulblic Hearing: June 19, 2017(6:00 p.m.) [1st Reading of PD Ordinance] City Council - Concent/Action Item: July 3, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]							
PLANNING	David Gonzales	5/16/2017	5/23/2017	5/17/2017	1	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 05.22.2017

All staff comments are to be addressed and resubmitted by Tuesday, June 6, 2017. Please provide two large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

• On all future submittals please include the Case Number (Z2017-020) in the lower right hand corner.

• All exterior signage requires submittal and approval of a separate building permit and does not confer approval based on the submitted plan or statements.

• Any detached garage or carport beyeond the front facade of the building and/or visible from T.L. Townsend Drive must be screened (with landscaping).

• When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for June 13, 2017 and return to staff with red lined corrections and/or additions you feel may be necessary.

• Regarding the proposed PD Development Standards: Additional Engineering comments to be addressed:
a) No. 11 - Trash receptacles and recycling receptacles - Required to drain to an oil/water separator.
b) No. 13(b) - Post-Development (i) 0.75 - Required for the entire lot.

• Architectural Standards - the proposed written standards do not meet the City's minimum standards.

Please make the following corrections/additions to the Concept Plan:

(1) Provide a legend indicating the following at a minimum:
a. Total Acres – #
b. Total Open Space - %
c. Total Number of Dwelling Units (per gross acre)
d. Maximum Density - # d.u/acre (gross)
e. Number of Bedrooms (# of 1 bedroom; # of 2 bedrooms, etc.)
f. Average Unit Size = XXX sq. ft. (include break-out of each unit type's square footage)

(2) Provide % of open space and label for each separate area on the concept plan (i.e. detention areas, landscape buffers, park area, etc.).
(3) Provide labels for all landscaped buffer area's (TL Townsend, North & West Property lines).
(4) Re-label access drive as "24-ft Firelane, Public Access, Drainage & Utility Easement" as appropriate.
(5) Remove the zoning labels from theConcept Plan [e.g. commercial, agricultural, light industrial, etc.] for all properties.
(6) Remove the labels indentifyingeach tree on the western portion of the property. These will be identified during the treescape plan process.

(7) Are the "Permitted Uses" under B. Land Uses Allowed, 2. Permitted accessory uses, of the proposed PD Development Standards within the facility? Will these be open to the general public? or are these the significant facilities and services identified in B, 1, iv?
(8) If masonry is defined as 60%, what are the other materials are being used on the structure? Provide exterior material calculations for each facade on building elevations. City standards require a minimum of 90% masonry materials. Provide a materials sample board for review.
(9) Parking Required:
a) Revise Handicap parking to be a minimum of 7 spaces (not 2%) per Art. VI, Sec. 5.4.A.
b) Provide % of total parking for attached garages, detached garages, and carports.

** Planning Staff additional comments:

** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifes this property as being designed for Commercial land uses. The proposec use requries the City Council to amend the Future LandUse Map to relect a High Density Residential land use designation. This will be listed as a condition of approval.

** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

(a) The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial neighborhoods." In this case, trials and sidewalks could be used to allow pedestrian trafic to circulate to the adjacent restaurants west/southwest of the subject property. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

**3. The property is within Park District No. 32. Parks fees for cash in lieu land and pro-rata equipement fees will be due at the time of final plat (fees are subject to change).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: May 30, 2017 (6:00p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: June 19, 2017(6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Concent/Action Item: July 3, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]

BURGESS & NIPLE

10701 Corporate Drive | Suite 118 | Stafford TX 77477 | 281.980.7705

May 12, 2017

City of Rockwall - Planning and Zoning Department
Attention: Ryan Miller, AICP, Director of Planning
385 S. Goliad Street
Rockwall, Texas 75087

Re: Letter of Intent – Planned Development for Rockwall SIL on North T. L. Townsend Drive
(4-story Senior Independent Living Community containing 212 units)

To Planning and Zoning Department:

Our Client, Rockwall SIL, LLC, would like to submit a zoning change application for a 12.4 acre planned development (PD) that would allow development of a 4-story senior independent living community with 212 units in the City of Rockwall. The subject property is bounded by North T.L. Townsend Drive to the northeast, office/commercial uses to the northwest, an Auto Zone and commercial uses to the southwest, and vacant land to the southeast owned by the First United Methodist Church.

The southwest portion of the site is currently zoned Commercial (C). The remainder is zoned Agricultural (AG). We are requesting that the site be re-zoned as a Planned Development for use as a senior independent living community (age restricted to 55 years of age or older). The proposed PD will be developed in one (1) phase and consist of 4-story building(s) with 212 total units. There will also be some attached garages and detached garages and covered parking available for the residents. The west portion of the site will be maintained as a private open space area to preserve existing quality trees, provide onsite storm water detention and provide the residents' an active functional recreational area. The private open space shall include 5' meandering walking trails around the detention pond areas and through the existing stand of native trees. Other amenities within the site will include, but not limited to, a swimming pool, a pavilion, putting green and indoor recreation area.

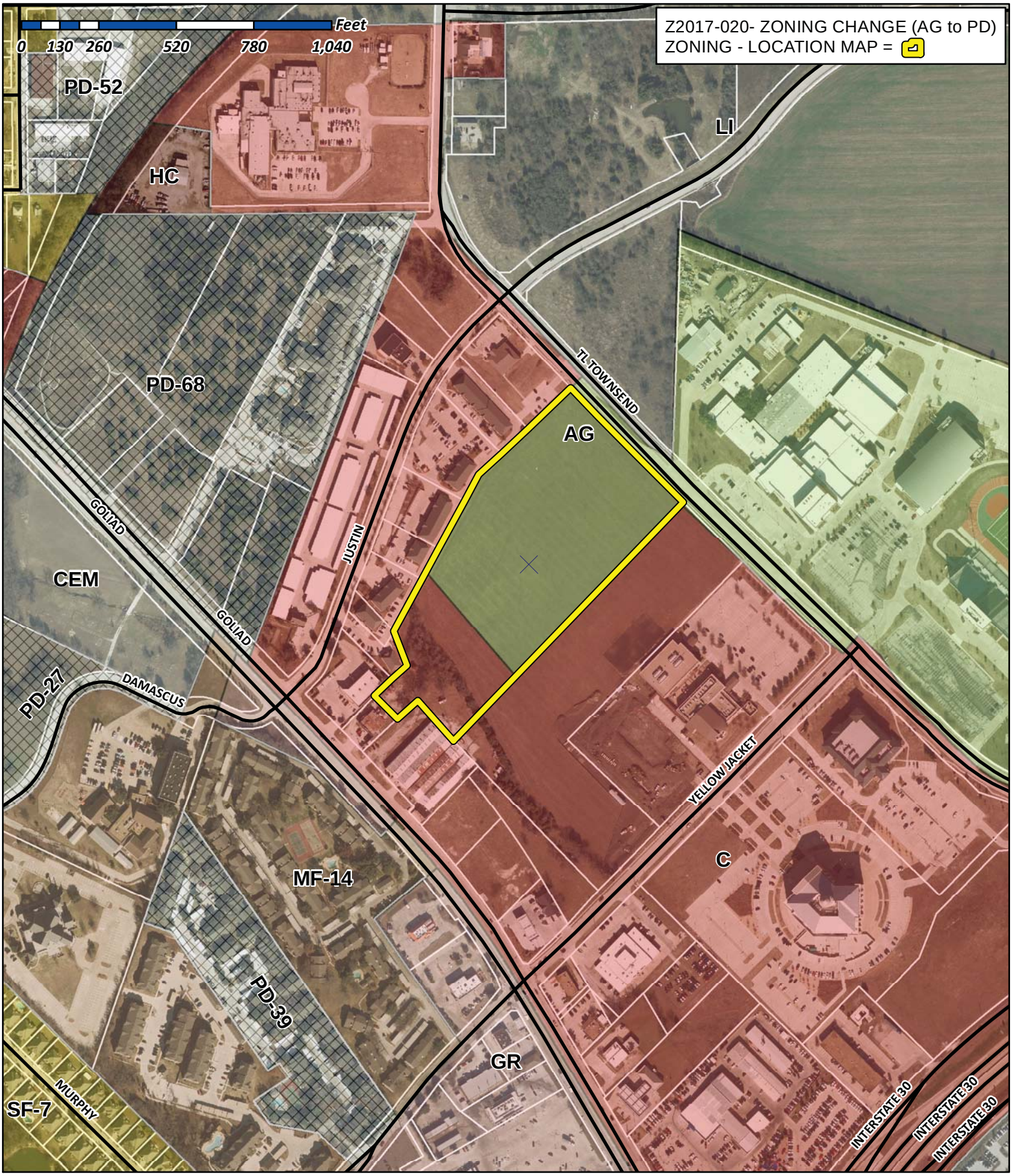
Attached with this letter are the following: (1) Completed Development Application for zoning change, (2) Check for $386 for zoning change application fee, (3) PD Concept Plan, (4) PD Development Standards, (5) Property Description of PD area, (6) Location Map with aerial photograph and PD Boundary Overlay, and (7) Typical Building Elevations for city review and comment. Should you have any questions, please feel free to contact me at 281.980.7705, extension 6301.

Respectfully submitted,
Burgess & Niple, Inc.
TBPE FIRM REGISTRATION NO. F-10834

Joseph T. Reue

Joseph T. Reue, P.E.
Vice President

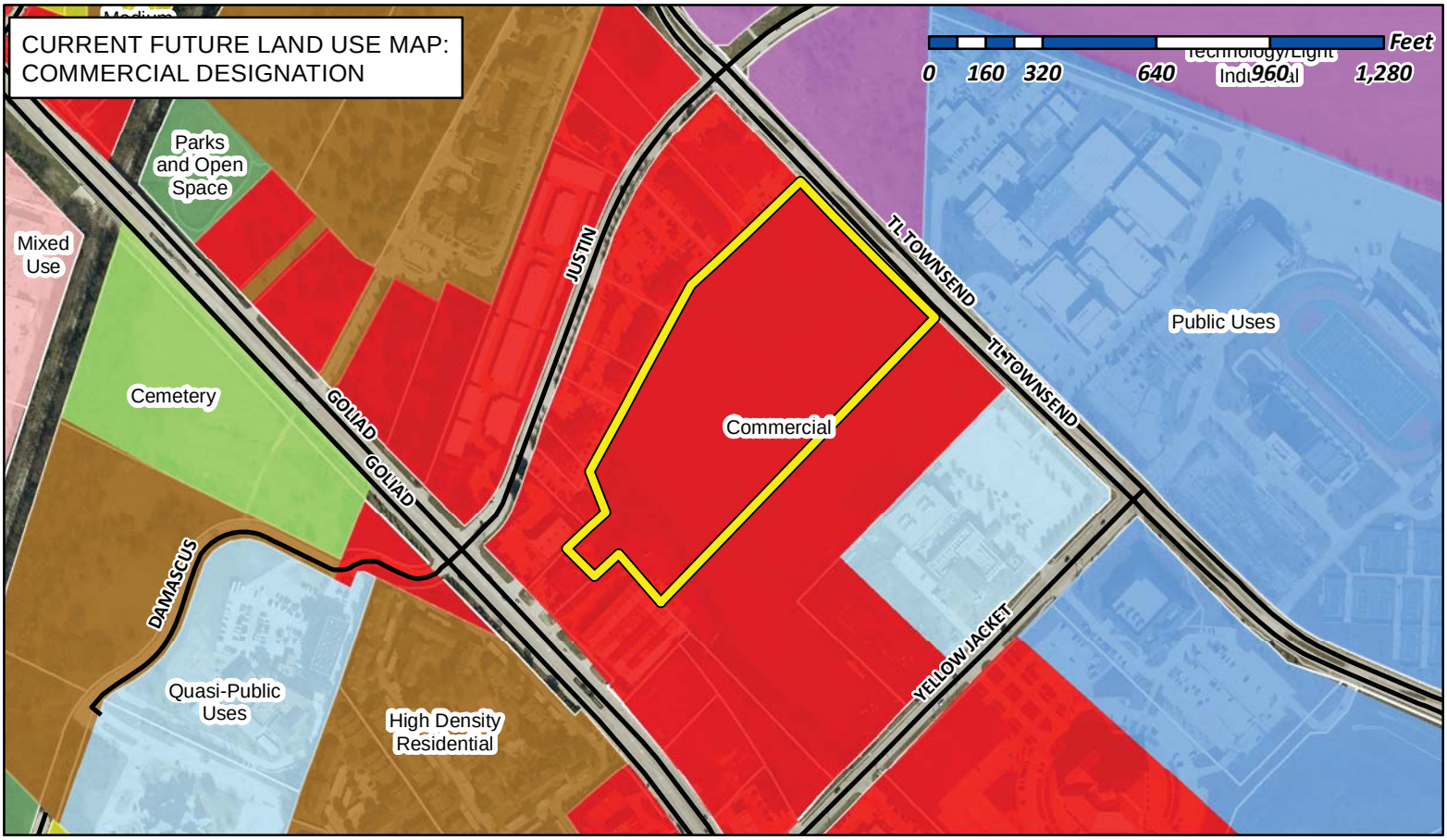
Cc: Tim O'Hanlon & Bart Tinsley with Rockwall SIL, LLC

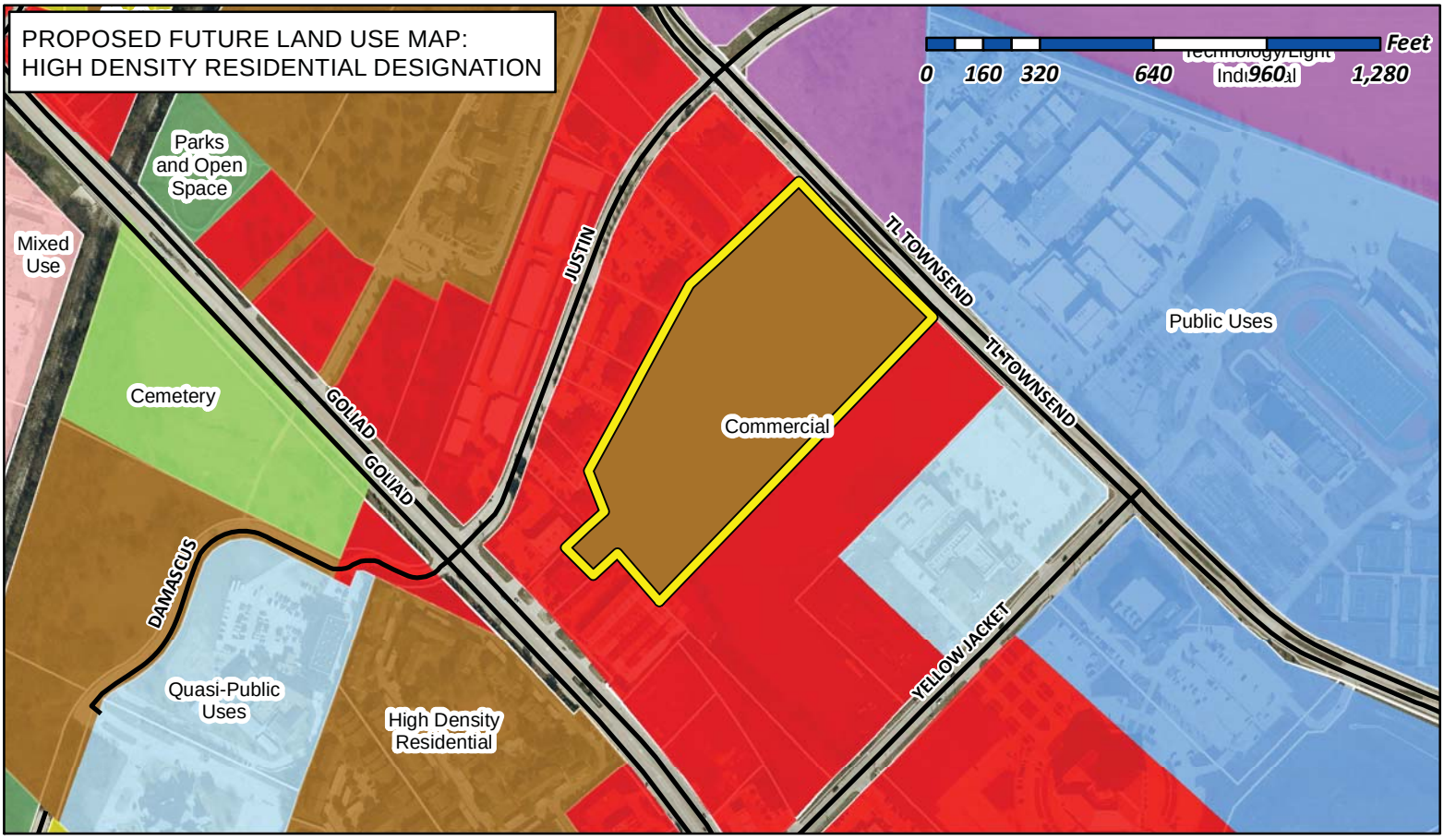


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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(W): www.rockwall.com

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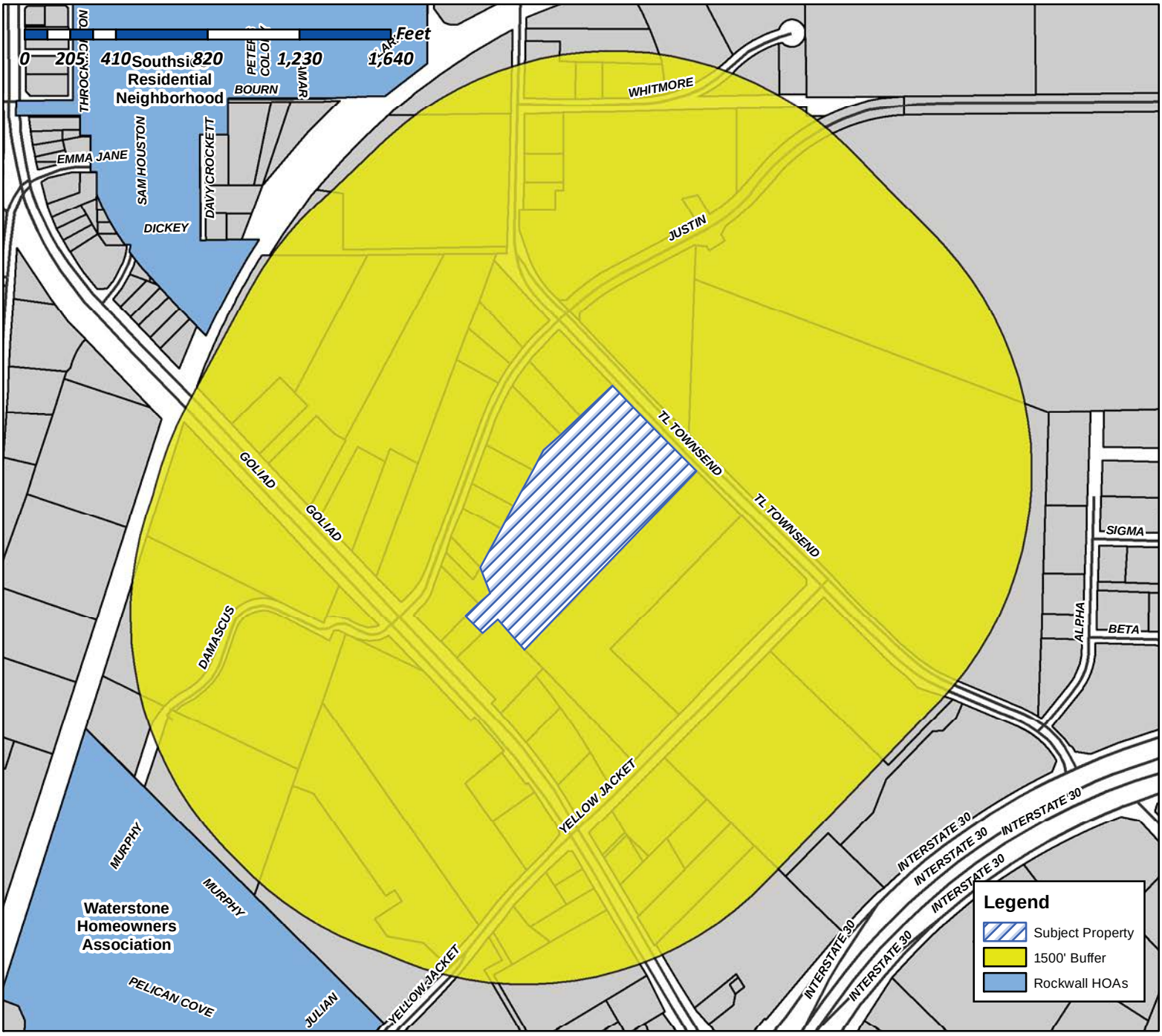
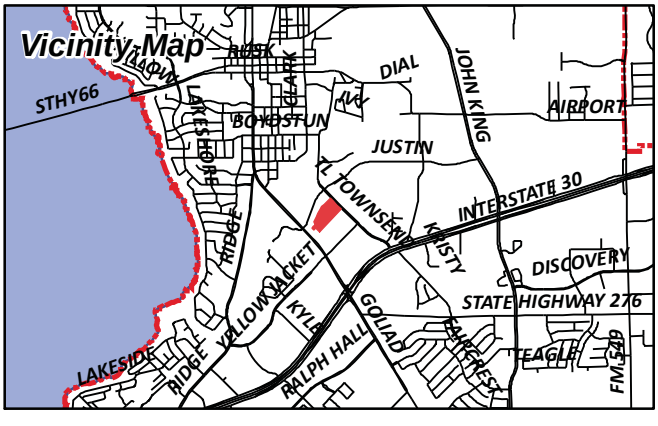


Case Number: Z2017-020
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: West side of T. L. Townsend Drive
South of Justin Road

Date Created: *05/16/2017*
For Questions on this Case Call (972) 771-7745



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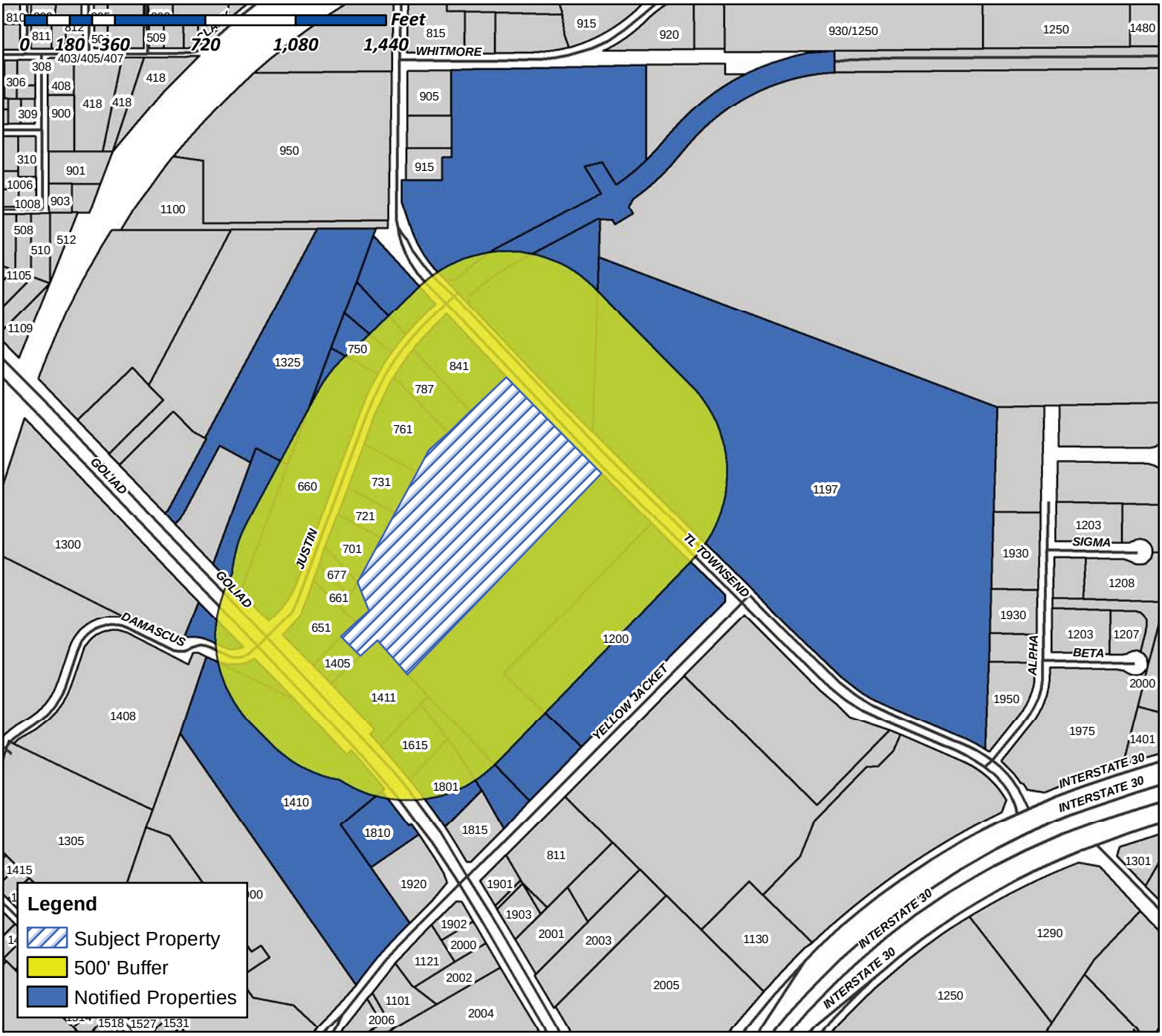

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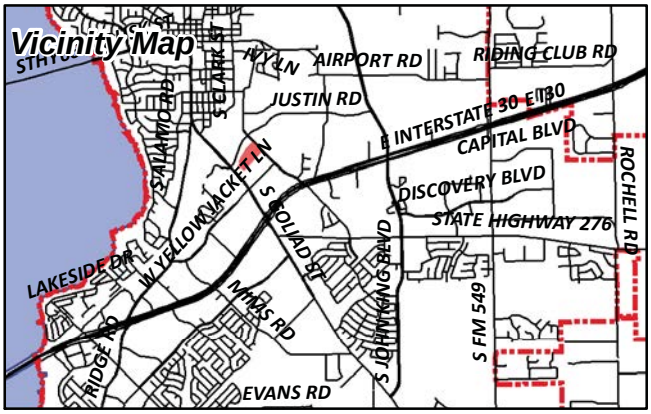

SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

CURRENT RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1325 GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1405 GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1615 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1801 GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY SUITE 110
MCKINNEY, TX 75070

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
750 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF
ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 100 CRESCENT CT
SUITE 700
DALLAS, TX 75201

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

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Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Gonzales, David

From: Planning
Sent: Wednesday, June 07, 2017 8:54 AM
To: Gonzales, David
Subject: FW: Z2017-020

-----Original Message-----
From: Marsha Hughes [redacted]
Sent: Sunday, June 04, 2017 4:56 PM
To: Planning
Subject: Z2017-020

Does Rockwall really need or want any more Apartments of any kind? I sure don't. Why can we not be more restrictive like Heath?

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

RECEIVED
5-23-2017

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☒ I am opposed to the request for the reasons listed below.

SHOULD BE COMMERCIAL USE IN THAT AREA

Name: RAYMOND JOWERS

Address: PO BOX 1870 ROCKWALL TX 75087

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☐ I am opposed to the request for the reasons listed below.



Name: Couch + Davis Properties

Address: 685 Justin Rd, Rockwall, TX 75087

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Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

This will be a wonderful addition to the city as it is not simply an apartment complex, but an age restricted luxury living resort for our senior citizens with fabulous amenities. The outdoor amenities include acres of walking trails and an environmentally friendly wildflower garden designed with the assistance of the Lady Bird Johnson Wildflower Center. The resort is perfectly located within easy walking distance to a church, an aquatic center, and a public library.

Name: Don Cameron

Address: 4090 East FM 552, Rockwall, TX 75087

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I FULLY SUPPORT this change. I am co-owner of the property directly adjacent. I have met with the 2 potential owners/developers & believe Rockwall County will benefit from this age-restricted multi-family apartment complex.

Name: DR. ROBERT BREEN

Address: 681 Justin Rd.
Rockwall, TX 75087

Dr Robert Breen

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☐ I am opposed to the request for the reasons listed below.

SPEAKING FOR THE TRUSTEES OF FIRST UMC, WE ARE IN FAVOR OF THE AGE-RESTRICTED DEVELOPEMENT. WE BELIEVE THAT AS MANY OF OUR SENIORS ~~ARE~~ DOWN-SIZING, THEY ARE LOOKING FOR A HIGH QUALITY OPTION TO OWNING A HOME.

Name: G. GREGORY HUMPHRIES

Address: 1200 EAST YELLOWJACKET LANE

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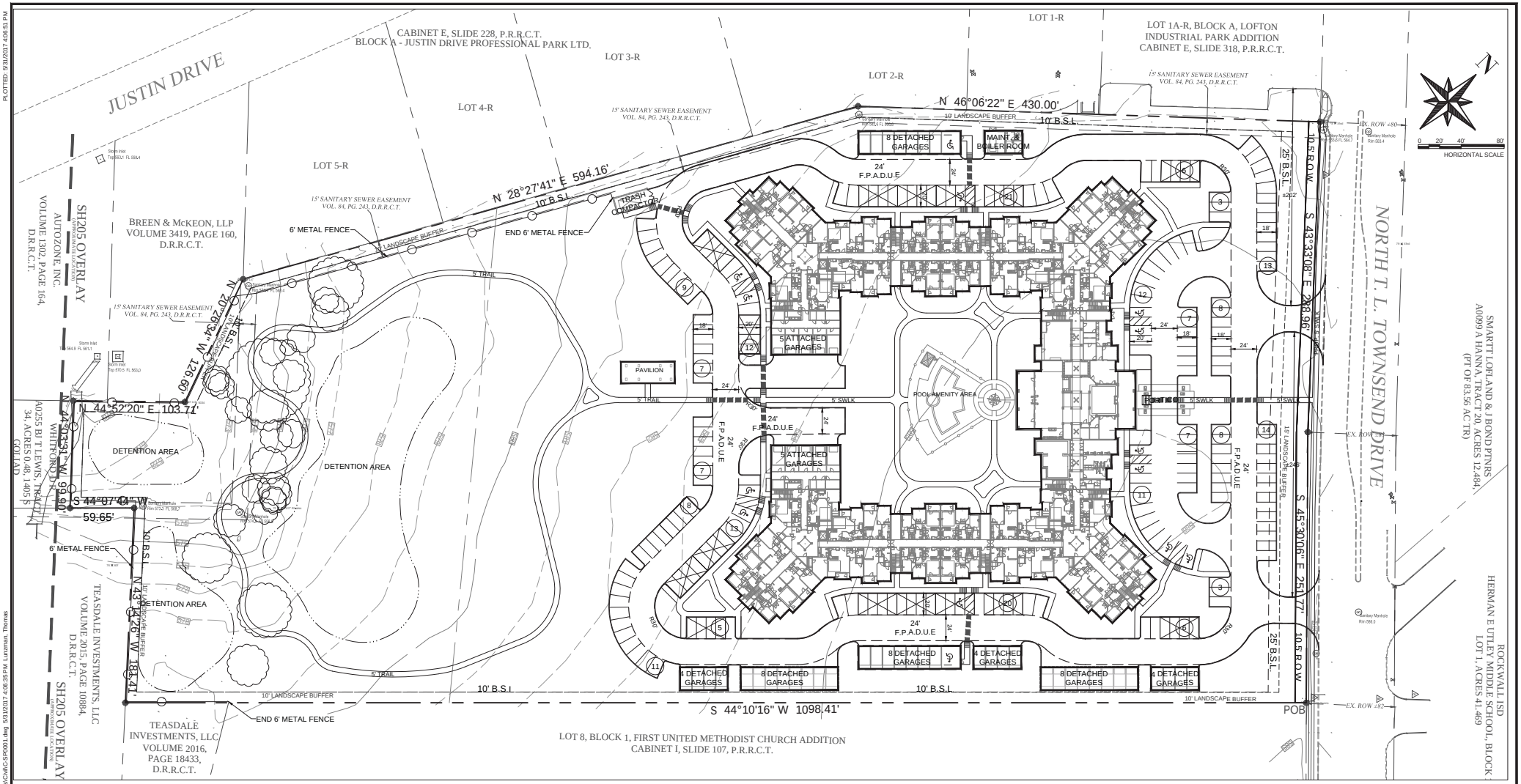


NOTES:
1. DETENTION AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
3. F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.

This document is released for the purpose of City review under the authority of

JOSEPH REUE, P.E.
86358

MAY 31, 2017
It is not to be used for construction purposes.

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

UNIT DATA:		A2	A3	A4	A5	B1	B3, B3b-alt			
Unit Description		1B/1B	1B/1B	1B/1B	1B/1D/1B	2B/2B	2B/2B	B4 2B/1B		Totals Average
Total Number		64	32	16	8	16	60	16		212
Net Square Footage (Bonus)		731	802	819	963	1,264	973	923		882
Gross Square Footage		800	854	893	1,053	1,357	1,047	996		951
Percent of Total		30.19	15.09	7.55	3.77	7.55	28.30	7.55		100
Unit Net Totals		46,784	25,664	13,104	7,704	20,544	58,380	14,768		186,948
Unit Gross Totals		51,200	27,328	14,256	8,424	21,712	62,820	15,936		201,676
BUILDING DATA:		A2 1B/1B	A3 1B/1B	A4 1B/1B	A5 1B/1D/1B	B1 2B/2B	B3/b-alt 2B/2B	B4 2B/1B	Total Units per Building	Number of Buildings	Total Net S.F. per Building	Total Unit Gross S.F. per Building	Garage S.F. per Building	Misc. S.F. per Building	Total Gross S.F. per Building
Bldg. Number	Bldg. Type														
Type I		16	8	4		4	4	4	40	2	34,108				
	Elev. SR											36,796	0	6,327	79,919
Type II		16	8	4		4	4	4	40	2	34,108				
	Elev. SR											36,796	1,449	6,775	80,367
Type III							16		16	2	15,568				
	Elev. SR											16,752	0	2,056	35,560
Type IV					8		12		20	1	19,380				
	Elev. SR											20,988	0	2,648	23,636
Leasing Office	Club								0	1	14,102	18,017			18,017
TOTAL		Total A2 64	Total A3 32	Total A4 16	Total A5 8	Total B1 16	Total B3/b-alt 60	Total B4 16	Unit Total 212	Total Buildings 8	Total Project Net S.F. 201,050	Total Unit Gross S.F. 219,693	Tot. Att. Garag Gross S.F. 2,898	Total Misc. Gross S.F. 20,204	Total Project Gross S.F. 237,499

SITE DATA:
PROPOSED USE – SENIOR INDEPENDENT LIVING COMMUNITY
TOTAL SITE AREA – 12.40 ACRES
ROW CLIP AREA – 0.1304 ACRES (5,679 SQFT) (±1.1%)
NET ACREAGE FOR PD LOT – 12.2696 ACRES
BUILDING AREA – 2.10 ACRES (±16.9%)
PAVING AREA – 2.54 ACRES (±20.5%) (INCLUDES FIRE LANES, DRIVE AISLES AND SURFACE PARKING)
TOTAL OPEN SPACE – 7.63 ACRES (±61.5%)
LANDSCAPE BUFFER – 0.78 ACRES (±6.3%)
DETENTION AREA – 1.02 ACRES (±8.2%)
PRIVATE PARK AMENITY AREA – 5.83 ACRES (±47.0%) (INCLUDES SIDEWALKS, GREEN SPACE, PARK AREA, POOL AND AMENITY AREAS)
MAXIMUM DENSITY – 17.10 UNITS/AC (212 UNITS/12.40 ACRES)
NUMBER OF BEDROOMS:
ONE BEDROOM –120 UNITS
TWO BEDROOM – 92 UNITS
AVERAGE UNIT SIZE: 882 SQFT
PHASE(S): PROJECT WILL BE DEVELOPED IN ONE PHASE

PARKING REQUIRED:
1.25 SPACES/UNIT
TOTAL PARKING REQUIRED = ± 265 SPACES
(OF WHICH 7 SPACES ARE HC ACCESSIBLE)

TOTAL PARKING PROVIDED:
153 – STANDARD SURFACE SPACES (±57.7%)
(OF WHICH 10 SPACES ARE HC ACCESSIBLE)
58 – COVERED SURFACE SPACES (±21.9%)
(OF WHICH 2 SPACES ARE HC ACCESSIBLE)
10 – ATTACHED GARAGE SPACES (±3.8%)
44 – DETACHED GARAGE SPACES (±16.6%)
(OF WHICH 2 SPACES ARE HC ACCESSIBLE)

265 – TOTAL SPACES
PARKING RATIO = 1.25 SPACES/UNIT

PD CONCEPT PLAN
for
"ROCKWALL SIL"
A 12.40 ACRE TRACT IN ROCKWALL, TEXAS

ARCHITECT:
ARCHITETURA, INC.
808 18TH STREET,
PLANO, TEXAS 75074
CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.,
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
PHONE: (817) 577-1052

OWNER:
CAMERON FAMILY
6808 DENALI DRIVE,
McKINNEY, TEXAS 75070
CONTACT: ROB CAMERON
PHONE: (281) 789-9143

APPLICANT:
ROCKWALL SIL, LLC
1625 CLARKE SPRINGS DRIVE,
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469) 446-1276

CASE NUMBER: (Z2017-020)

PLOTTED: 5/31/2017 4:06:51 PM
P:\HOU-Marketing\Velde Group - 12.4 Acre Seniors Site (Rockwall)\cad\Models\Civil\C-SP0001.dwg 5/31/2017 4:06:35 PM Lunzman, Thomas

Rockwall Seniors



Elevation 100% masonry products.
Natural Stone to be 25%.
Face Brick is 25%
Hardie Siding is 50%

03 Street Facing Main Building Elevation
SCALE: 3/32" = 1'-0"



01 Interior Court Yard Elevation
SCALE: 3/32" = 1'-0"

5' 15' 30'
SCALE: 3/32" = 1'-0"

architettura
architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

CASE NUMBER: (Z2017-020)

Rockwall Seniors



01 Interior Courtyard Facing Elevation
SCALE: 3/32" : 1'-0"



01 Exterior Facing Elevation
SCALE: 3/32" : 1'-0"

Elevation 100% masonry products.
Natural Stone is 20%.
Face Brick is 30%
Hardie Siding is 50%

architettura
architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

CASE NUMBER: (Z2017-020)

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) TO ALLOW AN AGE RESTRICTED MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 12.40-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Rockwall SIL, LLC on behalf of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for an age restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between

this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JULY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *June 19, 2017*

2nd Reading: *July 3, 2017*

DRAFT

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION: Being a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a ½ inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a ½ inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a ½ inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a ½ inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a ½ inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a ½ inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a ½ inch capped "MILLER 5665" steel rod set;

THENCE South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less.

Exhibit 'B':
Concept Plan

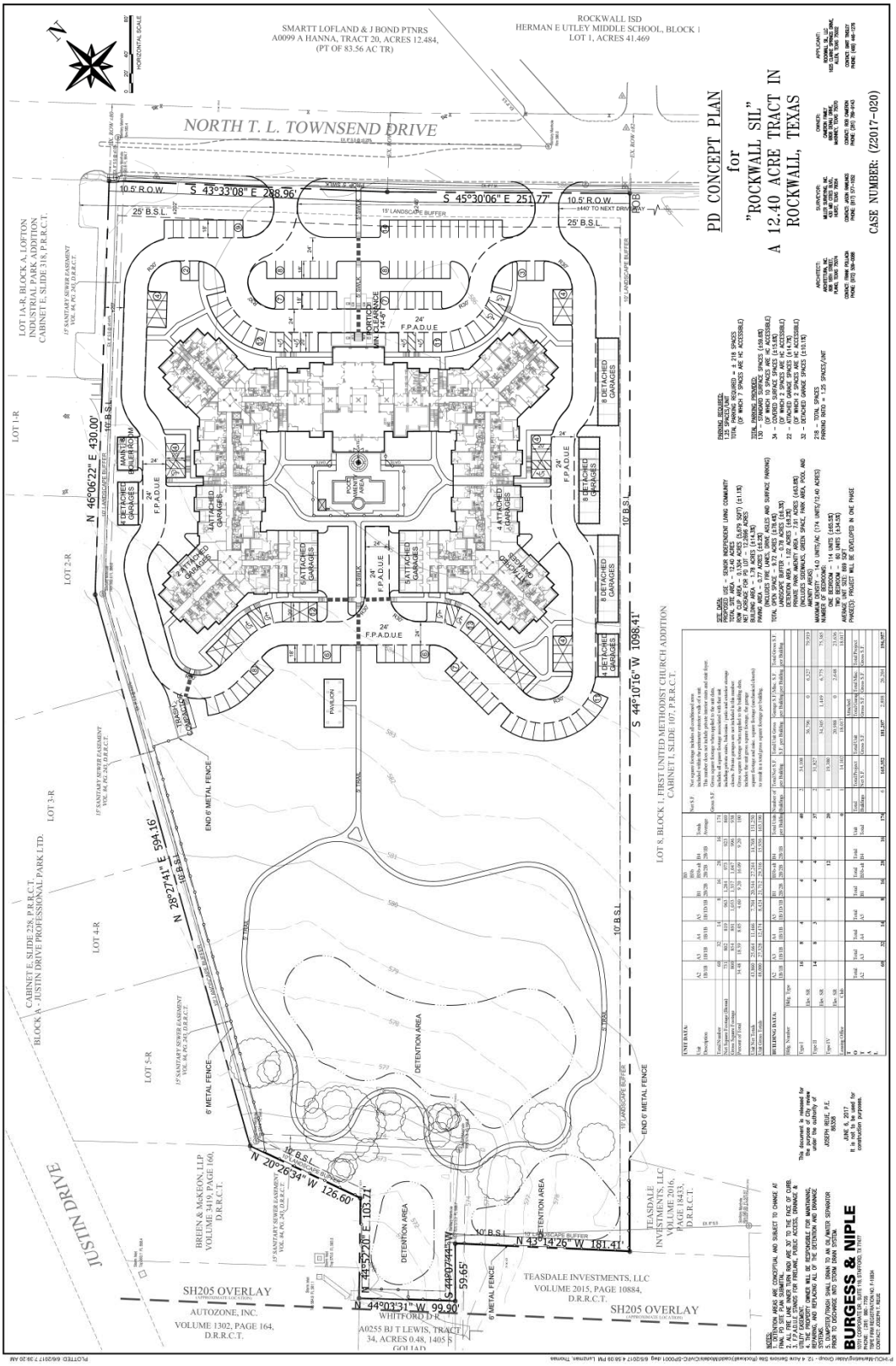


Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*; however, the subject property shall only be used as an *Age Restricted, Independent Senior Housing Facility* allowing for the units being occupied by at least one (1) person who is fifty-five (55) years of age or older, or handicapped and with the following permitted accessory uses:

    - ☑ Barber and Beauty Shop
    - ☑ Cafeteria/Common dining facilities
    - ☑ Chapel
    - ☑ Community Center
    - ☑ Drug Store / Pharmacy
    - ☑ Exercise Room
    - ☑ Game Court / Gaming Room
    - ☑ Greenhouse
    - ☑ Handcrafted art work studio
    - ☑ Health Studio
    - ☑ Instructional Art Studio
    - ☑ Medical Treatment Services (such as a medical clinic, physical therapy services, inhalation therapy, and other related uses)
    - ☑ Office
    - ☑ Private recreation club or area
    - ☑ Retail Store (food and other goods)
    - ☑ Snack Bar
    - ☑ Swimming pool

    NOTE: Accessory uses are intended to be used by the residents of the proposed Age Restricted, Independent Senior Housing Facility and shall not be utilized by the general public.

2. *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1* below; however, in no case should the minimum size unit be less than 700 square feet and the average net unit area decrease below 800 square feet.

    Table 1: Unit Composition

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A2	*1 Bedroom/1 Bathroom*	731 SF	60	43,860 SF	34.48%
A3	*1 Bedroom/1 Bathroom*	802 SF	32	25,664 SF	18.39%
A4	*1 Bedroom/1 Bathroom*	819 SF	14	11,466 SF	8.04%
A5	*1 Bedroom/1 Bathroom/1D*	963 SF	8	7,704 SF	4.60%
B1	*2 Bedroom/2 Bathroom*	1,284 SF	16	20,544 SF	9.20%
B3b-alt	*2 Bedroom/2 Bathroom*	973 SF	28	27,244 SF	16.09%
B4	*2 Bedroom/1 Bathroom*	923 SF	16	14,768 SF	9.20%
		Average Net Unit Area:		*~869 SF*	
		Maximum Permitted Units:	*174*		*100.00%*

    General Notes:
    [1]: The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 Overlay (Sh-205 OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed 14.0 dwelling units per gross acre of land; however, in no case

should the proposed development exceed 174 dwelling units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25'
Minimum Side Yard Building Setback	10'
Minimum Rear Yard Building Setback	10'
Minimum Front Yard Carport/Parking Setback	15'
Minimum Side Yard Carport/Parking Setback	10'
Minimum Rear Yard Carport/Parking Setback	10'
Minimum Separation Between Main Buildings [1]	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'
Maximum Height [2]	62'
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space [3]	20%

General Notes:

[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.

[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. Maximum height shall not exceed *4-stories* or *62-feet* overall height.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

4. *Parking and Loading Standards.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'*, and equal a minimum of 1.25 parking spaces per residential unit.

Table 3: Parking Provided

Parking Type	*Number of Units (#)*	*Units as Percentage (%)*
Surface Parking Spaces	130	59.6%
Covered Parking Spaces	34	15.6%
Attached Garages	22	14.7%
Detached Garages	32	10.1%

Total Number of Parking Spaces: *218*

5. *Building Standards.* The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit* 'D'; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any

direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) *Architectural Requirements.* All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 Overlay (SH-205 OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards*.

(a) *Landscape Requirements.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers.* A minimum of a fifteen (15) foot landscape buffer shall be provided along the frontage of T. L. Townsend Drive and a minimum of a ten (10) foot landscape buffer along the perimeter of the north, south, and west property boundaries. Each landscape buffer shall incorporate a minimum of one (1) canopy tree per 50-feet linear feet of buffer area. The buffer trees along the north property line shall be located a minimum of 15-feet south of the north property line to avoid conflict with existing 15-feet sanitary sewer easement. The developer shall also be responsible for the construction of sidewalks and trails required along T. L. Townsend Drive.

(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code with the exception of the following:

i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

ii) Parking island shall be provided at a spacing not exceed a maximum distance of 20 parking spaces.

iii) No tree may be planted closer than 2½ feet to the pavement.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Fence Standards*. Fences located along the north, south, and west property boundaries as shown on the Planned Development Concept Plan depicted in *Exhibit 'B'* of this ordinance shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a minimum of six (6) feet, but shall not exceed a maximum of eight (8) feet in height.

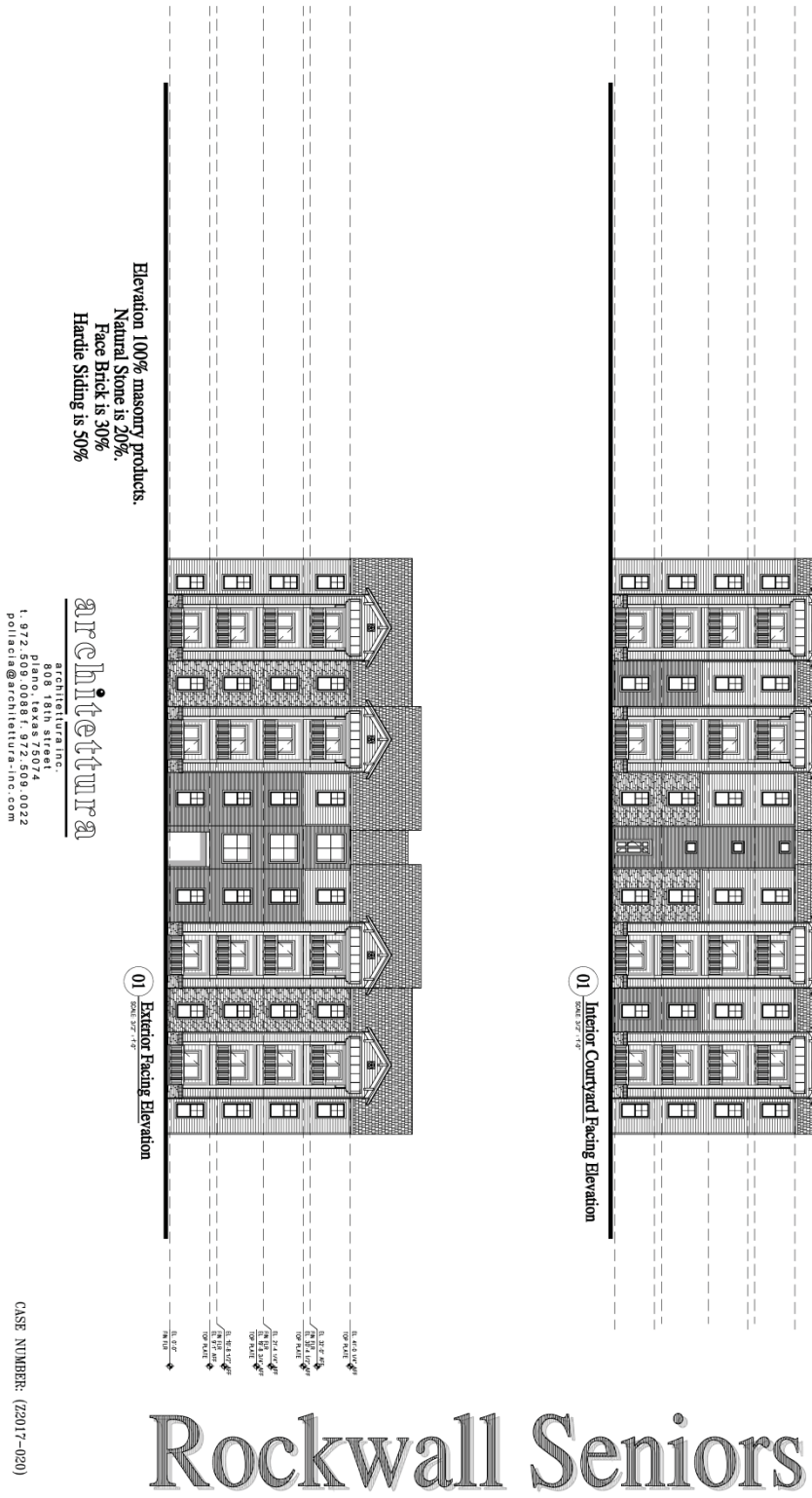
9. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT

Exhibit 'D':
Concept Building Elevations



Exhibit 'D':
Concept Building Elevations



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Korey Brooks, *Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: June 13, 2017

SUBJECT: Z2017-021; *Pinnacle Montessori of Rockwall-(Zoning Change-RO to GR)*

The applicant Alex Freeman of Pinnacle Montessori Franchise Co. has requested to withdraw Case No. Z2017-021 (see Exhibit '*A*'). According to Section 5, Application Withdrawal, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body.

Brooks, Korey

From: Williams, Brad <bwilliams@winstead.com>
Sent: Thursday, June 08, 2017 9:58 AM
To: Brooks, Korey
Cc: Kaki Reddy; Srclandbuilding Info; Alex Freeman; Krishna Bhaskar; 'ROLAND FOERSTER'
Subject: RE: Pinnacle Montessori Zoning - Case No. Z2017-021

From: ROLAND FOERSTER [mailto:rfce@flash.net]
Sent: Thursday, June 08, 2017 9:54 AM
To: Korey Brooks
Cc: Kaki Reddy; Srclandbuilding Info; Alex Freeman; Krishna Bhaskar; Williams, Brad
Subject: Pinnacle Montessori Zoning - Case No. Z2017-021

Mr Brooks, Please let this email letter serve as formal notice to inform the City of Rockwall that Pinnacle Montessori Franschise Co. on behalf of George R. Weatherford, would like to withdraw zoning case Z2017-021 from any further consideration.

We apologize for any inconvenience that our decision to withdraw may cause you or other City officials.

Roland Foerster, PE
5110 C.R. 424
Anna, Texas 75409
214-544-8888
972-741-0331 (cell)
TBPE Firm No. F-506

Information contained in this transmission is attorney privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: June 13, 2016

SUBJECT: Changes to 205 By-Pass Overlay (205 BY-OV) District

On May 15, 2017, the City Council directed staff to bring forward changes to Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) for the purpose of changing the residential lot layouts for properties that have direct frontage on John King Boulevard. This direction was the result of a work session that was held on May 1, 2017. At this work session, the City Council directed staff to prepare several options intended to mitigate the visibility and sound of traffic along John King Boulevard for future residential properties fronting onto the thoroughfare. As a result of this direction, staff has prepared the attached text amendment, which creates four (4) options -- *that can be combined with the already required 50-foot landscape buffer* -- that will increase the separation between John King Boulevard and any residential structure to a minimum of 100-feet. These options are: [*1*] increased landscape buffer of 100-feet, [*2*] increased rear yard building setback of 50-feet for properties backing to John King Boulevard, [*3*] the incorporation of a slip street with minimum of 50-feet of right-of-way, and [*4*] the incorporation of an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. In addition, staff has added language that lays out the purpose of the required berm, and creates a stipulation that requires additional screening in the landscape buffer if the berm is deemed insufficient to screen traffic along John King Boulevard. Since the work session on May 30, 2017, staff has incorporated images depicting these two (2) requirements into the draft ordinance in conformance with the City Council's direction. The Planning and Zoning Commission will be required to make a determination if the screening is sufficient at the time of site plan. Finally, staff has made miscellaneous changes to the document for the purpose of clarifying certain sections, and carried the changes over to Appendix 'F', *Landscaping Requirements and Guidelines*, of the UDC for continuity purposes. A copy of the code with revisions depicted in *RED* and a draft ordinance has been included with this memorandum.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Public Hearing]: June 13, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: June 19, 2017
City Council [2nd Reading of the Ordinance]: July 3, 2017

Staff sent out a 15-day notice to the Rockwall Harold Banner which was posted on *June 19, 2017* in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. If the Planning and Zoning Commission has any questions, staff will be available at the work session to discuss.

Sec. 6.10. 205 By-Pass Corridor Overlay (205 BY-OV) District.

A. *Purpose.* The intent of the 205 Bypass Corridor Overlay District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage which serves as the initial impression to those visiting, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.

B. *Application and boundaries.* The 205 Bypass Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Blvd. The 205 Bypass Corridor Overlay Zone extends along the current and future right-of-way of John King Blvd. to the existing city limits. The standards and regulations set forth in the 205 Bypass Corridor Overlay District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   (a) Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

      - ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
      - ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
      - ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
      - ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
      - ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

   (b) Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed

on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

   Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

   (a) The construction of the roof systems described in subsection C.2 above; or
   (b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

   The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

   All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

   ☑ Canopies, awnings, or porticos;
   ☑ Recesses/projections;
   ☑ Arcades;
   ☑ Peaked roof forms;
   ☑ Arches;
   ☑ Outdoor patios;
   ☑ Display windows;
   ☑ Architectural details (such as tile work and moldings) integrated into the building facade;
   ☑ Articulated ground floor levels or base;
   ☑ Articulated cornice line;
   ☑ Integrated planters or wing walls that incorporate landscape and sitting areas;
   ☑ Offsets, reveals or projecting rib used to express architectural or structural bays;
   ☑ Varied roof heights; or
   ☑ Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.

6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.

7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

   (a) Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. Site design standards.

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum front yard building setbacks:

~~Residential.~~
~~SH 205 (South) to SH 276: 25 feet.~~
~~SH 276 to I-30: 25 feet.~~
~~I-30 to Quail Run Road: 25 feet.~~
~~Quail Run Road to SH 205 (North): 30 feet.~~

Retail/Commercial~~.~~: 15-Feet
~~SH 205 (South) to SH 276: 15 feet.~~
~~SH 276 to I-30: 15 feet.~~
~~I-30 to Quail Run Road: 15 feet.~~
~~Quail Run Road to SH 205 (North): 15 feet.~~

Industrial/Office/Technology~~.~~: 50-Feet
~~SH 205 (South) to SH 276: 50 feet.~~
~~SH 276 to I-30: 50 feet.~~
~~I-30 to Quail Run Road: 50 feet.~~
~~Quail Run Road to SH 205 (North): 50 feet.~~

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.

3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

(a) Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
(b) The ingress and egress drives shall have a minimum radius of 30 feet;
(c) Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
(d) Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
(e) Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
(f) Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd., additional screening of the area may be required. A minimum ten-foot solid screening wall shall

be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.

8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

   (a) Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   (b) Achieving the intent of the architectural standards and site design standards.
   (c) Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. Landscape standards. All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Landscape Buffer.* ~~[Required width and height.]~~ The buffer-strip shall be a minimum of ~~15~~ 25 ~~-~~feet wide for retail/commercial uses; ~~25~~ 50 ~~-~~feet wide for residential uses ~~with the exception of a 30-foot-wide buffer from Quail Run Road to SH 205 North~~; and 50 feet wide for office, research-technology and industrial uses, and include a ~~"~~*built-up*~~"~~ berm and~~/or~~ shrubbery ~~or a combination of both~~ along the entire length of the subject property's frontage along the John King Boulvard~~.~~ right-of-way. The minimum required height of the aforementioned berm ~~and/or shrubbery or a combination thereof~~ is ~~30 inches and shall not exceed a maximum height of~~ 48 ~~-~~inches.

2. *Buffer-strip plantings*. Two (2) canopy trees, along with four (4) accent trees shall be required per 100-feet of the John King Boulvard~~.~~ right-of-way. Canopy tree~~s~~, accent tree~~s~~, and shrub~~s as defined, along with~~ sizes and types are included in ~~subsections E(3) and (4)~~*Appendix 'F', Landscaping Requirements and Guidelines*, of the Unified Development Code. ~~The area of John King Blvd. from Quail Run Road to SH 205 North shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.~~In addition, all shrubs shall be a minimum of two (2) gallons in size and 15-inches in height (*i.e. deciduous or evergreen*).

~~3. Plant material sizes. The following size requirements shall be required:~~

~~Canopy trees: four-inch caliper.~~
~~Accent trees: four-foot height.~~
~~Shrubs:~~
~~Deciduous: 15 inches; two-gallon minimum.~~
~~Evergreen: 12 inches; two-gallon minimum.~~

~~4. Plant material selections. The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:~~

~~Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.~~

~~Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.~~

3. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

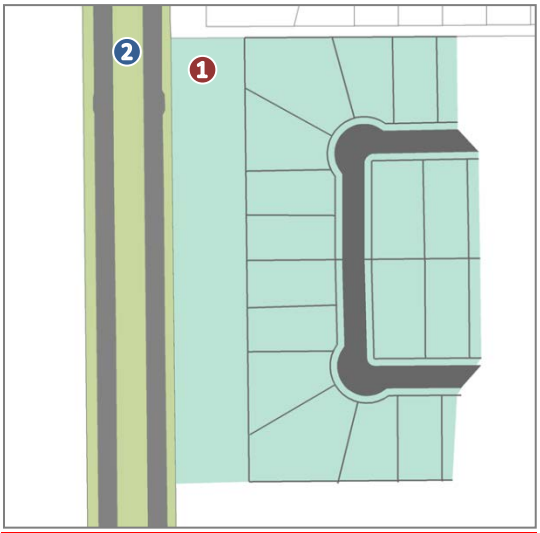
F. Sign standards. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.

G. Lighting standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

H. Utility placement. All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.

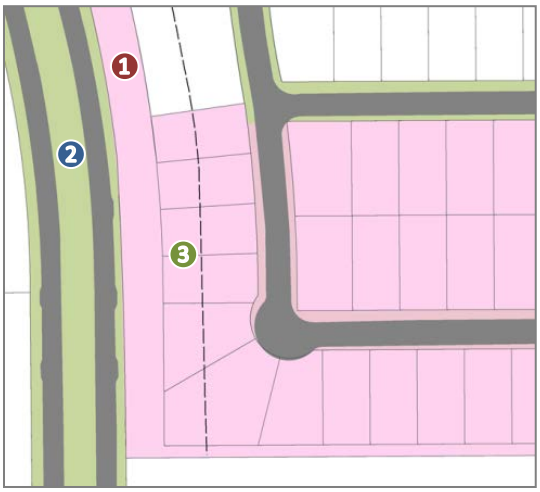
I. *Residential Frontage Requirements.* To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

(1) *Increased Landscape Buffer.* A minimum of 100-foot landscape buffer maybe substituted for the required landscape buffer.



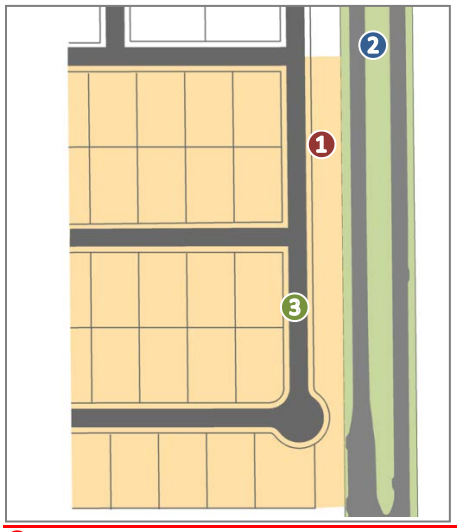
❶: 100-Foot Landscape Buffer
❷: John King Boulevard

(2) *Increased Rear Yard Building Setback.* A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.

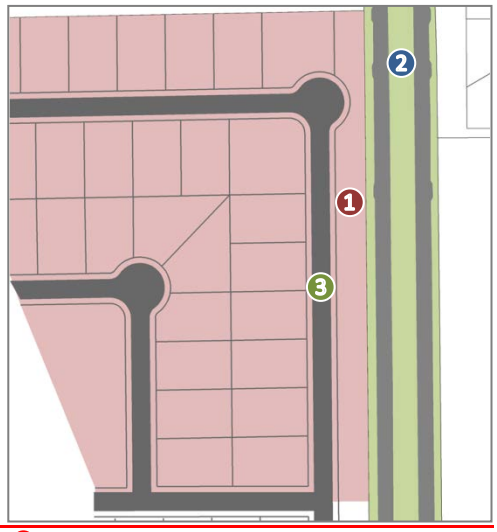


❶: 50-Foot Landscape Buffer
❷: John King Boulevard
❸: 50-Foot Rear Yard Building Setback

(3) *Incorporation of a Slip Street.* A slip street meeting the Engineering Department's requirements for right-of-way and design may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street.



❶: 50-Foot Landscape Buffer
❷: John King Boulevard
❸: Slip Street



❶: 50-Foot Landscape Buffer
❷: John King Boulevard
❸: Slip Street

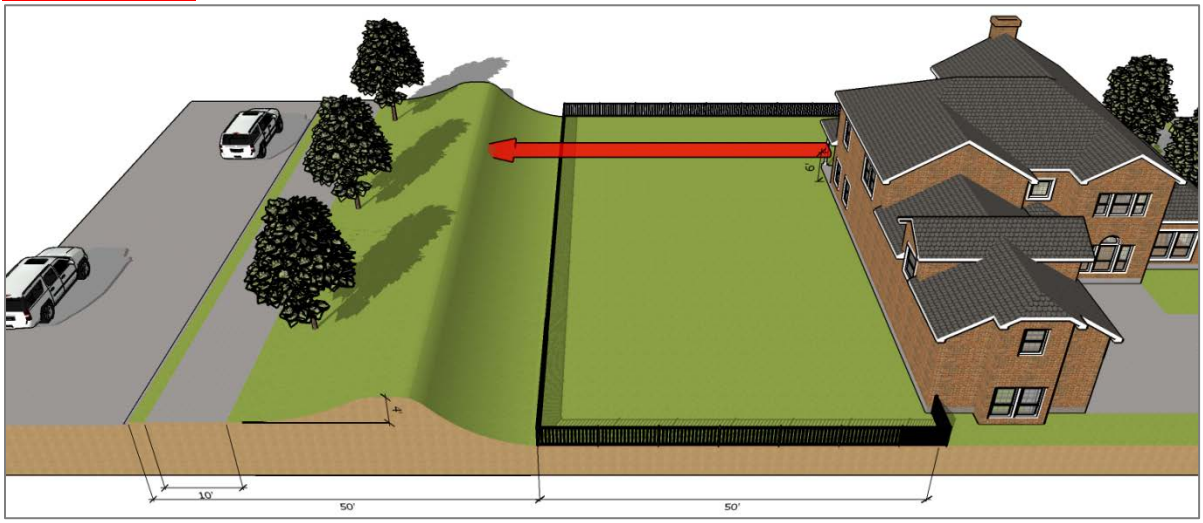
(4) *Incorporation of an Eyebrow.* An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way and design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.



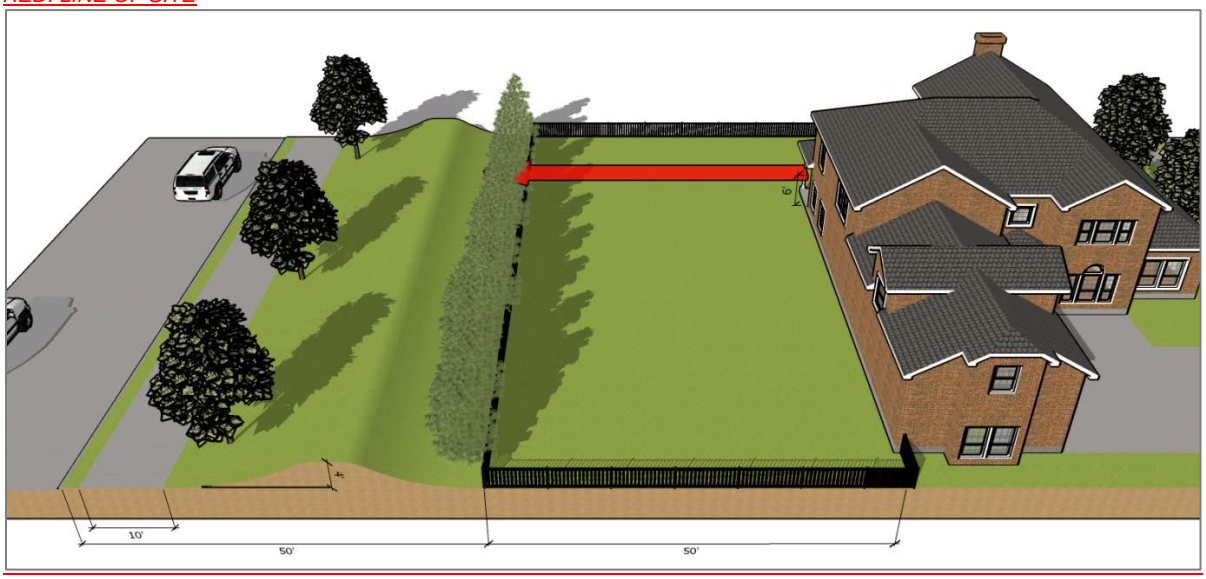
❶: 30-Foot Landscape Buffer
❷: John King Boulevard
❸: Eyebrow Street
❹: 25-Foot Front Yard Building Setback

Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard (*see Example 1 below*). In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer (*see Example 2 below*). This will be reviewed by the Planning and Zoning Commission at the time of site plan.

Example 1:
RED: LINE OF SITE



Example 2: Additional Landscaping Required
RED: LINE OF SITE



~~I.~~*J. Residential Subdivision Fence Standards.* No screening walls shall be erected adjacent to the John King Blvd. right-of-way in conjunction with any residential development. ~~Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the John King Blvd. right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design.~~ Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

~~J.~~*K. Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, §§ 40—44, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015)

Sec. F.3. District Landscaping Requirements.

		Overlay Districts									
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	NON
Landscape Buffer Requirement	10’ Landscape Buffer										X
	20’ Berm and/or Shrubbery Row (30”-48”)	X	X	X	X		X				
	15’ Berm and/or Shrubbery Row (30”-48”) [*Retail/Commercial*]					~~X~~		X	X	X	
	25’ Berm and/or Shrubbery Row (48”) [*Retail/Commercial*]					X					
	50’ Berm and/or Shrubbery Row (48”) [*Residential*]					X					
	25’ Berm and/or Shrubbery Row (30”-48”) [*Residential*]					~~X~~		X	X	X	
	50’ Berm and/or Shrubbery Row (30”-48”) [*Industrial/Research/Technology*]					X		X	X	X	
Tree Planting Requirements	1 Canopy Tree for Each 50-Linear Feet of Street Frontage										X
	~~3~~2, 4” Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	4, 4’ Tall Accent Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	1 Cedar Tree for Each 100-Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees					X		X	X		

References:
- ☑ IH-30: *Section 6.6, Article V, UDC*
- ☑ SH-205: *Section 6.7, Article V, UDC*
- ☑ SOV: *Section 6.8, Article V, UDC*
- ☑ SH-66: *Section 6.9, Article V, UDC*
- ☑ 205-BY: *Section 6.10, Article V, UDC*
- ☑ N-205: *Section 6.11, Article V, UDC*
- ☑ E-66: *Section 6.12, Article V, UDC*

References (Continued):
- ☑ FM-549: *Section 6.13, Article V, UDC*
- ☑ SH-276: *Section 6.14, Article V, UDC*

Abbreviations:
- ☑ NON: *Non-Overlay Districts*

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.10, *205 BY-PASS CORRIDOR OVERLAY (205 BY-OV) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS AND SECTION F.3, DISTRICT LANDSCAPING REQUIREMENTS, OF APPENDIX 'F', LANDSCAPING REQUIREMENTS AND GUIDELINES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District,* of Article V, *District Development Standards*, and Section F.3, *District Landscaping Requirements,* of *Appendix 'F'*, *Landscaping Requirements and Guidelines,* of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District,* of Article V, *District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That Section F.3, *District Landscaping Requirements,* of *Appendix 'F'*, *Landscaping Requirements and Guidelines,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'B'* of this ordinance.

Section 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

DRAFT ORDINANCE 06.13.2017

Section 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JULY, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 19, 2017

2nd Reading: July 3, 2017

DRAFT ORDINANCE 06.13.2017

A. *Purpose.* The intent of the 205 Bypass Corridor Overlay District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage which serves as the initial impression to those visiting, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.

B. *Application and boundaries.* The 205 Bypass Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current and future right-of-way of John King Blvd. The 205 Bypass Corridor Overlay Zone extends along the current and future right-of-way of John King Blvd. to the existing city limits. The standards and regulations set forth in the 205 Bypass Corridor Overlay District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   (a) Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

   - ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
   - ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
   - ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
   - ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
   - ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

   (b) Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

DRAFT ORDINANCE 05.15.17

Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

(a) The construction of the roof systems described in subsection C.2 above; or
(b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

☑ Canopies, awnings, or porticos;
☑ Recesses/projections;
☑ Arcades;
☑ Peaked roof forms;
☑ Arches;
☑ Outdoor patios;
☑ Display windows;
☑ Architectural details (such as tile work and moldings) integrated into the building facade;
☑ Articulated ground floor levels or base;
☑ Articulated cornice line;
☑ Integrated planters or wing walls that incorporate landscape and sitting areas;
☑ Offsets, reveals or projecting rib used to express architectural or structural bays;
☑ Varied roof heights; or
☑ Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.

6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.

7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

   (a) Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. Site design standards.

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum front yard building setbacks:

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Retail/Commercial: 15-Feet
Industrial/Office/Technology: 50-Feet

All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.

3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

   (a) Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
   (b) The ingress and egress drives shall have a minimum radius of 30 feet;
   (c) Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
   (d) Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
   (e) Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
   (f) Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd., additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.

8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

   (a) Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
   (b) Achieving the intent of the architectural standards and site design standards.
   (c) Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

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E. Landscape standards. All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Landscape Buffer.* The buffer-strip shall be a minimum of 25-feet wide for retail/commercial uses; 50-feet wide for residential uses; and 50 feet wide for office, research-technology and industrial uses, and include a *built-up* berm and shrubbery along the entire length of the subject property's frontage along the John King Boulevard right-of-way. The minimum required height of the aforementioned berm is 48-inches.

2. *Buffer-Strip Plantings*. Two (2) canopy trees, along with four (4) accent trees shall be required per 100-feet of the John King Boulevard right-of-way. Canopy tree, accent tree, and shrub sizes and types are included in *Appendix 'F'*, *Landscaping Requirements and Guidelines*, of the Unified Development Code. In addition, all shrubs shall be a minimum of two (2) gallons in size and 15-inches in height (*i.e. deciduous or evergreen*).

3. *Erosion Control/Retaining Walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

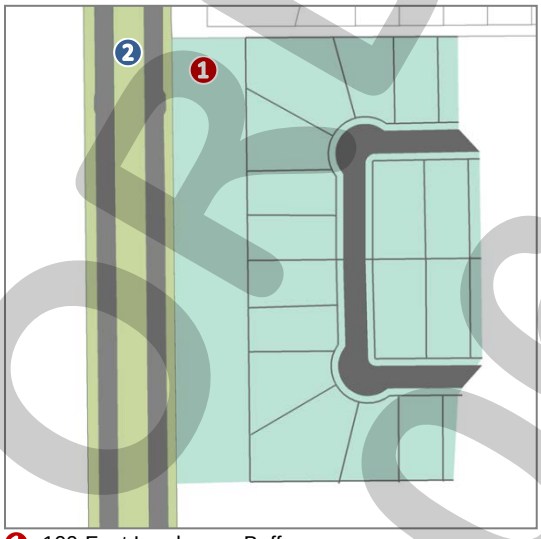
F. Sign standards. All permanent freestanding signs located in the 205 Bypass Corridor Overlay District shall be monument signs (except at the intersection with Interstate 30) adhering to the City of Rockwall sign ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the 205 By-Pass Corridor Overlay District shall require city council approval by a three-quarter majority vote.

G. Lighting standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

H. Utility placement. All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.

I. *Residential Frontage Requirements.* To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

(1) *Increased Landscape Buffer.* A minimum of 100-foot landscape buffer maybe substituted for the required landscape buffer.



1: 100-Foot Landscape Buffer
2: John King Boulevard

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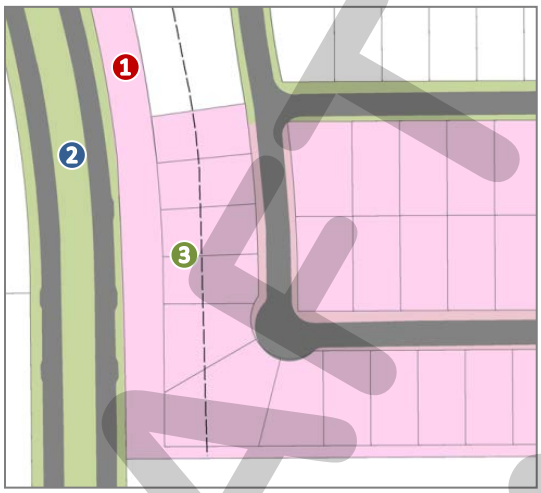
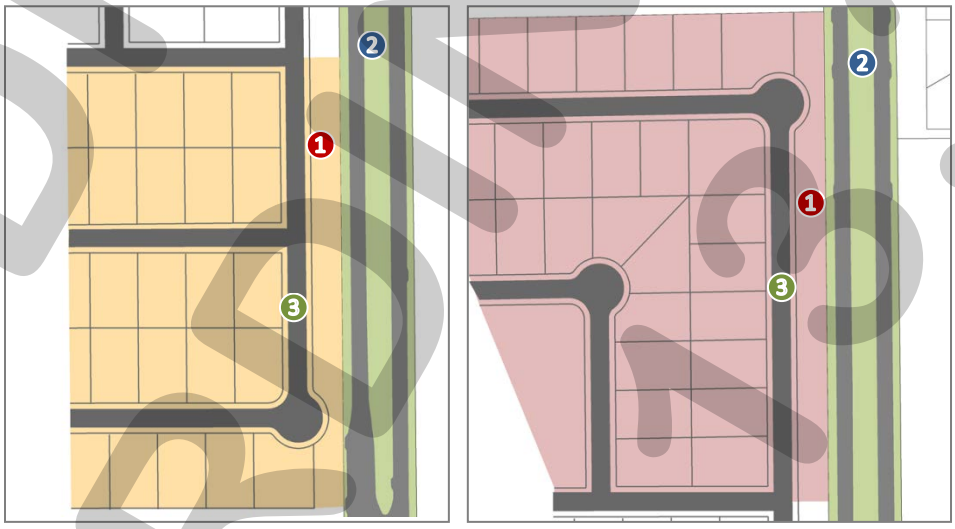
(2) *Increased Rear Yard Building Setback.* A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.



1: 50-Foot Landscape Buffer
2: John King Boulevard
3: 50-Foot Rear Yard Building Setback

(3) *Incorporation of a Slip Street.* A slip street meeting the Engineering Department's requirements for right-of-way and design may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street.



1: 50-Foot Landscape Buffer
2: John King Boulevard
3: Slip Street

1: 50-Foot Landscape Buffer
2: John King Boulevard
3: Slip Street

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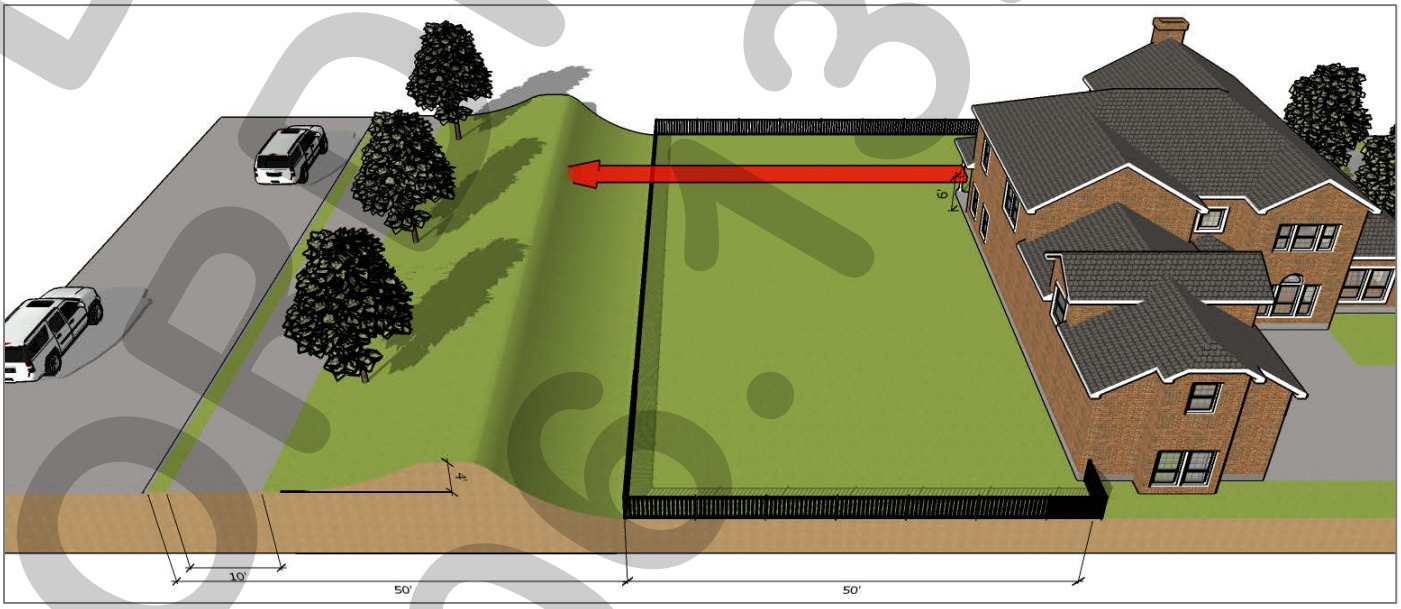
(4) *Incorporation of an Eyebrow.* An eyebrow street meeting the -- *Engineering Department's requirements for right-of-way and design* -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.



1: 30-Foot Landscape Buffer
2: John King Boulevard
3: Eyebrow Street
4: 25-Foot Front Yard Building Setback

Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard (*see Example 1 below*). In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer (*see Example 2 below*). This will be reviewed by the Planning and Zoning Commission at the time of site plan.

Example 1:
RED: LINE OF SITE



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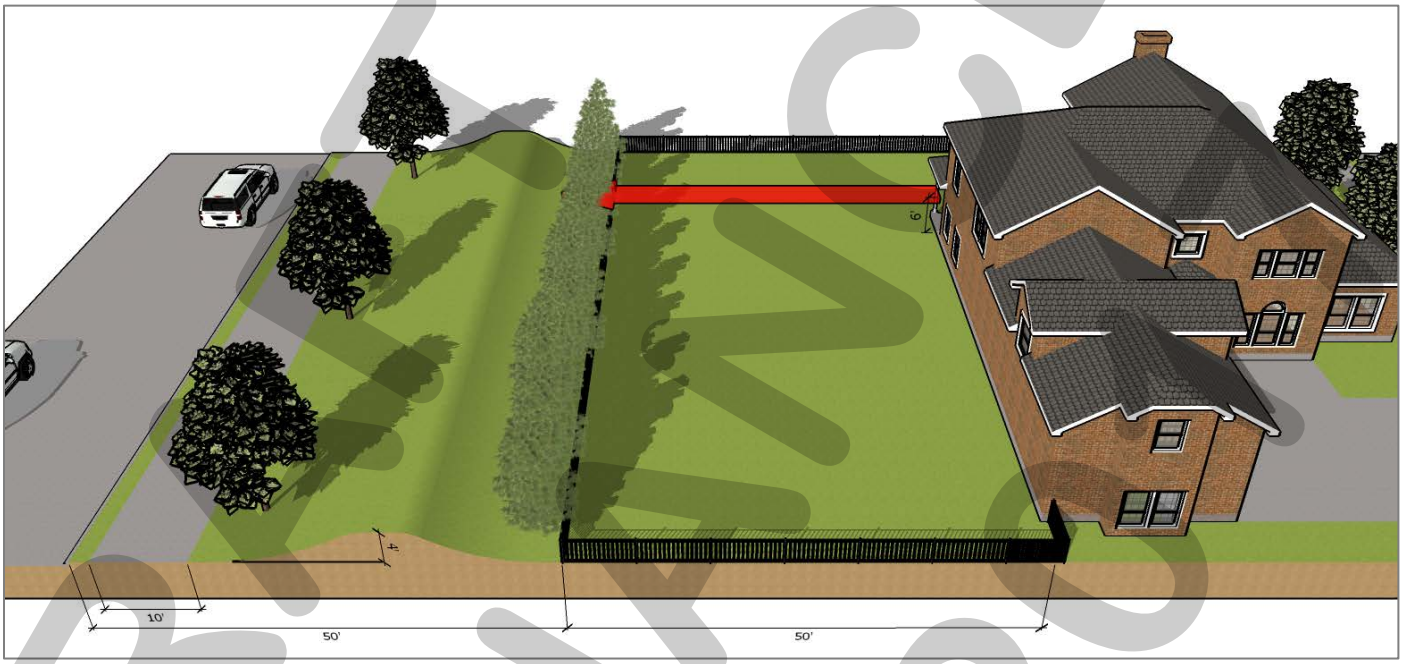
Example 2: Additional Landscaping Required
RED: LINE OF SITE



J. *Residential Subdivision Fence Standards.* No screening walls shall be erected adjacent to the John King Blvd. right-of-way in conjunction with any residential development. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

K. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, §§ 40—44, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015)

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Exhibit 'B'
Appendix 'F', Landscaping Requirements and Guidelines
Section F.3, District Landscaping Requirements

		Overlay Districts									
		IH-30	SH-205	SOV	SH-66	205-BY	N-205	E-66	FM-549	SH-276	NON
Landscape Buffer Requirement	10' Landscape Buffer										X
	20' Berm and/or Shrubbery Row (30"-48")	X	X	X	X		X				
	15' Berm and/or Shrubbery Row (30"-48") [*Retail/Commercial*]							X	X	X	
	25' Berm and/or Shrubbery Row (48") [*Retail/Commercial*]					X					
	50' Berm and/or Shrubbery Row (48") [*Residential*]					X					
	25' Berm and/or Shrubbery Row (30"-48") [*Residential*]							X	X	X	
	50' Berm and/or Shrubbery Row (30"-48") [*Industrial/Research/Technology*]					X		X	X	X	
Tree Planting Requirements	1 Canopy Tree for Each 50-Linear Feet of Street Frontage										X
	2, 4" Caliper Canopy Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	4, 4' Tall Accent Trees for Each 100-Linear Feet of Street Frontage	X	X	X	X	X	X	X	X	X	
	1 Cedar Tree for Each 100-Linear Feet of Street Frontage Planted in Clusters of 3-5 Trees					X		X	X		

References:
- ☑ IH-30: *Section 6.6, Article V, UDC*
- ☑ SH-205: *Section 6.7, Article V, UDC*
- ☑ SOV: *Section 6.8, Article V, UDC*
- ☑ SH-66: *Section 6.9, Article V, UDC*
- ☑ 205-BY: *Section 6.10, Article V, UDC*
- ☑ N-205: *Section 6.11, Article V, UDC*
- ☑ E-66: *Section 6.12, Article V, UDC*

References (Continued):
- ☑ FM-549: *Section 6.13, Article V, UDC*
- ☑ SH-276: *Section 6.14, Article V, UDC*

Abbreviations:
- ☑ NON: *Non-Overlay Districts*

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06.13.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/13/2017

APPLICANT: City of Rockwall

AGENDA ITEM: **H2017-007**; Rescind Landmark Designation for *902 N. Goliad Street*

SUMMARY:

Hold a public hearing to discuss and consider a City initiated request for the purpose of *rescinding* the *Local Landmark Designation* (*i.e. Ordinance No. 08-15*) for the *Spafford House* being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 3, 2008, after receiving recommendations from the Historic Preservation Advisory Board (*HPAB*) and the Planning and Zoning Commission, the City Council passed *Ordinance No. 08-15* designating 902 N. Goliad Street as a *Landmark Property.* This property is known as the Historic *Spafford Home.* The home was built in 1894 with a Folk Victorian influence. At the time of designation, staff felt the home provided positive characteristics for the North Goliad streetscape and that designating the property would allow for proper restoration/redevelopment of the home.

According to Section 6.2, Historic Overlay (*HO*) District, of Article V, of the Unified Development Code (*UDC*), a *Landmark Property* deemed worthy of preserving is also considered to be a contributing property which may add to the historical architectural qualities, associations, or archaeological value for the property being considered for this designation. Additionally, to be designated a *Landmark Property* must meet one of the following criteria:

a. Possesses significance in history, architecture, archeology, and/or culture;
b. Is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history;
c. Is associated with the lives of persons significant in the city's past;
d. Embodies the distinctive characteristics of a type, period, and/or method of construction;
e. Represents the work of a master designer, builder, and/or craftsman; or
f. Represents an established and familiar visual historical feature of the city.

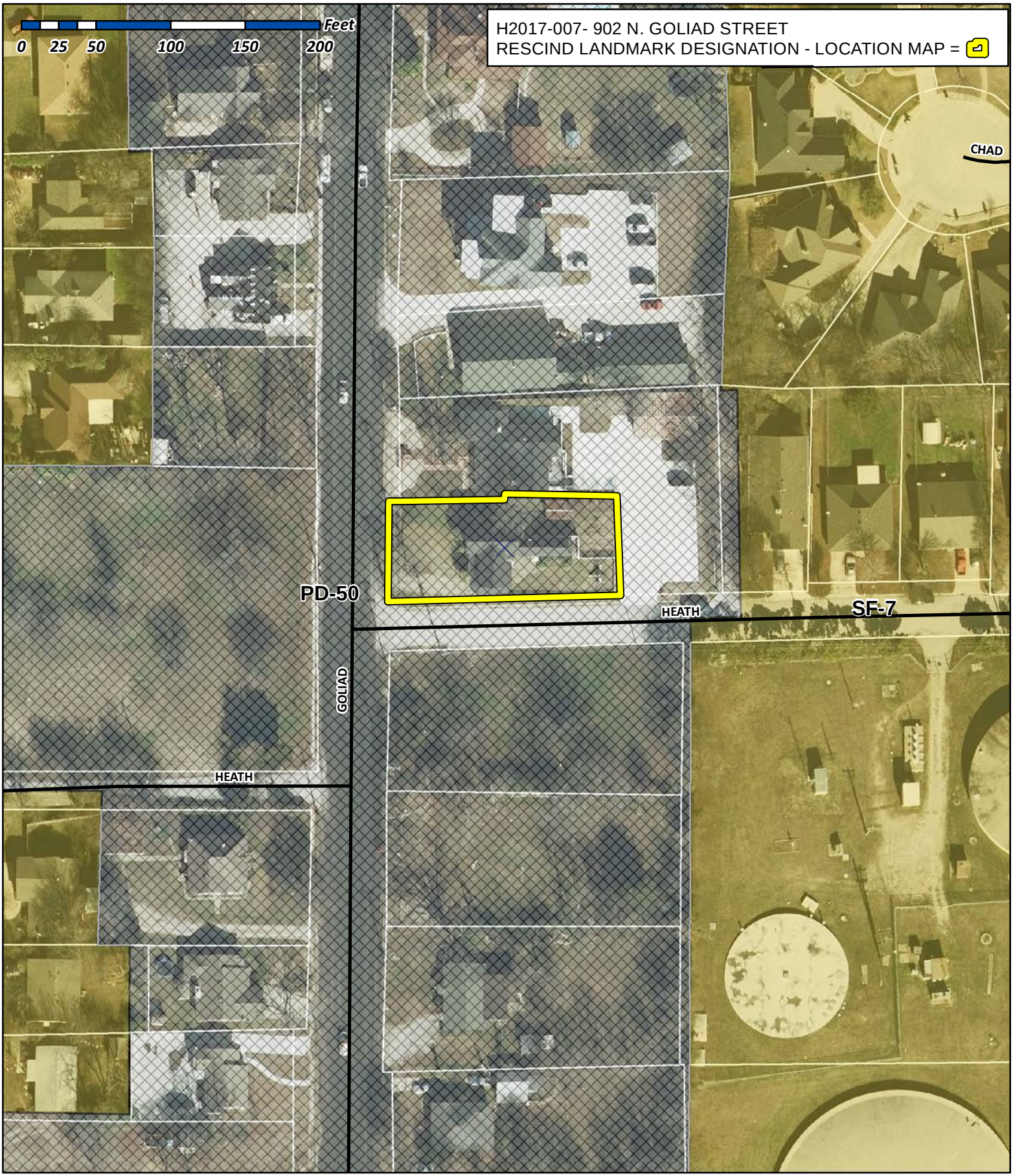
Furthermore, the Historic Overlay (*HO*) District requires a Certificate of Appropriateness (COA) for any exterior work performed on a contributing property. The COA must be approved by the Historic Preservation Advisory Board (*HPAB*) prior to the commencement of the project. The HPAB is tasked with determining if the scope of work will have an adverse effect to the characteristics of the property, and if the work is consistent with *Appendix D*, Historic Preservation Guidelines of the UDC.

Since its designation as a *Landmark Property*, the property has had modifications to the exterior that do not meet the intent of the Historic Preservation Guidelines. These modifications involve the homes windows, siding, and trim, all of which were modified without obtaining a COA from the HPAB. The recent historic resource survey conducted by the City's consultant Hardy, Heck, Moore, Inc. (*HHM*) -- *adopted by the HPAB in April of this year* -- identified changes to the exterior that include replacement of the doors, windows, exterior wall materials, and alterations to the porch. Due to these changes, HHM recommended revising the historic designation of the property from a *High Contributing* to a *Medium Contributing* property.

Based on these findings, the HPAB directed staff on May 18, 2017, after the Board's motion to recommend approval of the City initiated request to *Rescind Ord. No. 08-15* for the Landmark Property at 902 N. Golaid Street (*a.k.a. the Spafford Home*) passed by a vote of 5 to 1 with Board Member Odom dissenting and Board Member Thompson absent, to move forward with rescinding the Landmark Designation [*Ordinance No. 08-15*] of the property. It should be noted that rescinding the ordinance will not affect the current designation status as a *Medium Contributing Property* nor would it affect the property owner from restoring the home to a condition that is worthy of re-adopting it as a *Landmark Property* in the future. Rescinding *Ordinance No. 08-15* is a discretionary for the Planning and Zoning Commission and City Council. It should be noted that staff did contact the property owner to notify her of the change, and the property owner did not raise any objections to the change in designation.

NOTIFICATION:

Since the designation of a property as a Landmark Property requires the same notification process as a zoning case, staff mailed 96 notices to property owners and residents within 500-feet of the *subject property* on May 12, 2017. Staff also emailed notices to the Lakeview Summit and Caruth Lakes Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has received one (1) notice in favor of rescinding Ordinance No. 08-15 regarding this case.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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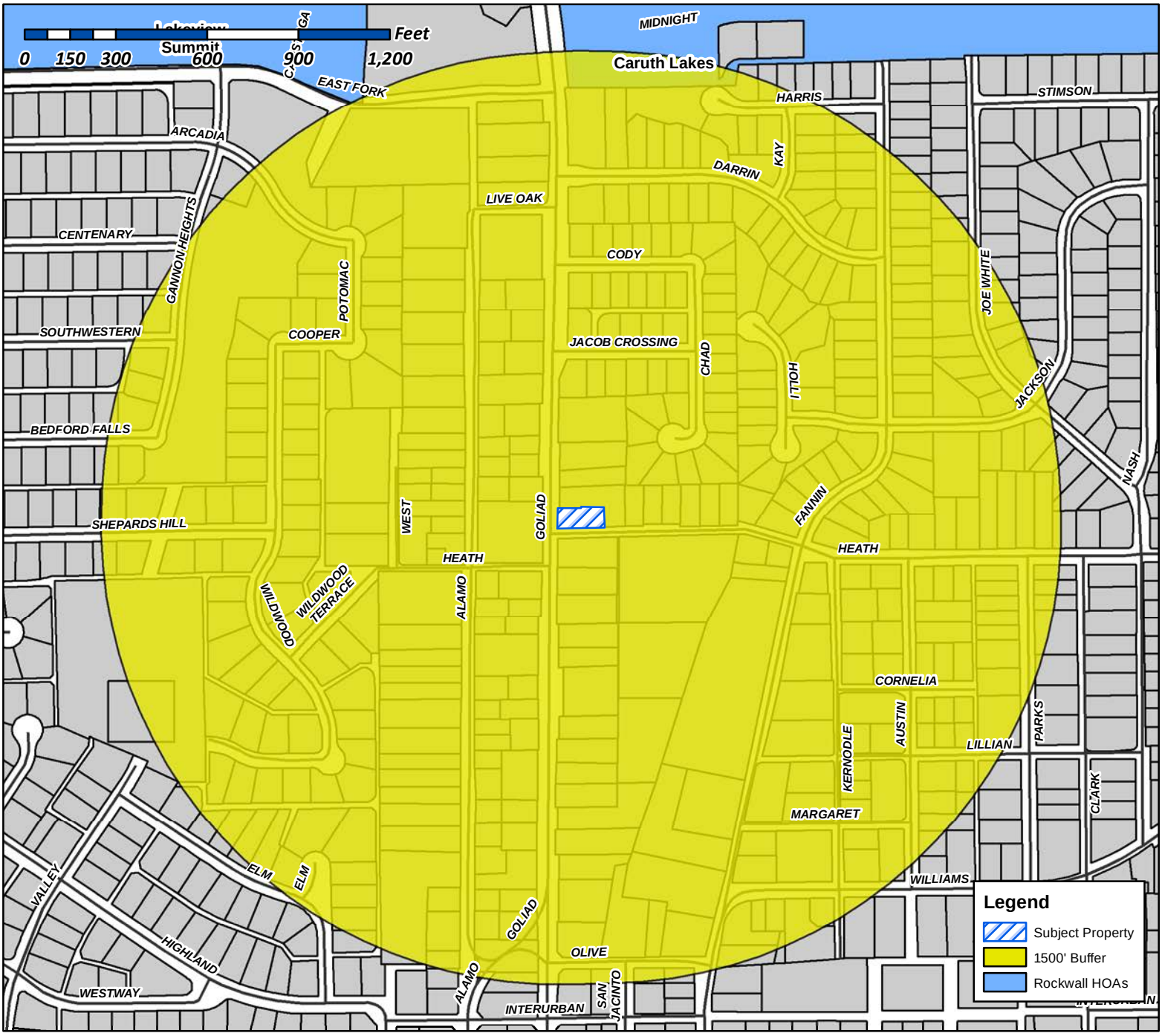
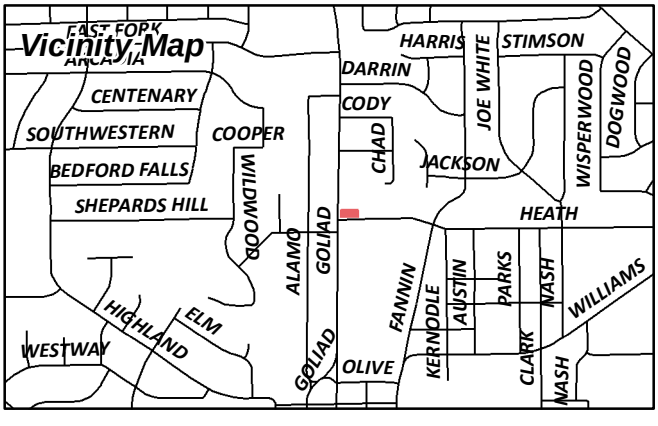


Case Number: H2017-007
Case Name: Rescind Landmark Designation
Case Type: Historic
Zoning: PD-50
Case Address: 902 N. Goliad Street



Date Created: 05/12/2017
For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, May 12, 2017 4:23 PM
To: 'visionmgr@vcmtx.com'; 'vellis2000@gmail.com'; 'mowens@principal-mgmt.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***May 12, 2017***. The Historic Preservation Advisory Board will hold a public hearing on ***Thursday 5/18/2017 at 6:00 p.m***., the Planning and Zoning Commission will hold a public hearing on ***Tuesday 6/13/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 6/19/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **H2017-007- Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (*i.e. Ordinance No. 08-15*) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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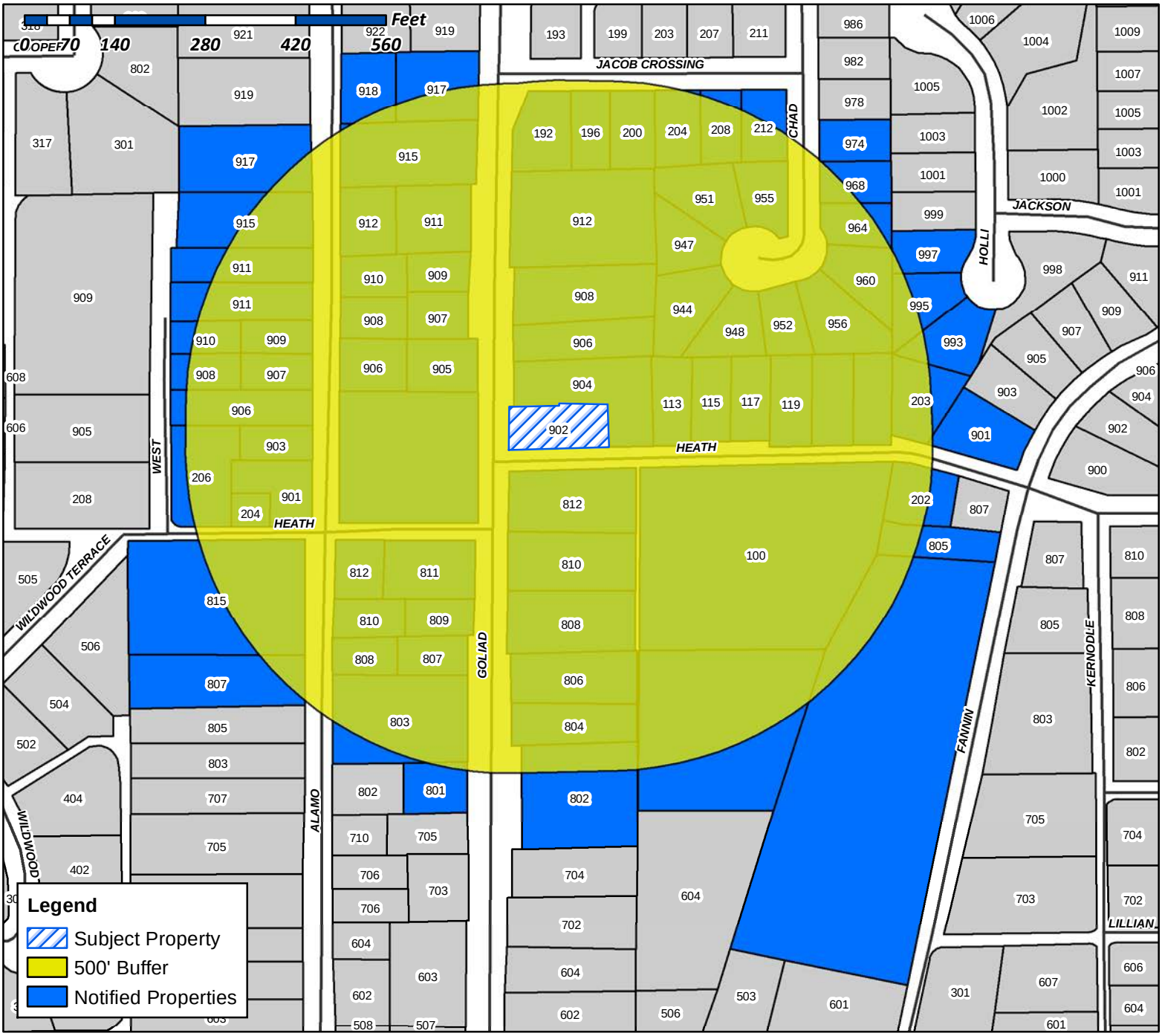
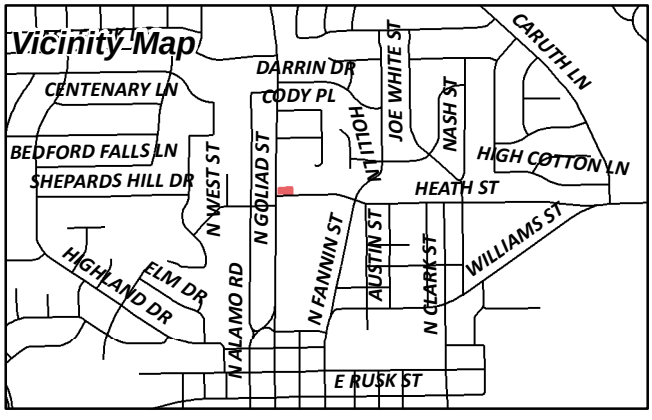


Case Number: H2017-007
Case Name: Rescind Landmark Designation
Case Type: Historic/Zoning
Zoning: PD-50
Case Address: 902 N. Goliad Street



Date Created: 05/12/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 HEATH
ROCKWALL, TX 75087

SKY ALAMO SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

ANDREA HOLLIMAN
11007 E MOFFAT
MEAD, WA 99021

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA
119 E HEATH ST
ROCKWALL, TX 75087

MEDLIN ELTON LAKE
1222 MIDDLEBROOK PL
DALLAS, TX 75208

BRIONES RONALD AND THERESA
1401 BAYLINE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

HEAVENLY HANDS BIRTHING CENTER PLLC
161 KIRKHAVEN DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
1640 COASTAL DR
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL CODY
196 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HEATH ST
ROCKWALL, TX 75087

COLBERT MICHAEL DEVON & EMILY
2020 W FM 550
ROCKWALL, TX 75032

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 HEATH ST
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

WILDER SUSAN C
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

KHAN NOOR U. & SHAHLA
2500 ST HWY 121 APT 925
EULESS, TX 76039

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

Z BAR A RANCH LP
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

KUMAR EESHAN & VANDANA KUMAR
4701 COPPER MOUNTAIN LN
RICHARDSON, TX 75082

UDSTUEN STEVE
502 COLUMBIA DR
ROCKWALL, TX 75032

PEOPLES DERYL W
5268 COUNTY ROAD 2648
ROYSE CITY, TX 75189

ELLIS MARY KATHRYN
8 CAMDEN
ROCKWALL, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
808 GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
810 GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
812 GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

COOPER JAMES A & MICHELLE R
901 N ALAMO
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
902 GOLIAD
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
906 WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
907 GOLIAD ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT
907 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
908 GOLIAD
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
909 GOLIAD
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

STACEY MARY A
912 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
915 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
915 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
917 GOLIAD
ROCKWALL, TX 75087

SYFERD STACI ANN
917 N ALAMO RD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
947 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

FERNANDEZ JOSE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
956 CHAD WAY
ROCKWALL, TX 75087

HOLLAND JASON & ANNA
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

MISER RALPH C
993 HOLLI LN
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

MCCRARY HEATHER L
997 HOLLI LANE
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-007: Rescind Landmark Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on **Thursday 5/18/2017 at 6:00 p.m.,** the Planning and Zoning Commission will hold a public hearing on **Tuesday 6/13/2017at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/19/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. H2017-007: Rescind Landmark Designation

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. H2017-007: Rescind Landmark Designation

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: MONA GARRISON

Address: 119 E Heath St., Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

- PUBLIC NOTICE -

The City of Rockwall Historic Preservation Advisory Board will hold a public hearing on **Thursday, May 18, 2017,** the Planning and Zoning Commission will hold a public hearing on **Tuesday, June 13, 2017** and the Rockwall City Council will hold a public hearing on **Monday, June 19, 2017** to consider the following item as listed. All three hearings will take place at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas.

H2017-007: Rescind the Local Landmark Designation for 902 N. Goliad Street

Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

All interested parties are encouraged to attend. Please contact the City of Rockwall Planning and Zoning staff at (972) 771-7745 with any questions. Additional information on all current development cases can be found on the City's website:"http://www.rockwall.com/Planning/PlanningDevCases.asp"

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. O4-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO RESCIND *ORDINANCE NO. 08-15,* WHICH RECOGNIZED THE PROPERTY AT 902 N. GOLIAD STREET (THE SPAFFORD HOUSE) AS A LANDMARKED PROPERTY, BEING A 0.24-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, AUSTIN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND LOCATED AT 902 N. GOLIAD STREET, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated the *Repeal* of *Ordinance No. 08-15* (*i.e. the Landmark Designation of the Spafford House)* on a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 902 N. Goliad Street and more specifically described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) and *Ordinance No. 08-15* of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the adoption of this ordinance shall supersede *Ordinance No. 08-15* and the property at 902 N. Goliad Street shall no longer be considered a *Landmark Property*.

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason

judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JULY, 2017.

_____

Jim Pruitt*, Mayor*

ATTEST:

_____

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *June 19, 2017*

2nd Reading: *July 3, 2017*

DRAFT

902 N. Goliad Street

BEING a 0.24-acre tract of land situated in the Austin Addition, Lot 1, (902 N. Goliad St.) in the City of Rockwall, County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the east right of way of State Highway 205, and the southwest corner of said Lot 1 for a corner;

THENCE N 00° 26' 58" E following along said State Highway 205 right of way line for a distance of 67.04-feet to a point;

THENCE N 89° 12' 27" E following along Lot 1 north property line for a distance of 77.40-feet to a point;

THENCE N 02° 29' 26" E following along Lot 1 property line for a distance of 3.90-feet to a point;

THENCE S 88° 59' 35" E following along Lot 1 north property line for a distance of 75.15-feet to a point;

THENCE S 02° 05' 05" E following along Lot 1 east property line for a distance of 66.74-feet to a point;

THENCE S 88° 31' 56" W following along Lot 1 south property line for a distance of 155.71 feet to the *Point of Beginning* and containing approximately 0.24-acres of land (*10,400.11 square feet*) more or less.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/13/2017

APPLICANT: Bassam Ziada of *Murphy Oil USA, Inc.*

AGENDA ITEM: **SP2017-016**; *Site Plan for Murphy Oil USA, Inc.*

SUMMARY:

Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

BACKGROUND AND PURPOSE:

The applicant is requesting the approval of a site plan for the purpose of demolishing the existing Murphy Oil site (i.e. *building, canopy, pumps, relocating fuel tanks, etc*.), and constructing an approximately 1,200 SF building for a proposed convenience store with gasoline sales. The new building be larger than the existing, incorporating four (4) additional gasoline pumps for a total of eight (8) gasoline pumps with sixteen dispensers (*i.e. 16 vehicles*).

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed convenience store with gasoline sales (*i.e. Murphy Oil USA*) is a use permitted by right. The site will incorporate a total of eleven (11) parking spaces and can be accessed via several entrances available to the Walmart shopping center.

Other than the exceptions requested as stated in staff's report (*i.e. outside display, photometric intensity, cultured stone*) and the items listed in the *Recommendation* section of this case memo, the submitted site plan, building elevations, photometric, and landscape plans conform to the technical requirements contained within the Unified Development Code (UDC) and the IH-30 Overlay (IH-30) District. A summary of the density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*One (1) Acre*	*1.013-Acres; In Conformance*
Minimum Lot frontage	*200-Feet*[1]	*x=170.17-ft; Lot of Record In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[2]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[3]	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*25-ft; Top of Mansard Roof In Conformance*
Max Building/Lot Coverage	*60%*	*<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Floor Area Ratio	*4:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*5*	*11 Provided; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Stone Requirement (IH-30 OV)	*20% ea facade*	*x>20%; Cultured Stone*[4]
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES:
1. Minimum site frontage when adjacent to IH-30 .
2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
3. Without fire retardant wall: ten (10) feet, or as required by building and/or fire codes, or With fire retardant wall: zero feet.
4. The use of a cultured stone product within an Overlay District requires P&Z approval.

A site plan was approved on December 6, 2004 under *Case No. SP2004-011* for Murphy Oil USA. This case included as a condition of approval that no outside sales or display would be allowed for the site. The applicant is requesting an ice machine to be located adjacent to the west side of the building that will occupy approximately 35 S.F. This meets the code requirements for outside sales and display under Sec. 2.1.7 of Article IV, Permissible Uses of the Unified Development Code, which states that when the area is designated on the site plan and does not exceed 5% of the building floor area (*i.e. 1,200 S.F. x 5% = 70 S.F. maximum*) outside display is permitted.

The applicant's photometric plan indicates spillover lighting adjacent to all property lines within the Walmart Addition; however, the spillover lighting adjacent ot IH-30 will not exceed 0.2-FC. Under Sec. 3.3.c of Article VII, Environmental Performance, of the Unified Development Code (UDC), all lighting shall be contained on site at a maximum intensity of 0.2-FC (*canopy lighting not to exceed 35-FC*), with the exception of commercial developments that contain more than one lot, where spillover lighting may occur. The Murphy Oil site is within the Walmart Addition and does have spillover lighting onto the adjacent Walmart property. While the UDC does allow for spillover lighting onto commercial developments containing more than one lot, it also requires the Planning and Zoning Commission to approve the lights intensity at the affected property lines (*i.e. north, east and west property lines*). This will be added as a condition of approval.

In addition, based on the applicant's submittal, staff has identified the following exception for the Planning and Zoning Commission to consider:

1) Architectural Standards:

A) *Masonry Requirements.* According to *Section 6.6, C.1.a, IH-30 Overlay (IH-30 OV)* District, of Article V, *District Development Standards*, of the Unified Development Code (UDC) each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone. The applicant is requesting to use cultured stone instead of natural/quarried stone. Staff has been provided a material sample and specifications that will be presented to the Architectural Review Board (ARB) for their recommendation; however, at their last meeting the ARB did state to the applicant they were not in favor of cultured stone on this property.

According to the UDC, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product:

i. That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size, and detail of natural stone;

ii. That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

iii. That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

iv. That the use of the highest quality synthetic minerals oxides should be used to infuse the surface with rich, authentic tones; and

v. That the manufactured stone product shall have a minimum warranty of 75 years.

The cultured stone the applicant is proposing (*i.e. Eldorado Stone*) does not meet the minimum warranty requirement; however, the stone provided by the applicant does carry a 50-year warranty. Additionally, this brand of stone (not the style) has been utilized in other parts of the city. With this being said, the approval of an exception to use cultured stone is a discretionary decision for the Planning and Zoning Commission. Staff will provide a sample at the meeting for the Planning and Zoning Commission to review. Furthermore, the applicant will require approval of an exception to the vertical articulation standards of the Unified Development code for the east and west elevations as outlined below.

EXCEPTION REQUEST:

The applicant is requesting variances to the *Unified Development Code* (UDC) for the sections outlined below. As a note, an exception request to the UDC requires passage by a simple majority vote of those City Council members present. The requests are as follows:

a) *Article V, Section 4.1.C.b General Commercial District Standards* – An exception to allow for not meeting the vertical articulation standards for the east and west elevations as depicted on the color rendering. ***[Simple Majority Vote]***

ARCHITECTURAL REVIEW BOARD (ARB):

On May 30, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board did not support the applicant's proposed use of cultured stone in lieu of a natural stone product due to the building being highly visible from IH-30. The ARB requested the applicant provide decorative elements such as faux window treatments to the buildings' south façade, which faces IH-30. Finally, the ARB requested the applicant relocate the dumpster to the rear and the propane cage underneath the canopy. The ARB will review the changes made to the building elevations and site plan at their next meeting scheduled for June 13, 2017.

The applicant has revised the site plan and building elevations that address the ARB's concerns regarding articulation, window treatments, and placement of the dumpster and propane cage. The applicant has relocated the dumpster to its original location and has removed the propane cage from the site plan. The applicant is providing three (3) options for the ARB to consider regarding the south elevation that faces IH-30. The ARB will forward a recommendation for one (1) option to the Planning and Zoning Commission at the June 13, 2017 meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Approval of an ice merchandiser to be located on the west side of and adjacent to the building as depicted on the site plan for a maximum area of 35 square feet;

3) Approval by the Planning and Zoning Commission of the photometric plan for spillover lighting levels as indicated in staff's report and as depicted on the plan for the north, east and west property lines.

4) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED STAFF COMMENTS HIGHLIGHTED

Project Number	SP2017-016	**Owner**	MURPHY, OIL USA INC	**Applied**	5/15/2017	LM
Project Name	Murphy Oil USA	**Applicant**	MURPHY OIL USA, INC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	5/15/2017	LM

Site Address	**City, State Zip**	**Zoning**
776 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
WAL-MART SUPER CENTER ADDITION	5	A	5	5226-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/15/2017	5/22/2017	5/17/2017	2	APPROVED	
ENGINEERING	Amy Williams	6/7/2017	6/14/2017	6/7/2017		APPROVED	See Conditions
(6/7/2017 10:16 AM AW) Must meet City Engineering standards and requirements. Will need to replat after engineering plans are approved.							
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	5/19/2017	4	COMMENTS	See Comments
(5/19/2017 9:23 AM AW) See attached markup Parking to be 20'x9' Pump area under canopy and dumpster to drain to an oil/water separator. Need to show existing fire hydrant Landscape Plan Add note: "No trees within 5' of any utility" Move tree 5' away from water line Show existing fire hydrant							
FIRE	Ariana Hargrove	6/8/2017	6/15/2017	6/8/2017		APPROVED	revised plan 6/6/17
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
GIS	Lance Singleton	5/15/2017	5/22/2017	5/19/2017	4	APPROVED	
PLANNING	David Gonzales	6/7/2017	6/16/2017	6/9/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 05.16.2017

All staff comments are to be addressed and resubmitted by Tuesday, June 20, 2017. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. All exterior signage requires submittal and approval of a separate building permit through the building inspections department. Approval of this site plan does not confer approval of the signage depicted on the plans.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Vertical articulation required for the east and west elevations.
2. Outside sales and display area's (ice machine & propane tanks) approval by the Planning and Zoning Commission.
3. The Planning Commission may considerthe use of high quality manufactured or cultered stone meeting the standards as listed in Sec. 6.6, C. 1. a. of the UDC. (Eldorado Stone)
4. Submittal and approval of a final plat prior to the release of building permits. Mylars copies for plat filing purposes are to be received prior release of C.O.

Please address the following Planning Comments for each plan submitted:

Photometric Plan:
1. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings at all property lines (excluding IH-30) in compliance with UDC (i.e. > or = to 0.2-FC). SEC. 3.3.c of Art. VII REQUIRES P&Z APPROVAL

Building Elevations:
1. Cultured stone depicted on the elevations(ie. Eldorado Stone) -- the Planning Commission may consider the use of this material when meeting the standards established in Section 6.6.C.1.a, Architectural Standards, of Article V, District Development Standards, of the UDC. If P&Z does not approve the use of cultured stone, a natural or quarried stone will be required based on the IH-30 OV standards.
2. Provide calculations for all exterior building materials - broken out for each facade.
3. Exception to the vertical articulation standards as requried by the General Commercial standards of the UDC.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: June 13, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Action: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]

City Council - Action: June 19, 2017 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]

PLANNING	David Gonzales	5/15/2017	5/22/2017	5/17/2017	2	COMMENTS	See comments

Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 05.16.2017

All staff comments are to be addressed and resubmitted by Tuesday, June 6, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-016" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department. Approval of this site plan does not confer approval of the signage depicted on the plans.

VARIANCE FOR THE CITY COUNCIL TO CONSIDER:

1. The IH-30 OV district requires each exterior wall to be constructed of 90% masonry materials (i.e. brick, stone, etc.) including a minimum of 20% natural or quarried stone when visible from a public street or open space -- provide calculation for each facade, excluding doors and windows to determine compliance. (See exceptions below for use of cultured stone)

If the Planning and Zoning Commission does not approve the use of cultured stone and in accordance with Section 6.6.C.1.a, Architectural Standards, of Article V, District Development Standards, of the UDC, a variance to allow for not meeting the minimum masonry standards requires a ¾ majority vote by the City Council for approval.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Horizontal and vertical articulation required for the east and west elevations.
2. Outside sales and display area's (ice machine & propane tanks) require a recommendation from the Planning and Zoning Commission and approval of the City Council.
3. The Planning Commission may considerthe use of high quality manufactured or cultered stone meeting the standards as listed in Sec. 6.6, C. 1. a. of the UDC. (Eldorado Stone)

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide a darker shade of gray for existing access drive (label accordingly) and parking spaces on site.
2. Remove construction notation from this site plan. These notes are appropriate for separate building permit:
a) General Site Notes - table
b) Temporary Traffic barrels
c) Remove statement above the temporary traffic barrels stating "all existing curb/gutter striping and pavement damagaed...original state."

d) Temporary Access Drive Notes table.
e) Remove construction fence from site plan (e.g. CFP & CF) and related items in legend.
f) Change language in Site Notes for No.'s 16A & 21K by removing "per approved elevation" and insert "requires submittal and approval of a separate permit prior to installation."
g) Remove No. 14J - required at building permit.
h) Remove No. 70A - required at building permit.
i) Site Details - See Detail Sheets: remove No. 2F Construction Safety Fence - building permit item.
3. What exterior material are you using for the propane enclosure wall? This should match the primary building materials.
4. Provide adjacent property owner information for the north, south, and west boundaries.
5. Delineate and label 20-ft landscape buffer.

Landscape Plan:
1. Delineate and label 20-ft landscape buffer.
2. Remove from Legend all labels that do not apply for a landscape plan.
3. Provide labels for "STM" and "DOM".

Photometric Plan:
1. All exterior lighting sources are to be directed down and sheilded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
2. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings at all property lines (excluding IH-30) in compliance with UDC (i.e. > or = to 0.2-FC).
3. ATM machine requires a 50-ft radius meeting the lighting standards estalblished by the State of Texas. Indicate and label as required.

Building Elevations:
1. Approval of the variance/exception for the use of a cultured stone as requested above for the IH-30 OV district.
2. Is the stone depicted on the elevations a cultured stone (i.e. Eldorado Stone)? If so, the Planning Commission can consider the use of this material when meeting the standards established in Section 6.6.C.1.a, Architectural Standards, of Article V, District Development Standards, of the UDC. Please provide a manufacturers cut sheet and sample of the stone material for consideration.
3. Label and provide a self latching gate mechanism for the dumpster enclosure.
4. Remove Sign information table at lower right corner - All exterior signage requries submittal and approval of a separate sign permit from the building inspections department. Approval of this site plan does not confer approval of a sign permit.
5. Provide calculations for all exterior building materials - broken out for each facade.
6. Variance to the horizontal and vertical articulation standards requried for the IH-30 OV as indicated above under variances.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: May 30, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: May 30, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Action: June 13, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]							
City Council - Action: June 19, 2017 (6:00 p.m.) [FOR VARIANCE REQUEST ONLY]							
Planning Department	David Gonzales	6/7/2017	6/7/2017	6/7/2017		COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 06.07.2017

All staff comments are to be addressed and resubmitted by Tuesday, June 20, 2017. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
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3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department. Approval of this site plan does not confer approval of the signage depicted on the plans.
4. Replat Required - Submittal and approval of a replat prior to issuance of a building permit required.

VARIANCE FOR THE CITY COUNCIL TO CONSIDER:

1. The IH-30 OV district requires each exterior wall to be constructed of 90% masonry materials (i.e. brick, stone, etc.) including a minimum of 20% natural or quarried stone when visible from a public street or open space -- provide calculation for each facade, excluding doors and windows to determine compliance. (See exceptions below for use of cultured stone)

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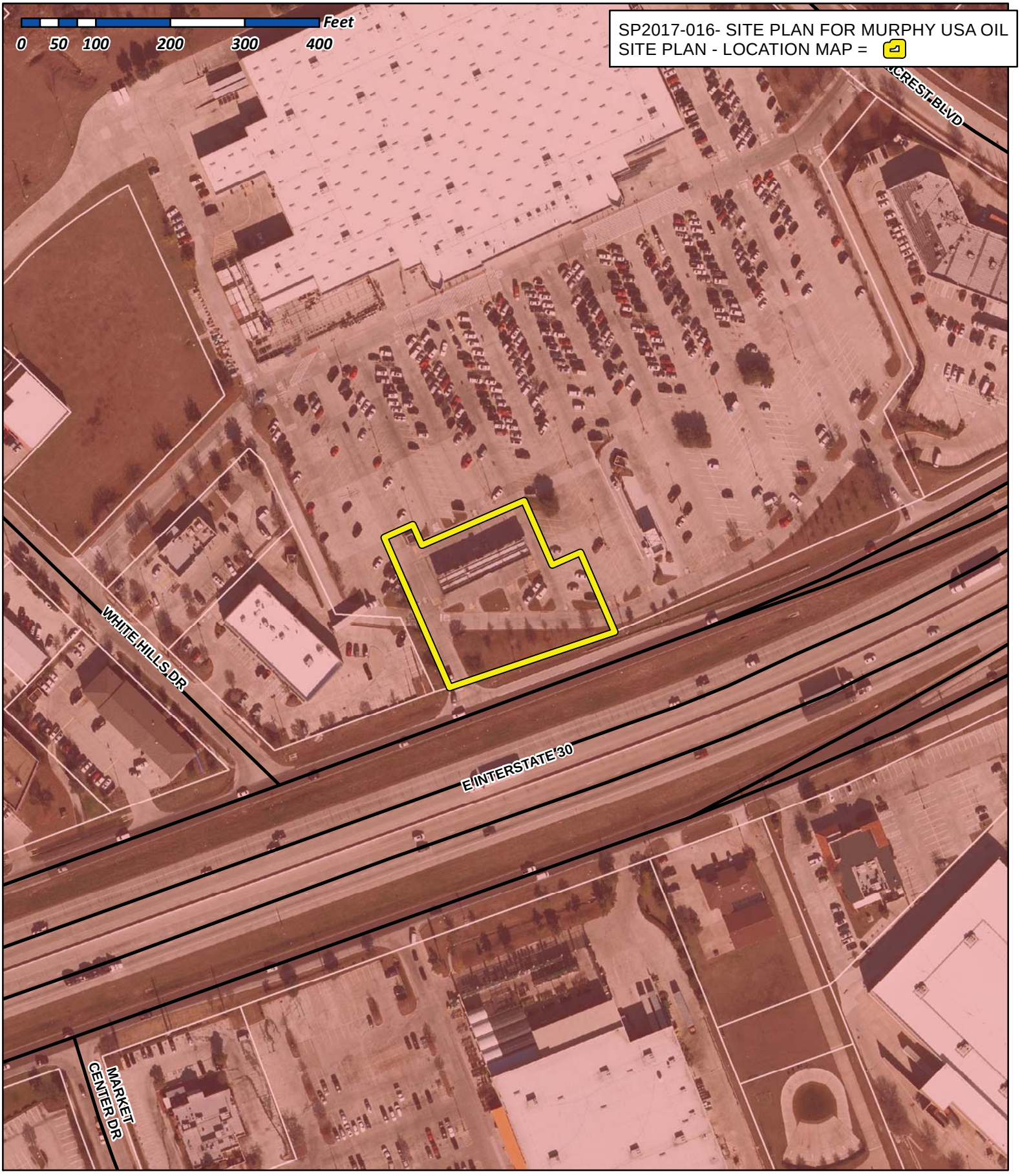
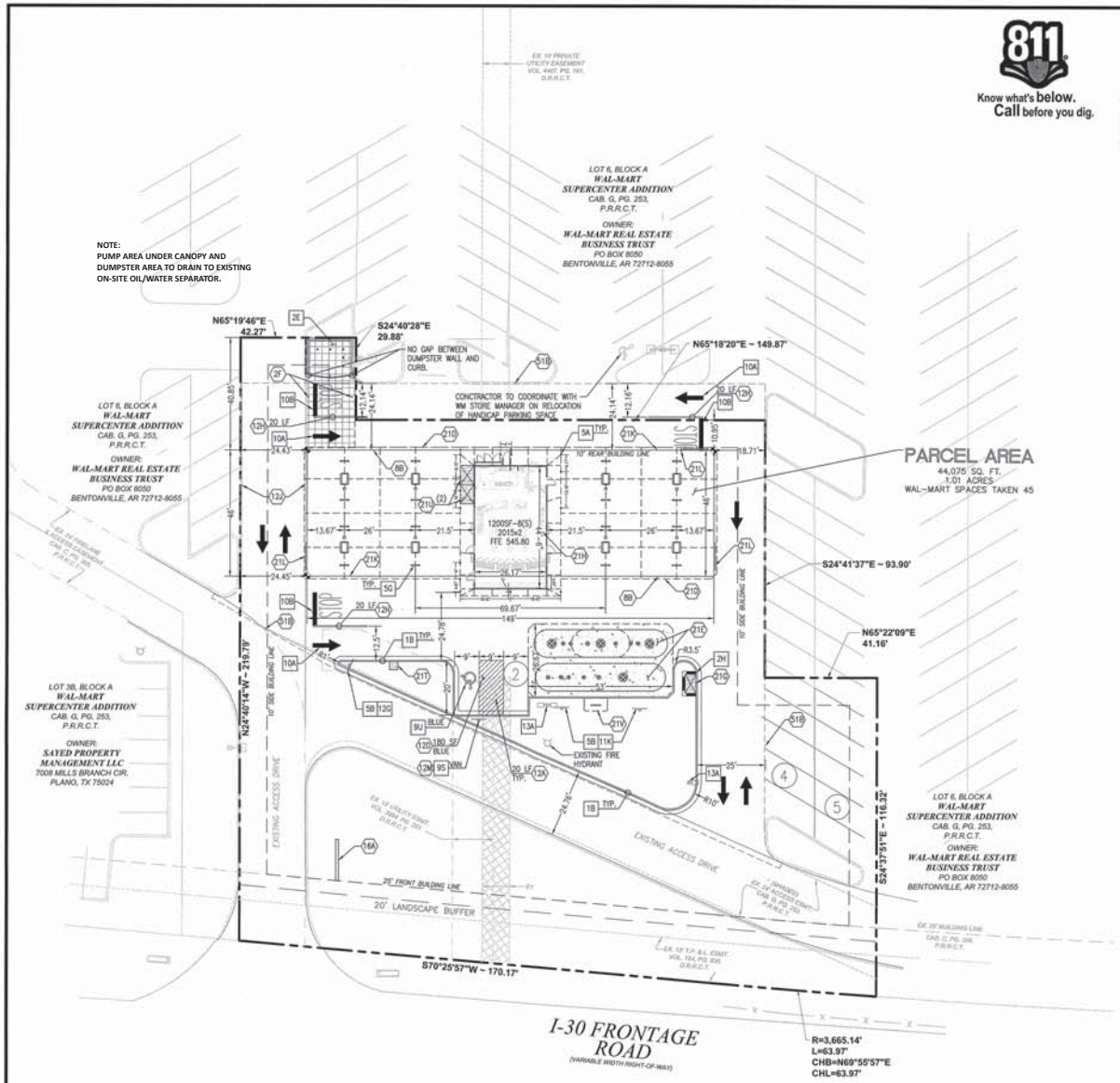


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



811 Know what's below. Call before you dig.

BUILDING SETBACKS:

BUILDING SETBACK SHOWN ON PLAN

ZONING: C- (COMMERCIAL) /IH 30 OVERLAY DISTRICT

20 0 10 20
(IN FEET)
1 inch = 20 ft

1200SF-8(S)-2015v2

LEGEND

EXISTING

- BENCHMARK
- PROPERTY CORNER MARKER FOUND - AS NOTED
- MONUMENT FOUND
- 1/2" IRON ROD WITH CAP SET STAMPED "SPOONER & ASSOC"
- MONUMENT SET
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC LINE MARKER
- ELECTRIC PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC BOX (PANEL)
- TELEPHONE MARKER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- FIBER OPTIC MARKER
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- TRAFFIC SIGNAL BOX
- MAILBOX
- GAS MARKER
- GUY POLE
- STORM DRAIN MANHOLE
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- WATER MANHOLE
- WATER METER
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- IRRIGATION CONTROL VALVE
- SIDEWALK
- BOLLARD POST
- SIGN
- OVERHEAD ELEC.
- U.G. ELECTRIC
- U.G. TELE LINE
- U.G. FIBER OPTIC
- U.G. CABLE TV
- U.G. GAS
- U.G. WATER
- U.G. SAN. SEWER
- U.G. STORM SEWER
- TREE
- CONCRETE AREA

PROPOSED

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- BUILDING/CANOPY CONTROL POINT

SITE NOTES

- 2F DRILL (2) 3/4" x 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
- 8B OVERHEAD CANOPY – (TYP.–PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 12D 4" WIDE PAINTED STRIPES. 2.0' O.C. @ 45° (SEE SIZE COLOR INDICATED AT SYMBOL).
- 12H 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 13J FIRE LANE STRIPING PER LOCAL CODES
- 13M CONTRACTOR TO ENSURE THAT ANY LIGHT POLES OR HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM BACK OF CURB TO PREVENT THE VEHICLES FROM STRIKING THESE ITEMS.
- 16A MURPHY OIL FREESTANDING SIGN. REQUIRES SUBMITTAL AND APPROVAL OF A SEPARATE PERMIT PRIOR TO INSTALLATION.
- 21D EDGE OF CONCRETE SLAB. PER TANK/PIPING PLANS.
- 21E UNDERGROUND STORAGE TANKS (1) 25,000 GAL–REGULAR, (1) 8,000 GAL–PREMIUM, (1) 10,000 GAL–DIESEL, (1) 8,000 GAL–E–85.
- 21G AIR VACUUM UNIT WITH 4' x 3' CONCRETE SLAB
- 21H ATM LOCATION.
- 21K MURPHY USA ID SIGN. REQUIRES SUBMITTAL AND APPROVAL OF A SEPARATE PERMIT PRIOR TO INSTALLATION.
- 21L PRICE SIGN PER APPROVED ELEVATION
- 21P 5' X 10' CONCRETE PAD FOR PROPANE TANKS.
- 21T MAILBOX (CONTRACTOR TO COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
- 21U 5' X 3' CONCRETE SLAB FOR ICE UNIT. SEE NUMBER INDICATED AT SYMBOL
- 21V CONCRETE PAD FOR VENT RISERS. PER TANK & PIPING PLANS.
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL.

SITE DETAILS – SEE DETAIL SHEETS

- 1B TYPE "B" CONCRETE CURB & GUTTER.
- 2E DUMPSTER ENCLOSURE
- 2H BRICK VENEER MASONRY SCREEN WALL
- 5A GUARD POST (SINGLE)
- 5B TRAFFIC SIGN IN BOLLARD
- 5G U–BUMPER
- 8S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
- 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 11K "NO PARKING" SIGN
- 12G "STOP" SIGN
- 13A SITE LIGHT POLE. SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, AND MOUNTING DETAILS.

CASE NO. SP2017-016

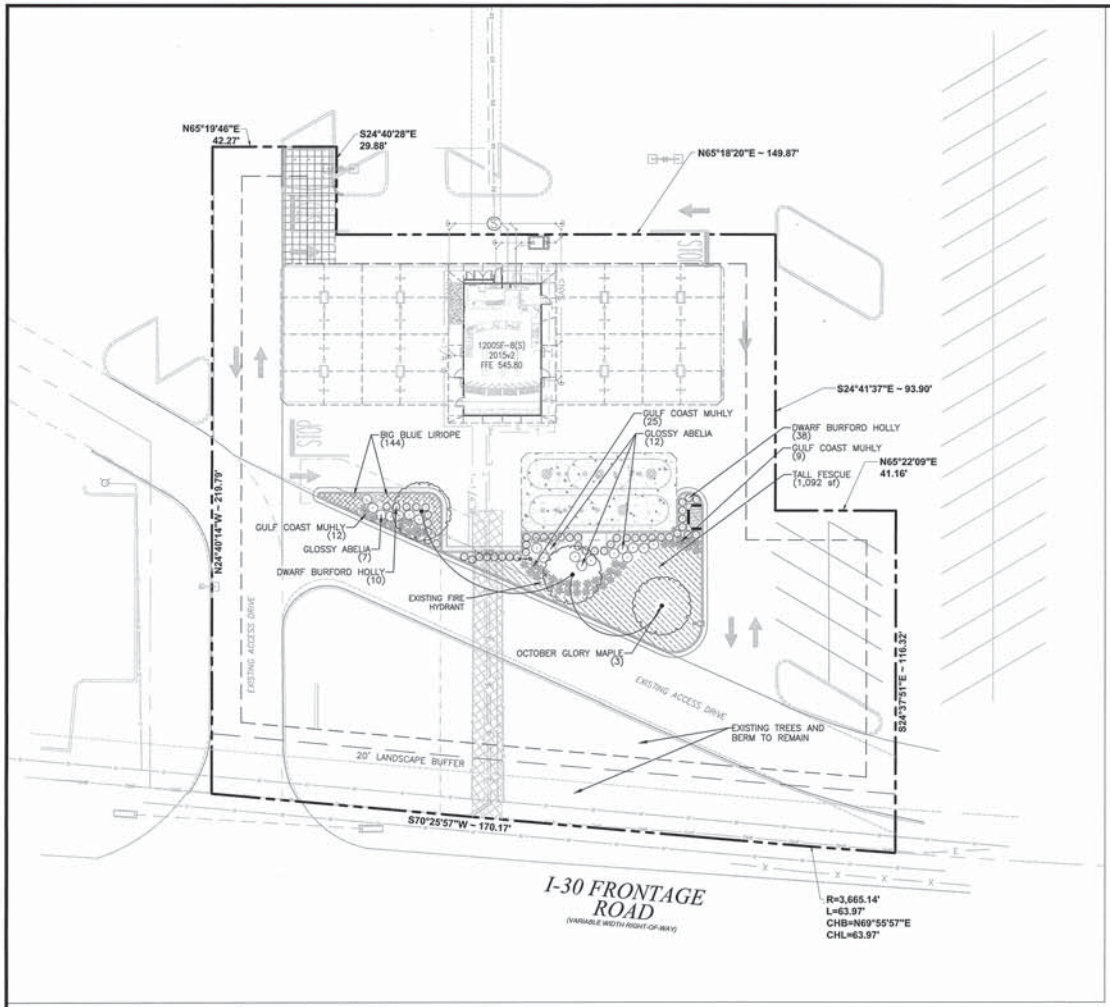
SHEET NO. C-1

REV–0 | DATE 03-27-17 | YD PRN | PC PM | BB DES | BB DRW

SITE PLAN
WALMART SUPERCENTER #259
776 E. I-30 FRONTAGE RD.
ROCKWALL TEXAS

GreenbergFarrow
1409 W. PEACHTREE ST. NW SUITE 200
ATLANTA, GA 30309
PHONE: (404) 815 4000
FAX: (404) 815 3979
DWG NAME: 1200SF-8(S)-2015v2 TEXAS
JOB NO.: 2015047
TEXAS REGISTRATION NO. F-4280

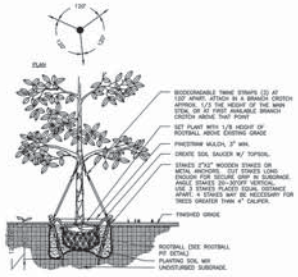
MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



PLANT SCHEDULE LANDSCAPE

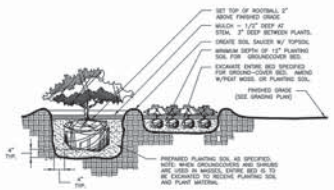
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	REMARKS
	3	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2.5"Cal	Straight Trunk, Full, well rooted soil
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**REMARKS**
	19	Abelia x grandiflora / Glossy Abelia	3 gal		Full, Well Rooted in Pot
	48	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal		Full, Dense, Bushy
	46	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Muhly	3 gal	24" MIN.	Full, Well Rooted in Pot
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**PTS. EA.**	**REMARKS**
	1,092 sf	Festuca arundinacea / Tall Fescue	sod		Certified Pure, Weed Free
	144	Liriope muscari 'Big Blue' / Big Blue Liriope	4"pot		Full, Well Rooted in Pot

NOTE:
NO TREES WITHIN 5' OF ANY UTILITY

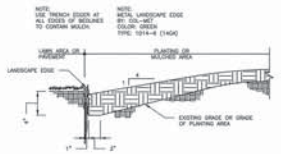


NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

DECIDUOUS TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



TRENCH EDGER DETAIL
N.T.S.

Know what's below. Call before you dig.

20 0 10 20
(IN FEET)
1 inch = 20 ft

LEGEND

EXISTING

- BENCHMARK
- PROPERTY CORNER MARKER FOUND - AS NOTED
- MONUMENT FOUND
- 1/2" IRON ROD WITH CAP SET STAMPED "SPOONER & ASSOC"
- MONUMENT SET
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- U.G. GAS
- U.G. WATER
- U.G. SAN. SEWER
- U.G. STORM SEWER
- TREE
- CONCRETE AREA

PROPOSED

- BOUNDARY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)

D. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. THE MURPHY STATION WILL NOT DROP WAL-MART'S GREEN SPACE BELOW CITY'S REQUIREMENTS.

G. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

H. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.

I. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

J. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

K. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

L. METAL LANDSCAPE EDGING IS TO BE INSTALLED BETWEEN SOD AND LANDSCAPE PLANTING BED.

CASE NO. SP2017-016

SHEET NO. C-9

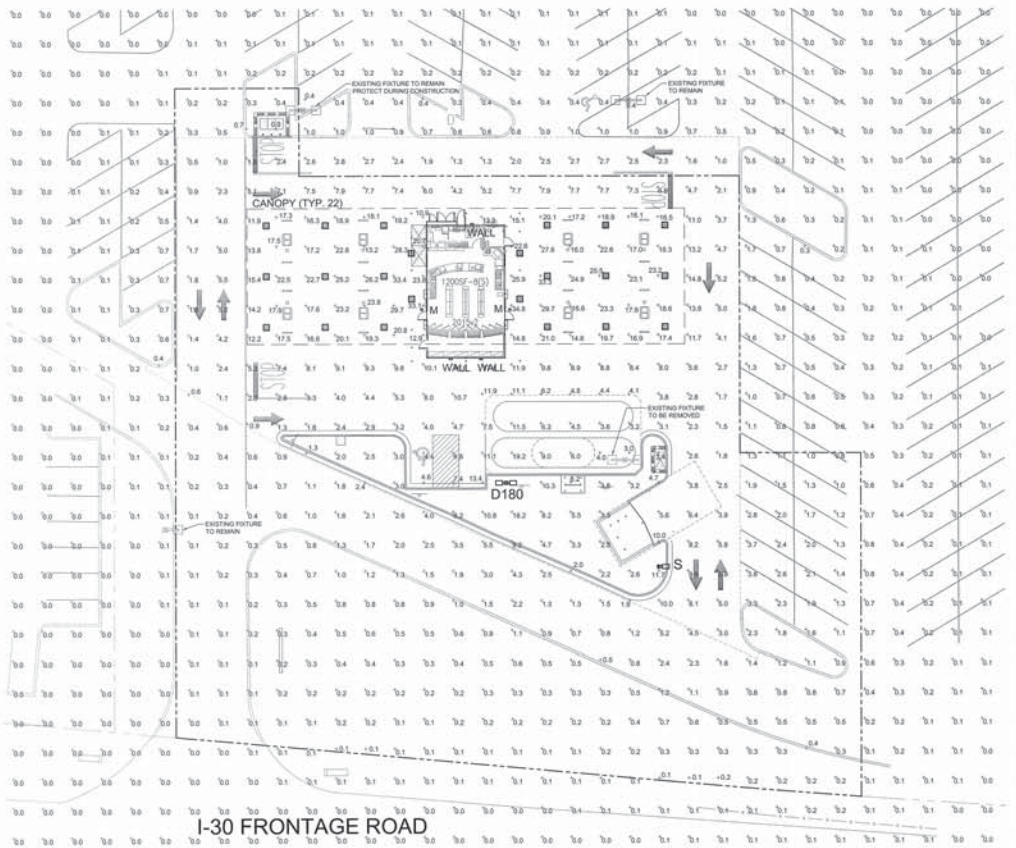
JOHN HONORIZAD 5/17

REV-0	YO	PC	BB	BB
DATE	PRN	PM	DCS	DRW
03-27-17				

LANDSCAPE PLAN
WALMART SUPERCENTER #259
776 E. I-30 FRONTAGE RD.
ROCKWALL TEXAS

GreenbergFarrow
1430 W. PEACHTREE ST. NW SUITE 200
ATLANTA, GEORGIA 30309
PHONE: (404) 601-8000
FAX: (404) 601-8001
DWG NAME: ROCKWALL TEXAS
JOB NO.: 2015047.
TEXAS REGISTRATION NO. F-439

MURPHY OIL USA, INC.
MURPHY USA
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	ALLOWED	MIN
UNDER CANOPY LIGHTING	FC	20.36	34.8	35.0	10.9
ILLUMINATED AREAS	FC	4.28	19.2	20.0	0.2

PER SEC. 3.3, C., LIGHT AT NONRESIDENTIAL PROPERTY LINE, SINCE PROPOSED SITE IS TO REPLACE AN EXISTING MURPHY USA AND SITE IS COMPLETELY CONTAINED WITHIN AN EXISTING COMMERCIAL DEVELOPMENT THE INTENT OF THIS LIGHTING PLAN IS TO REPLACE THE FIXTURE TO BE REMOVED DURING CONSTRUCTION WITH HIGHER EFFICIENCY LED FIXTURES. THE LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT SHOULD BE CONSIDERED BENEFICIAL TO BOTH LOTS. NOTE THAT THE 0.2 FOOT-CANDLE LIMIT IS MAINTAINED ON THE PROPERTY LINE ALONG I-30 FRONTAGE ROAD PER CODE.

LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION	B-U-G RATING
S		1	26'-0"	24'-0"	22800	193	XLCM-FT-LED-SS-CW-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, SUPER SAVER, COOL WHITE, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW	B3-U0-G3
D180		1	26'-0"	24'-0"	22800	193	XLCM-FT-LED-SS-CW-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, SUPER SAVER, COOL WHITE, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW	B3-U0-G3
CANOPY		22	15'-0"	N/A	8842	79	CRUS-SC-LED-VLW-50-UE-WHT	LSI LIGHTING, LEGACY SERIES, VERY LOW WATT DRIVE, FLAT LENS CANOPY FIXTURE	B3-U0-G1
WALL		3	8'-3"	N/A	4109	42	XSPWA03MC-UZP	CREE LIGHTING, XSP WALL MOUNT LUMINAIRE, 5700k CCT, WITH PHOTOCELL SENSOR	B1-U0-G1
M		2	8'-3"	N/A	1800	20	LR6-18L-35K-120V-A-DR WL/T6A	CREE LIGHTING, LR-6 DOWN LIGHT LUMINAIRE, 3500k CCT, 1800 LUMENS FULLY RECESSED ENTRY LIGHTS WITH HOUSING RC6-12W-GU24	B1-U0-G0

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL FIXTURES ARE FULL CUT-OFF FIXTURES, IN THE B-U-G RATING SYSTEM THE U (UPLIGHT) RATING IS 0 FOR EACH WHICH INDICATES A FULL CUT-OFF FIXTURE

POLE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
S		1	24'-0"	SSQB3-S11G-24-S-BRZ-SBC	LSI LIGHTING, STEEL SQUARE POLE, BOLT-ON ARM MOUNT, BRONZE
D180		1	24'-0"	SSQB3-S11G-24-S-BRZ-SBC	LSI LIGHTING, STEEL SQUARE POLE, BOLT-ON ARM MOUNT, BRONZE

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

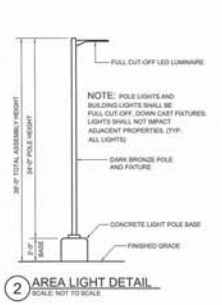
THE 26'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

CONTRACTOR TO ENSURE THE LIGHT POLE AND HANDICAP PARKING SIGN ARE AT LEAST 2' FROM THE BACK OF CURB TO PREVENT VEHICLES FROM STRIKING THE LIGHT POLE OR HANDICAP PARKING SIGN. PROPOSED LIGHT POLE BASES SHOWN AT A MINIMUM OF 2'-6" FROM BACK OF CURB TO CENTER OF POLE/BASE. ENGINEER TO VERIFY PROPOSED LOCATIONS FOR ANY CONFLICTS OR MISPLACEMENTS. REPORT TO LIGHTING DESIGNER ANY DISCREPANCIES OR CONFLICTS



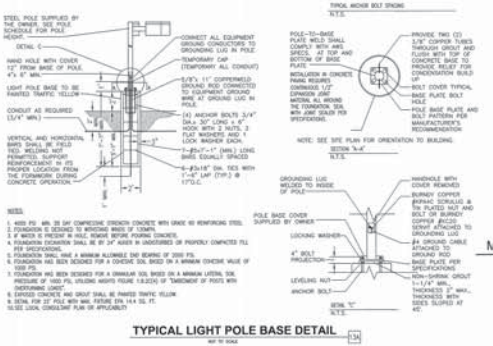
MANUFACTURER SPECIFICATION SHEET FOR SITE FIXTURES



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE



MANUFACTURER SPECIFICATION SHEET FOR CANOPY FIXTURE



TYPICAL LIGHT POLE BASE DETAIL 3/4

CASE NO. SP2017-016

No.	REVISION	DES. BY	DRAWN BY	DATE
1	ADD. CASE NUMBER	JMG	JMG	5/31/2017

Galloway
Planning, Architecture, Engineering
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
303.770.1636
www.gallowayus.com
TEXAS REGISTERED ENGINEERING FIRM F-21060

MURPHY USA

STATE OF TEXAS — JOSHUA M. GRIMSLEY — 130378 — LICENSED PROFESSIONAL ENGINEER — 6/1/17

MURPHY USA
ROCKWALL, TEXAS

Project No: MC0584
Sheet Scale: 1"=20'-0"
Date: May, 2017
Disk File: LI Photometric Rockwall, TX

PHOTOMETRIC SITE PLAN

L–1.0



1 **ELEVATION- FRONT (SOUTH)**



2 **ELEVATION- REAR (NORTH)**



3 **ELEVATION- RIGHT (EAST)**



4 **ELEVATION- LEFT (WEST)**



5 **TRASH ENCLOSURE**

CASE NO. SP2017-016

GreenbergFarrow

MURPHY USA

ROCKWALL, TX (E. I-30 FRONTAGE RD.)
JUNE 5, 2017 (OPTION 1)





1 ELEVATION- RIGHT (EAST)



2 ELEVATION- LEFT (WEST)

CASE NO. SP2017-016

GreenbergFarrow

MURPHY USA

ROCKWALL, TX (E. I-30 FRONTAGE RD.)
JUNE 5, 2017 (OPTION 1)



1 **ELEVATION- FRONT (SOUTH)**



2 **ELEVATION- REAR (NORTH)**



3 **ELEVATION- RIGHT (EAST)**



4 **ELEVATION- LEFT (WEST)**



8'-0" TALL 'EMPIRE IVORY VELOUR' BY CAROLINA CERAMICS WITH FIBERTECH COMPOSITE FENCE GATES PAINTED 'DORMER BROWN' SW #7521

5 **TRASH ENCLOSURE**

CASE NO. SP2017-016

GreenbergFarrow

MURPHY USA

ROCKWALL, TX (E. I-30 FRONTAGE RD.)
JUNE 5, 2017 (OPTION 2)





1 ELEVATION- RIGHT (EAST)



2 ELEVATION- LEFT (WEST)

CASE NO. SP2017-016

GreenbergFarrow

MURPHY USA

ROCKWALL, TX (E. I-30 FRONTAGE RD.)
JUNE 5, 2017 (OPTION 2)



1 **ELEVATION- FRONT (SOUTH)**



2 **ELEVATION- REAR (NORTH)**



3 **ELEVATION- RIGHT (EAST)**



4 **ELEVATION- LEFT (WEST)**



8'-0" TALL 'EMPIRE IVORY VELOUR' BY CAROLINA CERAMICS WITH FIBERTECH COMPOSITE FENCE GATES PAINTED 'DORMER BROWN' SW #7521

5 **TRASH ENCLOSURE**

CASE NO. SP2017-016

GreenbergFarrow

MURPHY USA

ROCKWALL, TX (E. I-30 FRONTAGE RD.)
JUNE 5, 2017 (OPTION 3)





1 **ELEVATION- RIGHT (EAST)**



2 **ELEVATION- LEFT (WEST)**
12" = 1'-0"

CASE NO. SP2017-016

GreenbergFarrow

MURPHY USA

ROCKWALL, TX (E. I-30 FRONTAGE RD.)
JUNE 5, 2017 (OPTION 3)

Technical Data

Adhered Veneers & Wall Mounted Accessories

Eldorado Stone is designed to meet or exceed building code requirements. Independent testing confirms compliance with ICC-ES Acceptance Criteria 51 and ASTM C1670, standard specification for Adhered Stone Veneer.

Supporting test data is available upon request.

Local building codes may vary by area. Always check with your local building authorities before installing stone.

For additional technical information please visit: www.eldoradostone.com

Ingredients

Light weight aggregate ASTM C33, C330 & C331

Portland cement ASTM C150, ACI 318

Mineral oxide pigments ASTM C979

Code Acceptability & Certification

UL Registered
Mineral composition units

Surface burning characteristics
Flame Spread 0
Smoke Developed 0

ICC-ES ESR 1215

California Building Code

Florida Building Code

Los Angeles Research Report #25589

HUD Materials Release #910

ASTM C1670

CE Declaration of Conformity
NR #290905-5

Freeze-thaw Durability

Tested in accordance with ASTM C666 & C1364
Less than 1.5 percent weight loss at 50 cycles; passed
Less than 5 percent weight loss at 300 cycles; passed

Shear Bond (Adhesion)

Tested in accordance with ASTM C482

Greater than 50 psi shear bond strength

Absorption

Tested in accordance with ASTM C1670, ICC-ES Acceptance Criteria 51 & ASTM C140

Saturated Density

Tested in accordance with ASTM C1670

Weight less than 15 lbs. per sq. ft., saturated

Thermal Resistance

Tested in accordance with ASTM C177

R value: 0.528 (ft^2-F-hr)/BTU at 1.48" thickness

Compressive Strength

Testing in accordance with C192 & C39

Compressive strength is greater than 2100 psi

Tensile Strength

Exceeds requirement of ASTM C190

Flexural Strength

Exceeds requirement of ASTM C348

Weight Per Square Foot

All adhered veneer profiles weigh less than 15 lbs. per square foot

Wind Load Testing

Tested in accordance with ASTM E330 at 150 mph wind speed; passed

ELDORADO STONE®

eldoradostone.com 800.925.1491

ELDORADO STONE

CSI – 3 PART SPEC

Eldorado Stone, LLC
1370 Grand Ave., Bldg., B
San Marcos, CA 92069
Tel: (760) 736-3232
Fax: (760) 736-8890
e-mail: customerservice@eldoradostone.com
website: www.eldoradostone.com

SECTION 04 73 00
MANUFACTURED MASONRY VENEER

GENERAL NOTES TO SPECIFIER:

THIS SPECIFICATION SECTION HAS BEEN PREPARED TO ASSIST DESIGN PROFESSIONALS IN THE PREPARATION OF PROJECT OR OFFICE MASTER SPECIFICATIONS. IT FOLLOWS GUIDELINES ESTABLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI), AND THEREFORE MAY BE USED WITH MOST MASTER SPECIFICATION SYSTEMS WITH MINOR EDITING.

EDIT CAREFULLY TO SUIT PROJECT REQUIREMENTS. MODIFY AS NECESSARY AND DELETE ITEMS THAT ARE NOT APPLICABLE. VERIFY THAT REFERENCED SECTION NUMBERS AND TITLES ARE CORRECT. (NUMBERS AND TITLES REFERENCED ARE BASED ON *MASTERFORMAT*, 2004 EDITION).

THIS SECTION ASSUMES THE PROJECT MANUAL WILL CONTAIN COMPLETE DIVISION 1 DOCUMENTS INCLUDING SECTIONS 01 25 13–PRODUCT SUBSTITUTION PROCEDURES, 01 33 00–SUBMITTAL PROCEDURES, 01 62 00–PRODUCT OPTIONS, 01 66 00–PRODUCT STORAGE AND HANDLING REQUIREMENTS, 01 74 00–CLEANING AND WASTE MANAGEMENT, 01 77 00–CLOSEOUT PROCEDURES, AND 01 78 00–CLOSEOUT SUBMITTALS. CLOSE COORDINATION WITH DIVISION 1 SECTIONS IS REQUIRED. IF THE PROJECT MANUAL DOES NOT CONTAIN THESE SECTIONS, ADDITIONAL INFORMATION SHOULD BE INCLUDED UNDER THE APPROPRIATE ARTICLES.

THIS IS A CLOSED PROPRIETARY SPECIFICATION.

NOTES TO THE SPECIFIER ARE CONTAINED IN BOXES AND SHOULD BE DELETED FROM FINAL COPY.

HIGHLIGHTED TEXT AND NOTES RELATE TO LEED® PROJECTS AND CAN BE DELETED IF THE PROJECT IS NOT INTENDED TO ATTAIN LEED® CERTIFICATION. CREDIT REFERENCES REFER TO LEED® FOR NEW CONSTRUCTION, V2.2.

OPTIONAL ITEMS REQUIRING SELECTION BY THE SPECIFIER ARE ENCLOSED WITHIN BRACKETS, E.G. [35] [40] [45]. MAKE APPROPRIATE SELECTIONS AND DELETE OTHERS.

ITEMS REQUIRING ADDITIONAL INFORMATION ARE UNDERLINED BLANK SPACES, E.G. _____ .

OPTIONAL PARAGRAPHS REQUIRING SELECTION OF ONE OF THE OPTIONS ARE SEPARATED BY "OR" WITHIN A BOX, E.G.

OR

BOLD FACE TEXT IDENTIFIES OPTIONAL PARAGRAPHS AND FEATURES THAT MAY BE INCLUDED OR DELETED DEPENDING ON PROJECT REQUIREMENTS. CONVERT THE BOLD FACE TEXT TO REGULAR TEXT WHEN INCLUDING THESE PARAGRAPHS OR FEATURES. WHEN DELETING A PARAGRAPH, BE CERTAIN THAT ALL SUBPARAGRAPHS ARE ALSO DELETED.

REVISE FOOTER TO SUIT PROJECT/OFFICE REQUIREMENTS.

ELECTRONIC VERSIONS OF THIS SPECIFICATION UTILIZE AUTOMATIC PARAGRAPH NUMBERING.

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes: Portland cement based manufactured [stone] [and] [brick] veneer and trim.

B. Related Sections:

INCLUDE ALL DIVISION 01 SECTIONS CONTAINING LEED® REQUIREMENTS.

1. **__ __ __-_____. Wall Framing.**
2. **__ __ __-_____. Wall Sheathing.**
3. **07 60 00–Flashing and Sheet Metal.**
4. **07 92 00–Joint Sealants.**
5. **09 24 00–Portland Cement Plastering.**
6. **10 30 00–Fireplaces and Stoves.**

INCLUDE APPROPRIATE LANGUAGE BELOW IF PRODUCTS SPECIFIED IN THIS SECTION ARE TO BE BID AS ALTERNATES. OTHERWISE DELETE FOLLOWING PARAGRAPH.

C. Alternates:

1. Reference Section 01 23 00–Alternates.

1.02 REFERENCES

A. American National Standards Institute (ANSI):

1. ANSI A118.4 – Specifications for Latex-Portland Cement Mortar.

B. American Society for Testing and Materials (ASTM):

1. ASTM C 39 – Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
2. ASTM C 67 – Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.
3. ASTM C 144 – Standard Specification for Aggregate for Masonry Mortar.
4. ASTM C 177 – Standard Test Method for Steady-State Head Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus.
5. ASTM C 207 – Standard Specification for Hydrated Lime for Masonry Purposes.
6. ASTM C 270 – Standard Specification for Mortar for Unit Masonry.
7. ASTM C 482 – Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement.
8. ASTM C 567 – Standard Test Method for Determining Density of Structural Lightweight Concrete.
9. ASTM C 847 – Standard Specification for Metal Lath.
10. ASTM C 932 – Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering.
11. ASTM C 979 – Standard Specification for Pigments for Integrally Colored Concrete.
12. ASTM C 1032 – Standard Specification for Woven Wire Plaster Base.
13. ASTM C 1059 – Standard Specification for Latex Agents for Bonding Fresh To Hardened Concrete.
14. ASTM D 226 – Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
15. ASTM C1063 – Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster
16. ASTM C1329 – Standard specification for Portland cement

17. ASTM C578 – Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation
18. ASTM C1289 – Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board
19. ASTM E2556/E2556M – Standard Specification for Vapor Permeable Flexible Sheet Water-Resistive Barriers Intended for Mechanical Attachment

C. Other Standards:
1. UBC Standard No. 14-1, Kraft Waterproof Building Paper
2. ICC AC38 Acceptance Criteria for Water Resistive Barriers
3. UU-B-790 Building Paper, Vegetable Based, Kraft, waterproofed, water repellent and fireproof

D. City of Los Angeles: Research Report (LARR)
1. Research Report #25589

E. International Code Council (ICC):
1. ESR Report.

F. LEED®: US Green Building Council's Leadership in Energy and Environmental Design Green Building Rating System™.

G. Underwriter's Laboratory (UL): Building Materials Directory.

H. US Department of Housing and Urban Development (HUD): Material Release Numbers 910Fs.

1.03 SUBMITTALS

A. Reference Section 01 33 00–Submittal Procedures; submit following items:
1. Product Data.
2. Samples:
a. Standard sample board consisting of small-scale pieces of veneer units showing full range of textures and colors.
b. Full range of mortar colors.
3. Verification Samples: Following initial sample selection submit "laid-up" sample board using the selected stone and mortar materials and showing the full range of colors expected in the finished Work; minimum sample size: 3 by 3 feet (1 by 1 m).
4. Quality Assurance/Control Submittals:
a. Qualifications:
1) Proof of manufacturer qualifications.
2) Proof of installer qualifications.
b. Regulatory Requirements: Evaluation reports.
c. Veneer manufacturer's installation instructions.
d. Installation instructions for other materials.
5. LEED® Submittals:
a. Credit MR 4.1, 4.2 Recycled Content: Provide percentage of recycled content (post-consumer and pre-consumer).
b. Credit MR 5.1, 5.2 Regional Materials:
1) Provide distance between Project site and extraction site.
2) Provide distance between Project site and final manufacturing location.

MANUFACTURED MASONRY CAN ALSO CONTRIBUTE TO CREDIT EA 1 FOR OPTIMIZING ENERGY PERFORMANCE AND CREDITS ID 1.1-1.4 FOR INNOVATION IN DESIGN, HOWEVER, NO SPECIFIC SUBMITTALS ARE REQUIRED IN THIS SECTION.

B. Closeout Submittals: Reference Section 01 78 00-Closeout Submittals; submit following items:

1. Maintenance Instructions.
2. Special Warranties.

1.04 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturer Qualifications: Eldorado Stone, LLC.
2. Installer Qualifications: Experienced mason familiar with installation procedures and related local, state and federal codes masonry.

B. Certifications:

1. **ICC Evaluation Service - Evaluation Report ESR-1215**
2. **ICC ESR-1215, Florida Building Code Supplement**
3. **ASTM C1670**
4. **LARR – Research Report RR25589**
5. **HUD - Material Release Number 910F**
6. **UL - Classification listing in Building Materials Directory: UL 546T (F8002)**

C. Field Sample:

COMPLETE FOLLOWING SUBPARAGRAPH TO INCLUDE DESIRED DETAILS SUCH AS CORNERS, TRIM, MORTAR JOINTS AND JOINT DETAILS ABUTTING OTHER MATERIALS.

1. Prepare [4 by 4 foot (1200 by 1200 mm)] [___ by ___ foot (_____ by _____ mm)] sample at a location on the structure as selected by the Architect. Use approved selection sample materials and colors. Include _____ .
2. Obtain Architect's approval.
3. Protect and retain sample as a basis for approval of completed manufactured stone work. Approved sample may be incorporated into completed work.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Reference Section 01 66 00-Product Storage and Handling Requirements.

B. Follow manufacturer's instructions.

1.06 PROJECT/SITE CONDITIONS

A. Environmental Requirements: When air temperature is 40 degrees F (4.5 degrees C) or below, consult local building code for Cold-Weather Construction requirements.

1.07 WARRANTY

A. Special Warranty: Manufacturer's standard warranty coverage against defects in materials when installed in accordance with manufacturer's installation instructions.

PART 2 - PRODUCTS

2.01 MANUFACTURER

A. Eldorado Stone, LLC
1370 Grand Ave., Bldg. B
San Marcos, CA 92069

Tel: (800) 925-1491
Fax: (760) 736-3840
E-Mail: customerservice@eldoradostone.com
Website: www.eldoradostone.com

INSERT NAME, ADDRESS AND CONTACT INFORMATION OF LOCAL DISTRIBUTOR BELOW.

1. Manufacturer's Distributor:

IF PROJECT UTILIZES ONLY ONE TYPE OF STONE, INSERT THE NAME OF THE PRODUCT IN THE BLANK SPACE BELOW AND DELETE THE SECOND SELECTION. IF MORE THAN ONE TYPE OF STONE IS REQUIRED, DELETE THE FIRST SELECTION AND VERIFY THAT STONE TYPES ARE NOTED ON DRAWINGS.

B. Product: [_____ veneer] [Veneer types as shown on Drawings].

C. Substitutions: None Allowed.

2.02 MATERIALS

A. Stone Veneer:

SELECT DESIRED PROFILE FROM THE ELDORADO STONE WEBSITE PRODUCTS DROP DOWN MENU; CLICK ON "STONE VENEER" THEN CLICK ON THE APPROPRIATE REGION. INSERT PROFILE BELOW.

1. Profile: _____ . Include matching corner pieces.

SELECT DESIRED STONE ACCENTS FROM THE ELDORADO STONE WEBSITE PRODUCTS DROP DOWN MENU; CLICK ON "STONE ACCENTS." INSERT DESIRED ACCENTS BELOW AND INSERT TEXTURE IF REQUIRED. VERIFY THAT DIMENSIONS, IF REQUIRED, ARE SHOWN ON THE DRAWINGS.

2. Stone Accents: _____ .

a. Color: [Buckskin] [Earth] [Smoke] [Taupe] [As shown on Drawings].

b. Texture: _____ .

B. Brick Veneer:

SELECT DESIRED PROFILE AND COLOR FROM THE ELDORADO STONE WEBSITE ELDORADO BRICK; CLICK ON "BRICK," THEN CLICK ON "VIEW ALL BRICK PROFILES." INSERT PROFILE AND COLOR BELOW..

1. Profile: _____ . Include matching corner pieces.

a. Color: _____ .

SELECT DESIRED BRICK ACCENTS FROM THE ELDORADO STONE WEBSITE DROP ELDORADO BRICK; CLICK ON "ACCENTS." INSERT DESIRED ACCENTS BELOW. CLICK ON "CHOOSE ACCENTS' COLORS" TO SELECT COLOR. VERIFY THAT DIMENSIONS, IF REQUIRED, ARE SHOWN ON THE DRAWINGS.

2. Brick Accents: _____ .

a. Color: [Match brick] [_____] [As shown on Drawings].

C. Veneer Unit properties: Precast veneer units consisting of portland cement, lightweight aggregates, and mineral oxide pigments.

1. Compressive Strength: ASTM C 192 and ASTM C 39, 5 sample average: greater than 1,800 psi (12.4MPa).
2. Shear Bond: ASTM C 482: 50 psi (345kPa), minimum.
3. Freeze-Thaw Test: ASTM C 67: Less than 3 percent weight loss and no disintegration.
4. Thermal Resistance: ASTM C 177: 0.473 at 1.387 inches thick
5. Weight per square foot: 2012 IBC and 2012 IRC, ASTM C1670, 15 pounds, saturated.

EDIT MATERIALS PER BUILDING CODE REQUIREMENTS. DELETE FROM THIS SECTION IF SPECIFIED IN OTHER SECTIONS.

D. Weather Barrier: [ASTM D 226, Type I, No. 15, non-perforated asphalt-saturated felt paper] [UBC Standard 14-1, kraft waterproof building paper] or [UBC Standard No. 14-1, Kraft Waterproof Building Paper] or [ICC AC-38, synthetic house wrap]

E. Reinforcing: [ASTM C 847, 2.5lb/yd2 (1.4kg/m2) galvanized expanded metal lath] [ASTM C 847, 3.4lb (1.8 kg/m2) galvanized 3/8" rib lath] [ASTM C 1032, 17 gauge (1.3 mm) woven wire mesh] [ASTM C933 Welded Wire Lath] complying with code agency requirements for the type of substrate over which stone veneer is installed.

F. Mortar:

1. Cement: Portland cement complying with ASTM C 1329.
2. Lime: ASTM C 207.
3. Sand: ASTM C 144, natural or manufactured sand.
4. **Color Pigment: ASTM C 979, mineral oxide pigments.**
5. Water: Potable.
6. Pre-Packaged Latex-Portland Cement Mortar: ANSI A118.4.

G. Bonding Agent: Exterior integral bonding agent meeting [ASTM C 932] [ASTM C 1059 Type II]

H. Water Repellent: Water based silane or siloxane masonry water repellent

2.03 MORTAR MIXES

A. Standard Installation (Grouted Joints):

1. Mix mortar in accordance with ASTM C 270,
2. Polymer modified mortar complying with ANSI A118.4
   a. **Add color pigment in grout joint mortar in accordance with pigment manufacturer's instructions not to exceed 10% by weight of cement.**

OR

A. Jointless/Dry-Stacked Installation:

1. Polymer modified mortar complying with ANSI A118.4
2. Mortar prepared to comply with ASTM C270, Type S mortar.
   a. **Add color pigment in accordance with pigment manufacturer's instructions.**

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates upon which work will be installed.

B. Coordinate with responsible entity to perform corrective work on unsatisfactory substrates.

C. Commencement of work by installer is acceptance of substrate.

3.02 PREPARATION

A. Protection: Protect adjacent work from contact with mortar.

B. Surface Preparation: Prepare substrate in accordance with manufacturer's installation instructions for the type of substrate being covered.

3.03 INSTALLATION

A. Install and clean stone in accordance with manufacturer's installation instructions for Standard Installation (Grouted Joint) or Jointless/Dry-Stacked installation as specified above.

B. Apply repellent in accordance with repellent manufacturer's application instructions.

3.04 FIELD QUALITY CONTROL

A. Manufacturer's Field Services: Manufacturer's Field Service Representative shall make [one] [two] [_____] periodic site visits review of on-going installation process but is not responsible for any errors or omissions that are not observed or are previously completed.

3.05 CLEANING

A. Reference Section 01 74 00–Cleaning and Waste Management.

B. Remove protective coverings from adjacent work.

C. Cleaning Veneer Units:

1. Wash with soft bristle brush and water/granulated detergent solution
2. Rinse immediately with clean water

D. Removing Effloresence:

1. Allow veneer to dry thoroughly
2. Scrub with soft bristle brush and clean water
3. Rinse immediately with clean water; allow to dry
4. If efflorescence is still visible, contact ES Customer Service for assistance

END OF SECTION[1]

[1] THIS SPECIFICATION WAS PREPARED SPECIFICALLY FOR ELDORADO STONE CORPORATION BY ASC SPECIFICATION CONSULTANTS. COMMENTS OR SUGGESTIONS FOR IMPROVEMENT SHOULD BE ADDRESSED TO ELDORADO STONE VIA THE CONTACT INFORMATION ON PAGE ONE.

REVISED: OCTOBER 10, 2014

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AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 27, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *June 13, 2017* Planning and Zoning Commission meeting.

2. **P2017-029** **(Korey)**
   Discuss and consider a request by Joe Wimpee for the approval of a final plat of Lot 1, Block A, Wimpee Acres Addition being an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

3. **P2017-031** **(David)**
   Discuss and consider a request by Rick Dirkse for the approval of a replat for Lot 1, Block A, Dirkse Addition being 2.29-acres of land currently identified as Lots 1-6, Block B, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 N. Goliad Street, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

DISCUSSION ITEMS

5. **Z2017-023** **(Korey)**
   Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

6. **Z2017-024** **(Korey)**
   Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

7. **Z2017-025** **(Korey)**
   Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

8. **Z2017-026** **(David)**
   Hold a public hearing to discuss and consider a city initiated request for the approval of a text amendment amending Section 4.1, Lots Less Than Five (5) Acres, of Article VI, Parking and Loading, of the Unified Development Code and Chapter 26, Motor Vehicles and Traffic, of the Municipal Code of Ordinances for the purpose of consolidating language relating to the storage of recreation vehicles and adding provisions to allow extended parking, and take any action necessary.

9. **Z2017-027** **(David)**
   Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

10. **Z2017-028** **(David)**
    Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

11. **Z2017-029** **(David)**
    Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for an ~3,000 SF restaurant with drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

12. **Z2017-030** **(Korey)**
    Hold a public hearing to discuss and consider a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre tract of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), addressed as 406 N. Goliad Street, and take any action necessary.

13. **P2017-032** **(David)**
    Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a preliminary plat for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

14. **SP2017-018** **(Korey)**
    Discuss and consider a request by Annalyse Olson on behalf of Ron Valk for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located east of the intersection of T. L. Townsend Drive and Trowbridge Drive, and take any action necessary.

15. **SP2017-019** **(Korey)**
    Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

16. **SP2017-020** **(David)**
    Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District,

located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

17. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ SP2017-016: Variance for Murphy Oil USA, Inc. [*Approved*]
- ✓ Z2017-019: Zoning Change (AG to LI) (*1st Reading*) [*Withdrawn*]
- ✓ Z2017-020: Rockwall SIL (AG & C to PD) (*1st Reading*) [*Tabled*]
- ✓ Z2017-022: 205 By-Pass Corridor Overlay (205 BY-OV) District Amendments (*1st Reading*) [*Approved*]
- ✓ H2017-007: Rescind Landmark Designation for 902 N. Goliad Street (*1st Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of May, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 27, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-018** **(Korey)**
   Discuss and consider a request by Annalyse Olson on behalf of Ron Valk for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located east of the intersection of T. L. Townsend Drive and Trowbridge Drive, and take any action necessary.

2. **SP2017-019** **(Korey)**
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

3. **SP2017-020** **(David)**
   Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23rd day of June, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 13, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Tracey Logan, Eric Chodun, Annie Fishman, and Mark Moeller. Absent was Commissioner Jerry Welch. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales and Assistant Engineer, Amy Williams.

II. CONSENT AGENDA

1. Approval of Minutes for the May 9, 2017 Planning and Zoning Commission meeting.

2. Approval of Minutes for the May 30, 2017 Planning and Zoning Commission meeting.

3. SP2017-017

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Rockwall Regional Hospital, LLP for the approval of an amended site plan for a hospital [*Presbyterian Hospital*] on a 18.871-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

Commissioner Fishman made a motion to approve the consent agenda. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, Commissioner Welch absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review Board representative, Phillip Cradock, gave a brief explanation of the agenda item that was discussed at the ARB meeting.

IV. PUBLIC HEARING ITEMS

5. Z2017-019

Hold a public hearing to discuss and consider a request by Clarence L. Jorif of *The Compound at Rockwall* on behalf of Tom Szoboszlay for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for 20.0-acre tract of land identified as Tract 5 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4821, 4827 & 4849 SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the case stating that the subject property is a 20.0-acre tract of land generally located along the southern portion of SH-276, situated between Gumbo Drive and FM 551, and is situated within the SH-276 Overlay and was annexed into the City on December 22, 2008 and is zoned Agricultural District. The applicant is requesting to change the zoning of the subject property from an Agricultural District to a Light Industrial District. Directly north of the subject property is an unincorporated area of the City that is north of SH-276 and contains a mix of uses, both residential and non-residential. The area is within the City's extraterritorial jurisdiction. Directly south of the subject property is Planned Development District 76, which is designated for Single Family 1 District land uses. PD-76 is an approximately 138-acre vacant tract of land that will accommodate 107 single family homes situated on a minimum of one acre lots. According to the Master Thorough Plan, a minor collector street will separate the proposed zoning request with this SF-1 development. Directly

east of the subject property are a 1.0-acre, 5.0-acre, 9.041-acre, and 34.39-acre tract of land that contains a mix of uses that are both residential and non-residential and were annexed at the same time as the subject property. These tracts of land are zoned Agricultural District. And lastly, directly west of the subject property is the 10.0-acre tract of land containing a single family home that was annexed at the same time as the subject property and is zoned Agricultural District.

Mr. Gonzales further stated that the Future Land Use Map designates portions of the subject property as Technology/Light Industrial and Low Density Residential Districts. The northern portion of the subject property is designated as Technology/Light Industrial which is intended to provide for research and development, office, light industrial uses. Also, that the northern portion of the subject property conforms to the Future Land Use Maps' designation. The z conceptual site plan contained in the draft ordinance does not vest the development and is only representative of the boundary of the subject property which is described in the legal description. The southern portion of the subject property is designated as Low Density Residential. The applicants request would change the Future Land Use Map designation for the southern portion of the subject property to a Technology/Light Industrial designation. This designation may be considered an appropriate use for the subject property given that several of the properties located east and west of the subject property adjacent to Hwy 276 have dual Future Land Use designations. The Master Thoroughfare Plan indicates that a minor collector a 60-ft right-of-way, 2-lane undivided with 2-on street parking lane will be placed along the southern of the subject property and extend from Dowell Road to FM-551. This may warrant the change to the Future Land Use Map; however, this remains a discretionary decision for the Planning and Zoning Commission and City Council and should the City Council approve the applicant's request, a condition of approval would be to amend the Future Land Use Map to reflect the proposed change in land use for the southern portion of the subject property from a Low Density Residential designation to a Technology/Light Industrial designation.

Mr. Gonzales went on to state that on May 17, 2017, staff mailed 11 notices to property owners and residents within 500-feet of the subject property and posted a sign along SH-276, adjacent to the subject property. One notice opposed to the zoning change request was received.

Mr. Gonzales advised the Commission that the applicant was present and both staff and the applicant were available for questions.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Clarence Jorif
738 Justin Road
Rockwall, TX

Mr. Jorif came forward and stated that the the purpose for the facility is to enable the citizens of Rockwall and surrounding areas to take care of themselves and those around them as well as to allow law enforcement the opportunity to enhance their training. Mr. Jorif spoke of his background in the area of law enforcement and the military and his desire to give back to the community by providing this type of facility that will help augment to the existing training facilities that are provided to the local and neighboring law enforcement communities. He respectfully asked the Commission to consider and approve the request.

Chairman Lyons asked the Commission for questions for the applicant.

Commissioner Trowbridge asked if the zoning change request is for the lot but won't be utilizing the entire depth of the lot, can what the applicant have be proposed be within the boundaries that change from Light Industrial to Low Density Residential as depicted in map that staff provided which showed current zoning and what the Future Land Use designates. Mr. Gonzales explained that the zoning request is for the entire 20 acre property and therefore would be appropriate to move forward with the zoning that was requested. Commissioner Trowbridge asked if the use was only for the front or the back. Mr. Jorif explained that it will be done in phases, phase 1 is currently being operated out of 738 Justin Road it's an office and classroom environment where training license to carry takes place, since there is no range available there the clients are taken to the gun range in Garland. Phase 2 is the 58,000 square foot facility which he provided a picture of where within that he plans on building. Phase 3 will consist of a modular armored tactical combat house, which basically is a shoot house which will be self- contained,

covered and currently local and surrounding law enforcement agencies do not have anything similar to which they could use in the area. Phase 4 will be another building on the property that will be used for archery. The back area of the property will be turned into a land navigation area. The only place where any live fire will take place will in the actual facility itself. That is the reason for the request to zone the entire site to Light Industrial. Commissioner Trowbridge asked what the back area will be used for. Mr. Jorif continued to explain that the back part of the area is currently overgrown with trees and that is where he plans on using it as a land navigation course.

Commissioner Logan asked what the need for this type of facility is when training facilities are already available to law enforcement. Mr. Jorif explained that the current training facility on John King and Airport Road is one dimensional, what he is proposing will be 101 yard range indoors for long gun training, tactical training from a 25 yard line where a person can start at the 3foot yard line and work their way to the 25 yard line. There will also be a mat room which will allow for hands on tactical training and also a tactical simulations room. It is not meant to take the place of training facilities that are available to law enforcement but rather augments to those.

Commissioner Logan asked if the back portion is changed to Light Industrial would it then leave it open to allow for an outdoor range. Mr. Gonzales stated that an outdoor range would require a Specific Use Permit which would be another zoning change, however an indoor range is allowed in the Light Industrial and a Commercial use and no outdoor gun ranges are allowed within the City.

Commissioner Chodun asked if there were any additional requirements for an indoor range as well as the retail aspect. Mr. Gonzales stated it is a use permitted by right.

Chairman Lyons generally expressed being in favor of the request which would allow to augment the already existing facilities available to the law enforcement community.

Commissioner Trowbridge expressed concern over the back part of the lot penetrating into the Low Density Residential area to the south.

General discussion took place detailing what the five phases of the project will encompass.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward, there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to Commission for discussion or a motion.

Commissioner Fishman generally expressed being in favor of the request feels there is a need for this type of facility and it could bring a lot of value to Rockwall, however she expressed concern with the property to the south and how it will combine with the Low Density Residential that is designated in the Future Land Use Map.

Commissioner Moeller generally expressed being in favor of the request and stated that there is a need for this type of facility and feels that the proposal is well thought out and will augment the already existing police training facilities.

Commissioner Chodun generally agreed with Commissioner Fishman's concerns. He feels the need does exist for a facility such as this however he feels the facility itself is too big.

Commissioner Logan expressed concern of the south end of the property and also generally not in favor of bringing in a gun range to the City.

Commissioner Trowbridge expressed concern over what the Future Land Use Map designates the area to be.

Commissioner Lyons expressed being in favor of the request and expressed the need for such facilities.

Commissioner Logan asked for clarification of what the Future Land Use map is designating and general discussion took place between the Commission concerning the designation of the subject property within the Future Land Use Map.

Commissioner Trowbridge made a motion to recommend approval of the zoning change request for the portion of the subject property that lies within the Future Land Use Map designated as Technology/Light Industrial District from an Agricultural District to a Light Industrial District. Commissioner Chodun seconded the motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner Welch absent.

6. Z2017-020

Hold a public hearing to discuss and consider a request by Rockwall SIL, LLC on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the case stating that the applicant requesting to rezone a 12.40-acre tract of land from an Agricultural and Commercial District to a Planned Development District for an age restricted multi-family apartment complex that will consist of 174 units. The subject property, which was annexed into the City on June 20, 1959 and February 6, 1961 by Ordinance No.'s 59-02 & 60-01, is located north of the intersection of E. Yellow Jacket Lane and T. L. Townsend Drive, and is currently a vacant tract of land. In addition, the subject property is currently unplatted. Directly north of the subject property is eight parcels of land zoned Commercial District and situated on these parcels are several multi-tenant office buildings and the Rockwall Central Appraisal District's office building. Beyond that is Justin Road, which is identified as a major arterial, four lane divided roadway on the City's Master Thoroughfare Plan. Beyond this is a mini-warehouse facility which is zoned Commercial District. Directly south of the subject property are two parcels of land which are occupied with a church and community garden. Both of these parcels are zoned Commercial District. Beyond this quasi-public use is E. Yellow Jacket Lane, which is identified as a major arterial, four lane, divided roadway on the City's Master Thoroughfare Plan. Directly east of the subject property is T. L. Townsend Road, which is identified as. major arterial, four lane, divided roadway on the City's Master Thoroughfare Plan. Beyond this are a vacant 12.484-acre parcel of land that is zoned Light Industrial District and, a 41.649-acre parcel of land that is zoned Agricultural District. Situated on the 41.649-acre parcel of land is Herman E. Utley Middle School. And directly west of the subject property are three parcels of land and all of those properties are zoned Commercial District and are situated within the SH-205 Overlay District.

Mr. Gonzales went on to explain that based on the size of the subject property and the number of units proposed, the requested density will be 14 units per acre, meeting the standards established for a Multi-Family 14 District. However, the Future Land Use Map indicates the subject property to be zoned for commercial land uses. Based on the request for a high density development the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Wastewater Collection System Master Plan and determine the capacity necessary for the existing sanitary sewer system regarding the proposed planned development. Any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan could have implications for the City's existing infrastructure capacities. This development conforms to all other requirements of the Multi-Family 14 District. Also, Article VI, Parking and Loading, of the Unified Development Code stipulates that multi-family apartment complexes be parked as follows: one bedroom or efficiency units require 1½ parking spaces per unit, two) bedroom units require two parking spaces per unit, and three bedroom units require 2½ parking spaces per unit. The applicant has indicated that the age restricted multi-family apartment complex will have one and two bedroom units only. This equates to 291 required parking spaces for the proposed development; however, the applicant is proposing a 1.25 spaces/unit for a total of 218 parking spaces. This will require approval of the Planning and Zoning Commission and City Council for the reduced number of parking spaces. The PD Concept Plan indicates that a mixture of 22 attached garages, 32 detached garages, and 34 covered surface spaces, and 130 surface parking spaces will be utilized. The ratio of garages to parking units equals 54:218 or 24.77% of all parking spaces.

Mr. Gonzales further explained that the applicant has submitted a concept plan, building elevations, and development standards for the proposed age restricted multi-family apartment complex. The concept plan shows that the proposed 174-unit age restricted apartment complex will consist of a four story building composed of a total 196,957 gross square footage and the

proposed building design will incorporate a wrap-around architectural style with a courtyard and pool amenity in the center. The development will also include a five foot meandering walking trail, pavilion, putting green, and an indoor recreation area. Additionally a barber and beauty shop, chapel, drug store, and a health studio will be available to the residents and not by the general public. The proposed multi-family complex will be highly articulated and will meet the City's standards for building design and materials.

Mr. Gonzales went on to state that the building elevations submitted by the applicant show that the building will utilize a mixture of natural stone, brick, and HardiePlank lap siding on the exterior façades, and a composition shingled roof. In addition, the elevations conform to the four sided architecture requirements stipulated by the SH-205 Overlay District as required by the UDC. Staff has incorporated these elevations into the Planned Development District Ordinance, and general conformance to these elevations pending a recommendation by the Architectural Review Board at the time of site plan is a requirement of the proposed zoning district. The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for Commercial land uses. Staff has verified that this designation has existed since at least 1995 and the subject property was designated as Commercial/Office on the 1986 Future Land Use Map. The proposed development would require this designation to be changed to a High Density Residential designation, which the Comprehensive Plan defines as any use that exceeds three units per acre. In addition, the Comprehensive Plan states that high density residential should be used as a transitional use from commercial or existing retail use, or where it will serve as a logical extension of an existing high density development. The proposed subject property and zoning change does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the High Density Residential designation. With this being said, the density being proposed and any change to the Future Land Use Map is a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a Commercial designation to a High Density Residential designation.

Mr. Gonzales further stated that on May 17, 2016, staff mailed 34 notices to property owners and residents within 500-feet of the subject property and posted a zoning sign along T. L. Townsend Drive. Four notices were received in favor and one notice in opposition, and one email opposed to the request.

Mr. Gonzales advised the Commission the applicants were present and they, as well as staff, were available for questions.

Chairman Lyons opened up the public hearing and asked the Commission for any questions.

Commissioner Chodun asked for the reason the Future Land Use Map designated the area as Commercial, what was envisioned for the reason behind it. Mr. Gonzales stated that the Future Land Use Map has had that designation since 1986 and the thought process back then was probably for what the surrounding land uses.

Commissioner Logan asked concerning the 73 parking spaces that they will be missing and will those be made up with the garages. Mr. Gonzales stated that the garage count is included in that number and the total number of spaces will be 218. She expressed concern with being roughly 25% short on the required parking.

Commissioner Moeller asked concerning the increase in the sewer flow and the runoff. Assistant City Engineer, Amy Williams, stated that the City received information from their consultants that looked at the sewer lines and there is capacity for the development to come into the sewer system. However, on the detention system they will have to follow the City criteria.

Chairman Lyons asked the applicant to come forward.

Tim O'hanlon
825 Market Street
Suite 250
Allen, TX

Mr. O'hanlon came forward and stated he is one of the developers on the project and provided a power pointe presentation of the request that provided an overview of the project. He stated their focus is in senior living housing for active adults and their objective is to develop high end distinctive, amenity filled developments that will add to the community. They currently are working on a development in Allen which is the same product type that they are proposing.

Rob Cameron
6808 Denali Drive
McKinney, TX

Mr. Cameron came forward and spoke of the history they the "Cameron's" have with the City of Rockwall and how invested the family has been for over six generations to the City of Rockwall and they feel this is a project that will fit well in the community and respectfully asked for the Commission's approval.

Mr. O'hanlen again came forward and went on to state that they will adhere to all the architectural standards. They are proposing a four story building that will be 174 units to adhere to the MF-14 standards which leaves a lot of footprint in the back which the plan on putting a park there where they will keep the existing tree line. They want to incorporate within the park a historic trail with placards with information about the City and they will offer tours to the community to enjoy and have partnered with Lady Bird Johnson Wildlife Center. Mr. O'Hanlon went on to speak of the different amenities that will be provided that will allow the residents to enjoy. After having looked at several properties in Rockwall, they feel the subject property is ideal for this type of development because of the surrounding community amenities. Mr. O'Hanlon went on to talk of the City of Rockwall's need for this type of development as most of the apartments in the City that provide similar housing needs for seniors are at full capacity. They have met with owners of surrounding properties in the goal of being good neighbors. He thanked the Commission for their consideration and stated he was available for any questions they may have.

Chairman Lyons asked the Commission for any questions.

Commissioner Logan expressed concern over the amount of parking the applicant is proposing and asked for clarification for not meeting the parking requirements. Mr. O'hanlen stated they feel that senior housing typically don't have as large of a parking need and therefore feel what they are proposing would be an adequate fit, but if the Commission feels more need to be added they have the room. He stated his a member of the project management company could speak more concerning Commissioner Logan's question.

Clint Thomas
144 Randall Wood
Coppell, TX

Mr. Thomas came forward and stated he has been in property management for 32 years, an in his experience he has seen that about 80% of the residents that live in Senior housing are women, single or widowed, and they feel parking is usually standard 1.25 for senior communities.

Commissioner Trowbridge asked concerning the height of the building and would it be seen from Goliad Street or would it be blocked by the tree line. Mr. Gonzales stated the overall height is 57 feet and therefore would probably be seen from Goliad and added if the Commission needed a sightline analysis the applicant could provide one.

Commissioner Chodun asked the applicant if a traffic study had been conducted for the area.

Joseph Reue
10701 Corporate Drive
Stafford, TX

Mr. Reue came forward and stated he is one of the civil engineers on the project and has worked with many other projects such as this one. He stated a traffic study has not been done but feels senior housing is typically a very low traffic generator.

Commissioner Chodun asked if there was a way of regulating the age restriction. Mr. Reue stated they will deed restrict the property to the senior age group. Mr. Thomas added that it will be in the rental criteria and application process and lease agreement.

Chairman Lyons asked if anyone wished to come forward to speak to come forward and do so.

Ronnie Weigant
3714 Huntcliff Drive
Rockwall, TX

Mr. Weigant came forward and stated he was in favor of the request feels it is an excellent idea and will be good for the community.

Dr. David McKeen
4104 Village Drive
Rockwall, TX

Mr. McKeen came forward and stated his office is adjacent to the subject property and he, as well as his partner Dr. Brean are both in favor of the request. He doesn't feel the development would cause any traffic issues and are happy to see that they are keeping the tree line because that is the view they have outside of their office.

Chairman Lyons asked if anyone else wished to speak to come forward, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Chairman Lyons stated that although at first had some concerns with adding high density, after reviewing what the applicant has brought forward since the work session he generally expressed being in favor of the request.

Commissioner Fishman expressed generally being in favor of the request and feels it is a good fit for the community.

General discussion took place concerning the overall benefits or negative impacts the proposal would have.

Commissioner Trowbridge expressed concern of the amount of apartments the City currently has and those that have been approved to go online, although there is a demand for such it needs to be thought over if the timing is right for this request to be approved.

General discussion took place concerning flooding the market by bringing in more apartments and what impact it would have on the City.

Commissioner Fishman made a motion to approve to approve Z2017-020 with staff recommendations. Commissioner Logan seconded the motion, which passed by a vote of 4-2, with Commissioners Trowbridge and Chodun dissenting and Commissioner Welch absent.

Chairman Lyons called a 10 minute recess at 7:48 p.m.

Chairman Lyons called the meeting back to order at 8:00 p.m.

7. Z2017-021
Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a zoning change from Residential-Office (RO) District to General Retail (GR) District for a 2.35-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 4031 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, advised the Commission that the applicant has requested to withdraw the case and according to the UDC anytime a case has been advertised and notifications sent out, the Planning and Zoning Commission or the applicable body must take action to accept or deny the withdrawal.

Commissioner Trowbridge made a motion to accept the withdrawal. Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Commissioner Welch absent.

8. Z2017-022

Hold a public hearing to discuss and consider a City initiated request for the approval of a text amendment to Section 6.8, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, and Section F.3, *District Landscaping Requirements*, of *Appendix 'F'*, *Landscaping Requirements and Guidelines*, of the Unified Development Code for the purpose of amending the residential frontage requirements and clarifying certain sections of the code, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the case stating that the City Council directed staff to look at amending the requirements for the Overlay District along John King Blvd. which is the SH205 Bypass Overlay District. Staff put together an amendment which creates an increase separation between residential properties and John King Blvd. The purpose of it is to further push properties that back to John King Blvd. away from that roadway with the hopes of creating more separation, more of a sound mitigation and there are also several other options in the Ordinance that a developer can use as opposed to backing up property to John King. It is somewhat tied to the Texas Department of Transportation coming out and stating that John King is their preferred technical route for SH205. The options that the Ordinance would create would be to increase the landscape buffer which currently requires 50 feet to 100 feet or increase the rear yard building setback to 50 feet which creates that same 100 foot separation, or the option of creating a slip street with a 50 foot right of way in between the buffer and the property. The fourth option would be to incorporate an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. In all cases it would be creating a separation of 100 feet off the roadway, where previously it was 50 feet off the roadway.

Mr. Miller went on to state that the Ordinance is to create a berm that properly screens the house from the roadway. Also, when the berm doesn't screen the visibility from the house to the roadway, it will be required to have additional trees planted in the back yards of those properties to allow for the same screening without having to put a metal masonry wall.

Mr. Miller added that June 19th a fifteen day notice was sent in accordance to State law.

Chairman Lyons asked for any questions for staff from the Commission.

Commissioner Chodun asked if it would affect any existing developments. Mr. Miller stated it would strictly be for new entitlements along the corridor.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission.

Chairman Lyons made a motion to approve Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Commissioner Welch absent.

9. H2017-007

Hold a public hearing to discuss and consider a City initiated request for the purpose of *rescinding* the *Local Landmark Designation* (*i.e. Ordinance No. 08-15*) for the *Spafford House* being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the home which is located at 902 N. Goliad in 2008 received recommendations from the Historic Preservation Advisory Board and the Planning and Zoning Commission, designated it as a Landmark Property. This property is known as the Historic Spafford Home. The home was built in 1894 with a Folk Victorian influence. At the time of designation, staff felt the home provided positive characteristics for the North Goliad streetscape and that designating the property would allow for proper restoration/redevelopment of the home.

Mr. Gonzales went on to state that Since its designation as a Landmark Property, the property has had modifications to the exterior that do not meet the intent of the Historic Preservation Guidelines. These modifications involve the homes windows, siding, and trim, all of which were modified without obtaining a COA from the HPAB. The recent historic resource survey conducted by the City's consultant Hardy, Heck, Moore, adopted by the HPAB in April of this year identified changes to the exterior that include replacement of the doors, windows, exterior wall materials, and alterations to the porch. Due to these changes, HHM recommended revising the historic designation of the property from a High Contributing to a Medium Contributing property. Based on these findings, the HPAB directed staff on May 18, 2017, after the Board's motion to recommend approval of the City initiated request to Rescind Ord. No. 08-15 for the Landmark Property at 902 N. Goliad Street passed by a vote of 5 to 1 with Board Member Odom dissenting and Board Member Thompson absent, to move forward with rescinding the Landmark Designation of the property. Rescinding the ordinance will not affect the current designation status as a Medium Contributing Property nor would it affect the property owner from restoring the home to a condition that is worthy of re-adopting it as a Landmark Property in the future. Rescinding Ordinance No. 08-15 is a discretionary for the Planning and Zoning Commission and City Council. It should be noted that staff did contact the property owner to notify her of the change, and the property owner did not raise any objections to the change in designation.

Mr. Gonzales further noted that since the designation of a property as a Landmark Property requires the same notification process as a zoning case, staff mailed 96 notices to property owners and residents within 500-feet of the subject property on May 12, 2017. Staff also emailed notices to the Lakeview Summit and Caruth Lakes Homeowner's Associations, which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has received one notice in favor of rescinding Ordinance No. 08-15 regarding this case.
Mr. Gonzales advised the Commission staff was available for questions.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission.

Commissioner Moeller made a motion to rescind the Landmark Property status. Commissioner Logan seconded the motion which passed by a vote of 6-0, with Commissioner Welch absent.

V. ACTION ITEMS

10. SP2017-016
Discuss and consider a request by Bassam Ziada of Murphy Oil USA, Inc. for the approval of a site plan for a convenience store with gasoline sales on a 1.013-acre parcel of land identified as Lot 5, Block A, Walmart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 776 E. IH-30, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting the approval of a site plan for the purpose of demolishing the existing Murphy Oil site and constructing an approximately 1,200 SF building for a proposed convenience store with gasoline sales. The new building be larger than the existing, incorporating four additional gasoline pumps for a total of eight pumps with sixteen dispensers. The site plan, landscape plan, photometric plan are generally in compliance with the UDC. Mr. Gonzales provided pictures of three different elevations the applicant proposed and the Architectural Review Board recommended approval for the first option. The applicant's photometric plan indicates spillover lighting adjacent to all property lines within the Walmart Addition; however, the spillover lighting adjacent to IH-30 will not exceed 0.2-FC with the exception of commercial developments that contain more than one lot, where spillover lighting may occur. The Murphy Oil site is within the Walmart Addition and does have spillover lighting onto the adjacent Walmart property. While the UDC does allow for spillover lighting onto commercial developments containing more than one lot, it also requires the Planning and Zoning Commission to approve the lights intensity at the affected property lines. The applicant is also proposing to use a cultured stone and provided a sample board for the Commissions review. The Architectural Review Board recommended they use a natural stone for the building however the Planning and Zoning Commission can consider

the cultured stone if it meets the criteria within the Overlay District then the applicant can move forward with that.

Mr. Gonzales advised the Commission the applicant was present and he as well as staff were available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Bassim Ziada
3100 N. Varana
Fayatteville, AR

Mr. Ziada came forward and stated they addressed the concerns the ARB had at the work session and he was available for any questions the Commission had.

Chairman Lyons asked the Commission for questions for the applicant.

Commissioner Chodun asked concerning the outside sales. Mr. Ziada stated they have removed the propane canisters based on comments they received from the Architectural Review Board and moved the ice machine to the west side of the building.

Chairman Lyons made a motion Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, with Commissioner Welch absent.

VI. DISCUSSION ITEMS

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

✓ MIS2017-006: Masonry Exception for Lot 2, Block A, Cox Addition [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:31 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/27/2017

APPLICANT: John Wimpee

AGENDA ITEM: **P2017-029;** *Lots 1, Block A, Wimpee Acres Addition*

SUMMARY:

Discuss and consider a request by Joe Wimpee for the approval of a final plat of Lot 1, Block A, Wimpee Acres Addition being an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat one (1) parcel of land [*Lot 1, Block A, Wimpee Acres Addition*] for the purpose of constructing a single-family home and provide for the required 20-foot right-of-way dedication adjacent to Dalton Road.

- ☑ The application has also submitted a request [Case No. Z2017-023] to rezone the subject property from an Agriculture (AG)District to a Single-Family Estates 4.0 (SFE-4.0) for the purpose of constructing a single-family home.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lots 1, Block A, Wimpee Acres Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-029	**Owner**	D, R HORTON-TEXAS LTD	**Applied**	6/16/2017 LM
Project Name	Lot 1, Block A, Wimpee Acres	**Applicant**	JOE WIMPEE	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	6/16/2017 LM

Site Address	City, State Zip	Zoning
1800 DALTON RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
PROMENADE HARBOR	2	NULL	2	0127-0000-0002-00-0R	

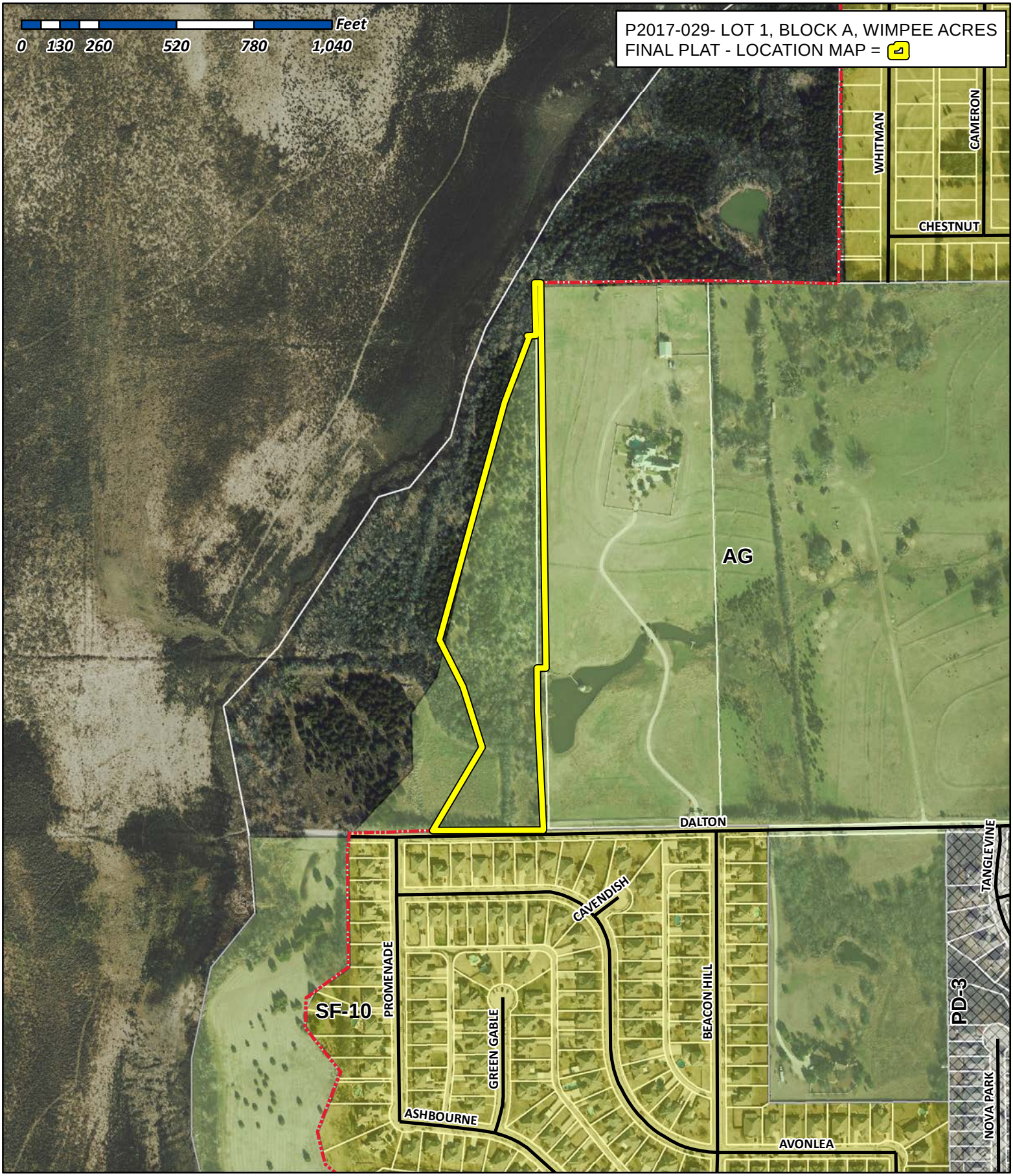
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	COMMENTS	See Comments

(6/21/2017 11:45 AM AW)
Need flood study including review fee to determine the existing flood plain elevations and any effects a proposed driveway will have on the flood plain.
Can this property sewer?
Need to build the remainder of Dalton Road (approximately 21') including sidewalks.

FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/22/2017	6	APPROVED	
GIS	Lance Singleton	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	
PLANNING	Korey Brooks	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	Comments

(6/22/2017 11:20 AM KB)
P2017-29 Lot 1, Block A, Wimpee Acres Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

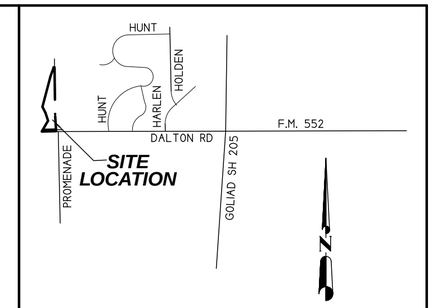
I.1 This is a request by Joe Wimpee for the approval of a final plat of Lot 1, Block A, Wimpee Acres Addition being an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-029) in the lower right hand corner of all pages on future submittals.
M.4 Please label Point of Beginning
M.5 Please check Standard Plat wording—see markup.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017. The Planning and Zoning Meeting for this case is June 27, 2017.
I.7 The projected City Council meeting date and subsequent approval for this plat is July 3, 2017



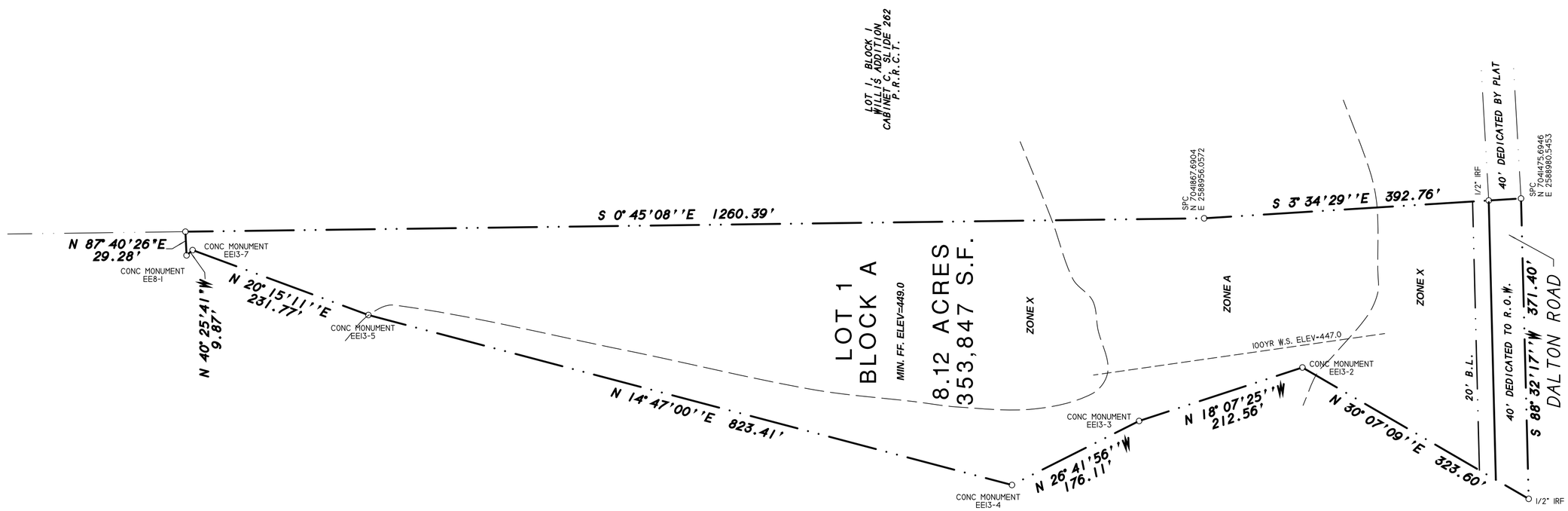
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP



0 100 200 300

GRAPHIC SCALE 1" = 100'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

WIMPEE ACRES
LOT 1, BLOCK A

8.12 ACRES OR 353,847 S.F.
(1 LOT)

C.W. JONES SURVEY, A-127
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
JOE WIMPEE
105 W KAUFMAN ST
ROCKWALL, TEXAS 75087

SURVEY DATE JANUARY 25, 2017
SCALE 1" = 100' FILE # 20170035-FP
CLIENT WIMPEE GF # NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOE WIMPEE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the C.W. JONES SURVEY, ABSTRACT NO. 127, City of Rockwall, Rockwall County, Texas, and being that tract of land as described in a Warranty Deed to Joe Wimpee, as recorded in Document No. 2017000000346 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found for corner in the center of Dalton Road, at the southwest corner of Lot 1, Block A, of WILLIS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 262, of the Plat Records of Rockwall County, Texas, and at the southeast corner of said Wimpee tract;

THENCE S. 88 deg. 32 min. 17 sec. W. along the south line of said Wimpee tract and the center of Dalton Road a distance of 371.40 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard;

THENCE N. 30 deg. 07 min. 09 sec. E. along said take line, a distance of 323.60 feet to a City of Dallas concrete monument found for corner;

THENCE N. 18 deg. 07 min. 25 sec. W. along said take line, a distance of 212.56 feet to a City of Dallas concrete monument found for corner;

THENCE N. 26 deg. 41 min. 56 sec. W. along said take line, a distance of 176.11 feet to a City of Dallas concrete monument found for corner;

THENCE N. 14 deg. 47 min. 00 sec. E. along said take line, a distance of 823.41 feet to a City of Dallas concrete monument found for corner;

THENCE N. 20 deg. 15 min. 11 sec. E. along said take line, a distance of 231.77 feet to a City of Dallas concrete monument found for corner;

THENCE N. 40 deg. 25 min. 41 sec. W. along said take line, a distance of 9.87 feet to a City of Dallas concrete monument found for corner;

THENCE N. 87 deg. 40 min. 26 sec. E. along said take line, a distance of 29.28 feet to a City of Dallas concrete monument found for corner and being in the west boundary line of Willis Addition;

THENCE S. 00 deg. 45 min. 08 sec. E. along the west line of said Addition, a distance of 1260.39 feet to a point in a pond for corner;

THENCE S. 03 deg. 34 min. 29 sec. E. along the west line of said Addition, a distance of 392.76 feet to the POINT OF BEGINNING and containing 353,847 square feet or 8.12 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as WIMPEE ACRES, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
JOE WIMPEE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOE WIMPEE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of WIMPEE ACRES, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

WIMPEE ACRES
LOT 1, BLOCK A

8.12 ACRES OR 353,847 S.F.
(1 LOT)

C.W. JONES SURVEY, A-127
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	FP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	LPG PROPANE TANK

SURVEY DATE JANUARY 25, 2017
SCALE 1" = 100' FILE # 20170035-FP
CLIENT WIMPEE GF # NONE

OWNER:
JOE WIMPEE
105 W KAUFMAN ST
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/27/2017

APPLICANT: Rick Dirkse

AGENDA ITEM: **P2017-031;** *Lot 1, Block A, Dirkse Addition*

SUMMARY:

Discuss and consider a request by Rick Dirkse for the approval of a replat for Lot 1, Block A, Dirkse Addition being 2.29-acres of land currently identified as Lots 1-6, Block B, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 N. Goliad Street, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of constructing a 4,999 sq. ft. single story office building. As part of the request the applicant will be dedicating public access and utility easements in order to provide the necessary services and access for the development. A site plan/downtown development plan (*i.e. SP2017-010*) for the office building was approved in May of this year.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 1, Block A, Dirkse Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-031	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	6/16/2017	LM
Project Name	Lot 1, Block A, Dirkse Addition	**Applicant**	RICK DIRKSE	**Approved**		
Type	PLAT			**Closed**		
Subtype	REPLAT			**Expired**		
Status	P&Z HEARING			**Status**	6/22/2017	DG

Site Address	**City, State Zip**	**Zoning**
301 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL ORIGINAL TOWN	PT 3 & 4, ALL 5 & 6	B	PT 3 & 4,	4820-000B-0003-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	COMMENTS	See Comments
(6/21/2017 12:04 PM AW) See markup Need to either hatch or draw arrows to delineate the right-of-way dedication Need to make the "new" property line the line weight and thickness of the "old" property line and show the "old" property differently							
FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/22/2017	6	APPROVED	
GIS	Lance Singleton	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	
PLANNING	David Gonzales	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Rick Dirkse for the approval of a replat for Lot 1, Block A, Dirkse Addition being 2.29-acres of land currently identified as Lots 1-6, Block B, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 N. Goliad Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 06.22.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 6, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-031" on the lower right corner on all pages of the revised submittal.
3. When submitting correction, be sure to adjust and provide plat submittal on 18" x 24" bonded paper. As a note, this will also be required when staff files the plat with the County.
4. Does not appear to be 30 scale, verify and correct as needed.
5. On plat area, remove the two (2) labels with instrument numbers referring to ownership and the dotted line separating property.
6. Hatch area indicated as Right of Way Dedication.
7. Provide a slightly darker gray scaled line indicating old lot lines and information.
8. Provide a blank area measuring at a minimum of 2" x 2" on the right side of the plat for County filing information.
9. Use standard plat wording for Owners Dedication (see attached for wording).
10. Use standard City Signature Block (see attached example)
11. Plat mylars are to be submitted to the City for filing purposes prior to issuance of a building permit.
12. Indicate, dimension, and label all utility easements.
13. Provide a label for ingress/egress as Public Access Easement.
14. Change Title Block to read:

Final Plat
Dirkse Additon
Lot 1, Block A
99,668 S.F. / 2.29 Acres
Being a Replat of
Lots 1-6, Block B
Old Town Addition
in the W.T. DeWeese Survey, Abstract No. 71
City of Rockwall, Rockwall County, Texas

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Due to the plat being on Consent Agenda, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Consent Agenda: June 27, 2017 (6:00p.m.)							
City Council - Consent : July 3, 2017 (6:00 p.m.)							

STANDARD PLAT WORDING FOR FINAL PLATS AND REPLATS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

GENERAL REFERENCE: CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES

OWNER'S CERTIFICATION [PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME]**, BEING THE OWNER OF A TRACT OF* land in the County of Rockwall, State of Texas, said tract being described as follows: ***[LEGAL DESCRIPTION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I *(we)* the undersigned owner(s) of the land shown on this plat, and designated herein as the ***[SUBDIVISION NAME]*** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ***[SUBDIVISION NAME]*** subdivision have been notified and signed this plat. I *(we)* understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____

Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***[PROPERTY OWNER]***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

Notary Public in and for the State of Texas ***My Commission Expires***

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ***[PROPERTY OWNER]***, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

Notary Public in and for the State of Texas ***My Commission Expires***

GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ***[Surveyor's Name]***, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Surveyor Signature ***Registered Public Surveyor No.***

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman ***Date***

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

Mayor, City of Rockwall ***City Secretary*** ***City Engineer***

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK [ADD THIS BLOCK IF THE PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS]

Rockwall County Judge *Date*

ADMINISTRATIVE APPROVAL BLOCK FOR PLATS (E.G. MINOR & AMENDING) [USE IN LIEU OF THE STANDARD BLOCK]

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ***[DAY]*** day of ***[MONTH]***, ***[YEAR]***.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Director of Planning & Zoning *City Engineer*

PLAT FILING REQUIREMENTS [AFTER APPROVAL OF THE PLAT]

Final plats and replats must be filed with the County Clerk within 180 days of the City Council approval date or the plat will be considered void. If the plat is voided, it must be re-approved by the Planning & Zoning Commission and City Council.

All plats will be filed by City of Rockwall staff; however, the applicant is responsible for providing City staff with the appropriate plat information necessary to file the plat with the County Clerk. This includes three signed mylar sets (18" x 24") with current Tax Certificates and a check for the filing fees made payable to the *Rockwall County Clerk*. Tax Certificates can be obtained from the Rockwall County Appraisal District located at 841 Justin Road, Rockwall, Texas 75087.

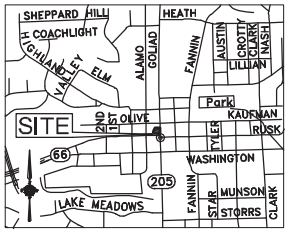
FILING FEES:
Mylars: $50.00 per page for the 1st set only (*No charge for additional sets*).
Tax Certificates: $26.00 for the 1st certificate and $4.00 for each additional certificate.



45 30 15 0 15 30 45

SCALE 1"=30'

VICINITY MAP - NOT TO SCALE



Approved:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of finale approval.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

_____
City Secretary
City of Rockwall, Texas

Recommended for Final Approval:

_____ _____
City Administrator Date
City of Rockwall, Texas

Approved:

_____ _____
Mayor Date
City of Rockwall, Texas

GENERAL NOTES:

1) Bearings and elevations are based on NAD83, North American Datum of 1983.

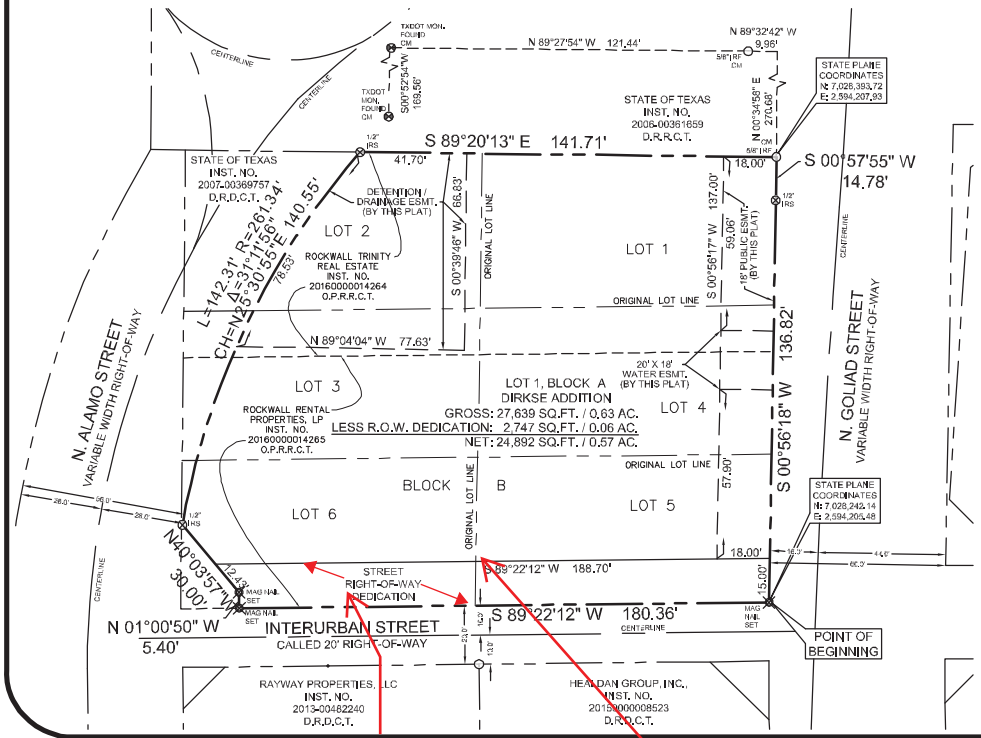
2) The purpose of this plat is to create 1 lot.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

4) Rockwall Benchmark No. R004
Northing: 7,028,087.562; Easting: 2,597,871.006; Elevation: 523.462

Rockwall Benchmark No. R016
Northing: 7,025,942.541; Easting: 2,601,204.028; Elevation: 558.719

5) Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.



Add arrows showing dedication area or hatch area

This line needs to be the property line thickness and line weight

OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rockwall Trinity Real Estate, L.L.C., does hereby adopt this plat, designating the herein described property as **DIRKSE ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, parks, alleys, and easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Rockwall Trinity Real Estate, L.L.C

_____
Owner / Agent

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____
Notary Signature

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Trinity Real Estate, L.L.C., is the sole owner of a tract of land situated in the B.F. Boydstun Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas, and being known as Lots 1 and 2 and the North 15 feet of Lots 3 and 4, Block B, Original Town of Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume F, Page 510, Plat Records, Rockwall County, Texas, and being the same tracts of land conveyed to Rockwall Trinity Real Estate, L.L.C., by Deed recorded in Instrument No. 20160000014264, Official Public Records, Rockwall County, Texas, and also being the South 35 feet of Lots 3 and 4 and all of Lots 5 and 6 in Block B of said Original Town of Rockwall, and being conveyed to Rockwall Rental Properties, LP, by Deed recorded In Instrument No. 20160000014265, Official Public Records, Rockwall County, Texas, less that portion of aforementioned Lots 1 thru 6, Block B of Original Town of Rockwall, conveyed to the State of Texas, by Deed recorded in Instrument No. 2007-00369757, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail set for corner at the intersection of the West right-of-way line of N. Goliad Street (variable width right-of-way) and the North right-of-way line of Interurban Street (called 20 foot right-of-way), said corner also being the Southeast corner of said Lot 5, Block B;

Thence South 89 degrees 22 minutes 12 seconds West, along said North right-of-way line of Interurban Street, a distance of 180.36 feet to a Mag nail set;

Thence North 01 degrees 00 minutes 50 seconds West, a distance of 5.40 feet to a Mag nail set at the Southeasterly end of a corner clip for corner;

Thence North 40 degrees 03 minutes 57 seconds West, along corner clip, a distance of 30.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northwesterly end of said corner clip and lying in the Southeast right-of-way line of N. Alamo Street (variable width right-of-way) and being the beginning of a curve to the right with a radius of 261.34 feet;

Thence along said curve to the right having a delta angle of 31 degrees 11 minutes 56 seconds, with a chord that bears North 25 degrees 30 minutes 55 seconds East, a chord distance of 140.55 feet and an arc length of 142.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the Northwesterly corner of the herein described tract;

Thence South 89 degrees 20 minutes 13 seconds East, a distance of 141.71 feet to a 5/8 inch iron rod found for corner lying in said West right-of-way line of said N. Goliad Street, for the Northeasterly corner of the herein described tract;

Thence South 00 degrees 57 minutes 55 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 14.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

Thence South 00 degrees 56 minutes 18 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 136.82 feet to the POINT OF BEGINNING and containing 27,639 square feet or 0.63 acre of land.

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RELEASED FOR REVIEW PURPOSES ONLY 06/13/2017

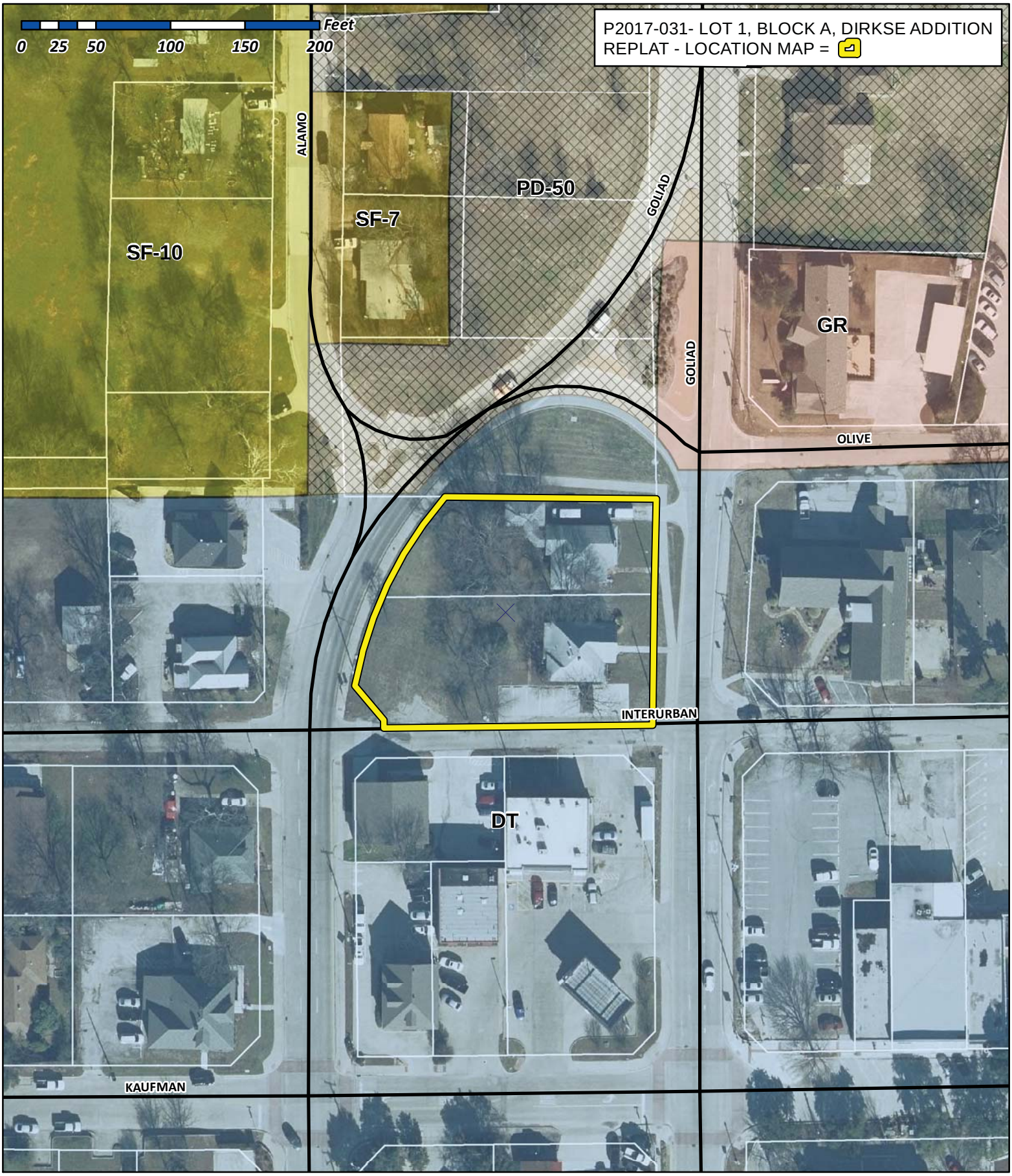
Raul D. Reyes, R.P.L.S. No. 5390

OWNER
ROCKWALL TRINITY REAL ESTATE, L.L.C.
9 EAST SHORE BOULEVARD
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

PRELIMINARY REPLAT
DIRKSE ADDITION
LOT 1, BLOCK A
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

DATE: 02/17/2017 / JOB # 1603968-2 / SCALE= 1" = 20' / DRAWN: CN



City of Rockwall

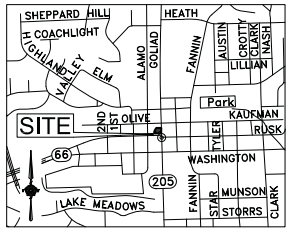
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

45 30 15 0 15 30 45

SCALE 1"=30'

VICINITY MAP - NOT TO SCALE



Approved:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of finale approval.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

_____
City Secretary
City of Rockwall, Texas

Recommended for Final Approval:

_____ _____
City Administrator Date
City of Rockwall, Texas

Approved:

_____ _____
Mayor Date
City of Rockwall, Texas

GENERAL NOTES:

1) Bearings and elevations are based on NAD83, North American Datum of 1983.

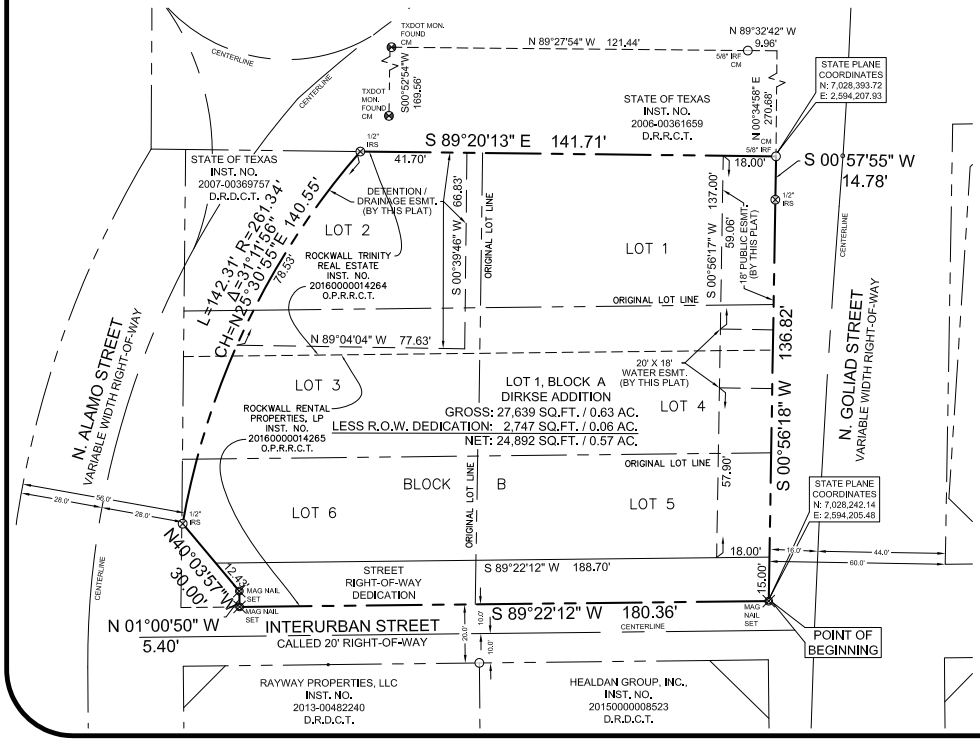
2) The purpose of this plat is to create 1 lot.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

4) Rockwall Benchmark No. R004
Northing: 7,028,087.562; Easting: 2,597,871.006; Elevation: 523.462

Rockwall Benchmark No. R016
Northing: 7,025,942.541; Easting: 2,601,204.028; Elevation: 558.719

5) Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.



OWNER'S DEDICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rockwall Trinity Real Estate, L.L.C., does hereby adopt this plat, designating the herein described property as **DIRKSE ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, parks, alleys, and easements shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Rockwall Trinity Real Estate, L.L.C

_____
Owner / Agent

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____
Notary Signature

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Trinity Real Estate, L.L.C., is the sole owner of a tract of land situated in the B.F. Boydstun Survey, Abstract No. 14 in the City of Rockwall, Rockwall County, Texas, and being known as Lots 1 and 2 and the North 15 feet of Lots 3 and 4, Block B, Original Town of Rockwall, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume F, Page 510, Plat Records, Rockwall County, Texas, and being the same tracts of land conveyed to Rockwall Trinity Real Estate, L.L.C., by Deed recorded in Instrument No. 20160000014264, Official Public Records, Rockwall County, Texas, and also being the South 35 feet of Lots 3 and 4 and all of Lots 5 and 6 in Block B of said Original Town of Rockwall, and being conveyed to Rockwall Rental Properties, LP, by Deed recorded in Instrument No. 20160000014265, Official Public Records, Rockwall County, Texas, less that portion of aforementioned Lots 1 thru 6, Block B of Original Town of Rockwall, conveyed to the State of Texas, by Deed recorded in Instrument No. 2007-00369757, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail set for corner at the intersection of the West right-of-way line of N. Goliad Street (variable width right-of-way) and the North right-of-way line of Interurban Street (called 20 foot right-of-way), said corner also being the Southeast corner of said Lot 5, Block B;

Thence South 89 degrees 22 minutes 12 seconds West, along said North right-of-way line of Interurban Street, a distance of 180.36 feet to a Mag nail set;

Thence North 01 degrees 00 minutes 50 seconds West, a distance of 5.40 feet to a Mag nail set at the Southeasterly end of a corner clip for corner;

Thence North 40 degrees 03 minutes 57 seconds West, along corner clip, a distance of 30.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" at the Northwesterly end of said corner clip and lying in the Southeast right-of-way line of N. Alamo Street (variable width right-of-way) and being the beginning of a curve to the right with a radius of 261.34 feet;

Thence along said curve to the right having a delta angle of 31 degrees 11 minutes 56 seconds, with a chord that bears North 25 degrees 30 minutes 55 seconds East, a chord distance of 140.55 feet and an arc length of 142.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the Northwesterly corner of the herein described tract;

Thence South 89 degrees 20 minutes 13 seconds East, a distance of 141.71 feet to a 5/8 inch iron rod found for corner lying in said West right-of-way line of said N. Goliad Street, for the Northeasterly corner of the herein described tract;

Thence South 00 degrees 57 minutes 55 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 14.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

Thence South 00 degrees 56 minutes 18 seconds West, along said West right-of-way line of N. Goliad Street, a distance of 136.82 feet to the POINT OF BEGINNING and containing 27,639 square feet or 0.63 acre of land.

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RELEASED FOR REVIEW PURPOSES ONLY 06/13/2017

Raul D. Reyes, R.P.L.S. No. 5390

OWNER
ROCKWALL TRINITY REAL ESTATE, L.L.C.
9 EAST SHORE BOULEVARD
HEATH, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

PRELIMINARY REPLAT
DIRKSE ADDITION
LOT 1, BLOCK A
99,668 SQUARE FEET / 2.29 ACRES
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

DATE: 02/17/2017 / JOB # 1603968-2 / SCALE= 1" = 20' / DRAWN: CN

City of Rockwall

Project Plan Review History

Project Number	Z2017-023	**Owner**	D, R HORTON-TEXAS LTD	**Applied**	6/16/2017 LM
Project Name	AG to SF-4.0	**Applicant**	JOE WIMPEE	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	6/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
1800 DALTON RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PROMENADE HARBOR	2	NULL	2	0127-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	See Conditions

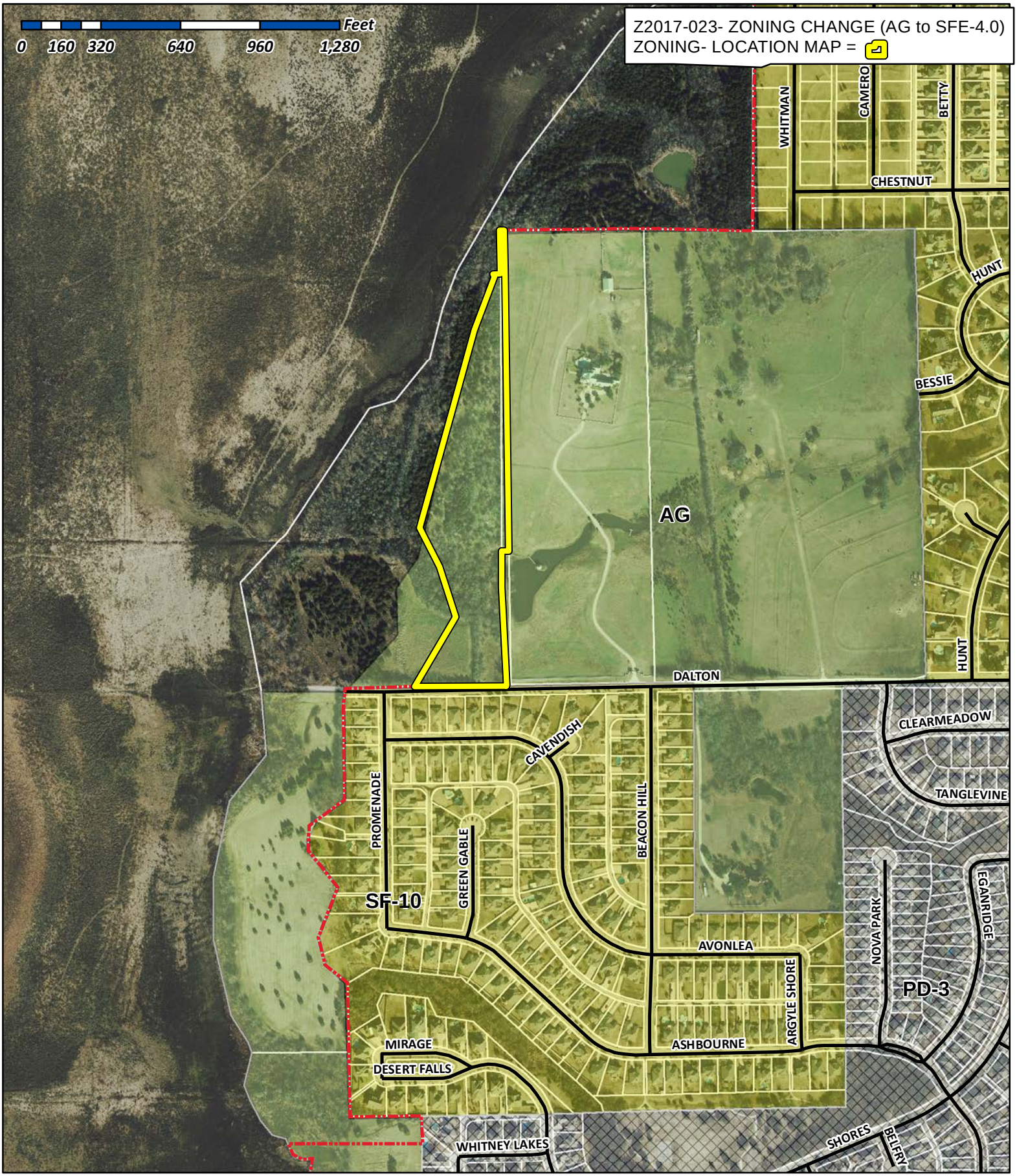
(6/21/2017 11:38 AM AW)
Need flood study including review fee to determine the flood plain and any effects a driveway will have on the flood plain
Can this property sewer?
Need to dedicate right-of-way for Dalton Road

FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	

PLANNING	Korey Brooks	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	Comments

(6/22/2017 11:52 AM KB)
Z2017-23 Zoning Change (AG to SEF-4.0) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Joe Wimpee for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-023) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017. The Planning & Zoning Worksession for this case is June 17th. The Planning and Zoning Meeting date for this case is July 11, 2017.
I.4 The projected City Council meeting dates for this are July 17, 2017 and August 7, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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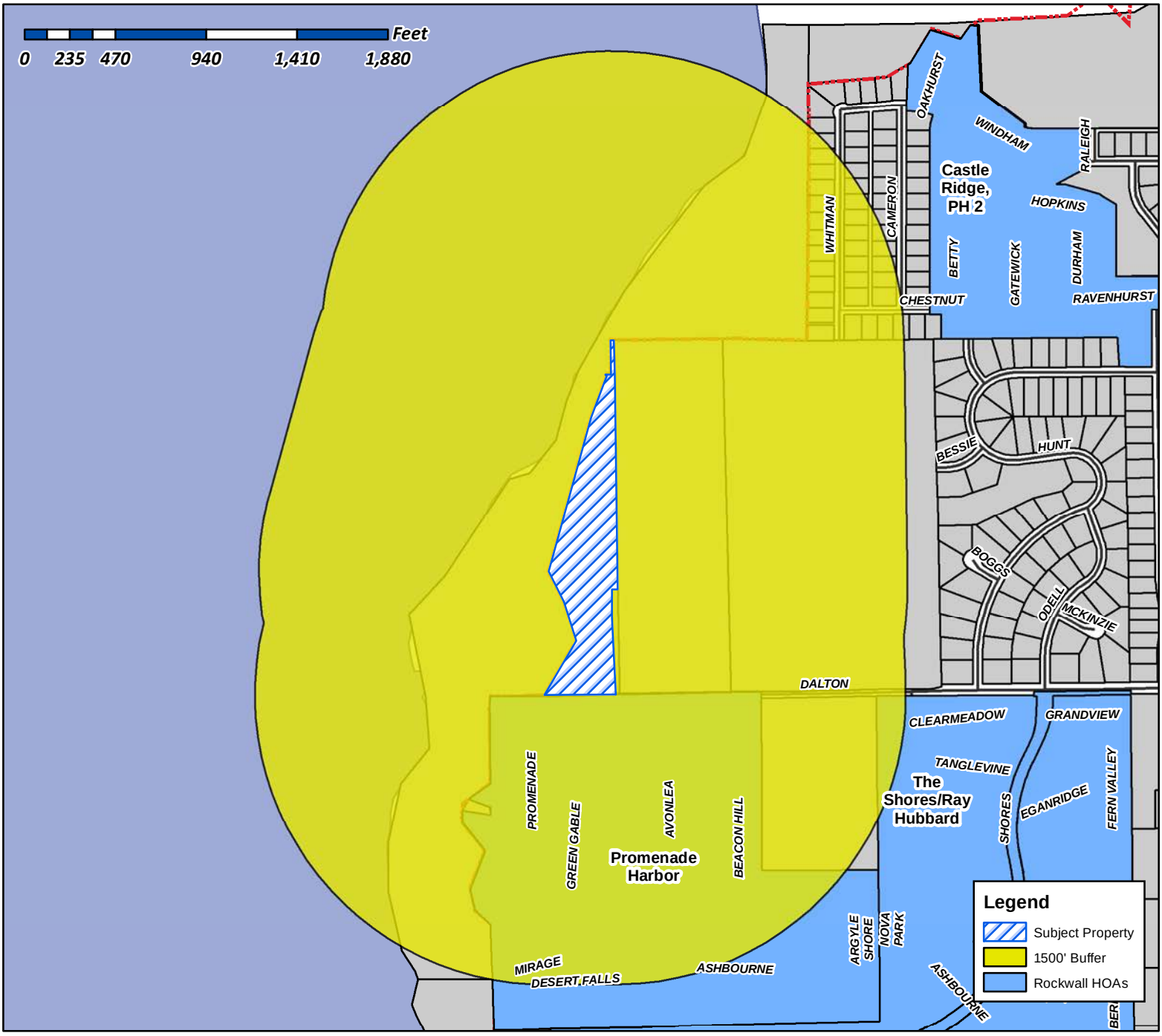
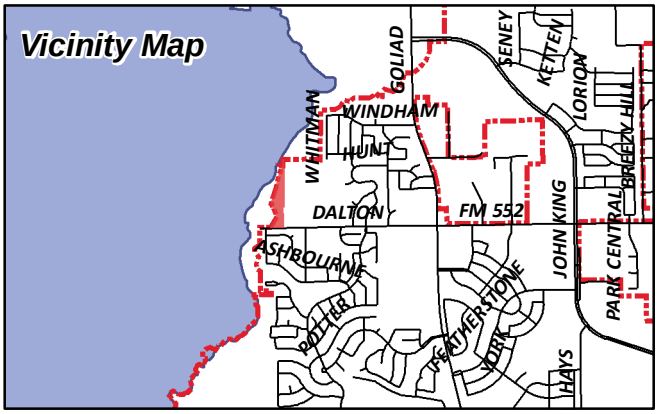


Case Number: Z2017-023
Case Name: Zoning Change (AG to SFE-4.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1800 Dalton Road

Date Created: *9/19/2017*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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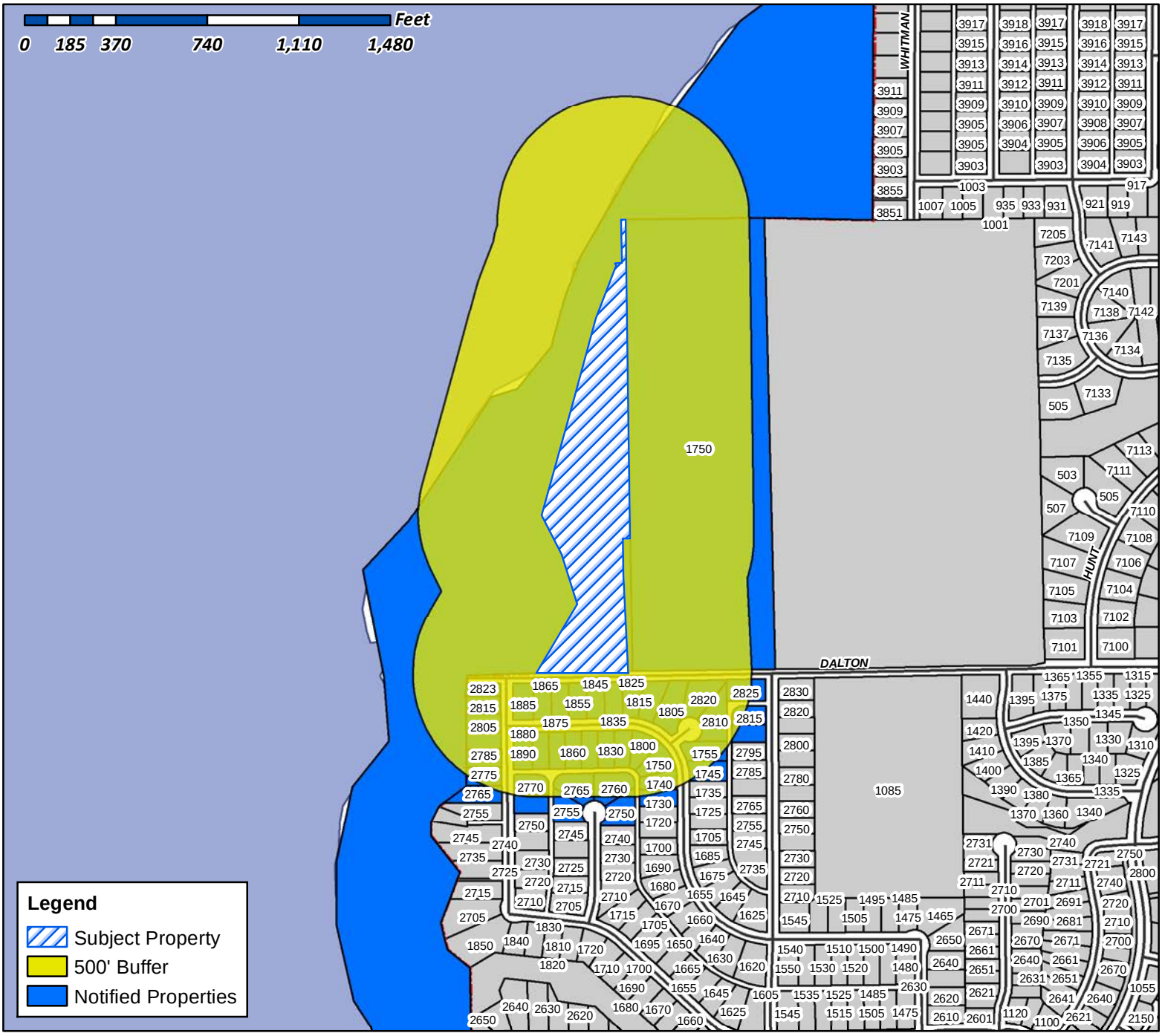

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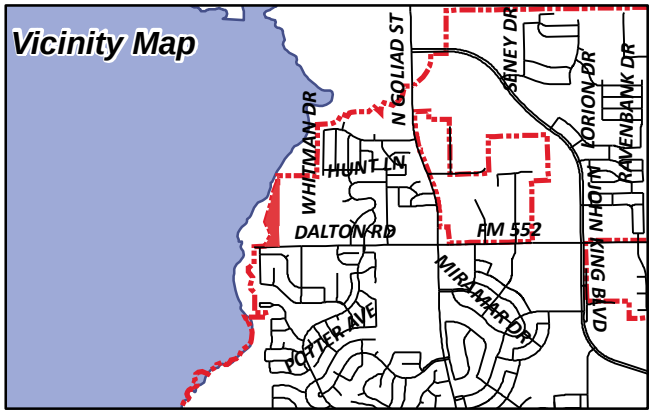


Date Created: 06/19/2017
For Questions on this Case Call (972) 771-7745

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

ROBERTS MICHAEL & LOUISE
1730 AVONLEA DRIVE
ROCKWALL, TX 75087

TROUT MARY JEAN TRUSTEE
MARY JEAN TROUT REVOCABLE TRUST-LIFE ESTATE
1740 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1745 AVONLEA DR
ROCKWALL, TX 75087

THREADGILL JANET
1750 AVONLEA DR
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA
1750 DALTON RD
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A
1755 AVONLEA DR
ROCKWALL, TX 75087

MAHONEY MERI-LOU
1800 AVONLEA DR
ROCKWALL, TX 75087

GWINNUP DIAN AND STEPHEN
1805 AVONLEA DR
ROCKWALL, TX 75032

PARRISH JOHN L
1815 AVONLEA DR
ROCKWALL, TX 75087

GREGORY SHERRY CHRISTINE
1825 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1830 AVONLEA DR
ROCKWALL, TX 75087

DIXON JACKIE A
1835 AVONLEA DR
ROCKWALL, TX 75087

DOSE DAVID A & LAURA J
1840 AVONLEA DR
ROCKWALL, TX 75087

MOTL JANELL
1845 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1850 AVONLEA DR
ROCKWALL, TX 75087

BARLETT RICKY LEE & BONNIE JEAN
1855 AVONLEA DR
ROCKWALL, TX 75087

BJORKLUND ROBERT P
1860 AVONLEA DR
ROCKWALL, TX 75087

REVELS KATINA
1865 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1870 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1880 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1885 AVONLEA DR
ROCKWALL, TX 75087

LONG SUSAN
1890 AVONLEA DR
ROCKWALL, TX 75087

FARAG SAMUEL AND
MERCY FARAG
20 LANCASHIRE DR
EASTAMPTON, NJ 08060

ANTROBUS FAMILY TRUSST
ALBA PATRICIA ANTROBUS TRUSTEE
2750 GREEN GABLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2755 GREEN GABLES CT
ROCKWALL, TX 75087

CERRATO RICHARD A
2760 GREEN GABLES CT
ROCKWALL, TX 75087

WILLIAMS BRITTANY M
2760 PROMENADE PLACE
ROCKWALL, TX 75087

VAN VREDEN CHRISTOPHER & CARRIE L
2765 GREEN GABLES COURT
ROCKWALL, TX 75087

TRAN CHANH
2765 PROMENADE PLACE
ROCKWALL, TX 75087

JOHNSON LEWIS D & MANDY R
2770 PROMENADE PL
ROCKWALL, TX 75087

FUNK SCOTTIE
2775 PROMENADE PL
ROCKWALL, TX 75087

HALPIN ALLISON
2785 PROMENADE PL
ROCKWALL, TX 75087

STIRLING SHEILA & ANTHONY
2795 PROMENADE PL
ROCKWALL, TX 75087

CURRENT RESIDENT
2805 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2805 PROMENADE PL
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D
2810 CAVENDISH CT
ROCKWALL, TX 75087

WALKER DONALD H
2815 BEACON HILL DR
ROCKWALL, TX 75087

LONGWORTH GEORGE R & VICKIE M
2815 PROMENADE PL
ROCKWALL, TX 75087

EDWARDS SUSAN L
2820 CAVENDISH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2823 PROMENADE PL
ROCKWALL, TX 75087

JOHNSON DAVID J
2825 BEACON HILL DR
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

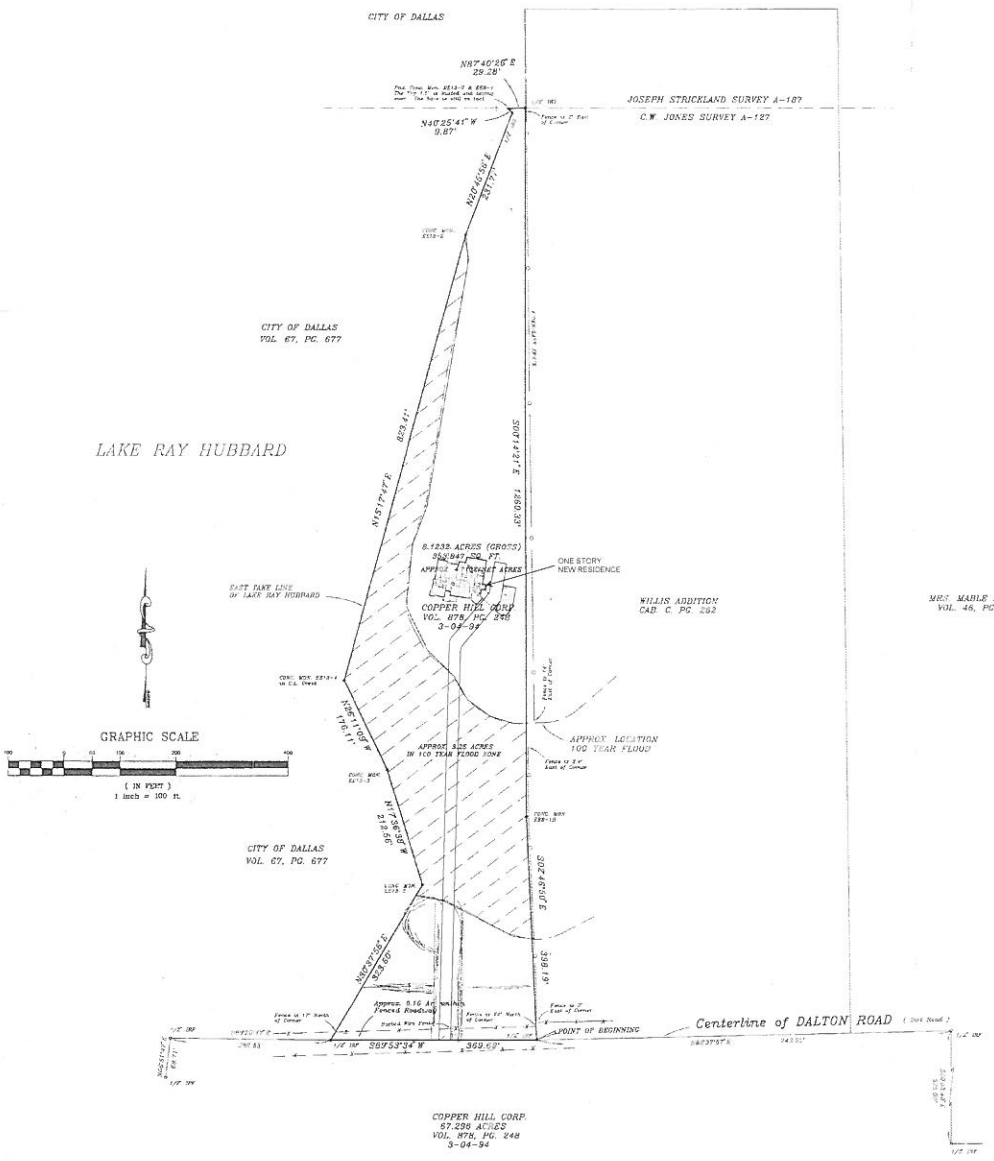
ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

BOTA KRISTIN MARIE
PO BOX 1929
ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE
PO BOX 1944
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

SALVATION ARMY
PO BOX 36006
DALLAS, TX 75235



The following Easements do affect the Property shown hereon.

Mt. Zion Water Supply Corporation 12' wide water line blanket easement recorded in Volume 83, Page 198, D.R.R.C.T.

STATE OF TEXAS
COUNTY OF ROCKWALL

FIELD NOTES:

BEING a 8.1232 acre tract of land situated in the Charles W. Jones Survey, Abstract No. 127, also being that certain tract of land conveyed to Thomas E. Jones according to the deed recorded in Volume 02, Page 513 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a public roadway, said corner being the Southeast corner of the above mentioned Jones tract, said point also being located North 88°37'57" West a distance of 743.38' from a 1/2" iron rod found at the most Northerly Northeast corner of a 57.296 acre tract conveyed to Copper Hill Corp. as recorded in Volume 878, Page 248 of the Deed Records of Rockwall County, Texas and said point also being the Southwest corner of the Willis Addition, an addition to the City of Rockwall as recorded in Cabinet C, Slide 292 of the Plat Records of Rockwall County, Texas;
said 8.1232 acre tract being being more particularly described as follows:
THENCE South 88°53'34" West along said roadway and the North line of said Copper Hill Corp. 57.296 acres, a distance of 369.63' to a 1/2" iron rod found for corner;
THENCE North 36°37'55" East, leaving said roadway and said North Line and along the Easterly Take Line of Lake Ray Hubbard, a distance of 323.00' to a concrete monument found marked EE12-3;
THENCE continuing along said East Take Line the following courses:
North 17°36'38" West a distance of 210.56' to a concrete monument found marked EE12-4;
North 26°11'09" West a distance of 176.11' to a concrete monument found in the centerline of a creek marked EE13-4;
North 15°17'47" East a distance of 823.41' to a concrete monument found marked EE13-5;
North 29°45'54" East a distance of 231.97' to a 1/2" iron rod set for corner;
North 42°55'41" West a distance of 9.87' to a buried & leaning concrete monument found marked EE13-7 & EE8-1;
THENCE leaving said Take Line, North 40°40'26" East a distance of 29.28' along the North line of said Jones Tract to a 1/2" iron rod found for a corner being the Northeast corner of said Jones Tract;
THENCE South 00°14'21" East along the East line of said Jones Tract, a distance of 1260.39' to a concrete monument found marked EE8-11;
THENCE South 05°46'50" East along the East line of said Jones Tract, a distance of 396.19' to the Point of Beginning containing 353,847 square feet or 8.1232 gross acres of land with approximately 3.25 acres lying within the 100 year flood zone and approximately 0.76 acre lying within Dalton Road leaving approximately 4.7132 net acres of land.

FLOOD ZONE CERTIFICATION:
A portion of the hereon platted property lies within the 100 year flood zone (Zone A) as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480287 0005 C with an effective date of June 15, 1992.

Note:
The property shown hereon was surveyed under my supervision and direction on September 22, 1999 and reinspected on December 21, 2000.

I hereby certify to:
DRH, Inc., a Delaware Corp. (Seller);
Lawyers Title Insurance Corporation;
D.R. Norton – Texas, Ltd. (Buyer)

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the line and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. There are no encroachments, conflicts or protrusions except as shown. The survey shown hereon meets the requirements for a Category 1A, Condition II as set by the Texas Surveyors Association Standards for Surveyors.
All visible easements and easements that I have been provided are as shown on the survey hereon.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

NORTH

01 ARCHITECTURAL SITE PLAN
SCALE: 3/16"=1'-0"

WIMPEE
RESIDENCE
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY - NOT FOR CONSTRUCTION
- [ ] BIDDING / PERMIT
- [ ] REVISION / ADDENDUM
- [ ] FOR CONSTRUCTION

tammy Phillips designs

ARCH. PROJ. #	SCALE
16106	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT FOR AN 8.1232-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE C. W. JONES SURVEY, ABSTRACT NO. 127, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joe Wimpee for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for a 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family Estate 4.0 (SFE-4.0) District* in *Section 2.1.1, Residential Lodging Conditions,* of *Article IV, Permissible Uses,* and *Section 3.2, Single-Family Estate 4.0 (SFE-4.0) District,* of *Article V, District Development Standards,* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

DRAFT 06.16.17

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 08.07.2017

Exhibit '*A*'
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOE WIMPEE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the C.W. JONES SURVEY, ABSTRACT NO. 127, City of Rockwall, Rockwall County, Texas, and being that tract of land as described in a Warranty Deed to Joe Wimpee, as recorded in Document No. 2017000000346 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found for corner in the center of Dalton Road, at the southwest corner of Lot 1, Block A, of WILLIS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 262, of the Plat Records of Rockwall County, Texas, and at the southeast corner of said Wimpee tract;

THENCE S. 88 deg. 32 min. 17 sec. W. along the south line of said Wimpee tract and the center of Dalton Road a distance of 371.40 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard;

THENCE N. 30 deg. 07 min. 09 sec. E. along said take line, a distance of 323.60 feet to a City of Dallas concrete monument found for corner;

THENCE N. 18 deg. 07 min. 25 sec. W. along said take line, a distance of 212.56 feet to a City of Dallas concrete monument found for corner;

THENCE N. 26 deg. 41 min. 56 sec. W. along said take line, a distance of 176.11 feet to a City of Dallas concrete monument found for corner;

THENCE N. 14 deg. 47 min. 00 sec. E. along said take line, a distance of 823.41 feet to a City of Dallas concrete monument found for corner;

THENCE N. 20 deg. 15 min. 11 sec. E. along said take line, a distance of 231.77 feet to a City of Dallas concrete monument found for corner;

THENCE N. 40 deg. 25 min. 41 sec. W. along said take line, a distance of 9.87 feet to a City of Dallas concrete monument found for corner;

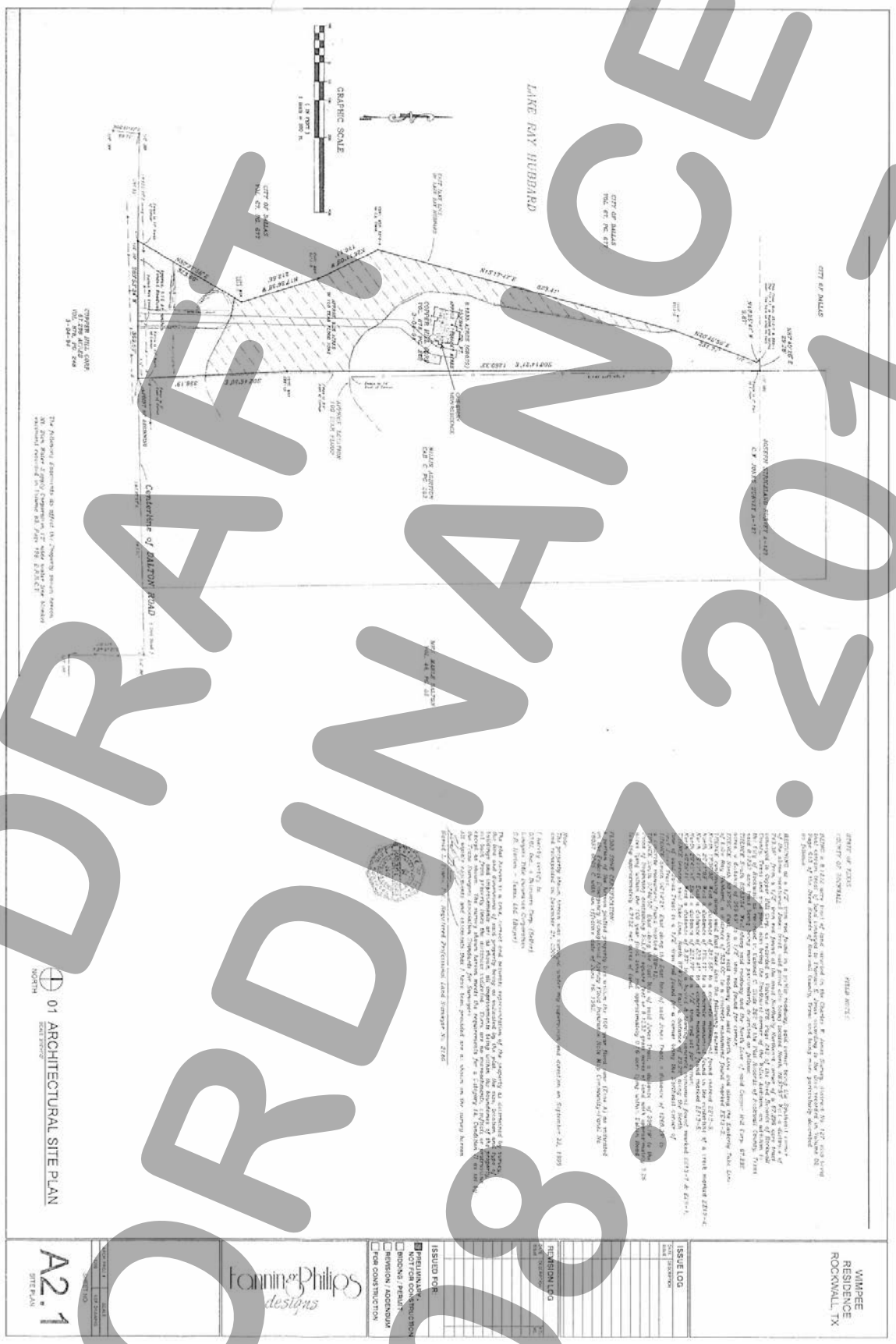
THENCE N. 87 deg. 40 min. 26 sec. E. along said take line, a distance of 29.28 feet to a City of Dallas concrete monument found for corner and being in the west boundary line of Willis Addition;

THENCE S. 00 deg. 45 min. 08 sec. E. along the west line of said Addition, a distance of 1260.39 feet to a point in a pond for corner;

THENCE S. 03 deg. 34 min. 29 sec. E. along the west line of said Addition, a distance of 392.76 feet to the POINT OF BEGINNING and containing 353,847 square feet or 8.12 acres of land.

DRAFT ORDINANCE 08.07.2017

Exhibit '*B*'
Zoning Exhibit



DRAFT ORDINANCE 08.07.2017

City of Rockwall

Project Plan Review History

				Applied	6/19/2017	LM
Project Number	Z2017-024	**Owner**	WEATHERFORD, GEORGE R	**Approved**		
Project Name	SUP for a daycare	**Applicant**	PINNACLE MONTESSORI FRANCHISE CO	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	6/19/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
4031 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CASTLE RIDGE PH 1	6	NULL	6	0187-0000-0006-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	
ENGINEERING	Amy Williams	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	See Conditions
(6/21/2017 11:48 AM AW) TXDOT permits required Must meet engineering standards and requirements Detention is required Label distances between driveways (measured from edge to edge) Parking is to be 20'x9' Right-of-way dedication of 10' Dumpster must drain to an oil/water separator or a grease trap TIA will be required							
FIRE	Ariana Hargrove	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	
PLANNING	Korey Brooks	6/19/2017	6/26/2017	6/22/2017	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(6/22/2017 12:01 PM KB)

Z2017-024 SUP for Montessori School Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Stree.t

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-024) in the lower right hand corner of all pages on future submittals.

M.4 Please review the draft ordinance ahead of the worksession.

M.5. Will be required to provide a 10-foot landscape buffer on the north, west, and south property lines.

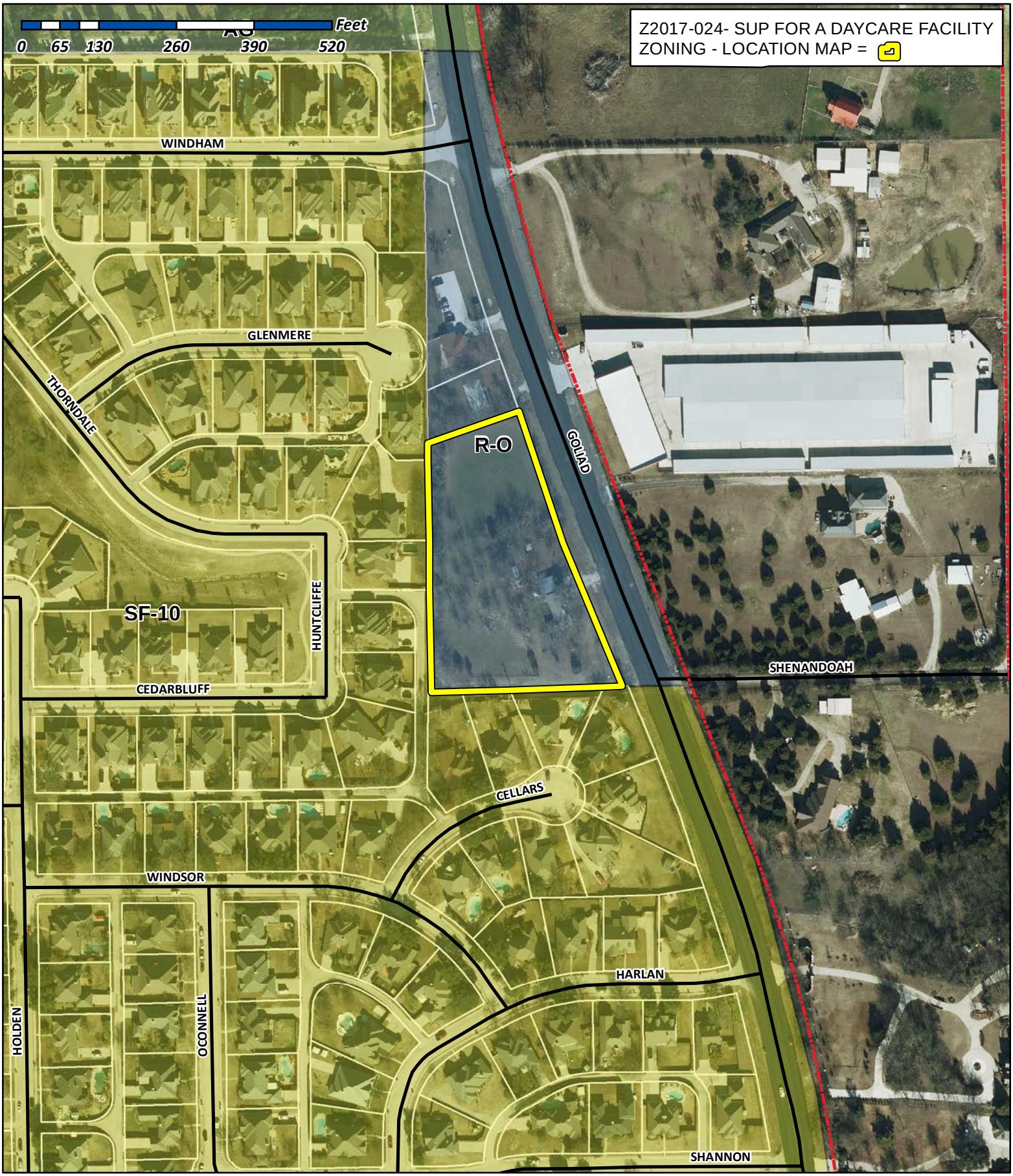
M.6 Please plant accent trees in the landscape buffer at 20-feet on center.

M.7 A shrub row will be required as headlight screening in front of any parking spaces that face a residential property.

M.8 The dumpster shall not face any residential property and is to be located away from any residential property.

I.9 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting will be July 11, 2017

I.10 The projected City Council meeting date and subsequent approval for this SUP is July 17, 2017 [First Reading] and August 7, [Second Reading]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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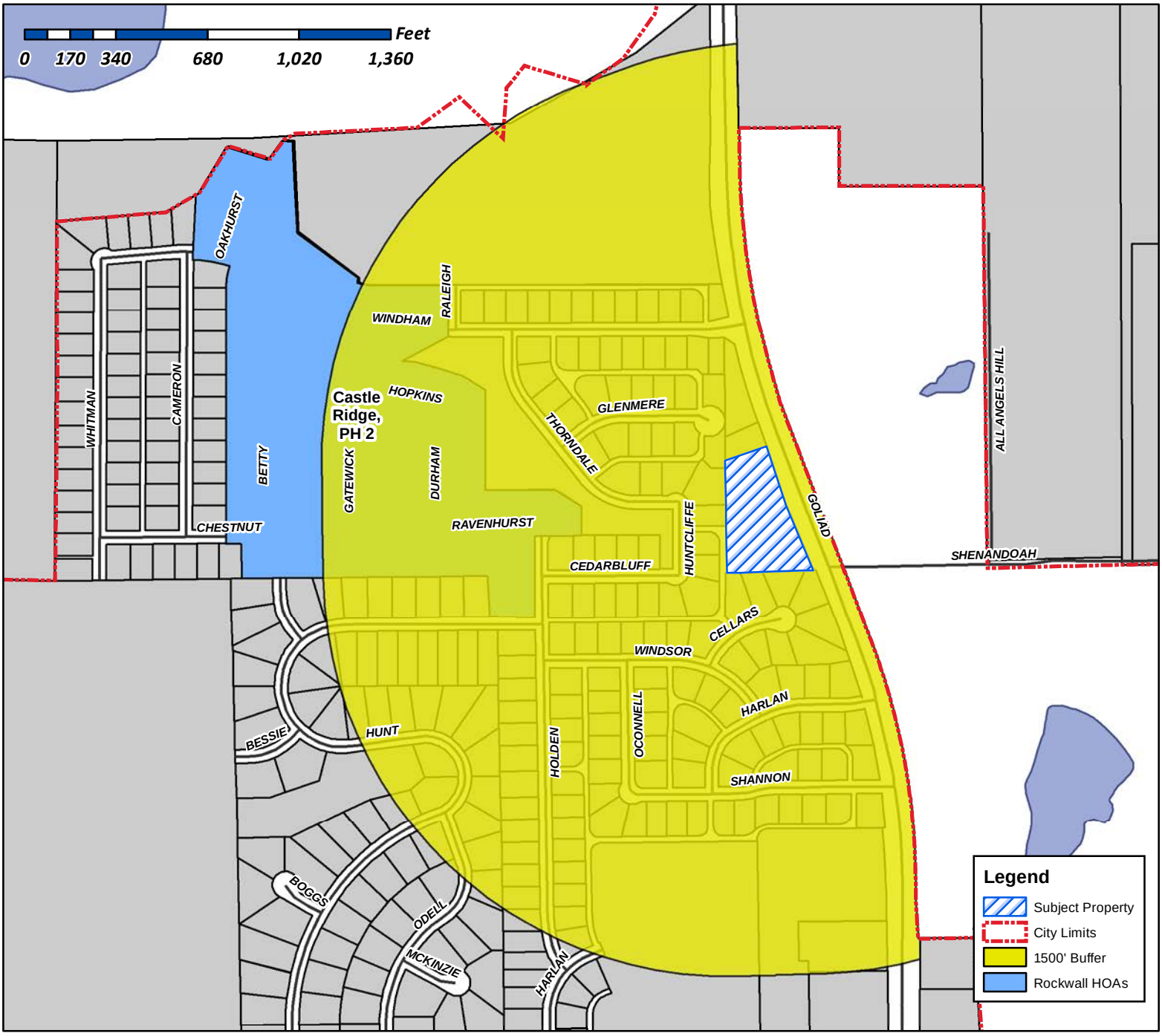
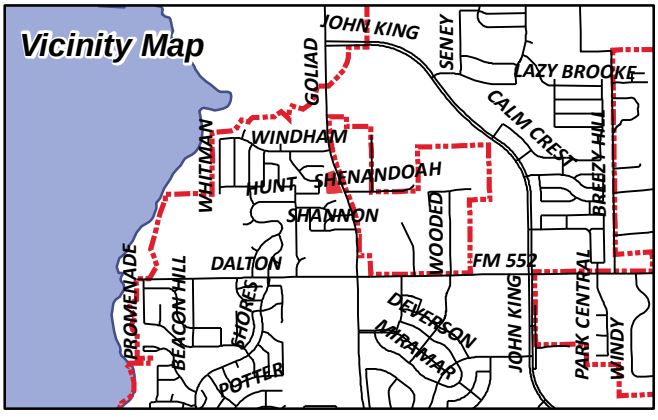


Case Number: Z2017-024
Case Name: SUP for a Daycare Facility
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 6/19/2017

For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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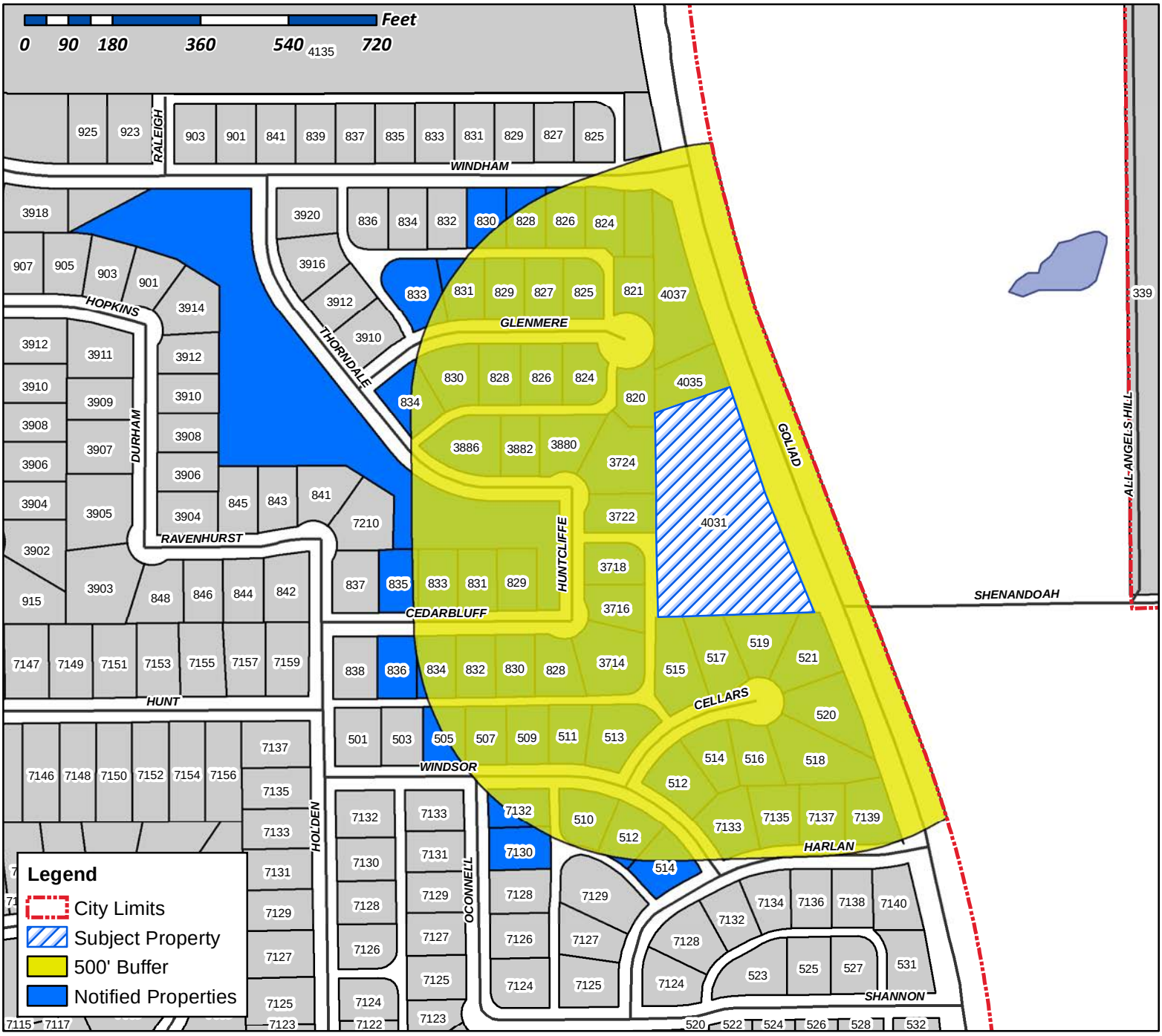
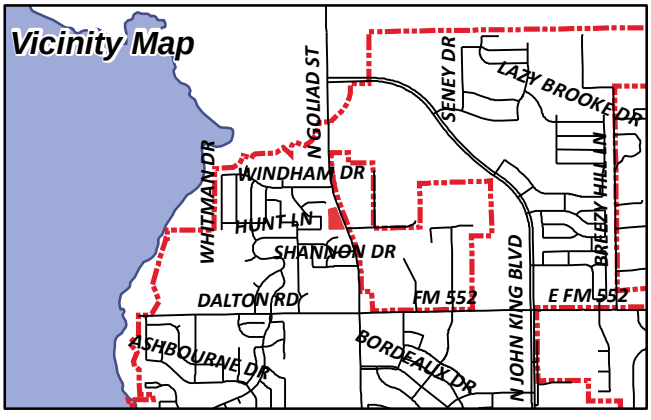


Case Number: Z2017-024
Case Name: SUP for a Daycare Facility
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 06/20/2017
For Questions on this Case Call (972) 771-7745



WAGNER GERALD P
112 LOS PECES
GUN BARREL CITY, TX 75156

WEATHERFORD GEORGE R
157 SHENNENDOAH LN
ROCKWALL, TX 75087

PINKHAM HEATH L AND
EDWIN P NALLEY
1711 WEISKOPF
HEATH, TX 75032

JOHNSON SHERRY A AND
JASON & JESSICA CLARK
2018 WYNN JOYCE
GARLAND, TX 75043

TINSLEY CURTIS & JUDITH
2308 OAKRIDGE AVE
NEDERLAND, TX 77627

WEIGANT RONALD & DEBRA KAY
3714 HUNTCLIFFE DRIVE
ROCKWALL, TX 75087

DIXON MELISSA MICHELLE
3716 HUNTCLIFFE DR
ROCKWALL, TX 75087

SCARNATI JAMES T JR & TAMMY M
3718 HUNTCLIFF DRIVE
ROCKWALL, TX 75087

CARIAGA TIFFANY AND NORMAN
3722 HUNTCLIFF DR
ROCKWALL, TX 75087

CASHATT ALLAN & ALLISON
3724 HUNTCLIFF DR
ROCKWALL, TX 75087

THORNTON STEPHEN K & TRESA G
3880 THORNDALE LN
ROCKWALL, TX 75087

TRANT NATHAN D & JENNIFER E
3882 THORNDALE LN
ROCKWALL, TX 75087

MCKOWN WILLIAM & CHRISTINA
3886 THORNDALE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
4031 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4035 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4037 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 WINDSOR WAY
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

FOREMAN HENRY HOWARD JR
507 WINDSOR WAY
ROCKWALL, TX 75087

HAMPTON PAMELA
509 WINDSOR WAY
ROCKWALL, TX 75087

CARR BRANDY
510 WINDSOR WAY
ROCKWALL, TX 75087

RUNNELS ROBIN LESLIE AND JENNIFER R GOEN
511 WINDSOR WAY
ROCKWALL, TX 75087

RHUE GERRY D & SHERRI D
512 CELLARS CT
ROCKWALL, TX 75087

WAGNER JULIUS ALVIN
512 WINDSOR WAY
ROCKWALL, TX 75087

NORTH STEPHEN B AND BEVERLY A
513 WINDSOR WAY
ROCKWALL, TX 75087

RECORD SHELBY AND
DALE CLARK
514 CELLARS CT
ROCKWALL, TX 75087

WAGONER DANIEL L
514 WINDSOR WAY
ROCKWALL, TX 75087

DIESCH AMBER N
515 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
516 CELLARS CT
ROCKWALL, TX 75087

MUSSETTER DAVID O & KARLA
516 CELLARS CT
ROCKWALL, TX 75087

CALLAWAY WENDELL & SULAINE
517 CELLARS CT
ROCKWALL, TX 75087

BRUNSON GEORGE GE & PATRICIA A
518 CELLARS CT
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER
519 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
520 CELLARS CT
ROCKWALL, TX 75087

SULLIVAN YVONNE E
521 CELLARS CT
ROCKWALL, TX 75087

MCMAHAN THOMAS & SHANNON
608 MIRAMAR DR
ROCKWALL, TX 75087

STOVALL CURTIS N & ALICE M
7130 OCONNELL ST
ROCKWALL, TX 75087

BEARD CLINTON MARK & MELISSA D
7132 OCONNELL ST
ROCKWALL, TX 75087

FORBES CHARLES
7133 HARLAN DR
ROCKWALL, TX 75087

BIETENDORF WHITNEY ELIZABETH
7135 HARLAN DRIVE
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH
7139 HARLAN DR
ROCKWALL, TX 75087

MARTIN RANDELL AND NORMA
820 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
821 GLENMERE CT
ROCKWALL, TX 75087

VAZQUEZ ARTURO AND
ALICIA HERNANDEZ
824 GLENMERE COURT
ROCKWALL, TX 75087

GERICKE TODD JAMES & CONNIE RENEE
824 WINDHAM DRIVE
ROCKWALL, TX 75087

HEPLER MARK & CHRISTINE
825 GLENMERE COURT
ROCKWALL, TX 75087

BIEBER RODDY J AND DIANE R
826 GLENMERE CT
ROCKWALL, TX 75087

PUGH BRADLEY & LAURA
826 WINDHAM DRIVE
ROCKWALL, TX 75087

AVILES MARTHA E &
RICARDO A CARDENAS
827 GLENMERE CT
ROCKWALL, TX 75087

BOLIN MARK AND KERRY
828 CEDARBLUFF DR
ROCKWALL, TX 75087

MCCARTNEY MARC W & ROBIN
828 GLENMERE CT
ROCKWALL, TX 75087

DUGDALE JASON S AND JADA L
828 WINDHAM DR
ROCKWALL, TX 75087

STETZER GERALD D & RACHEL R
829 CEDARBLUFF DR
ROCKWALL, TX 75087

LANKFORD MIKE D AND DARYL G LANKFORD
829 GLENMERE CT
ROCKWALL, TX 75087

HARRIS STACIE LYNN
830 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

ROACH CHRISTINE A & KEITH L
830 GLENMERE CT
ROCKWALL, TX 75087

KELLY DANIEL AND LIBBY VANATTA
830 WINDHAM DR
ROCKWALL, TX 75087

BEREND MAURICE P AND
MUMTAZ TEJANI
831 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

HELLER SHELIA JAMES & THOMAS RITCHEY
831 GLENMERE CT
ROCKWALL, TX 75087

MILLER TIMOTHY KENT
832 CEDAR BLUFF DR
ROCKWALL, TX 75087

HARPER BRIAN L & BLANCA D
833 CEDARBLUFF DR
ROCKWALL, TX 75087

CONFIDENTIAL
ARTURO RANGEL
833 GLENMERE CT
ROCKWALL, TX 75087

BRADFORD JYATTA & CHRISTINA
834 CEDARBLUFF DR
ROCKWALL, TX 75087

BLAIR CRAIG AND ALLISON
834 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
835 CEDARBLUFF DR
ROCKWALL, TX 75087

WILSON MARK
836 CEDARBLUFF DR
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

Roland Foerster
Civil Engineer
5110 C.R. 424
Anna, Texas 75409 .
(214) 544-8888
rfce@flash.net
Firm No. F-506

June 16, 2017

Ryan Miller, Director
Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Request for specific use permits ("SUP") for Day Care and General Retail Store uses located at 4031 N. Goliad Street (the "Property").

Mr. Miller,

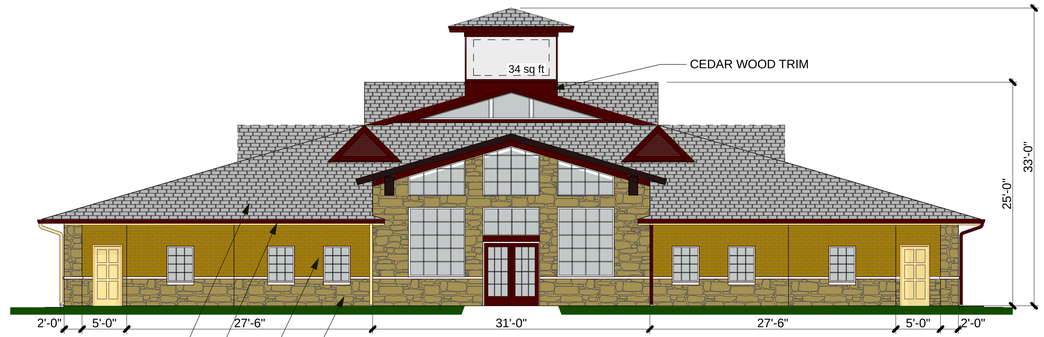
Please accept this Letter of Intent on behalf of Pinnacle Montessori Franchise ("Pinnacle") to request SUPs for Day Care and General Retail Store uses on the Property, which are allowed by SUP under the current R-O zoning on the Property. Please not that Pinnacle is **not** seeking to change the current R-O zoning on the Property.

Pinnacle seeks to develop the Property with an approximately 11,000 square foot Montessori educational day care, with a maximum enrollment of 180 children. The anticipated age range for the children is infant to third-grade. In addition to the day care facility, Pinnacle intends to develop a second building (approximately 7,000 square feet or less) on the property that will generally house child-oriented uses complementary to the day care use, e.g., karate academy, dance academy, music school, math/educational classes, computer classes, STEM classes, etc. Many uses commonly associated with a "general retail" building (e.g., donut or sandwich shop, dry cleaners, etc.) are not anticipated for this Property because they would not fit the programming and intent behind the overall development.

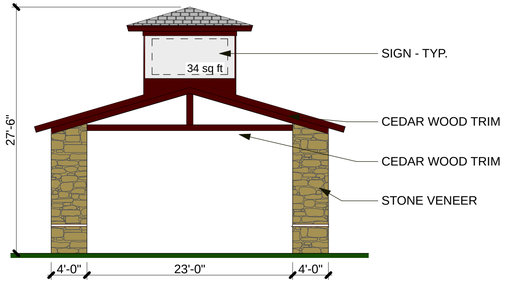
On June 8, 2017, Representatives for Pinnacle met with several adjacent residents to the Property to discuss the Project. Pinnacle appreciates the input received at that time and looks forward to continuing to work with interested residents as the process continues.

Respectfully submitted,

Roland Foerster, PE

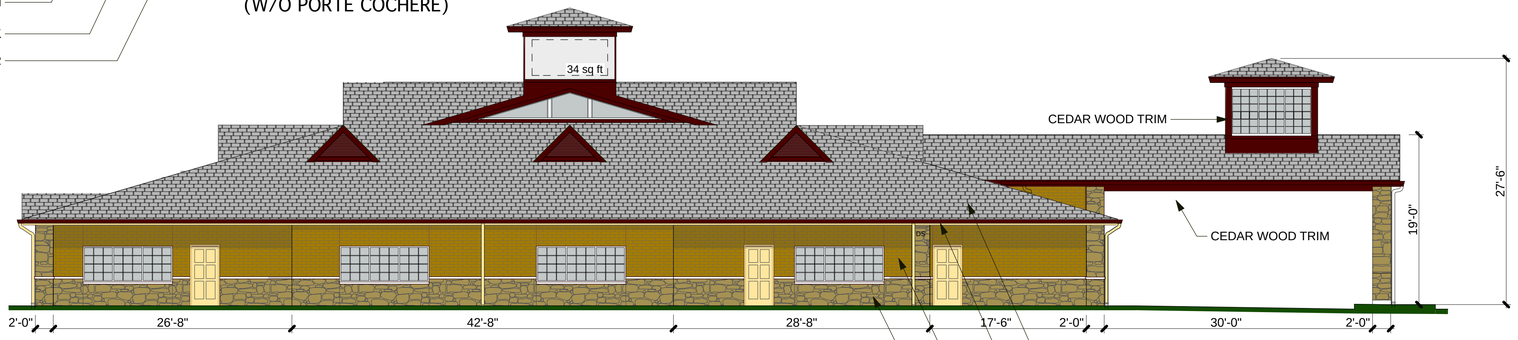


ACADEMY SOUTH ELEV
(W/O PORTE COCHERE)

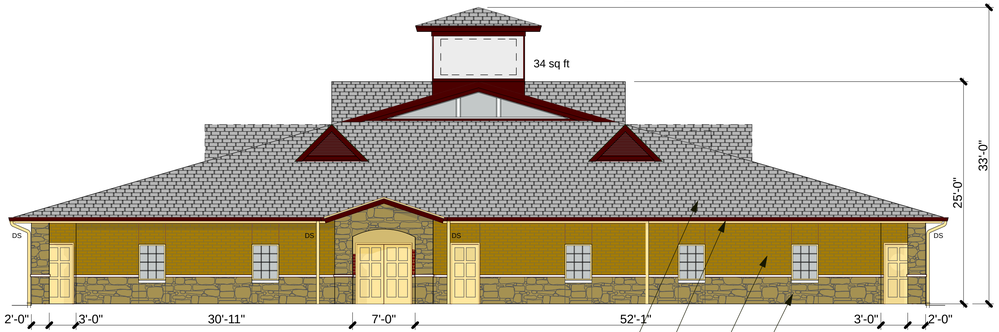


ACADEMY SOUTH ELEVATION - PORTE COCHERE

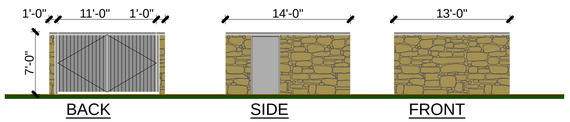
MATERIALS CALCULATIONS - ACADEMY								
ELEVATIONS	NORTH		EAST		SOUTH		WEST	
SURFACE AREA	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TOTAL	1,517		1,387		1,158		1,387	
GLAZING	463		381		249		381	
NET	1,054	100	1,006	100	909	100	1,006	100
FACE BRICK	286	28	535	53	485	53	535	53
STONE	654	62	370	37	333	37	370	37
CEDAR WD TRIM	114	10	101	10	91	10	101	10



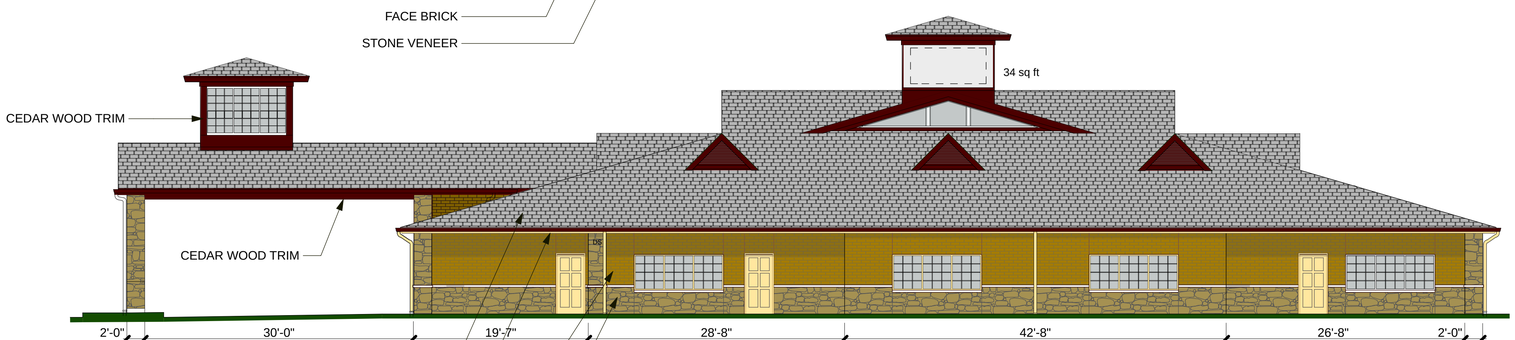
ACADEMY WEST ELEVATION



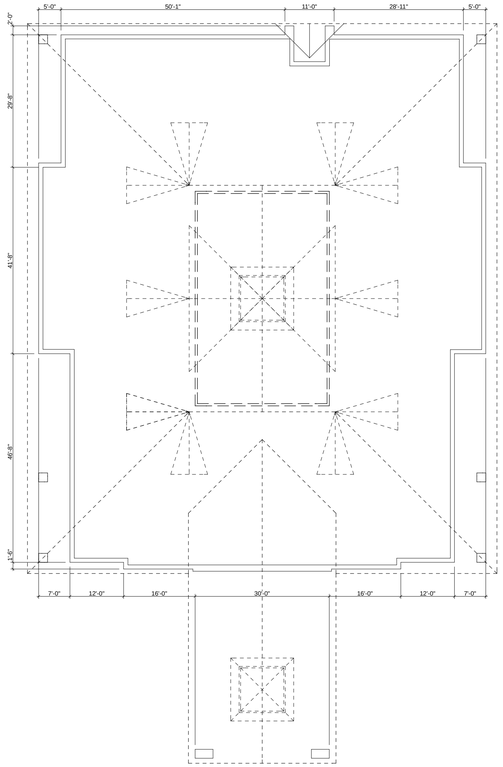
ACADEMY NORTH ELEVATION



DUMPSTER ENCLOSURE ELEVATIONS



ACADEMY EAST ELEVATION



N

ACADEMY FOOTPRINT

NOTE
- This Facade Plan is for conceptual purposes only.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by the Building Inspections Department
- Windows shall have a maximum exterior visible reflectivity of ten (10) percent.
- Signage to be approved under separate review and permit.

R A A, LLC
ARCHITECTURE

ARCHITECTURE
PLANNING
INTERIORS
2655 PEAVY ROAD
DALLAS, TEXAS 75228
PHONE: 214.641.6665
FAX: 214.327.8383
charlie@raainc.com

PROPOSED NEW FACILITY FOR
PINNACLE MONTESSORI ACADEMY
FORNEY, TEXAS

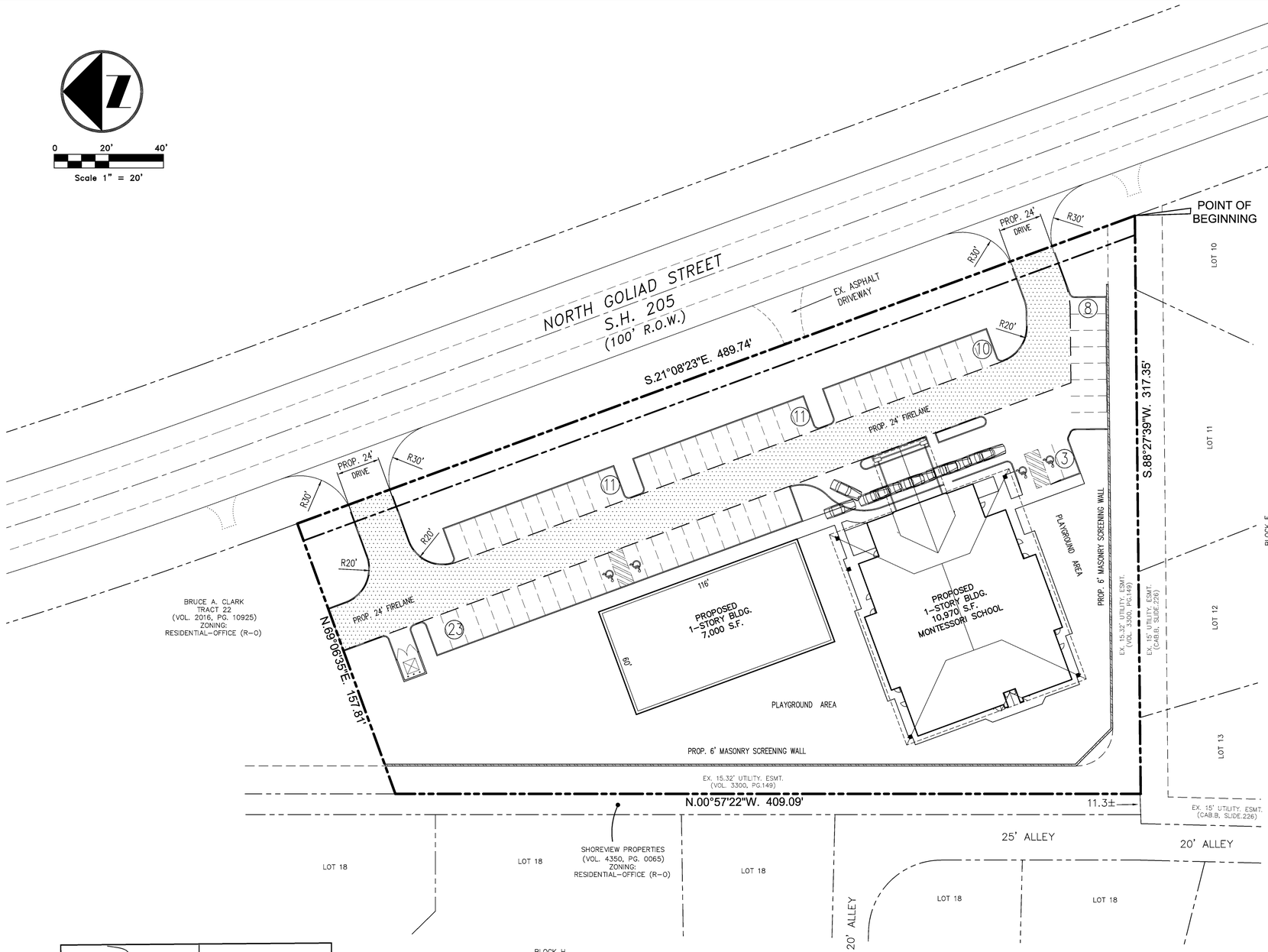
CONCEPT PLAN

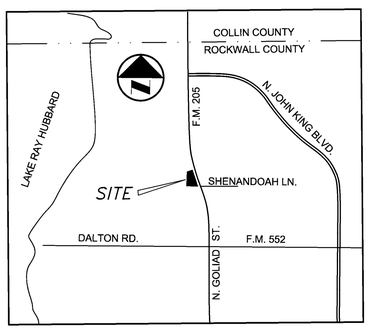
DAYCARE CENTER ELEVATIONS

PINNACLE MONTESSORI OF FORNEY

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

Date:	Scale:	Sheet:
February, 2017	3/ 16" = 1'-0"	





VICINITY MAP
NTS

FIELD NOTE DESCRIPTION
SUP – DAY CARE & GENERAL RETAIL STORE
TRACT 6
J. STRICKLAND SURVEY, ABSTARCT NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 10 foot or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

THENCE, N.00°57'22"W., 409.09 feet along the east line of said narrow Shoreview Properties strip of land to a 5/8" iron rod found for corner, same being the southwest corner of a tract of land to Bruce A. Clark, as described in deed filed for record in Volume 2016, Page 10925, of the said Rockwall County Real Land records;

THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

PINNACLE MONTESSORI of ROCKWALL

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
ANNA, TEXAS 75409
(214) 544-8888
email: rfce@flash.net
Firm No. F-506

A CONCEPT PLAN FOR REVIEW PURPOSES ONLY.

NOT A CONSTRUCTION DOCUMENT.

Revisions:

CONCEPT PLAN

CITY OF ROCKWALL CASE NO. Z2017-XXX

J. STRICKLAND SURVEY, ABST, NO. 187
2.38 ACRES

PINNACLE MONTESSORI SCHOOL of ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Date:	Scale:	Sheet:
June, 2017	1" = 20'	

PROJ. # 6272

C:\Jobs\6272\Concept Plan.dwg Wed Jun 14 22:05:28 2017

FIELD NOTE DESCRIPTION
SUP FOR DAY CARE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

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THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN A RESIDENTIAL OFFICE (RO) DISTRICT WITHIN THE NORTH SH-205 OVERLAY (N-SH 205 OV) DISTRICT, ON A 2.38-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 6 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in a Residential Office (RO) District on a 2.38-acre tract of land being described as Tract 6 of the J. Strickland Survey Abstract No. 187, City of Rockwall, Rockwall County, Texas, and zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N-SH 205 OV) District being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.2, Residential Office (RO) District* of *Article V, District Development Standards, and; Section 6.11, North SH 205 Corridor Overlay N-SH 205 OV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the Operational Conditions:

2.1 OPERATIONAL CONDITIONS

1) The daycare facility shall generally conform to the concept plan and building elevations depicted in *Exhibit* '*B*' and *Exhibit* '*C*' of this ordinance.

DRAFT ORDINANCE 08.01.17

2) The site shall have a ten (10)-foot landscape buffer and shall include accent trees a minimum of four (4)-feet in height at 20-feet on center adjacent to all residential properties (i.e. north, south, and west property lines).

3) A shrub row shall be provided as headlight screening for any parking adjacent to SH-205.

4) All parking areas shall be screened from all residential properties.

5) The dumpster shall not face any residential property and should be located away from the residential properties to the west.

6) Cross-access shall be provided as depicted in *Exhibit 'B'*.

7) Incidental display and outside storage shall be strictly prohibited.

8) If the property is subdivided, a parking agreement between the two properties will be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 08.01.17

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT
ORDINANCE
08.07.2017

Exhibit 'A':
Legal Description

FIELD NOTE DESCRIPTION
SUP FOR DAY CARE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

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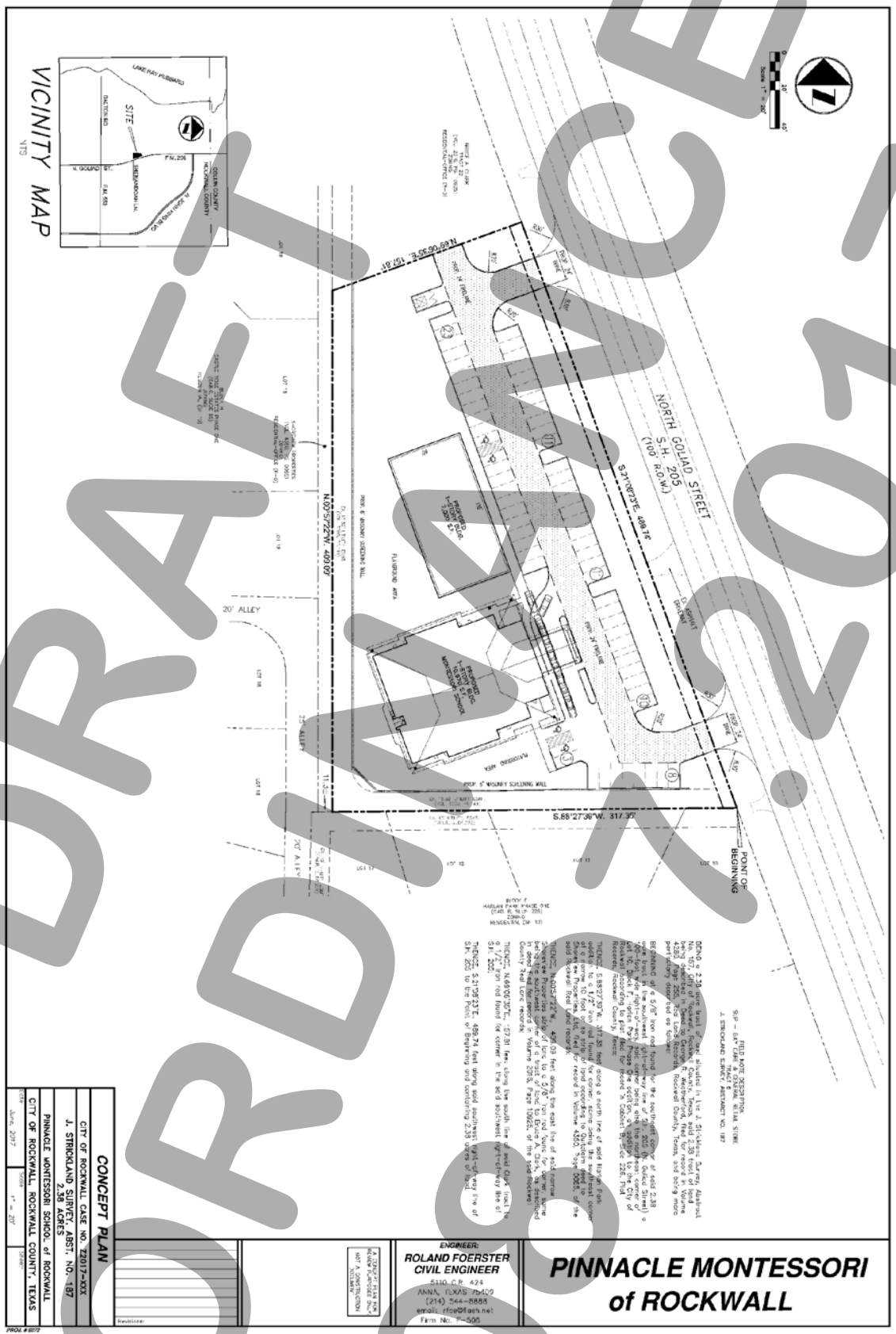
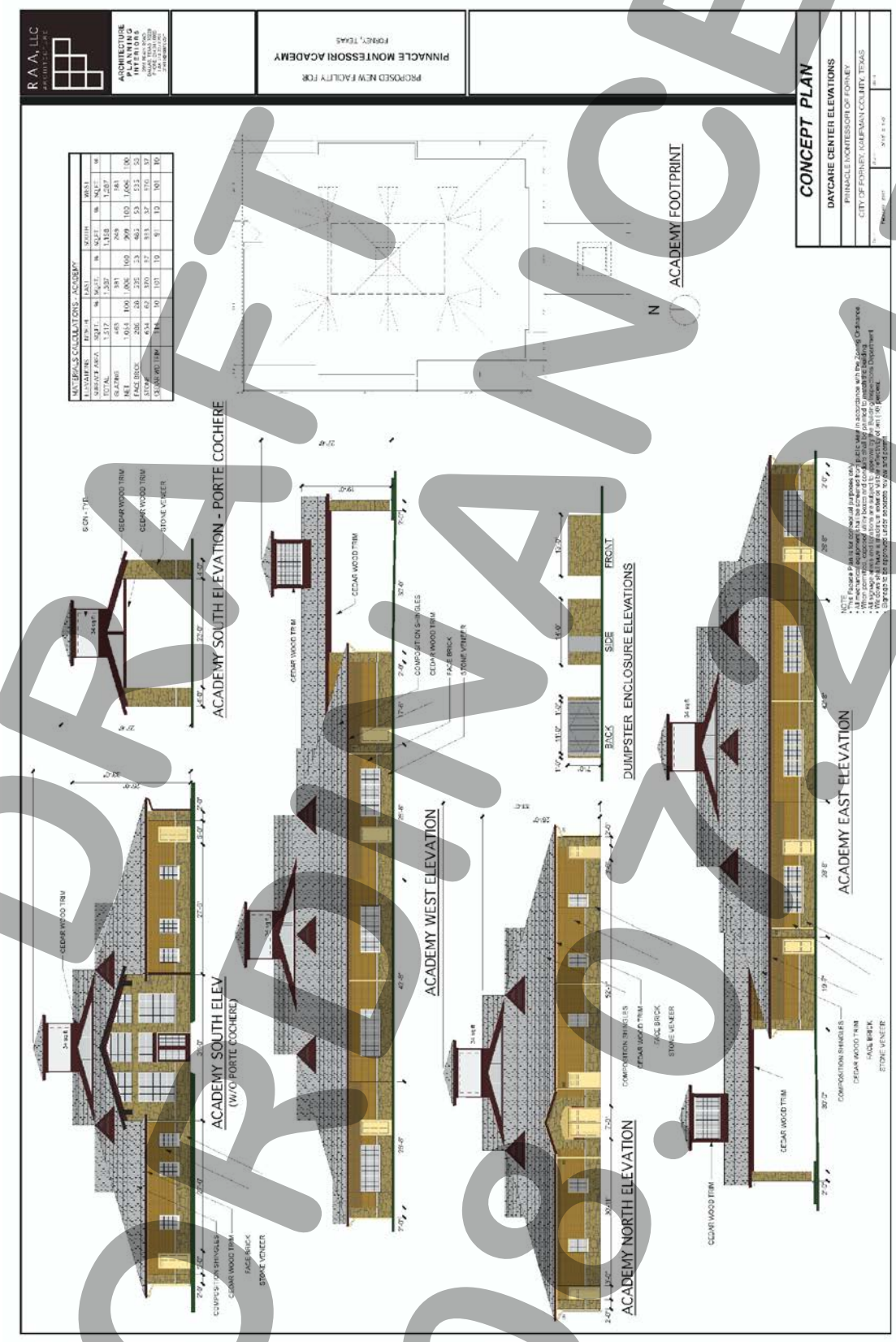
DRAFT ORDINANCE 08.07.2017

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09/07/2017

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
09/07/17

City of Rockwall

Project Plan Review History

Project Number	Z2017-025	**Owner**	WEATHERFORD, GEORGE R	**Applied**	6/19/2017	LM
Project Name	SUP for General Retail Store	**Applicant**	PINNACLE MONTESSORI FRANCHISE	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	STAFF REVIEW			**Status**	6/19/2017	LM

Site Address	**City, State Zip**	**Zoning**
4031 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CASTLE RIDGE PH 1	6	NULL	6	0187-0000-0006-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/19/2017	6/26/2017	6/22/2017	3	APPROVED	
ENGINEERING	Amy Williams	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	See Conditions
(6/21/2017 11:50 AM AW) TXDOT permits required Must meet engineering standards and requirements Detention is required Label distances between driveways (measured from edge to edge) Parking is to be 20'x9' Right-of-way dedication of 10' Dumpster must drain to an oil/water separator or a grease trap TIA will be required							
FIRE	Ariana Hargrove	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	
PLANNING	Korey Brooks	6/19/2017	6/26/2017	6/22/2017	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(6/22/2017 12:02 PM KB)

Z2017-025 SUP for General Retail Store Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-025) in the lower right hand corner of all pages on future submittals.

M.4 Please review the draft ordinance ahead of the worksession.

M.5. Will be required to provide a 10-foot landscape buffer on the north, west, and south property lines.

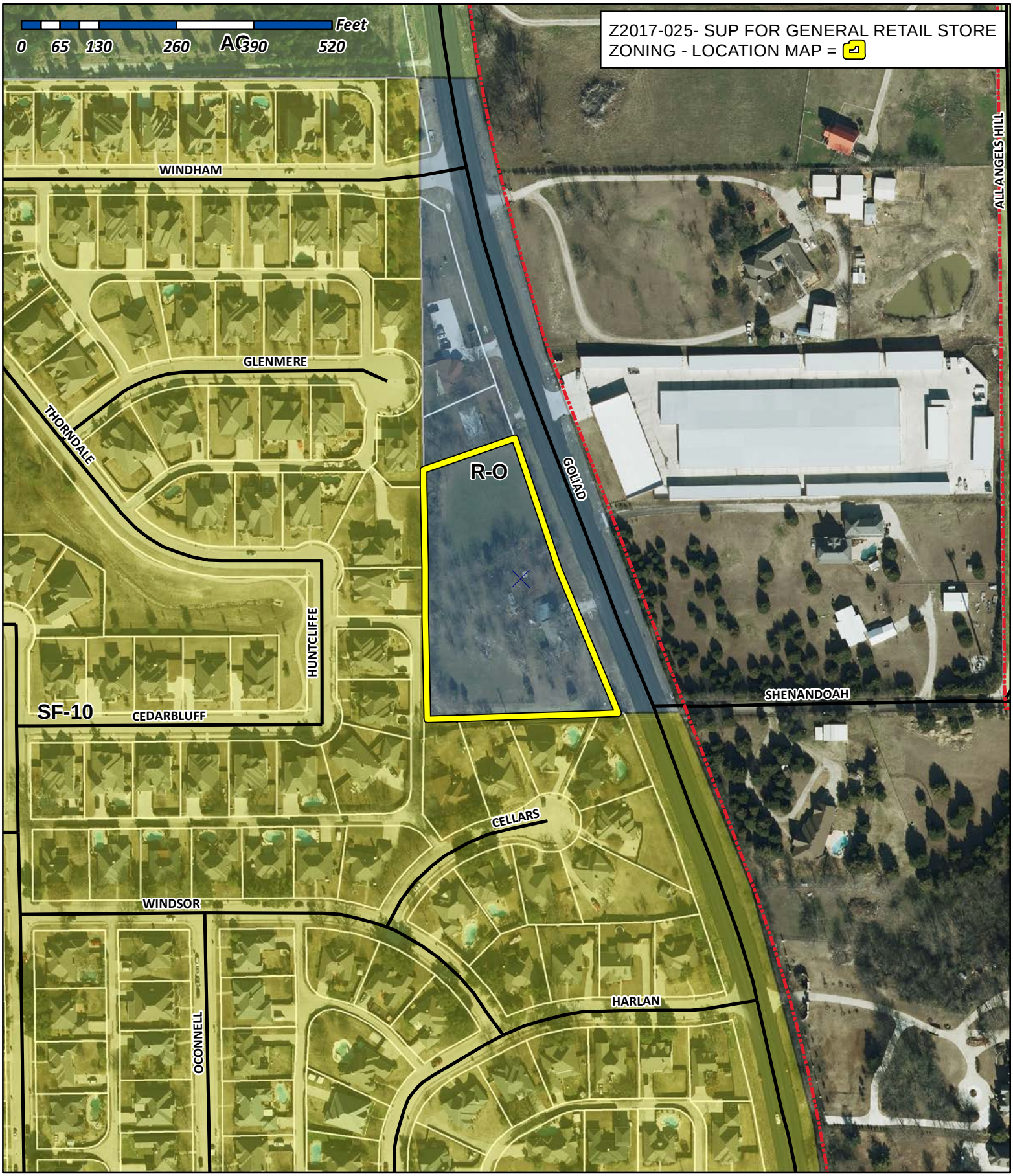
M.6 Please plant accent trees in the landscape buffer at 20-feet on center.

M.7 A shrub row will be required as headlight screening in front of any parking spaces that face a residential property.

M.8 The dumpster shall not face any residential property and is to be located away from any residential property.

I.9 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting will be July 11, 2017

I.10 The projected City Council meeting date and subsequent approval for this SUP is July 17, 2017 [First Reading] and August 7, [Second Reading]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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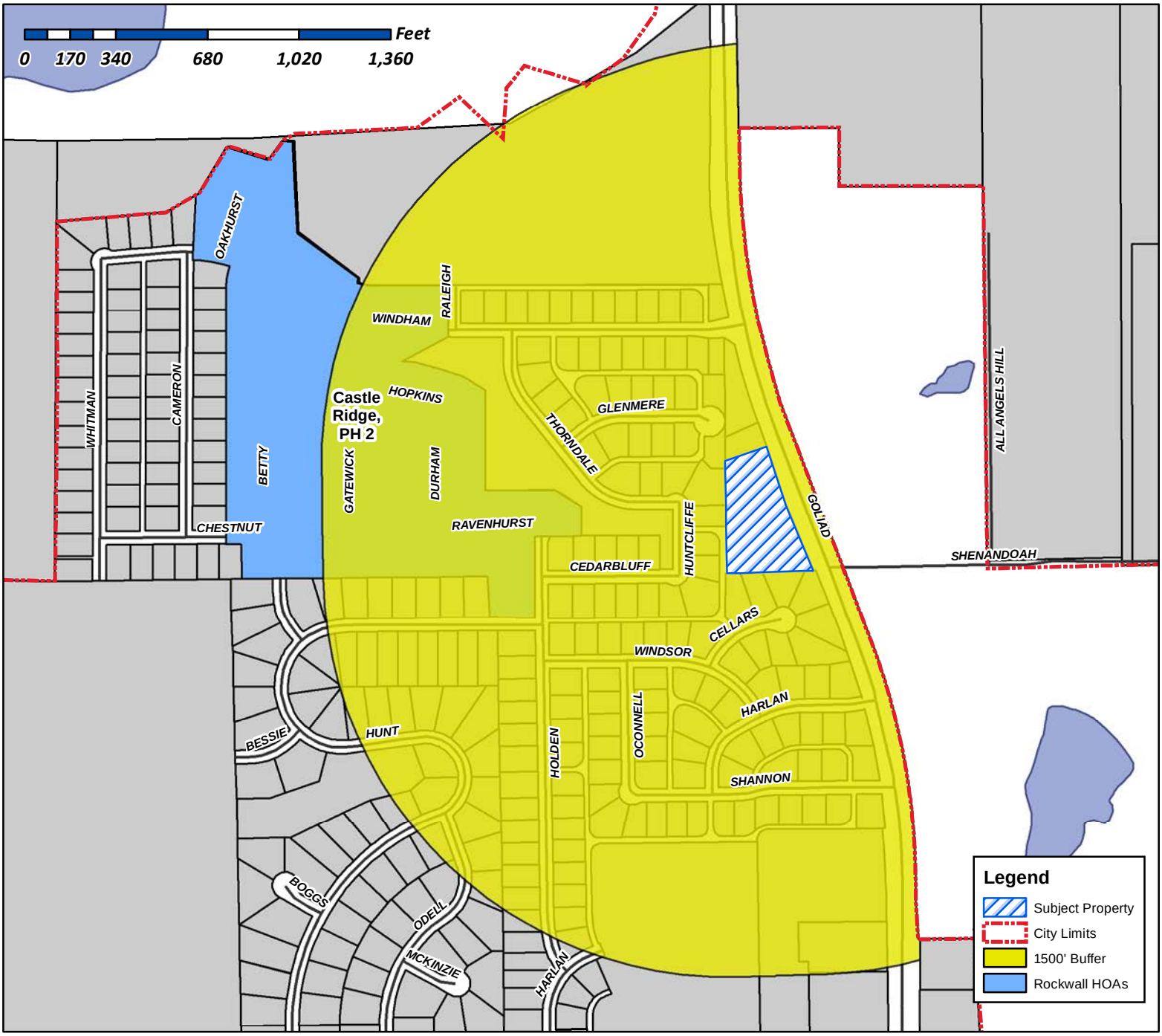
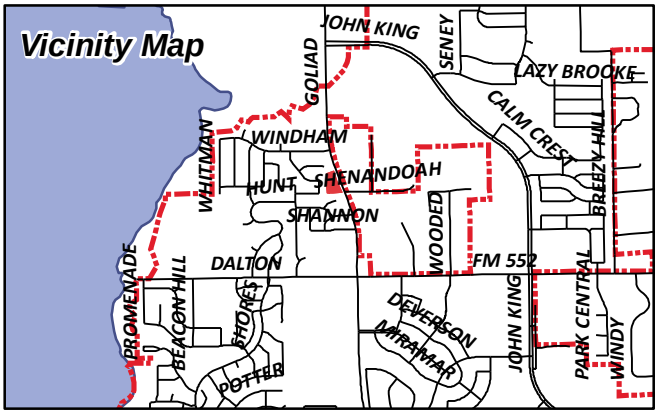


Case Number: Z2017-025
Case Name: SUP for a General Retail Store
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 6/19/2017

For Questions on this Case Call (972) 771-7745



City of Rockwall

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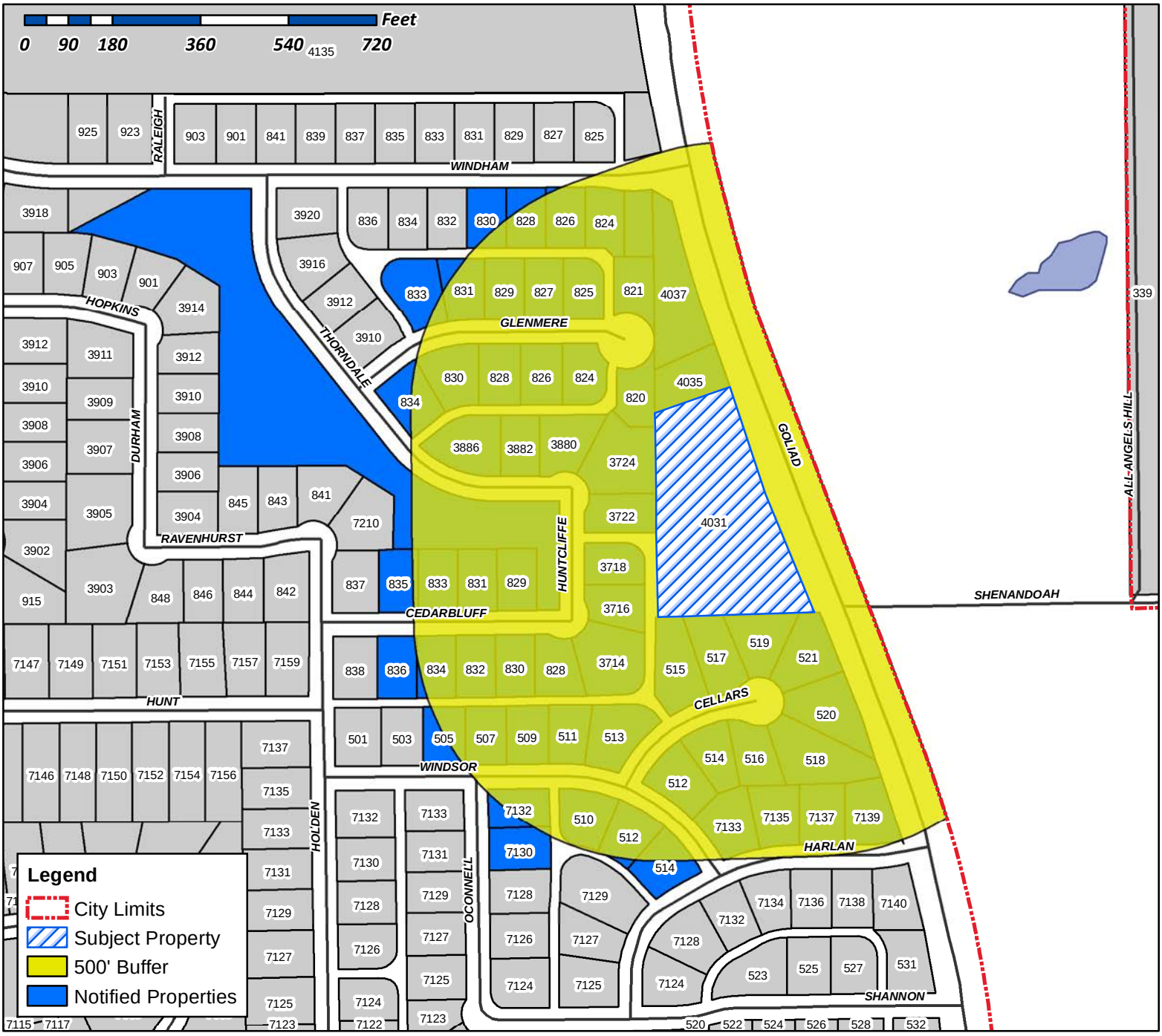
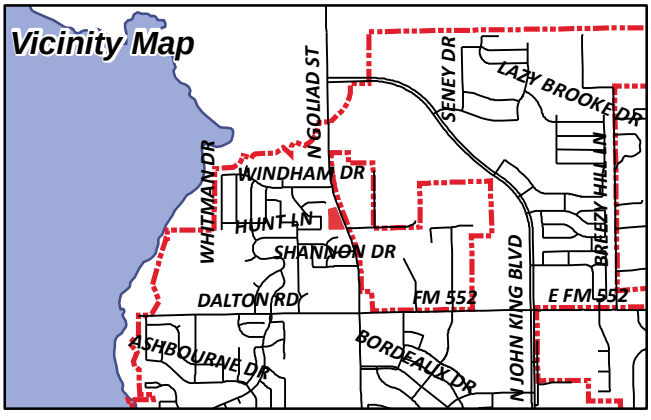


Case Number: Z2017-025
Case Name: SUP for a General Retail Store
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 06/20/2017
For Questions on this Case Call (972) 771-7745



WAGNER GERALD P
112 LOS PECES
GUN BARREL CITY, TX 75156

WEATHERFORD GEORGE R
157 SHENNENDOAH LN
ROCKWALL, TX 75087

PINKHAM HEATH L AND
EDWIN P NALLEY
1711 WEISKOPF
HEATH, TX 75032

JOHNSON SHERRY A AND
JASON & JESSICA CLARK
2018 WYNN JOYCE
GARLAND, TX 75043

TINSLEY CURTIS & JUDITH
2308 OAKRIDGE AVE
NEDERLAND, TX 77627

WEIGANT RONALD & DEBRA KAY
3714 HUNTCLIFFE DRIVE
ROCKWALL, TX 75087

DIXON MELISSA MICHELLE
3716 HUNTCLIFFE DR
ROCKWALL, TX 75087

SCARNATI JAMES T JR & TAMMY M
3718 HUNTCLIFF DRIVE
ROCKWALL, TX 75087

CARIAGA TIFFANY AND NORMAN
3722 HUNTCLIFF DR
ROCKWALL, TX 75087

CASHATT ALLAN & ALLISON
3724 HUNTCLIFF DR
ROCKWALL, TX 75087

THORNTON STEPHEN K & TRESA G
3880 THORNDALE LN
ROCKWALL, TX 75087

TRANT NATHAN D & JENNIFER E
3882 THORNDALE LN
ROCKWALL, TX 75087

MCKOWN WILLIAM & CHRISTINA
3886 THORNDALE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
4031 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4035 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4037 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 WINDSOR WAY
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

FOREMAN HENRY HOWARD JR
507 WINDSOR WAY
ROCKWALL, TX 75087

HAMPTON PAMELA
509 WINDSOR WAY
ROCKWALL, TX 75087

CARR BRANDY
510 WINDSOR WAY
ROCKWALL, TX 75087

RUNNELS ROBIN LESLIE AND JENNIFER R GOEN
511 WINDSOR WAY
ROCKWALL, TX 75087

RHUE GERRY D & SHERRI D
512 CELLARS CT
ROCKWALL, TX 75087

WAGNER JULIUS ALVIN
512 WINDSOR WAY
ROCKWALL, TX 75087

NORTH STEPHEN B AND BEVERLY A
513 WINDSOR WAY
ROCKWALL, TX 75087

RECORD SHELBY AND
DALE CLARK
514 CELLARS CT
ROCKWALL, TX 75087

WAGONER DANIEL L
514 WINDSOR WAY
ROCKWALL, TX 75087

DIESCH AMBER N
515 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
516 CELLARS CT
ROCKWALL, TX 75087

MUSSETTER DAVID O & KARLA
516 CELLARS CT
ROCKWALL, TX 75087

CALLAWAY WENDELL & SULAINE
517 CELLARS CT
ROCKWALL, TX 75087

BRUNSON GEORGE GE & PATRICIA A
518 CELLARS CT
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER
519 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
520 CELLARS CT
ROCKWALL, TX 75087

SULLIVAN YVONNE E
521 CELLARS CT
ROCKWALL, TX 75087

MCMAHAN THOMAS & SHANNON
608 MIRAMAR DR
ROCKWALL, TX 75087

STOVALL CURTIS N & ALICE M
7130 OCONNELL ST
ROCKWALL, TX 75087

BEARD CLINTON MARK & MELISSA D
7132 OCONNELL ST
ROCKWALL, TX 75087

FORBES CHARLES
7133 HARLAN DR
ROCKWALL, TX 75087

BIETENDORF WHITNEY ELIZABETH
7135 HARLAN DRIVE
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH
7139 HARLAN DR
ROCKWALL, TX 75087

MARTIN RANDELL AND NORMA
820 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
821 GLENMERE CT
ROCKWALL, TX 75087

VAZQUEZ ARTURO AND
ALICIA HERNANDEZ
824 GLENMERE COURT
ROCKWALL, TX 75087

GERICKE TODD JAMES & CONNIE RENEE
824 WINDHAM DRIVE
ROCKWALL, TX 75087

HEPLER MARK & CHRISTINE
825 GLENMERE COURT
ROCKWALL, TX 75087

BIEBER RODDY J AND DIANE R
826 GLENMERE CT
ROCKWALL, TX 75087

PUGH BRADLEY & LAURA
826 WINDHAM DRIVE
ROCKWALL, TX 75087

AVILES MARTHA E &
RICARDO A CARDENAS
827 GLENMERE CT
ROCKWALL, TX 75087

BOLIN MARK AND KERRY
828 CEDARBLUFF DR
ROCKWALL, TX 75087

MCCARTNEY MARC W & ROBIN
828 GLENMERE CT
ROCKWALL, TX 75087

DUGDALE JASON S AND JADA L
828 WINDHAM DR
ROCKWALL, TX 75087

STETZER GERALD D & RACHEL R
829 CEDARBLUFF DR
ROCKWALL, TX 75087

LANKFORD MIKE D AND DARYL G LANKFORD
829 GLENMERE CT
ROCKWALL, TX 75087

HARRIS STACIE LYNN
830 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

ROACH CHRISTINE A & KEITH L
830 GLENMERE CT
ROCKWALL, TX 75087

KELLY DANIEL AND LIBBY VANATTA
830 WINDHAM DR
ROCKWALL, TX 75087

BEREND MAURICE P AND
MUMTAZ TEJANI
831 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

HELLER SHELIA JAMES & THOMAS RITCHEY
831 GLENMERE CT
ROCKWALL, TX 75087

MILLER TIMOTHY KENT
832 CEDAR BLUFF DR
ROCKWALL, TX 75087

HARPER BRIAN L & BLANCA D
833 CEDARBLUFF DR
ROCKWALL, TX 75087

CONFIDENTIAL
ARTURO RANGEL
833 GLENMERE CT
ROCKWALL, TX 75087

BRADFORD JYATTA & CHRISTINA
834 CEDARBLUFF DR
ROCKWALL, TX 75087

BLAIR CRAIG AND ALLISON
834 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
835 CEDARBLUFF DR
ROCKWALL, TX 75087

WILSON MARK
836 CEDARBLUFF DR
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

Roland Foerster
Civil Engineer
5110 C.R. 424
Anna, Texas 75409 .
(214) 544-8888
rfce@flash.net
Firm No. F-506

June 16, 2017

Ryan Miller, Director
Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Request for specific use permits ("SUP") for Day Care and General Retail Store uses located at 4031 N. Goliad Street (the "Property").

Mr. Miller,

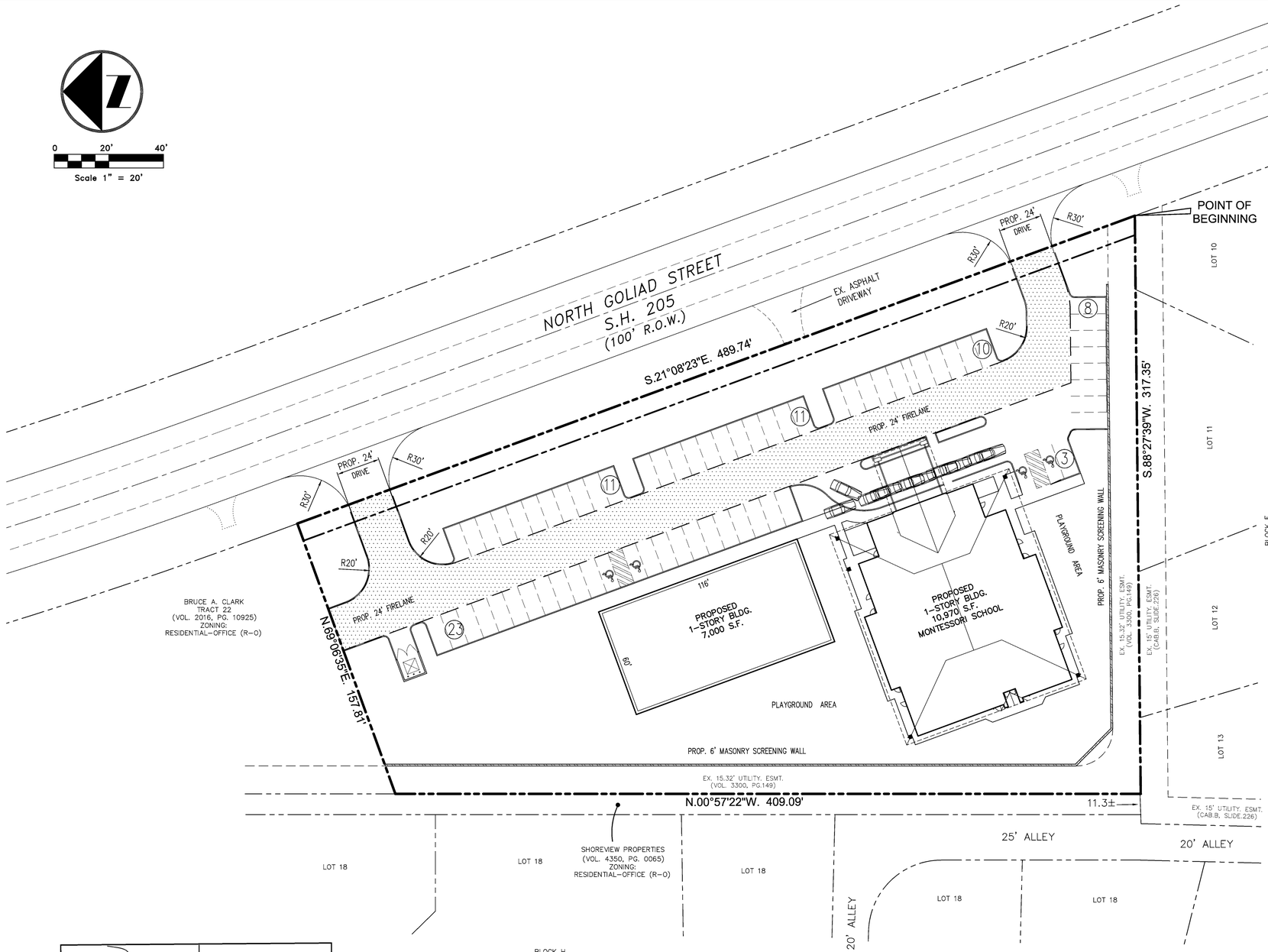
Please accept this Letter of Intent on behalf of Pinnacle Montessori Franchise ("Pinnacle") to request SUPs for Day Care and General Retail Store uses on the Property, which are allowed by SUP under the current R-O zoning on the Property. Please not that Pinnacle is **not** seeking to change the current R-O zoning on the Property.

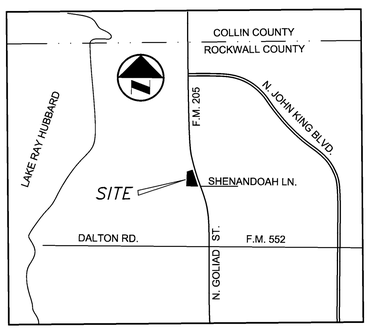
Pinnacle seeks to develop the Property with an approximately 11,000 square foot Montessori educational day care, with a maximum enrollment of 180 children. The anticipated age range for the children is infant to third-grade. In addition to the day care facility, Pinnacle intends to develop a second building (approximately 7,000 square feet or less) on the property that will generally house child-oriented uses complementary to the day care use, e.g., karate academy, dance academy, music school, math/educational classes, computer classes, STEM classes, etc. Many uses commonly associated with a "general retail" building (e.g., donut or sandwich shop, dry cleaners, etc.) are not anticipated for this Property because they would not fit the programming and intent behind the overall development.

On June 8, 2017, Representatives for Pinnacle met with several adjacent residents to the Property to discuss the Project. Pinnacle appreciates the input received at that time and looks forward to continuing to work with interested residents as the process continues.

Respectfully submitted,

Roland Foerster, PE





VICINITY MAP
NTS

FIELD NOTE DESCRIPTION
SUP – DAY CARE & GENERAL RETAIL STORE
TRACT 6
J. STRICKLAND SURVEY, ABSTARCT NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 10 foot or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

THENCE, N.00°57'22"W., 409.09 feet along the east line of said narrow Shoreview Properties strip of land to a 5/8" iron rod found for corner, same being the southwest corner of a tract of land to Bruce A. Clark, as described in deed filed for record in Volume 2016, Page 10925, of the said Rockwall County Real Land records;

THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

PINNACLE MONTESSORI of ROCKWALL

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
ANNA, TEXAS 75409
(214) 544-8888
email: rfce@flash.net
Firm No. F-506

A CONCEPT PLAN FOR REVIEW PURPOSES ONLY.

NOT A CONSTRUCTION DOCUMENT.

Revisions:

CONCEPT PLAN

CITY OF ROCKWALL CASE NO. Z2017-XXX

J. STRICKLAND SURVEY, ABST, NO. 187
2.38 ACRES

PINNACLE MONTESSORI SCHOOL of ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Date:	Scale:	Sheet:
June, 2017	1" = 20'	

PROJ. # 6272

C:\Jobs\6272\Concept Plan.dwg Wed Jun 14 22:05:28 2017

FIELD NOTE DESCRIPTION
SUP FOR GENERAL RETAIL STORE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

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THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GENERAL RETAIL STORE IN A RESIDENTIAL OFFICE (RO) DISTRICT WITHIN THE NORTH SH-205 OVERLAY (N-SH 205 OV) DISTRICT, ON A 2.38-ACRE PARCEL OF LAND BEING IDENTIFIED AS TRACT 6 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) to allow for a *General Retail Store* in a Residential Office (RO) District on a 2.38-acre parcel of land being described as Tract 6 of the J. Strickland Survey Abstract No. 187, City of Rockwall, Rockwall County, Texas, and zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N-SH 205 OV) District being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *General Retail Store* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.2, Residential Office (RO) District; and Section 6.11, North SH 205 Corridor Overlay (N-SH 205 OV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the Operational Conditions:

DRAFT ORDINANCE 08.01.17

2.1 OPERATINAL CONDITIONS

1) The general retail store shall generally conform to the concept plan depicted in *Exhibit* '*C*' of this ordinance.

2) The site shall have a ten (10)-foot landscape buffer and shall include accent trees a minimum of four (4)-feet in height at 20-feet on center adjacent to all residential properties (i.e. north, south, and west property lines).

3) A shrub row shall be provided as headlight screening for any parking adjacent to SH-205.

4) All parking areas shall be screened from all residential properties.

5) The dumpster shall not face any residential property and should be located away from the residential properties to the west.

6) Cross-access shall be provided as depicted in *Exhibit 'B'*.

7) Canopy trees shall be provided behind the general retail store.

8) Incidental display and outside storage shall be strictly prohibited.

9) If the property is subdivided, a parking agreement between the two properties will be required.

10) The general retail store shall be limited to 7,000 SF.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

DRAFT ORDINANCE 08.07.2017

the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 08.07.2017

Exhibit 'A':
Legal Description

FIELD NOTE DESCRIPTION
SUP FOR DAY CARE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

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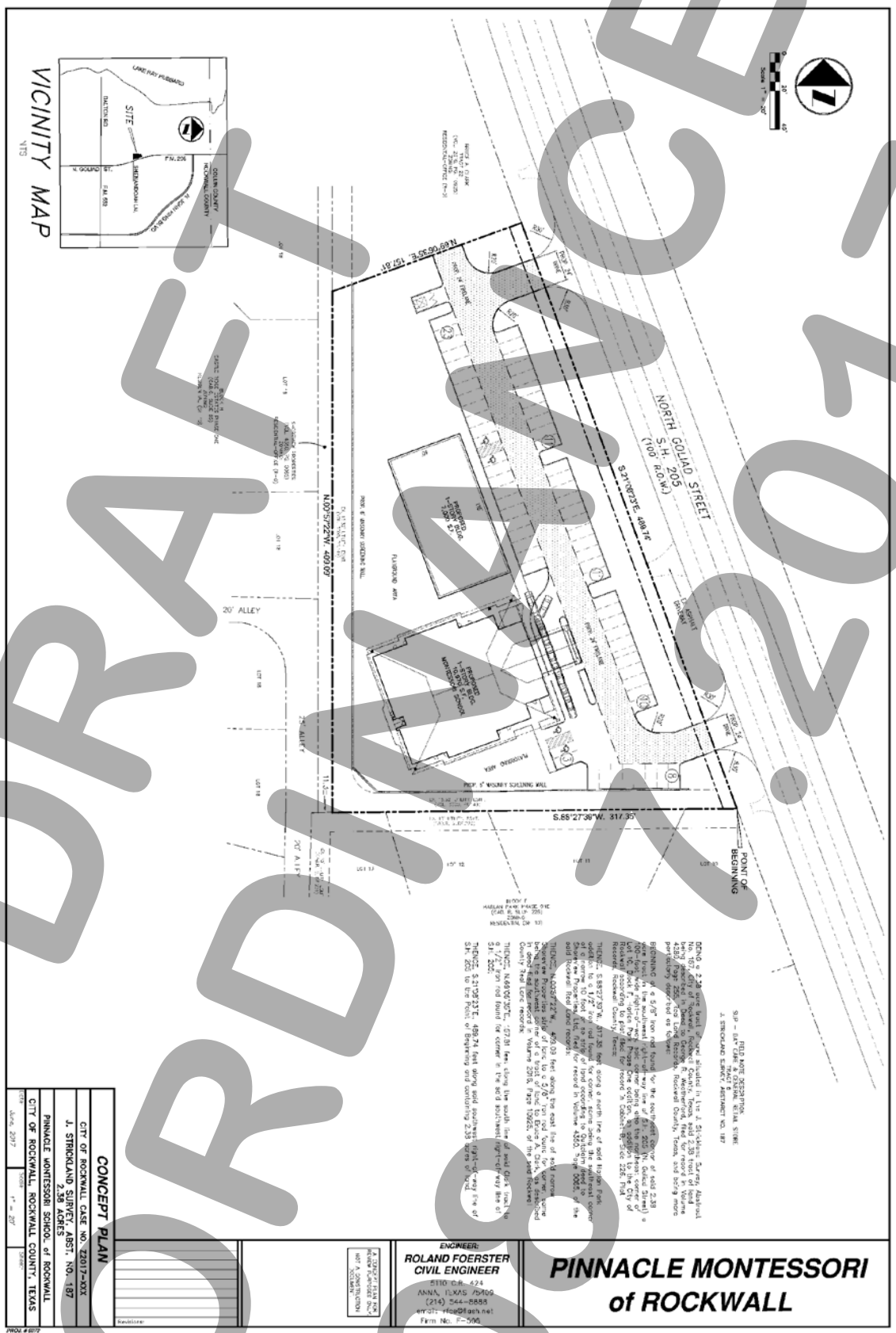
DRAFT ORDINANCE 08.07.2017

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09/05/2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, Senior Planner

CC: Ryan Miller, *Director of Planning and Zoning*
Jeffrey Widmer, *Building Official*

DATE: June 27, 2017

SUBJECT: *Proposed Amendments* to Article VI, Parking and Loading, Sec. 4.1 of the UDC and Chapter 26, Motor Vehicles and Traffic of the Code of Ordinances

On June 5, 2017, the City Council directed staff to bring forward changes to *Section 4.1, Lots Less Than Five Acres of Article VI, Parking and Loading*, of the *Unified Development Code* (UDC) and *Chapter 26, Section 26-507, Parking Oversized and Recreational Vehicles in Residential Areas* of *Article VII*, *Stopping, Standing or Parking* of the Municipal Code of Ordinances for the purpose of merging certain language within these sections (*see attached Draft Text Amendment*) by deleting Section 4.1.C, D, and E from the *UDC* and incorporating this portion of the code with Chapter 26, Section 26-507 of the Municipal Code of Ordinances. The amendment would allow for extended parking of recreational vehicles for a maximum of five (5) days by registration. In addition, the amendment would clarify and define the terms for "*boats*" and "*recreational vehicles.*" By removing that portion of Section 4.1 (*see Exhibit 'A'*) from the UDC this will prevent duplication of the code. As a result of this direction, staff has prepared the attached *Draft Text Amendment*. A copy of the code with revisions depicted in *RED* and additions in ***BLUE*** are attached with this memorandum, including a draft ordinance for your review.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Work Session]: June 27, 2017
Planning and Zoning Commission [Public Hearing]: July 11, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: July 17, 2017
City Council [2nd Reading of the Ordinance]: August 5, 2017

Staff will send out a 15-day notice to the Rockwall Harold Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. If the Planning and Zoning Commission have any questions, staff will be available at the work session to discuss.

CURRENT UDC ARTICLE VI PARKING AND LOADING - SECTION 4. - RESIDENTIAL PARKING

PROPOSED AMENDMENTS DELETE LANGUAGE THAT WOULD BE MORE APPROPRIATE WITHIN THE CODE OF ORDINANCE CHAPTER 26 – MOTOR VEHICLES AND TRAFFIC

Sec. 4.1. - Lots less than five acres.

A. *Location.* All required residential parking shall be located onsite except in the Downtown District.

B. *Garages.* In single-family or duplex districts, parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street.

~~C. *Storage of vehicles.* On lots less than five acres, motor homes, camper cabins, non-street legal motorcycles (including all-terrain vehicles, dirt or motocross bikes, or similar type vehicles) boats, farm machinery, or similar equipment, excluding golf carts, shall not be parked or stored on any residential or agricultural lot or the adjacent street except when in conformance with the following provisions:~~

~~1. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of ten feet, (if such equipment is six feet or less in height, the ten-foot minimum setback shall not apply); and~~

~~2. On lots less than 1.5 acres, such equipment shall be screened from view of public street rights-of-way with a minimum six-foot solid fence or equivalent landscaping; and~~

~~3. On lots less than 1.5 acres, equipment taller than eight feet above grade shall respect a three-foot setback from all side and rear property lines; and~~

~~4. If located on a lot which is less than 1.5 acres, it shall be parked on an approved surface of concrete, asphalt or stabilized gravel.~~

~~5. Property owners with recreational vehicles over eight feet in height who were in compliance with the City of Rockwall zoning ordinance (Ord. No. 83-23) prior to the adoption of this Unified Development Code (Ord. No. 04-38) on June 7, 2004, and who file an affidavit with the building official no later than April 1, 2005, shall register their property for "exception status" to the storage requirements for recreational vehicles over eight feet in height. However, no recreational vehicle of any height shall be allowed to be stored in front of any portion of the facade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum three-foot setback from all side and rear property lines, as required in this section.~~

~~D. *Loading and unloading.* Notwithstanding other requirements of this section, such equipment may be parked anywhere on a residential, agricultural or commercial premises not to exceed 48 hours for the purpose of loading and unloading only.~~

~~E. *Living or sleeping.* No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on any lot not approved for such purposes.~~

~~F.~~ **C.** *Carports.* In single-family or duplex districts, carports must be located at least 20 feet behind the front building facade and be architecturally integrated with the main residential structure.

Exhibit 'B'
Chapter 26, Sec. 26-507, of the
Code of Ordinances of the City of Rockwall

DRAFT AMENDMENT

CODE OF ORDINANCES - CHAPTER 26 MOTOR VEHICLES AND TRAFFIC

Merges UDC and Code of Ordinance content, includes general cleanup of the ordinance, adds provision for an extended parking registration, excludes boats from RV definition and adds definition for boat.

Sec. 26-507. – Parking ***utility trailers,*** oversized ***vehicles, boats*** and recreational vehicles in residential ***zones.*** ~~areas~~.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Boat means a vessel propelled on water by oars, sails, or an engine and/or a trailer designed and intended to transport the vessel. A boat is not considered a vehicle, for the purposes of this ordinance.

Oversized vehicle ~~(1) The term "oversized vehicle"~~ means a tow truck (wrecker), truck tractor, road tractor, semitrailer (whether or not attached to a truck tractor or a road tractor), dump truck, bus, and passenger motor vehicle designed to carry more than 16 persons (including the driver), any vehicle greater than 23 feet in length, or any truck with a rated capacity ***over*** ~~in excess of~~ 1½ tons, according to the manufacturer's classification. ***The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.***

~~(2) The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.~~

Residential zone means any property zoned single-family, duplex, multifamily or planned development for single-family, duplex or multifamily uses***, or used for such purposes.*** The term "residential zone" includes both private and public property within such zoning districts.

Utility trailer means an enclosed or open cargo trailer designed for the transportation of a variety of products, goods, equipment, livestock or vehicles.

~~*Vehicle for*~~ ***r*** ***Recreational vehicle*** ~~*use*~~ means a motor vehicle designed as temporary living quarters for recreational travel or vacation use, ~~a boat or personal watercraft,~~ and a motorcycle or all-terrain vehicle designed or equipped only for off-road use. The term "vehicle for recreational use" includes a travel trailer, camping trailer, truck camper, motor home, ~~trailers used to carry boats, personal watercraft,~~ motorcycles and all-terrain vehicles.

(b) *Penalty.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction be subject to a fine in accordance with general provision section 1-13.

(c) *Parking ~~oversized~~ **recreational** vehicles**, boats** and utility trailers in residential zones.*

~~(1) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle at any place within a residential zone.~~

(~~2~~***1***) A person commits an offense if the person parks or stands or allows the parking or standing of a ***recreational vehicle, boat or*** utility trailer at any place within a residential zone, unless it meets the following screening requirements ***(recreational vehicles, boats and utility trailers parked on the street are required to comply with 1.e. and 2 only)***:

a. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of ten feet (if such equipment is six feet or less in height, the ten-foot minimum setback shall not apply);

b. On lots less than ***1.5*** ~~1½~~ acres; it shall be screened from view of public street rights-of-way with a minimum six-foot solid fence or equivalent landscaping; and

c. ~~If located on a lot which is~~ ***On lots*** less than ***1.5*** ~~1½~~ acres, it shall be parked on an approved surface of concrete, asphalt ~~or~~ ***,*** stabilized gravel ***or pave stones; and***

d. On lots less than 1.5 acres, equipment taller than eight feet above grade shall respect a three-foot setback from all side and rear property lines; and

e. Loading and unloading. Notwithstanding other requirements of this section, such equipment may be parked anywhere in a residential zone for a period not to exceed 48 hours for the purpose of loading and unloading only.

(2) Living or sleeping. No such equipment shall be used for living or sleeping when parked or stored on any lot not approved for such purposes. Exception: in conjunction with an extended parking registration.

~~(3) It shall be an affirmative defense to prosecution under this section that, at the time of the offense:~~

~~a. The oversized vehicle or utility trailer is being used in the loading or delivery of passengers or goods within a residential zone and only for such period of time as is actually necessary to accomplish such loading or delivery;~~

~~b. The oversized vehicle or utility trailer is being used in the repair or construction of a public utility or for construction activities; or~~

~~c. The oversized vehicle is associated with a service person performing work at a residence, other than the service person's residence.~~

(d) Extended parking registration for recreational vehicles and boats in residential zones.

(1) A person who has registered their recreational vehicle or boat with the Neighborhood Improvement Services Department shall be allowed to park a recreational vehicle or boat on private property within a residential zone in accordance with the following:

a. An extended parking registration may be issued for a period not to exceed 5 consecutive days.

b. The five day period is in addition to the 48 hour allowance for loading and unloading.

c. Registrations must be a minimum of 14 days apart and will be allowed four (4) times per year.

d. Screening requirements listed in section (1) (b) shall be waived for the duration of an extended vehicle parking registration.

~~*(d)*~~ ***(e)*** Parking oversized vehicles in residential zones.

(1) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle at any place within a residential zone.

(2) It shall be an affirmative defense to prosecution under this section that, at the time of the offense:

a. The oversized vehicle or utility trailer is being used in the loading or delivery of passengers or goods within a residential zone and only for such period of time as is actually necessary to accomplish such loading or delivery;

b. The oversized vehicle or utility trailer is being used in the repair or construction of a public utility or for construction activities; or

c. The oversized vehicle is associated with a service person performing work at a residence, other than the service person's residence.

~~(d) *Parking recreational vehicles on public property in residential zones.* A person commits an offense if the person parks or stands or allows the parking or standing of a recreational vehicle on public property within a residential zone.~~

(f) Property owners with recreational vehicles over eight feet in height who were in compliance with the City of Rockwall zoning ordinance (Ord. No. 83-23) prior to the adoption of this Unified Development Code (Ord. No. 04-38) on June 7, 2004, and who file an affidavit with the building official no later than April 1, 2005, shall register their property for "exception status" to the storage requirements for recreational vehicles over eight feet in height. However, no recreational

Exhibit 'B'
Chapter 26, Sec. 26-507, of the
Code of Ordinances of the City of Rockwall

vehicle of any height shall be allowed to be stored in front of any portion of the facade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum three-foot setback from all side and rear property lines, as required in this section.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] AND THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 4.1., *LOTS LESS THAN FIVE ACRES*, OF ARTICLE VI, *PARKING AND LOADING* OF THE UNIFIED DEVELOPMENT CODE AND SECTION 26-507, *PARKING OVERSIZED AND RECREATIONAL VEHICLES IN RESIDENTIAL AREAS,* OF ARTICLE VII, *STOPPING, STANDING, OR PARKING*, CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, OF THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL INCORPORATING LANGUAGE RELATING TO THE STORAGE OF RECREATIONAL VEHICLES; PROVIDING EXTENDED PARKING; PROVIDING DEFINITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] and the Code of Ordinance of the City of Rockwall has been initiated by the City Council of the City of Rockwall to amend Section 4.1.C., D., and E, *Lots Less Than Five Acres* of Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] and Chapter 26, Section 26-507, *Parking Oversized and Recreational Vehicles in Residential Areas* of Article VII, *Stopping, Standing or Parking* of the Code of Ordinances of the City of Rockwall, and incorporating language relating to the storage of recreational vehicles, adding provisions to allow extended parking, and to establish definitions, and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Section 4.1.C., D., and E, *Lots Less Than Five Acres* of Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] and Chapter 26, Section 26-507, *Parking Oversized and Recreational Vehicles in Residential Areas* of Article VII, *Stopping, Standing or Parking* of the Code of Ordinances of the City of Rockwall, and incorporating language relating to the storage of recreational vehicles, adding provisions to allow extended parking, and to establish definitions, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A' and Exhibit 'B'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17 , 2016*

2nd Reading: *August 7, 2017*

DRAFT

Section 4.1. *Lots less than five acres*.

A. *Location.* All required residential parking shall be located onsite except in the Downtown District.

B. *Garages.* In single-family or duplex districts, parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street.

C. *Carports.* In single-family or duplex districts, carports must be located at least 20 feet behind the front building facade and be architecturally integrated with the main residential structure.

Exhibit 'B'
Chapter 26, Sec. 26-507, of the
Code of Ordinances of the City of Rockwall

Sec. 26-507. *Parking utility trailers, oversized vehicles, boats and recreational vehicles in residential zones*.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Boat means a vessel propelled on water by oars, sails, or an engine and/or a trailer designed and intended to transport the vessel. A boat is not considered a vehicle, for the purposes of this ordinance.

Oversized vehicle means a tow truck (wrecker), truck tractor, road tractor, semitrailer (whether or not attached to a truck tractor or a road tractor), dump truck, bus, and passenger motor vehicle designed to carry more than 16 persons (including the driver), any vehicle greater than 23 feet in length, or any truck with a rated capacity over 1½ tons, according to the manufacturer's classification. The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.

Residential zone means any property zoned single-family, duplex, multifamily or planned development for single-family, duplex or multifamily uses, or used for such purposes. The term "residential zone" includes both private and public property within such zoning districts.

Utility trailer means an enclosed or open cargo trailer designed for the transportation of a variety of products, goods, equipment, livestock or vehicles.

Recreational vehicle means a motor vehicle designed as temporary living quarters for recreational travel or vacation use, and a motorcycle or all-terrain vehicle designed or equipped only for off-road use. The term "vehicle for recreational use" includes a travel trailer, camping trailer, truck camper, motor home, motorcycles and all-terrain vehicles.

(b) *Penalty.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction be subject to a fine in accordance with general provision *Section 1-13*.

(c) Parking recreational vehicles, boats and utility trailers in residential zones.

(1) A person commits an offense if the person parks or stands or allows the parking or standing of a recreational vehicle, boat or utility trailer at any place within a residential zone, unless it meets the following screening requirements (recreational vehicles, boats and utility trailers parked on the street are required to comply with 1.e. and 2 only):

a. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of ten feet (*if such equipment is six feet or less in height, the ten-foot minimum setback shall not apply*);
b. On lots less than 1.5 acres; it shall be screened from view of public street rights-of-way with a minimum six-foot solid fence or equivalent landscaping; and
c. On lots less than 1.5 acres, it shall be parked on an approved surface of concrete, asphalt ,stabilized gravel or pave stones; and
d. On lots less than 1.5 acres, equipment taller than eight feet above grade shall respect a three-foot setback from all side and rear property lines; and
e. Loading and unloading. Notwithstanding other requirements of this section, such equipment may be parked anywhere in a residential zone for a period not to exceed 48 hours for the purpose of loading and unloading only.

(2) Living or sleeping. No such equipment shall be used for living or sleeping when parked or stored on any lot not approved for such purposes. Exception: in conjunction with an extended parking registration.

(d) Extended parking registration for recreational vehicles and boats in residential zones.

Exhibit 'B'
Chapter 26, Sec. 26-507, of the
Code of Ordinances of the City of Rockwall

(1) A person who has registered their recreational vehicle or boat with the Neighborhood Improvement Services Department shall be allowed to park a recreational vehicle or boat on private property within a residential zone in accordance with the following:

a. An extended parking registration may be issued for a period not to exceed 5 consecutive days.
b. The five day period is in addition to the 48 hour allowance for loading and unloading.
c. Registrations must be a minimum of 14 days apart and will be allowed four (4) times per year.
d. Screening requirements listed in section (1) (b) shall be waived for the duration of an extended vehicle parking registration.

(e) Parking oversized vehicles in residential zones.

(1) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle at any place within a residential zone.
(2) It shall be an affirmative defense to prosecution under this section that, at the time of the offense:

a. The oversized vehicle or utility trailer is being used in the loading or delivery of passengers or goods within a residential zone and only for such period of time as is actually necessary to accomplish such loading or delivery;
b. The oversized vehicle or utility trailer is being used in the repair or construction of a public utility or for construction activities; or
c. The oversized vehicle is associated with a service person performing work at a residence, other than the service person's residence.

(f) Property owners with recreational vehicles over eight feet in height who were in compliance with the City of Rockwall zoning ordinance (Ord. No. 83-23) prior to the adoption of this Unified Development Code (Ord. No. 04-38) on June 7, 2004, and who file an affidavit with the building official no later than April 1, 2005, shall register their property for "exception status" to the storage requirements for recreational vehicles over eight feet in height. However, no recreational vehicle of any height shall be allowed to be stored in front of any portion of the facade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum three-foot setback from all side and rear property lines, as required in this section.

City of Rockwall

Project Plan Review History

Project Number	Z2017-027	**Owner**	ROCKWAY, PARTNERS LLP	**Applied**	6/20/2017	LM
Project Name	SUP for Residence Hotel	**Applicant**	D1 ARCHITECT	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	P&Z HEARING			**Status**	6/22/2017	DG

Site Address	**City, State Zip**	**Zoning**
CATALINA DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LA JOLLA POINTE ADDITION PH 2	10	A	10	4119-000A-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/20/2017	6/27/2017	6/21/2017	1	APPROVED	
ENGINEERING	Amy Williams	6/20/2017	6/27/2017	6/21/2017	1	APPROVED	See Attached Conditions

(6/21/2017 3:34 PM AW)
- See markups
- All parking to be 20'x9'
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster areas to drain to oil/water separator or grease trap
- Show and label flood plain with cross sections and elevations
- Install 8" water from La Jolla to Laguna through Carmel Circle
- No wall in easements or smooth concrete walls. Must be stone or rock
- Loop 8" water internal to site (no dead ends)
- All parking adjacent to the building to be 20'x9'
- Need to have 15' deep dead end parking area for last vehicle to back into.
- Need to show existing utilities especially the sewer. Is there a need to relocate the sewer line?

FIRE	Ariana Hargrove	6/20/2017	6/27/2017	6/22/2017	2	APPROVED	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/22/2017 2:47 PM AA) Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a 10-feet wide unobstructed pathway around the external walls of the structure. (Obstructions include AC units, shrubs, trees, gates, or other construction or utilities.) Exception: The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur: (1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13, NFPA 13R, NFPA 13D.							
PLANNING	David Gonzales	6/20/2017	6/27/2017	6/22/2017	2	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 06.21.2017

All staff comments are to be addressed and resubmitted by Tuesday, July 5, 2017. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):

• Provide a corrected Legal Description for the property indicating the correct acerage being zoned (i.e. 5.217-acres - verify) by July 13th for inclusion with the SUP Ordinance.

• On all future plan submittals please include the Case Number (Z2017-027) in the lower right hand corner.

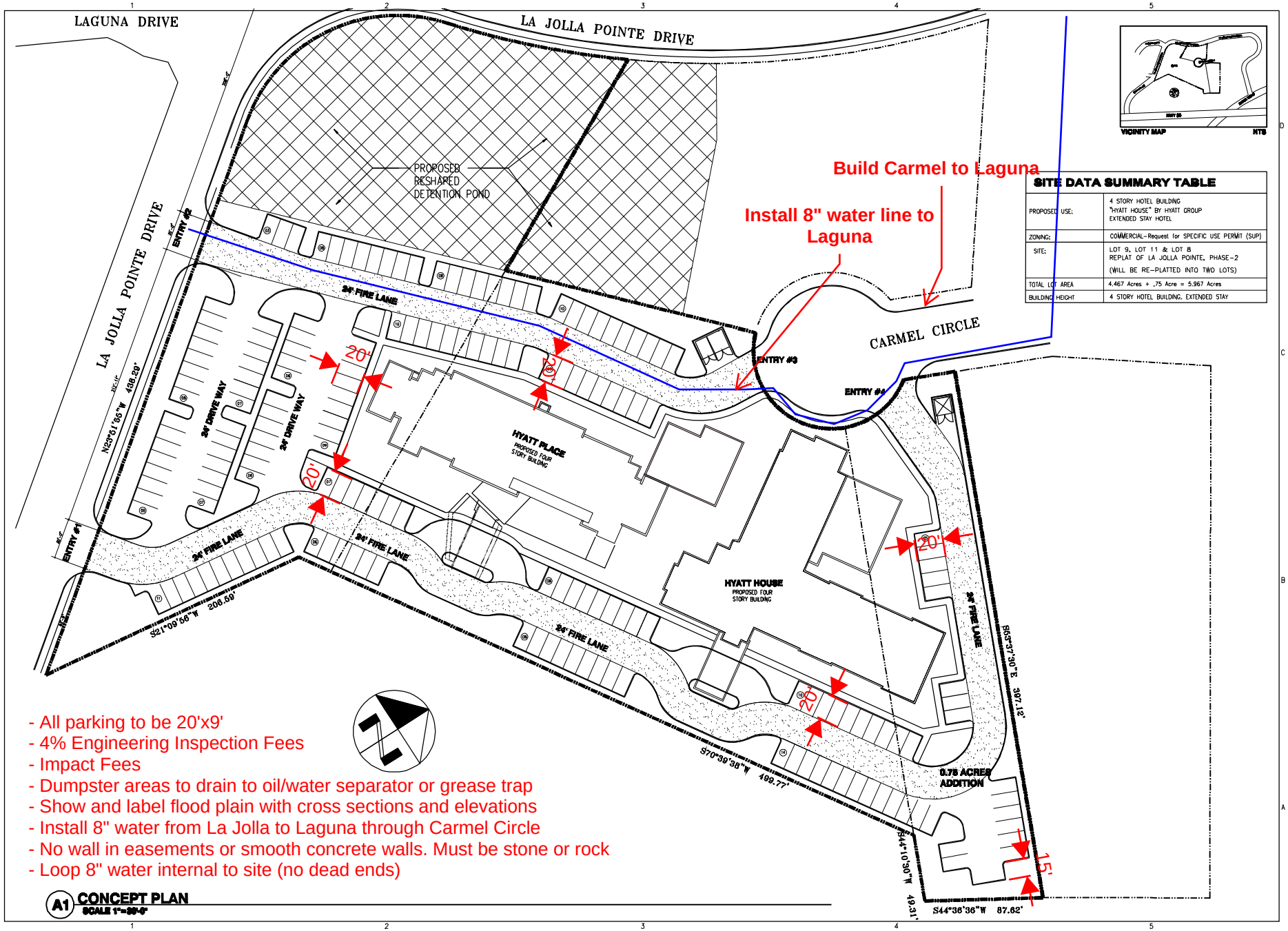
Planning Staff General Comments/Conditions of SUP:

1. The SUP is for the proposed land use as a Residence Hotel.
2. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the IH-30 OV and Scenic OV districts, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission.
3. Any variance to the IH-30 OV and Scenic OV Districts or any other section of the Unified Development Code shall be considered at the time of site plan approval.
4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuanceof a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO).
5. How many of the units will be used as extended stay rooms?
6. How many rooms/units will there be for the hotel? The parking standards of the UDC requires one (1) for each room plus 50% of the requirement for accessory uses such as restaurants, and meeting rooms.
7. Will there be a meeting room or convention area as an accessory use within the Hotel?
8. Will there be a restaurant use within the Hotel?
9. Correct the Site Data Summary Table of the Concept Plans (b&w and color) for the Total Lot Area to be 5.217-acres
10. Correct the plan marked as "EXHIBIT A" to reflect the correct Lots for the development (Lots 9 & 11, and portion of Lot 8) and remove the coloring on lots 3 & 10.
11. Correct the plan marked as EXHIBIT on lower right corner to reflect the correct Lot lines for the development and acreage.
12. If approved, the development shall generally conform the the Concept Plan as depicted in the SUP ordinance.
13. If approved, the SUP shall expire if development process has not commenced within one (1) year from the approval date of the SUP ordinance.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Work Session: June 27, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].							
Planning - Public Hearing: July 11, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)							
City Council - Pulblic Hearing: July 17, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Action Item: August 7, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							



SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT HOUSE" BY HYATT GROUP EXTENDED STAY HOTEL
ZONING:	COMMERCIAL-Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE-2 (WILL BE RE-PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + .75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, EXTENDED STAY

- All parking to be 20'x9'
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster areas to drain to oil/water separator or grease trap
- Show and label flood plain with cross sections and elevations
- Install 8" water from La Jolla to Laguna through Carmel Circle
- No wall in easements or smooth concrete walls. Must be stone or rock
- Loop 8" water internal to site (no dead ends)

A1 CONCEPT PLAN
SCALE 1"=30'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
13601 Preston Rd., Ste#200, Dallas, TX 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

MAHBUB DEWAN Architect
13601 Preston Rd., Ste#200, Dallas, TX 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER:

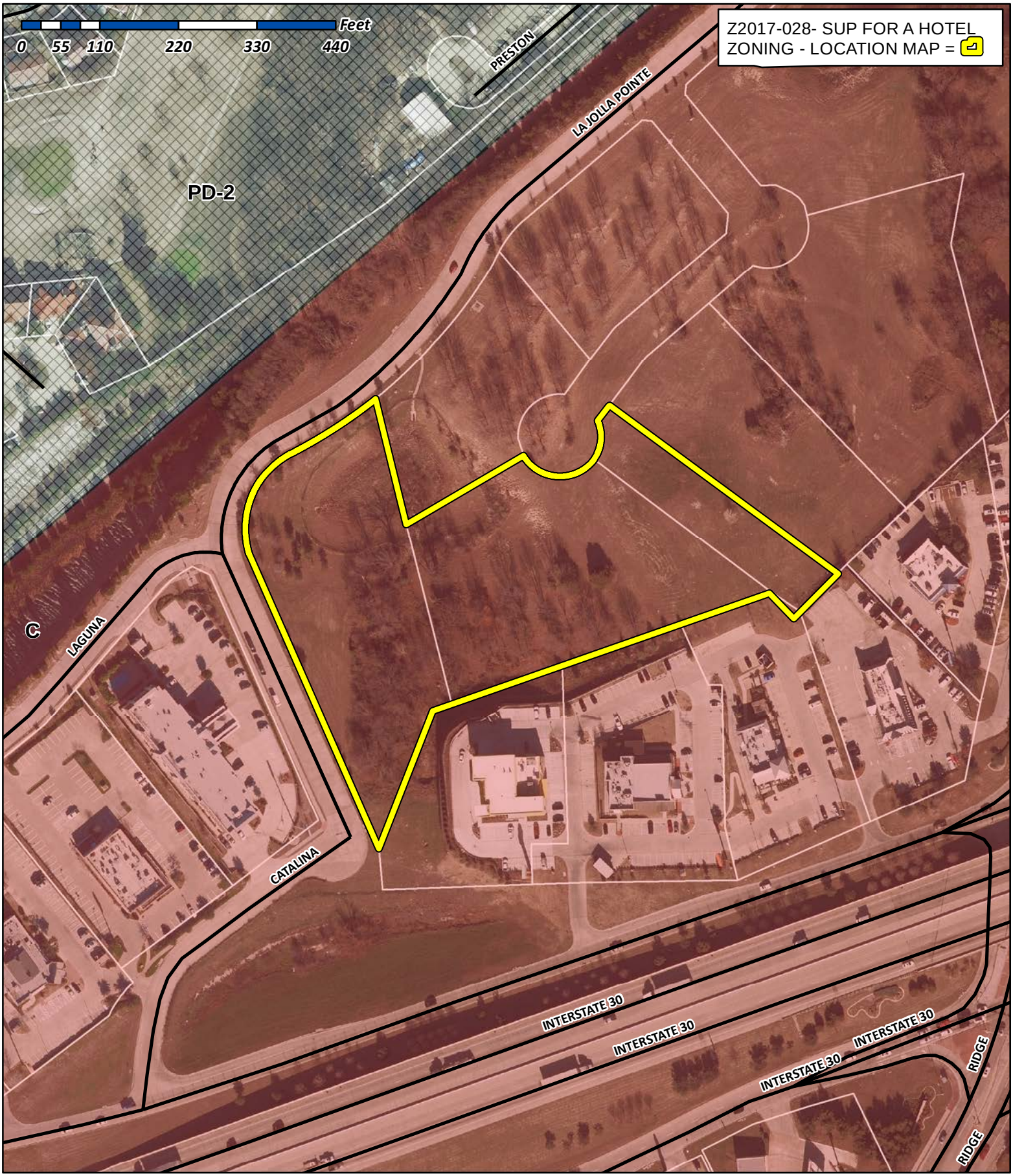
PROJECT: HYATT HOUSE

SEAL: REGISTERED ARCHITECT MAHBUB H DEWAN 17862 STATE OF TEXAS
June 16, 2017

REVISIONS: DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT # 05C-2017	
SHEET NO: A-1.01	



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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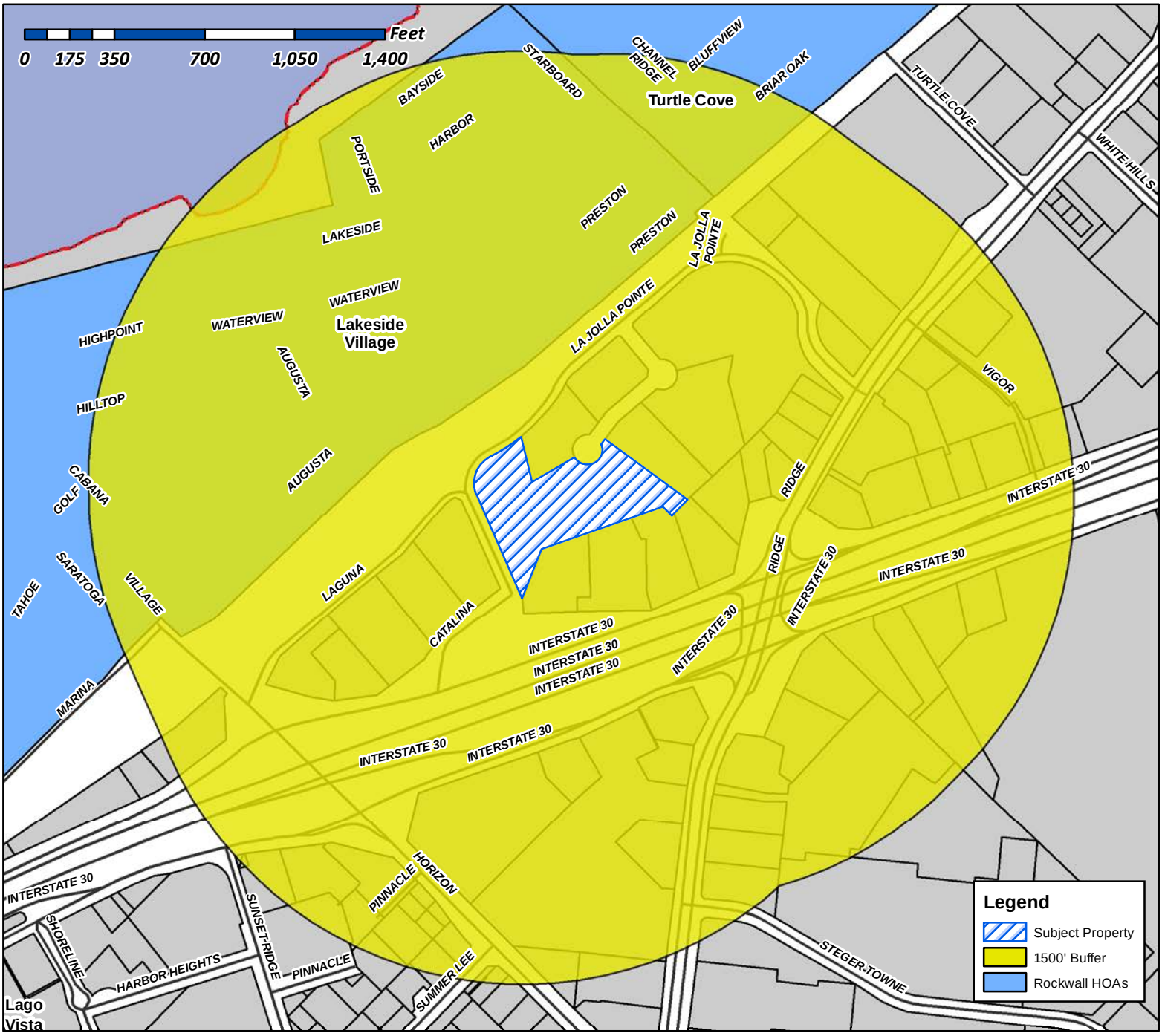
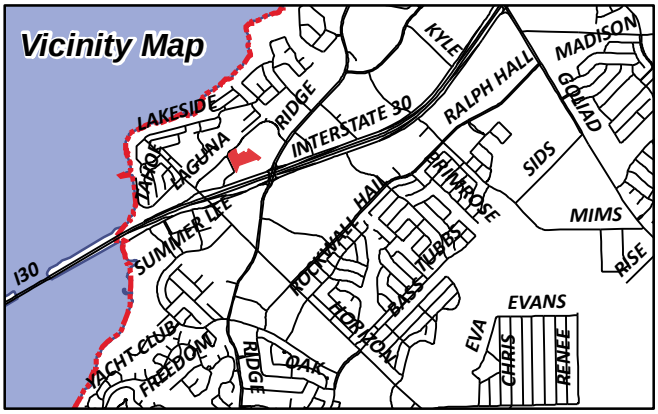


Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive

Date Created: *06/21/2017*
For Questions on this Case Call (972) 771-7745



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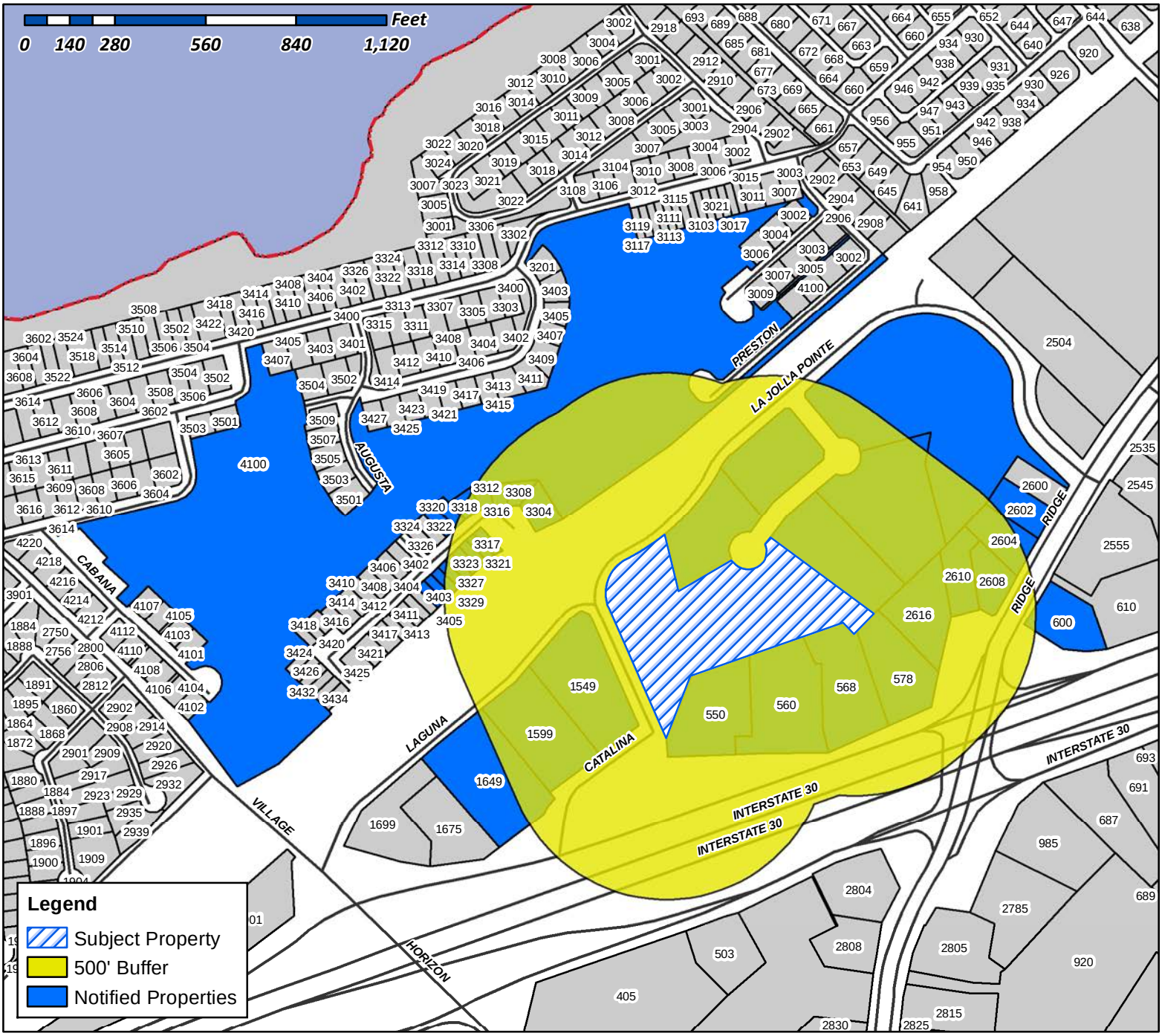

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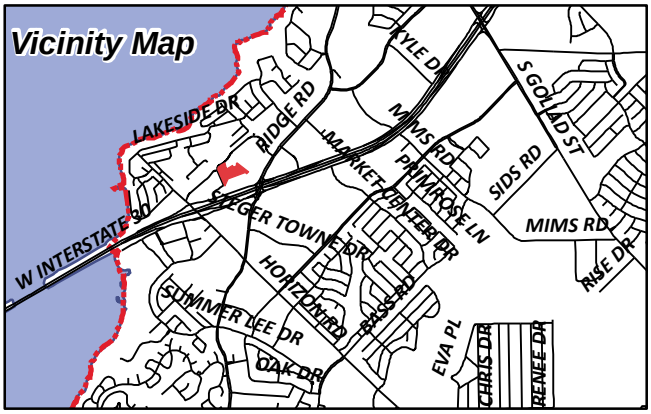


Date Created: 06/21/2017

For Questions on this Case Call (972) 771-7745

STEAK N SHAKE OPERATIONS, INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
19 S SHORE DR
GALVESTON, TX 77551

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

PREWITT LEE AND CONNIE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

GALLIGUEZ PRESILO & ANNABELLE
3403 AUGUSTA BLVD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

BT COLE TWO LLC
9400 N CENTRAL EXPRESSWAY #460
DALLAS, TX 75231

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE C/O
IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

To
Mr. Ryan Miller
Department of Planning & Zoning
City of Rockwall, Texas

June 15, 2017

Re: Specific Use Permit application
710 Benge Drive, Arlington, TX, 76013

Subject: Request for Specific Use Permit (SUP) for Limited Service Hotel "Hyatt Place"

Dear Mr. Miller,

On behalf of the owner and developer, I am requesting to Specific Use Permit for a Limited Service Hotel "Hyatt Place" by Hyatt Group on 5.217 Acre land at Lot 9, Lot 11 & Lot 8, Subdivision La Jolla Pointe, Phase-2 located south east corner of La Jolla Pointe Dr. & Laguna Dr., City of Rockwall, Texas.

1. Hotel will be limited service proto-type design by "Hyatt Place" Hyatt Group.
2. Building will be 4 story hotel c/w single story covered pool
3. Hotel exterior design will be based on proto-type design by franchise will comply the City of Rockwall design standard. Rendering attached for reference.
4. Hotel will comply City's Zoning, off street Parking and Landscape Requirements.
5. Present 5.217 acre land lots will be Re-platted into two separate lots.

Sincerely,

Mahub Dewan, NCARB AIA
President
D1 Architect & Associates Inc.

13601 Preston Rd. Suite: 820W, Carillon Tower, Dallas, TX, 75240
Tel: **(214) 738 3619** E-mail: mhdewan@gmail.com Web: **d1architect.com**

LAGUNA DRIVE

LA JOLLA POINTE DRIVE

LA JOLLA POINTE DRIVE

PROPOSED RESHAPED DETENTION POND

ENTRY #2

30'-0"

238'-0"

24' FIRE LANE

CARMEL CIRCLE

ENTRY #3

ENTRY #4

24' DRIVE WAY

24' DRIVE WAY

N23°51'55"W 438.29'

232'-11"

HYATT PLACE
PROPOSED FOUR STORY BUILDING

HYATT HOUSE
PROPOSED FOUR STORY BUILDING

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

ENTRY #1

30'-0"

S21°09'56"W 206.59'

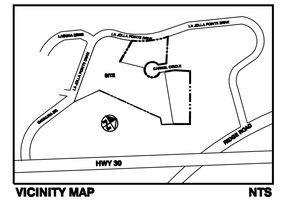
S70°39'38"W 499.77'

S44°10'30"W 49.31'

S44°36'36"W 87.62'

S63°37'30"E 397.12'

0.75 ACRES ADDITION



VICINITY MAP NTS

SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL–Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE–2 (WILL BE RE–PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + ,75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, LIMITED SERVICE

A1 CONCEPT PLAN
SCALE 1"=30'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE–PLANNING–ENGINEERING
13601 Preston Rd., Ste820W, Dallas, TX, 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1orchitect.com

MAHBUB DEWAN Architect
13601 Preston Rd., Ste820W, Dallas, TX, 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1orchitect.com

OWNER:

PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 28621 STATE OF TEXAS
June 16, 2017

REVISIONS:	DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #	05C-2017
SHEET NO:	A-1.01

LAGUNA DRIVE

LA JOLLA POINTE DRIVE

PROPOSED RESHAPED DETENTION POND

LA JOLLA POINTE DRIVE

208'-0"

30'-0"

ENTRY #2

N23°61'55"W 438.29'

232'-11"

24' FIRE LANE

24' DRIVE WAY

24' DRIVE WAY

CARMEL CIRCLE

ENTRY #3

ENTRY #4

HYATT PLACE
PROPOSED FOUR STORY BUILDING

HYATT HOUSE
PROPOSED FOUR STORY BUILDING

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

30'-0"

ENTRY #1

S21°09'66"W 206.59'

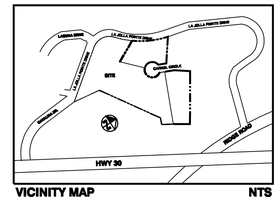
S70°39'38"W 499.77'

S53°37'30"E 397.12'

S44°10'30"W 49.31'

S44°36'36"W 87.62'

0.75 ACRES ADDITION



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MAHBUB DEWAN
Architect
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Web Site: d1orchitect.com

OWNER:

PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 7862 STATE OF TEXAS
June 16, 2017

REVISIONS: DATE:

TITLE: CONCEPT PLAN

DATE:	SCALE:
05/30/2017	1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #	05C-2017
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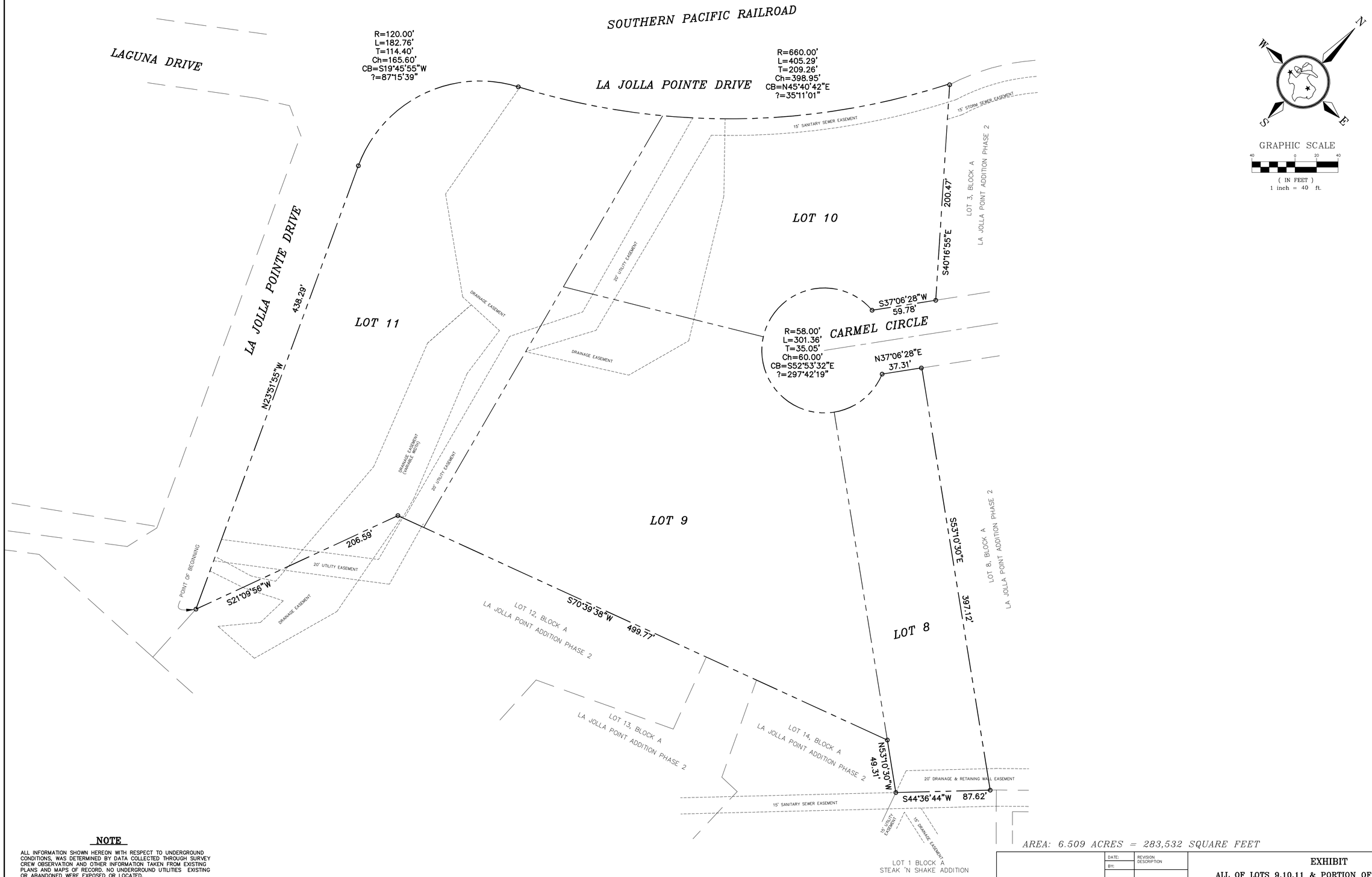


NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

AREA: 6.509 ACRES = 283,532 SQUARE FEET

DATE:	REVISION DESCRIPTION
BY:	

EXHIBIT

ALL OF LOTS 9,10,11 & PORTION OF LOT 8, BLOCK A REPLAT OF LA JOLLA POINTE, PHASE 2

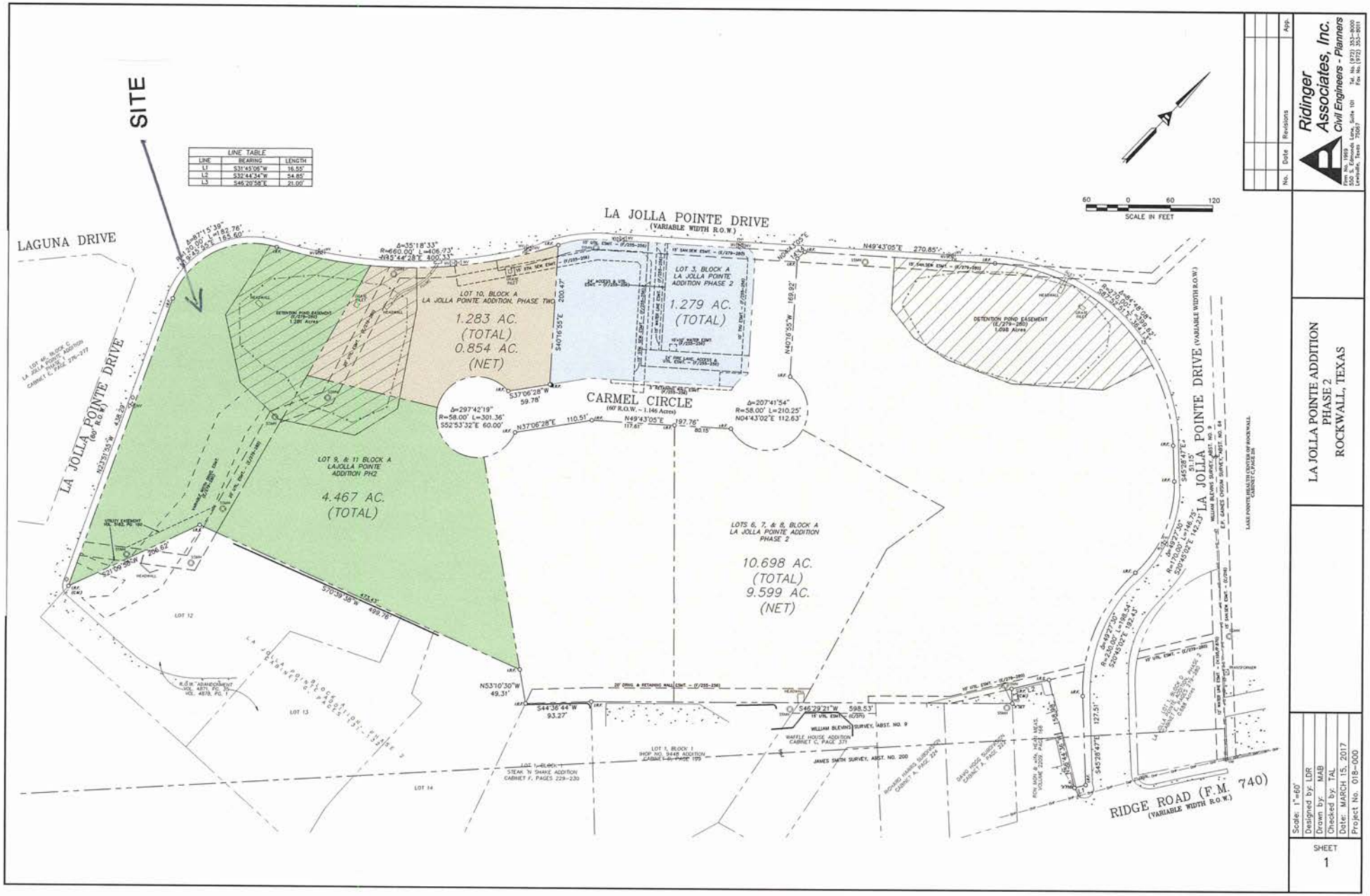
CITY OF ROCKWALL — ROCKWALL COUNTY — TEXAS

DATE: JUNE 15, 2017 | SCALE: 1" = X40' | FILE NUMBER: LJP-PRELIM | DATA FILE:

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
300 EAST MAIN STREET, SUITE 220 • EL PASO, TEXAS 79901 • 915-778-4476
6336 GREENVILLE AVE, SUITE C • DALLAS, TEXAS 75206 • 214-234-0011

DRAWN BY: RHT | FIELD BOOK: | CHECKED BY: GGK | SHEET 1 OF 1

EXHIBIT "A"



No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
551 S. Stemmons Frwy., Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-9000
Fax No. (972) 353-9001

LA JOLLA POINTE ADDITION
PHASE 2
ROCKWALL, TEXAS

Scale: 1"=60'
Designed by: LDR
Drawn by: MAB
Checked by: TAL
Date: MARCH 15, 2017
Project No. 018-000

SHEET
1

METES AND BOUNDS DISCRIPTION

BEING ALL OF LOTS 9, 10 AND 11 AND A PORTION OF LOT 8, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 11, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2, SAME BEING IN THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE (60' RIGHT OF WAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE NORTH 23°51'55" WEST A DISTANCE OF 438.29 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 87°15'39", A CORD BEARING NORTH 19°45'54" EAST A DISTANCE OF 165.60 FEET TO A REVERSED CURVE TO THE LEFT;

THENCE 406.73 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°18'33" AND A CHORD BEARING NORTH 45°44'27" EAST A DISTANCE OF 400.33 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°16'55" EAST A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 37°06'28" WEST A DISTANCE OF 59.78 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 301.36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 297°42'19" AND A CHORD BEARING SOUTH 52°53'32" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE NORTH 37°06'28" EAST A DISTANCE OF 37.31 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 53°10'30" EAST A DISTANCE OF 397.12 FEET TO A POINT;

THENCE SOUTH 44°36'44" WEST A DISTANCE OF 87.62 FEET TO A POINT;

THENCE NORTH 53°10'30" WEST A DISTANCE OF 49.31 FEET TO A POINT;

THENCE SOUTH 70°39'38" WEST A DISTANCE OF 499.77 FEET TO A POINT;

THENCE SOUTH 21°09'56" WEST A DISTANCE OF 206.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.509 ACRES OR 283,532 SQUARE FEET OF LAND.

KISTENMACHER ENGINEERING COMPANY, INC
300 EAST MAIN STREET SUITE 220, EL PASO, TEXAS 79901 TELE.(915)-778-4476
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE. (214)-234-0011
JUNE 15, 2017


HYATT house
HYATT house

City of Rockwall

Project Plan Review History

Project Number	Z2017-028	**Owner**	ROCKWAY, PARTNERS LLP	**Applied**	6/20/2017	LM
Project Name	SUP for Hotel	**Applicant**	D1 ARCHITECT	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	STAFF REVIEW			**Status**	6/20/2017	LM

Site Address	**City, State Zip**	**Zoning**
CATALINA DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LA JOLLA POINTE ADDITION PH 2	10	A	10	4119-000A-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/20/2017	6/27/2017	6/21/2017	1	APPROVED	
ENGINEERING	Amy Williams	6/20/2017	6/27/2017	6/21/2017	1	APPROVED	See Attached Conditions

(6/21/2017 3:35 PM AW)
- See markups
- All parking to be 20'x9'
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster areas to drain to oil/water separator or grease trap
- Show and label flood plain with cross sections and elevations
- Install 8" water from La Jolla to Laguna through Carmel Circle
- No wall in easements or smooth concrete walls. Must be stone or rock
- Loop 8" water internal to site (no dead ends)
- All parking adjacent to the building to be 20'x9'
- Need to have 15' deep dead end parking area for last vehicle to back into.
- Need to show existing utilities especially the sewer. Is there a need to relocate the sewer line?

FIRE	Ariana Hargrove	6/20/2017	6/27/2017	6/22/2017	2	APPROVED	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/22/2017 2:48 PM AA) Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a 10-feet wide unobstructed pathway around the external walls of the structure. (Obstructions include AC units, shrubs, trees, gates, or other construction or utilities.) Exception: The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur: (1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13, NFPA 13R, NFPA 13D.							
PLANNING	David Gonzales	6/20/2017	6/27/2017	6/22/2017	2	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 06.21.2017

All staff comments are to be addressed and resubmitted by Tuesday, July 5, 2017. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):

• Provide a corrected Legal Description for the property indicating the correct acerage being zoned (i.e. 5.217-acres - verify) by July 13th for inclusion with the SUP Ordinance.

• On all future plan submittals please include the Case Number (Z2017-028) in the lower right hand corner.

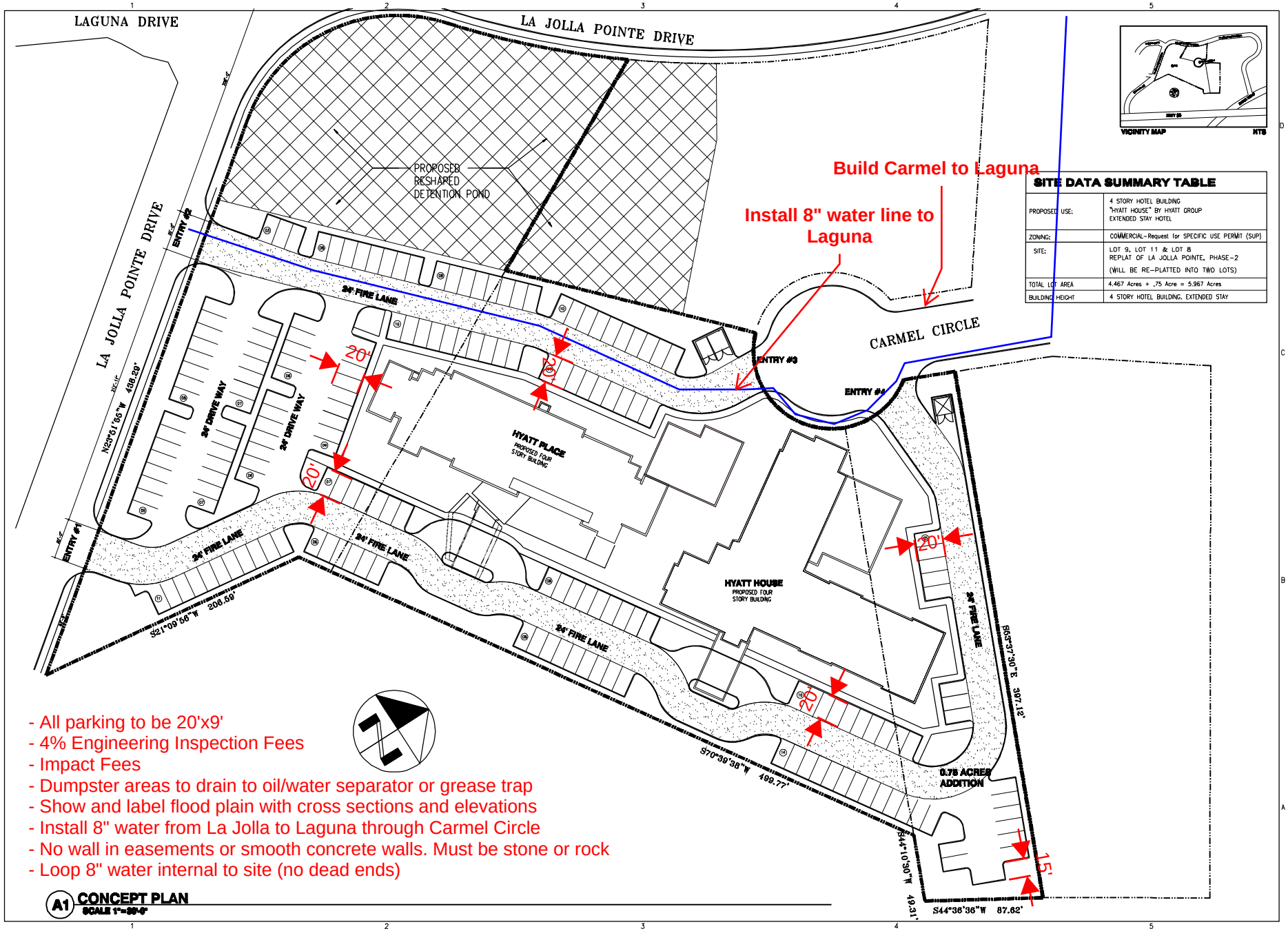
Planning Staff General Comments/Conditions of SUP:

1. The SUP is for the proposed land use as a Hotel.
2. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the IH-30 OV and Scenic OV districts, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission.
3. Any variance to the IH-30 OV and Scenic OV Districts or any other section of the Unified Development Code shall be considered at the time of site plan approval.
4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO).
5. How many of the units will be used as extended stay rooms?
6. How many rooms/units will there be for the hotel? The parking standards of the UDC requires one (1) for each room plus 50% of the requirement for accessory uses such as restaurants, and meeting rooms.
7. Will there be a meeting room or convention area as an accessory use within the Hotel?
8. Will there be a restaurant use within the Hotel?
9. Correct the Site Data Summary Table of the Concept Plans (b&w and color) for the Total Lot Area to be 5.217-acres
10. Correct the plan marked as "EXHIBIT A" to reflect the correct Lots for the development (Lots 9 & 11, and portion of Lot 8) and remove the coloring on lots 3 & 10.
11. Correct the plan marked as EXHIBIT on lower right corner to reflect the correct Lot lines for the development and acreage.
12. If approved, the development shall generally conform the the Concept Plan as depicted in the SUP ordinance.
13. If approved, the SUP shall expire if development process has not commenced within one (1) year from the approval date of the SUP ordinance.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Work Session: June 27, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].							
Planning - Public Hearing: July 11, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)							
City Council - Pulblic Hearing: July 17, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Action Item: August 7, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							



SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT HOUSE" BY HYATT GROUP EXTENDED STAY HOTEL
ZONING:	COMMERCIAL-Request for SPECIFIC USE PERMIT (SUP)
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Web Site: d1architect.com

OWNER:

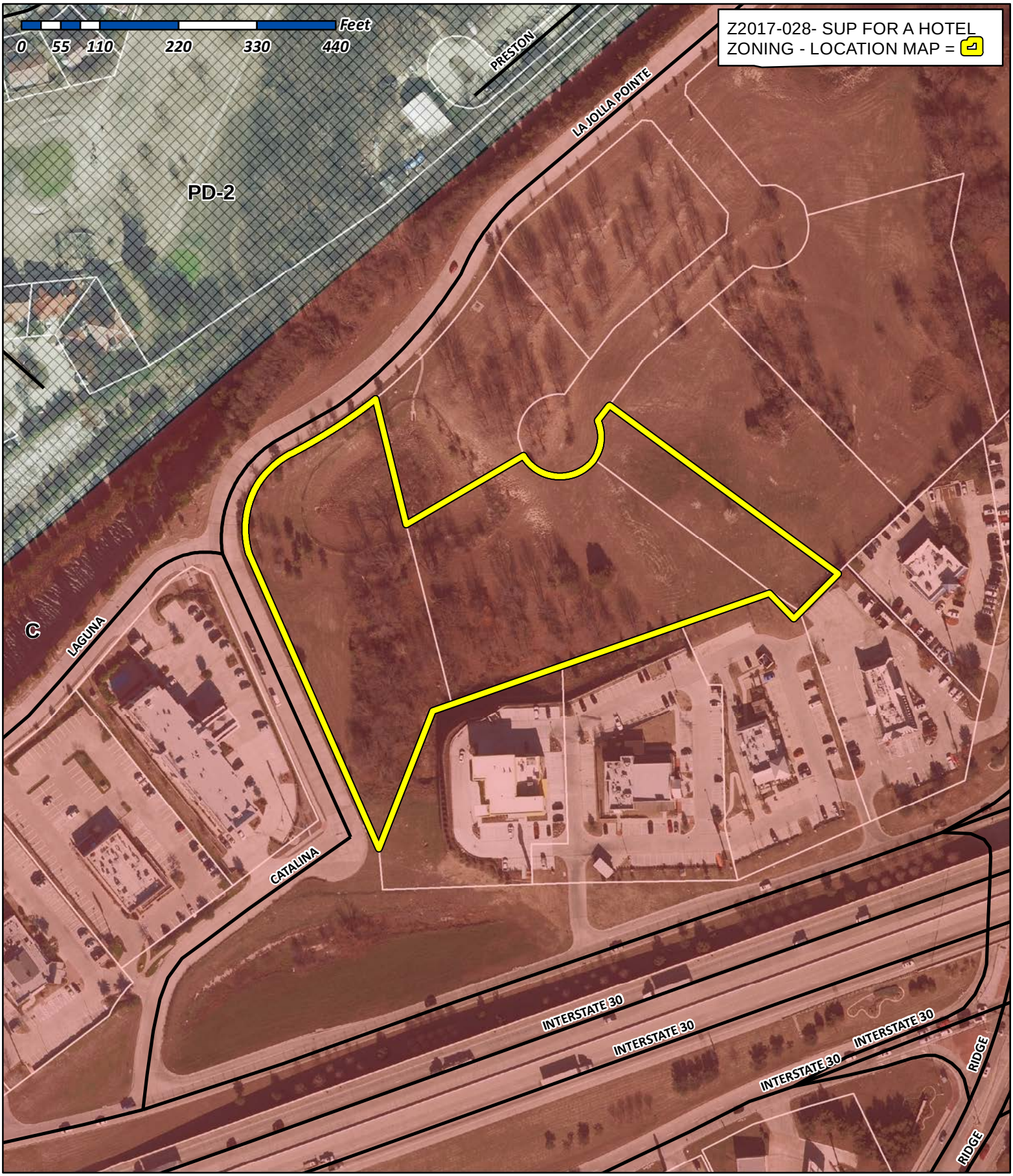
PROJECT: HYATT HOUSE

SEAL: REGISTERED ARCHITECT MAHBUB H DEWAN 17862 STATE OF TEXAS
June 16, 2017

REVISIONS: DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT # 05C-2017	
SHEET NO: A-1.01	



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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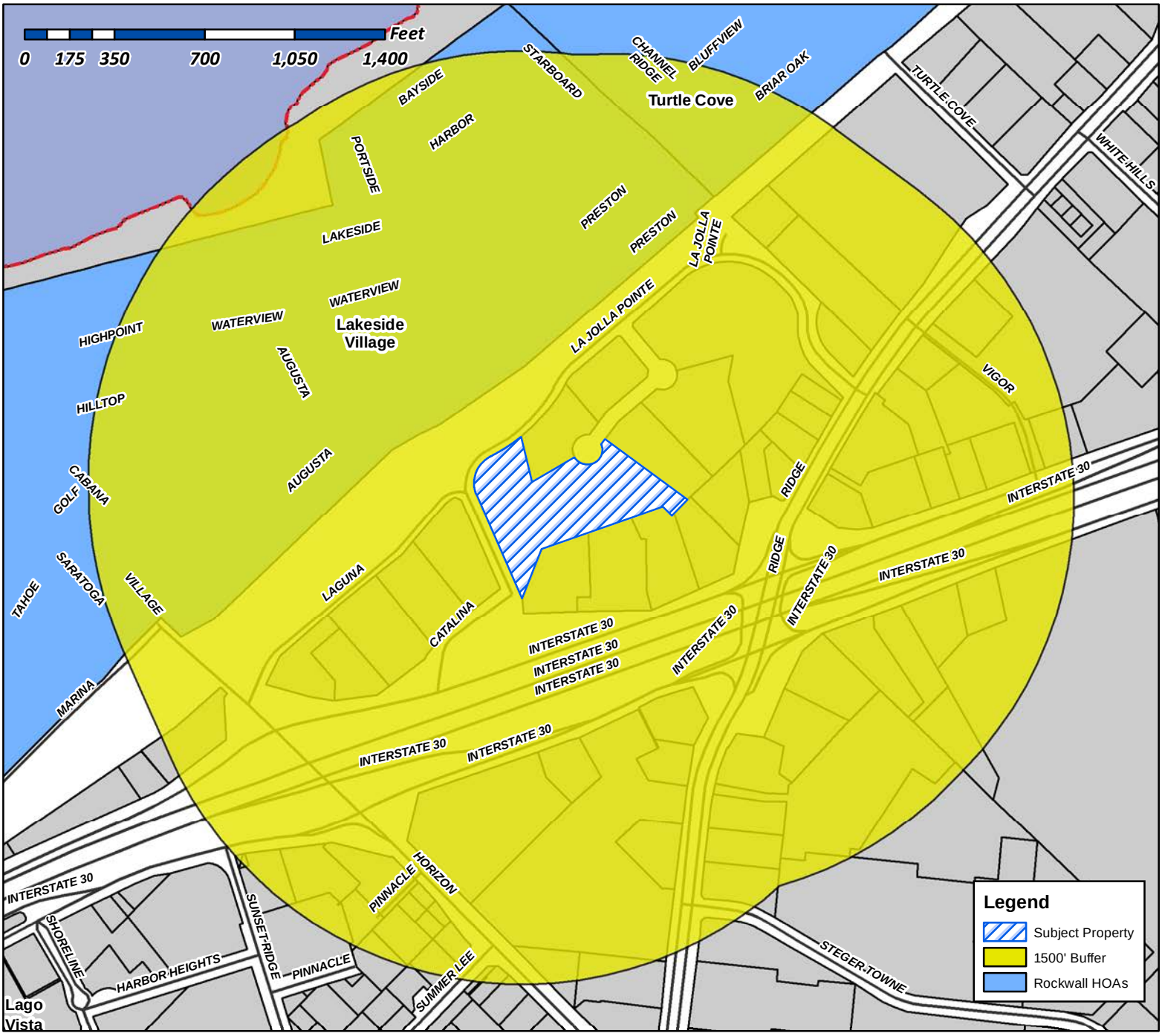
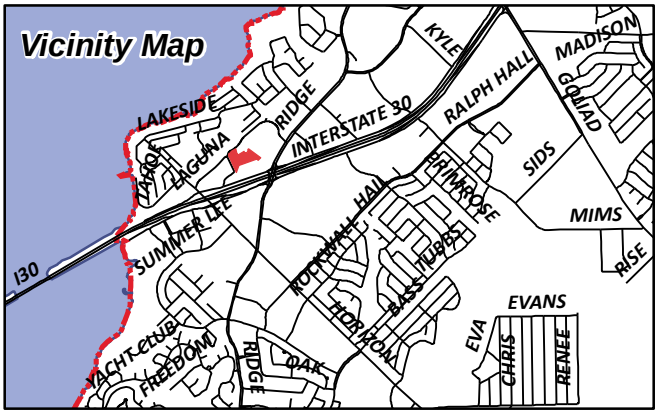


Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive

Date Created: *06/21/2017*
For Questions on this Case Call (972) 771-7745



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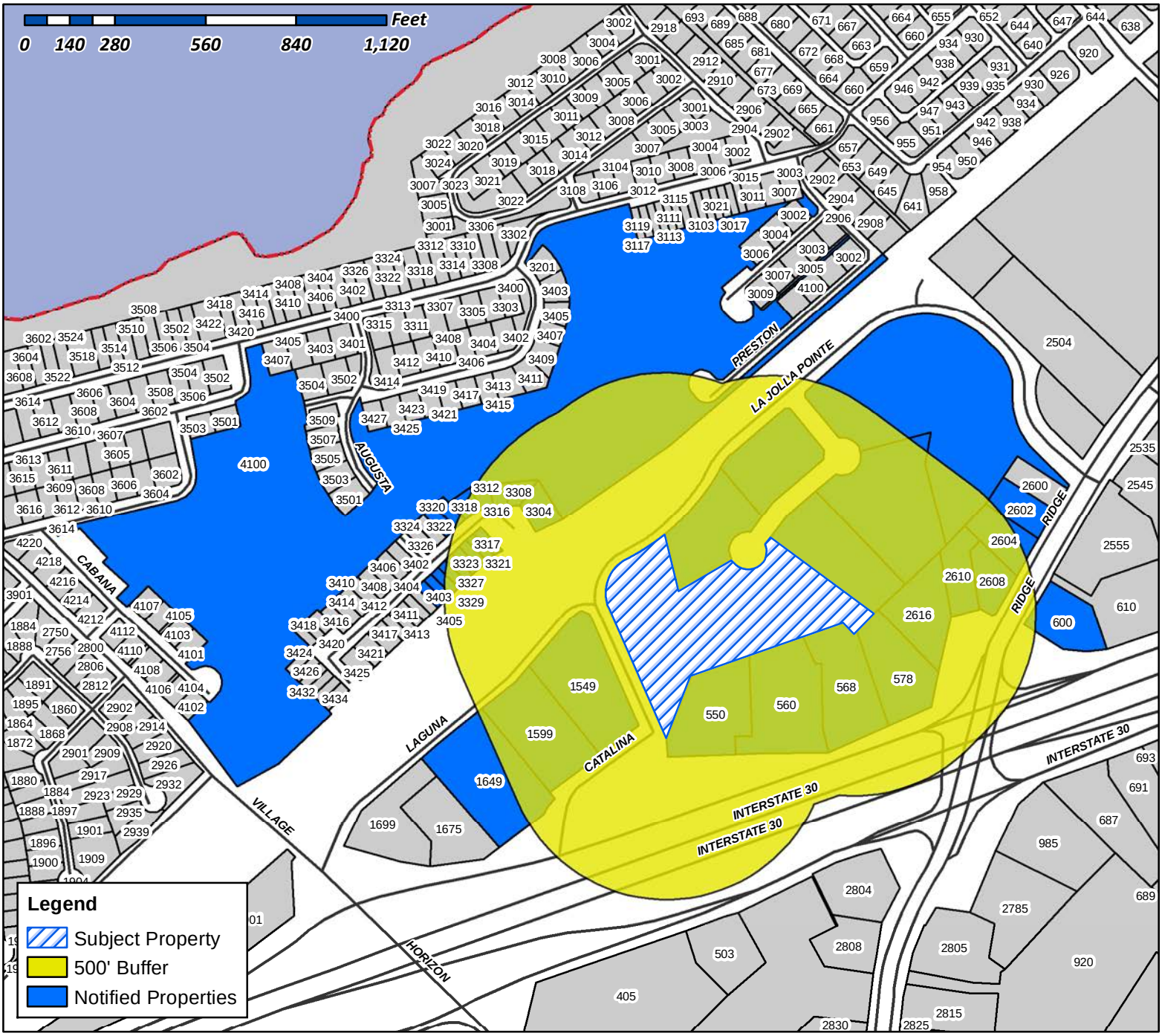

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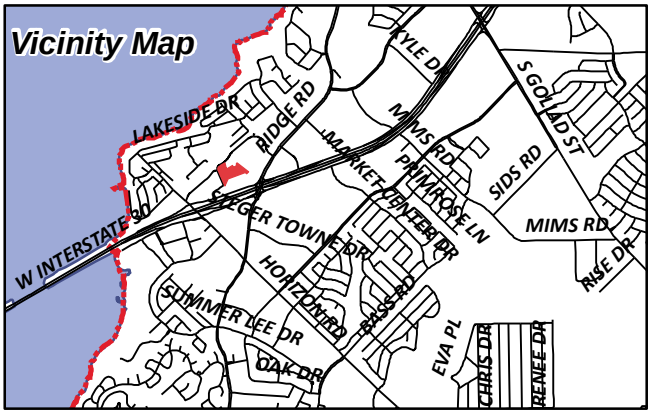


Date Created: 06/21/2017

For Questions on this Case Call (972) 771-7745

STEAK N SHAKE OPERATIONS, INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
19 S SHORE DR
GALVESTON, TX 77551

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

PREWITT LEE AND CONNIE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

GALLIGUEZ PRESILO & ANNABELLE
3403 AUGUSTA BLVD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

BT COLE TWO LLC
9400 N CENTRAL EXPRESSWAY #460
DALLAS, TX 75231

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE C/O
IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

To
Mr. Ryan Miller
Department of Planning & Zoning
City of Rockwall, Texas

June 15, 2017

Re: Specific Use Permit application
710 Benge Drive, Arlington, TX, 76013

Subject: Request for Specific Use Permit (SUP) for Limited Service Hotel "Hyatt Place"

Dear Mr. Miller,

On behalf of the owner and developer, I am requesting to Specific Use Permit for a Limited Service Hotel "Hyatt Place" by Hyatt Group on 5.217 Acre land at Lot 9, Lot 11 & Lot 8, Subdivision La Jolla Pointe, Phase-2 located south east corner of La Jolla Pointe Dr. & Laguna Dr., City of Rockwall, Texas.

1. Hotel will be limited service proto-type design by "Hyatt Place" Hyatt Group.
2. Building will be 4 story hotel c/w single story covered pool
3. Hotel exterior design will be based on proto-type design by franchise will comply the City of Rockwall design standard. Rendering attached for reference.
4. Hotel will comply City's Zoning, off street Parking and Landscape Requirements.
5. Present 5.217 acre land lots will be Re-platted into two separate lots.

Sincerely,

Mahub Dewan, NCARB AIA
President
D1 Architect & Associates Inc.

13601 Preston Rd. Suite: 820W, Carillon Tower, Dallas, TX, 75240
Tel: **(214) 738 3619** E-mail: mhdewan@gmail.com Web: **d1architect.com**

LAGUNA DRIVE

LA JOLLA POINTE DRIVE

LA JOLLA POINTE DRIVE

PROPOSED RESHAPED DETENTION POND

ENTRY #2

30'-0"

238'-0"

24' FIRE LANE

CARMEL CIRCLE

ENTRY #3

ENTRY #4

24' DRIVE WAY

24' DRIVE WAY

N23°51'55"W 438.29'

232'-11"

HYATT PLACE
PROPOSED FOUR STORY BUILDING

HYATT HOUSE
PROPOSED FOUR STORY BUILDING

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

ENTRY #1

30'-0"

S21°09'56"W 206.59'

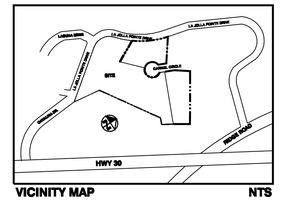
S70°39'38"W 499.77'

S44°10'30"W 49.31'

S44°36'36"W 87.62'

S63°37'30"E 397.12'

0.75 ACRES ADDITION



VICINITY MAP NTS

SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL–Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE–2 (WILL BE RE–PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + ,75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, LIMITED SERVICE

A1 CONCEPT PLAN
SCALE 1"=30'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE–PLANNING–ENGINEERING
13601 Preston Rd., Ste820W, Dallas, TX, 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1orchitect.com

MAHBUB DEWAN Architect
13601 Preston Rd., Ste820W, Dallas, TX, 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1orchitect.com

OWNER:

PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 28621 STATE OF TEXAS
June 16, 2017

REVISIONS:	DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #	05C-2017
SHEET NO:	A-1.01

LAGUNA DRIVE

LA JOLLA POINTE DRIVE

PROPOSED RESHAPED DETENTION POND

LA JOLLA POINTE DRIVE

208'-0"

30'-0"

ENTRY #2

N23°61'55"W 438.29'

232'-11"

24' FIRE LANE

24' DRIVE WAY

24' DRIVE WAY

CARMEL CIRCLE

ENTRY #3

ENTRY #4

HYATT PLACE
PROPOSED FOUR STORY BUILDING

HYATT HOUSE
PROPOSED FOUR STORY BUILDING

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

30'-0"

ENTRY #1

S21°09'66"W 206.59'

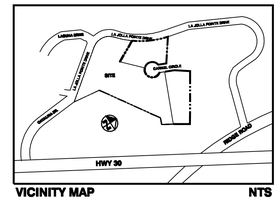
S70°39'38"W 499.77'

S53°37'30"E 397.12'

S44°10'30"W 49.31'

S44°36'36"W 87.62'

0.75 ACRES ADDITION



VICINITY MAP NTS

SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL–Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE–2 (WILL BE RE–PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + ,75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING. LIMITED SERVICE

A1 CONCEPT PLAN
SCALE 1"=30'-0"

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ARCHITECTURE–PLANNING–ENGINEERING
13601 Preston Rd., Ste#220N, Dallas, TX. 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
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MAHBUB DEWAN
Architect
13601 Preston Rd., Ste#220N, Dallas, TX. 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1orchitect.com

OWNER:

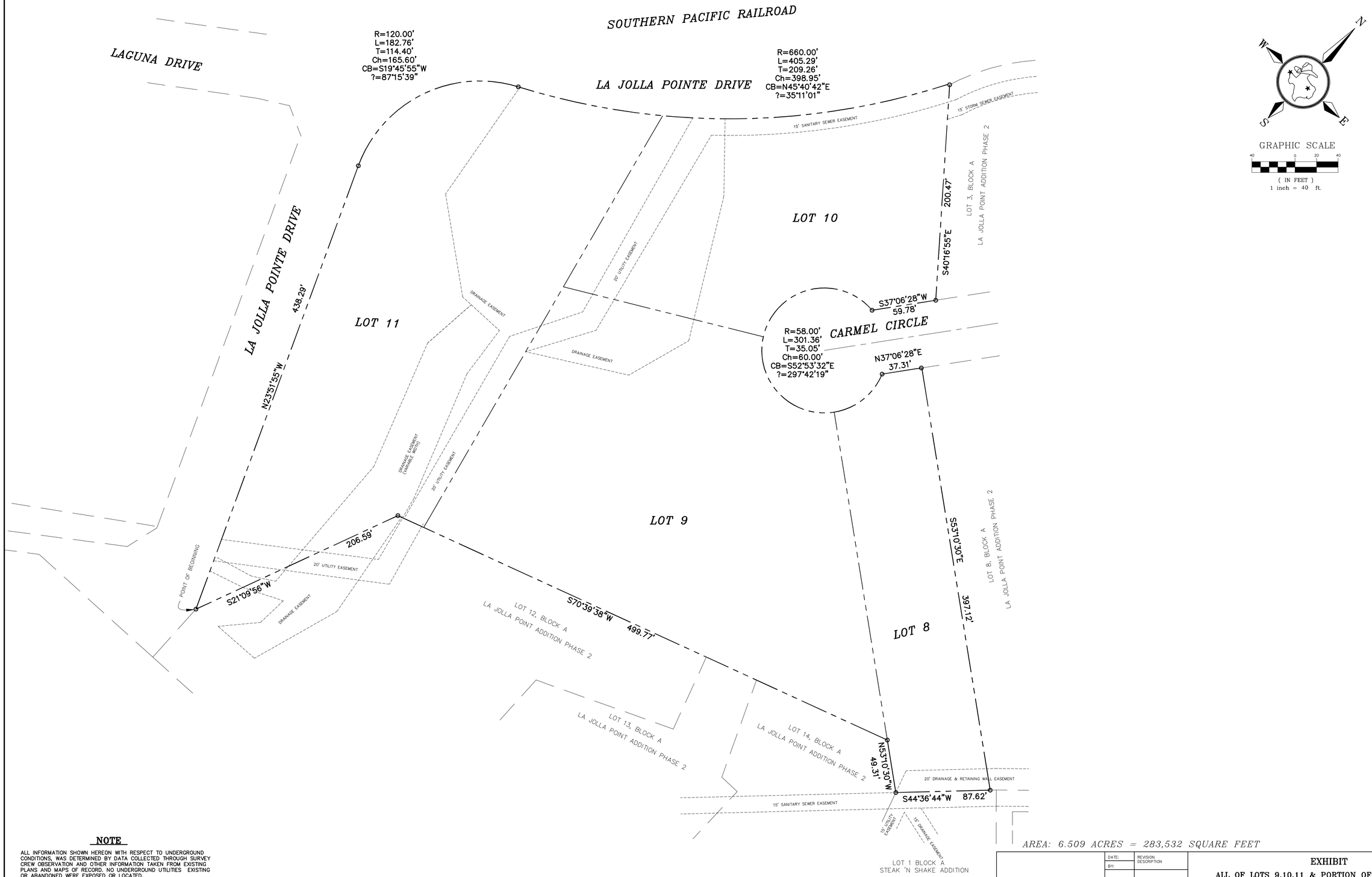
PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 7862 STATE OF TEXAS
June 16, 2017

REVISIONS: DATE:

TITLE: CONCEPT PLAN

DATE:	SCALE:
05/30/2017	1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #: 05C-2017	
SHEET NO: A-1.01	



NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

AREA: 6.509 ACRES = 283,532 SQUARE FEET

DATE:	REVISION DESCRIPTION
BY:	

EXHIBIT

ALL OF LOTS 9,10,11 & PORTION OF LOT 8, BLOCK A REPLAT OF LA JOLLA POINTE, PHASE 2

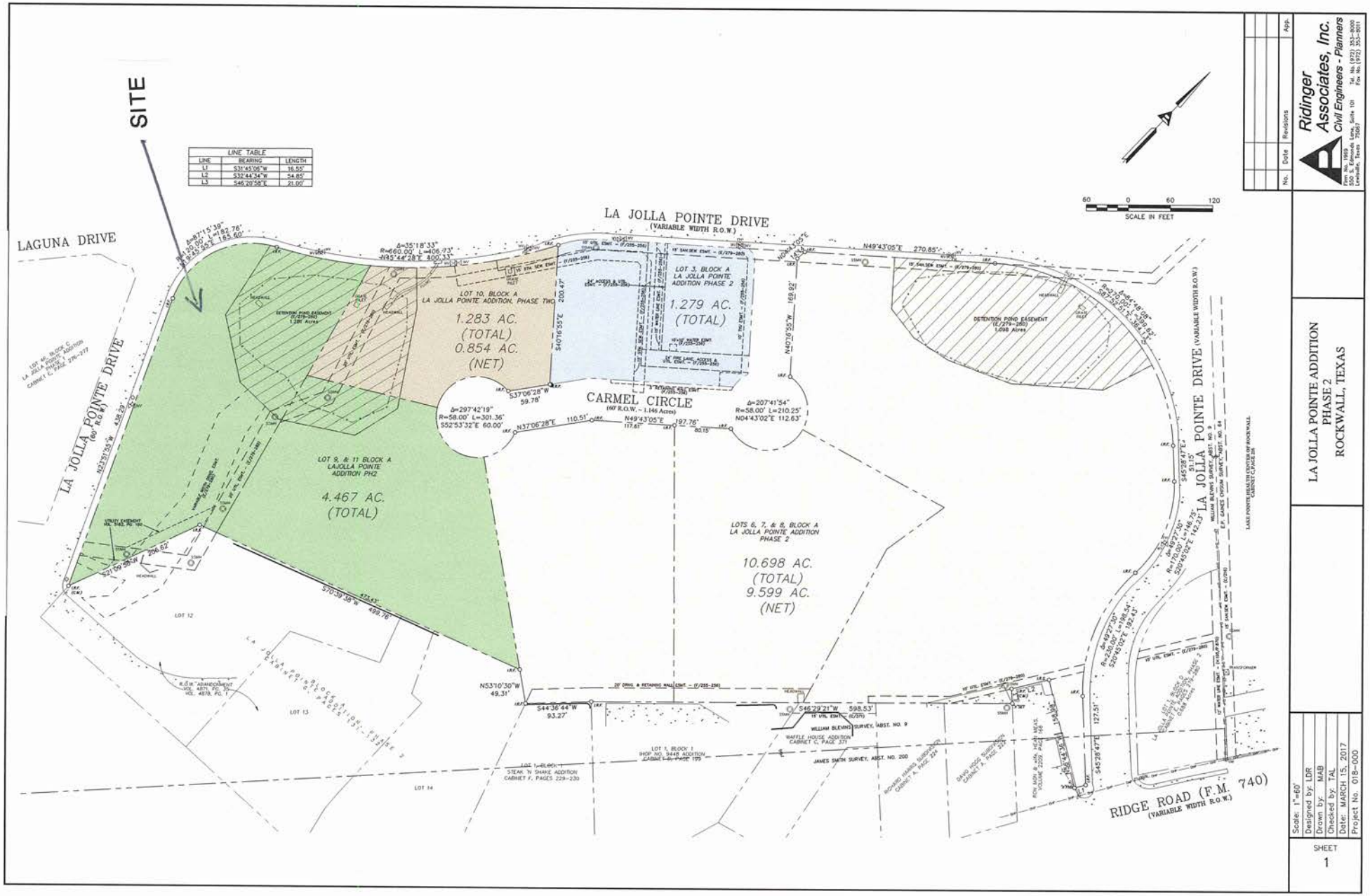
CITY OF ROCKWALL — ROCKWALL COUNTY — TEXAS

DATE: JUNE 15, 2017 | SCALE: 1" = X40' | FILE NUMBER: LJP-PRELIM | DATA FILE:

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
300 EAST MAIN STREET, SUITE 220 • EL PASO, TEXAS 79901 • 915-778-4476
6336 GREENVILLE AVE, SUITE C • DALLAS, TEXAS 75206 • 214-234-0011

DRAWN BY: RHT | FIELD BOOK: | CHECKED BY: GGK | SHEET 1 OF 1

EXHIBIT "A"



No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
551 S. Stemmons Frwy., Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-9000
Fax No. (972) 353-9001

LA JOLLA POINTE ADDITION
PHASE 2
ROCKWALL, TEXAS

Scale: 1"=60'
Designed by: LDR
Drawn by: MAB
Checked by: TAL
Date: MARCH 15, 2017
Project No. 018-000

SHEET
1

METES AND BOUNDS DISCRIPTION

BEING ALL OF LOTS 9, 10 AND 11 AND A PORTION OF LOT 8, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 11, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2, SAME BEING IN THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE (60' RIGHT OF WAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE NORTH 23°51'55" WEST A DISTANCE OF 438.29 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 87°15'39", A CORD BEARING NORTH 19°45'54" EAST A DISTANCE OF 165.60 FEET TO A REVERSED CURVE TO THE LEFT;

THENCE 406.73 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°18'33" AND A CHORD BEARING NORTH 45°44'27" EAST A DISTANCE OF 400.33 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°16'55" EAST A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 37°06'28" WEST A DISTANCE OF 59.78 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 301.36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 297°42'19" AND A CHORD BEARING SOUTH 52°53'32" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE NORTH 37°06'28" EAST A DISTANCE OF 37.31 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 53°10'30" EAST A DISTANCE OF 397.12 FEET TO A POINT;

THENCE SOUTH 44°36'44" WEST A DISTANCE OF 87.62 FEET TO A POINT;

THENCE NORTH 53°10'30" WEST A DISTANCE OF 49.31 FEET TO A POINT;

THENCE SOUTH 70°39'38" WEST A DISTANCE OF 499.77 FEET TO A POINT;

THENCE SOUTH 21°09'56" WEST A DISTANCE OF 206.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.509 ACRES OR 283,532 SQUARE FEET OF LAND.

KISTENMACHER ENGINEERING COMPANY, INC
300 EAST MAIN STREET SUITE 220, EL PASO, TEXAS 79901 TELE.(915)-778-4476
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE. (214)-234-0011
JUNE 15, 2017



BUILDING EXTERIOR

City of Rockwall

Project Plan Review History

Project Number	Z2017-029	**Owner**		**Applied**	6/20/2017 LM
Project Name	SUP for Freddy's Custard	**Applicant**		**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	P&Z HEARING			**Status**	6/22/2017 DG

Site Address	**City, State Zip**	**Zoning**
HWY205 & DALTON RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARLAN PARK PH 2	4-1	NULL	4-1	0030-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/20/2017	6/27/2017	6/21/2017	1	APPROVED	
ENGINEERING	Amy Williams	6/20/2017	6/27/2017	6/21/2017	1	APPROVED	See Conditions
(6/21/2017 11:55 AM AW) Need to meet all engineering requirements Need off-site easements Dumpster to drain to grease trap							
FIRE	Ariana Hargrove	6/20/2017	6/27/2017	6/22/2017	2	APPROVED	
PLANNING	David Gonzales	6/20/2017	6/27/2017	6/22/2017	2	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for an ~3,000 SF restaurant with drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 06.21.2017

All staff comments are to be addressed and resubmitted by Tuesday, July 5, 2017. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):

• On all future plan submittals please include the Case Number (Z2017-029) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The SUP is for the proposed land use as a Restaurant with a Drive-Through.
2. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the North SH-205 OV district, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission.
3. Any variance to the North SH-205 OV District or any other section of the Unified Development Code shall be considered at the time of site plan approval.
4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO).
5. Speaker system (i.e. menu ordering board) must be screened or oriented away from any residential subdivisions within 150-ft of the proposed development.
6. Stacking lanes for drive-through service windows shall accommodate at least six cars per lane, unless specifically approved by the director of planning.
7. If approved, the development shall generally conform the the Concept Plan as depicted in the SUP ordinance.
8. If approved, the SUP shall expire if development process has not continued within one (1) year from the approval date of the SUP ordinance.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

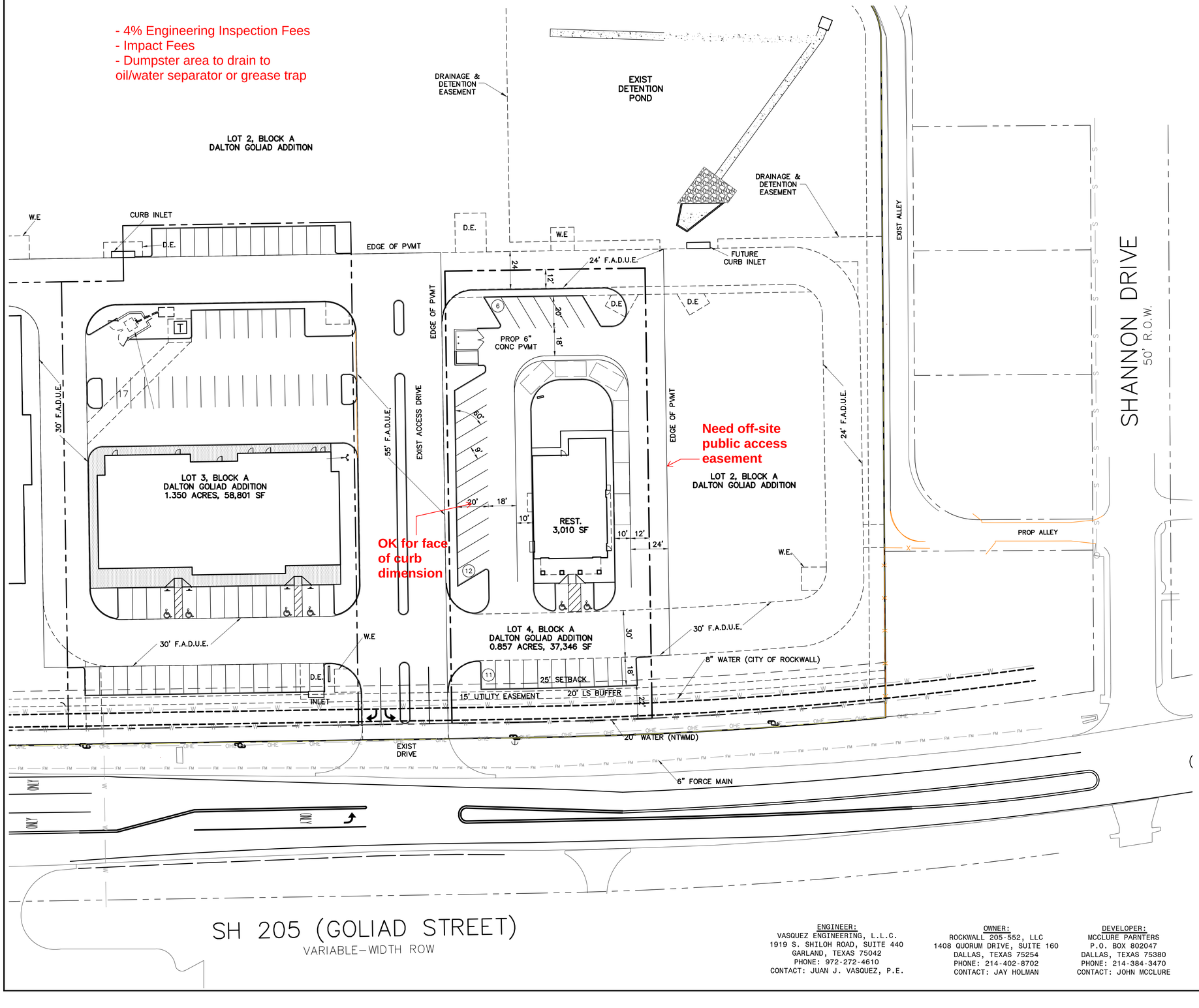
Planning - Work Session: June 27, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: July 11, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

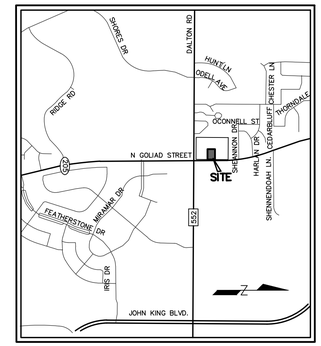
City Council - Pulblic Hearing: July 17, 2017 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Action Item: August 7, 2017 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]

- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator or grease trap



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	SIDEWALK	
	LIGHT POLE	
	FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.

BENCHMARK:

MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD.
ELEVATION = 541.57'

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 1/14/2016.
2. SEE LANDSCAPE PLAN FOR SITE LANDSCAPING.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	FREDDY'S FROZEN CUSTARD	
Zoning District	GR N. SH 205 OVERLAY DISTRICT	
Proposed use	RESTAURANT WITH DRIVE THRU	
Site Area:	0.857 Acres 37,346 S.F.	
Building Area	3,010 S.F. (TOTAL)	
Building Height:	26'2" - 1 STORY	
Lot Coverage:	3,010/37,346 = 8.1%	
Floor Area Ratio:	3,010/37,346 = 1:08.1	
Parking Required:	3,010 SF (REST)/100 SF/SPC	= 30 SPACES
	Total	= 30 SPACES
Parking Provided:	Regular	= 29 SPACES
	Handicap	= 2 SPACES
	Total	= 31 SPACES
Impervious Area:	XX,XXX / 37,346 SF = XX%	
Pervious Area:	X,XXX / 37,346 SF = XX%	

SITE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 07, 2017
CASE #SP2017-

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

NO.	DATE	APP.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 06/07/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED PROFESSIONAL ENGINEER

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Site 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

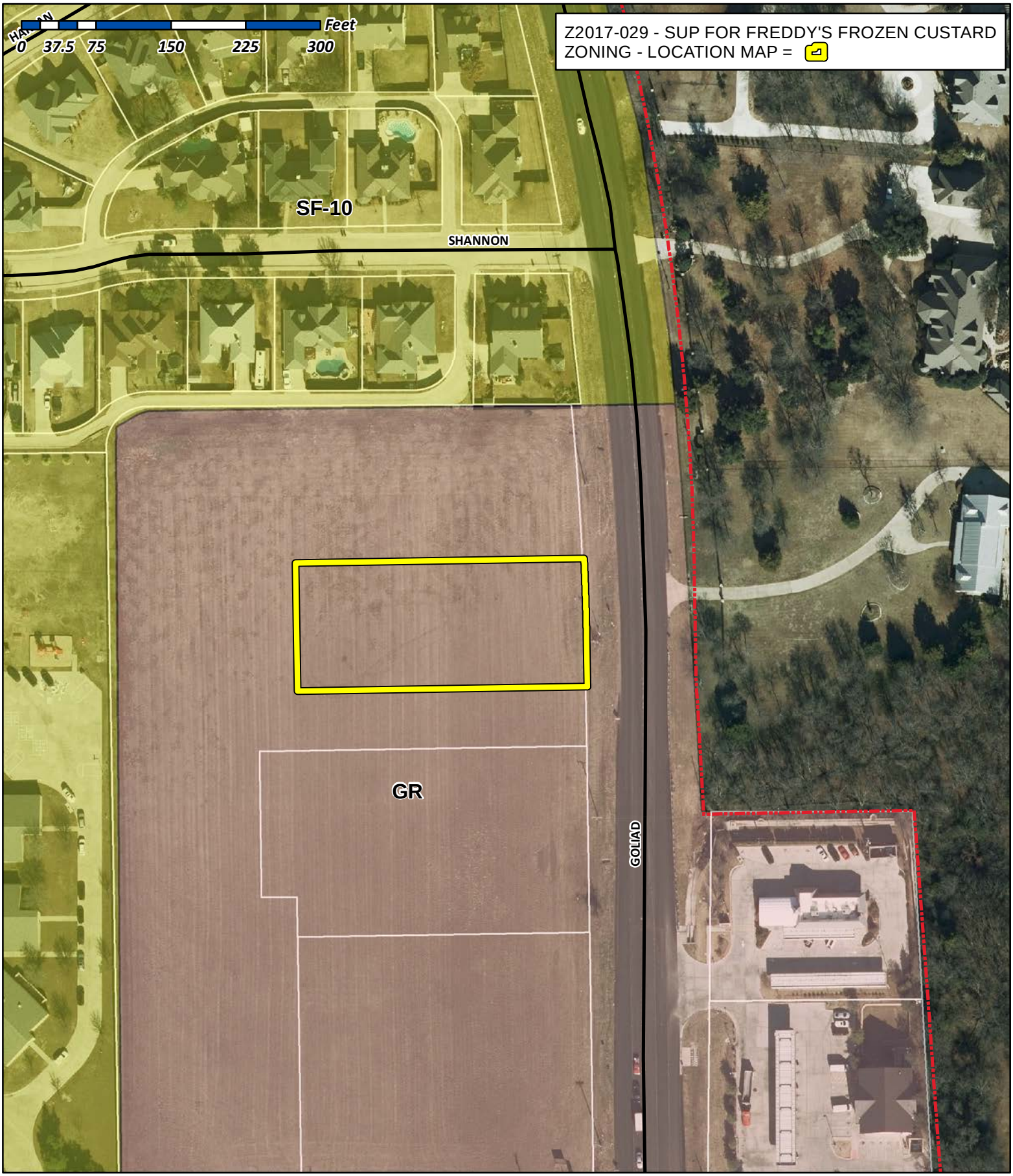
DEVELOPER
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

SITE PLAN

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale 1" = 30'
Designed by JJV
Drawn by JJV
Checked by JJV
698-08 d g SP1-SITE PLAN d g
Date 06/07/2017

SHEET
SP1



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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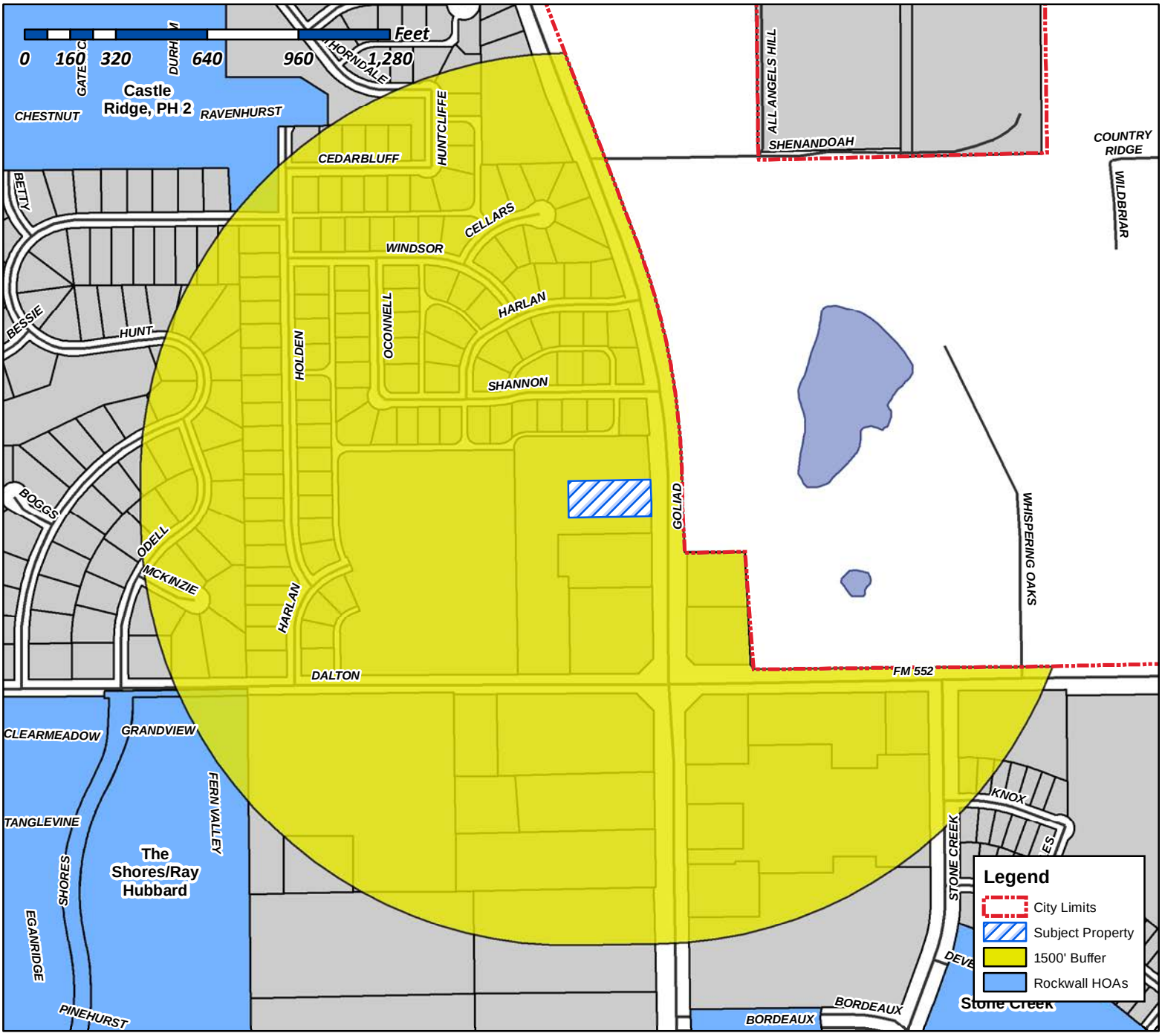
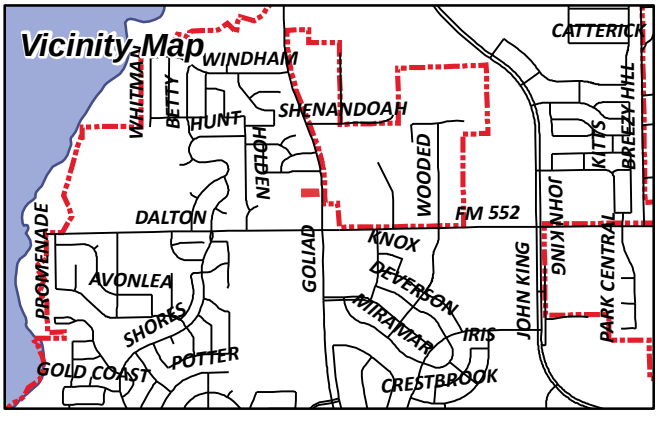


Case Number: Z2017-029
Case Name: SUP for Freddy's Frozen Custard
Case Type: SUP
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: 06/20/2017

For Questions on this Case Call (972) 771-7745



City of Rockwall

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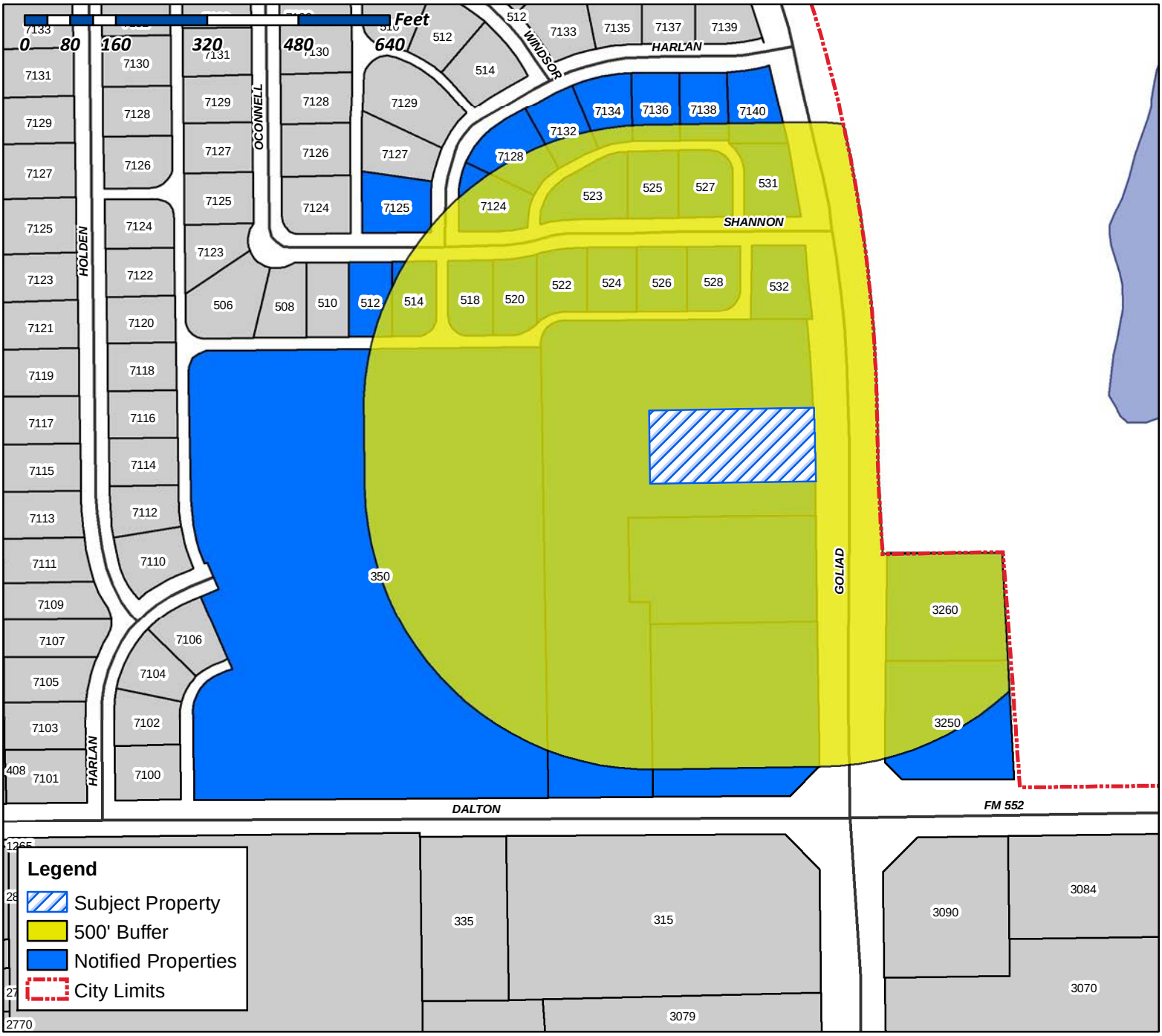

Case Number: Z2017-029
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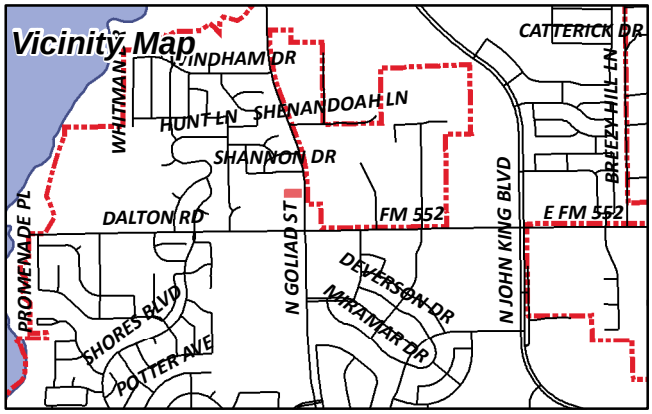


Date Created: 06/20/2017
For Questions on this Case Call (972) 771-7745

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

CURRENT RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

CRAIN DAYSHA A &
DAVID E ALCORN
512 SHANNON DR
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

LINDEMAN TONY M & STACY L
526 SHANNON DR
ROCKWALL, TX 75087

HARRIS DEAN OSBORNE AND CARRIE
527 SHANNON DR
ROCKWALL, TX 75087

RANDLE DERRICE LAJAUN AND SUSAN
SEDGWICK
528 SHANNON DR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

CONFIDENTIAL
7134 HARLAN DR
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE
LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

VASQUEZ ENGINEERING, L.L.C.

Letter of Intent
Freddy's Frozen Custard

Our client McClure Partners is proposing to develop Lot 4, Block A of the Dalton Goliad Addition for a new 3,010 SF Freddy's Frozen Custard Restaurant with thru window. The lot is located at approximately 500 feet from the northwest corner of S.H. No. 205 and Dalton Road and is currently vacant. The lot will be approximately 0.857 acres and is zoned "GR" General Retail District, which requires a Special Use Permit for restaurant uses with drive thru window.

Developer:

McClure Partners
Attn: John McClure
P.O. Box 802047
Dallas, TX 75380

1919 S. Shiloh Road, Suite 440, LB 44 ◦ Garland, TX 75042 ◦ Tel. 972-278-2948 ◦ www.vasquezengineering.com

Metes and Bounds Description
Freddy's Frozen Custard

BEING a 0.857 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, in the City of Rockwall, Rockwall County, Texas and being a part of Lot 2, Block A of the Dalton Goliad Addition and Addition to the City of Rockwall filed under instrument number 2016000001709 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most northeasterly corner of Lot 3, Block A of the said Dalton Goliad addition same being in the westerly right-of-way line of State Highway No. 205 (a 110' right-of-way);

THENCE along the common line of said Dalton Addition and said State Highway No. 205 North 00°54'01" West, a distance of 60.00 feet to the POINT OF BEGINNING being the most southeasterly corner of said 0.857 acre tract;

THENCE along the southerly line of said 0.857 acre tract South 89°05'59" West, a distance of 290.66 feet to a point for corner;

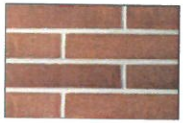
THENCE North 00°54'01" West, a distance of 128.60 feet to a point for corner;

THENCE North 89°05'59" East, a distance of 289.42 feet to a point for corner located in the westerly right-of-way line of said State Highway No. 205 same being the beginning of a non-tangent curve to the right, having a radius of 2805.03 feet, a central angle of 01°37'28", and a chord bearing and distance of South 01°47'40" East, 79.52 feet;

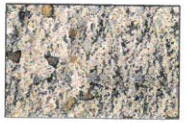
Along said non-tangent curve to the right and said State Highway No. 205, an arc distance of 79.53 feet to an angle point;

THENCE South 00°54'01" East, a distance of 49.09 feet to the POINT OF BEGINNING and containing 37,346 square feet or 0.857 acre of computed land, more or less.

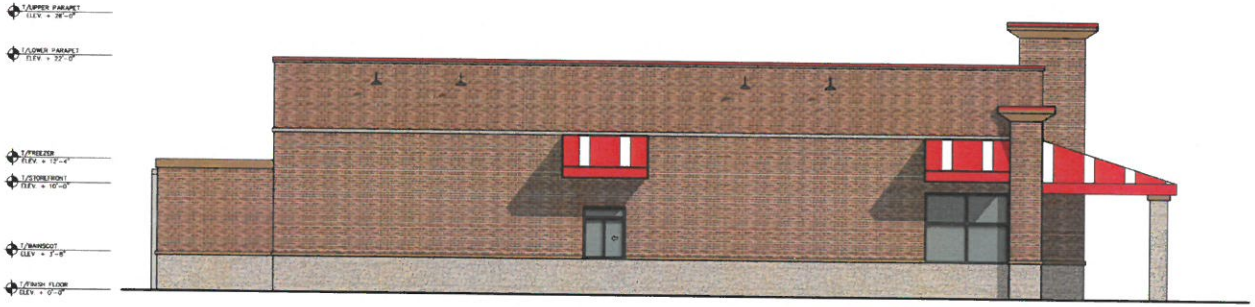




CASTLEBROWN
QUIK BRIK

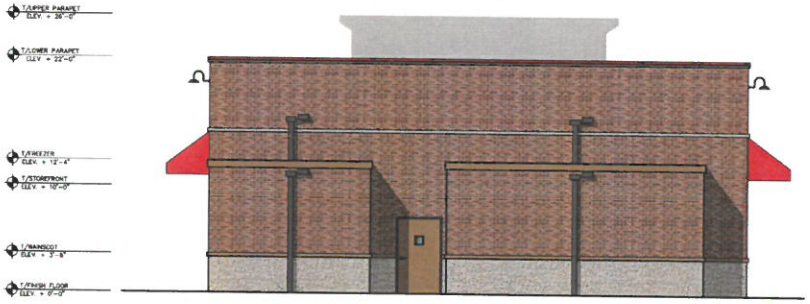


SPLIT FACE PREMIUM S-98
OLDCASTLE



MATERIAL CALCULATIONS

	SIDE	%	D/THRU	%	FRONT	%	BACK	%
MASONRY	1671 SF	90%	1723 SF	93%	931 SF	78%	1070 SF	97%
ALUMINUM STOREFRONT	188 SF	10%	135 SF	7%	270 SF	22%	31 SF	3%
AWNINGS (N/A IN TOTAL)	133 SF	7%	120 SF	6%	220 SF	21%	-	-
TOTAL	1859 SF	-	1858 SF	-	1201 SF	-	1101 SF	-





1	11/23/16	CITY COMMENTS, BUILDING & FIRE DEPARTMENT
2	12/14/16	FREDDYS COMMENTS

REGISTERED ARCHITECT
JERAMY WILLIAMS
STATE OF TEXAS

ROGUE ARCHITECTS
813 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0413 • 817.700.3087 •

McClure Partners

PROJECT NAME
McCLURE PARTNERS SHOPPING CENTER

DESCRIPTION
NEW 3,890 SF RESTAURANT
EXTERIOR E.I.F.S. & MASONRY FINISHES

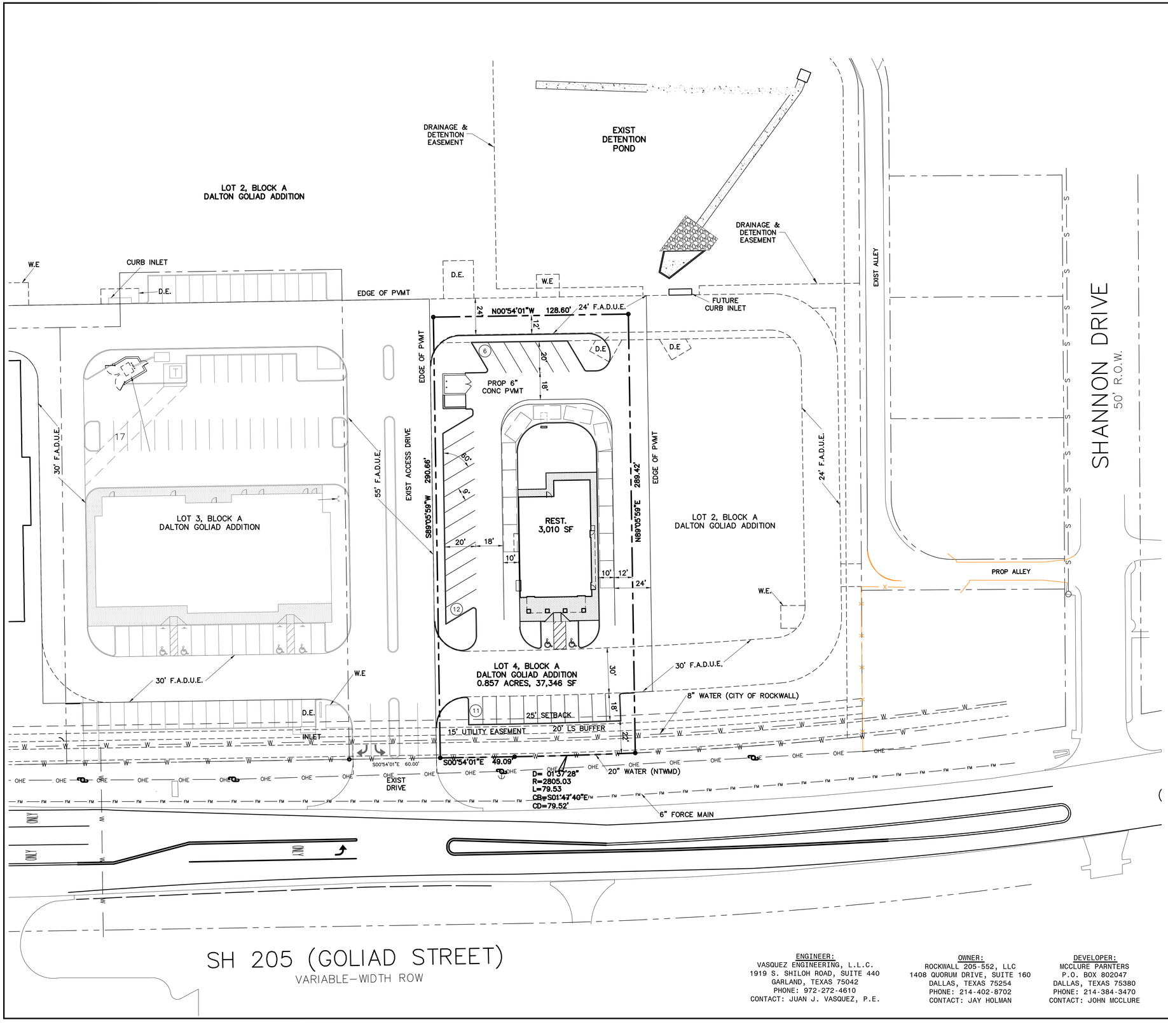
PROJECT
15-0262

SITE ADDRESS
2814 W FM 344, WYLE, TX 75098

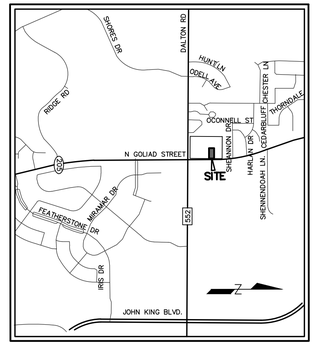
JERAMY WILLIAMS ARCHITECT
PROTOTYPE ISSUE DATE
2016
REVIEWED
JAW
FIRST ISSUE DATE
10/24/2016


Freddy's
FROZEN CUSTARD &
STEAKBURGERS


TASTE THAT brings you back.
FRIED PICKLES ARE HERE TO STAY
Custard PICK UP



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	SIDEWALK	
	LIGHT POLE	
	FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.

BENCHMARK:

MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD.
ELEVATION = 541.57'

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 1/14/2016.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	FREDDY'S FROZEN CUSTARD	
Zoning District	GR N. SH 205 OVERLAY DISTRICT	
Proposed use	RESTAURANT WITH DRIVE THRU	
Site Area:	0.857 Acres 37,346 S.F.	
Building Area	3,010 S.F. (TOTAL)	
Building Height:	26'2" - 1 STORY	
Lot Coverage:	3,010/37,346 = 8.1%	
Floor Area Ratio:	3,010/37,346 = 1:08.1	
Parking Required:	3,010 SF (REST)/100 SF/SPC	= 30 SPACES
	Total	= 30 SPACES
Parking Provided:	Regular	= 29 SPACES
	Handicap	= 2 SPACES
	Total	= 31 SPACES
Impervious Area:	28,995 / 37,346 SF = 77.6%	
Pervious Area:	5,130 / 37,346 SF = 22.4%	

CONCEPT PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 15, 2017
CASE

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS LICENSE #86462
DATED 06/15/2017
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

CONCEPT PLAN

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
608-08 g CP1-CONCEPT PLAN .d g
Date: 06/15/2017

SHEET
CP1

City of Rockwall

Project Plan Review History

				Applied	6/20/2017	LM
Project Number	Z2017-030	**Owner**	KLUTTS, B A	**Approved**		
Project Name	SUP for 406 N. Goliad	**Applicant**	CALISE BARRAQUE	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	6/20/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
406 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BLACKS COLLECTABLES ADDITION	B	123	B	3140-0123-000B-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/20/2017	6/27/2017	6/22/2017	2	APPROVED	
ENGINEERING	Amy Williams	6/20/2017	6/27/2017	6/23/2017	3	APPROVED	See Conditions
(6/23/2017 7:53 AM AW) Need to complete site/civil (engineering) requirements							
FIRE	Ariana Hargrove	6/20/2017	6/27/2017	6/22/2017	2	APPROVED	
PLANNING	Korey Brooks	6/20/2017	6/27/2017	6/22/2017	2	COMMENTS	Comments

(6/22/2017 11:48 AM KB)

Z2017-30 406 N Goliad Street Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre tract of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), addressed as 406 N. Goliad Street.

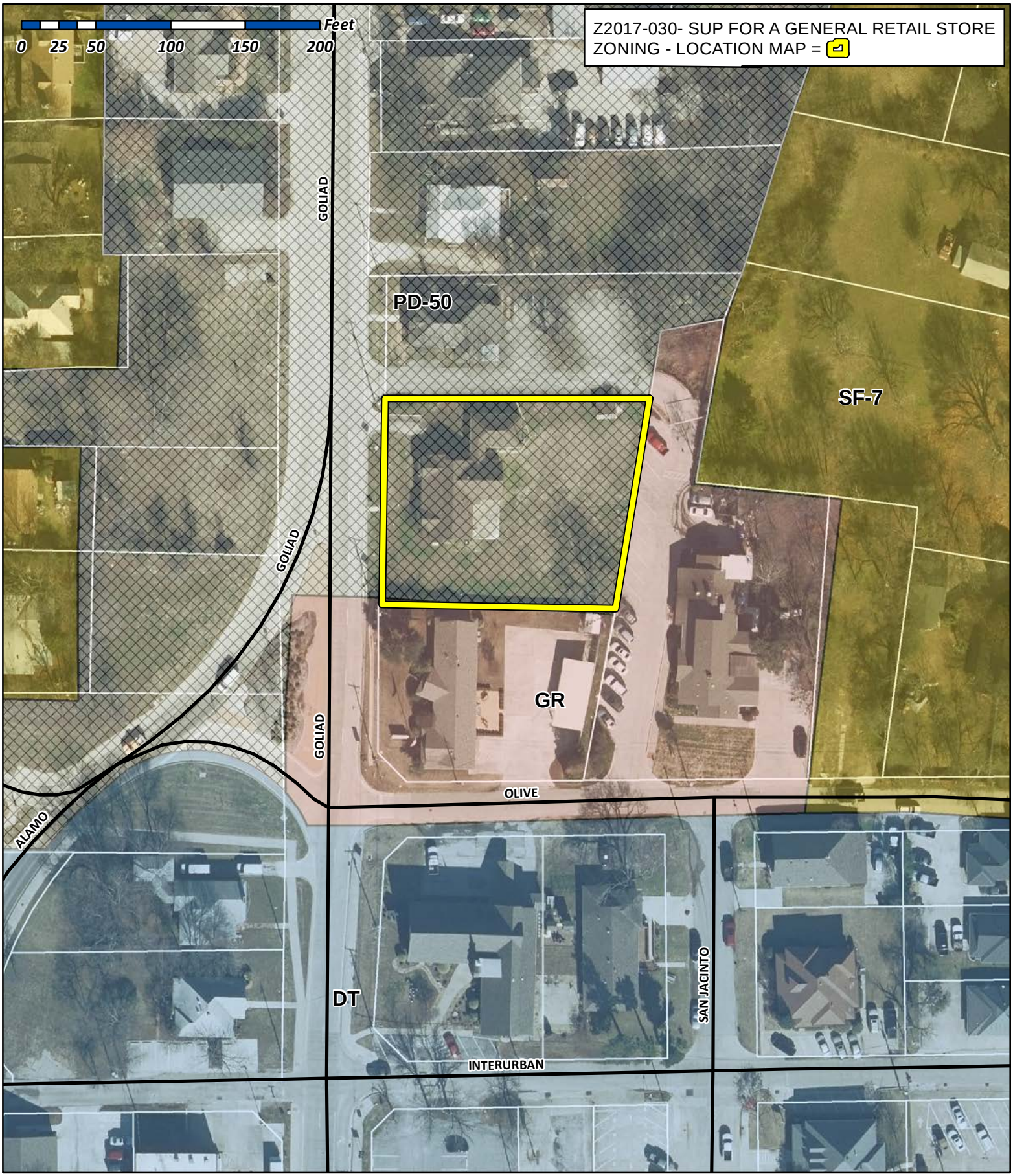
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-030) in the lower right hand corner of all pages on future submittals.

M.4 Please provide floorplan indicating the designated area for the baby boutique.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017. The Planning and Zoning Meeting for this case is July 11, 2017.

I.6 The projected City Council meeting dates and subsequent approval for this plat are July 17, 2017 (First Reading) and August 7, 2017(Second Reading)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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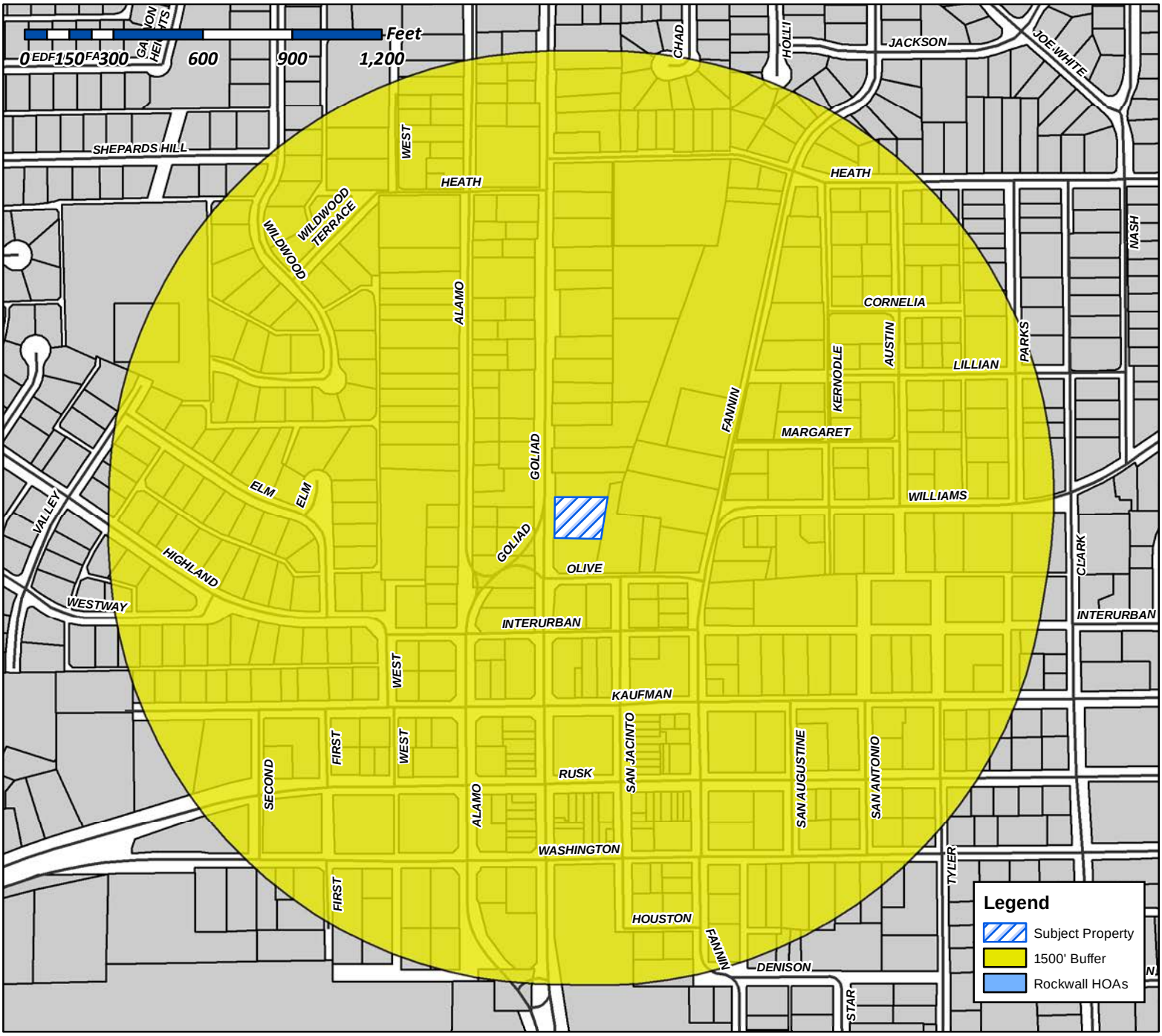
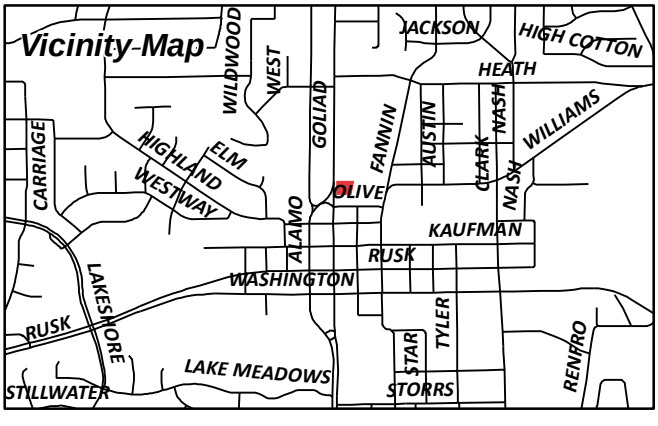


Case Number: Z2017-030
Case Name: SUP for a General Retail Store
Case Type: SUP
Zoning: PD-50
Case Address: 406 N. Goliad Street

Date Created: 06/20/2017
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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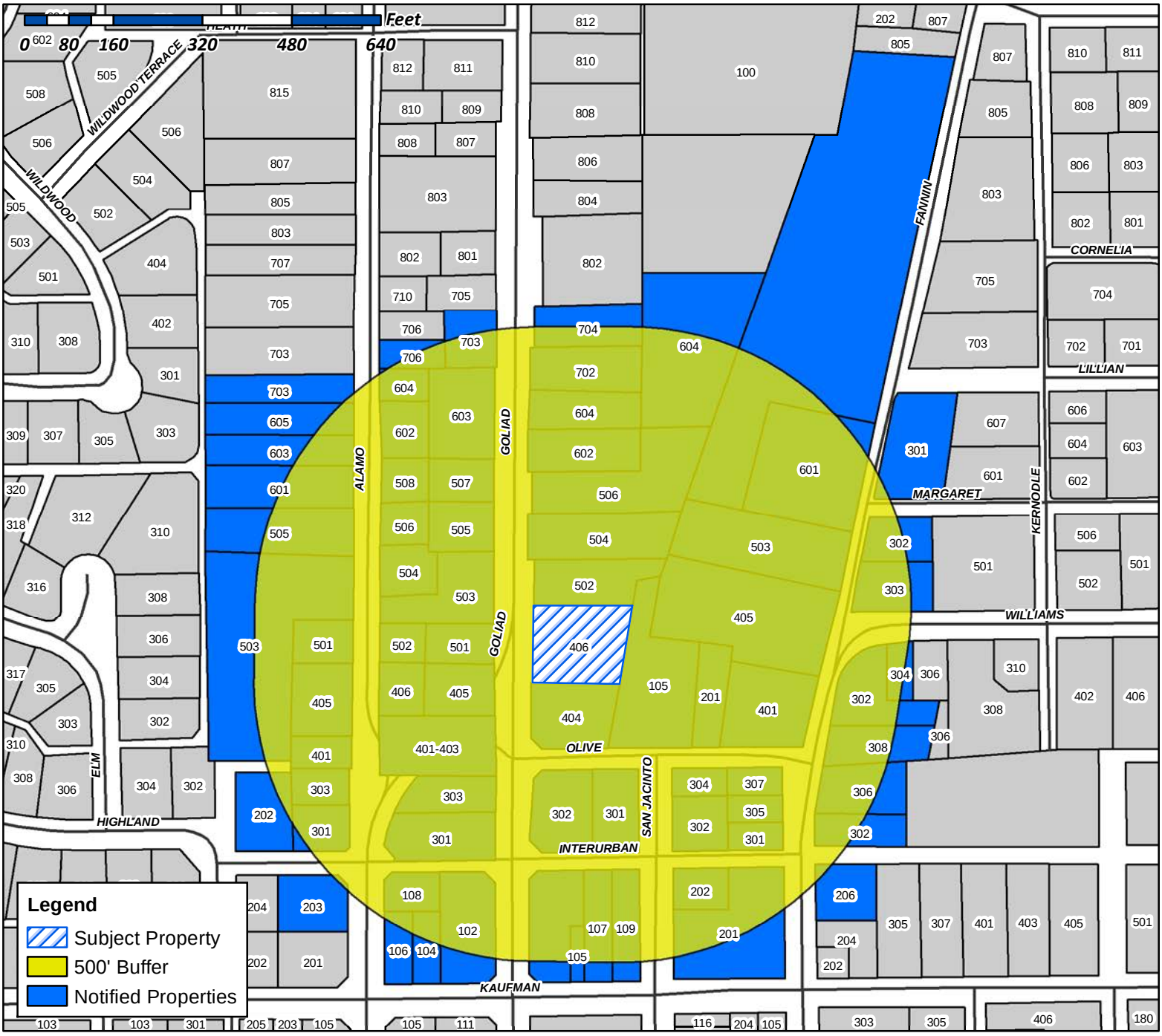
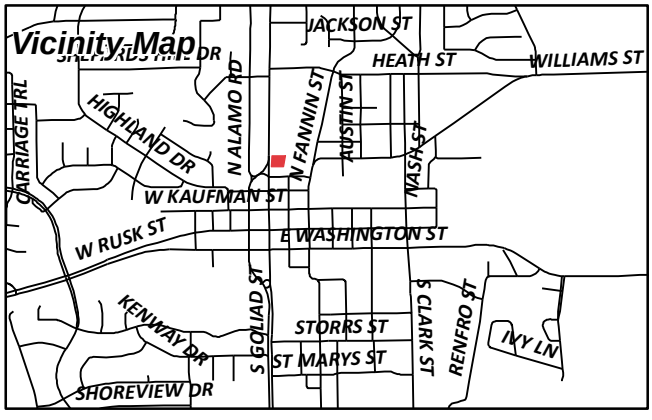


Case Number: Z2017-030
Case Name: SUP for a General Retail Store
Case Type: SUP
Zoning: PD-50
Case Address: 406 N. Goliad Street



Date Created: 6/20/2017
For Questions on this Case Call (972) 771-7745

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

CANO OSCAR & NANCY
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

SHIREY THOMAS E
1518 ROYAL LN
MINEOLA, TX 75773

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC
301 NORTH FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

CURRENT RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
303 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

HARGIS JESSICA
3916 THORNDALE
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
436 WYNDEMERE BLVD
HEATH, TX 75032

CURRENT RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

TANNER MATTHEW
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

POINTER PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

ROCKWALL TRINITY REAL ESTATE LLC
9 EASTSHORE BLVD
HEATH, TX 75032

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST
PO BOX 871239
MESQUITE, TX 75187

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

Calise Barraque
406 N Goliad St
Rockwall, TX 75087
(214) 738-0836
calise@themintjulep.net

19th June 2017

Ryan Miller
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Dear Mr. Miller,

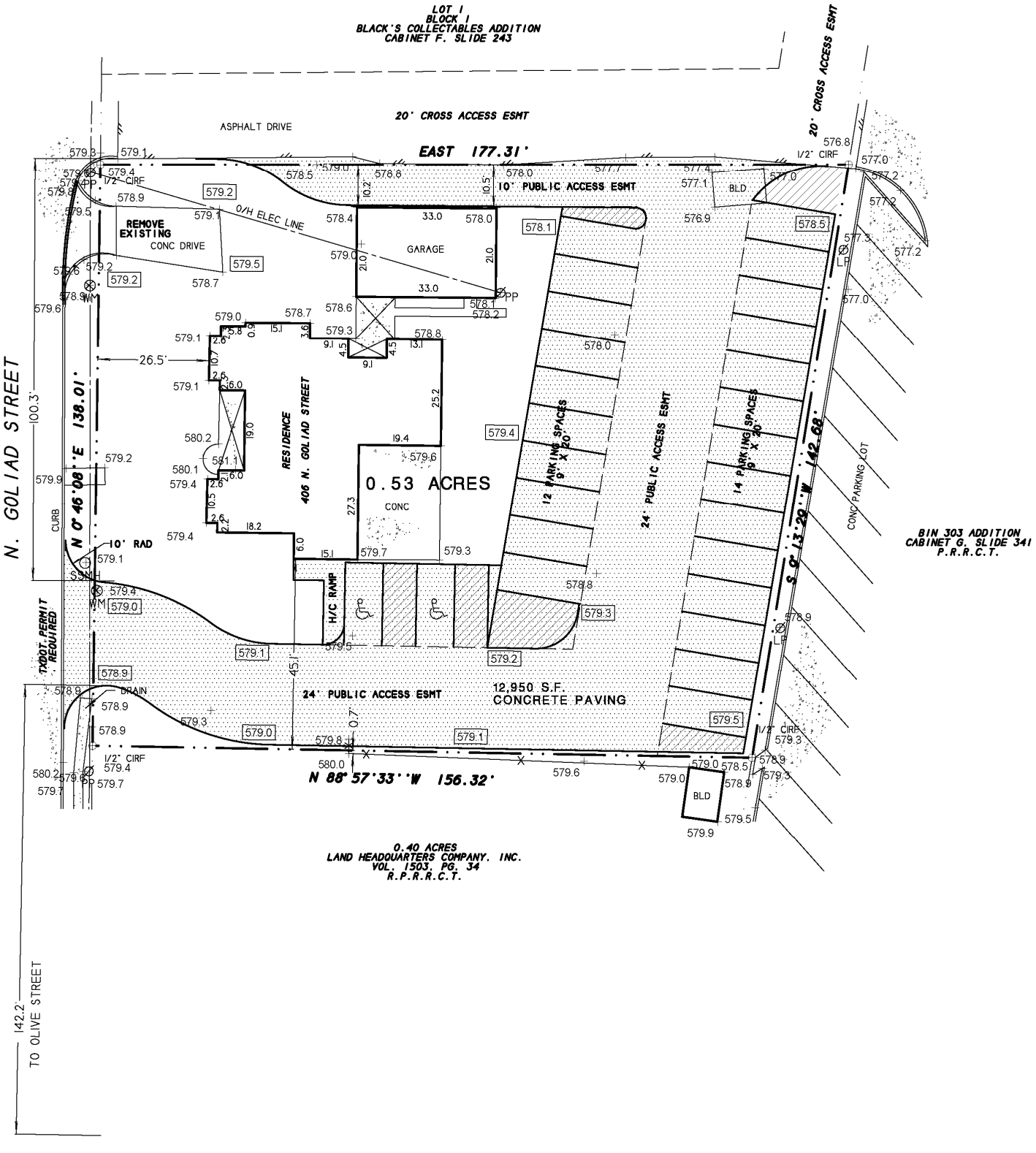
Our company, The Mint Julep, is applying for a Special Use Permit for an existing location at 406 N Goliad Street, Rockwall, TX 75087. We are asking to be approved as a General Retail Store. We have been offering home furnishings, refinished and painted antique and vintage furniture, and many other home decor items, candles, skincare, and baby/children boutique items to the Rockwall and surrounding communities since the beginning of 2016. We have exponentially grown month-to-month and developed a large following of 1,000's of customers, hence the need for our location at 406 N Goliad St in downtown Rockwall. A small percentage of our business is a baby boutique so we ask that you also please approve approximately 200 square feet out of the 2700 square feet building for the sale of baby and kids clothing items and accessories.

Sincerely,

Calise Barraque

Owner

The Mint Julep


LOT 1
BLOCK 1
BLACK'S COLLECTABLES ADDITION
CABINET F. SLIDE 243
20' CROSS ACCESS ESMT
ASPHALT DRIVE
EAST 177.31'
20' CROSS ACCESS ESMT
10' PUBLIC ACCESS ESMT
REMOVE EXISTING CONC DRIVE
O/H ELEC LINE
GARAGE
BLD
N. GOLIAD STREET
N 0°46'08"E 138.01'
100.3'
26.5'
RESIDENCE
406 N. GOLIAD STREET
0.53 ACRES
CONC
12 PARKING SPACES 9' X 20'
24' PUBLIC ACCESS ESMT
14 PARKING SPACES 9' X 20'
S 0°13'29"W 142.68'
CONC PARKING LOT
BIN 303 ADDITION
CABINET G, SLIDE 341
P.R.R.C.T.
CURB
10' RAD
TXDOT PERMIT REQUIRED
H/C RAMP
24' PUBLIC ACCESS ESMT
12,950 S.F.
CONCRETE PAVING
DRAIN
N 88°57'33"W 156.32'
0.40 ACRES
LAND HEADQUARTERS COMPANY. INC.
VOL. 1503, PG. 34
R.P.R.R.C.T.
142.2'
TO OLIVE STREET

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GENERAL RETAIL STORE IN PLANNED DEVEOPMENT DISTRICT 50 (PD-50), ON A 0.183-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL RUSTIC RANCH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Calise Barraque of the Mint Julep on behalf of Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) to allow for a *General Retail Store* in Planned Development District 50 (PD-50) on a 0.183-acre parcel of land being described as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), addressed as 406 N. Goliad Street, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *General Retail Store* within Planned Development District 50 (PD-50) as stipulated by Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule,* of *Article IV, Section 2.1.6, Retail and Personal Service Use Conditions,* of *Article IV, Permissible Uses,* [*Ordinance No. 17-19*] of the Unified Development Code [*Ordinance No. 04-38*] *and Planned Development District 50* (PD-50) as heretofore amended and as may be amended in the future, and shall be subject to the additional Operational Conditions.

DRAFT ORDINANCE 08.01.17

2.1 OPERATIONAL CONDITIONS

1) Incidental display and outside storage shall be strictly prohibited on this property.

2) The sale of new clothing shall generally conform to the zoning exhibit as depicted in *Exhibit* '*B*'.

3) The sale of new clothing shall not exceed 200 SF.

4) The sale of use clothing shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

DRAFT ORDINANCE 08.07.17

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

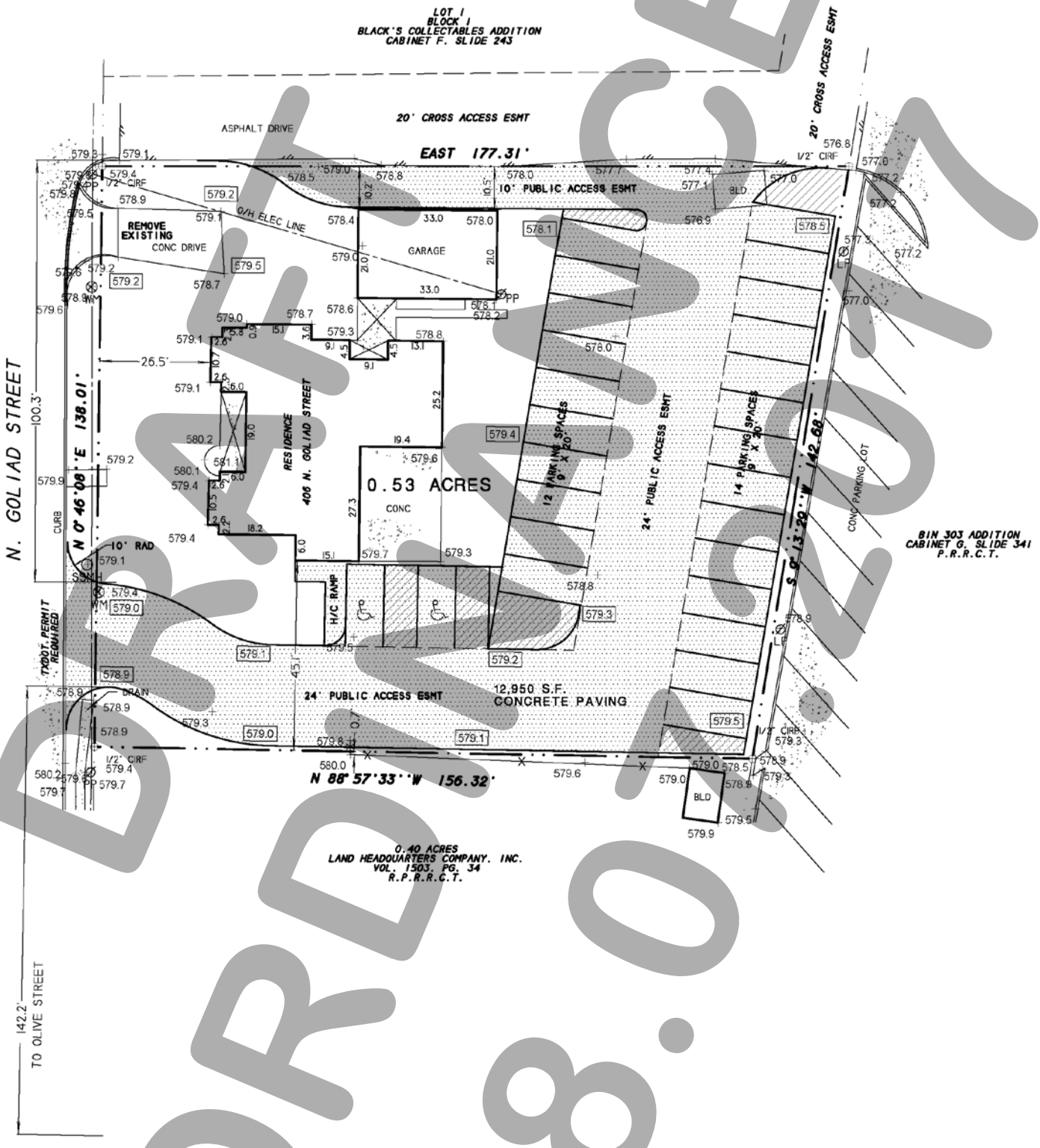
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

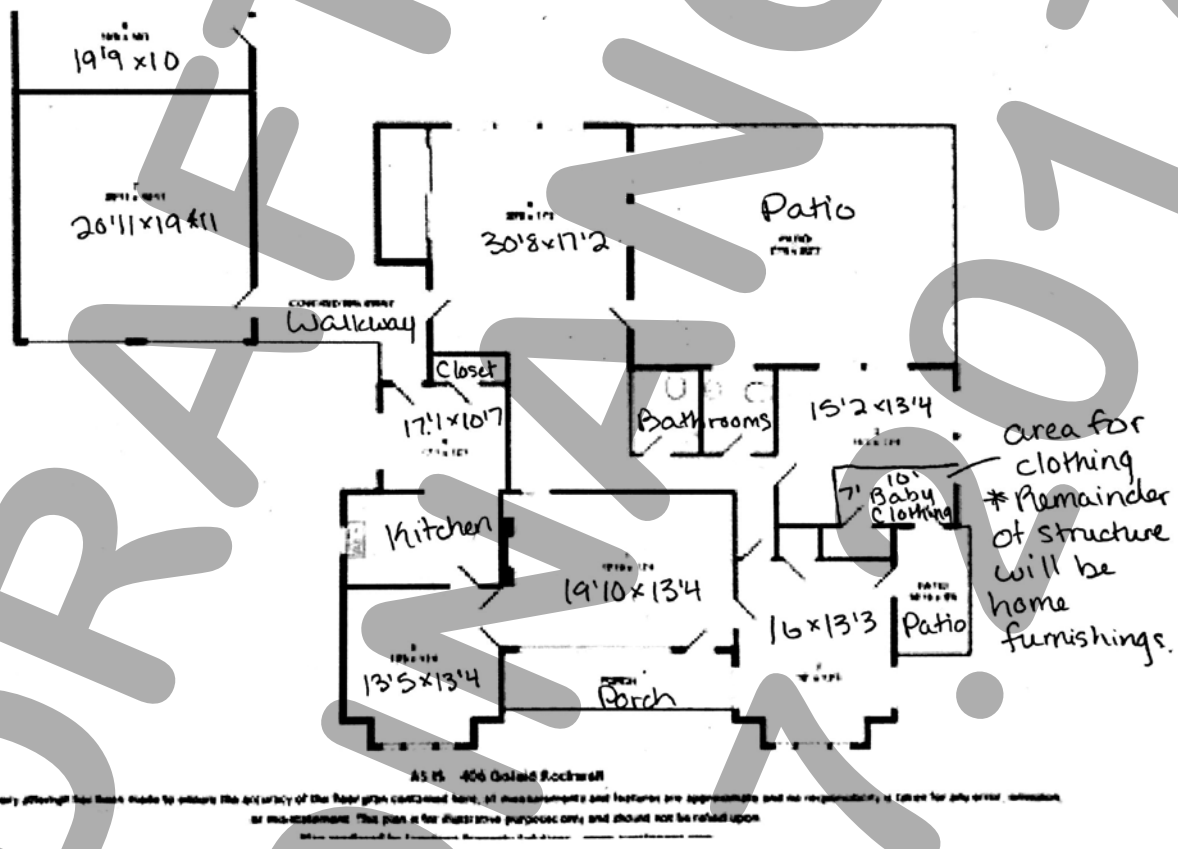
DRAFT ORDINANCE 08.07.2017

Exhibit 'A':
Legal Description



DRAFT ORDINANCE 08.07

Exhibit 'B':
Zoning Exhibit



406 N. Goliad - The Mint Julep

DRAFT ORDINANCE 08.07.17

City of Rockwall

Project Plan Review History

Project Number	P2017-032	**Owner**	GIDEON, LONNIE L TR	**Applied**	6/16/2017	LM
Project Name	Preliminary Plat - Gideon Grove - North	**Applicant**	BANNISTER ENGINEERING	**Approved**		
Type	PLAT			**Closed**		
Subtype	PRELIMINARY			**Expired**		
Status	STAFF REVIEW			**Status**	6/19/2017	LM

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1-1	NULL	1-1	0013-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	COMMENTS	See Comments

(6/21/2017 12:58 PM AW)
See markups
Right-of-way dedication on Quail Run
Label detention/drainage esmt
Show 20' utility easement along John King and Quail Run
Change the intersection of Street A and D to match Street A and B
Drainage easement along Block 1 to pick up off-site drainage
Paving design is a minimum. A geotech report will be required to determine design
Pave Quail Run minimum 24' to eastern property line to match Thoroughfare Map
16" water to be installed along John King and Quail Run
Sewer system must be installed per the Master Sewer plan (larger lines maybe required due to slopes)
Memorial lift station will need to be upgraded if this property develops prior to City abandoning lift station for proposed gravity line.

FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/22/2017	6	APPROVED	
GIS	Lance Singleton	6/16/2017	6/23/2017	6/21/2017	5	COMMENTS	See Comments

(6/21/2017 4:00 PM LS)
Please submit list of proposed street names for conflict checks. Add state plane GPS coordinates to two corners of plat.

PLANNING	David Gonzales	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	See comments

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a preliminary plat for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 06.22.2017

The following staff comments are to be addressed and resubmitted no later than Wednesday, July 5, 2016. Please provide three large copies [24" x 36" FOLDED] for all plan documents and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-032" on the lower right corner on all pages of the revised plat.
3. Provide label "To Be Maintained by HOA" on all three (3) Open Space areas.
4. Tie at least 2 corners to City monumentation.
5. Treescape Plan for the overall site is required at the Preliminary Plat process to determine mitigation requriements. Please provide for staff review ASAP.
6. Preliminary Plat required to be on 24" x 36" paper copy for review and appropriately scaled. Please resubmit changes on 24" x 36" paper copies.
7. Dimension and label any Rights-of-Way Dedications.
8. Provide proposed street names on Preliminary Plat.
9. Provide a subdividers statement indicating the developer will comply with all the city requirements in the proposed subdivision and all such proposals shall conform to or exceed the standrds for such improvments prescribed by the city.
10. Preliminary Drainage & Utility Plans included with this submittal are consided to be accepted; however, Final Approval of these plans is required through by Engineering Department during the Civil Submission process.
11. With two (2) separate planned developments for the Gideon Tracts and no master plat identifying these into phases, change the Title Block name to "Gideon Grove - North" on this Preliminary Plat if the southern portion will have the same name Gideon Grove. If so, this would be Gideon Grove - South (or whatever you decide to distinguish the two developments).
12. Change Title Block to read "Zoned Planned Development No. 77 (PD-77)"
13. Change signature block to read and provide signature lines as follows:

REVIEW FOR PRELIMINARY APPROVAL:

Planning & Zoning Commission, Chairman Date

APPROVED FOR PREPARATION OF FINAL PLAT:

Mayor, City of Rockwall Date

The following are scheduled meeting dates that you and/or your representative(s) are to attend regarding the preliminary plat process. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

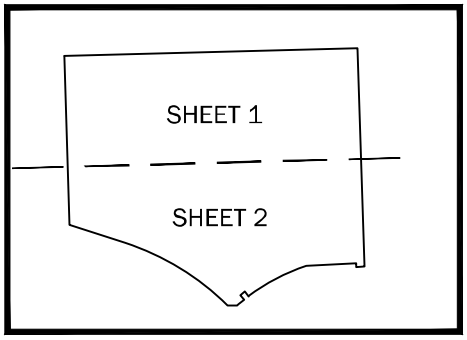
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Meeting Dates to Attend:

Planning - Discussion: June 27, 2017 (6:00 p.m.) [Applicant to present and discuss project with P&Z]

Planning - Action: July 11, 2017 (6:00 p.m.) [P&Z to take action and forward recommendation to Council]

City Council - Action: July 17, 2017 (6:00 p.m.) [Council to approve, approve with conditions, or deny]



KEY MAP
NOT TO SCALE
ROCKWALL, TEXAS

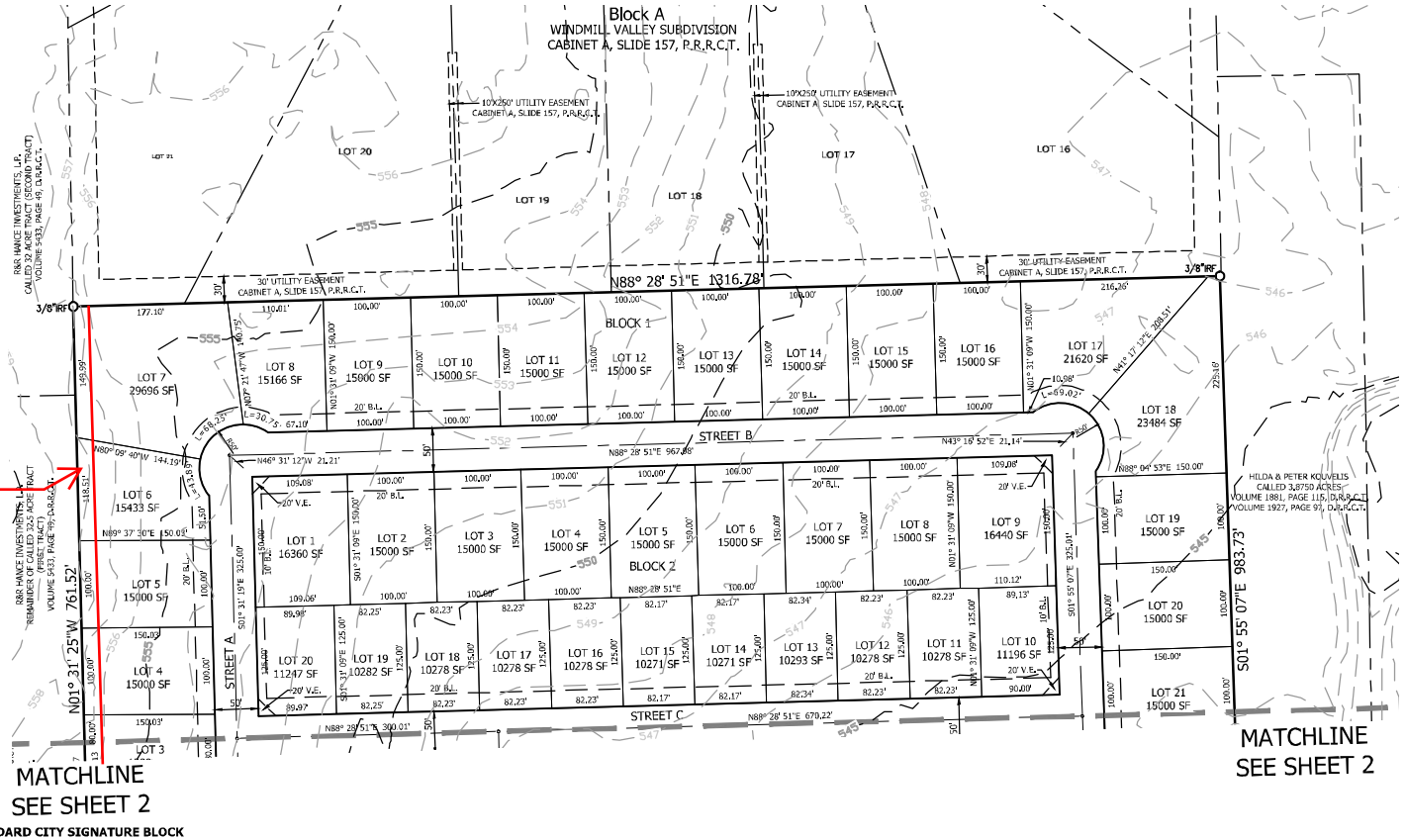
N

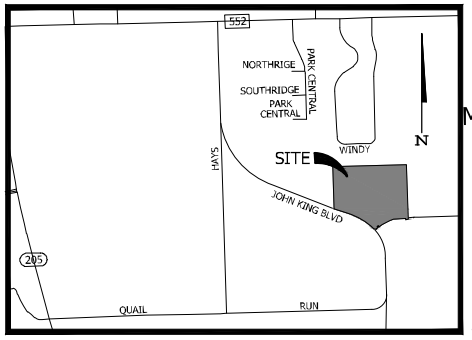
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Drainage esmt. to be maintained by HOA





VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Drainage esmt. to be maintained by HOA

MATCHLINE

MATCHLINE SEE SHEET 1

JOHN KING BOULEVARD

STREET D

STREET E

EAST QUAIL

TOTAL AREA 29.185 ACRES
GIDEON GROVE, LTD.
PORTION OF CALLED 80 ACRE TRACT
VOLUME 2015, PAGE 14609, D.R.R.C.T.

Open Space : 2
107930 SF

Needs to be the same design as other 90 degree turns (Street A/Street B)

20' utility easement along John King and East Quail

Label detention/drainage easement

Right-of-way dedication

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

V.E. VISIBILITY EASEMENT

B.L. BUILDING LINE

LOT SUMMARY TABLE	
GROSS ACREAGE	29.185
RESIDENTIAL LOTS	72
OPEN SPACE LOTS	3
TOTAL OPEN SPACE ACREAGE	2.83
80' x 125' LOTS	37
80' x 150' LOTS	8
100' x 150' LOTS	27

ENGINEER :
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: CODY BROOKS, P.E.
PHONE: 817-842-2094
Cody@bannistereng.com

OWNER/DEVELOPER:
GIDEON GROVE, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

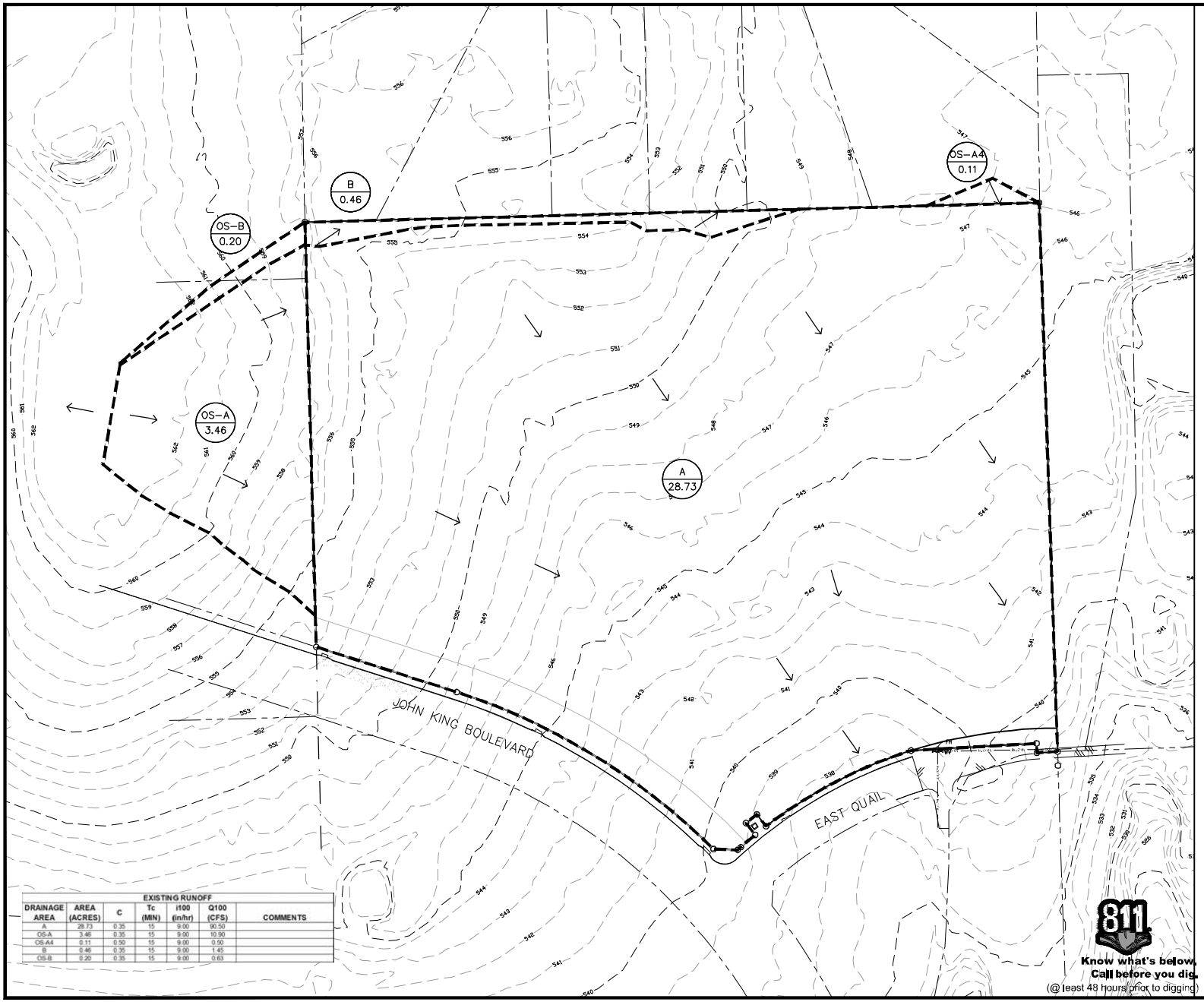
PRELIMINARY PLAT

GIDEON GROVE

29.185 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
72 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED SINGLE FAMILY 10 (SF-10)

PREPARATION DATE: JUNE, 2017
SHEET 2 OF 2

PREPARED BY: PROJECT NO. 090-17-08
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823



EXISTING RUNOFF						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
A	28.73	0.35	15	9.00	90.50	
OS-A	3.46	0.35	15	9.00	10.90	
OS-A4	0.11	0.50	15	9.00	0.50	
B	0.46	0.35	15	9.00	1.45	
OS-B	0.20	0.35	15	9.00	0.63	

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

LEGEND

118	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA ACRES DA-X 1.00	DRAINAGE AREA LABEL

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

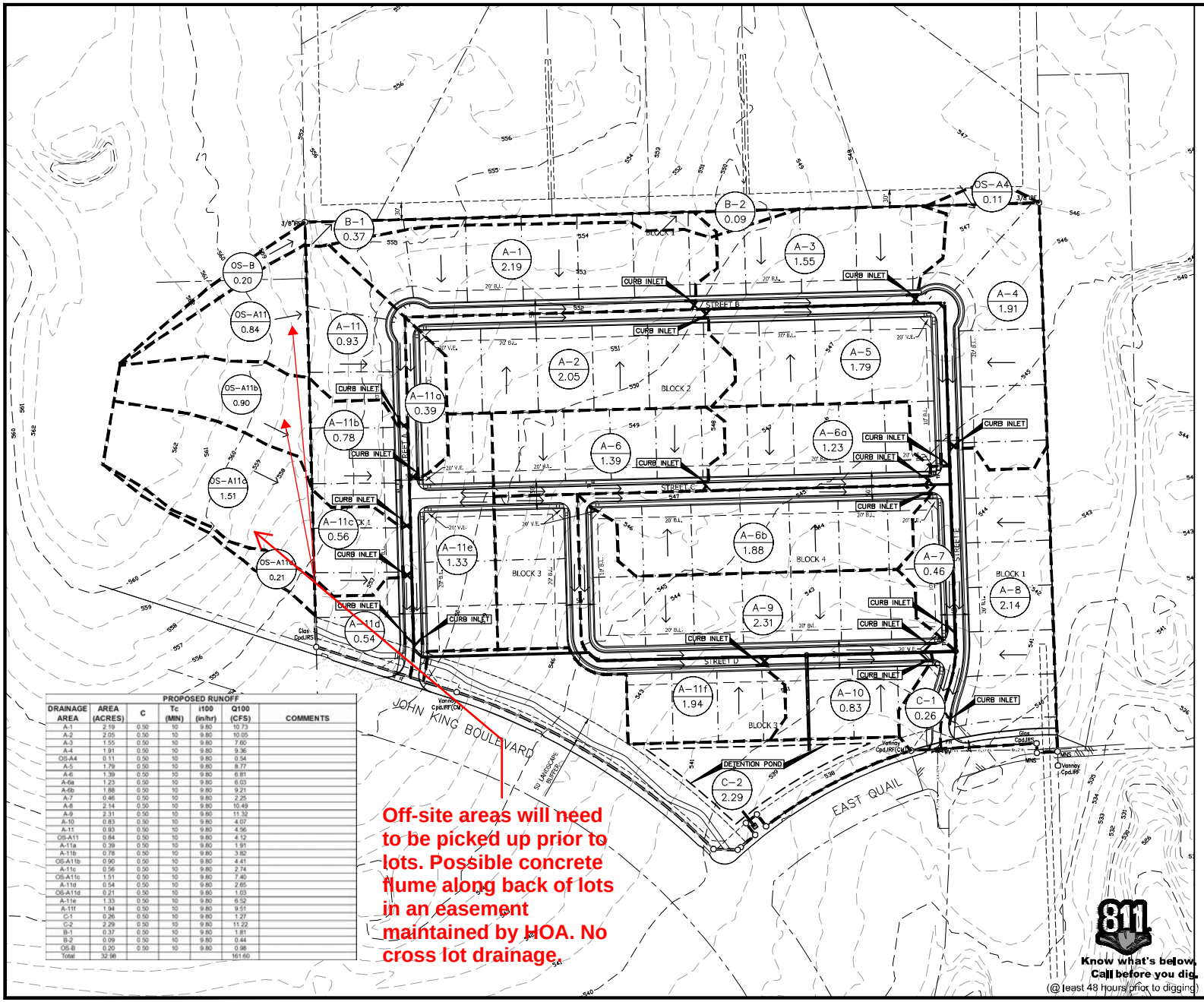
EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO. 050-47-00

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer CODY R. BROOKS
P.E. No. 129167 Date 05-15-2017

SHEET NO.
EXH-3



PROPOSED RUNOFF						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
A-1	2.19	0.50	10	9.80	10.73	
A-2	2.05	0.50	10	9.80	10.05	
A-3	1.55	0.50	10	9.80	7.60	
A-4	1.91	0.50	10	9.80	9.36	
OS-A4	0.11	0.50	10	9.80	0.54	
A-5	1.79	0.50	10	9.80	8.77	
A-6	1.39	0.50	10	9.80	6.81	
A-6a	1.23	0.50	10	9.80	6.03	
A-6b	1.88	0.50	10	9.80	9.21	
A-7	0.46	0.50	10	9.80	2.25	
A-8	2.14	0.50	10	9.80	10.49	
A-9	2.31	0.50	10	9.80	11.32	
A-10	0.83	0.50	10	9.80	4.07	
A-11	0.93	0.50	10	9.80	4.56	
OS-A11	0.84	0.50	10	9.80	4.12	
A-11a	0.39	0.50	10	9.80	1.91	
A-11b	0.78	0.50	10	9.80	3.82	
OS-A11b	0.90	0.50	10	9.80	4.41	
A-11c	0.56	0.50	10	9.80	2.74	
OS-A11c	1.51	0.50	10	9.80	7.40	
A-11d	0.54	0.50	10	9.80	2.65	
OS-A11d	0.21	0.50	10	9.80	1.03	
A-11e	1.33	0.50	10	9.80	6.52	
A-11f	1.94	0.50	10	9.80	9.51	
C-1	0.26	0.50	10	9.80	1.27	
C-2	2.29	0.50	10	9.80	11.22	
B-1	0.37	0.50	10	9.80	1.81	
B-2	0.09	0.50	10	9.80	0.44	
OS-B	0.20	0.50	10	9.80	0.98	
Total	32.98				161.60	

Off-site areas will need to be picked up prior to lots. Possible concrete flume along back of lots in an easement maintained by HOA. No cross lot drainage.

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND

118	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA / ACRES — DA-X / 1.00	DRAINAGE AREA LABEL

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

PROPOSED DRAINAGE AREA MAP

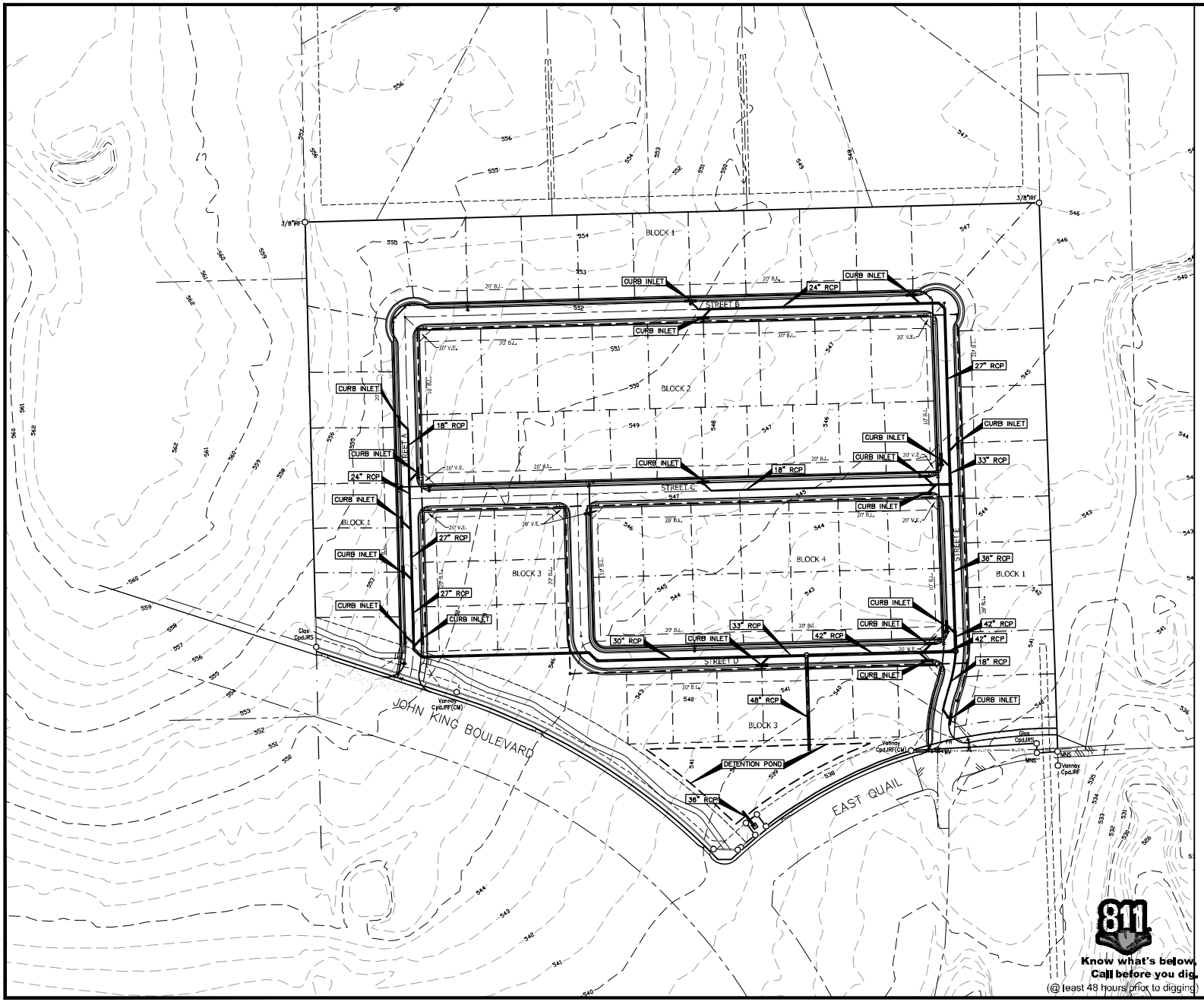
No.	Date	Revision Description

PROJECT NO. 090-47-08

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer: CODY R. BROOKS
P.E. No. 120167 Date 06-16-2017

SHEET NO.

EXH-4



N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

STORM DRAINAGE EXHIBIT

No.	Date	Revision Description

PROJECT NO. 090-17-08

PRELIMINARY
FOR REVIEW ONLY
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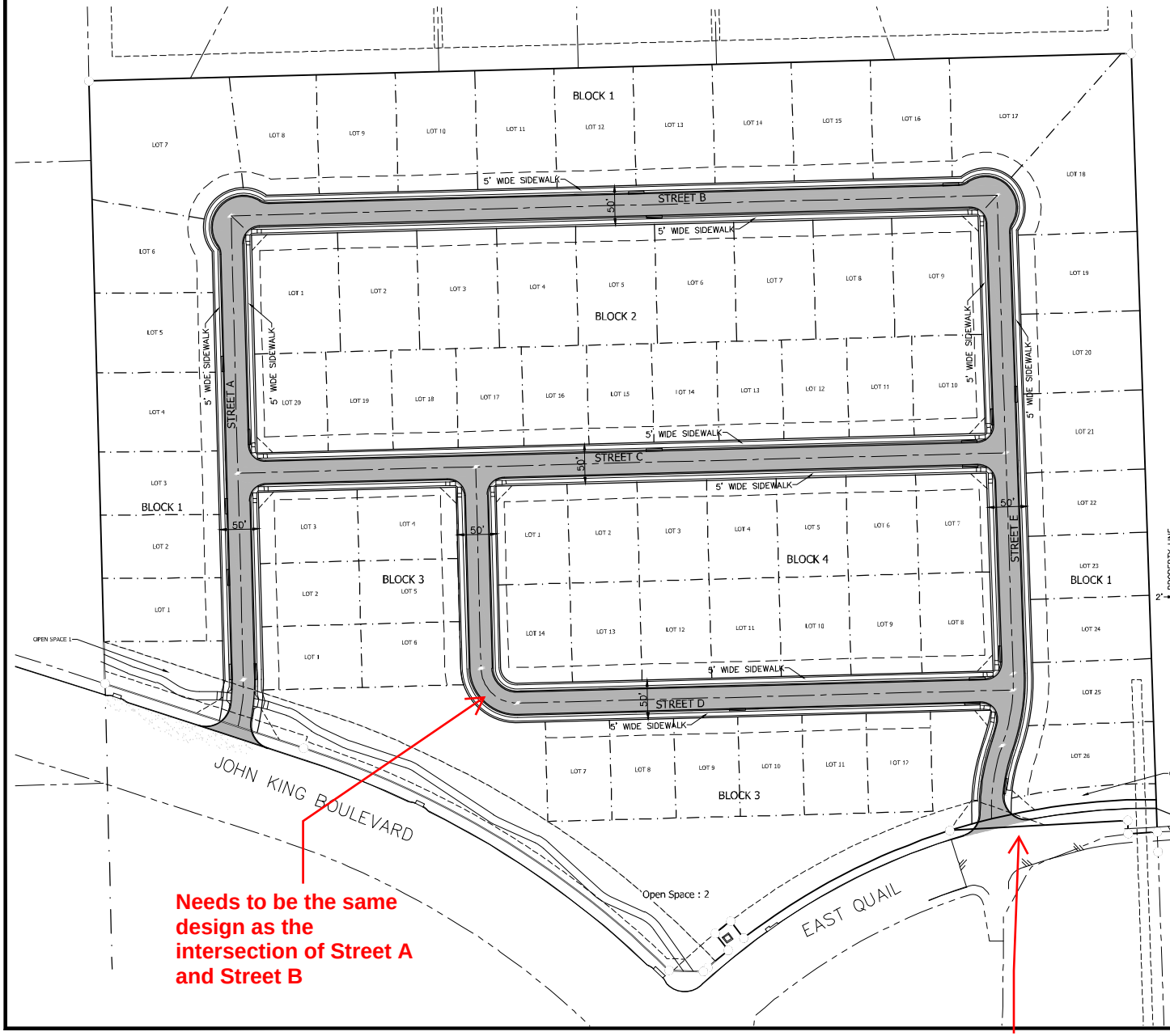
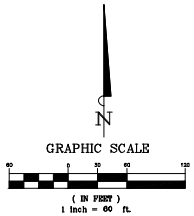
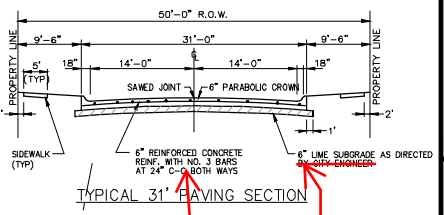
Engineer: CODY R. BROOKS
P.E. No. 120167 Date 08-18-2017

SHEET NO.

EXH-5







TYPICAL 31' PAVING SECTION

by geotech report this is a minimum

This is a minimum. A geotech will be required to determine paving design

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

PAVING EXHIBIT

No.	Date	Revision Description

PROJECT NO. 050-1408

PRELIMINARY
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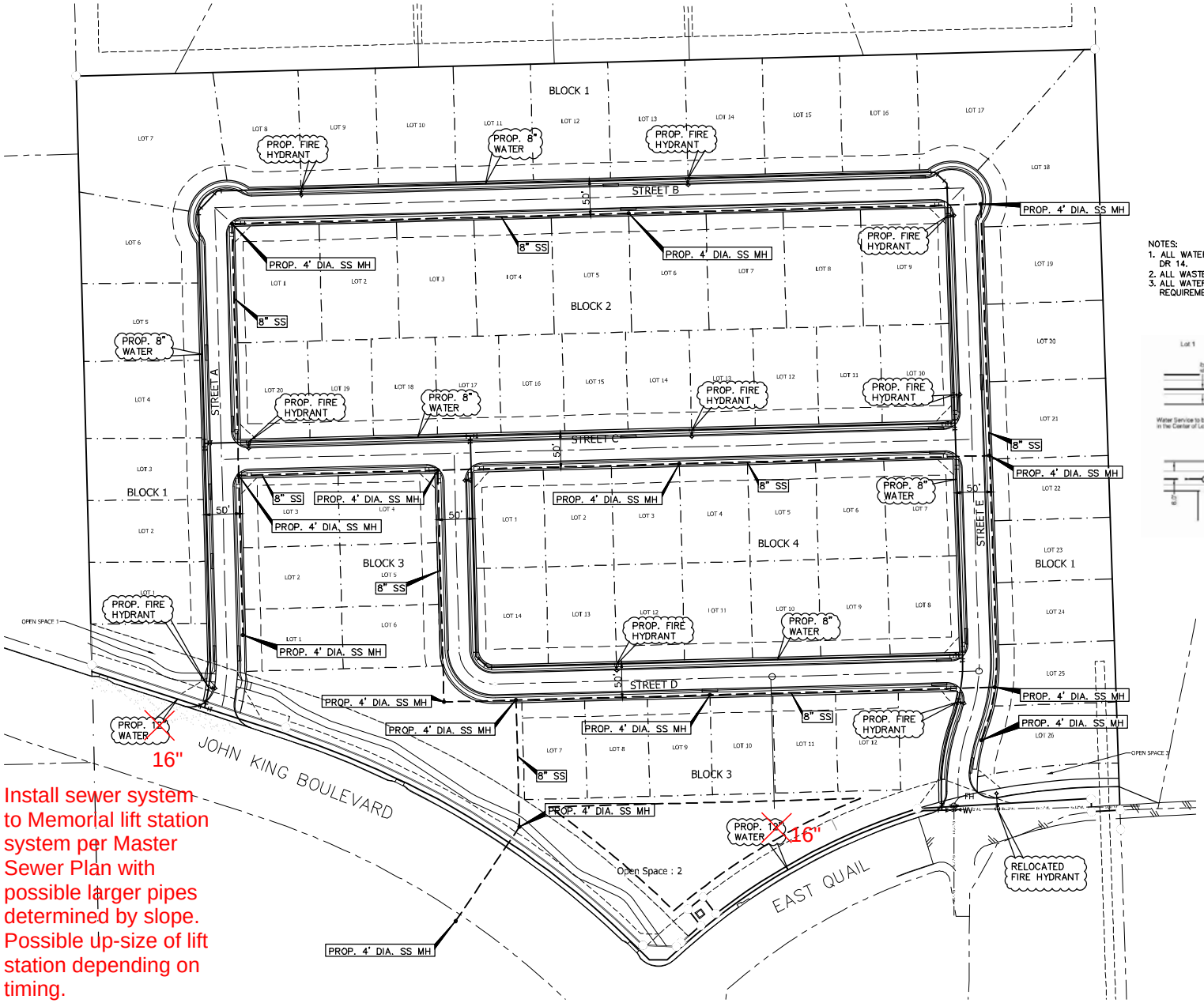
Engineer: CODY R. BROOKS
P.E. No. 129167 Date 05-15-2017

SHEET NO.

EXH-1

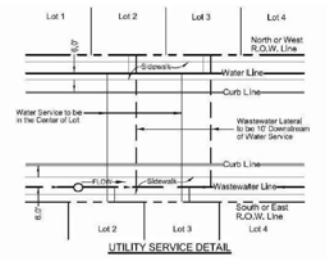


Install sewer system to Memorial lift station system per Master Sewer Plan with possible larger pipes determined by slope. Possible up-size of lift station depending on timing.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:
1. ALL WATER LINES 12" AND SMALLER SHALL BE C-900 PVC DR 14.
2. ALL WASTEWATER LINES 4" to 15" SHALL BE SDR 35.
3. ALL WATER AND SEWER CROSSINGS SHALL MEET TCEQ REQUIREMENTS.



UTILITY SERVICE DETAIL

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10999 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

WATER AND SEWER EXHIBIT

No.	Date	Revision Description

PROJECT NO. 050-1409

PRELIMINARY
FOR REVIEW ONLY
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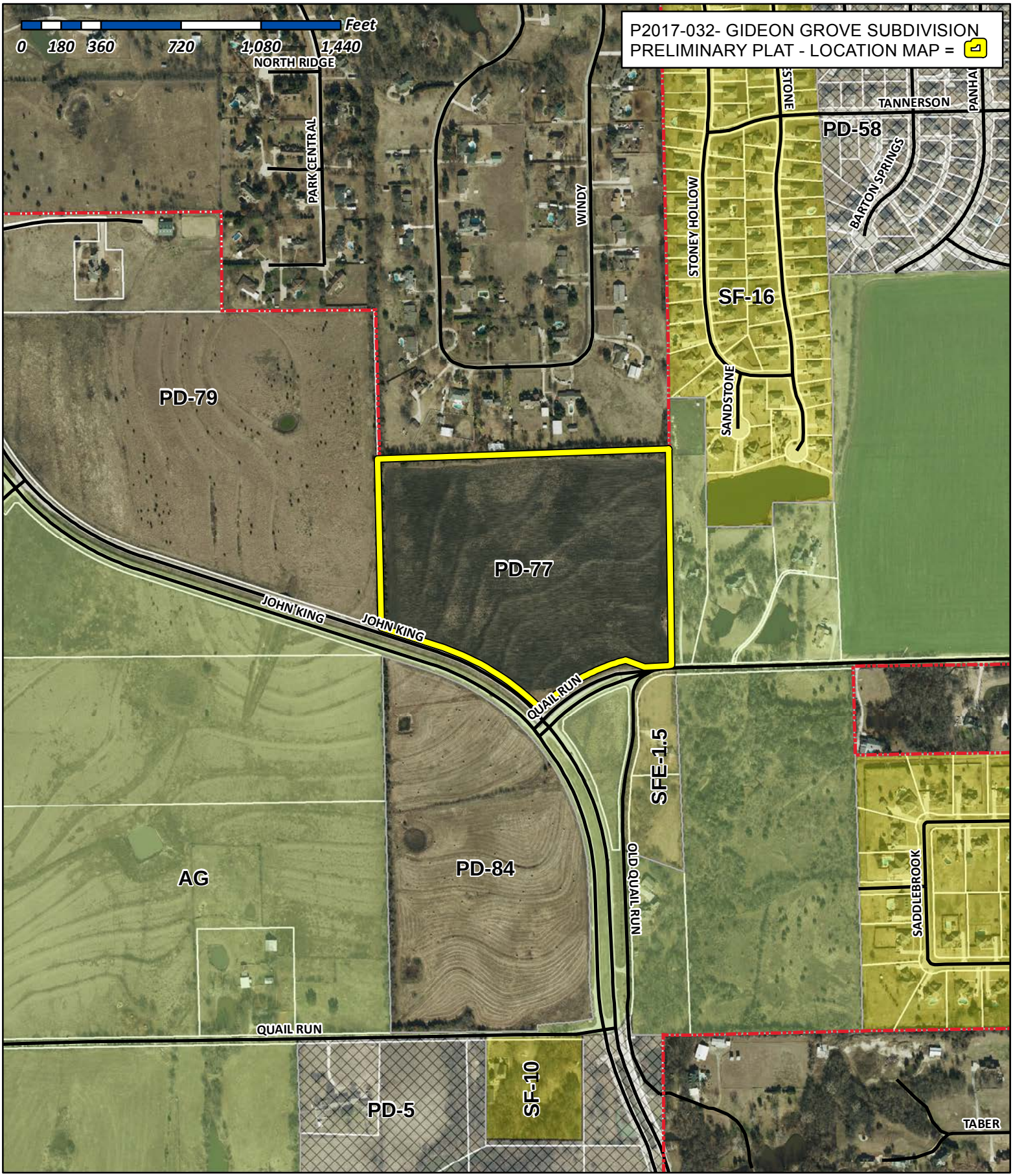
Engineer: CODY R. BROOKS
P.E. No. 129167 Date 05-15-2017

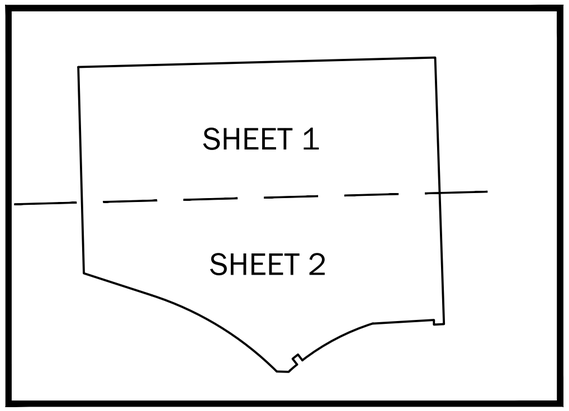
SHEET NO.
EXH-2



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

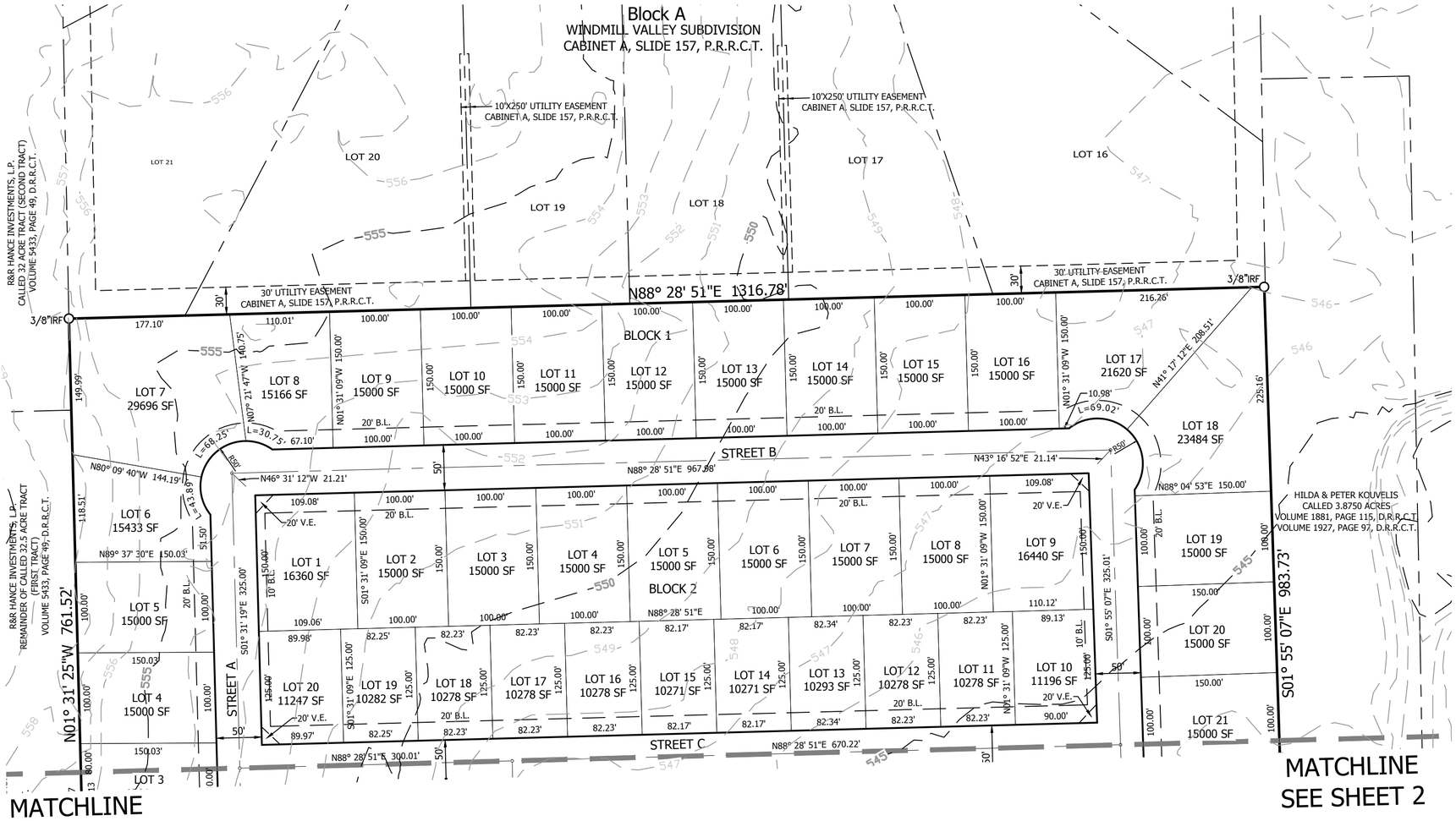


KEY MAP
NOT TO SCALE
ROCKWALL, TEXAS

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	59.72'	246.93'	13°51'25"	S6° 23' 21"W	59.57'
C2	70.68'	45.00'	89°59'46"	S46° 31' 18"E	63.64'
C4	20.60'	250.00'	4°43'20"	S0° 26' 33"W	20.60'
C5	71.27'	250.00'	16°20'02"	S10° 58' 14"W	71.03'

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
V.E.	VISIBILITY EASEMENT
B.L.	BUILDING LINE

LOT SUMMARY TABLE	
GROSS ACREAGE	29.185
RESIDENTIAL LOTS	72
OPEN SPACE LOTS	3
TOTAL OPEN SPACE ACREAGE	2.83
80' x 125' LOTS	37
80' x 150' LOTS	8
100' x 150' LOTS	27

STANDARD CITY SIGNATURE BLOCK

_____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the

City Council of the City of Rockwall on the _____ day of _____, 2015.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2015.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

ENGINEER :
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: CODY BROOKS, P.E.
PHONE: 817-842-2094
Cody@bannistereng.com

OWNER/DEVELOPER:
GIDEON GROVE, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

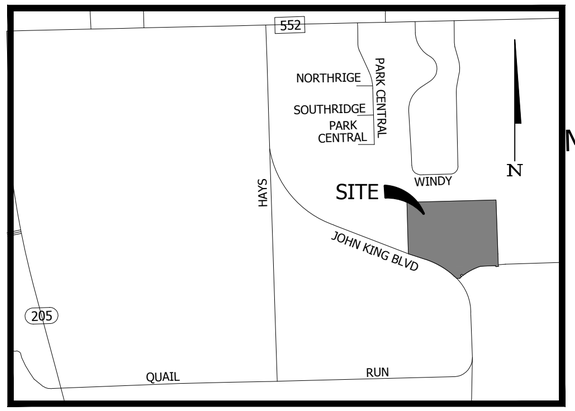
PRELIMINARY PLAT

GIDEON GROVE

29.185 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
72 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED SINGLE FAMILY 10 (SF-10)

PREPARATION DATE: JUNE, 2017
SHEET 1 OF 2

PREPARED BY:
PROJECT NO. 090-17-08
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823



VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

MATCHLINE

MATCHLINE
SEE SHEET 1

R&R HANCE INVESTMENTS, L.P.
REMAINDER OF CALLED 32.5 ACRE TRACT
(FIRST TRACT)
VOLUME 5433, PAGE 49, D.R.R.C.T.

P.BRUCE HARRISON SURVEY, A-97
STERLING R. BARNES SURVEY, A-13

LOT 3 12000 SF BLOCK 1
LOT 2 12000 SF
LOT 1 12000 SF
LOT 3 11250 SF
LOT 4 11250 SF
LOT 2 10000 SF
BLOCK 3
LOT 5 10000 SF
LOT 1 10002 SF
LOT 6 10019 SF
OPEN SPACE 1 11561 SF

N89° 37' 30"E 150.03'
N88° 28' 51"E 300.01'
N88° 28' 51"E 253.47'
N88° 28' 51"E 670.22'
N88° 28' 51"E 626.44'
N88° 28' 51"E 486.79'

STREET C
STREET D
STREET E

LOT 1 11250 SF
LOT 2 11010 SF
LOT 3 11010 SF
LOT 4 11010 SF
LOT 5 11010 SF
BLOCK 4
LOT 6 11064 SF
LOT 7 11250 SF
LOT 14 11164 SF L=31.41'
LOT 13 11010 SF
LOT 12 11010 SF
LOT 11 11010 SF
LOT 10 11010 SF
LOT 9 11171 SF
LOT 8 11250 SF

LOT 7 10141 SF
LOT 8 10141 SF
LOT 9 10141 SF
LOT 10 10141 SF
LOT 11 10141 SF
LOT 12 10141 SF
BLOCK 3

LOT 22 12000 SF
LOT 23 12000 SF
LOT 24 12000 SF
LOT 25 12087 SF
LOT 26 13798 SF

HILDA & PETER KOUVELIS
CALLED 3.8750 ACRES
VOLUME 1881, PAGE 115, D.R.R.C.T.
VOLUME 1927, PAGE 97, D.R.R.C.T.

CITY OF ROCKWALL
CALLED 6.842 ACRES
(PARCEL 16 PART 1)
VOLUME 5124, PAGE 210, O.P.R.R.C.T.

Glas Cpd.IRS
Vannoy Cpd.IRF(CM)
MNS
Vannoy Cpd.IRF

N72° 06' 15"W 263.96'
S86° 44' 59"W 224.75'
N02° 03' 38"W 16.83'
S86° 31' 36"W 37.02'

JOHN KING BOULEVARD
(120' RIGHT-OF-WAY)
CITY OF ROCKWALL
CALLED 8.466 ACRES (PARCEL 15)
VOLUME 5951, PAGE 84, O.P.R.R.C.T.

ACCESS PERMITTED
154+59.65 AND 160+00
VOLUME 5951, PAGE 84, O.P.R.R.C.T.

TEMPORARY EASEMENT
(PARCEL 16TE3)
VOLUME 5951,
PAGE 84, O.P.R.R.C.T.

DRAINAGE EASEMENT (PARCEL 15DE2)
VOLUME 5951, PAGE 84, OP.R.R.C.T.

10' HIKE AND BIKE TRAIL

50' LANDSCAPE BUFFER

APPROXIMATE LOCATION OF SURVEY LINE

TOTAL AREA 29.185 ACRES
GIDEON GROVE, LTD.
PORTION OF CALLED 80 ACRE TRACT
VOLUME 2015, PAGE 14609,
D.R.R.C.T.

Δ=26°55'01"
R=1160.00'
L=544.96'
CB=N58°38'45"W
CL=539.96'

Open Space : 2
107930 SF

S51° 34' 06"W 25.00'
S37° 36' 28"E 27.01'
N88° 00' 33"W 43.51'
S48° 23' 45"W 7.53'
N37° 36' 28"W 27.00'

Δ=2°17'45"
R=842.50'
L=33.76'
CB=S49°32'37"W
CL=33.76'

Δ=20°04'44"
R=842.50'
L=295.25'
CB=S62°25'54"W
CL=293.74'

EAST QUAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

HERMAN UTLEY
CALLED 2.172 ACRES
VOLUME 4664, PAGE 273, OP.R.R.C.T.
(SEE NOTE 8)

CITY OF ROCKWALL
CALLED 8.466 ACRES (PARCEL 15)
VOLUME 5951, PAGE 84, OP.R.R.C.T.

LONNIE L. GIDEON
CALLED 30 ACRES
VOLUME 307, PAGE 259, D.R.R.C.T.

12' MT. ZION WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENT
VOLUME 82, PAGE 358, D.R.R.C.T.

OPEN SPACE 3
3674 SF

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS

D.R.R.C.T.
DEED RECORDS
ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T.
PLAT RECORDS
ROCKWALL COUNTY, TEXAS

V.E. VISIBILITY EASEMENT
B.L. BUILDING LINE

LOT SUMMARY TABLE	
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80' x 150' LOTS	8
100' x 150' LOTS	27

PRELIMINARY PLAT

GIDEON GROVE

29.185 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
72 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED SINGLE FAMILY 10 (SF-10)

PREPARATION DATE: JUNE, 2017
SHEET 2 OF 2

ENGINEER :
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: CODY BROOKS, P.E.
PHONE: 817-842-2094
Cody@bannistereng.com

OWNER/DEVELOPER:
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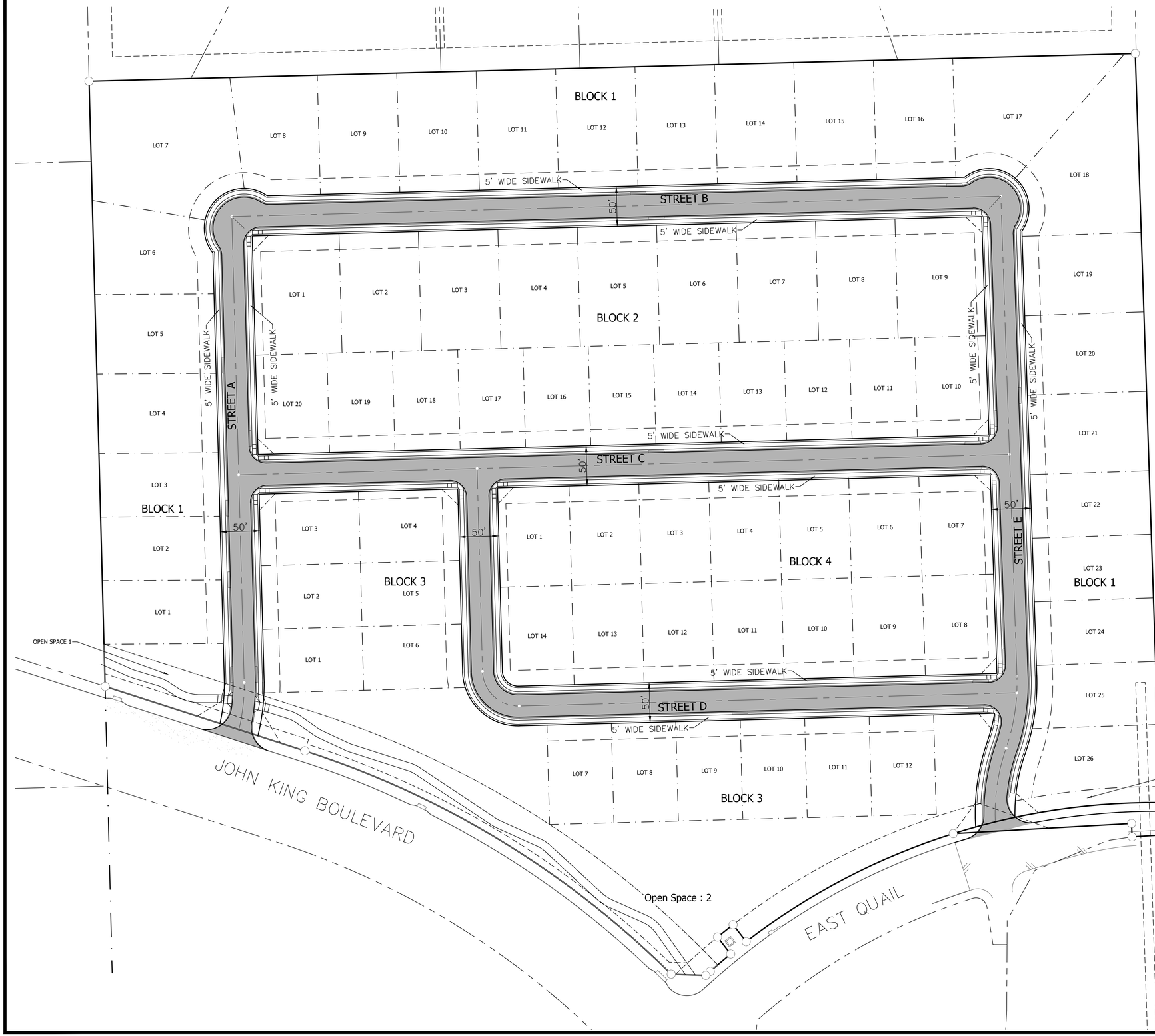
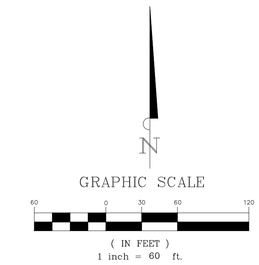
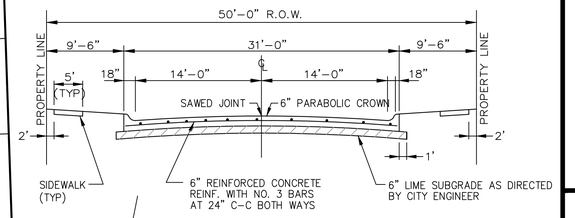
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

PREPARED BY:
PROJECT NO. 090-17-08
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823







TYPICAL 31' PAVING SECTION

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

PAVING EXHIBIT

No.	Date	Revision Description

PROJECT NO.: 090-17-08

PRELIMINARY
FOR REVIEW ONLY

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Engineer: CODY R. BROOKS
P.E. No. 120167 Date 06-15-2017

SHEET NO.

EXH-1



EXISTING RUNOFF						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
A	28.73	0.35	15	9.00	90.50	
OS-A	3.46	0.35	15	9.00	10.90	
OS-A4	0.11	0.50	15	9.00	0.50	
B	0.46	0.35	15	9.00	1.45	
OS-B	0.20	0.35	15	9.00	0.63	

N

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND

118	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA DA-X / ACRES 1.00	DRAINAGE AREA LABEL

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 090-17-08

PRELIMINARY
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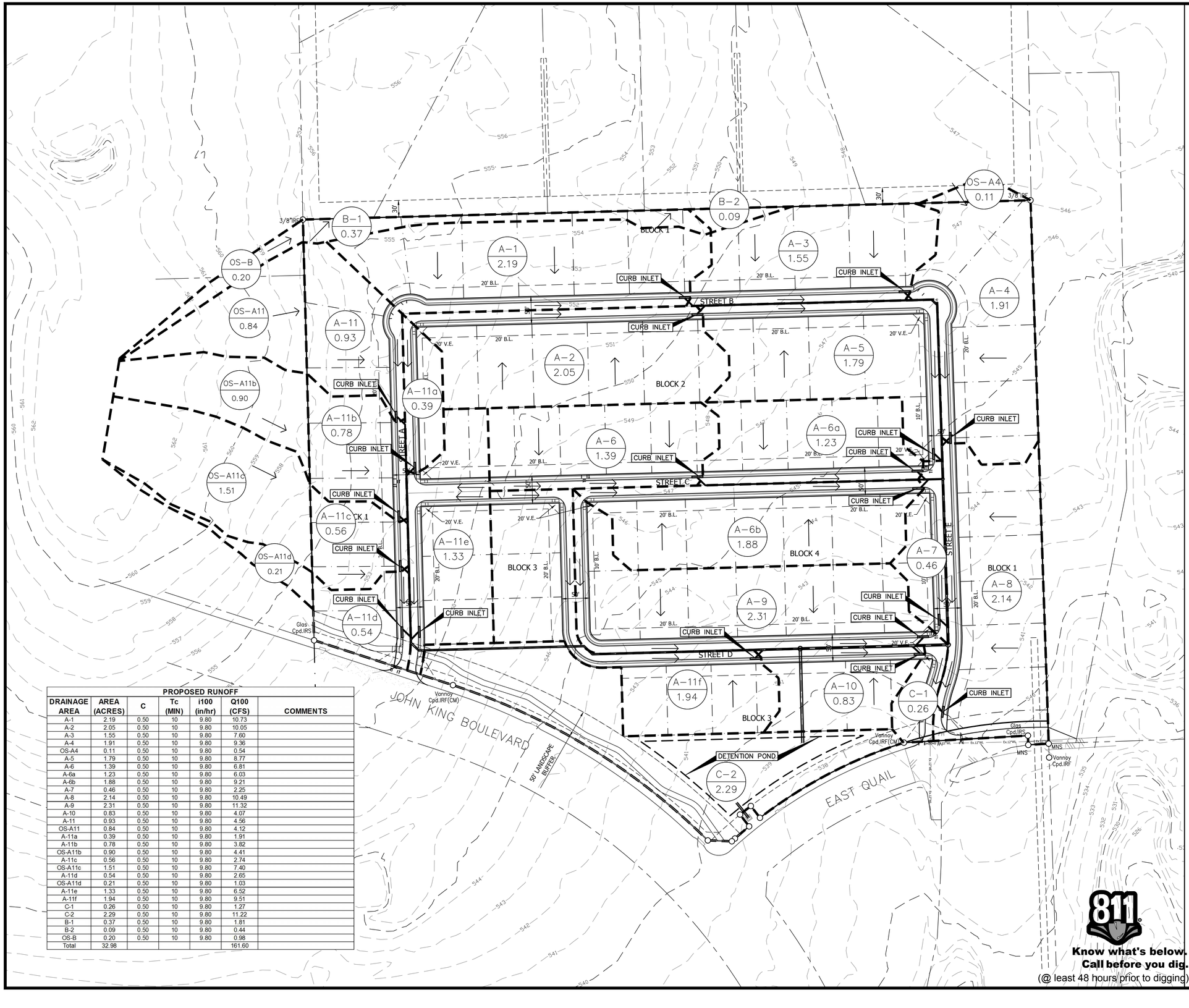
Engineer CODY R. BROOKS
P.E. No. 120167 Date 06-16-2017

SHEET NO.
EXH-3



PROPOSED RUNOFF						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
A-1	2.19	0.50	10	9.80	10.73	
A-2	2.05	0.50	10	9.80	10.05	
A-3	1.55	0.50	10	9.80	7.60	
A-4	1.91	0.50	10	9.80	9.36	
OS-A4	0.11	0.50	10	9.80	0.54	
A-5	1.79	0.50	10	9.80	8.77	
A-6	1.39	0.50	10	9.80	6.81	
A-6a	1.23	0.50	10	9.80	6.03	
A-6b	1.88	0.50	10	9.80	9.21	
A-7	0.46	0.50	10	9.80	2.25	
A-8	2.14	0.50	10	9.80	10.49	
A-9	2.31	0.50	10	9.80	11.32	
A-10	0.83	0.50	10	9.80	4.07	
A-11	0.93	0.50	10	9.80	4.56	
OS-A11	0.84	0.50	10	9.80	4.12	
A-11a	0.39	0.50	10	9.80	1.91	
A-11b	0.78	0.50	10	9.80	3.82	
OS-A11b	0.90	0.50	10	9.80	4.41	
A-11c	0.56	0.50	10	9.80	2.74	
OS-A11c	1.51	0.50	10	9.80	7.40	
A-11d	0.54	0.50	10	9.80	2.65	
OS-A11d	0.21	0.50	10	9.80	1.03	
A-11e	1.33	0.50	10	9.80	6.52	
A-11f	1.94	0.50	10	9.80	9.51	
C-1	0.26	0.50	10	9.80	1.27	
C-2	2.29	0.50	10	9.80	11.22	
B-1	0.37	0.50	10	9.80	1.81	
B-2	0.09	0.50	10	9.80	0.44	
OS-B	0.20	0.50	10	9.80	0.98	
Total	32.98				161.60	

N

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND

118	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA / ACRES DA-X / 1.00	DRAINAGE AREA LABEL

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BANNISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 090-17-08

PRELIMINARY
FOR REVIEW ONLY

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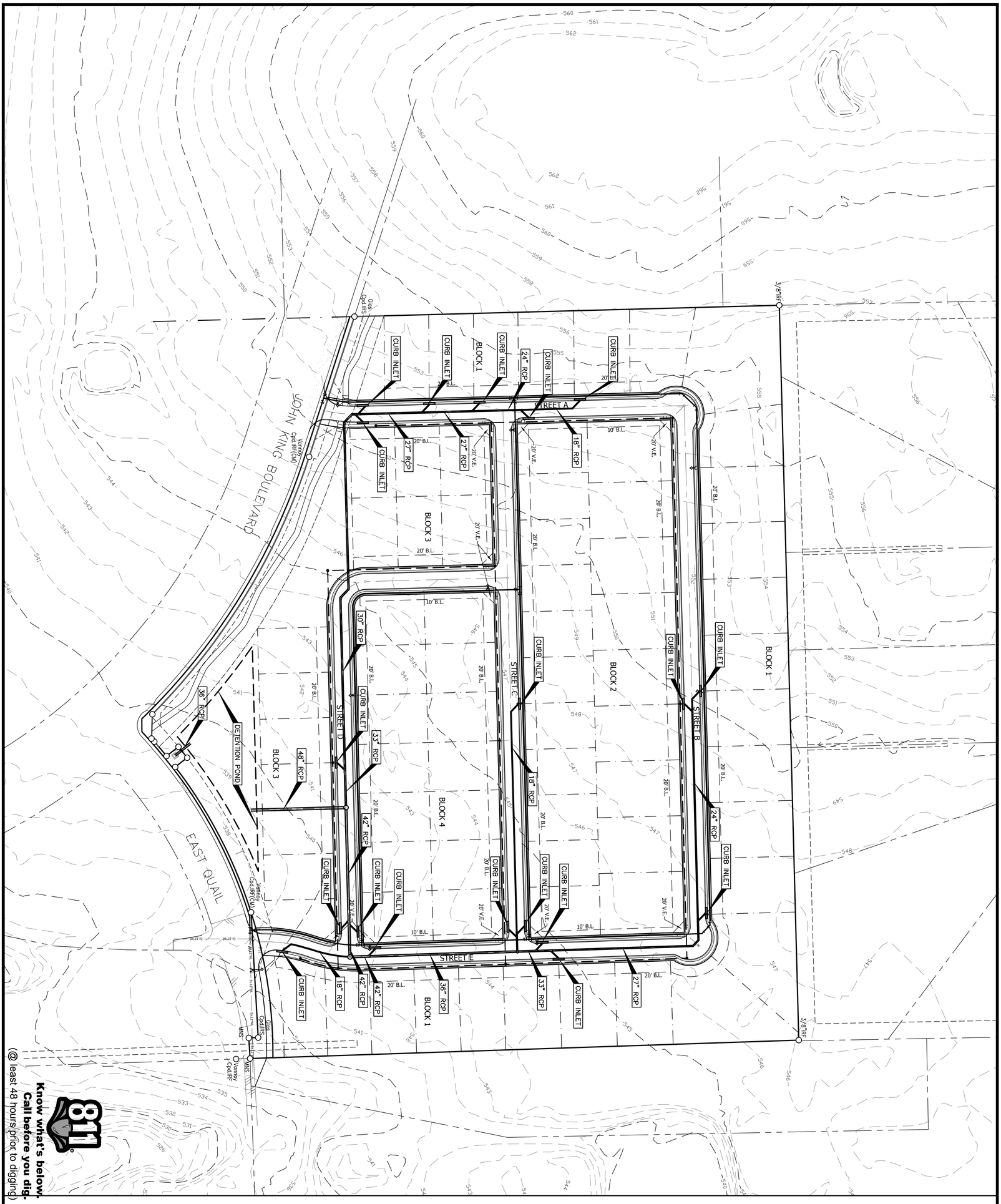
Engineer: CODY R. BROOKS
P.E. No.: 120167 Date: 08-16-2017

SHEET NO.

EXH-4



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

N

EXH-5

SHEET NO.

PRELIMINARY

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:

Engineer CODY R. BROOKS

P.E. No. 120167 Date 06-16-2017

No.	Date	Revision Description

PROJECT NO.: 090-17-08

GIDEON GROVE

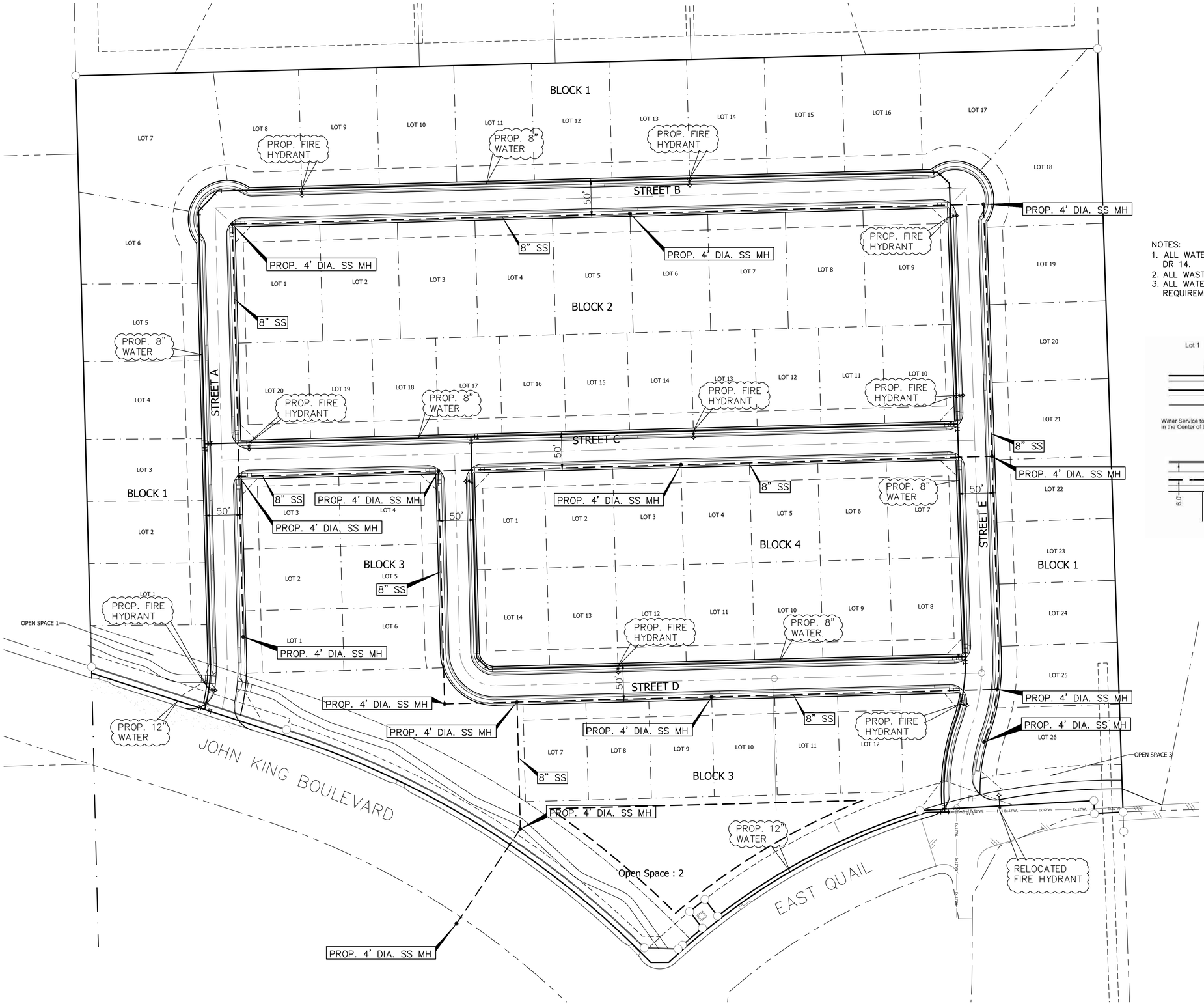
ROCKWALL, TEXAS

STORM DRAINAGE EXHIBIT

BANNISTER ENGINEERING

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax

REGISTRATION # F-10599 (TEXAS)



N

GRAPHIC SCALE

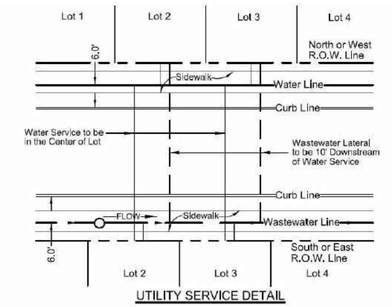
60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

NOTES:

1. ALL WATER LINES 12" AND SMALLER SHALL BE C-900 PVC DR 14.
2. ALL WASTEWATER LINES 4" to 15" SHALL BE SDR 35.
3. ALL WATER AND SEWER CROSSINGS SHALL MEET TCEQ REQUIREMENTS.



UTILITY SERVICE DETAIL

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

WATER AND SEWER EXHIBIT

No.	Date	Revision Description

PROJECT NO.: 090-17-08

PRELIMINARY

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Engineer: CODY R. BROOKS

P.E. No.: 120167 Date: 06-16-2017

SHEET NO.

EXH-2

City of Rockwall

Project Plan Review History

				Applied	5/15/2017	LM
Project Number	SP2017-018	**Owner**	BODIN, CONCRETE LP	**Approved**		
Project Name	Platinum Self Storage	**Applicant**	ANNALYSE OLSON	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	AMENDING			**Status**	5/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1491 S TL TOWNSEND DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BODIN INDUSTRIAL	1-J	NULL	1-J	3130-0000-0001-J0-0R	

Type of Review / Notes	**Contact**	**Sent**	**Due**	**Received**	**Elapsed**	**Status**	**Remarks**
BUILDING	John Ankrum	5/15/2017	5/22/2017	6/21/2017	37	APPROVED	
ENGINEERING	Amy Williams	5/15/2017	5/22/2017	6/21/2017	37	COMMENTS	See Comments
(6/21/2017 1:14 PM AW) See markups Need to show detention/drainage easement Parking dimensions need to be labeled (20'x9') Show installing a 5' sidewalk along Townsend If there is any food storage/production/sold in these buildings there will be a dumpster drain to an oil/water separator required. Need a 10' utility easement along Townsend							
FIRE	Ariana Hargrove	5/15/2017	5/22/2017	6/22/2017	38	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(6/22/2017 3:01 PM AA)

Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet where:

(1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.

The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.

GIS	Lance Singleton	5/15/2017	5/22/2017	6/21/2017	37	COMMENTS	See Comments

(6/21/2017 4:08 PM LS)

1. High School Dr should be labeled S. T.L. Townsend Dr

2. Address will be 1491 S TL TOWNSEND DR, ROCKWALL, TX 75032

PLANNING	Korey Brooks	5/15/2017	5/22/2017	6/22/2017	38	COMMENTS	Comments

(6/22/2017 2:02 PM KB)

SP2017-018 Platinum Storage Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Annalyse Olson on behalf of Ron Valk for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located east of the intersection of T. L. Townsend Drive and Trowbridge Drive.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 Please see markups

M.4 Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017.

M.5 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting for this case is July 11 2017. The City Council Meeting for this site plan is July 17, 2017 (if needed)

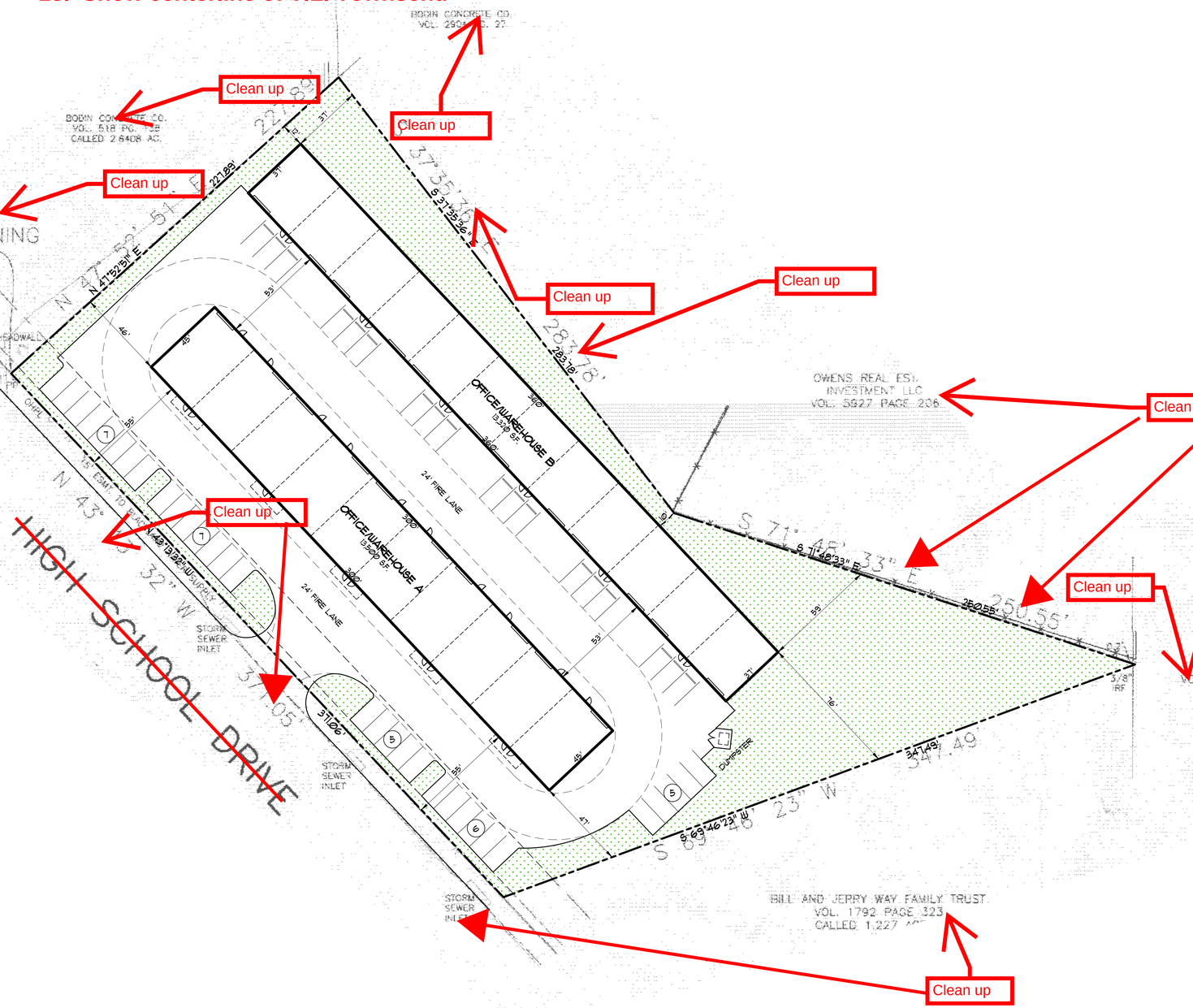
M.6 This site plan is required to go to Architectural Review Board—held at 5:00 p.m. on June 27, 2017.

I.7 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.

1. Parking spaces will need to be 20x9 and show dimension.
2. High School Drive should be T. L. Townsend Drive.
3. Clean up all of the survey data on the site plan.
4. Please label what scale this is (I know the scale but its not labeled).
5. This is not a "Conceptual Site Plan" but a "Site Plan"
6. Need to know the office SF vs Warehouse SF
7. In Site Summary Table it should read "Building Height" not "Maximum..."
8. The title block is to be located in the lower right hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.

9. Site Summary Table needs to be on every page of the submittal.
10. Owners Name, address, and phone are required to be in the lower right corner left of the title block.
11. The name, address, and phone number of the person or company that prepared the plans are required in the lower right hand corner left of the title block.

12. Provide a vicinity map that locates the site relative to the nearest major roadways in 1/2 mile radius.
13. Provide proposed land use in Site Summary Table (i.e. Commercial, Light Industrial, etc.
14. Fyi--The front setback is 25', the side is 15' and the rear is 10'.
15. Show centerline of T.L. Townsend


BODIN CONCRETE CO.
VOL. 2904 PG. 27
BODIN CONCRETE CO.
VOL. 518 PG. 138
CALLED 2.6408 AC.
Clean up
Clean up
Clean up



0 15 30 60

1" = 30'

1. Be sure to include all the same Site Summary Data on each sheet.
2. Provide common name along with scientific name in the landscape table
3. Show and label f10-foot landscape buffer required adjacent to T.L. Townsend.
4. No parking space shall be more than 80-feet from a tree.
5. Please label street as T.L. Townsend Drive and show centerline.
6. Please show title block and other information in lower right hand corner as mentioned on site plan markups

SITE SUMMARY:

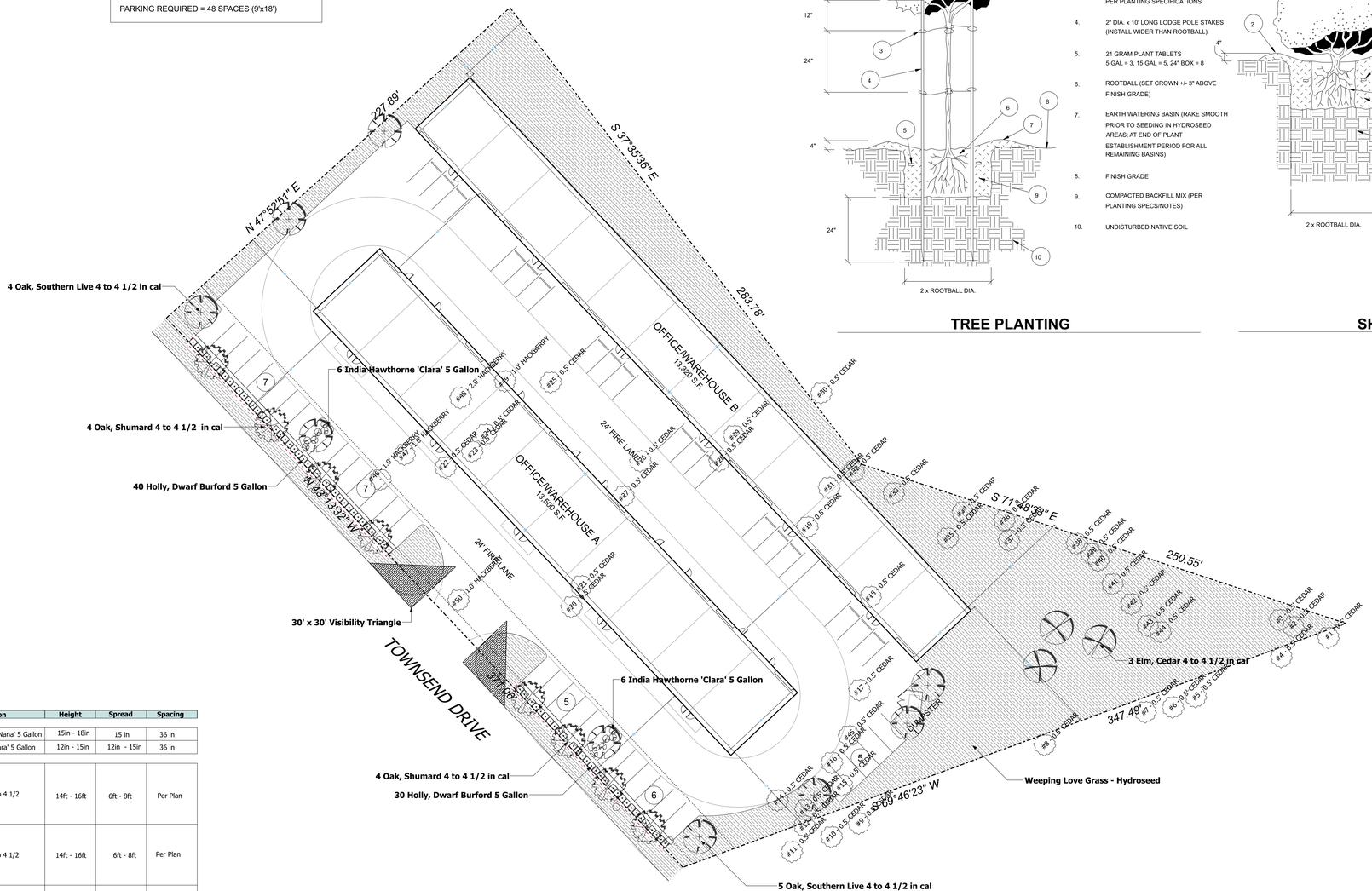
TOTAL LOT AREA = 2.21 ACRES

OFFICE/WAREHOUSE BLDG. A = 13,500 S.F.

OFFICE/WAREHOUSE BLDG. B = 13,320 S.F.

~~MAXIMUM~~ BUILDING HEIGHT = 22-FT

PARKING REQUIRED = 48 SPACES (9'x18')



LEGEND

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL

TREE PLANTING

LEGEND

1. SHRUB OR VINE PER PLAN
2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. 7 GRAM PLANT TABLETS 1 GAL = 3, 5 GAL = 6, 15 GAL = 9
5. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
6. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
7. UNDISTURBED NATIVE SOIL

SHRUB PLANTING

Landscape

Quantity	Symbol	Description	Height	Spread	Spacing
Shrubs Under 4 Feet					
74		Ilex cornuta 'Burfordii Nana' 5 Gallon	15in - 18in	15 in	36 in
12		Rhaphiolepis indica 'Clara' 5 Gallon	12in - 15in	12in - 15in	36 in
Trees					
8		Quercus shumardii 4 to 4 1/2	14ft - 16ft	6ft - 8ft	Per Plan
9		Quercus virginiana 4 to 4 1/2	14ft - 16ft	6ft - 8ft	Per Plan
3		Ulmus crassifolia 4 to 4 1/2	14ft - 16ft	4ft - 6ft	Per Plan
Grass					
		Eragrostis curvula - hydroseed at 50 lbs per acre			

LANDSCAPE TABULATIONS

	Required	Provided
Landscape Buffer Strip 1 tree per 50 ft. of Street Frontage (371.06 FT)	8 Trees	8 Trees
Parking and Maneuvering Space (40,620 SF) 1 tree per 10 Req. Parking Spaces (48 req. spaces)	5 Trees	9 Trees
Amount of Landscaping Light Industrial	10% (9,627 SF)	43.78% (42,146 SF)
Amount of Tree Replacement for Mitigation Total Caliper Inches	72 Caliper Inches	80 Caliper Inches

Landscape Notes

All areas to be hydroseeded must be fine graded before seeding.

All shrub beds and tree wells to be mulched with 4 to 6 inches of shredded hardwood mulch.

All hydroseeded areas and planting beds to have BIOSOL FORTE 7-2-1 fertilizer applied at manufacturers recommended rate.

No trees within 5 feet of any utilities.

LANDSCAPE PLAN



6-15-2017



LANDSCAPE DESIGN STUDIO

18484 Preston Road
Suite 137-102
Dallas, Texas 75252
214-668-4163

COMPANY:

PLATINUM CONSTRUCTION COMPANY
c/o Ron Valk
1834 South FM 551
Fate Texas 75189

Pickering LLC
Design Service
214-549-8111
robert@rpickering.com

PROJECT:

BODIN INDUSTRIAL TRACT
Townsend Drive
Lot 6, Block A
Rockwall, Rockwall County, Texas

REVISIONS: None

DATE: June 15 2017

JOB NUMBER: 1

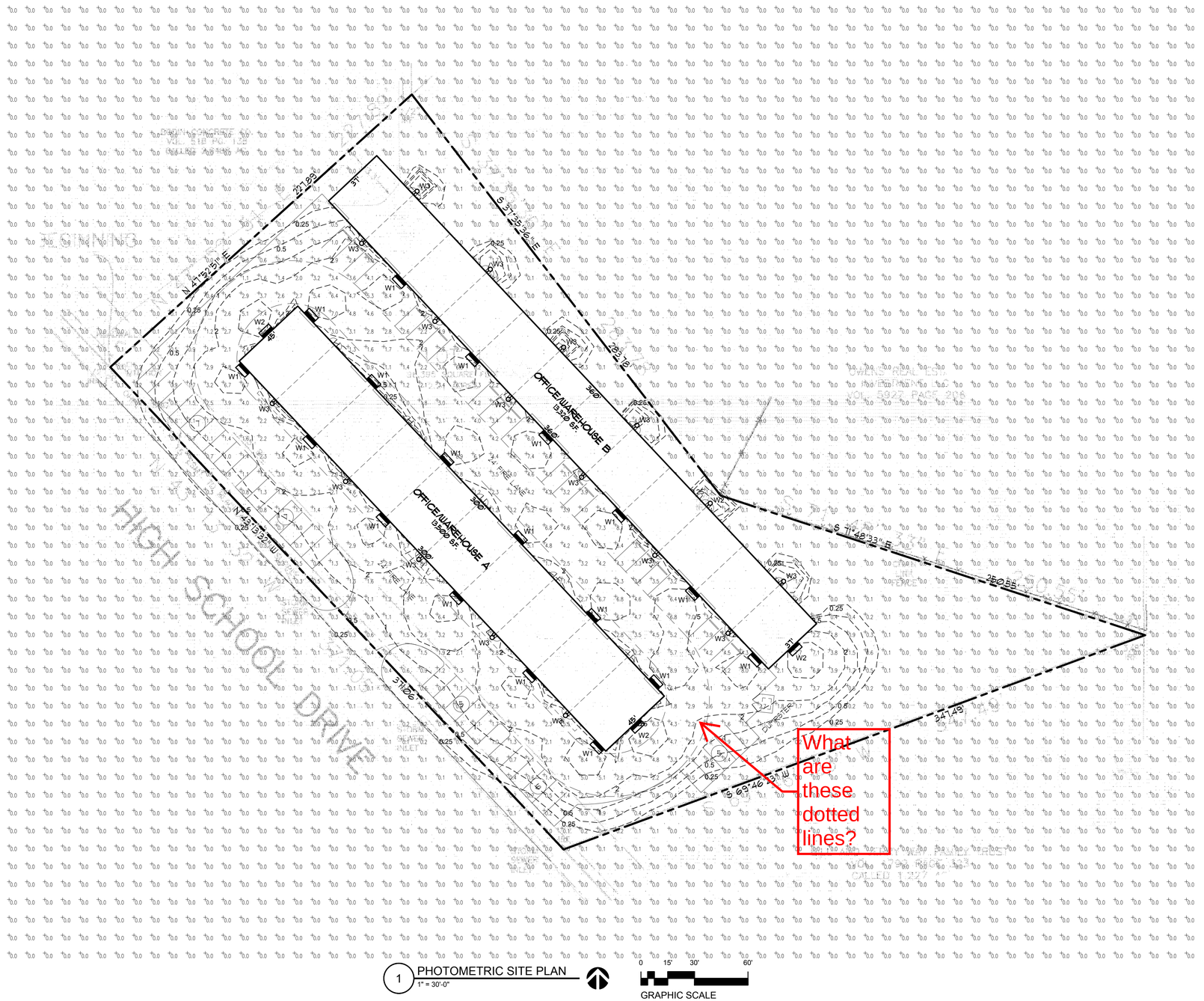
DRAWN BY: David Garrison

CHECKED BY: N/A

SCALE: 1" = 30'

SHEET: 1 of 1

1. Cannot see the fc at the property line due to the dotted line.
2. What are the dotted lines?
3. Clean up photometric plan. Can see survey data.
4. As mentioned, provide site data table.
5. The max allowable light intensity measured at the property line shall be 0.2 FC. It seems like the current photometric plan is not compliant. It is difficult to see.



1 PHOTOMETRIC SITE PLAN
1" = 30'-0"

0 15' 30' 60'
GRAPHIC SCALE

NOTES:
1. OUTDOOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH PROGRAMMABLE TIME CLOCK AND PHOTOCELL CONTROLLERS PER INTERNATIONAL ENERGY CONSERVATION CODE.
2. NUMBERS AND CONTOURS SHOWN ON PLAN ARE FOOT-CANDLE UNITS.
3. ELECTRICAL CONTRACTOR SHALL VERIFY ILLUMINATION LEVELS AFTER INSTALLATION AND SHALL ADJUST LUMINAIRES AS NECESSARY.

OUTDOOR LIGHTING SCHEDULE

SYMBOL	LABEL	QTY	MANUF. CAT	DESCRIPTION	LAMP	TILT	HEIGHT
▬	W1	17	'RAB LIGHTING' ALED4T50 (TYPE IV)	WALL PACK, METAL HOUSING, CLEAR FLAT GLASS LENS, CUTOFF TYPE.	SIX WHITE MULTI-CHIP LED'S, 50 WATT, 100 - 277 MULTI-VOLT	HORZ.	14'-0"
▬	W2	3	'RAB LIGHTING' ALED4T50 (TYPE IV)	WALL PACK, METAL HOUSING, CLEAR FLAT GLASS LENS, CUTOFF TYPE.	SIX WHITE MULTI-CHIP LED'S, 50 WATT, 100 - 277 MULTI-VOLT	10° DOWN	14'-0"
▬	W3	17	'RAB LIGHTING' ENTRA12	MINI WALL PACK, METAL HOUSING WITH PLASTIC LENS.	NINE WHITE LED'S, 12 WATT, 120-VOLT	HORZ.	7'-0"

OUTDOOR ILLUMINATION SUMMARY

TOTAL LUMINARIES	37
TOTAL KW LOAD	1.2
POINTS	3,618
AVERAGE F.C.	0.4
MAXIMUM F.C.	9.2



LUMINAIRE TYPE 'W1' & 'W2'



LUMINAIRE TYPE 'W3'

NO.	REVISION	NO.	REVISION

JL BUILDING SYSTEMS, LLC
4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

PROPOSED NEW OFFICE/WAREHOUSE FACILITY FOR

PLANTINUM SELF-STORAGE

HIGH SCHOOL DR., LOT 1, BODIN IND. TRACT
ROCKWALL, TEXAS

Date	06-16-2017
Scale	As Noted
Drawn	JLL
Job	17013

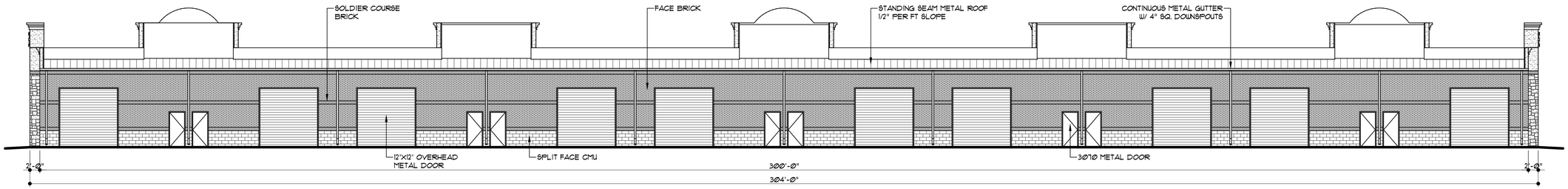
PHOTOMETRIC SITE PLAN

Sheet
E10.1

1. Color elevations would help ARB see what is going on (although you did provide a rendering.
2. Will need a variance to 20% stone requirement on any facade that has less than 20% stone.
3. Will need a variance to horizontal articulation as the two buildings are perfectly rectangle.

MATERIAL COVERAGE - NORTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	4865	
DOORS & WINDOWS (DED.)	1679	
ACCOUNTABLE AREA	3186	100%
MASONRY (STONE)	59	2%
MASONRY (SPLIT FACE CMU)	467	15%
MASONRY (BRICK)	2631	83%
MASONRY (3-PART STUCCO)	21	1%
EIFS MOLDING	8	2%

Variance

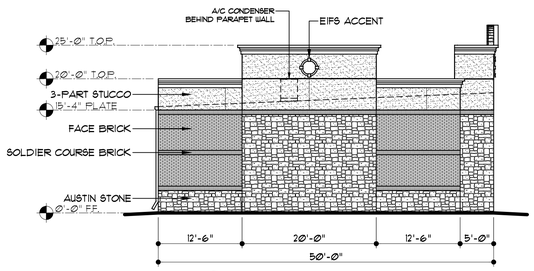


1 NORTH ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	6658	
DOORS & WINDOWS (DED.)	960	
ACCOUNTABLE AREA	5698	100%
MASONRY (STONE)	1694	30%
MASONRY (BRICK)	2003	35%
MASONRY (3-PART STUCCO)	1545	27%
EIFS MOLDING	456	8%



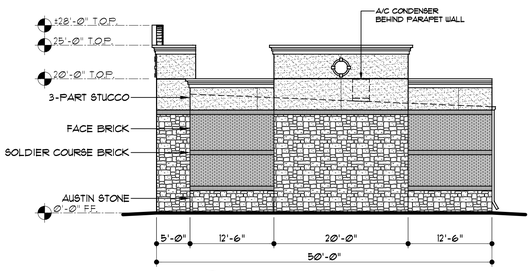
2 SOUTH ELEVATION - BLDG. A
3/32" = 1'-0"



3 WEST ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1129	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1129	100%
MASONRY (STONE)	450	40%
MASONRY (BRICK)	351	31%
MASONRY (3-PART STUCCO)	253	22%
EIFS MOLDING	75	7%

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1129	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1129	100%
MASONRY (STONE)	450	40%
MASONRY (BRICK)	351	31%
MASONRY (3-PART STUCCO)	253	22%
EIFS MOLDING	75	7%



4 EAST ELEVATION - BLDG. A
3/32" = 1'-0"

NO.	REVISION	NO.	REVISION

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WWW.JLBUILDSYS.COM

PROPOSED NEW OFFICE/WAREHOUSE FACILITY FOR:

PLANTINUM SELF-STORAGE

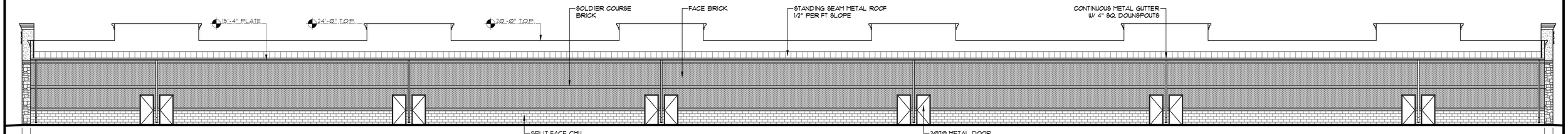
HIGH SCHOOL DR., LOT 1, BODIN IND. TRACT
ROCKWALL, TEXAS

Date	06-16-2017
Scale	As Noted
Drawn	JLL
Job	17013

ELEVATIONS BUILDING A

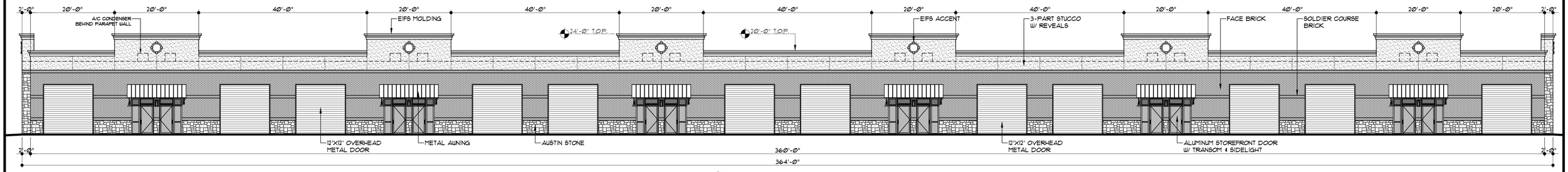
Sheet:
A2.1

MATERIAL COVERAGE - NORTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	5010	
DOORS & WINDOWS (DED.)	287	
ACCOUNTABLE AREA	4723	100%
MASONRY (STONE)	59	1%
MASONRY (SPLIT FACE CMU)	1067	23%
MASONRY (BRICK)	3547	75%
MASONRY (3-PART STUCCO)	42	1%
EIFS MOLDING	8	1%

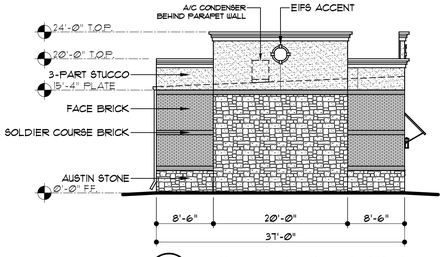


1 NORTH ELEVATION - BLDG. B
3/32" = 1'-0"

MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	7783	
DOORS & WINDOWS (DED.)	2283	
ACCOUNTABLE AREA	5500	100%
MASONRY (STONE)	565	10%
MASONRY (BRICK)	2681	49%
MASONRY (3-PART STUCCO)	1714	31%
EIFS MOLDING	540	10%



2 SOUTH ELEVATION - BLDG. B
3/32" = 1'-0"



3 WEST ELEVATION - BLDG. B
3/32" = 1'-0"

MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	820	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	820	100%
MASONRY (STONE)	350	43%
MASONRY (BRICK)	211	26%
MASONRY (3-PART STUCCO)	203	25%
EIFS MOLDING	56	7%

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	820	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	820	100%
MASONRY (STONE)	350	43%
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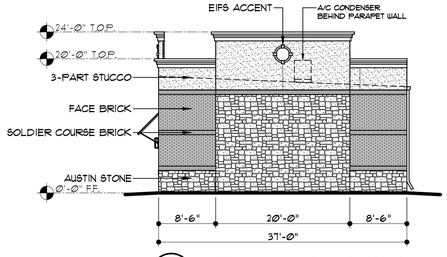
EIFS MOLDING	56	7%



4 EAST ELEVATION - BLDG. B
3/32" = 1'-0"

NO.	REVISION	NO.	REVISION

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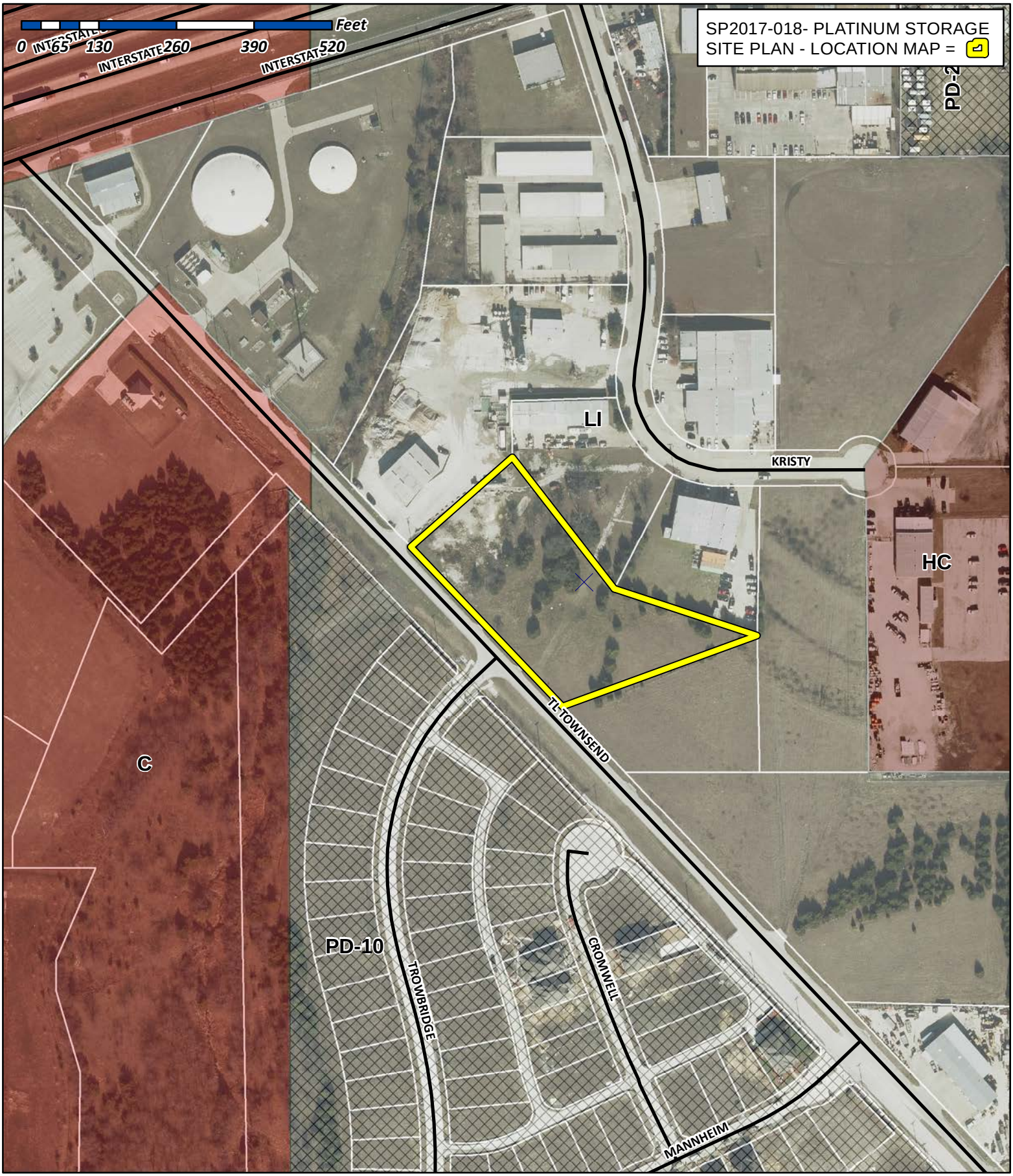
ELEVATIONS BUILDING B

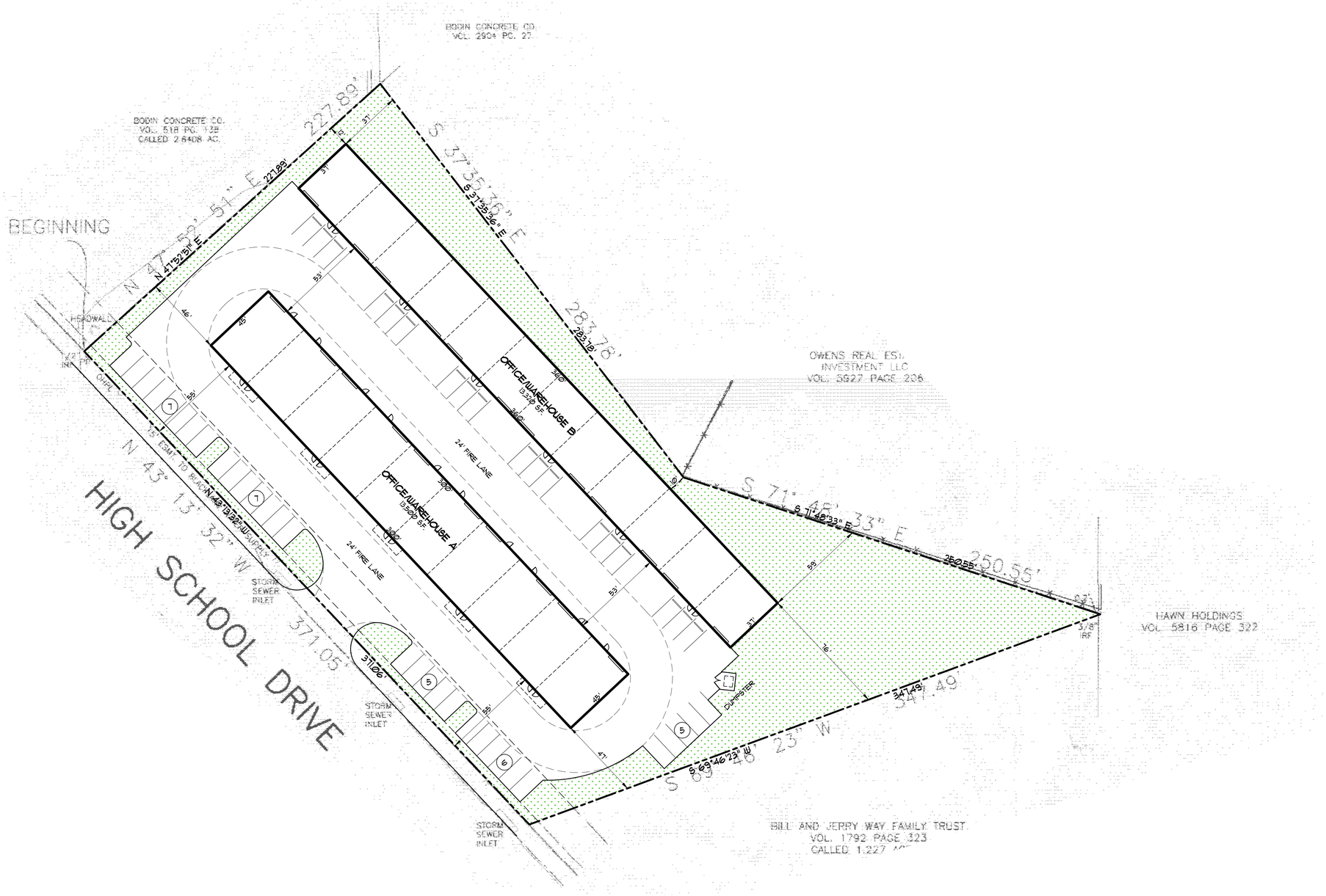
Sheet: A2.2



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



1 CONCEPTUAL SITE PLAN
1" = 30'-0"

0 15' 30' 60'
GRAPHIC SCALE

SITE SUMMARY:
TOTAL LOT AREA = 2.21 ACRES
OFFICE/WAREHOUSE BLDG. A = 13,500 S.F.
OFFICE/WAREHOUSE BLDG. B = 13,320 S.F.
MAXIMUM BUILDING HEIGHT = 22-FT
PARKING REQUIRED = 48 SPACES (9'x18')

PRELIMINARY - NOT FOR CONSTRUCTION

REVISION	NO.

PROPOSED NEW FACILITY FOR
PLANTINUM OFFCE/WAREHOUSE
HIGH SCHOOL DR., LOT 1, BODIN INDUSTRIAL TRACT
ROCKWALL, TEXAS

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM
JL BUILDING SYSTEMS, LLC

CONCEPTUAL SITE PLAN

Date	04-12-2017
Scale	As Noted
Drawn	JLL
Job	17013
Sheet	A0

SITE SUMMARY:

TOTAL LOT AREA = 2.21 ACRES

OFFICE/WAREHOUSE BLDG. A = 13,500 S.F.

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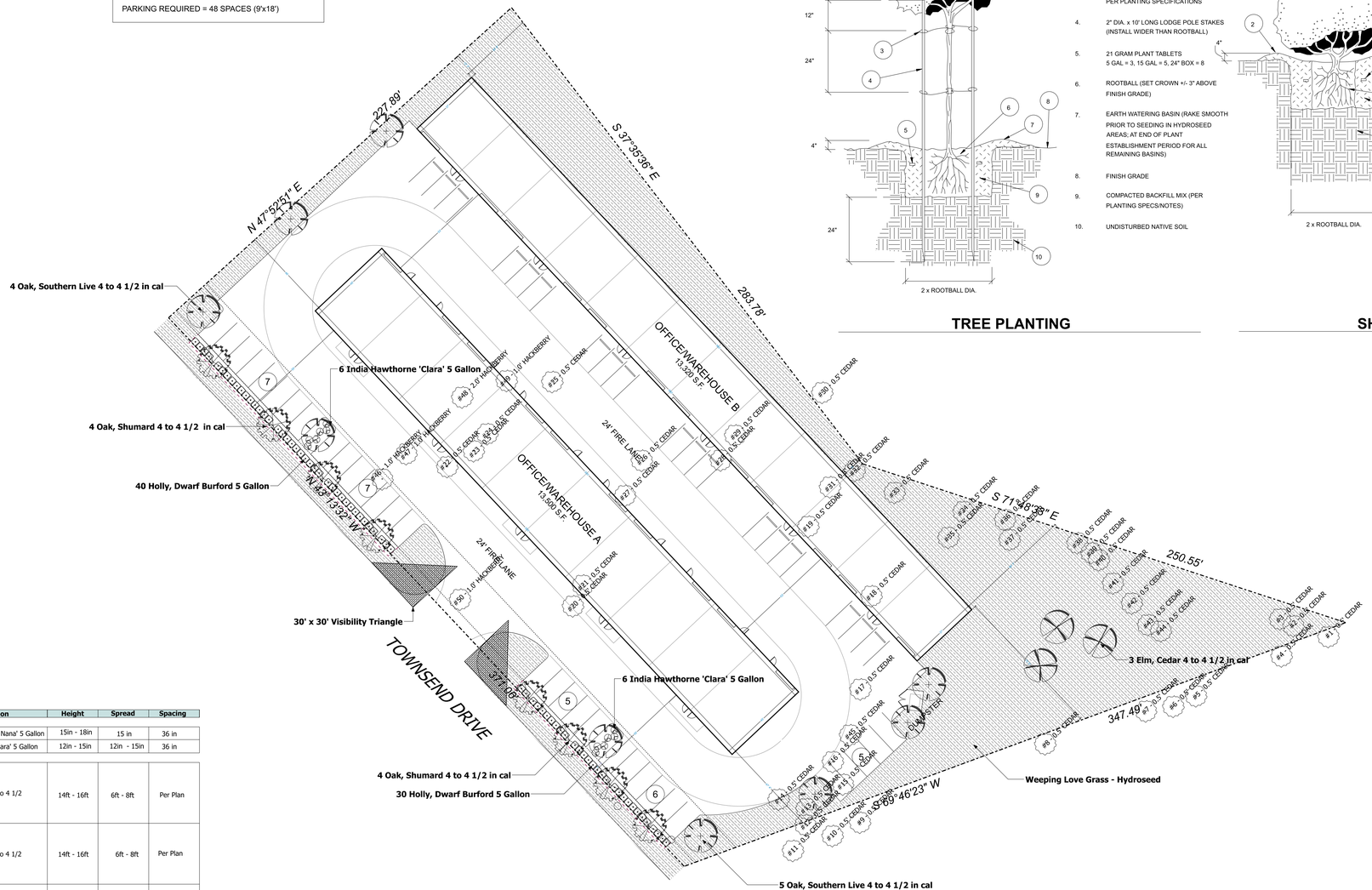
0 15 30 60

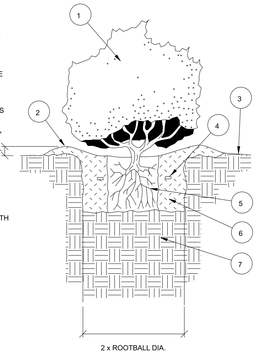
1" = 30'



TREE PLANTING

LEGEND

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS
   5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL



SHRUB PLANTING

LEGEND

1. SHRUB OR VINE PER PLAN
2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. 7 GRAM PLANT TABLETS
   1 GAL = 3, 5 GAL = 6, 15 GAL = 9
5. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
6. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
7. UNDISTURBED NATIVE SOIL

Landscape

Quantity	Symbol	Description	Height	Spread	Spacing
Shrubs Under 4 Feet					
74		Ilex cornuta 'Burfordii Nana' 5 Gallon	15in - 18in	15 in	36 in
12		Rhaphiolepis indica 'Clara' 5 Gallon	12in - 15in	12in - 15in	36 in
Trees					
8		Quercus shumardii 4 to 4 1/2	14ft - 16ft	6ft - 8ft	Per Plan
9		Quercus virginiana 4 to 4 1/2	14ft - 16ft	6ft - 8ft	Per Plan
3		Ulmus crassifolia 4 to 4 1/2	14ft - 16ft	4ft - 6ft	Per Plan
Grass					
		Eragrostis curvula - hydroseed at 50 lbs per acre			

LANDSCAPE TABULATIONS

	Required	Provided
Landscape Buffer Strip 1 tree per 50 ft. of Street Frontage (371.06 FT)	8 Trees	8 Trees
Parking and Maneuvering Space (40,620 SF) 1 tree per 10 Req. Parking Spaces (48 req. spaces)	5 Trees	9 Trees
Amount of Landscaping Light Industrial	10% (9,627 SF)	43.78% (42,146 SF)
Amount of Tree Replacement for Mitigation Total Caliper Inches	72 Caliper Inches	80 Caliper Inches

Landscape Notes

All areas to be hydroseeded must be fine graded before seeding.

All shrub beds and tree wells to be mulched with 4 to 6 inches of shredded hardwood mulch.

All hydroseeded areas and planting beds to have BIOSOL FORTE 7-2-1 fertilizer applied at manufacturers recommended rate.

No trees within 5 feet of any utilities.

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT DAVID L. GARRISON T.825 STATE OF TEXAS

6-15-2017

LANDSCAPE DESIGN STUDIO

18484 Preston Road
Suite 137-102
Dallas, Texas 75252
214-668-4163

COMPANY:
PLATINUM CONSTRUCTION COMPANY
c/o Ron Valk
1834 South FM 551
Fate Texas 75189

Rickering LLC Design Service
214-549-8111
robert@rickering.com

PROJECT:
BODIN INDUSTRIAL TRACT
Townsend Drive
Lot 6, Block A
Rockwall, Rockwall County, Texas

REVISIONS: None

DATE: June 15 2017

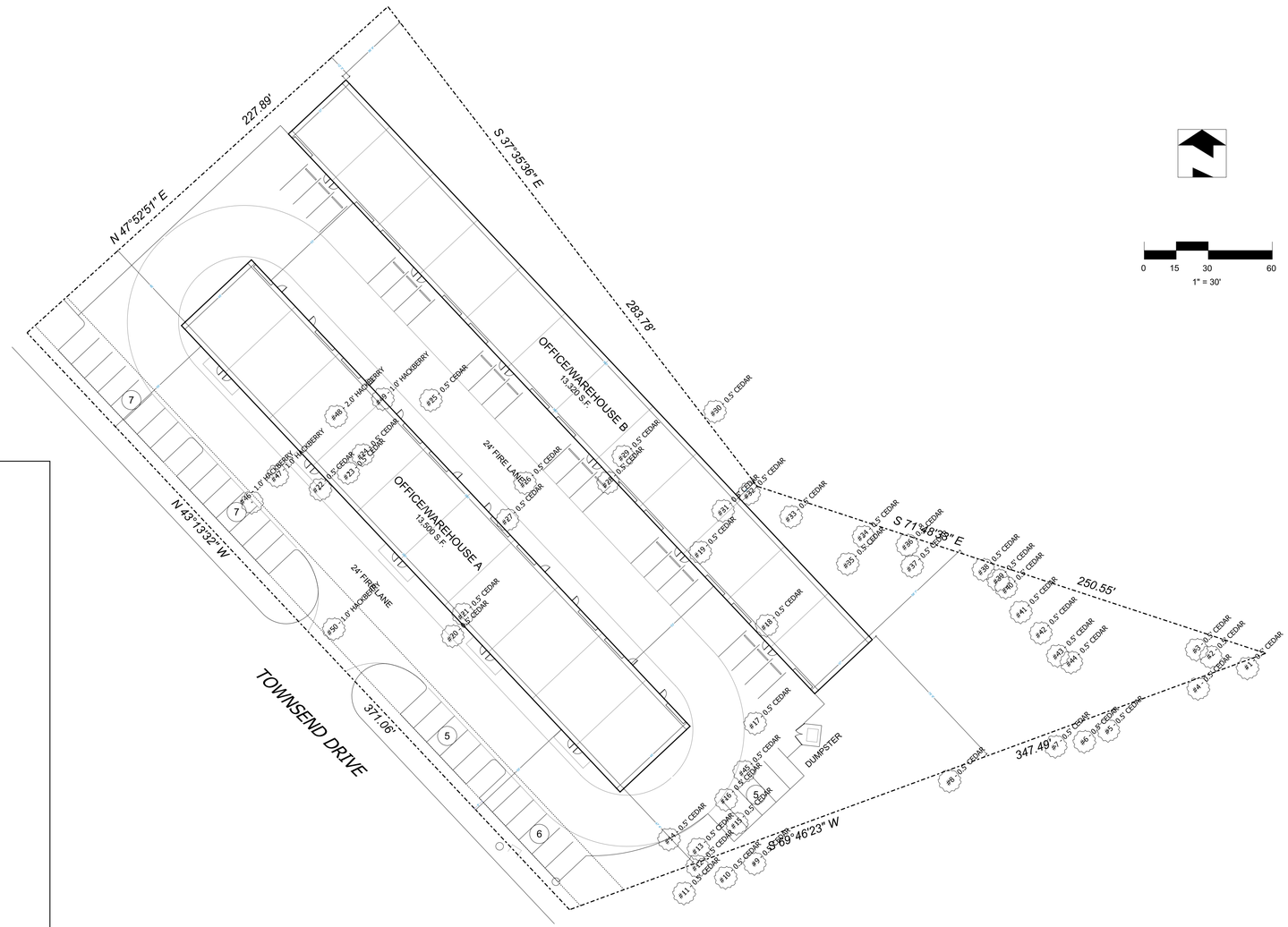
JOB NUMBER: 1

DRAWN BY: David Garrison

CHECKED BY: N/A

SCALE: 1" = 30'

SHEET: 1 of 1



TREE INVENTORY

1	CEDAR	0.5'
2	CEDAR	0.5'
3	CEDAR	0.5'
4	CEDAR	0.5'
5	CEDAR	0.5'
6	CEDAR	0.5'
7	CEDAR	0.5'
8	CEDAR	0.5'
9	CEDAR	0.5'
10	CEDAR	0.5'
11	CEDAR	0.5'
12	CEDAR	0.5'
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30	CEDAR	0.5'
31	CEDAR	0.5'
32	CEDAR	0.5'
33	CEDAR	0.5'
34	CEDAR	0.5'
35	CEDAR	0.5'
36	CEDAR	0.5'
37	CEDAR	0.5'
38	CEDAR	0.5'
39	CEDAR	0.5'
40	CEDAR	0.5'
41	CEDAR	0.5'
42	CEDAR	0.5'
43	CEDAR	0.5'
44	CEDAR	0.5'
45	CEDAR	0.5
46	HACKBERRY	1.0'
47	HACKBERRY	1.0''
48	HACKBERRY	2.0'
49	HACKBERRY	1.0'
50	HACKBERRY	1.0'

TOTAL TREES REMOVED - 50
TOTAL TREES PRESERVED - 0

TOTAL CALIPER INCHES OF PROTECTED TREES - 72 CAL IN.

SITE SUMMARY:
TOTAL LOT AREA = 2.21 ACRES
OFFICE/WAREHOUSE BLDG. A = 13,500 S.F.
OFFICE/WAREHOUSE BLDG. B = 13,320 S.F.
MAXIMUM BUILDING HEIGHT = 22-FT
PARKING REQUIRED = 48 SPACES (9'x18')

TREE MITIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT DAVID L. GARRISON 1825 STATE OF TEXAS

6-15-2017

LANDSCAPE DESIGN STUDIO
18484 Preston Road
Suite 137-102
Dallas, Texas 75252
214-668-4163

COMPANY:
PLATINUM CONSTRUCTION COMPANY
c/o Ron Valk
1834 South FM 551
Fate Texas 75189

Rickering LLC Design Service
214-549-8111
robert@rpickering.com

PROJECT:
BODIN INDUSTRIAL TRACT
Townsend Drive
Lot 6, Block A
Rockwall, Rockwall County, Texas

REVISIONS:
None

DATE:
June 15 2017

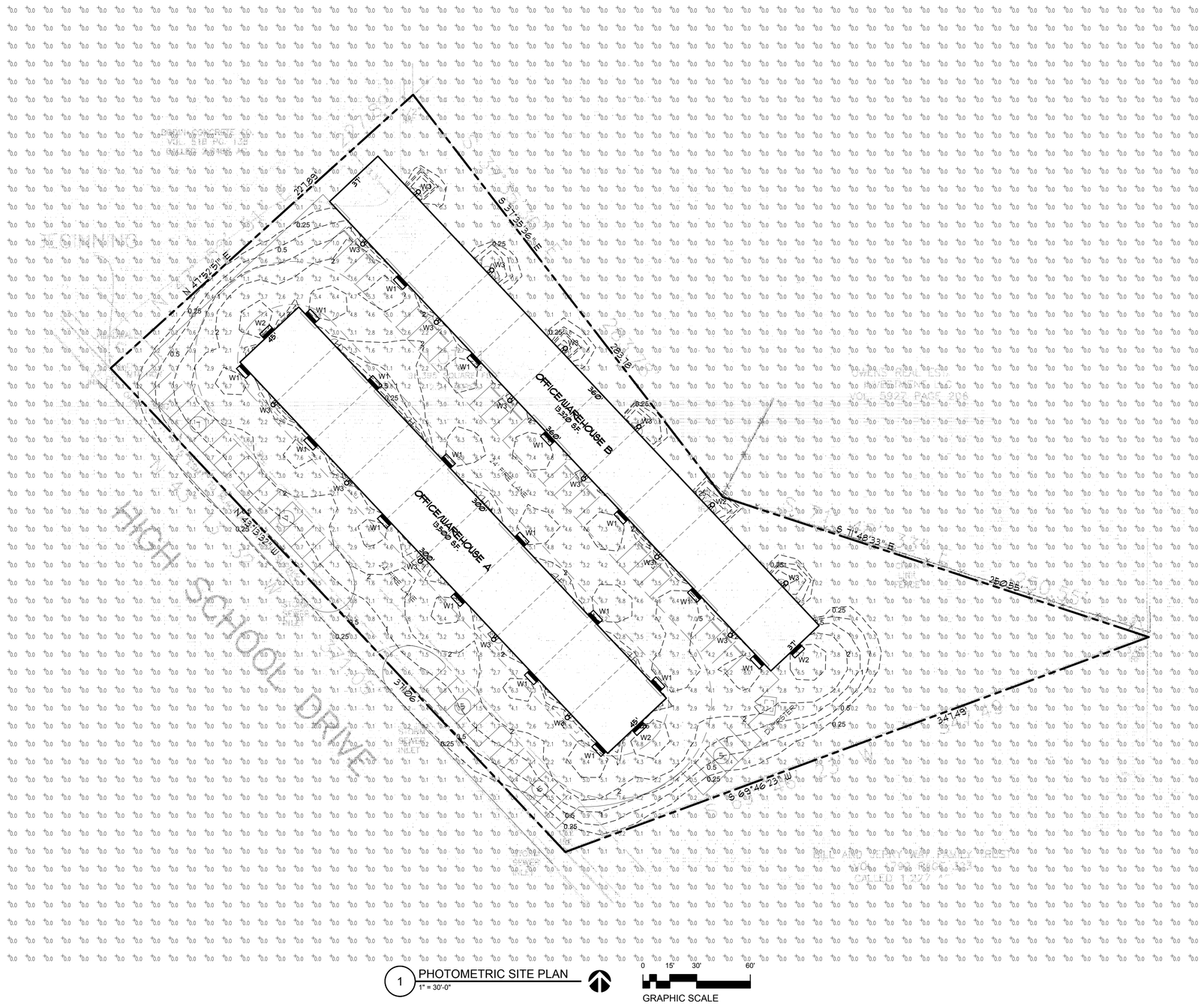
JOB NUMBER:
1

DRAWN BY:
David Garrison

CHECKED BY:
N/A

SCALE:
1" = 30'

SHEET:
1 of 1


OFFICE/WAREHOUSE A
15,200 SF.
OFFICE/WAREHOUSE B
15,240 SF.
HIGH SCHOOL DRIVE
S 41°32'51" E 271.95'
S 41°32'51" E 283.12'
S 48°27'09" W 310.06'
S 41°32'33" E 250.55'
S 69°46'23" W 347.49'
N 41°32'51" W 271.95'
W1
W2
W3
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0.5
0.85
1.2
1.5
2
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4
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3UT
3DT
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WPLED4T50/PC2

RAB LIGHTING



Ultra high output, high efficiency 50 Watt LED wallpacks. Patent Pending airflow technology ensures long LED and driver lifespan. 5 Year Warranty.

Color: Bronze Weight: 34.8 lbs

Project:	Type:
PLATINUM CONSTRUCTION OFFICE/WAREHOUSE	'W1' & 'W2'
Prepared By:	**Date:**
JL BUILDING SYSTEMS, LLC	06-16-2017

Driver Info

Type:	Constant Current
120V:	N/A
208V:	0.27A
240V:	0.23A
277V:	0.20A
Input Watts:	55W
Efficiency:	90%

LED Info

Watts:	50W
Color Temp:	5000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	7517
Efficacy:	136 LPW

Technical Specifications

Electrical

Photocell:
277V Button Photocell Included. Photocell is compatible with__208V-277V.

Driver:
Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Surge Protection:
6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:
6.1% at 120V, 9.4% at 277V

Power Factor:
99.6% at 120V, 96% at 277V

Listings

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001797

UL Listing:
Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:
Multi-chip, high-output, long-life LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:
Ingress Protection rating of IP66 for dust and water

Ambient Temperature:
Suitable for use in 104° F (40° C) ambient temperatures.

Cold Weather Starting:
Minimum starting temperature is -40° F (-40° C)

Thermal Management:
Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing:
Die cast aluminum housing, lens frame and mounting arm.

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High temperature silicone gaskets

Finish:
Formulated for high-durability and long lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:
WPLED50 with available photocell option complies with 2013 California Title 24 building and electrical codes as a commercial outdoor pole-mounted fixture ≤ 75 Watts. Add /PCT to include a photocell.

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WPLED4T50/PC2

RAB LIGHTING

Technical Specifications (continued)

Other

Patents:
The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act– Construction Materials (October 2010).

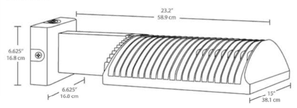
GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

Equivalency:
Replaces 200W Metal Halide.

Optical

BUG Rating:
B0 U0 G2

Dimensions



Features

- High output, high efficiency LED
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Color Temp	Mount	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
WPLED	4T	50		FX			PC2			
	2T = Type II **3T** = Type III **4T** = Type IV	**50** = 50W	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Standard **FX** = Flat Wall	**Blank** = Bronze **W** = White	**Blank** = 120-277V **/480** = 480V	**Blank** = No Photocell **/PC** = 120V Button **/PC2** = 277 Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel **/PCT** = 120-277V Twistlock **/PCS4** = 480V Swivel **/PCT4** = 480V Twistlock	**Blank** = No Dimming **/D10** = Dimmable	**/WS2** = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	**Blank** = No Bi-Level **/BL** = Bi-Level

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ENTRA12/PC

RAB LIGHTING



Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 10', and replaces 70W high pressure sodium. 100,000-Hour LED lifespan. 5-Year warranty.

Color: Bronze Weight: 3.0 lbs

Project:	Type:
PLATINUM CONSTRUCTION OFFICE/WAREHOUSE	'W3'
Prepared By:	**Date:**
JL BUILDING SYSTEMS, LLC	06-16-2017

Driver Info

Type:	Constant Current
120V:	0.3A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	14W
Efficiency:	83%

LED Info

Watts:	12W
Color Temp:	5000K
Color Accuracy:	70 CRI
L70 Lifespan:	100000
Lumens:	1284
Efficacy:	89 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as downlight. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:
ENTRA™ is ADA Compliant.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40° F (-40° C)

Maximum Ambient Temperature:
Suitable for use in 104° F (40°C) ambient temperatures

Back Housing:
Die-cast aluminum.

Lens/Housing Cover:
Vandal resistant polycarbonate molded housing cover and lens.

Mounting:
Heavy die cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box.

Recommended Mounting Height:
Up to 10 ft.

Reflectors (2):
White aluminum reflector topped with vacuum metalized polycarbonate LED reflector.

Gaskets:
High-temperature silicone

Finish:
Formulated for high-durability and long lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:
12W multi-chip, long life LED.

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):
5000K

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60Hz, 4kV Surge Protection, 350mA, 100-240VAC: 0.3 - 0.15 A, 277VAC: 0.15 A, Power Factor: 98.5%.

THD:
9.9% at 120V

Photocell:
120V Button Photocell Included. Photocell is only compatible with 120V.

Other

California Title 24:
ENTRA12/PC complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts.

Patents:
The design of the ENTRA™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:
Replaces 70W HPS.

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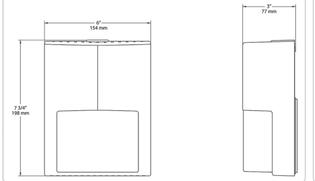
ENTRA12/PC

RAB LIGHTING

Dimensions



Features

- Save over $700 in energy costs over life of fixture
- Equivalent to 70W high pressure sodium
- Durable vandal-resistant polycarbonate housing
- Low-profile and ADA compliant
- 100,000-hour LED lifespan
- 5-Year warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell
ENTRA	12			/PC
	12 = 12W	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White	**/PC** = 120V Button **/PC2** = 277V Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel

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NO.	REVISION	NO.	REVISION

JL BUILDING SYSTEMS, LLC
4700 Kemble St.
Fort Worth, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
www.jlbuildsys.com

PROPOSED NEW OFFICE/WAREHOUSE FACILITY FOR□

PLANTINUM SELF-STORAGE

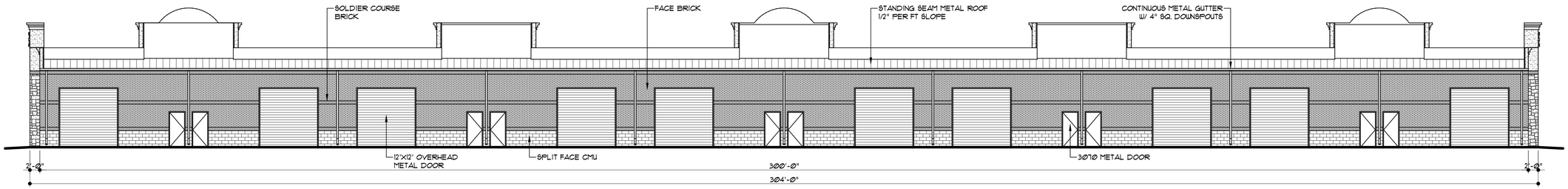
HIGH SCHOOL DR., LOT 1, BODIN IND. TRACT
ROCKWALL, TEXAS

Date	06-16-2017
Scale	As Noted
Dra□n	JLL
Job	17013

OUTDOOR LIGHTING SPECIFICATIONS

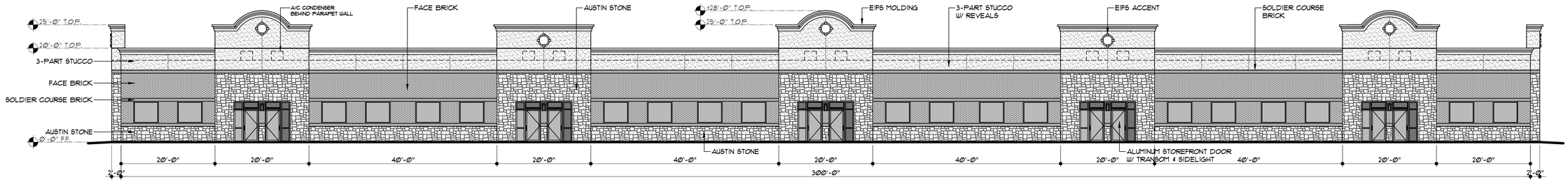
S□eet□ E10.2

MATERIAL COVERAGE - NORTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	4865	
DOORS & WINDOWS (DED.)	1679	
ACCOUNTABLE AREA	3186	100%
MASONRY (STONE)	59	2%
MASONRY (SPLIT FACE CMU)	467	15%
MASONRY (BRICK)	2631	83%
MASONRY (3-PART STUCCO)	21	1%
EIFS MOLDING	8	2%

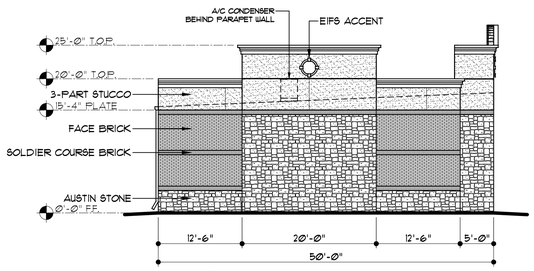


1 NORTH ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	6658	
DOORS & WINDOWS (DED.)	960	
ACCOUNTABLE AREA	5698	100%
MASONRY (STONE)	1694	30%
MASONRY (BRICK)	2003	35%
MASONRY (3-PART STUCCO)	1545	27%
EIFS MOLDING	456	8%



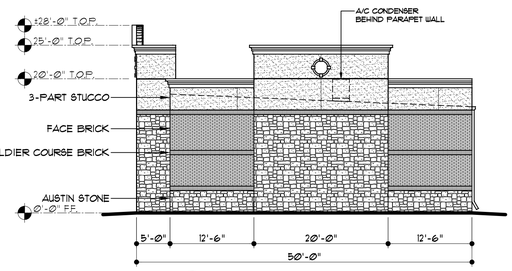
2 SOUTH ELEVATION - BLDG. A
3/32" = 1'-0"



3 WEST ELEVATION - BLDG. A
3/32" = 1'-0"

MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1129	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1129	100%
MASONRY (STONE)	450	40%
MASONRY (BRICK)	351	31%
MASONRY (3-PART STUCCO)	253	22%
EIFS MOLDING	75	7%

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	1129	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	1129	100%
MASONRY (STONE)	450	40%
MASONRY (BRICK)	351	31%
MASONRY (3-PART STUCCO)	253	22%
EIFS MOLDING	75	7%



4 EAST ELEVATION - BLDG. A
3/32" = 1'-0"

NO.	REVISION	NO.	REVISION

JL BUILDING SYSTEMS, LLC
4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

PROPOSED NEW OFFICE/WAREHOUSE FACILITY FOR:

PLANTINUM SELF-STORAGE

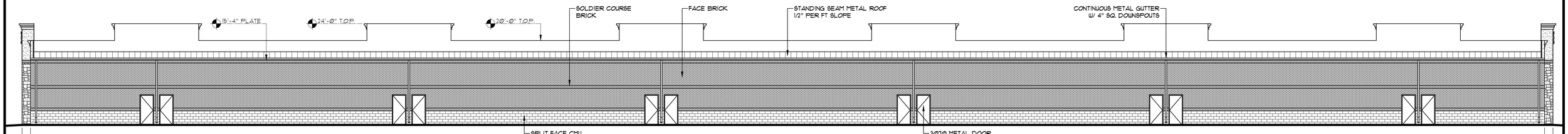
HIGH SCHOOL DR., LOT 1, BODIN IND. TRACT
ROCKWALL, TEXAS

Date	06-16-2017
Scale	As Noted
Drawn	JLL
Job	17013

ELEVATIONS BUILDING A

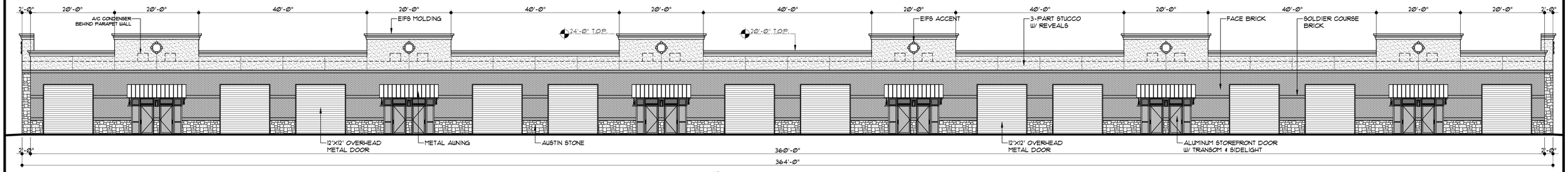
Sheet:
A2.1

MATERIAL COVERAGE - NORTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	5010	
DOORS & WINDOWS (DED.)	287	
ACCOUNTABLE AREA	4723	100%
MASONRY (STONE)	59	1%
MASONRY (SPLIT FACE CMU)	1067	23%
MASONRY (BRICK)	3547	75%
MASONRY (3-PART STUCCO)	42	1%
EIFS MOLDING	8	1%

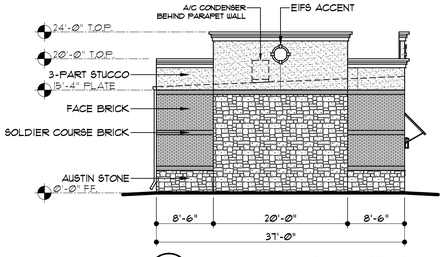


1 NORTH ELEVATION - BLDG. B
3/32" = 1'-0"

MATERIAL COVERAGE - SOUTH ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	7783	
DOORS & WINDOWS (DED.)	2283	
ACCOUNTABLE AREA	5500	100%
MASONRY (STONE)	565	10%
MASONRY (BRICK)	2681	49%
MASONRY (3-PART STUCCO)	1714	31%
EIFS MOLDING	540	10%



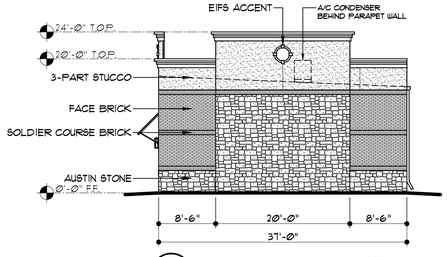
2 SOUTH ELEVATION - BLDG. B
3/32" = 1'-0"



3 WEST ELEVATION - BLDG. B
3/32" = 1'-0"

MATERIAL COVERAGE - WEST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	820	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	820	100%
MASONRY (STONE)	350	43%
MASONRY (BRICK)	211	26%
MASONRY (3-PART STUCCO)	203	25%
EIFS MOLDING	56	7%

MATERIAL COVERAGE - EAST ELEVATION		
ITEM	AREA S.F.	PERCENT.
ELEVATION AREA	820	
DOORS & WINDOWS (DED.)	0	
ACCOUNTABLE AREA	820	100%
MASONRY (STONE)	350	43%
MASONRY (BRICK)	211	26%
MASONRY (3-PART STUCCO)	203	25%
EIFS MOLDING	56	7%



4 EAST ELEVATION - BLDG. B
3/32" = 1'-0"

NO.	REVISION	NO.	REVISION

JL BUILDING SYSTEMS, LLC
4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILDSYS.COM

PROPOSED NEW OFFICE/WAREHOUSE FACILITY FOR:

PLANTINUM SELF-STORAGE

HIGH SCHOOL DR., LOT 1, BODIN IND. TRACT
ROCKWALL, TEXAS

Date	06-16-2017
Scale	As Noted
Drawn	JLL
Job	17013

ELEVATIONS BUILDING B

Sheet: A2.2



1 SE PERSPECTIVE VIEW
NOT TO SCALE



2 SOUTH ELEVATION - BLDG. A
NOT TO SCALE (BLDG. B SIMILAR)



3 NORTH ELEVATION - BLDG. A
NOT TO SCALE (BLDG. B SIMILAR)

BUILDING EXTERIOR MATERIALS				
MARK	MATERIAL	BRAND	COLOR/MOD.	REMARKS
A	3-PART STUCCO	STO CORP.	MOONLIGHT SAND MOD. 10611	COLOR-INTRINSIC
B	SOLDIER BRICK	'ACME'	QUORUM DARK	HARD-FIRED, INTEGRALLY-COLORED
C	BRICK	'ACME'	QUORUM	HARD-FIRED, INTEGRALLY-COLORED
D	SPLIT FACE CMU	'OLD CASTLE'	LIGHT GRAY MOD. PREMIUM SD-33	INTEGRALLY-COLORED, SAME ASTM AS CLAY BRICK
E	AUSTIN STONE	'AGUADO STONE'	AUSTIN TEXAS CREAM MOD. NO. 28	NATURAL STONE
F	EIFS	'DRYVIT'	SWISS MOCHA MOD. NO. 305	COLOR-INTRINSIC

NO.	REVISION	NO.	REVISION

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PROPOSED NEW OFFICE/WAREHOUSE FACILITY FOR

PLANTINUM SELF-STORAGE

HIGH SCHOOL DR., LOT 1, BODIN IND. TRACT
ROCKWALL, TEXAS

Date	06-16-2017
Scale	As Noted
Drawn	JLL
Job	17013

PERSPECTIVE VIEW & MATERIALS

Sheet
A2.3

City of Rockwall

Project Plan Review History

Project Number	SP2017-019	**Owner**	PASTEM, CORP	**Applied**	6/16/2017 LM
Project Name	Best Western Plus Executive Residency	**Applicant**	VASQUEZ ENGINEERING, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	6/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
700 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/16/2017	6/23/2017	6/22/2017	6	APPROVED	
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	COMMENTS	See Comments

(6/21/2017 4:03 PM AW)
Dumpster to drain to oil/water separator
All parking adjacent to the building to be 20'x9'
All 18' parking to have 2' clear overhang and can't cross into adjacent property
No grate inlets allowed
No walls in any easements
Show existing water/sewer/drainage on plan
All easements to be 20' wide minimum
Some existing easements can't be abandoned because of existing utilities and drainage

Landscape Plan
Trees are too close to existing utilities. See markup

FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	see comments

(6/22/2017 3:07 PM AA)
The required turning radius of a fire apparatus access road for buildings 30-feet or more and/or 3 or more stories in height shall have a minimum interior turning radius of 30 feet.

Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building.

GIS	Lance Singleton	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	See Comments

(6/21/2017 4:14 PM LS)
Previous Comfort Inn requested 700 E INTERSTATE 30, ROCKWALL, TX 75087 for the address.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING		6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	Comments

(6/22/2017 3:42 PM KB)

SP2017-019 Best Western Executive Residency Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 Please see markups

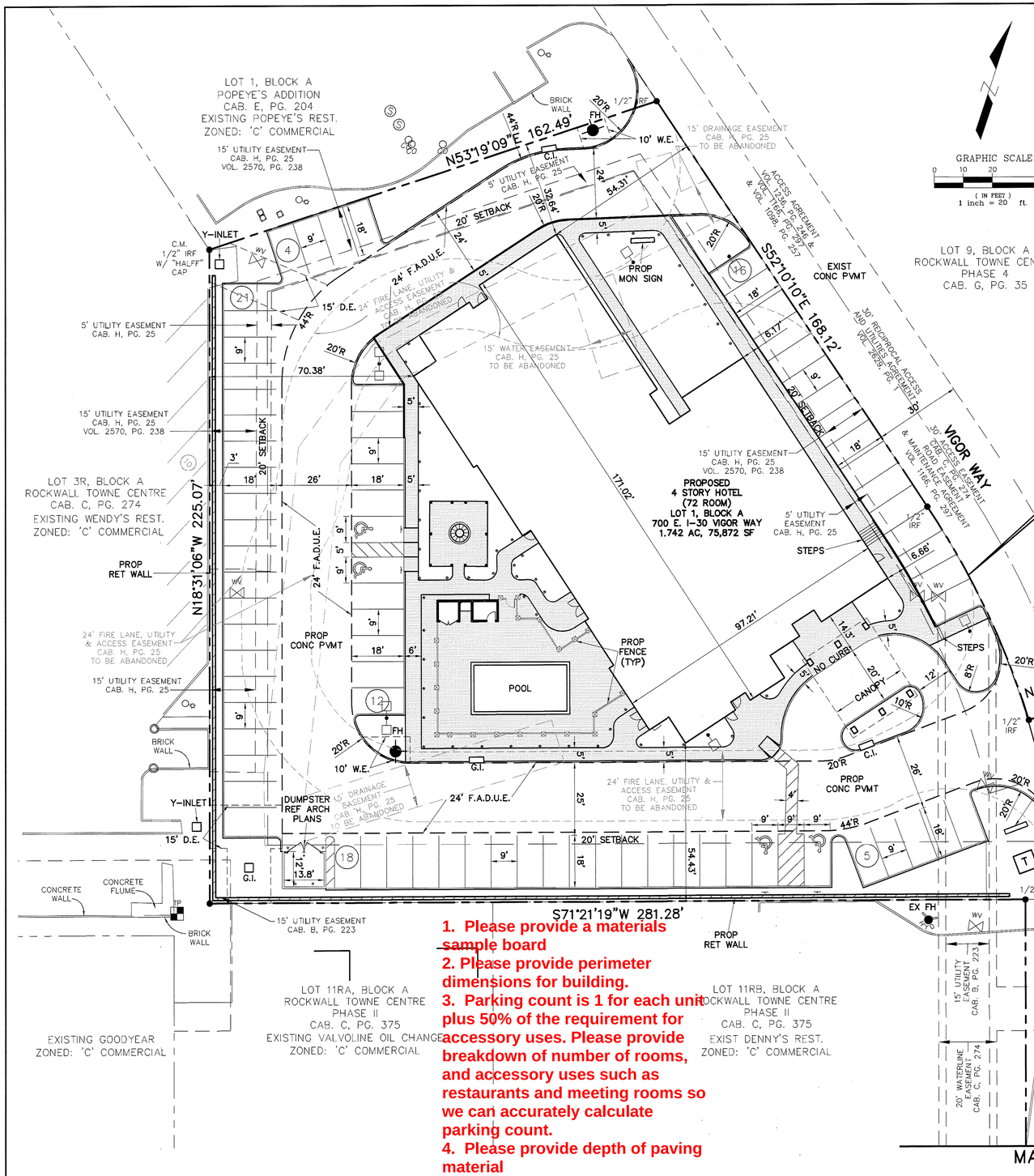
M.5 Please put the case number SP2017-019 in the lower right hand corner.

M.4 Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017.

M.5 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting for this case is July 11 2017. The City Council Meeting for this site plan is July 17, 2017 (if needed)

M.6 This site plan is required to go to Architectural Review Board—held at 5:00 p.m. on June 27, 2017.

I.7 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

BENCHMARKS:

BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER

ELEVATION - 545.93 FEET

NOTES:

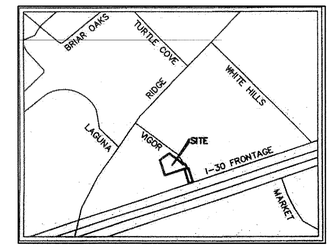
1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- (9) PARKING COUNT
- 4" CONC SIDEWALK
- PROP RETAIINING WALL
- F.A.D.U.E. FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- LIGHT POLE

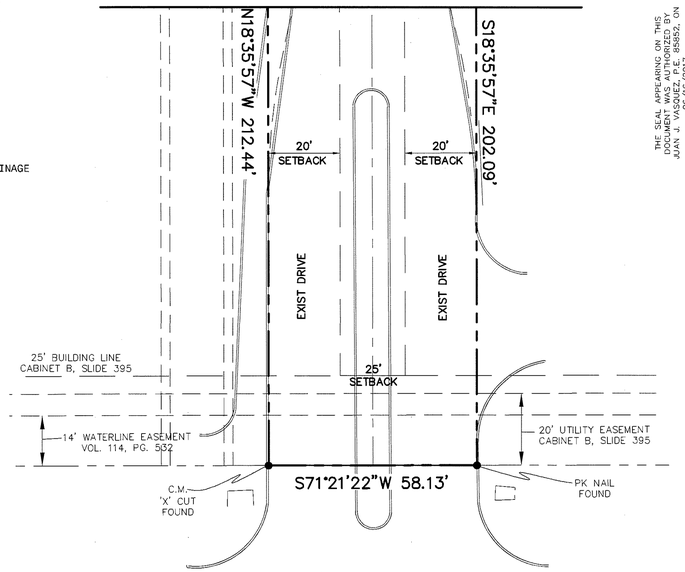
BLDG AREA TABLE:

1st FLOOR	13,558 SF
2ND FLOOR	10,401 SF
3RD FLOOR	10,401 SF
4TH FLOOR	10,401 SF
TOTAL	44,761 SF



LOCATION MAP
N.T.S.

MATCHLINE NORTH



INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

1. Please provide a materials sample board
2. Please provide perimeter dimensions for building.
3. Parking count is 1 for each unit plus 50% of the requirement for accessory uses. Please provide breakdown of number of rooms, and accessory uses such as restaurants and meeting rooms so we can accurately calculate parking count.
4. Please provide depth of paving material
5. Please indicate how you will be screening utility equipment and whether it is roof mounted or pad mounted.
6. Provide elevation of dumpster enclosure.

SITE PLAN
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
COMFORT INN & SUITES
1.742 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 16, 2017
CASE #SP2017-XXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
JAGH HOSPITALITY
996 EAST I-30
ROCKWALL, TEXAS 75087
TELE 972-722-3265
CONTACT: HIMMAT CHAUHAN

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 06/16/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

SITE PLAN PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
631-01\dwg\SP1-SITE PLAN.dwg
Date: 06/16/2017

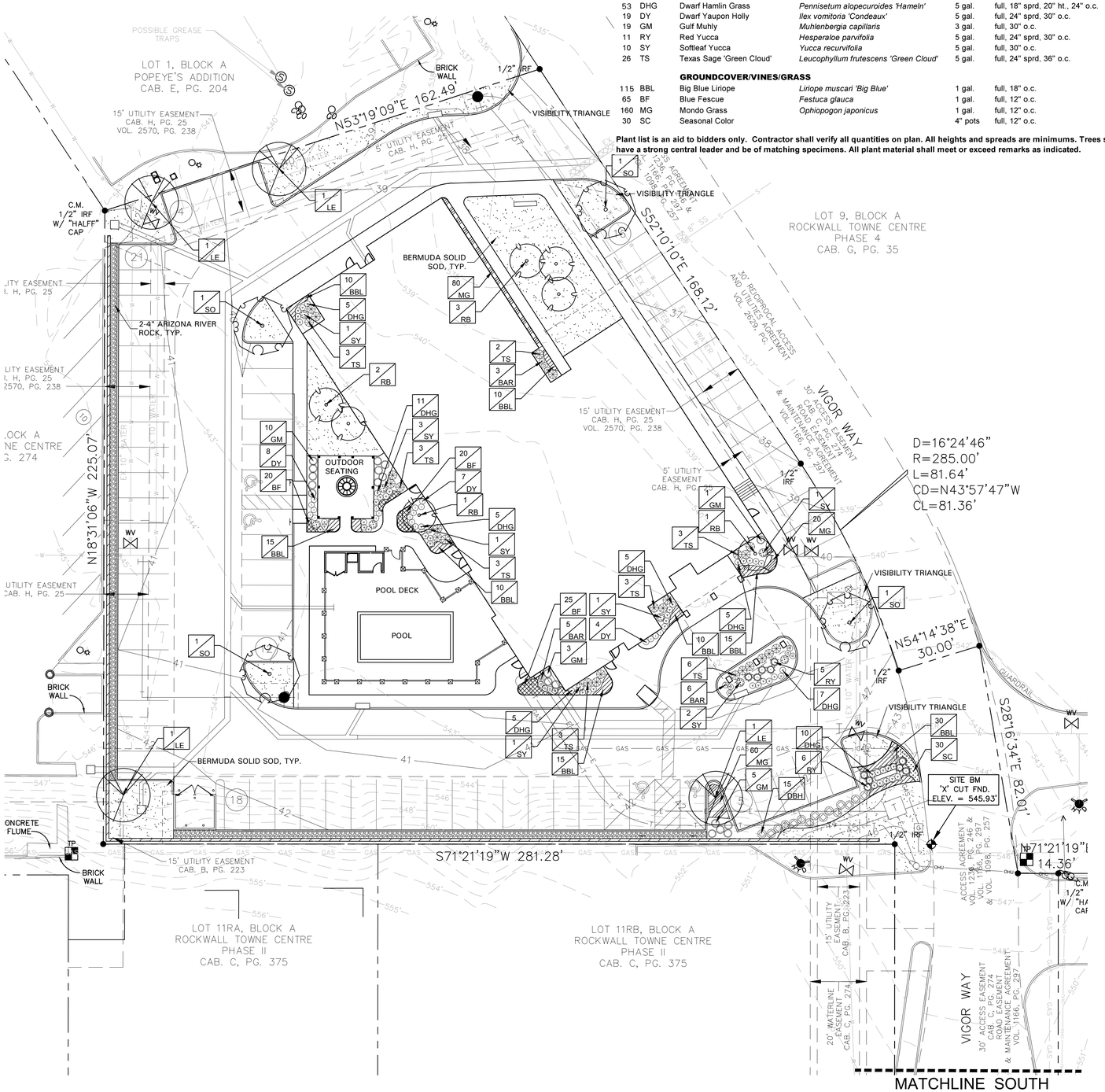
SHEET
SP1

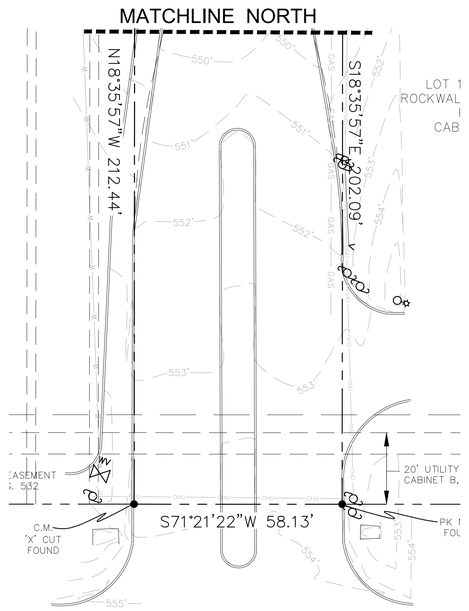
1. Trees must be planted at least 5 feet from water, sewer, and storm sewer lines.
2. Provide note indicating that irrigation will meet requirements of UDC.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
14	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
11	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
115	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	*Ophiopogon japonicus*	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.





GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:
SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,373 s.f. (14.86%)

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:		11,299 / 75,872 SF = 14.8%
Pervious Area:		64,573 / 75,872 SF = 29.6%

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHALL INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS SHALL BE FINE GRADED, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN DRUG OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST- FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

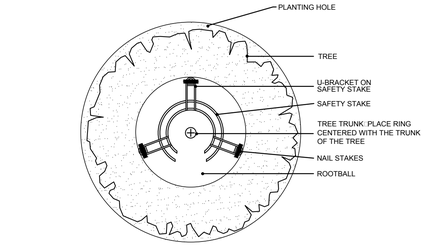
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

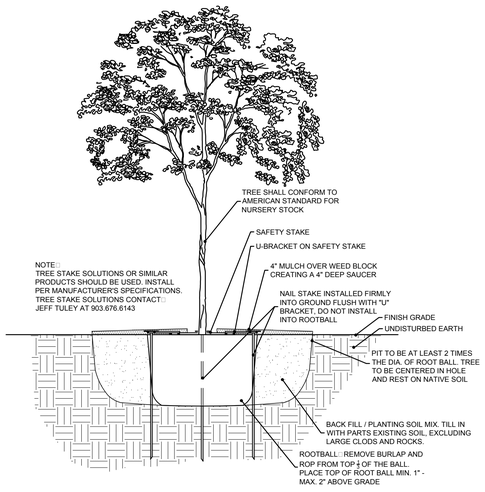
B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION





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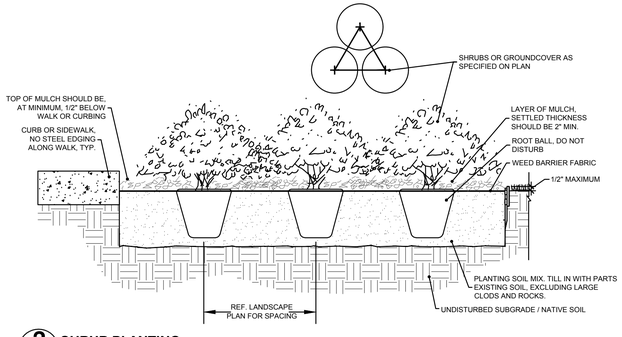

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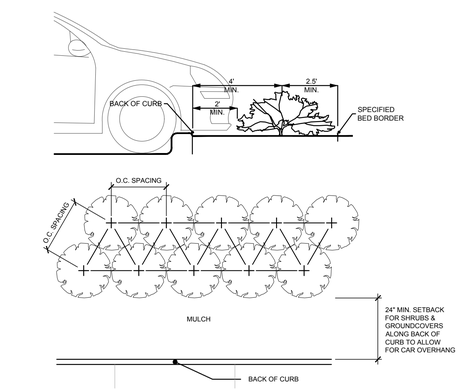
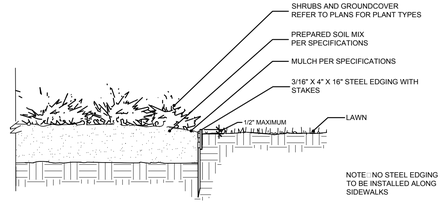


3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
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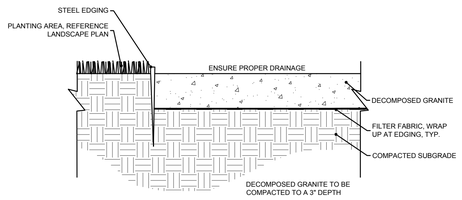


5 DECOMPOSED GRANITE
N.T.S.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE		APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration No. F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

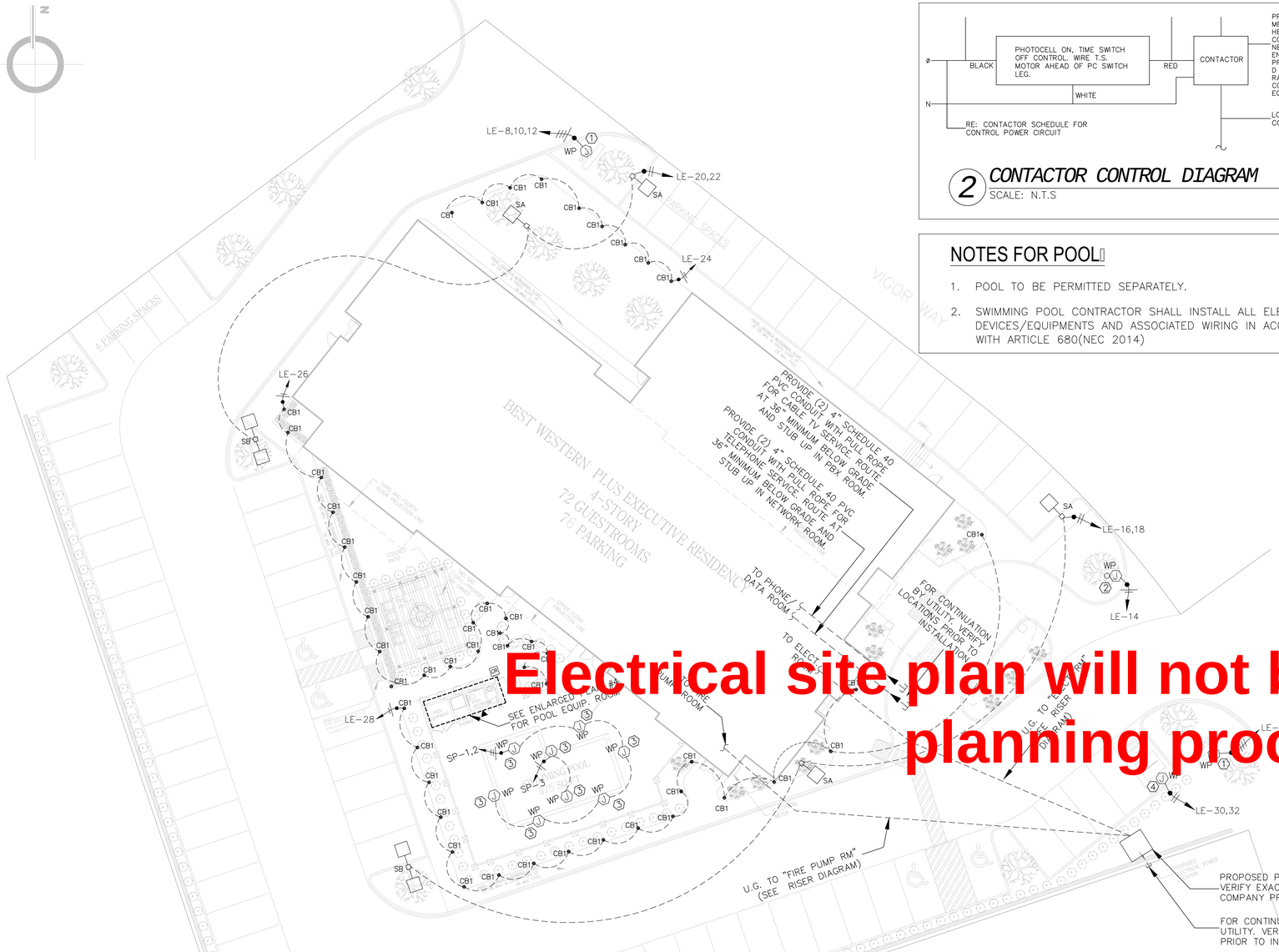
DEVELOPER
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

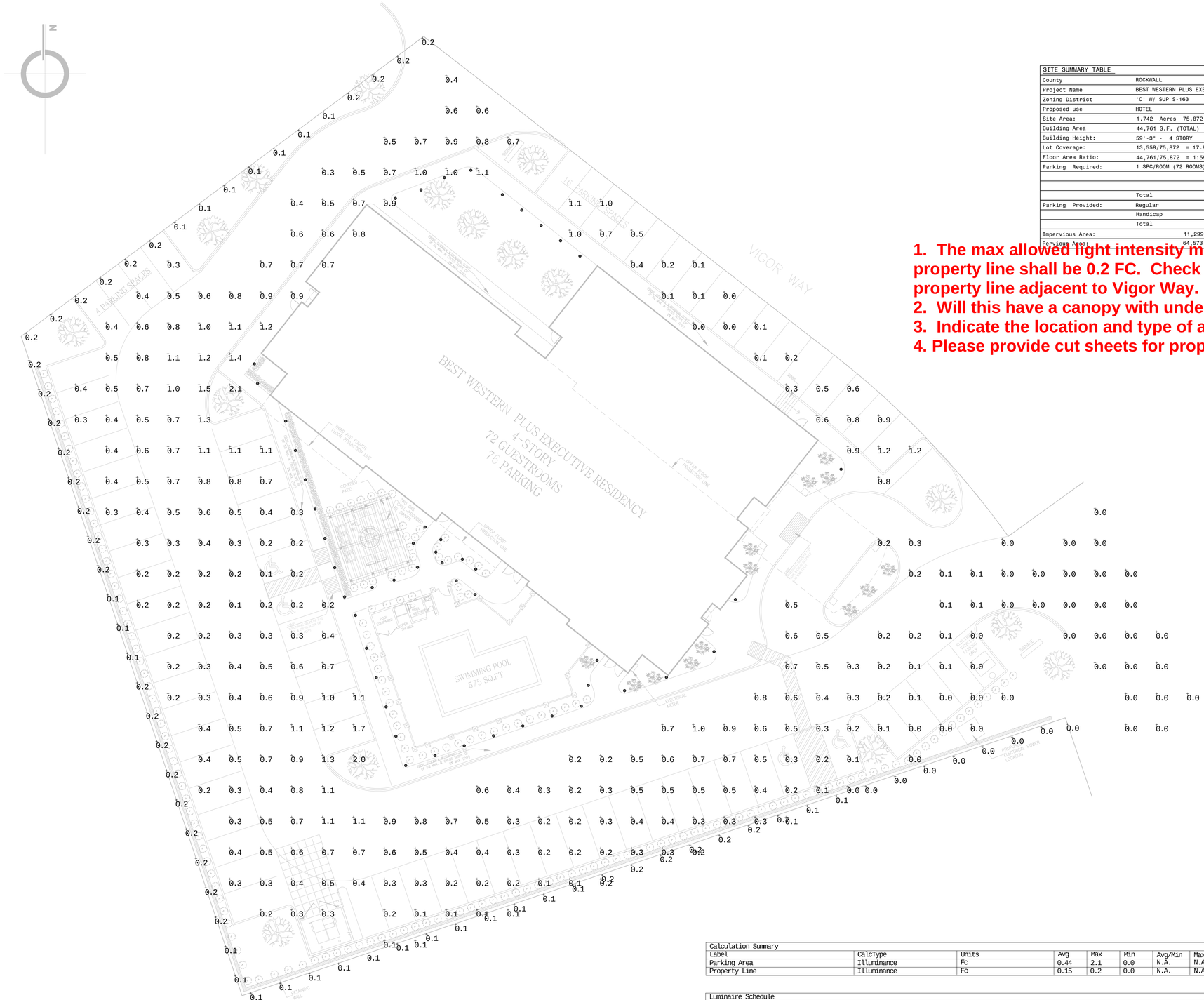
LANDSCAPE SPECIFICATIONS AND DETAILS

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.2


LE-8,10,12
WP
1
LE-20,22
SA
CB1
SA
CB1
CB1
CB1
CB1
CB1
CB1
LE-24
4 PARKING SPACES
PARKING SPACES
VIGOR WAY
LE-26
CB1
SB
CB1
CB1
CB1
CB1
CB1
CB1



1 **PHOTOMETRIC PLAN**
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

1. The max allowed light intensity measured at the property line shall be 0.2 FC. Check light intensity at property line adjacent to Vigor Way.
2. Will this have a canopy with under-canopy lighting?
3. Indicate the location and type of all exterior lighting.
4. Please provide cut sheets for proposed lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	0.44	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_530_30K_R3_MVOLT	SINGLE	1.000	KAD LED 20C 530 30K R3 MVOLT	38	4123

D.R. ASSOCIATES
ARCHITECTS
888 W. SAM HOUSTON PKWY S.
SUITE 120
HOUSTON, TX 77042
PH.(713)266-3304 FAX.(713)266-3305
EMAIL: info@dr-architects.com

JUNE 13, 2017

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED PROFESSIONAL ENGINEER

MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY

ROCKWALL, TX

PHOTOMETRIC SITE PLAN

SHEET TITLE

1/16" = 1'-0"
SCALE

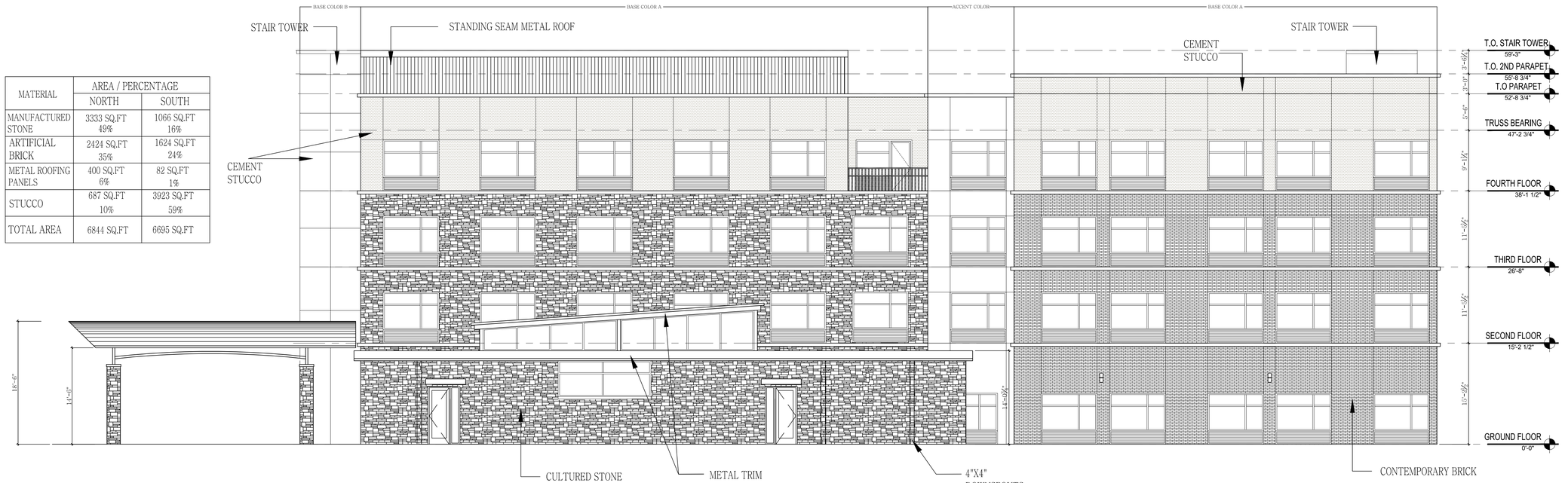
#6091
PROJECT NUMBER

JUNE 13, 2017
DATE

E6.1
SHEET NUMBER

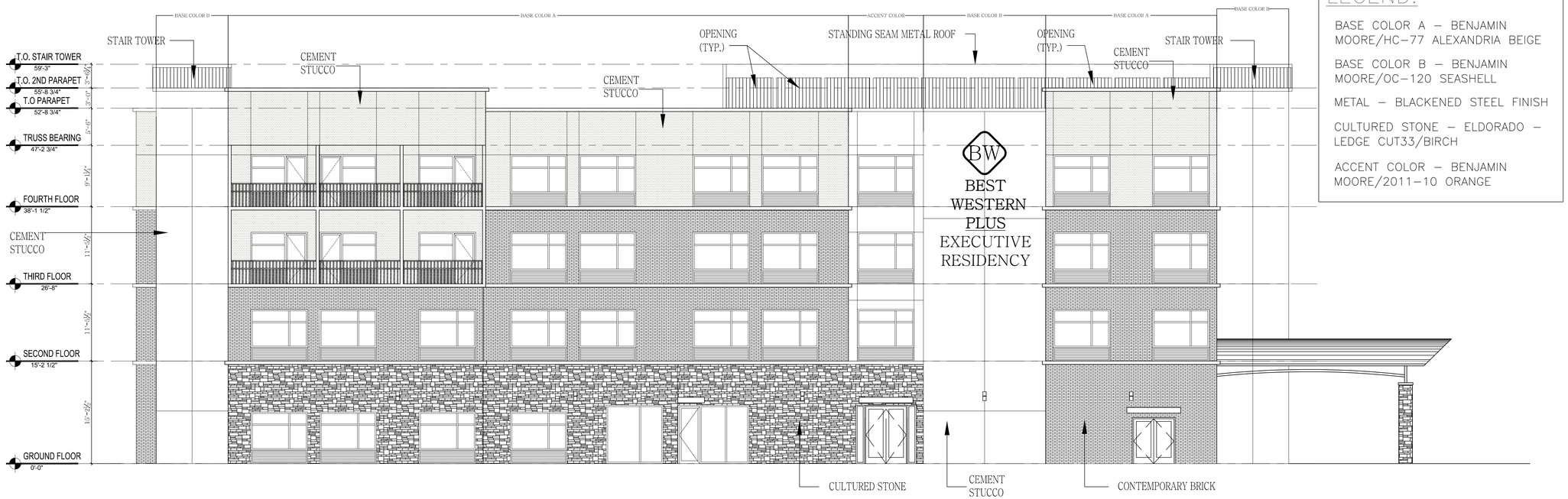
Comments on next page

MATERIAL	AREA / PERCENTAGE	
	NORTH	SOUTH
MANUFACTURED STONE	3333 SQ.FT 49%	1066 SQ.FT 16%
ARTIFICIAL BRICK	2424 SQ.FT 35%	1624 SQ.FT 24%
METAL ROOFING PANELS	400 SQ.FT 6%	82 SQ.FT 1%
STUCCO	687 SQ.FT 10%	3923 SQ.FT 59%
TOTAL AREA	6844 SQ.FT	6695 SQ.FT



1 NORTH ELEVATION

SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR CLADDING LEGEND:

BASE COLOR A – BENJAMIN MOORE/HC–77 ALEXANDRIA BEIGE

BASE COLOR B – BENJAMIN MOORE/OC–120 SEASHELL

METAL – BLACKENED STEEL FINISH

CULTURED STONE – ELDORADO – LEDGE CUT33/BIRCH

ACCENT COLOR – BENJAMIN MOORE/2011–10 ORANGE

D.R. ASSOCIATES
ARCHITECTS
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6-1-17

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REVISIONS

1 2 3 4 5 6

BEST WESTERN PLUS EXECUTIVE RESIDENCY

ROCKWALL, TX

EXTERIOR ELEVATION
SHEET TITLE

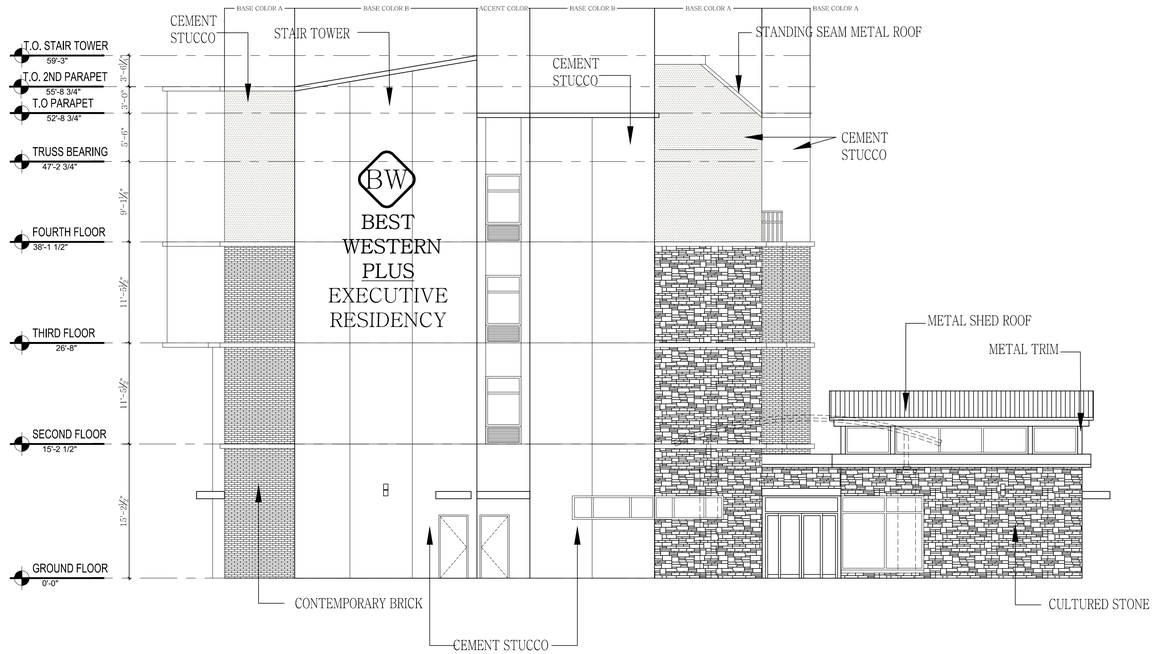
1/8" = 1'-0"
SCALE

#6091
PROJECT NUMBER

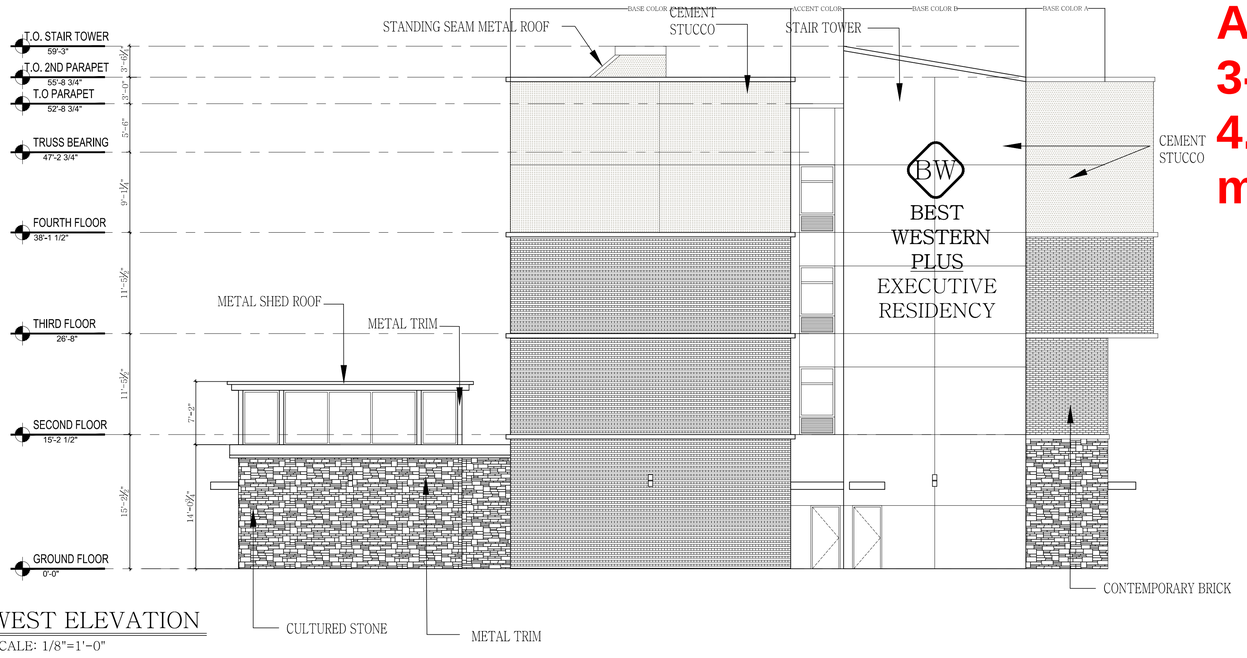
JUNE 2017
DATE

A05.0
SHEET NUMBER

MATERIAL	AREA / PERCENTAGE	
	EAST	WEST
MANUFACTURED STONE	720 SQ.FT 19%	528 SQ.FT 12%
ARTIFICIAL BRICK	435 SQ.FT 12%	1486 SQ.FT 35%
METAL ROOFING PANELS	- SQ.FT -%	- SQ.FT -%
STUCCO	2600 SQ.FT 69%	2227 SQ.FT 53%
TOTAL AREA	3755 SQ.FT	4241 SQ.FT



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

1. Indicate elevations adjacent to Vigor Way
2. will need a variance for cultured stone and manufactured brick. The last few cases that requested cultured stone in the overlay district were denied.
3. Will need a variance for the amount of stucco. Stucco cannot exceed 50% of each facade and cannot be located in the first 4 feet of the building. Also stucco must be 3-part stucco
4. Please provide material samples

EXTERIOR CLADDING LEGEND:

BASE COLOR A – BENJAMIN MOORE/HC-77 ALEXANDRIA BEIGE

BASE COLOR B – BENJAMIN MOORE/OC-120 SEASHELL

METAL – BLACKENED STEEL FINISH

CULTURED STONE – ELDORADO – LEDGE CUT33/BIRCH

ACCENT COLOR – BENJAMIN MOORE/2011-10 ORANGE

D.R. ASSOCIATES
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6-1-17

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REVISIONS
1 2 3 4 5 6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

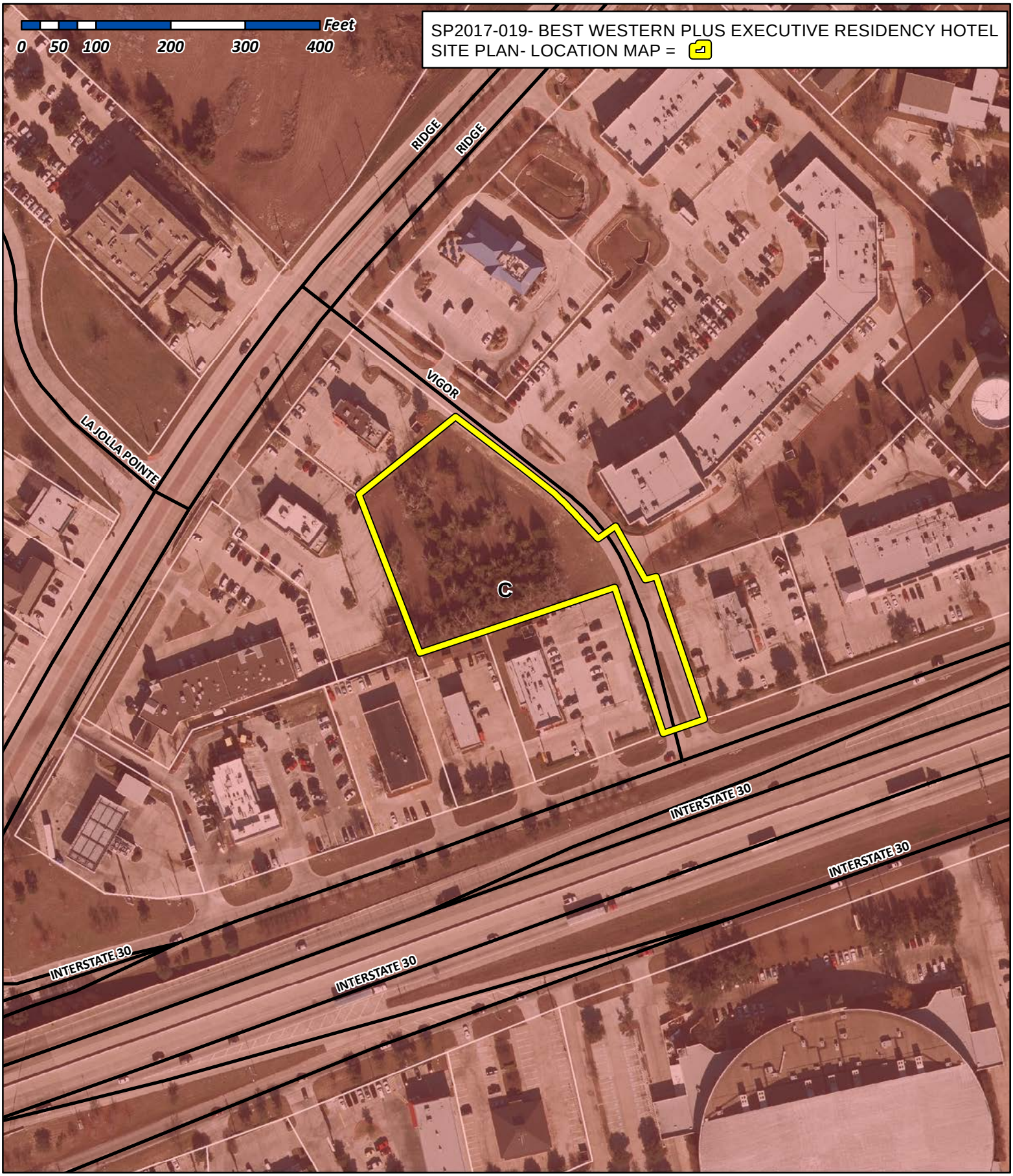
EXTERIOR ELEVATION
SHEET TITLE

1/8" = 1'-0"
SCALE

#6091
PROJECT NUMBER

JUNE 2017
DATE

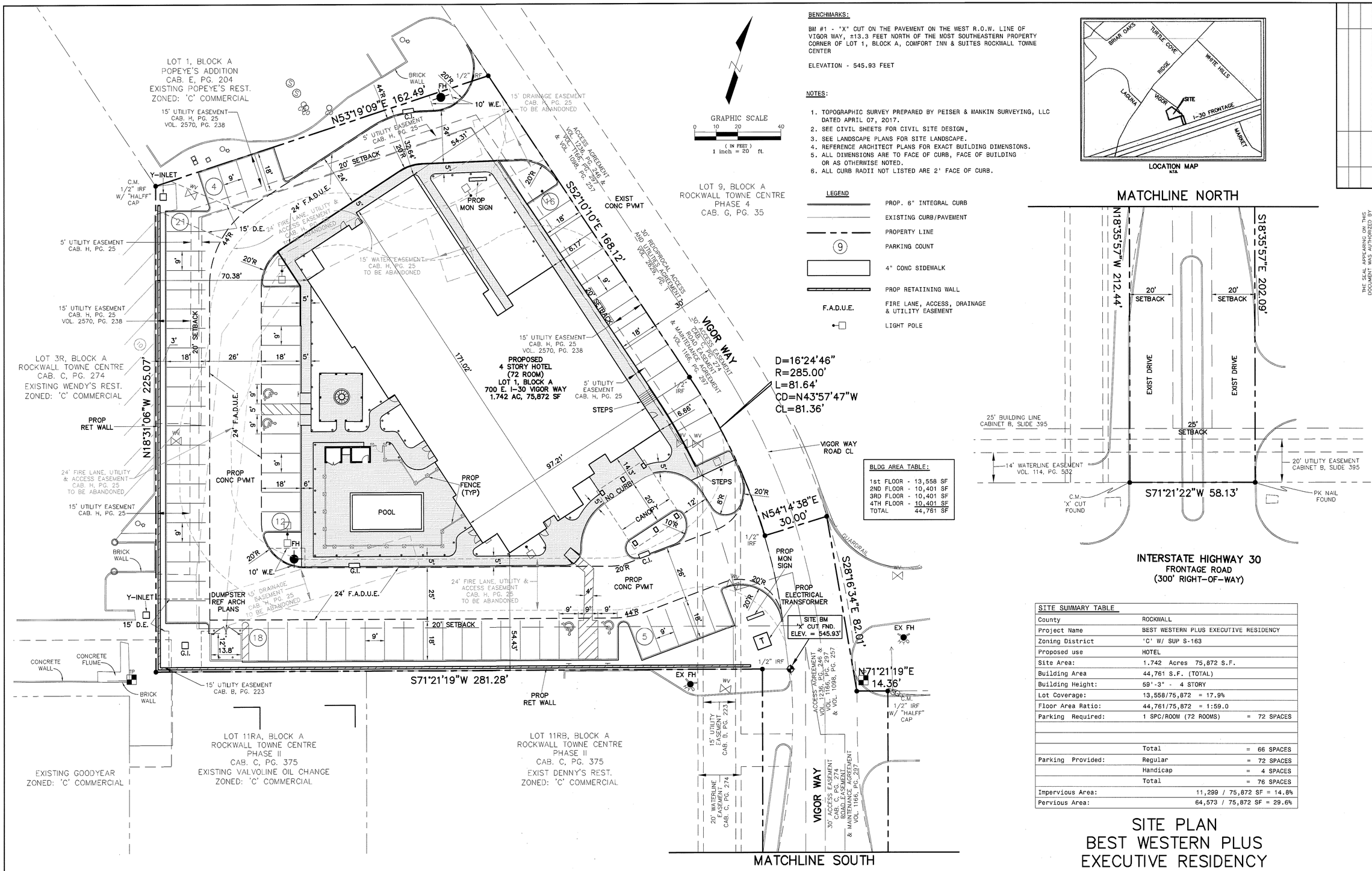
A05.1
SHEET NUMBER



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BENCHMARKS:

BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER

ELEVATION - 545.93 FEET

NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

LEGEND

	PROP. 6" INTEGRAL CURB
	EXISTING CURB/PAVEMENT
	PROPERTY LINE
(9)	PARKING COUNT
	4" CONC SIDEWALK
	PROP RETAINING WALL
F.A.D.U.E.	FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
	LIGHT POLE

LOCATION MAP
N.T.S.

BLDG AREA TABLE:

1st FLOOR	13,558 SF
2ND FLOOR	10,401 SF
3RD FLOOR	10,401 SF
4TH FLOOR	10,401 SF
TOTAL	44,761 SF

MATCHLINE NORTH

INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

SITE SUMMARY TABLE		
County	ROCKWALL	
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	Total	= 76 SPACES
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Pervious Area:	64,573 / 75,872 SF = 29.6%	

SITE PLAN
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
COMFORT INN & SUITES
1.742 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 16, 2017
CASE #SP2017-XXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
JAGH HOSPITALITY
996 EAST I-30
ROCKWALL, TEXAS 75087
TELE 972-722-3265
CONTACT: HIMMAT CHAUHAN

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 06/16/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

SITE PLAN PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

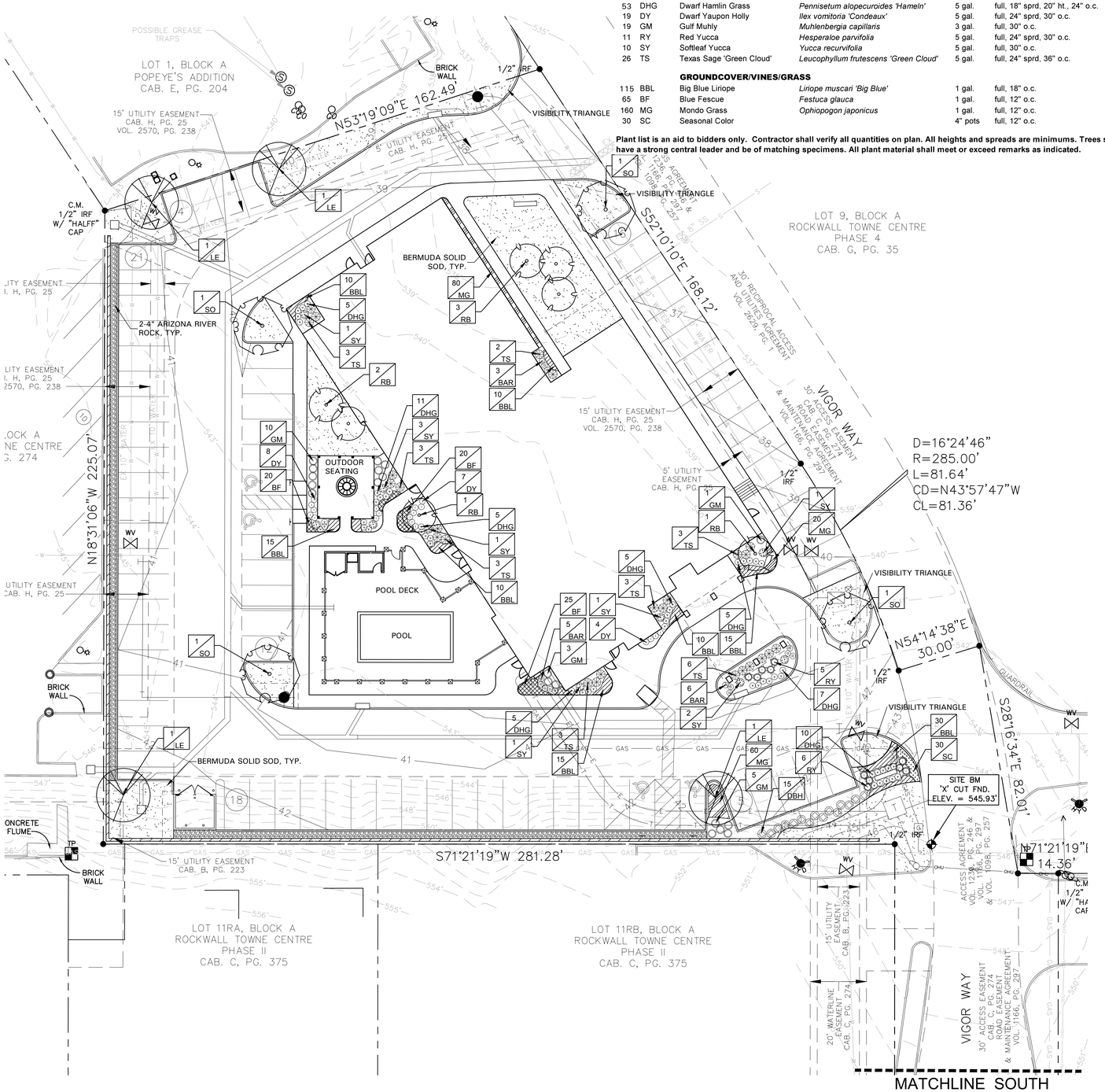
Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
631-01\dwg\SP1-SITE PLAN.dwg
Date: 06/16/2017

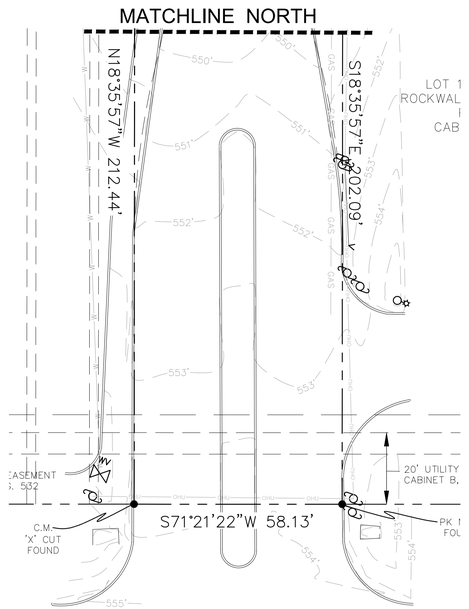
SHEET
SP1

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
14	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
11	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
115	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	*Ophiopogon japonicus*	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.





GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:
SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,373 s.f. (14.86%)

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:		11,299 / 75,872 SF = 14.8%
Pervious Area:		64,573 / 75,872 SF = 29.6%

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHALL INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS SHALL BE FINE GRADED, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN DRUG OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST- FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

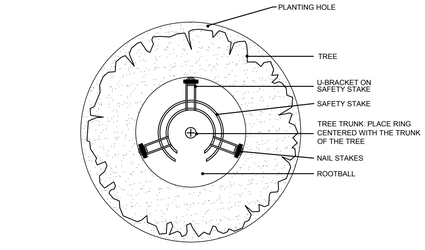
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

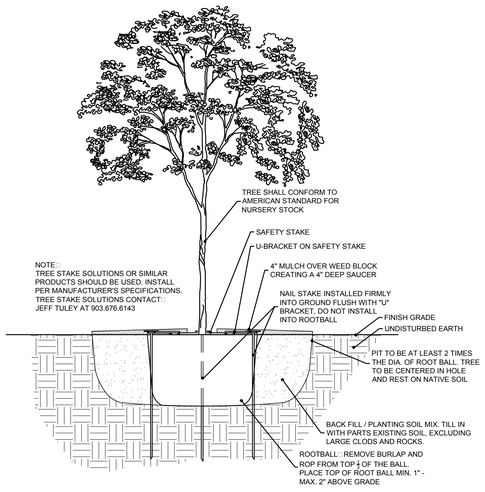
B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

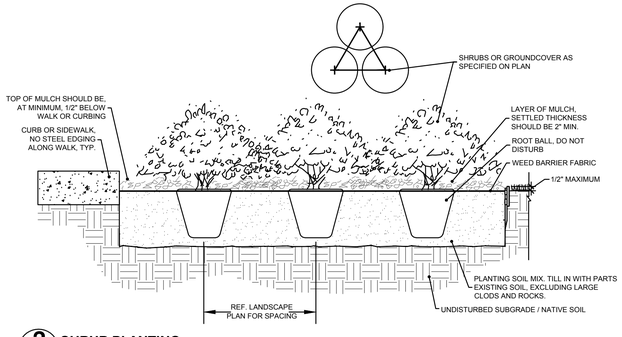
D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

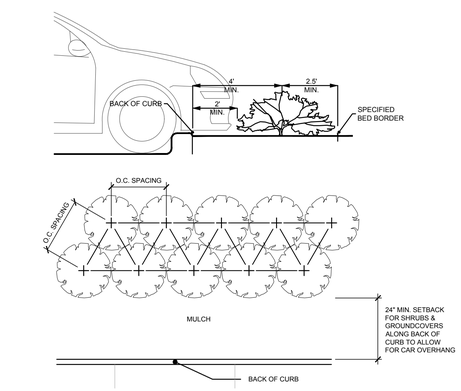




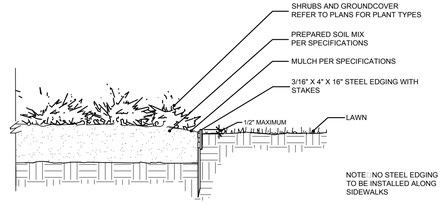
1 TREE PLANTING
N.T.S.



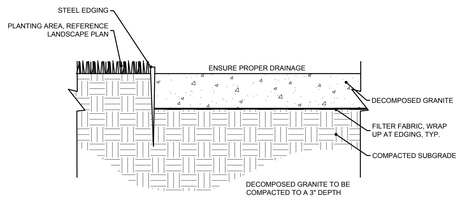
2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.



5 DECOMPOSED GRANITE
N.T.S.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE		APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration No. F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

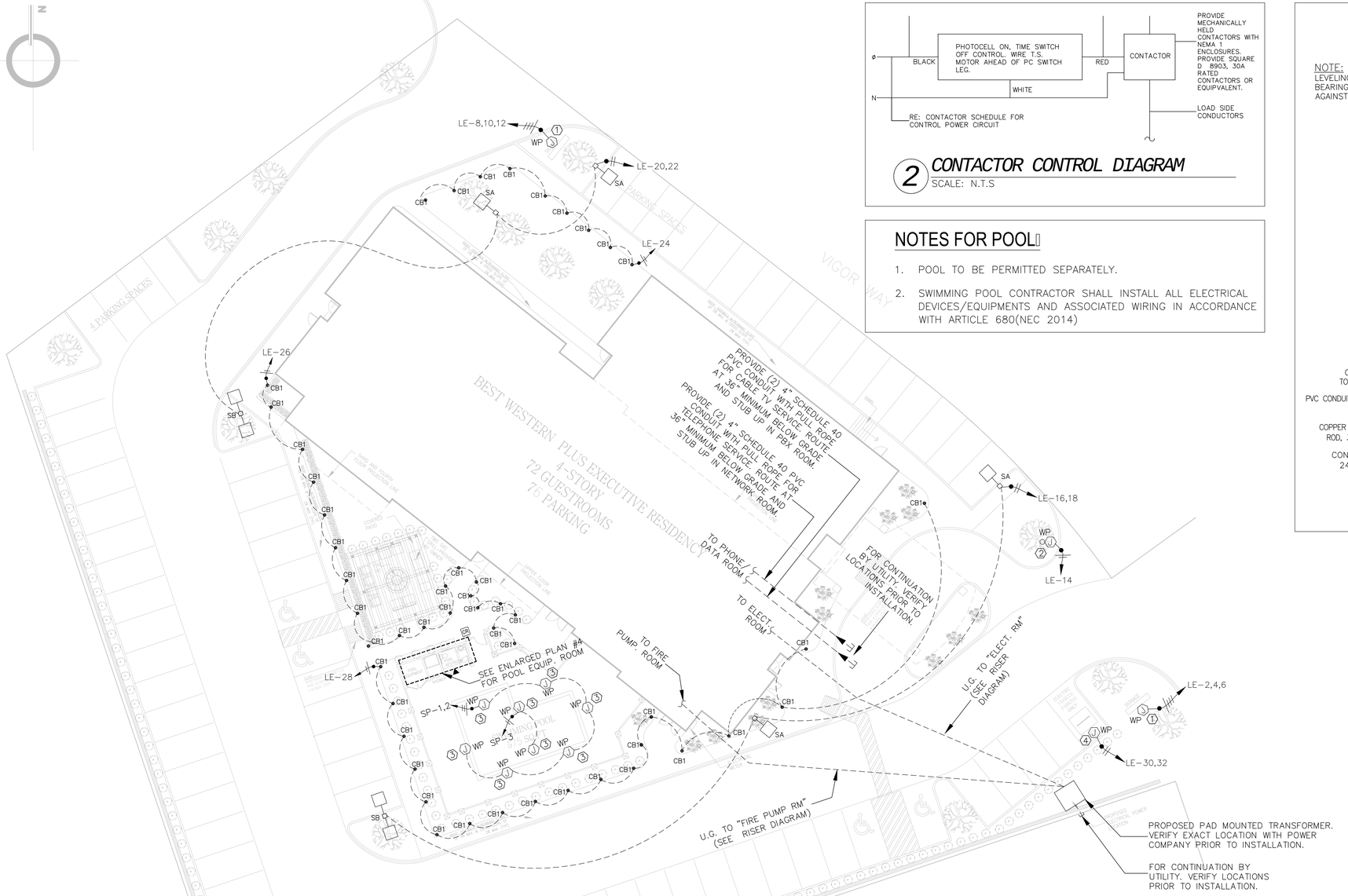
DEVELOPER
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE SPECIFICATIONS AND DETAILS

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.2



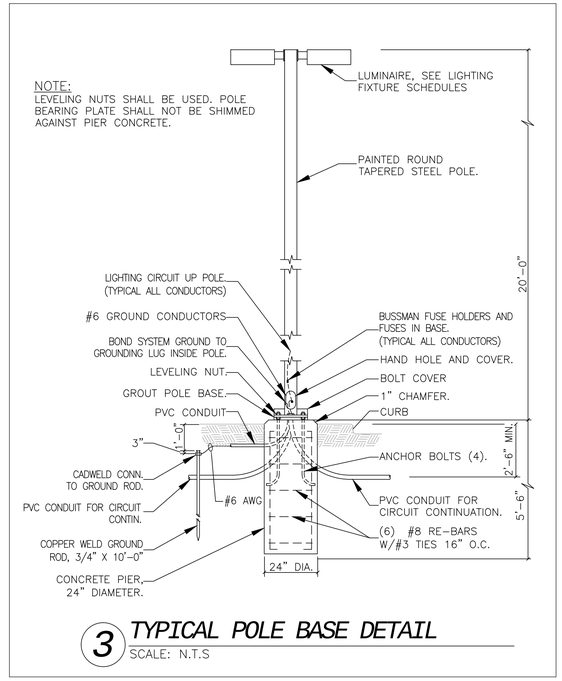
1 SITE PLAN
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

2 CONTACTOR CONTROL DIAGRAM
SCALE: N.T.S

NOTES FOR POOL

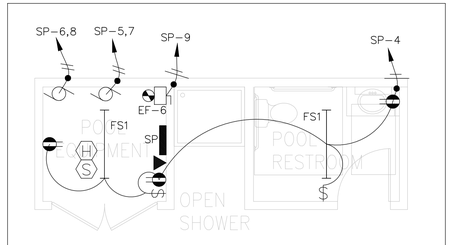
1. POOL TO BE PERMITTED SEPARATELY.
2. SWIMMING POOL CONTRACTOR SHALL INSTALL ALL ELECTRICAL DEVICES/EQUIPMENTS AND ASSOCIATED WIRING IN ACCORDANCE WITH ARTICLE 680(NEC 2014)



3 TYPICAL POLE BASE DETAIL
SCALE: N.T.S

KEY NOTES

1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.
4. J.BOX FOR ELECTRIC VEHICLE CHARGING STATION.



4 ENLARGE POOL EQUIP. ROOM
SCALE: N.T.S

GENERAL SITE NOTES:

1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E6.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.

D.R. ASSOCIATES
ARCHITECTS
888 W. SAM HOUSTON PKWY S.
SUITE 120
HOUSTON, TX 77042
PH:(713)266-3304 FAX:(713)266-3305
EMAIL: info@dr-architects.com

JUNE 13, 2017

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED PROFESSIONAL ENGINEER

MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

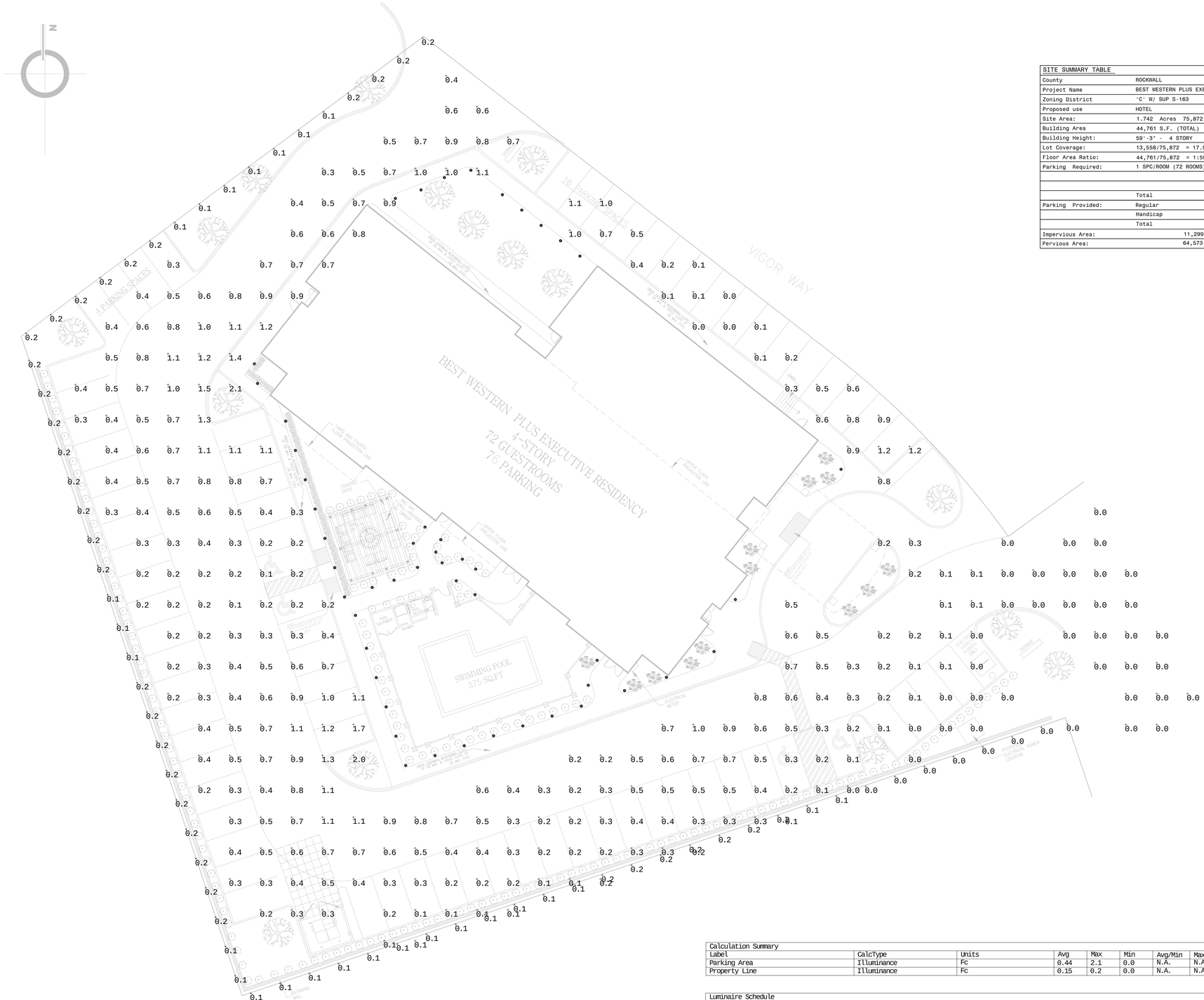
REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

ELECTRICAL SITE PLAN

SHEET TITLE
1/16" = 1'-0"
SCALE
#6091
PROJECT NUMBER
JUNE 13, 2017
DATE

E6.0
SHEET NUMBER



1 PHOTOMETRIC PLAN

SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
County	ROCKWALL	
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Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	0.44	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_530_30K_R3_MVOLT	SINGLE	1.000	KAD LED 20C 530 30K R3 MVOLT	38	4123

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JUNE 13, 2017

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REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY

ROCKWALL, TX

PHOTOMETRIC SITE PLAN

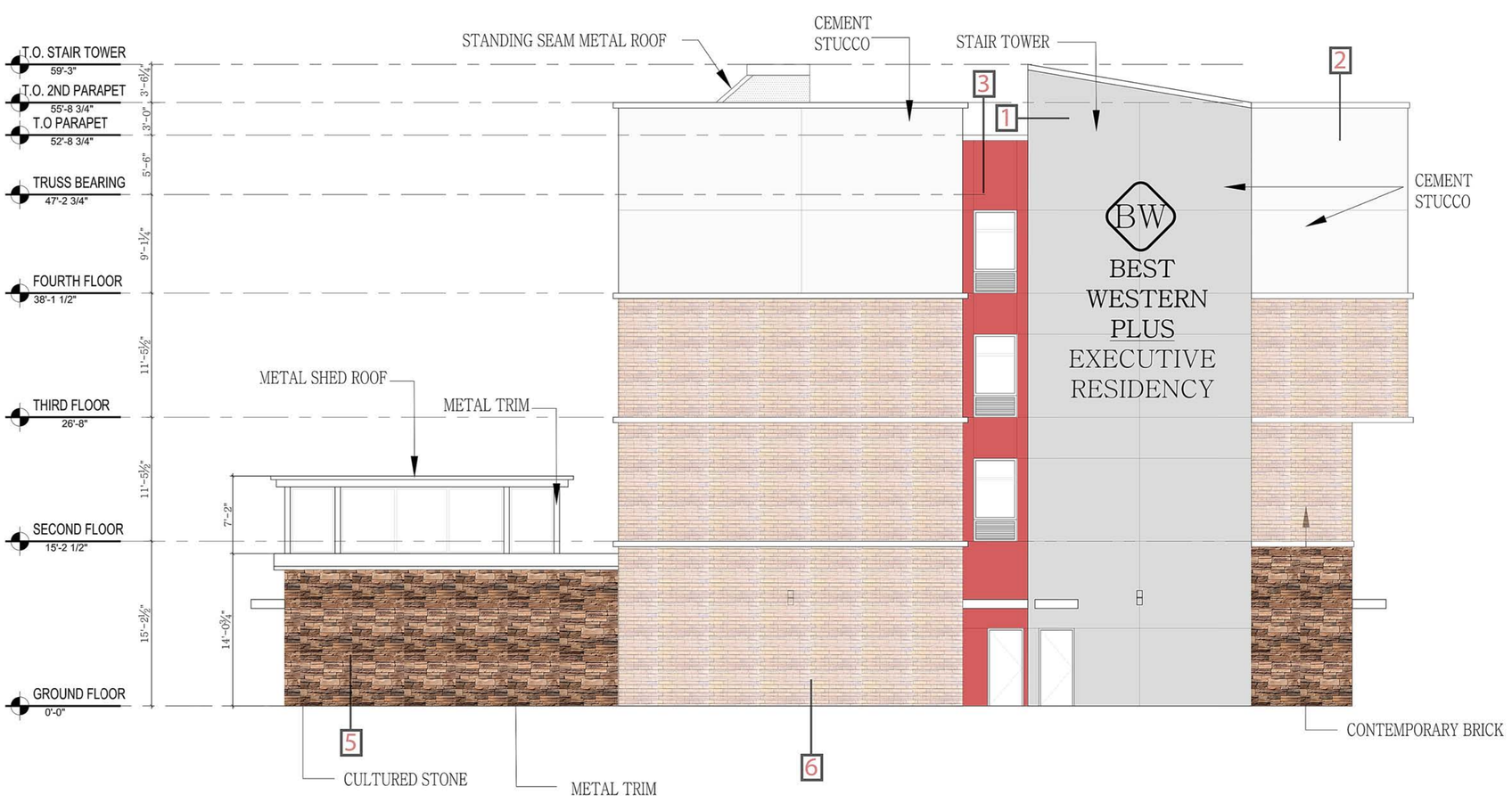
SHEET TITLE

1/16" = 1'-0"
SCALE

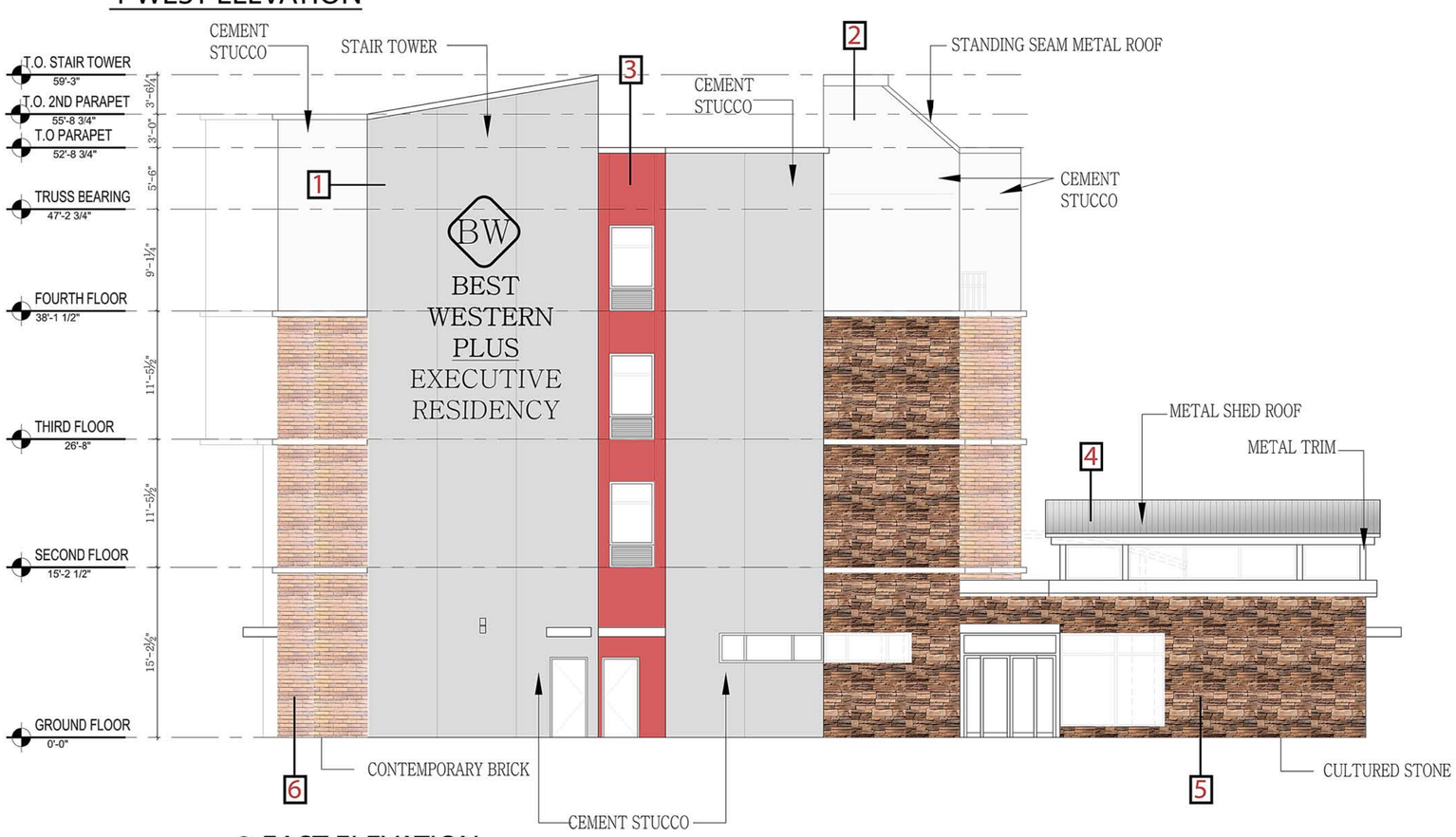
#6091
PROJECT NUMBER

JUNE 13, 2017
DATE

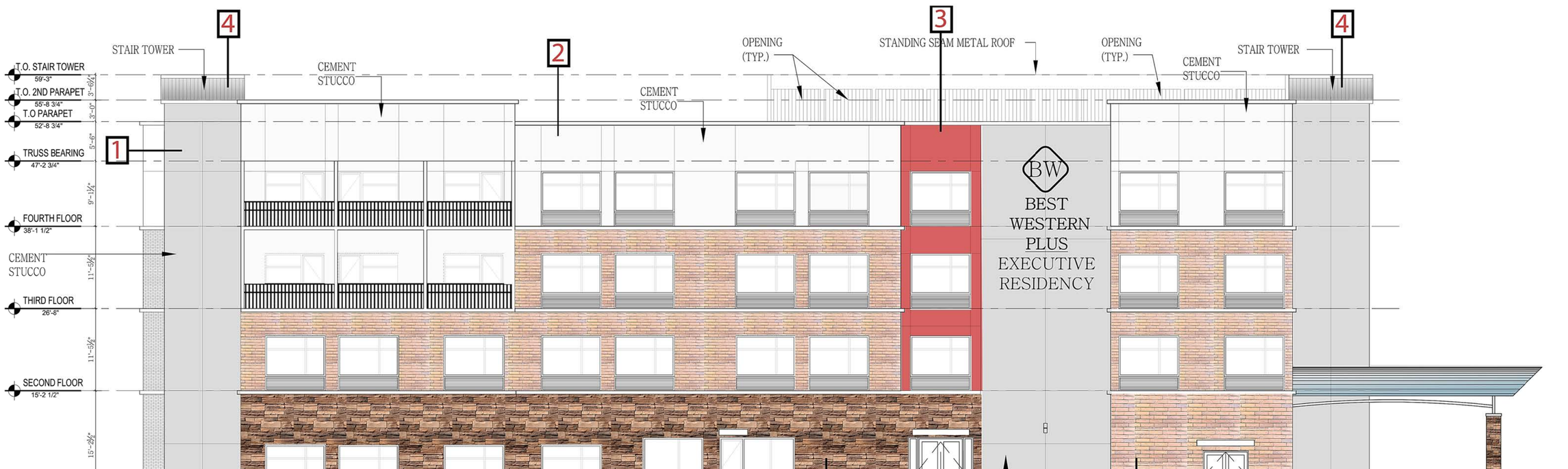
E6.1
SHEET NUMBER



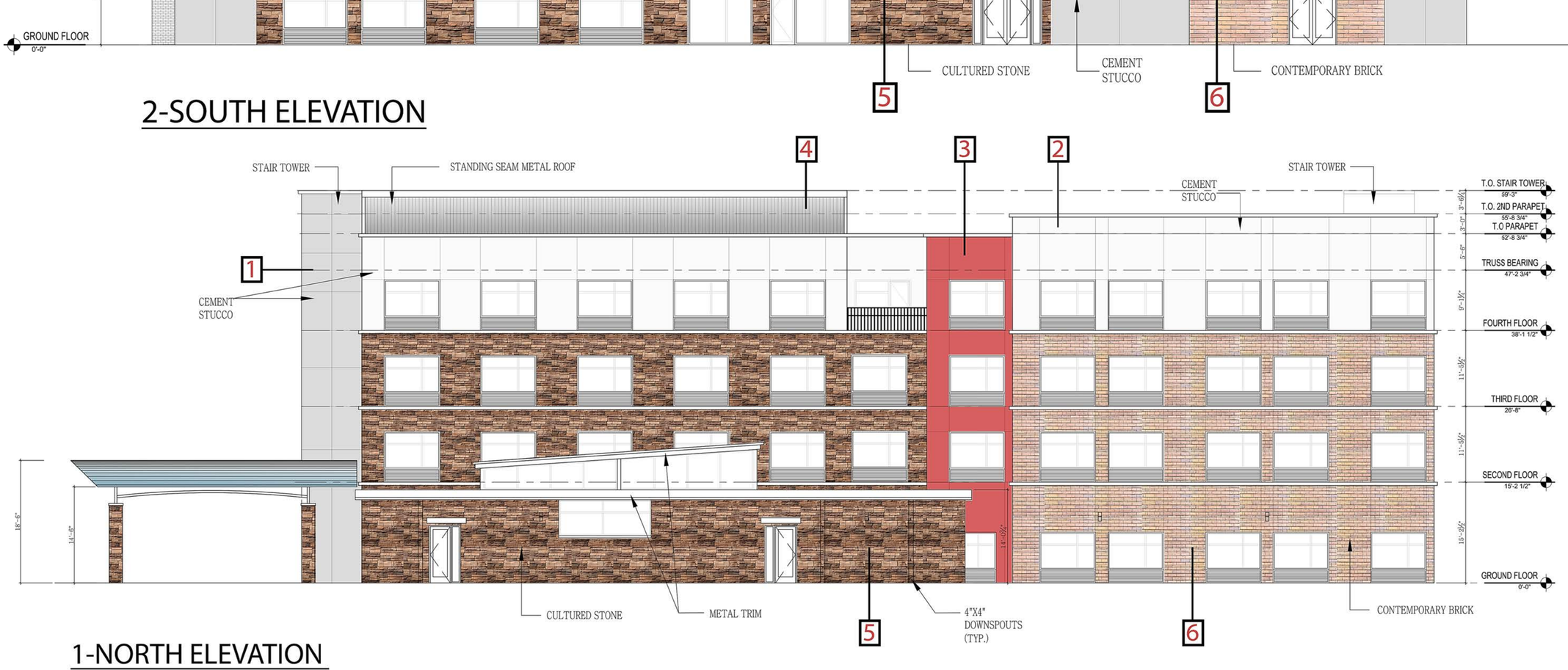
4-WEST ELEVATION



3-EAST ELEVATION



2-SOUTH ELEVATION



1-NORTH ELEVATION
(ADJUSTANT TO PLUBLIC RIGHT OF WAY)

TOTAL AREA : 6844 SQ.FT.
STONE & MANUFACTURED BRICK AREA : 3123 SQ.FT.
PERCENTAGE: %49

1. SW 9161 DUSTBLU OR SIMILAR
2. SW 7566 WESTHIGHLAND WHITE OR SIMILAR
3. SW 6593 CORLA BELLS OR SIMILAR
4. LIGHT GREY (OR SIMILAR COLOR) METAL ROOFING PANELS
5. SANTAFE ELDORADO STACKED STONE OR SIMILAR
6. BRICK IT INDIAN COPPER 615 OR SIMILAR

City of Rockwall

Project Plan Review History

Project Number	SP2017-020	**Owner**	GIDEON, LONNIE L TR	**Applied**	6/21/2017 LM
Project Name	Gideon Grove North Subdivision	**Applicant**	BANNISTER ENGINEERING	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	6/21/2017 LM

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1-1	NULL	1-1	0013-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/21/2017	6/28/2017	6/21/2017		APPROVED	
ENGINEERING	Amy Williams	6/21/2017	6/28/2017	6/21/2017		COMMENTS	See Comments
(6/21/2017 1:39 PM AW) Need to show detention/drainage easement No trees to be with 5' of any utility No fencing in utility or drainage easements or right-of-way (see markups on pre-plat)							
FIRE	Ariana Hargrove	6/21/2017	6/28/2017	6/22/2017	1	APPROVED	
GIS	Lance Singleton	6/21/2017	6/28/2017	6/21/2017		APPROVED	See Comments
(6/21/2017 4:17 PM LS) (6/21/2017 4:00 PM LS) Please submit list of proposed street names for conflict checks and for addressing to begin.							
PLANNING	David Gonzales	6/21/2017	6/28/2017	6/23/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Wednesday, July 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2017-020" at the lower right corner of each revised plan.

Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Provide proposed street names for each street within the subdivision.
2. Change Plant Schedule table to indicate the type(s) of tree(s) to be planted in accordance with PD-77.
3. Use a heavier gray scale line for property boundary.
4. Remove dotted line at center of development (Preliminary is to be on 24" x 36" - should be no need to use match line).
5. Provide and label all sidewalks within the development.
6. Provide property owner information on the northern boundary of the site plan.

Open Space Plan:
1. To be considered by the Parks Board on July 10, 2017 with their recommendation forwarded to the City Council for approval.
2. Change name of subdivision to Gideon Grove - North [or a name distinguishing a separation of developments with the future development of the south portion of the Gideon Tract. (PD-84)]

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

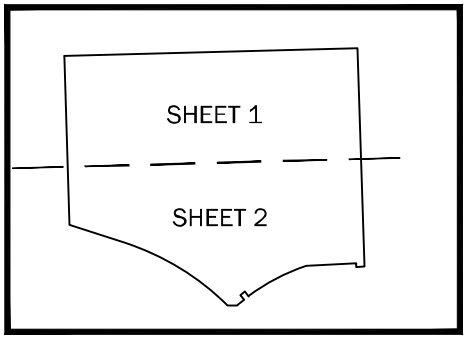
Meeting Dates to Attend:

Planning & Zoning - Work Session: June 27, 2017 (6:00 p.m.) [Applicant to provide presentation/discussion with the P&Z]

Parks Board Meeting - Discussion - July 10, 2017 (6:00 p.m.) Open Space Plan - Recommendation forwarded to Council.

Planning & Zoning - Action: July 11, 2017 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

City Council - Action: July 17, 201 (6:00 p.m.) [TO APPROVE, APPROVE WITH CONDITIONS, OR DENY THE OPEN SPACE PLAN]



KEY MAP
NOT TO SCALE
ROCKWALL, TEXAS

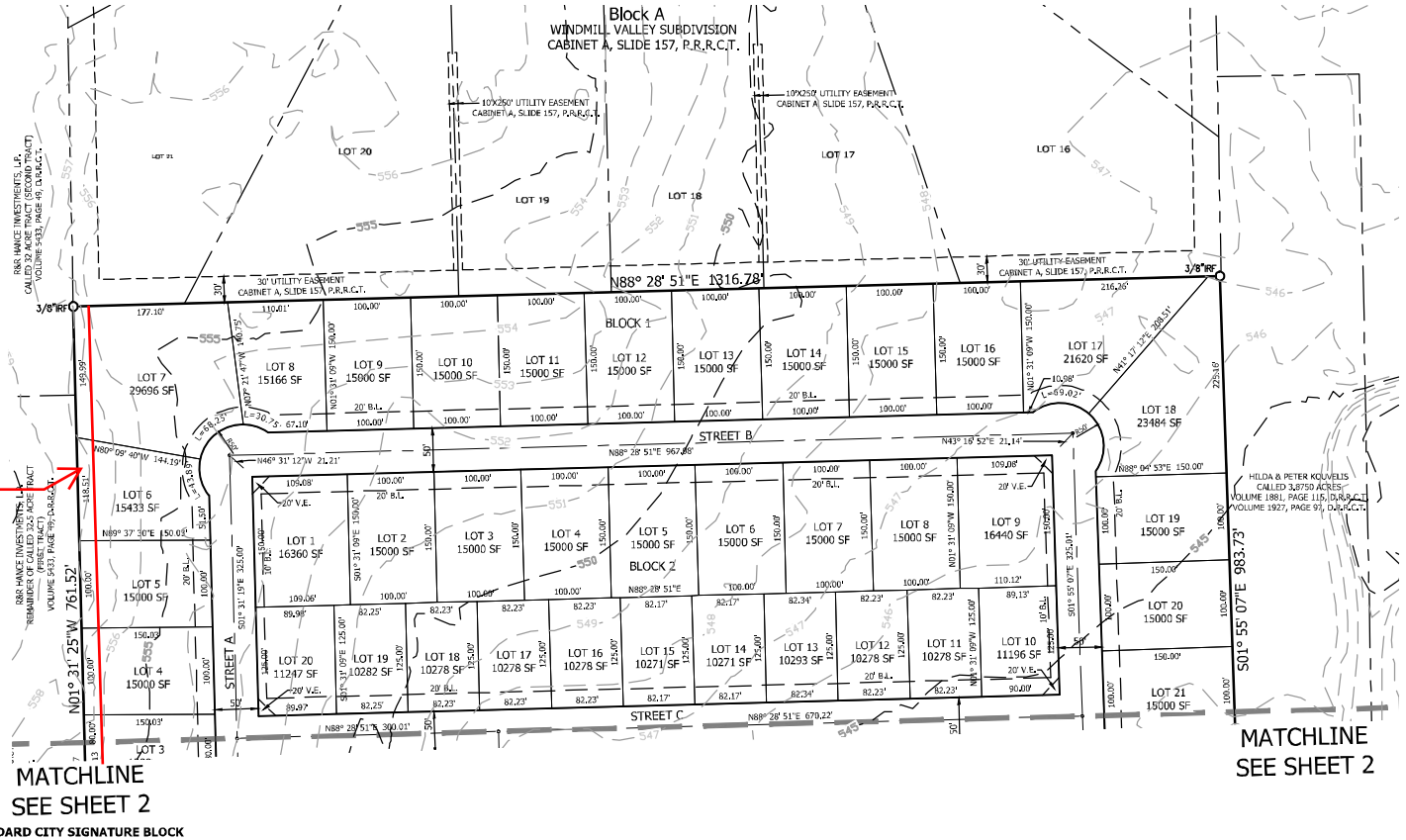
N

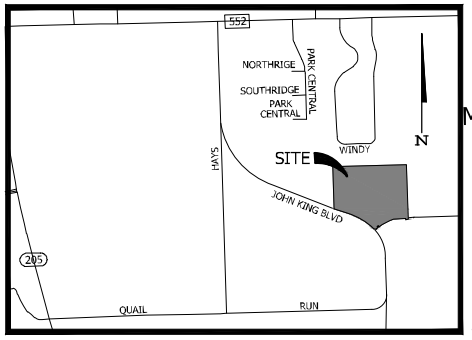
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Drainage esmt. to be maintained by HOA





VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Drainage esmt. to be maintained by HOA

MATCHLINE

MATCHLINE SEE SHEET 1

JOHN KING BOULEVARD

STREET D

STREET E

EAST QUAIL

TOTAL AREA 29.185 ACRES
GIDEON GROVE, LTD.
PORTION OF CALLED 80 ACRE TRACT
VOLUME 2015, PAGE 14609, D.R.R.C.T.

Open Space : 2
107930 SF

Needs to be the same design as other 90 degree turns (Street A/Street B)

20' utility easement along John King and East Quail

Label detention/drainage easement

Right-of-way dedication

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

V.E. VISIBILITY EASEMENT

B.L. BUILDING LINE

LOT SUMMARY TABLE	
GROSS ACREAGE	29.185
RESIDENTIAL LOTS	72
OPEN SPACE LOTS	3
TOTAL OPEN SPACE ACREAGE	2.83
80' x 125' LOTS	37
80' x 150' LOTS	8
100' x 150' LOTS	27

ENGINEER :
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: CODY BROOKS, P.E.
PHONE: 817-842-2094
Cody@bannistereng.com

OWNER/DEVELOPER:
GIDEON GROVE, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
PHONE: (214) 522-4945
CONTACT: JOHN ARNOLD

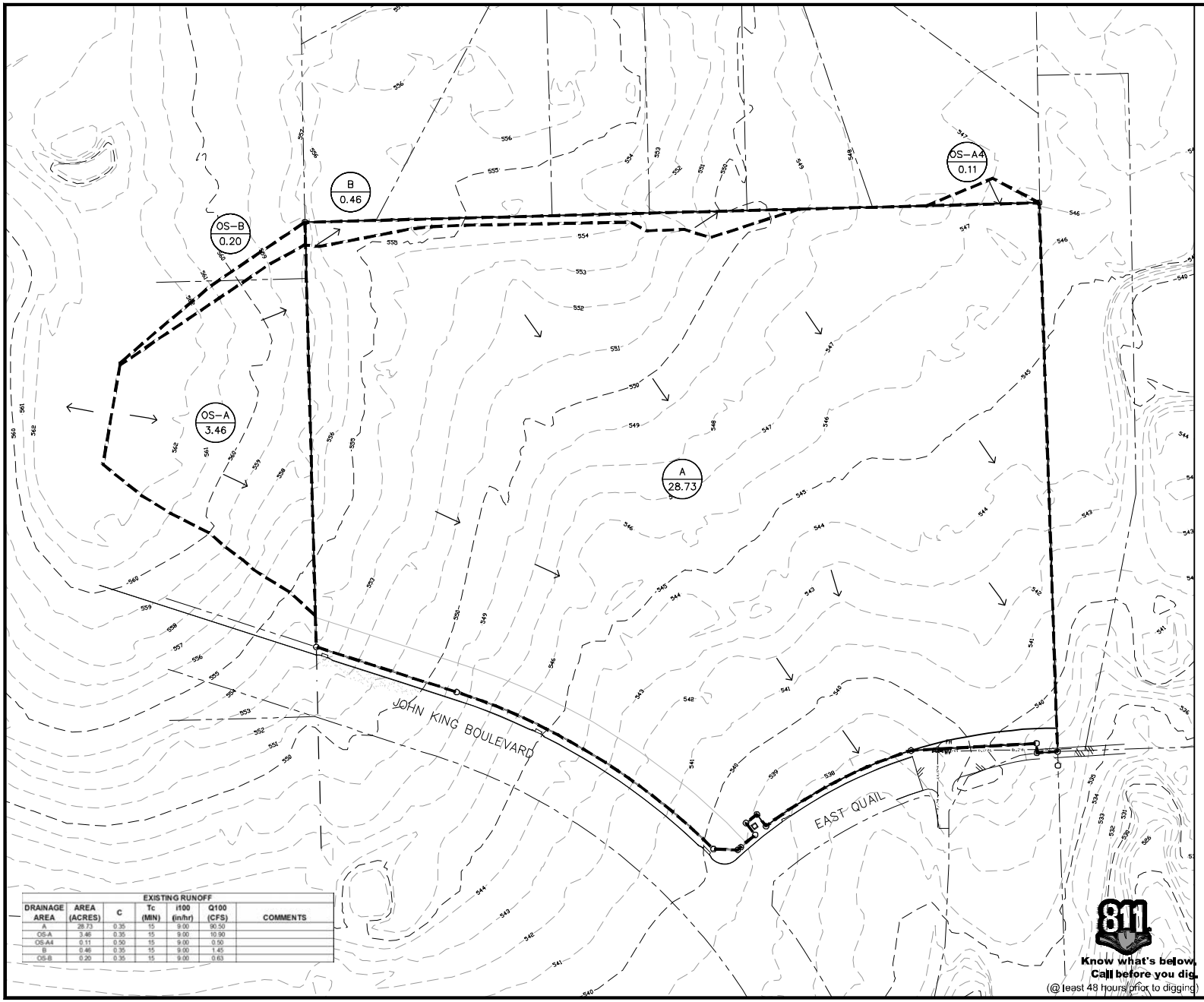
PRELIMINARY PLAT

GIDEON GROVE

29.185 ACRES OUT OF THE
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
72 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
ZONED SINGLE FAMILY 10 (SF-10)

PREPARATION DATE: JUNE, 2017
SHEET 2 OF 2

PREPARED BY: PROJECT NO. 090-17-08
BANNISTER ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823



EXISTING RUNOFF						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
A	28.73	0.35	15	9.00	90.50	
OS-A	3.46	0.35	15	9.00	10.90	
OS-A4	0.11	0.50	15	9.00	0.50	
B	0.46	0.35	15	9.00	1.45	
OS-B	0.20	0.35	15	9.00	0.63	

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

LEGEND

118	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA ACRES DA-X 1.00	DRAINAGE AREA LABEL

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO. 050-47-00

PRELIMINARY
FOR REVIEW ONLY
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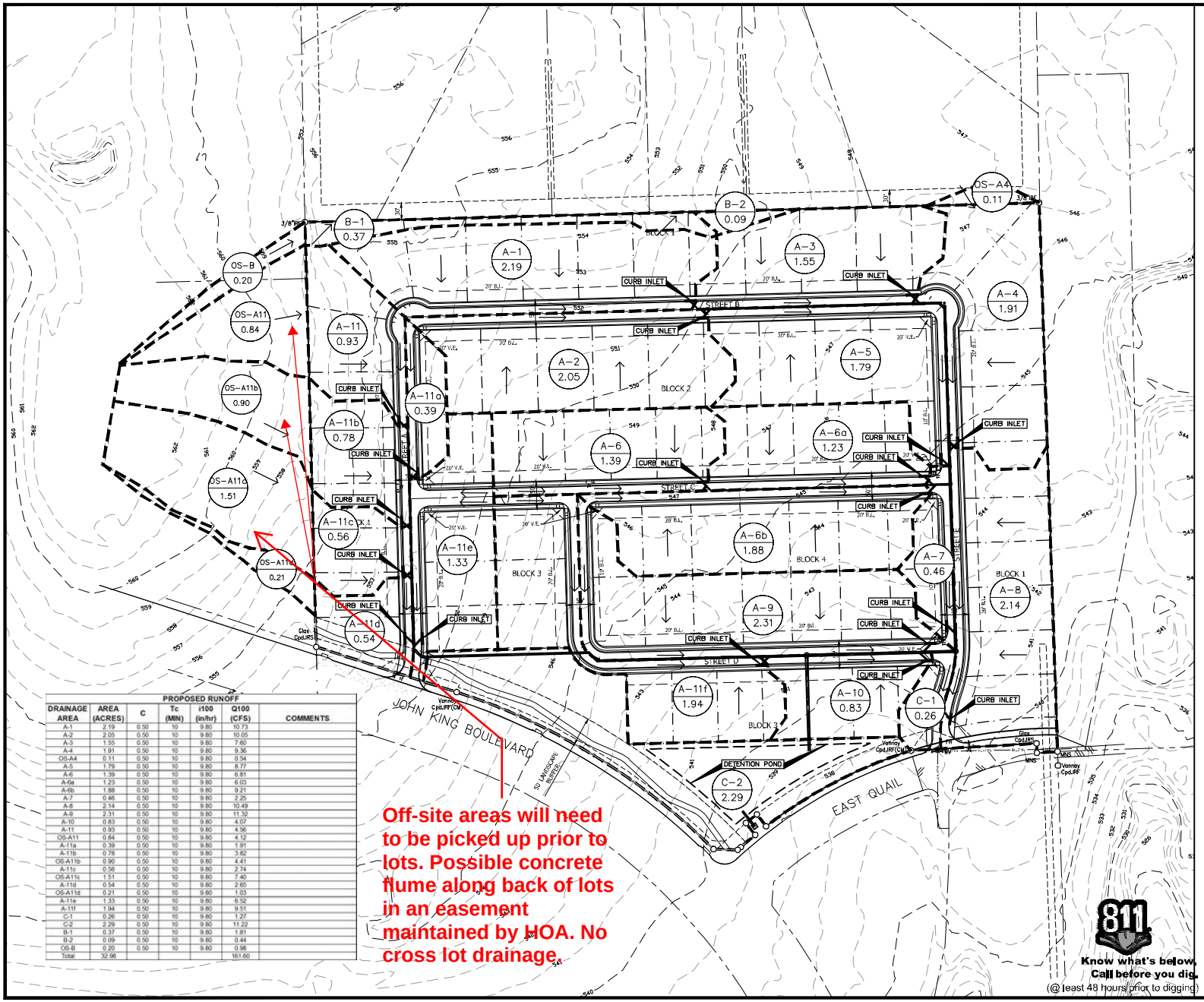
Engineer CODY R. BROOKS
P.E. No. 129167 Date 05-15-2017

SHEET NO.
EXH-3



PROPOSED RUNOFF						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
A-1	2.19	0.50	10	9.80	10.73	
A-2	2.05	0.50	10	9.80	10.05	
A-3	1.55	0.50	10	9.80	7.60	
A-4	1.91	0.50	10	9.80	9.36	
OS-A4	0.11	0.50	10	9.80	0.54	
A-5	1.79	0.50	10	9.80	8.77	
A-6	1.39	0.50	10	9.80	6.81	
A-6a	1.23	0.50	10	9.80	6.03	
A-6b	1.88	0.50	10	9.80	9.21	
A-7	0.46	0.50	10	9.80	2.25	
A-8	2.14	0.50	10	9.80	10.49	
A-9	2.31	0.50	10	9.80	11.32	
A-10	0.83	0.50	10	9.80	4.07	
A-11	0.93	0.50	10	9.80	4.56	
OS-A11	0.84	0.50	10	9.80	4.12	
A-11a	0.39	0.50	10	9.80	1.91	
A-11b	0.78	0.50	10	9.80	3.82	
OS-A11b	0.90	0.50	10	9.80	4.41	
A-11c	0.56	0.50	10	9.80	2.74	
OS-A11c	1.51	0.50	10	9.80	7.40	
A-11d	0.54	0.50	10	9.80	2.65	
OS-A11d	0.21	0.50	10	9.80	1.03	
A-11e	1.33	0.50	10	9.80	6.52	
A-11f	1.94	0.50	10	9.80	9.51	
C-1	0.26	0.50	10	9.80	1.27	
C-2	2.29	0.50	10	9.80	11.22	
B-1	0.37	0.50	10	9.80	1.81	
B-2	0.09	0.50	10	9.80	0.44	
OS-B	0.20	0.50	10	9.80	0.98	
Total	32.98				161.60	

Off-site areas will need to be picked up prior to lots. Possible concrete flume along back of lots in an easement maintained by HOA. No cross lot drainage.

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND

118	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA / ACRES — DA-X / 1.00	DRAINAGE AREA LABEL

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO. 090-47-08

PRELIMINARY
FOR REVIEW ONLY
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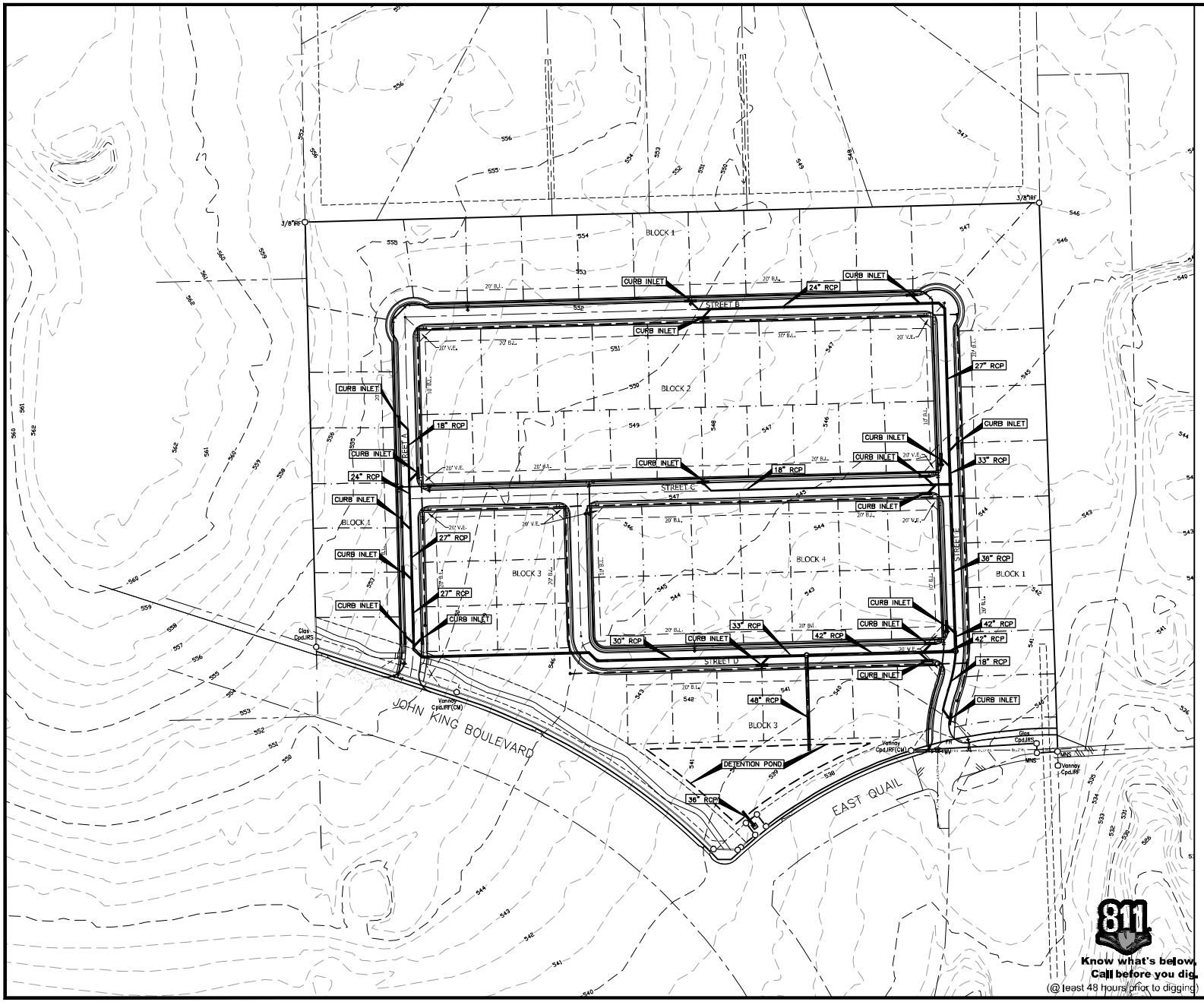
Engineer: CODY R. BROOKS
P.E. No. 120167 Date 06-16-2017

SHEET NO.

EXH-4



N

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

STORM DRAINAGE EXHIBIT

No.	Date	Revision Description

PROJECT NO. 090-17-08

PRELIMINARY
FOR REVIEW ONLY
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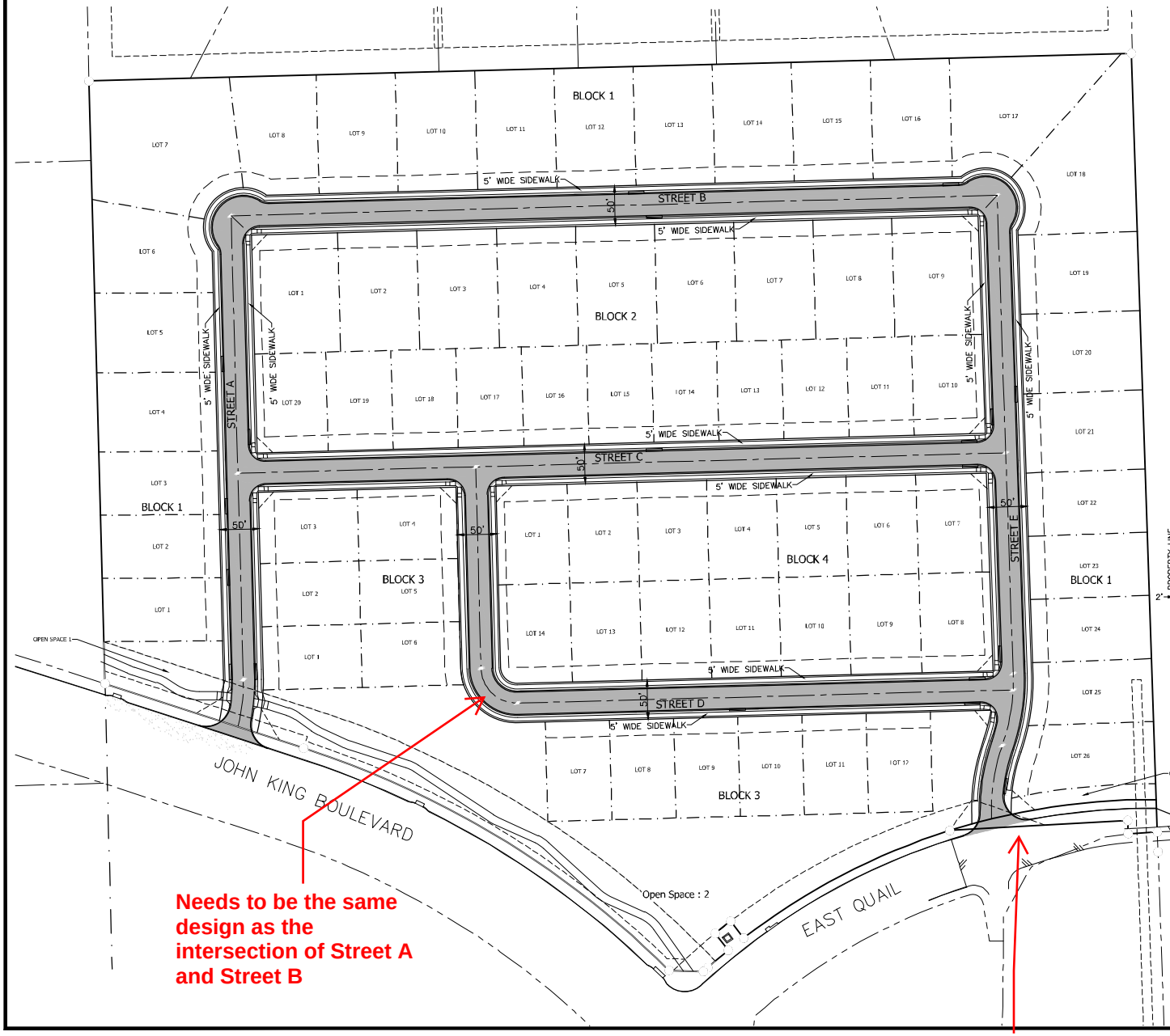
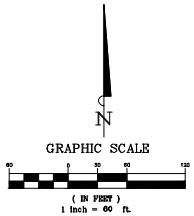
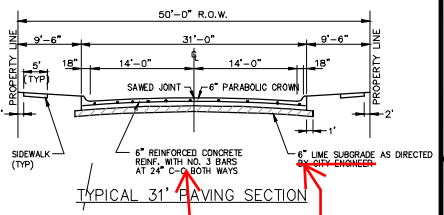
Engineer: CODY R. BROOKS
P.E. No. 120167 Date 08-18-2017

SHEET NO.

EXH-5







TYPICAL 31' PAVING SECTION

by geotech report this is a minimum

This is a minimum. A geotech will be required to determine paving design

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

PAVING EXHIBIT

No.	Date	Revision Description

PROJECT NO. 050-1408

PRELIMINARY
FOR REVIEW ONLY
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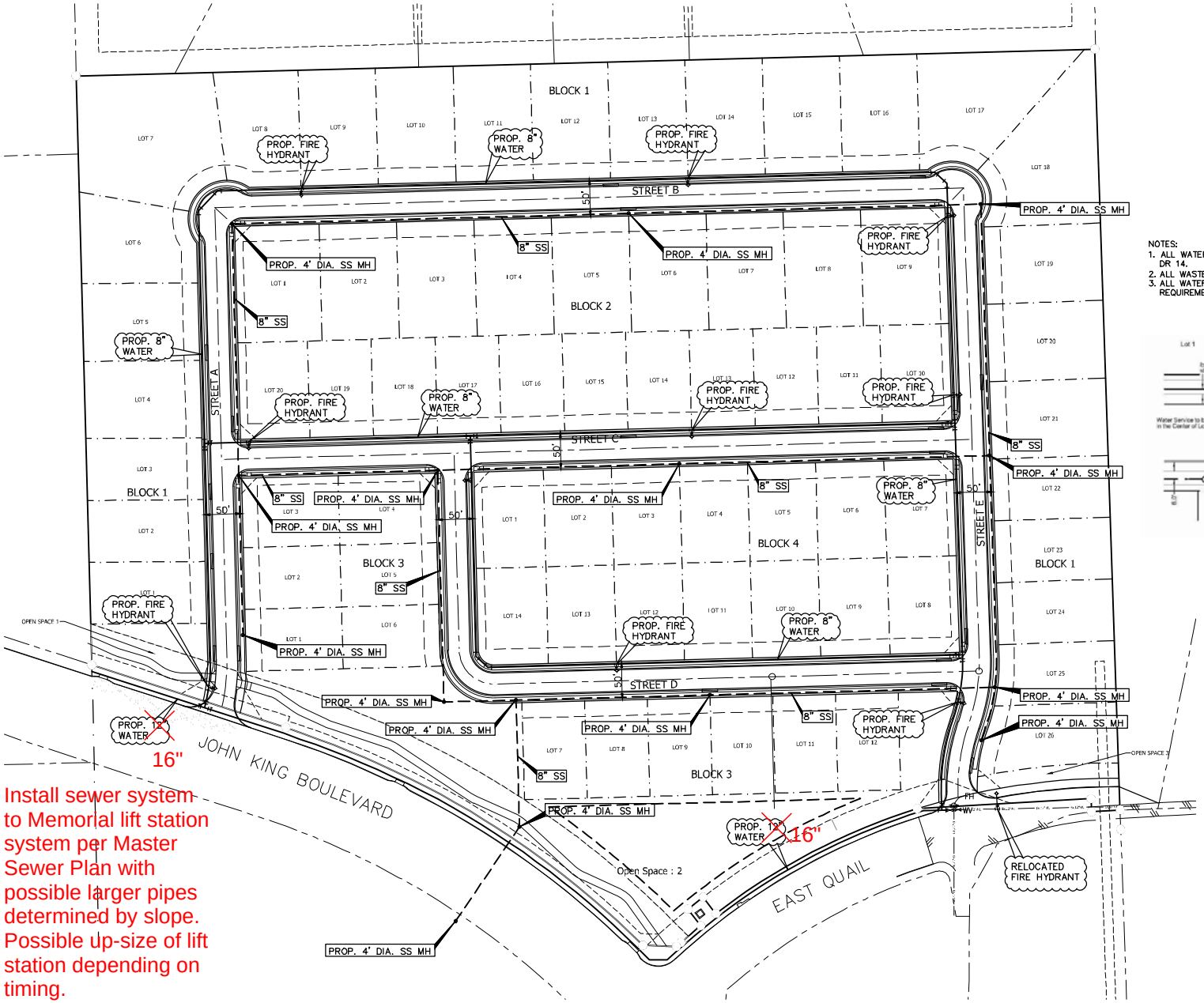
Engineer: CODY R. BROOKS
P.E. No. 129167 Date 05-15-2017

SHEET NO.
EXH-1

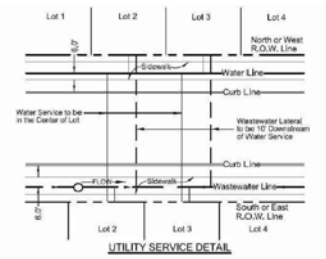


Install sewer system to Memorial lift station system per Master Sewer Plan with possible larger pipes determined by slope. Possible up-size of lift station depending on timing.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:
1. ALL WATER LINES 12" AND SMALLER SHALL BE C-900 PVC DR 14.
2. ALL WASTEWATER LINES 4" to 15" SHALL BE SDR 35.
3. ALL WATER AND SEWER CROSSINGS SHALL MEET TCEQ REQUIREMENTS.



UTILITY SERVICE DETAIL

BANISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10999 (TEXAS)

GIDEON GROVE
ROCKWALL, TEXAS

WATER AND SEWER EXHIBIT

No.	Date	Revision Description

PROJECT NO. 050-1409

PRELIMINARY
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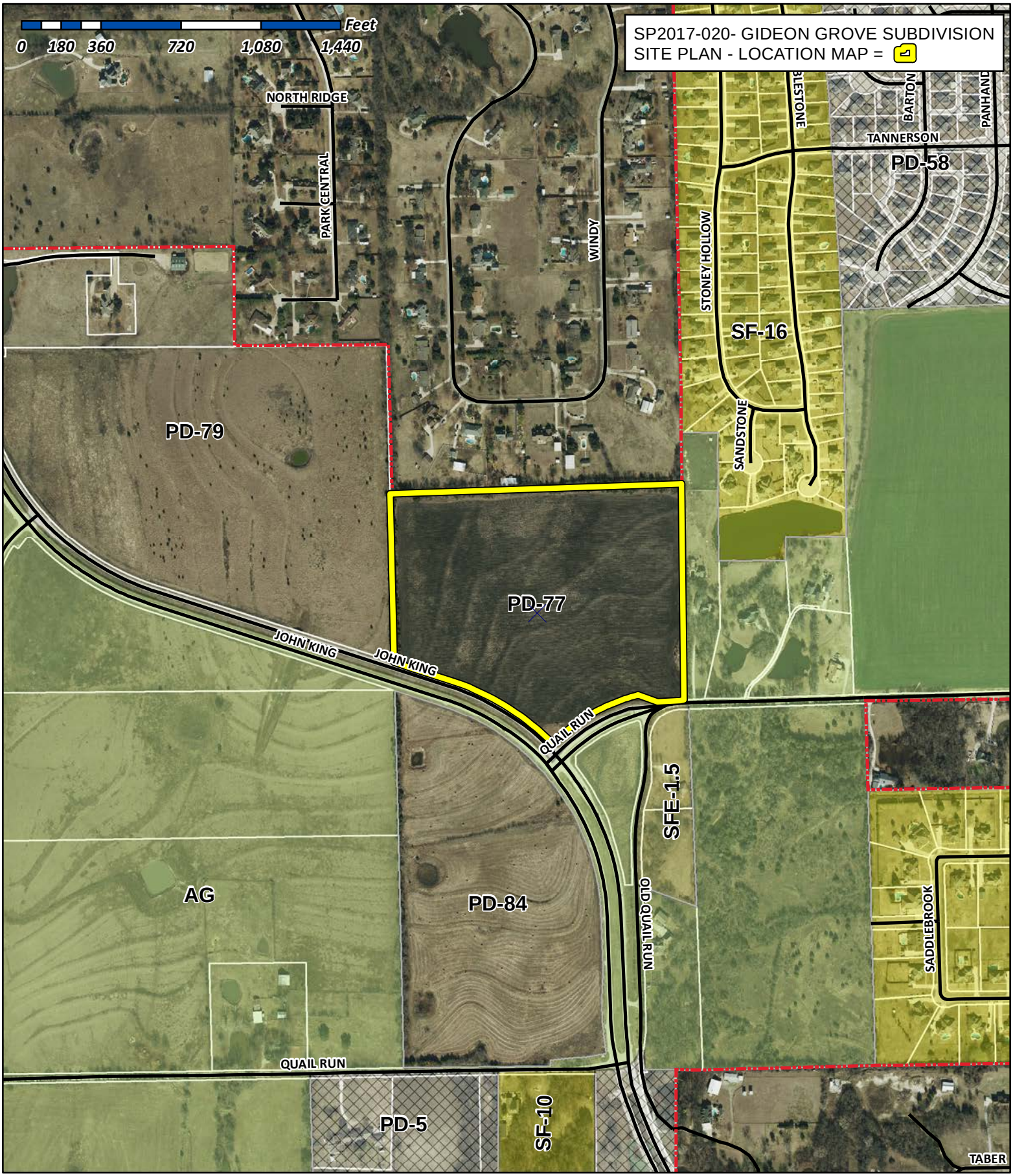
Engineer: CODY R. BROOKS
P.E. No. 129167 Date 05-15-2017

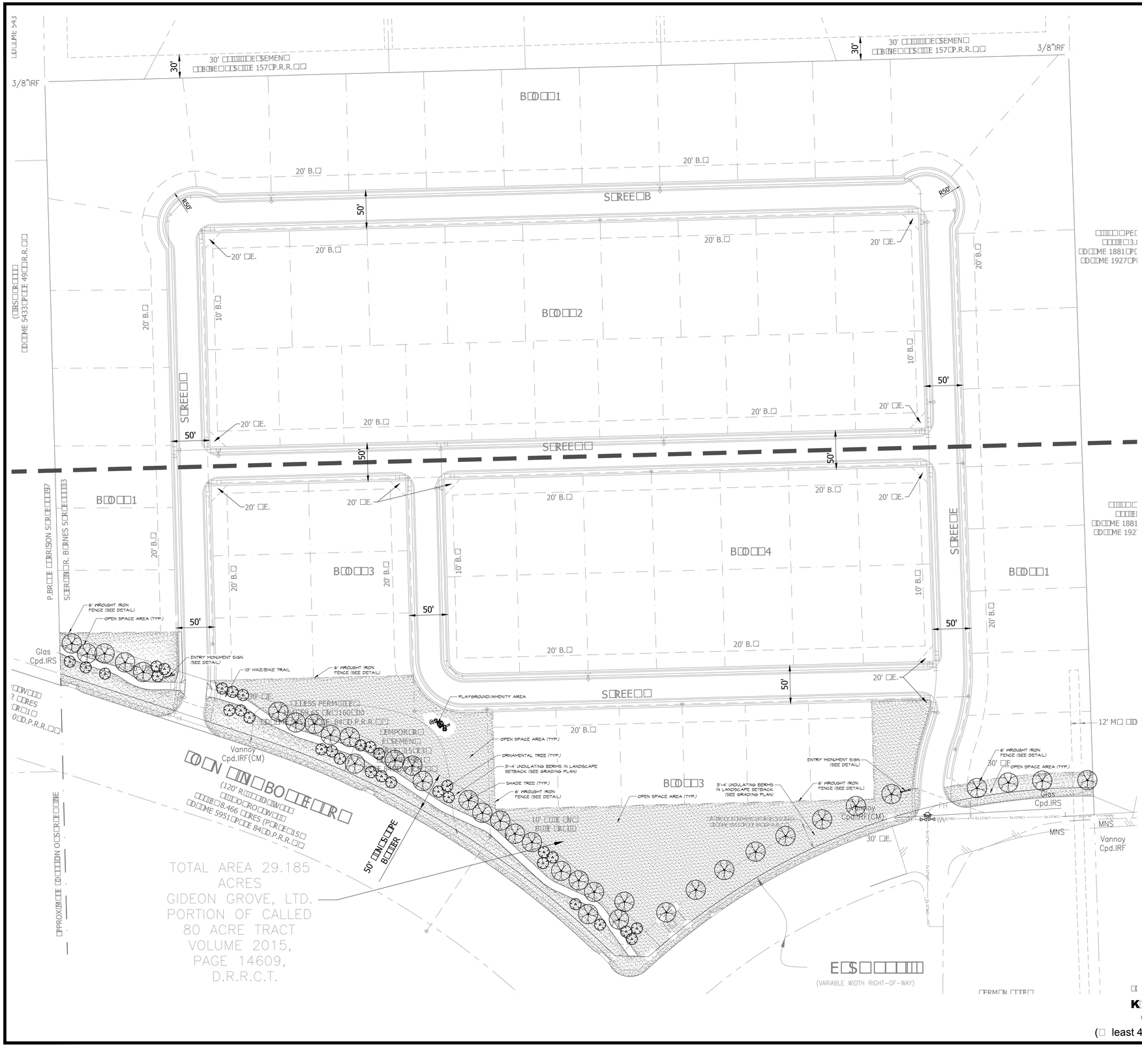
SHEET NO.
EXH-2



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	32	ORNAMENTAL TREE	30 GAL	3"	6'-8'
	37	SHADE TREE	65 GAL.	4"	10'-12'
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME			
	PER PLAN	BERMUDA GRASS			

811
Know what's below.
Call before you dig.
(at least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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REGISTRATION NO. F-00599 (ENGINEERING)

GIDEON GROVE
ROADWAY EXHIBIT

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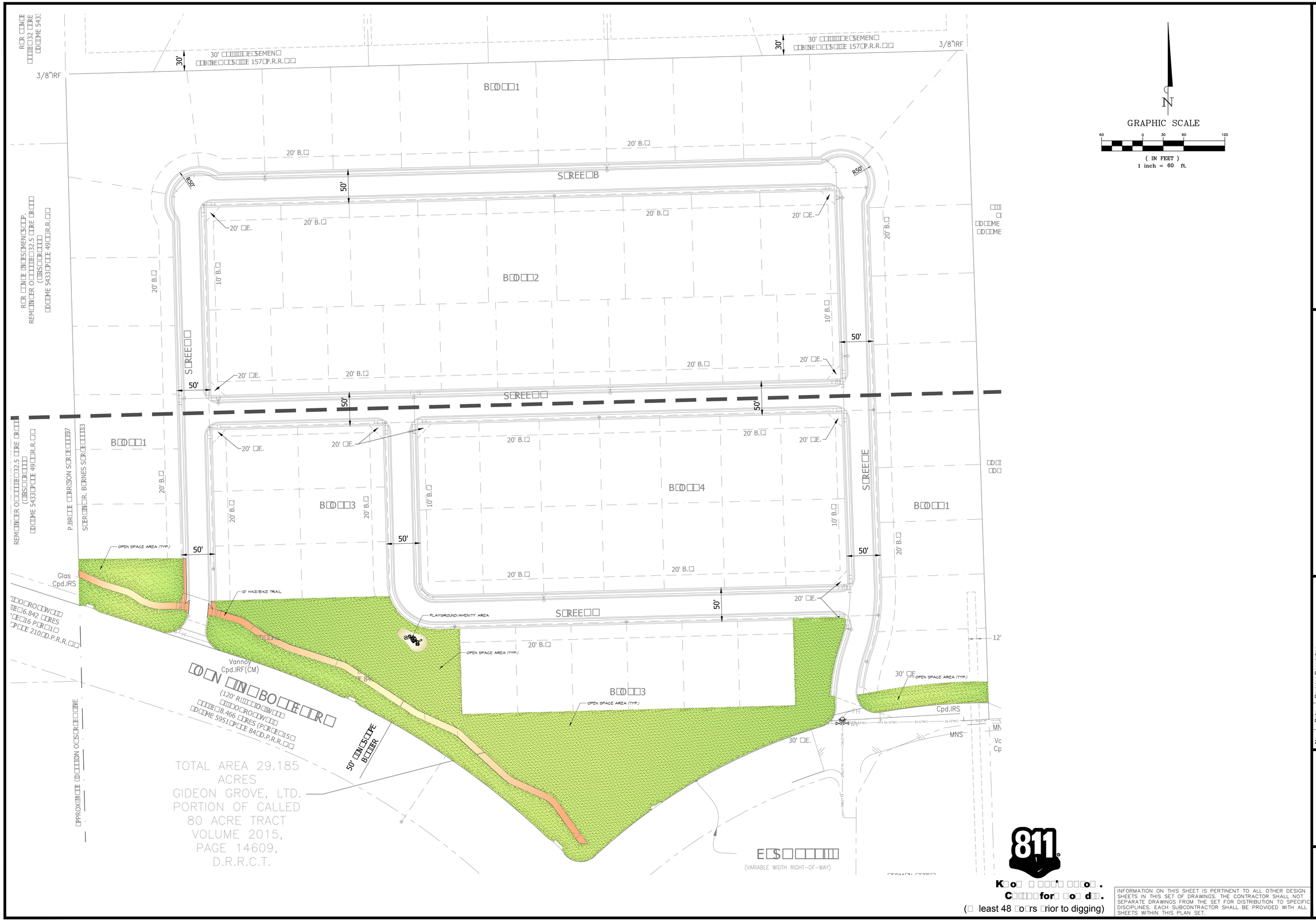
Architect ____ LA. No. 3141 Date 06/19/2017

No.	Date	Revision Description

PROJECT NO. 090-17-08

SHEET NO.
P1.SP1



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(least 48 ... rs ... rior to digging)

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REGISTRATION NO. 00599 (TEXAS)

GIDEON GROVE
ROWLETT, TEXAS

PROPOSED OPEN SPACE PLAN

No.	Date	Revision Description

PROJECT NO. 090-17-08

PRELIMINARY
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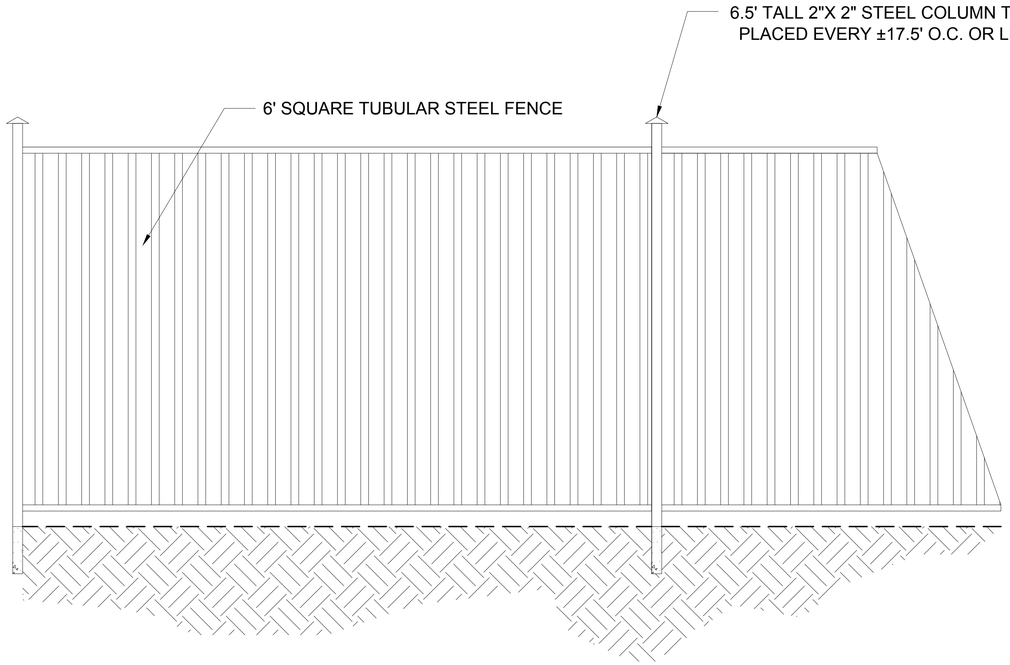
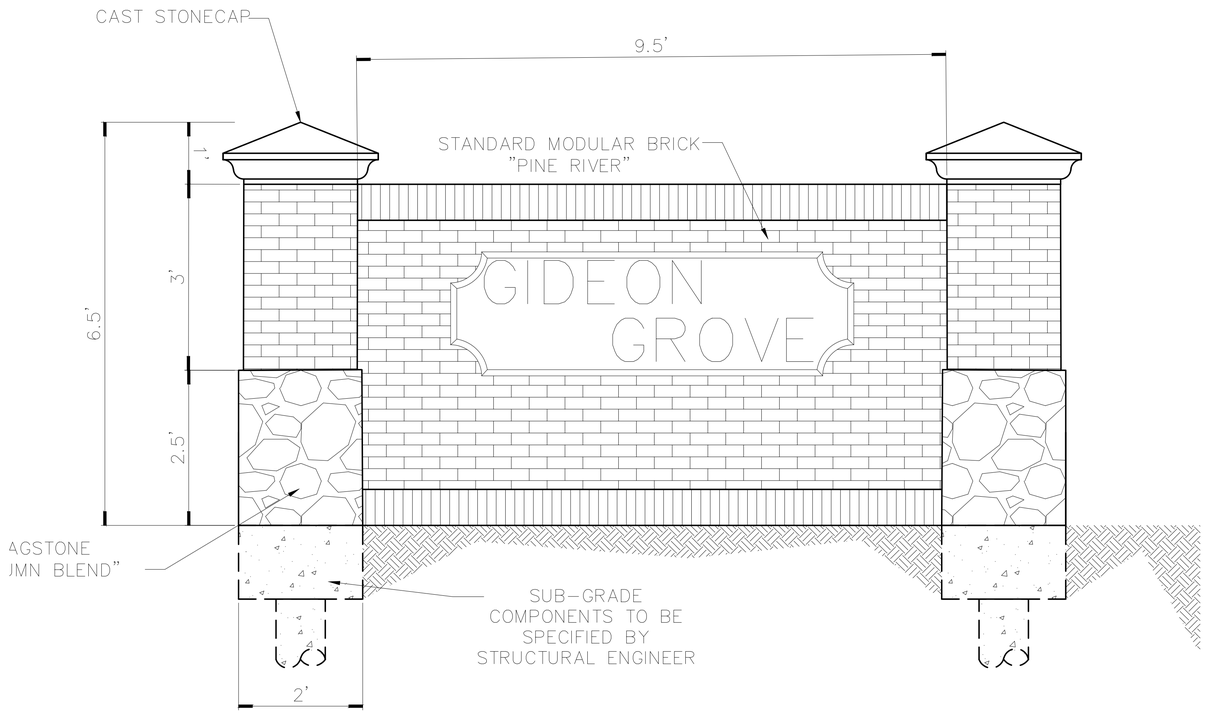
Architect: DREW J. DUBOCQ
L.A. No. 3141 Date 06/19/2017

SHEET NO.

PROSP



Ⓐ 6' ORNAMENTAL WROUGHT IRON FENCE
NOT TO SCALE



Ⓑ PRELIMINARY ENTRY MONUMENT SIGNAGE
NOT TO SCALE

811
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C□□□□□for□ □o□ d□.
(□ least 48 □o□rs □rior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANISTER
ENGINEERING
240 N. Mitchell Road | Mansfield□TX 76063 | 817.842.2094 | 817.842.2095 fax
RE□IS□R□□ION □ □□□0599 (□EX□S□)

□□□EON □ROV□E
RO□□W□□□□□EX□S

□□N□S□□PE □E□□□□S

No.	Date	Revision Descri tion

PROJECT NO.: 090-17-08

PRELIMINARY

FOR REVIEW ONLY

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Architect _____ L.A. No. 3141 Date 06/19/2017

DREW J. DUBOCQ

SHEET NO.

P□□□E□

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 11, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *June 27, 2017* Planning and Zoning Commission meeting.

2. **P2017-032** **(David)**
   Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a preliminary plat for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

3. **SP2017-019** **(Korey)**
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

4. **SP2017-020** **(David)**
   Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2017-023** **(Korey)**
   Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

7. **Z2017-024** **(Korey)**
   Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

8. **Z2017-025** **(Korey)**
   Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail

store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

9. **Z2017-026** **(David)**
   Hold a public hearing to discuss and consider a city initiated request for the approval of a text amendment amending Section 4.1, Lots Less Than Five (5) Acres, of Article VI, Parking and Loading, of the Unified Development Code and Chapter 26, Motor Vehicles and Traffic, of the Municipal Code of Ordinances for the purpose of consolidating language relating to the storage of recreation vehicles and adding provisions to allow extended parking, and take any action necessary.

10. **Z2017-027** **(David)**
    Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

11. **Z2017-028** **(David)**
    Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

12. **Z2017-029** **(David)**
    Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for an ~3,000 SF restaurant with drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

13. **Z2017-030** **(Korey)**
    Hold a public hearing to discuss and consider a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre parcel of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-029: Lots 1, Block A, Dirkse Addition [*Approved*]
- ✓ P2017-031: Lots 1, Block A, Wimpee Acres Addition [*Approved*]
- ✓ Z2017-020: Rockwall SIL (AG & C to PD) (*1st Reading*) [*Denied*]
- ✓ Z2017-022: 205 By-Pass Corridor Overlay (205 BY-OV) District Amendments (*2nd Reading*) [*Approved*]
- ✓ H2017-007: Rescind Landmark Designation for 902 N. Goliad Street (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 7th day of July, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 11, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-019** **(Korey)**
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 7th day of July, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 27, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:03p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Jerry Welch, Eric Chodun, Annie Fishman, and Mark Moeller. Absent was Commissioner Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams and Civil Engineer Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the June 13, 2017 Planning and Zoning Commission meeting.

2. P2017-029

Discuss and consider a request by Joe Wimpee for the approval of a final plat of Lot 1, Block A, Wimpee Acres Addition being an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

3. P2017-03**1**

Discuss and consider a request by Rick Dirkse for the approval of a replat for Lot 1, Block A, Dirkse Addition being 2.29-acres of land currently identified as Lots 1-6, Block B, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 301 N. Goliad Street, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Moeller seconded the vote which passed by a vote of 6-0, with Commissioner Logan absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

No discussion took place concerning this agenda item.

IV. DISCUSSION ITEMS

5. Z2017-023

Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

Planner, Korey Brooks, advised the Commission the applicant was present and would explain the request and answer questions.

Chairman Lyons asked the applicant to come forward and speak.

Joe Wimpee
105 W. Kauffman
Rockwall, TX

Mr. Wimpee came forward and gave a brief explanation of the request stating they bought the property which is undeveloped land at the very west end of Dalton Road that is zoned AG and they want to build a one story house on the property. Mr. Wimpee explained he was not aware that there had to be a zoning change in order to build his house, until he was told at the time he went to pull the building permit to build the home.

Chairman Lyons asked the Commission for any questions for the applicant. There being no questions, Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

Chairman Lyons stated that agenda items #6 and #7 would be combined and discussed together.

6. Z2017-024

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present and available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Brad Williams
2728 NW Harvard Street
Dallas, TX

Mr. Williams came forward and stated that they came before the Commission a few weeks ago with a different request, which was to change the zoning on the subject property. They are now requesting two SUP's but the project is essentially remaining the same. They have made a few minor changes to the concept plan, but explained that the real critical difference between the last request and the current request is that they withdrew the original request to change the zoning entirely on the property from Residential Office to General Retail. The current request will be simply for two SUP's, one being for the daycare facility and the other for the general retail store building. Mr. Williams went on to explain that they feel that one of the biggest concerns that they feel the Commission and the surrounding neighbors had was that if the zoning were to be changed to General Retail it would bring in a whole host of uses that would not fit on the subject property. After working with staff they realized they can accomplish what they are proposing under the existing zoning and the benefit of having the SUP's would be that the elevations, the concept plan, would be tied down to the Ordinance and they would then have to develop to those standards of which they would not deviate from.

Mr. Williams showed a picture of the concept plan and went on to explain some of the changes that were made to the project from the last time it came before the Commission. They moved the dumpster and the trash facility to the north of the property, where before it was in between the daycare facility and the general retail building and by doing that it allows the children to have a continuous sidewalk from the daycare to the other building. He added that on the concept plan there is plan to build a 6 foot masonry screening wall. There is a 30 foot easement which a portion of lies within a neighboring property and the rest encumbers their property. Mr. Williams stated that they met with the neighbors that would be immediately impacted and some of the concerns that were shared by those neighbors was the issue with noise, and in that regard the masonry wall would be the best option to go with. Another option he spoke of going with is a living screen with rod iron; however that option would not alleviate the concern of noise. They are open in taking any guidance that the Commission may have concerning the screening wall because they want to do what is best for the neighborhood.

Mr. Williams went on to discuss the elevations that they will be providing for both the daycare facility and the general retail building which will be a pitched roof and less of a Commercial looking building but rather embrace the Residential Office zoning that is in place. He spoke of how they feel that by having both building built complimentary to each other will give the site a nice cohesive feel to the neighborhood. They will address all masonry requirements during the

site plan phase and they will not be looking for any variance to the design standard that the City has, they are prepared to meet all of the requirements needed. Mr. Williams added that they have worked with staff to put in place some operational requirements within the Ordinance, and are open to adding any other operational requirements to abate any concerns that may come up such as lighting or hours of operation but they plan on abiding by all operational standards the City will require.

Mr. Williams advised the Commission present in the meeting were other members involved with the project and they were open to any questions.

Chairman Lyons asked for any questions for the applicant or staff.

Chairman Lyons asked the applicant to go over the general concept of what the General Retail will entail. Mr. Williams gave a brief overview and explained they will be complimentary child oriented uses that will be available to the kids that attend the Montessori School such as karate and dance classes. Typical after school activity oriented programs for younger kids.

Commissioner Trowbridge asked if the same entity that runs the school would run the General Retail. Mr. Williams stated they will own the entire property and they will be the landlord and would lease the retail out.

Commissioner Trowbridge asked staff if the request of operations that they are looking to do better fit an SUP versus the broad retail zoning. Mr. Brooks stated that was correct, the SUP allows for general retail store versus all the uses that are allowed in a General Retail District.

Commissioner Fishman asked if by allowing an SUP specifically for the retail only specific businesses can be brought in. Planning Director, Ryan Miller, explained that the General Retail zoning District allows a whole set of uses such as restaurants where as within Residential Office Zoning there is a use called General Retail Store which is what the SUP is for. It is a very narrowly defined use as opposed to the General Retail Zoning District which is a broad set of uses.

Commissioner Fishman asked concerning Rockwall screening standards, would there be a landscaping buffer required with a masonry wall as well. Mr. Brooks went over the operational conditions for the General Retail store in which it states that there will be a landscape buffer required. Mr. Williams added that he wanted to make clear the applicant's desire to do whatever needs to get done from a screening perspective, whether it be masonry plus landscape, they will work with the City with all that will be required of them.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

7. Z2017-025

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

Above agenda item was discussed with agenda item #6 and will return for action at the next scheduled meeting.

8. Z2017-026

Hold a public hearing to discuss and consider a city initiated request for the approval of a text amendment amending Section 4.1, Lots Less Than Five (5) Acres, of Article VI, Parking and Loading, of the Unified Development Code and Chapter 26, Motor Vehicles and Traffic, of the Municipal Code of Ordinances for the purpose of consolidating language relating to the storage of recreation vehicles and adding provisions to allow extended parking, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the City Council directed staff to bring forward changes to the parking and loading requirements that are established within the Unified Development Code and merging those with the Code of Ordinance which has similar language which refers to the parking of oversized vehicles and recreational vehicles. Essentially what is being done is removing the language that is within the Unified Development Code for Section 4.1, C, D, and E, and putting it in with the Code of Ordinances. By doing so the amendment would help to not only define some of the terms that are used for enforcement on boats and oversized vehicles, but will also allow for recreational vehicles to have the ability to be able to register their vehicle and be able to park on the street for an extended time. One of the purposes in bringing it forward to the Planning and Zoning Commission is because it involves the Unified Development Code, typically for a text amendment for a code of Ordinances it would be taken to City Council but in this case since there is language being removed from the UDC it requires action from the Planning and Zoning Commission.

Mr. Gonzales advised the Commission staff was available for any questions.

Chairman Lyons asked if it would include boats to be considered recreational vehicles. Mr. Gonzales stated that that was separated out, one of the issues was that boats wasn't defined and therefore now is being included in the Ordinance in order to better enforce as far as boats being on the street, the 48 hour waiting period, that will be added as a definition to what a boat, recreational vehicle and an oversized vehicle are.

Commissioner Chodun asked asked how the amendment got initiated. Mr. Miller stated that the amendment was brought forward by Councilman Townsend, and the reason it is being brought to the Planning and Zoning Commission is because there is duplicated language in the Unified Development Code and the Municipal Code of Ordinances and some of that language is being removed and consolidating it.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

Chairman Lyons stated that agenda items #9 and #10 would be combined and discussed together.

9. Z2017-027

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicants were present and would be presenting their case and answer any questions.

Deepak Gandhi
(No address given)

Mr. Gandhi came forward and stated they are requesting to put two hotels in the 5.217 acre parcel which will be a Hyatt Place and a Hyatt House both of which will be high scale properties. He advised the Commission they were available for any question.

Chairman Lyons asked what the difference was between the Hyatt Place and the Hyatt House. Mr. Gandhi stated that the Hyatt Place is considered for daily traveler's use where the Hyatt House is more of an extended stay for corporate travelers, it includes a kitchen.

Commissioner Trowbridge asked if the "residence hotel" is the same as the concept of "extended stay" hotel within the industry. Mr. Gonzales stated that it would essentially be the same thing. It would include cooking facilities to facilitate a longer stay.

Commissioner Trowbridge asked if the intent of the Residence Hotel is for people to cook in the room rather than use local retail. Mr. Gandhi stated that typically not all people cook, and the hotel will also sell a complimentary dinner the cooking facility is to provide guests that option.

Commissioner Trowbridge asked if they would be subject to a franchise agreement with Hyatt. Mr. Gandhi stated it would be a minimum of twenty years with a PIP program every ten years. Commissioner Trowbridge asked if they chose the location and Rockwall due to perceived demand. Mr. Gandhi stated that it was because of perceived demand and also Rockwall numbers are very appealing and consistently since 2013. They were offered three different areas by Hyatt, in Rockwall, Grand Prairie or Southlake, but they prefer Rockwall.

Commissioner Chodun asked how many units are the proposing to have in each facility. Mr. Gandhi stated that as of now they are proposing to have 90 units in each, plus or minus five, depending on the design. Commissioner Chodun asked if there is another model within the state that could be used as a comparison to what is being requested where there is a Hyatt House and a Hyatt Place side by side. Mr. Gandhi stated he would look into that and provide slides for the Commission to view at the next meeting.

Commissioner Welch asked if it would strictly be the hotel rooms or would there be any meeting or convention space. Mr. Gandhi stated with the hotel not being very big it will just have an approximately 800 square foot meeting room to satisfy the traveler need.

Commissioner Welch asked concerning a previous request that was brought forward for multi-family on the same property, where there was concern of water and sewer facilities. Assistant City Engineer, Amy Williams stated that there is no concern for that because it's built for that. Commissioner Welch expressed liking the Hyatt brand coming to Rockwall.

Planning Director, Ryan Miller asked the applicant to clarify what the Hyatt House onsite dinner would consist of. Mr. Gandhi stated it would not be a full fledge kitchen, it would be light dinners such as spaghetti, pasta, two or three small items. It would be a semi full service hotel kitchen.

Commissioner Trowbridge asked how many hotel units are currently in Rockwall. Mr. Gonzales stated that currently there are seven hotels on the ground, but there are three that are entitled. Commissioner Trowbridge asked the number of rooms that are currently in Rockwall. Mr. Gonzales stated there are currently 592 rooms. Commissioner Trowbridge asked the applicant if they felt there was enough demand to add approximately 45% increase to the City's room inventory. Mr. Gandhi stated they feel there is demand.

Commissioner Fishman asked concerning the active SUP for the extended stay that was approved by the Walmart, was that nearing its expiration date. Mr. Miller stated that it was his understanding that they are not proceeding with that project and is in a dormant status currently where no one is pursuing plans therefore per the changes that were recently made to the Specific Use Permit Ordinance in the Unified Development Code that SUP is subject to the one year expiration.

Commissioner Fishman asked the applicant what the typical clientele that uses their hotel is. Mr. Gandhi stated typically it is corporate travelers and during the weekends it tends to be leisure travelers such as sport teams, weddings those type events.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2017-028

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Above agenda item was discussed with agenda item #9 and will return for action at the next scheduled meeting.

11. Z2017-029

Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for an ~3,000 SF restaurant with drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

Senior Planner, David Gonzales, stated that the applicant was present and available for questions.

Chairman Lyons asked the applicant to come forward.

Juan Vasquez
Vasquez Engineering
1919 S. Shiloh Rd.
Garland, TX

Mr. Vasquez came forward and stated the property is located on the northwest corner of Goliad and Dalton Road. There is an existing retail building that is currently under construction and the infrastructure is almost complete for the development. The proposal is for a 3,000 square foot Freddy's Frozen Custard restaurant it will have a drive thru and therefor the SUP is being requested to allow for that within the General Retail zoning. Mr. Vasquez provided slides of what the prototypical elevations look like.

Mr. Vasquez went on to state that a representative from Freddy's was present and available for questions.

Chairman Lyons asked if they would be requesting any variances. Mr. Vasquez stated that they would not have the pitch roof due to the style of the restaurant and that variance would come thru at the time of the site plan. But as far as materials and everything else it will be all masonry.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. Z2017-030

Hold a public hearing to discuss and consider a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre tract of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), addressed as 406 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that there is currently an SUP for this property allowing for a restaurant less than 2,000 square feet without a drive thru and it will be subject to the one year expiration. The purpose of the requested SUP is because within the PD-50 District the sale of new clothing is not allowed however it has typically been allowed in a confined are less than 200 square feet. Across the street from the subject property is Hallie B. which also sells new clothing therefore that would be one of the purposes of the SUP.

Mr. Brooks advised the Commission the applicant was present and available for questions.

Chairman Lyons asked the applicant to come forward.

Calise Barraque
587 W. Fate Pl
Rockwall, TX

Ms. Barraque came forward and stated that they are requesting the SUP for the General Retail Store. For the past two years she and her partner have been refinishing antique and vintage furniture out of a warehouse in Fate. They have thousands of customers who have been asking when they would be opening a store she feels the subject property is a perfect fit to what they want to do. They will be showcasing local artisans such as mosaic painters, a silversmith that makes handmade sterling silver jewelry, someone that does pottery; they will also be offering a variety of classes which include mosaic classes, pottery classes. The property has been vacant for three years, and they have been putting a lot of work into it in the hope of making it a great place for the community.

Chairman Lyons asked the Commission for any questions for the applicant or staff.

Commissioner Trowbridge asked staff for clarification of not allowing the new merchandise sale. Mr. Brooks explained that the way the Ordinance for PD-50 is written it does not allow the sale of new clothing, however it has been allowed in a confined area of a particular business, in the applicant's case it will be 200 square feet and as long as it is an accessory to the sale of something that is allowed to be sold within PD-50.

Commissioner Chodun asked concerning the clothing angle. Ms. Barraque explained that there will be only one vendor that has a boutique clothing line that is currently at Southern Roots on the Square but she is looking to expand.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. P2017-032

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a preliminary plat for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that agenda item #16 will be discussed with this agenda item it is part of PD-77 and is a continuation of the PD which was approved in 2015 for 72 single family lots that are going to be planned for this community. The treescape plan will be listed as a condition of approval. Mr. Gonzales advised the Commission that the applicant was present to answer questions.

Chairman Lyons asked the applicant to come forward.

Noah Flabiano
8214 Westchester Suite 710
Dallas, TX

Mr. Flabiano came forward and stated they will be doing what the zoning calls for however, at Councils direction they will be doing a playground instead of an amenity center and pool. They will be going before the Parks Board on July 10th where that will be discussed.

Commissioner Trowbridge asked if the new John King setback barrier that was recently approved would apply to this development. Mr. Gonzales stated the entitlement for this development had already been approved prior to that becoming effective.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2017-018

Discuss and consider a request by Annalyse Olson on behalf of Ron Valk for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI)

District, located east of the intersection of T. L. Townsend Drive and Trowbridge Drive, and take any action necessary.

Planner, Korey Brooks, advised the Commission that the applicant has requested to withdraw the case. The applicant is planning on making revisions to their site plan so that the site plan building elevations meet all technical requirements for properties located within the Light Industrial District and are not expecting any variances. Any time there is a site plan that is not within an Overlay District it can be approved administratively, and that is the goal of the site plan they are working on, however it will still come before the Architectural Review Board for review.

15. SP2017-019

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planner, Korey Brooks, stated that an SUP was approved for the hotel located on Vigor Way a few months back and is now in the site plan process. Mr. Brooks advised the Commission the applicant was present to answer questions.

Chairman Lyons asked the applicant to come forward.

Juan Vasquez
Vasquez Engineering
1919 S. Shiloh Rd.
Garland, TX

Mr. Vasquez came forward and stated the owner was unable to attend the meeting but will be in attendance for the public hearing. He stated the SUP that was approved and is now at the site plan phase and is for a four story 72 room hotel located on a 1.74 acre off of Vigor Way. They met with the Architectural Review Board earlier in the evening and they will take the input they received and do some modifications to meet their requests, as well as work with staff on any comments they get back from them. He went on to state that the owner also owns the Best Western along IH-30 in Rockwall, and therefore does have vested interest in the Rockwall community.

Chairman Lyons asked the Commission for questions for the applicant or staff.

Commissioner Trowbridge asked how many residence units there will be. Mr. Vasquez stated there is a total of 72 rooms. Mr. Brooks added that the number of rooms has decreased since the SUP was approved which was 80 rooms with no more than 33 of those rooms being residence rooms.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

16. SP2017-020

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Agenda item was discussed with agenda item #13

17. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ SP2017-016: Variance for Murphy Oil USA, Inc. [*Approved*]
- ✓ Z2017-019: Zoning Change (AG to LI) (*1st Reading*) [*Withdrawn*]
- ✓ Z2017-020: Rockwall SIL (AG & C to PD) (*1st Reading*) [*Tabled*]
- ✓ Z2017-022: 205 By-Pass Corridor Overlay (205 BY-OV) District Amendments (*1st Reading*) [*Approved*]
- ✓ H2017-007: Rescind Landmark Designation for 902 N. Goliad Street (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:09 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Cody Brooks, PE*; Bannister Engineering*

AGENDA ITEM: **P2017-032**; *Preliminary Plat for Gideon Grove North Subdivision*

SUMMARY:

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a preliminary plat for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The Gideon Grove North Subdivision is a single-phase subdivision that will be composed of 72 single-family, residential lots on an approximate 29.185-acre tract of land. The 72 single-family lots will be broken down into three (3) lot types with 37 lots being allocated to the 10,000 SF lot type, eight (8) lots being allocated to the 12,000 SF lot type, and 27 lots being allocated to the 15,000 SF lot type. Additionally, the plan will consist of 2.83-acres of open space (*or ~9.69% of total land area*). A summary of the proposed *Density and Dimensional Requirements* is as follows:

Table 1: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1]	80’	80’	100’
Minimum Lot Depth	125’	150’	150’
Minimum Lot Area	10,000 SF	12,000 SF	15,000 SF
Minimum Front Yard Setback [3]	20’	20’	20’
Minimum Side Yard Setback	5’	5’	7’
Minimum Side Yard Setback (Adjacent to a Street)	10’	10’	10’
Minimum Length of Driveway Pavement	20’	20’	20’
Maximum Height	36’	36’	36’
Minimum Rear Yard Setback [2]	15’	15’	15’
Minimum Area/Dwelling Unit (SF)	2,600 SF	2,600 SF	3,000 SF
Maximum Lot Coverage	65%	65%	70%

General Notes:

1: *Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within Table 1.*

2: *A maximum of 20% of the lots may have homes not less than 2,500 SF.*

3: *The Director of Planning or his designee may grant a reduction in the required 20-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 20-foot front yard building setback would create an undue hardship on the property.*

- ✓ The purpose of the applicant’s request is to preliminary plat all 72 single-family, residential lots and the 2.83-acres of open space. In addition to the *preliminary plat* the applicant has also submitted preliminary water, wastewater and drainage plans establishing that the developer can provide adequate utilities to service the proposed development.

- ✓ In conjunction with the submittal of this preliminary plat, the applicant has submitted a *PD Site Plan* and *Open Space Plan* (*Case No. SP2017-020*) for the proposed development.

- ✓ The proposed *preliminary plat* conforms to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*], which was approved by the City Council on July 6, 2015 under *Case No. Z2015-014*.

- ✓ The Parks Board is scheduled to meet on July 10, 2017 to review the proposed *preliminary plat* and make the following recommendations:

    1) The developer shall pay pro-rata equipment fees as required for District No. 6 in the amount of $36,648.00 [72 Lots @ $509.00 Per Lot], and

    2) The developer shall pay cash-in-lieu of land fees as required for District No. 6 in the amount of $27,432.00 [72 Lots @ $381.00 Per Lot].

- ✓ The *Surveyor/Engineer* has completed the majority of the technical revisions requested by staff, and this *preliminary plat*, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for the *Gideon Grove North Subdivision* staff would recommend the following conditions of approval:

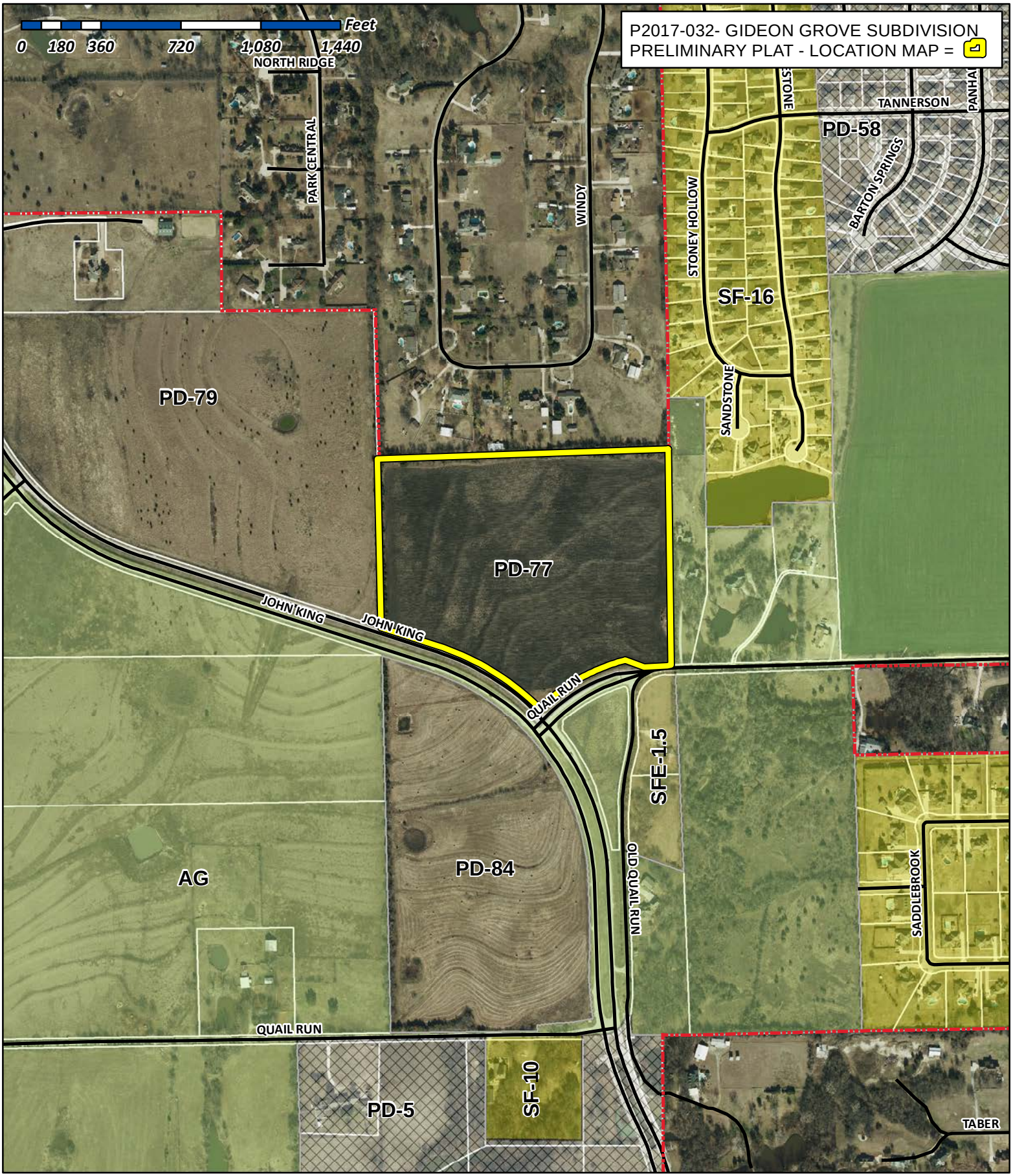
1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) In conformance with Planned Development District 77 (PD-77) [*Ordinance No. 15-20*] a *PD Site Plan* shall be approved prior to the submittal of a final plat;

3) A *Treescape Plan* for the entire development shall be submitted and approved prior to the submission of a final plat or issuance of a grading permit;

4) The *preliminary plat* shall conform to the recommendations made by the Parks Board listed above and as approved on July 10, 2017; and,

5) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

CLOSURE SHEET

BANNISTER
ENGINEERING

Civil Engineering • Structural Engineering • Land Surveying • Hydrology
Landscape Architecture • Land Planning • MEP Design

Date:	June 16, 2017	Job Number:	090-17-08
Project Name:	**Gideon Grove - Rockwall**		

PLACE OF BEGINNING
North: 7036973.0000' East: 2598338.0000'

Segment #1 : Line
Course: N1° 31' 25"W Length: 761.52'
North: 7037734.2508' East: 2598317.7520'

Segment #2 : Line
Course: N88° 28' 51"E Length: 1316.78'
North: 7037769.1604' East: 2599634.0692'

Segment #3 : Line
Course: S1° 55' 07"E Length: 983.73'
North: 7036785.9819' East: 2599667.0043'

Segment #4 : Line
Course: S86° 31' 36"W Length: 37.02'
North: 7036783.7391' East: 2599630.0523'

Segment #5 : Line
Course: N2° 03' 38"W Length: 16.83'
North: 7036800.5582' East: 2599629.4472'

Segment #6 : Line
Course: S86° 44' 59"W Length: 224.75'
North: 7036787.8154' East: 2599405.0587'

Segment #7 : Curve
Length: 295.25' Radius: 842.50'
Delta: 20.0789 (d) Tangent: 149.15'
Chord: 293.74' Course: S62° 25' 54"W
Course In: S17° 31' 44"E Course Out: N37° 36' 28"W
RP North: 7035984.4367' East: 2599658.8084'
End North: 7036651.8707' East: 2599144.6701'

Segment #8 : Line
Course: N37° 36' 28"W Length: 27.00'
North: 7036673.2603' East: 2599128.1933'

Segment #9 : Line
Course: S51° 34' 06"W Length: 25.00'
North: 7036657.7208' East: 2599108.6095'

Segment #10 : Line
Course: S37° 36' 28"E Length: 27.01'
North: 7036636.3233' East: 2599125.0924'

Segment #11 : Curve
Length: 33.76' Radius: 842.50'
Delta: 2.2958 (d) Tangent: 16.88'
Chord: 33.76' Course: S49° 32' 37"W
Course In: S39° 18' 30"E Course Out: N41° 36' 15"W
RP North: 7035984.4405' East: 2599658.8106'
End North: 7036614.4174' East: 2599099.4044'

Segment #12 : Line
Course: S48° 23' 45"W Length: 7.53'
North: 7036609.4177' East: 2599093.7739'

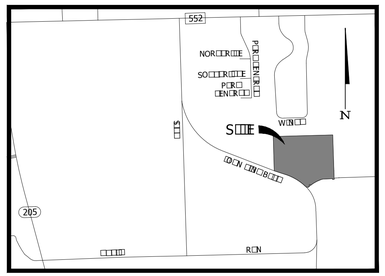
Segment #13 : Line
Course: N88° 00' 33"W Length: 43.51'
North: 7036610.9292' East: 2599050.2902'

Segment #14 : Curve
Length: 544.96' Radius: 1160.00'
Delta: 26.9169 (d) Tangent: 277.60'
Chord: 539.96' Course: N58° 38' 45"W
Course In: S44° 48' 46"W Course Out: N17° 53' 45"E
RP North: 7035788.0094' East: 2598232.7309'
End North: 7036891.8848' East: 2598589.1820'

Segment #15 : Line
Course: N72° 06' 15"W Length: 263.96'
North: 7036972.9964' East: 2598337.9932'

Perimeter: 4608.59' Area: 1271282.14 Sq. Ft. or 29.185 acres
Error Closure: 0.0077 Course: S61° 45' 30"W
Error North: -0.00364 East: -0.00679

Precision 1: 597675.32



VICINITY MAP
NOT TO SCALE
ROCKWALL, TEXAS

□urve □able

□urve □	□ength	Radius	□elta	□hord □irection	□hord □ength
□1	59.72'	246.93'	13°51'25"	S6° 23' 21"W	59.57'
□4	20.60'	250.00'	4°43'20"	S0° 26' 33"W	20.60'
□5	71.27'	250.00'	16°20'02"	S10° 58' 14"W	71.03'

□□EN□

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS
D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
V.E. VISIBILITY EASEMENT
B.L. BUILDING LINE

□□S□MM□R□□□B□E

□ROSS □RE□E	29.185
RES□□EN□□□□□S	72
OPEN SP□□E □□S	3
□□□□□OPEN SP□□E □RE□E	2.83
80' x 125' □□S	37
80' x 150' □□S	8
100' x 150' □□S	27

S□B□□□□ERS S□□□EMEN□□

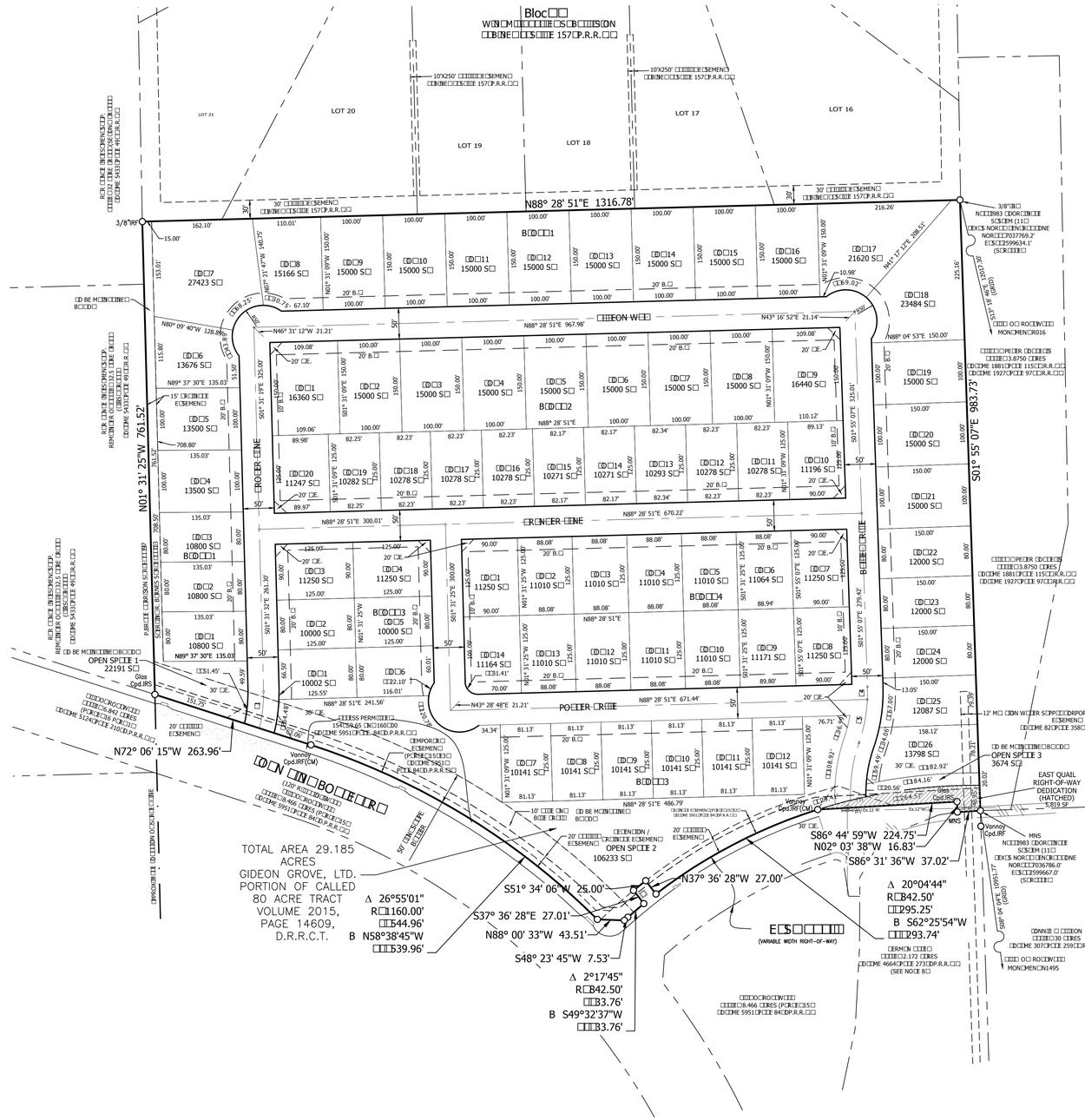
□□E □E□E□OPER W□□□□□DMP□W□□□ □□□□E □□□□S RE□□IREMEN□S □N □□E PROPOSE□ S□B□□□ISION □N□ □□□S□□□ PROPOSE□ S□□□□□□ON□RM□ □D OR EXCEE□ □□E S□□NC□RC□S □OR S□□□□ IMPRO□EMEN□S PRES□RIBE□ B□□□E □□□□.

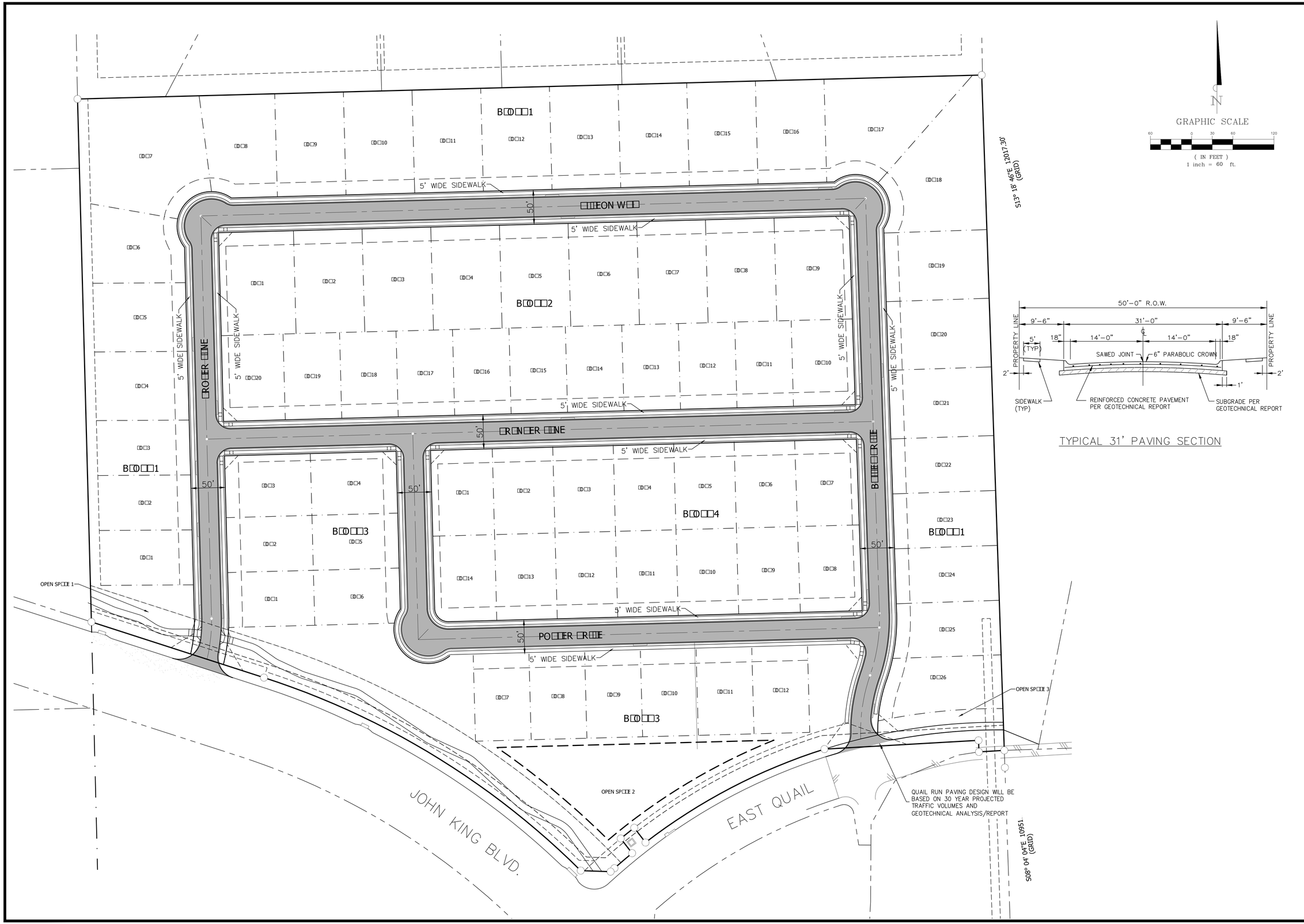
REVIEW FOR PRELIMINARY APPROVAL:

Planning □□□ning □ommission□□hairman □ate

APPROVED FOR PREPARATION OF FINAL PLAT:

Ma□or□□E□□of Roc□wall □ate


Bloc□□
W□N□M □□□□□□□□ES□B□□□□SION
□□BNE□□□S□□□E 157□P.R.R.□□
10'X250' □□□□□□E□SEMEN□
□BNE□□□S□□□E 157□P.R.R.□□
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
N88° 28' 51"E 1316.78'
3/8"IR
N88° 28' 51"E 967.98'
N88° 28' 51"E 300.01'
N88° 28' 51"E 670.22'
N88° 28' 51"E 671.44'
N88° 28' 51"E 486.79'
N88° 28' 51"E 241.56'
N01° 31' 25"W 761.52'
S01° 55' 07"E 983.73'
N72° 06' 15"W 263.96'
N37° 36' 28"W 27.00'
S51° 34' 06"W 25.00'
S37° 36' 28"E 27.01'
N88° 00' 33"W 43.51'
S48° 23' 45"W 7.53'
S86° 44' 59"W 224.75'
N02° 03' 38"W 16.83'
S86° 31' 36"W 37.02'
TOTAL AREA 29.185 ACRES
GIDEON GROVE, LTD.
PORTION OF CALLED 80 ACRE TRACT
VOLUME 2015, PAGE 14609, D.R.R.C.T.
Δ 26°55'01"
R□1160.00'
□□544.96'
B N58°38'45"W
□□□539.96'
Δ 2°17'45"
R□B42.50'
□□B3.76'
B S49°32'37"W
□□□B3.76'
Δ 20°04'44"
R□B42.50'
□□□295.25'
B S62°25'54"W
□□□□293.74'
EA□S □□□□□□□
(VARIABLE WIDTH RIGHT-OF-WAY)
POOLER □RIVE
BLUE □RIVE
ROGER □NE
□□EON W□□
OPEN SP□□E 1
22191 S□
OPEN SP□□E 2
106233 S□
OPEN SP□□E 3
3674 S□
EAST QUAIL RIGHT-OF-WAY DEDICATION (HATCHED)
5,814 SF
3/8"IR□
N□□□983 □OR□□N□□E SU□EM (11□
□EXI□S NOR□□□EN□R□□□DNE NOR□□□7037769.2' E□S□□2599634.1' (SCR□□□□E)
□□□□ O□ ROC□W□□□ MON□MEN□R016
□□□□□PEER □D□□□S □□□□□3.8750 □□RES □D□NE 1881□P□□E 115□D.R.R.□□ □D□NE 1927□P□□E 97□D.R.R.□□
□□□□□PEER □D□□□S □□□□□3.8750 □□RES □D□NE 1881□P□□E 115□D.R.R.□□ □D□NE 1927□P□□E 97□D.R.R.□□
□D BE M□N□□□NE□B□□D□
□D BE M□N□□□NE B□□D□
□D BE M□N□□□NE□B□□D□
□D BE M□N□□□NE B□□D□
□D BE M□N□□□NE B□□D□
□D BE M□N□□□NE



TYPICAL 31' PAVING SECTION

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION 10599 (EXS)

PAVING EXHIBIT

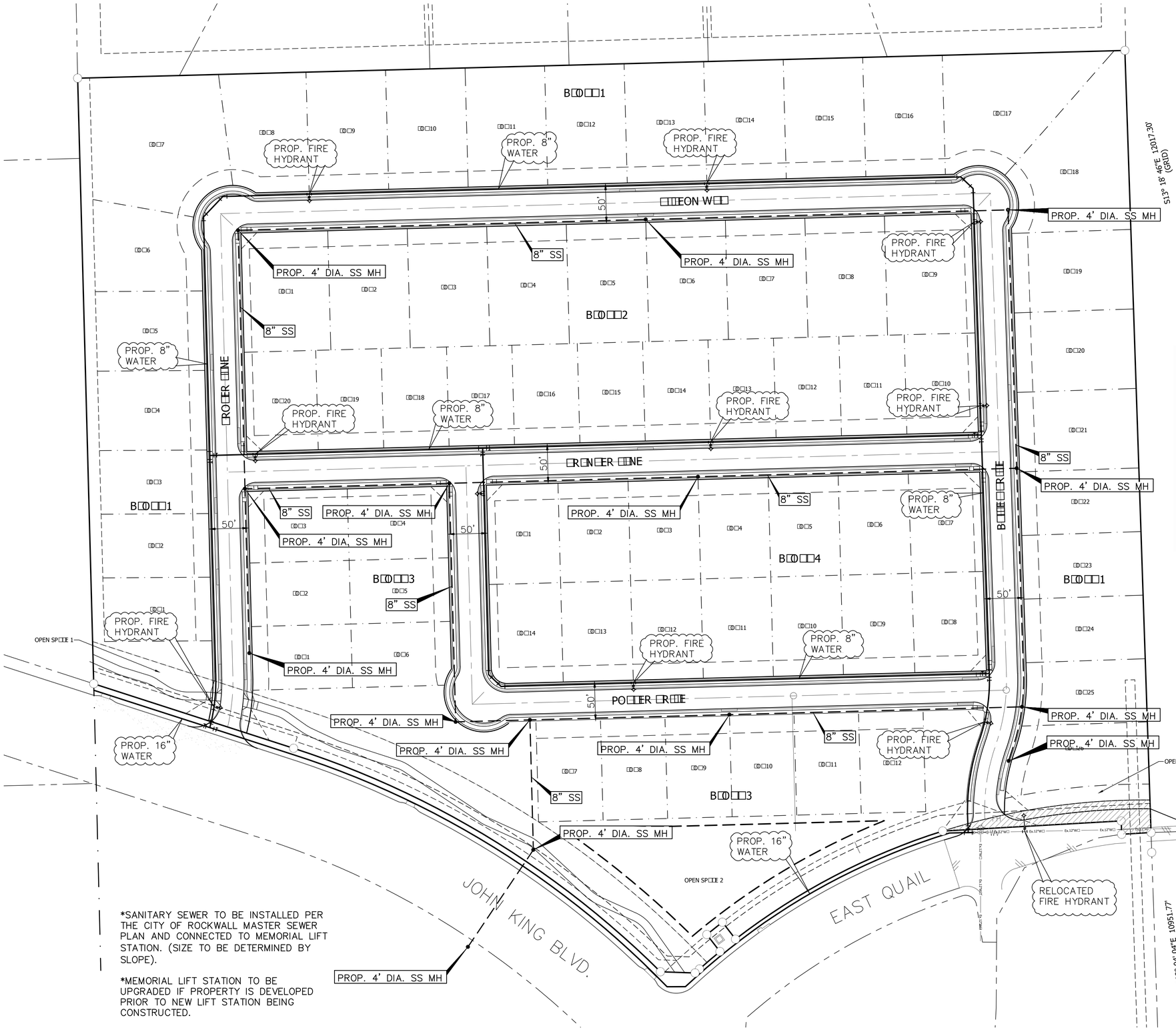
No.	Date	Revision Description

PROJECT NO. 090-17-08

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer CODY R. BROOKS
P.E. No. 120167 Date 07-06-2017

SHEET NO.
EX 1

CASE No. P2017-032



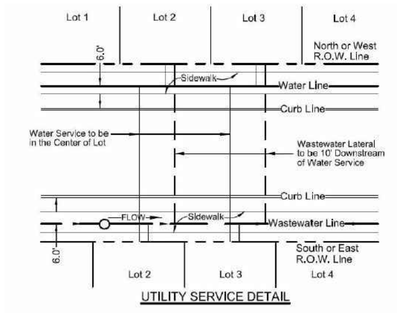
*SANITARY SEWER TO BE INSTALLED PER THE CITY OF ROCKWALL MASTER SEWER PLAN AND CONNECTED TO MEMORIAL LIFT STATION. (SIZE TO BE DETERMINED BY SLOPE).

*MEMORIAL LIFT STATION TO BE UPGRADED IF PROPERTY IS DEVELOPED PRIOR TO NEW LIFT STATION BEING CONSTRUCTED.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:
1. ALL WATER LINES 12" AND SMALLER SHALL BE C-900 PVC DR 14.
2. ALL WASTEWATER LINES 4" to 15" SHALL BE SDR 35.
3. ALL WATER AND SEWER CROSSINGS SHALL MEET TCEQ REQUIREMENTS.



UTILITY SERVICE DETAIL

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION NO. 10599 (EXPIRES)

EON ROE NOR
ROW EXS

WATER AND SEWER EXHIBIT

No.	Date	Revision Description

PROJECT NO. 090-17-08

PRELIMINARY
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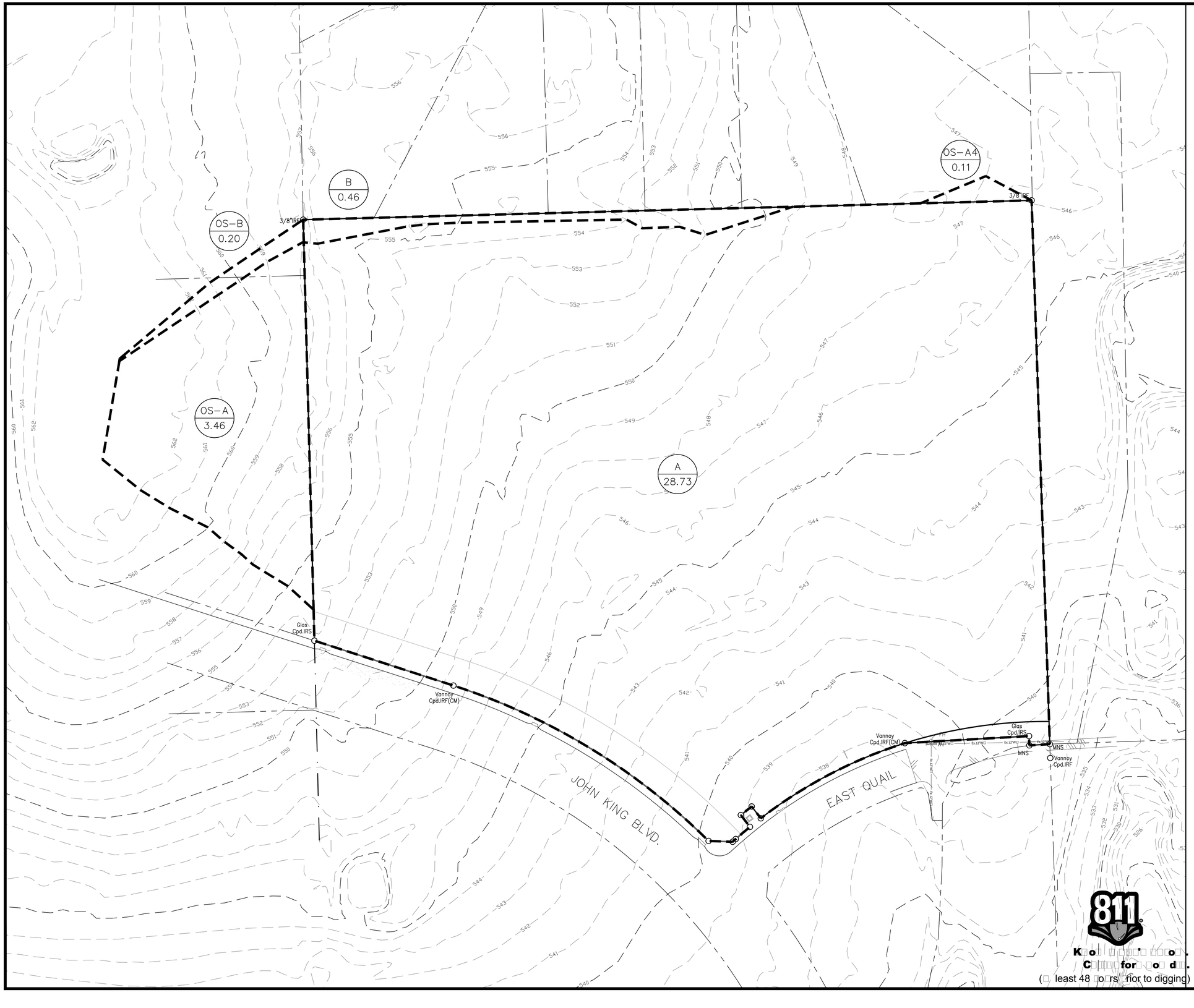
Engineer: CODY R. BROOKS
P.E. No. 120167 Date 07-06-2017

SHEET NO.
EX 2

CASE No. P2017-032



K o . o .
C for o d .
(least 48 o rs fior to digging)

N

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

EEN

---118---	EXISTING CONTOUR
→	DIRECTION OF FLOW
— — —	AREA DIVIDE
AREA / ACRES — DA-X / 1.00	DRAINAGE AREA LABEL

BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield X 76063 | 817.842.2094 | 817.842.2095 fax
RE SCR ION 0599 (EX S

EON RO E NOR
RO W EX S

EX S N R N E RE M P

No.	Date	Revision Descri tion

PROJECT NO. 090-17-08

PRELIMINARY
FOR REVIEW ONLY
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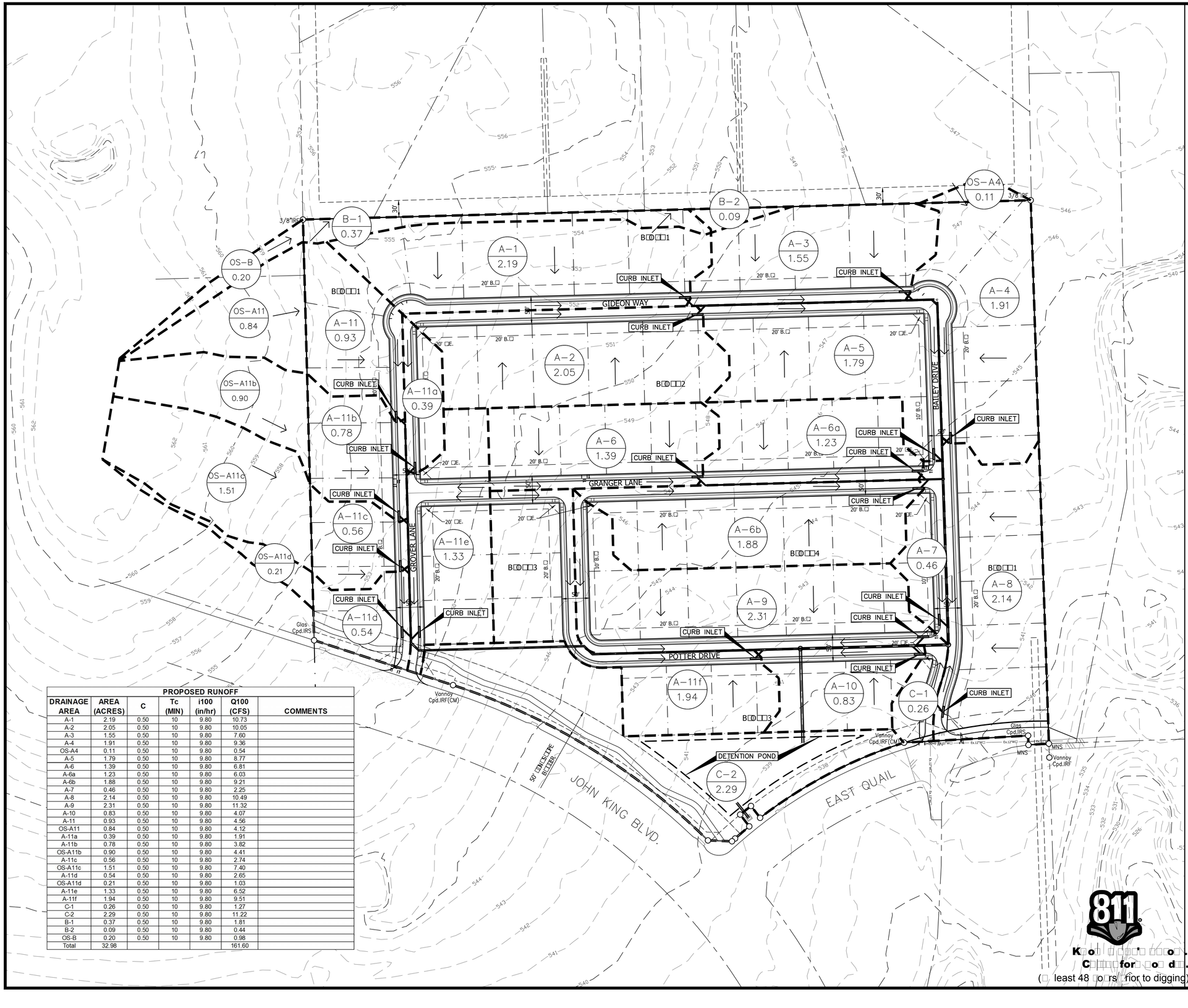
Engineer CODY R. BROOKS
P.E. No. 120167 Date 07-06-2017

SHEET NO.

EX 3

CASE No. P2017-032



PROPOSED RUNOFF						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100 (in/hr)	Q100 (CFS)	COMMENTS
A-1	2.19	0.50	10	9.80	10.73	
A-2	2.05	0.50	10	9.80	10.05	
A-3	1.55	0.50	10	9.80	7.60	
A-4	1.91	0.50	10	9.80	9.36	
OS-A4	0.11	0.50	10	9.80	0.54	
A-5	1.79	0.50	10	9.80	8.77	
A-6	1.39	0.50	10	9.80	6.81	
A-6a	1.23	0.50	10	9.80	6.03	
A-6b	1.88	0.50	10	9.80	9.21	
A-7	0.46	0.50	10	9.80	2.25	
A-8	2.14	0.50	10	9.80	10.49	
A-9	2.31	0.50	10	9.80	11.32	
A-10	0.83	0.50	10	9.80	4.07	
A-11	0.93	0.50	10	9.80	4.56	
OS-A11	0.84	0.50	10	9.80	4.12	
A-11a	0.39	0.50	10	9.80	1.91	
A-11b	0.78	0.50	10	9.80	3.82	
OS-A11b	0.90	0.50	10	9.80	4.41	
A-11c	0.56	0.50	10	9.80	2.74	
OS-A11c	1.51	0.50	10	9.80	7.40	
A-11d	0.54	0.50	10	9.80	2.65	
OS-A11d	0.21	0.50	10	9.80	1.03	
A-11e	1.33	0.50	10	9.80	6.52	
A-11f	1.94	0.50	10	9.80	9.51	
C-1	0.26	0.50	10	9.80	1.27	
C-2	2.29	0.50	10	9.80	11.22	
B-1	0.37	0.50	10	9.80	1.81	
B-2	0.09	0.50	10	9.80	0.44	
OS-B	0.20	0.50	10	9.80	0.98	
Total	32.98				161.60	

N

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

EEN

118	EXISTING CONTOUR
	DIRECTION OF FLOW
	AREA DIVIDE
AREA / ACRES DA-X / 1.00	DRAINAGE AREA LABEL

811

Kno ... o.
C ... for ... o d.
(least 48 o rs rior to digging)

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield X 76063 | 817.842.2094 | 817.842.2095 fax
RE IS R TION 0599 (EX S

EON RO E NOR
RO W EX S

PROPOSE R N E RE M P

No.	Date	Revision Descri tion

PROJECT NO. 090-17-08

PRELIMINARY
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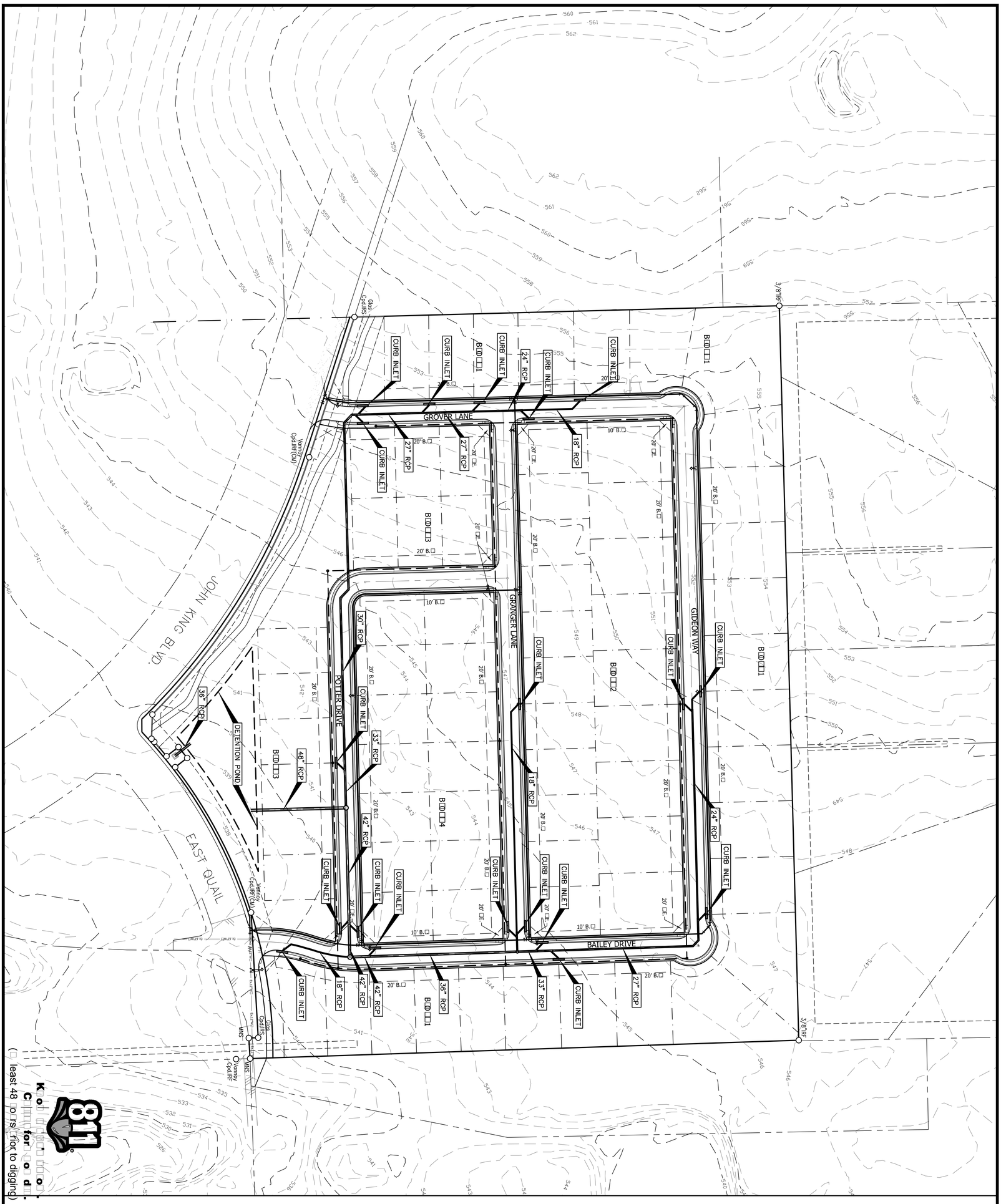
Engineer CODY R. BROOKS
P.E. No. 120167 Date 07-06-2017

SHEET NO.

EX 4

CASE No. P2017-032


GROVER LANE
GRANGER LANE
GIDEON WAY
BAILEY DRIVE
POTTER DRIVE
JOHN KING BLVD.
EAST QUAIL
DETENTION POND
CURB INLET
18" RCP
24" RCP
27" RCP
30" RCP
33" RCP
36" RCP
42" RCP
48" RCP
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
20' B.L.
10' B.L.
20' D.E.
3/8"RF
Conc.RF
Iron Pin
MH'S
Concrete Curb
Valley Gutter
Concrete Flume
Concrete Headwall
Concrete Inlet
Concrete Manhole
Concrete Pipe
Concrete Rip Rap
Concrete Slope Paving
Concrete Valley Gutter
Concrete Wingwall
Corrugated Metal Pipe
Corrugated Metal Pipe Arch
Curb Inlet
Drop Inlet
Elliptical Concrete Pipe
Elliptical Reinforced Concrete Pipe
Grate Inlet
Reinforced Concrete Box
Reinforced Concrete Pipe
Reinforced Concrete Pipe Arch
Slotted Curb Inlet
Slotted Drop Inlet
Slotted Grate Inlet
Storm Manhole
Storm Sewer Cleanout
Storm Sewer Junction Box
Storm Sewer Manhole
Storm Sewer Outfall
Storm Sewer Transition
Vane Grate Inlet
Vaned Grate Inlet
Vaned Slotted Grate Inlet
Vaned Slotted Inlet
Vaned Slotted Inlet
Vaned Slotted

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Juan J. Vasquez; *Vasquez Engineering, LLC.*

AGENDA ITEM: **SP2017-019;** Best Western Executive Residency

---

SUMMARY:

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel on a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a *site plan* for the purpose of constructing a 44,761 SF hotel. The proposed hotel will be situated on a 1.74-acre parcel of land (Lot 1, Block A, Comfort Inn and Suites, Rockwall Towne Centre) that is situated adjacent to the shopping center and is zoned Commercial (C) District. The site is located within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts and is addressed as 700 E. IH-30.

On March 3, 2017, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. S-163*] to allow for a hotel in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District. The SUP limits the hotel to 33 residence suites, with the remaining 47 rooms being traditional hotel rooms (*i.e. not contain kitchen facilities*). The total number of rooms will be 80 rooms. The SUP also limits the structure to 60-feet in height and limits signage to a monument sign (*i.e. no pole sign shall be allowed*). Additionally, the SUP stipulates that the development shall generally be in conformance to the concept plan and building elevations depicted in the SUP ordinance. Since the approval of the SUP, the applicant has reduced the overall number of hotel rooms to 72.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed hotel will be four (4) stories, approximately 59-feet in height, and contain 44,761 SF. According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the hotel is a use permitted by SUP in a Commercial (C) District, and the SUP for a hotel [*Case No. Z2016-033*] was approved for the subject property on March 6, 2017. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within SUP Ordinance No. S-163 and the Unified Development Code (UDC) for properties located within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts and zoned Commercial (C) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*1-Acre*[1]	*X=1.742 Acres; In Conformance*
Minimum Lot frontage	*200-Feet*[1]	*~60-Feet; In Conformance*[2]
Minimum Lot Depth	*200-Feet*[1]	*X>200-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Front Yard Setback	*25-Feet*	*X>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=20-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=20-Foot; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*	*~58 Ft; In Conformance*[3]
Max Building/Lot Coverage	*60%*	*X=17.9%; In Conformance*
Minimum Masonry Requirement	*90%*	*X>90%; In Conformance*
Minimum Number of Parking Spaces	*72*	*72 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X>/= 20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*15%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*>14.8%; In Conformance*

NOTES: 1. When adjacent to IH-30 2. Existing lot of record-see below 3. Approved SUP for Height

LOT OF RECORD:

A *Lot of Record* is a parcel of land which is part of a subdivision, map, or plat of which was recorded in the office of the County Clerk of Rockwall County and/or a parcel of land not part of a subdivision, the deed of which has been recorded in the office of the County Clerk of Rockwall County prior to the adoption date of the ordinance from which the Unified Development Code (UDC) is derived and which has not been divided since recording. In the case, the subject property was originally platted in in 1986 [Lot 2, Block A, Rockwall Towne Center Phase 1]. Subsequently it was replatted in 1995 [Lot 4 R, Block A, Rockwall Towne Center Phase 1] and resembled in its current configuration. The subject property was replatted again in 2002 [Lot 2, Block A, Rockwall Towne Center Phase 4]. In 2005, the subject property was replatted [Lot 8, Block A, Rockwall Towne Center Phase 4] and later in 2005 was replatted again [Lot 8, Block A, Rockwall Towne Center Phase 4]. Since the subject property was replatted prior to the adoption of the minimum lot frontage requirements (i.e. minimum lot frontage of 200-feet) in the Unified Development Code in 2006, the lot is considered to be a *Lot of Record* and was allowed to be subsequently replatted in 2009 [Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Center]. This allowed the subject property to have a lot frontage of 60-feet. Since the subject property is a *Lot of Record*, the applicant will not be required to go to the Board of Adjustments for a variance to lot frontage requirements when replatting this property after the approval of this site plan

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On June 27, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to provide a rendering of the building, material samples of the stucco, and to utilize natural stone and thin brick instead of the proposed cultured stone and manufactured brick panels. The applicant has indicated he will meet all of the ARB's recommendations. Once the ARB reviews the revised renderings and materials, the Board will forward a recommendation to the Planning and Zoning Commission.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-019	**Owner**	PASTEM, CORP	**Applied**	6/16/2017 LM
Project Name	Best Western Plus Executive Residency	**Applicant**	VASQUEZ ENGINEERING, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	6/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
700 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/16/2017	6/23/2017	6/22/2017	6	APPROVED	
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	COMMENTS	See Comments

(6/21/2017 4:03 PM AW)
Dumpster to drain to oil/water separator
All parking adjacent to the building to be 20'x9'
All 18' parking to have 2' clear overhang and can't cross into adjacent property
No grate inlets allowed
No walls in any easements
Show existing water/sewer/drainage on plan
All easements to be 20' wide minimum
Some existing easements can't be abandoned because of existing utilities and drainage

Landscape Plan
Trees are too close to existing utilities. See markup

FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	see comments

(6/22/2017 3:07 PM AA)
The required turning radius of a fire apparatus access road for buildings 30-feet or more and/or 3 or more stories in height shall have a minimum interior turning radius of 30 feet.

Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building.

GIS	Lance Singleton	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	See Comments

(6/21/2017 4:14 PM LS)
Previous Comfort Inn requested 700 E INTERSTATE 30, ROCKWALL, TX 75087 for the address.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING		6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	Comments

(6/22/2017 3:42 PM KB)

SP2017-019 Best Western Executive Residency Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 Please see markups

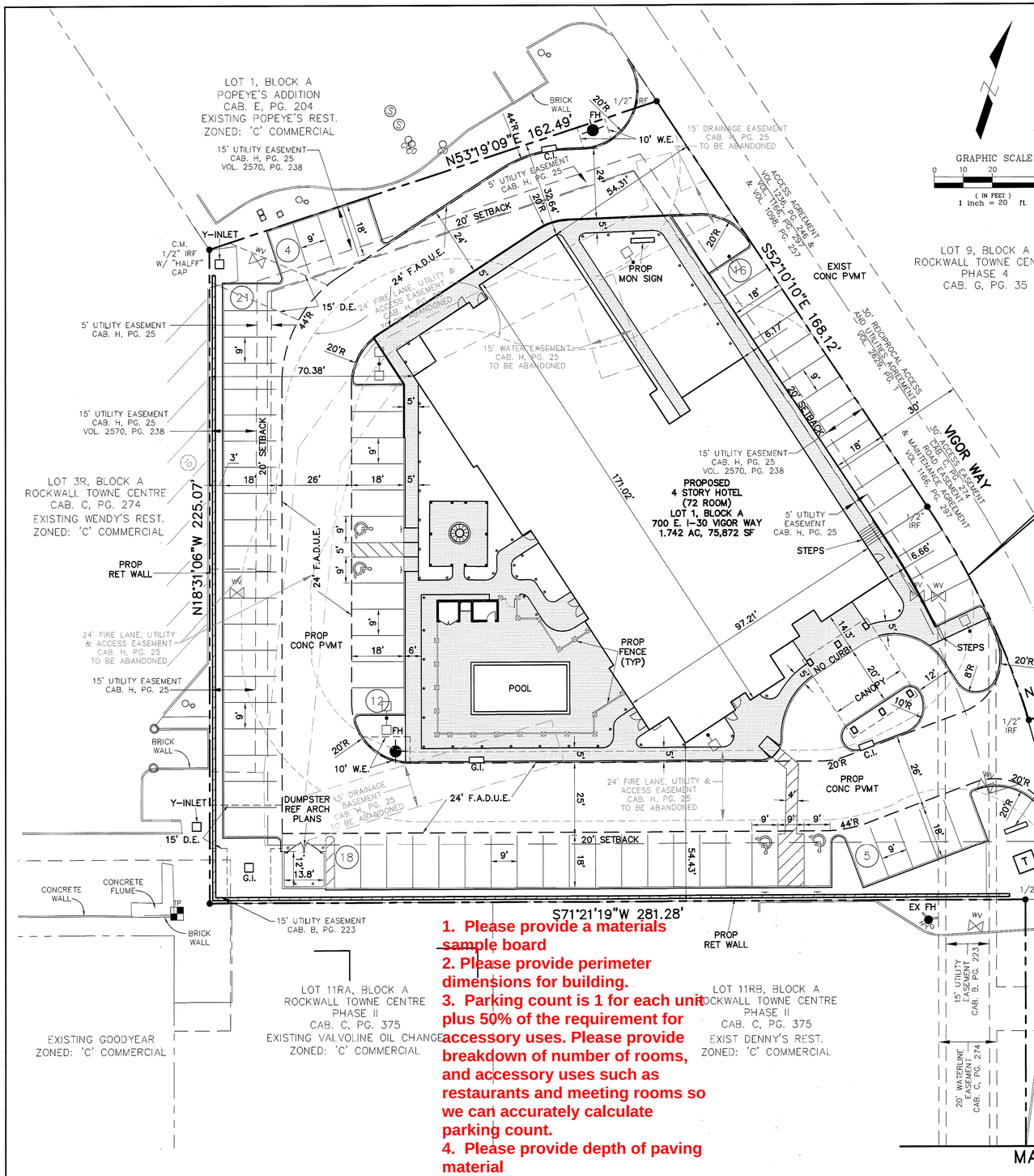
M.5 Please put the case number SP2017-019 in the lower right hand corner.

M.4 Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017.

M.5 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting for this case is July 11 2017. The City Council Meeting for this site plan is July 17, 2017 (if needed)

M.6 This site plan is required to go to Architectural Review Board—held at 5:00 p.m. on June 27, 2017.

I.7 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

BENCHMARKS:

BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER

ELEVATION - 545.93 FEET

NOTES:

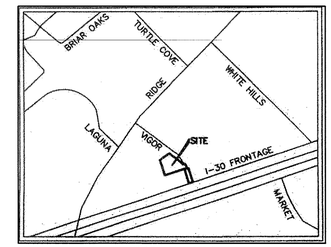
1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- (9) PARKING COUNT
- 4" CONC SIDEWALK
- PROP RETAIINING WALL
- F.A.D.U.E. FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- LIGHT POLE

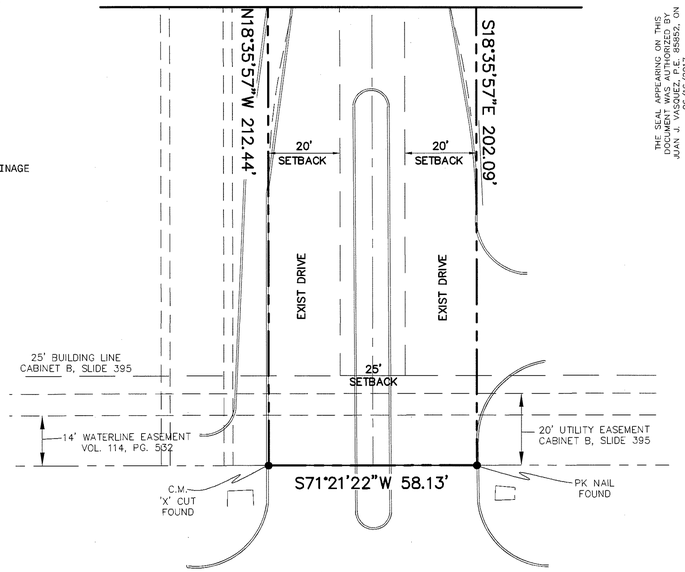
BLDG AREA TABLE:

1st FLOOR	13,558 SF
2ND FLOOR	10,401 SF
3RD FLOOR	10,401 SF
4TH FLOOR	10,401 SF
TOTAL	44,761 SF



LOCATION MAP
N.T.S.

MATCHLINE NORTH



INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

1. Please provide a materials sample board
2. Please provide perimeter dimensions for building.
3. Parking count is 1 for each unit plus 50% of the requirement for accessory uses. Please provide breakdown of number of rooms, and accessory uses such as restaurants and meeting rooms so we can accurately calculate parking count.
4. Please provide depth of paving material
5. Please indicate how you will be screening utility equipment and whether it is roof mounted or pad mounted.
6. Provide elevation of dumpster enclosure.

SITE PLAN
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
COMFORT INN & SUITES
1.742 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 16, 2017
CASE #SP2017-XXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
JAGH HOSPITALITY
996 EAST I-30
ROCKWALL, TEXAS 75087
TELE 972-722-3265
CONTACT: HIMMAT CHAUHAN

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 06/16/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

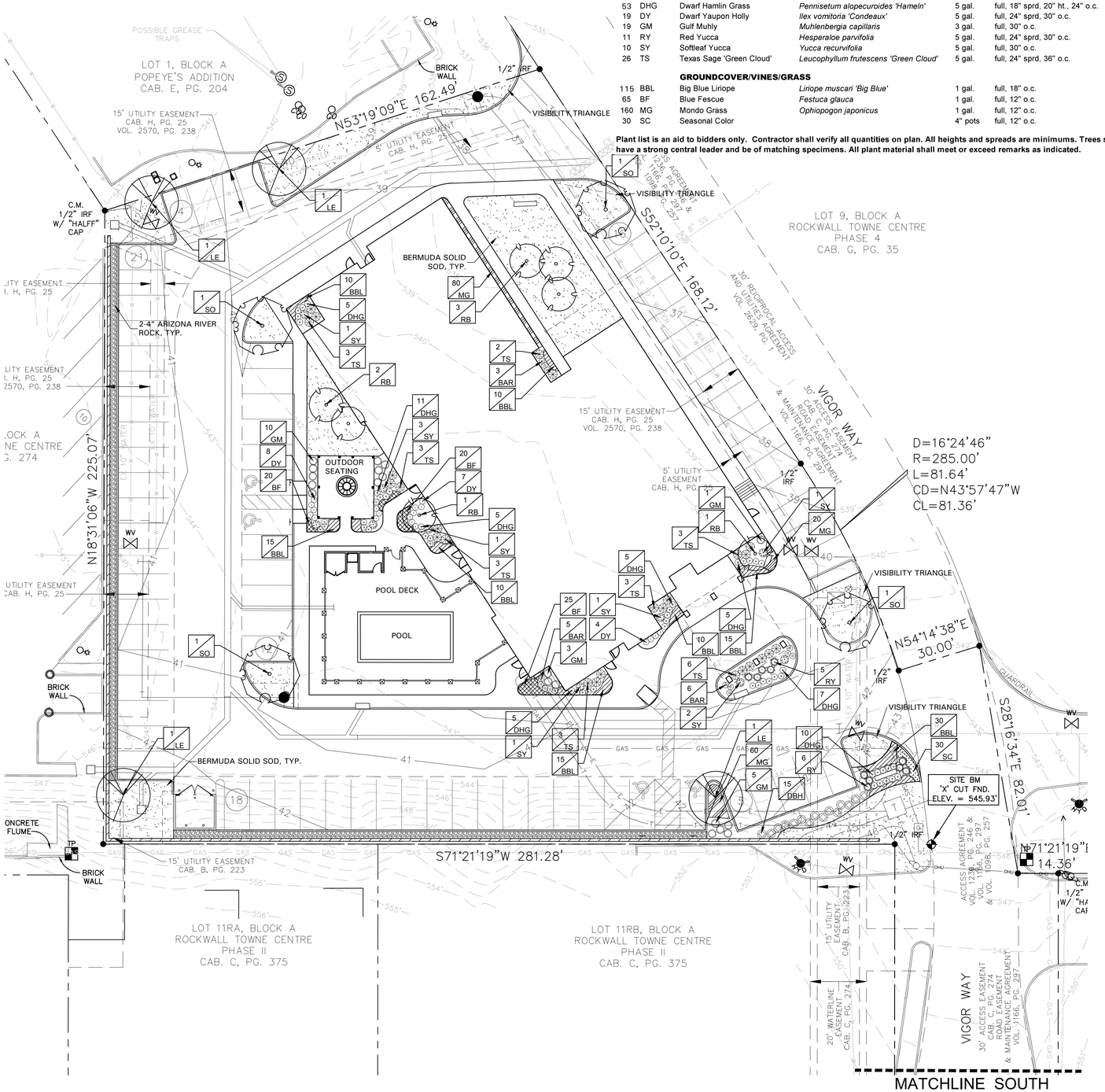
SITE PLAN PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
631-01\dwg\SP1-SITE PLAN.dwg
Date: 06/16/2017

SHEET
SP1

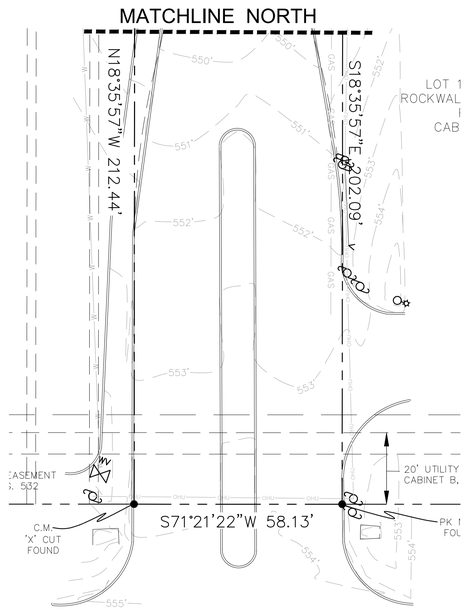
1. Trees must be planted at least 5 feet from water, sewer, and storm sewer lines.
2. Provide note indicating that irrigation will meet requirements of UDC.



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
14	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
11	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
115	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	*Ophiopogon japonicus*	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,373 s.f. (14.86%)

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
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Pervious Area:		64,573 / 75,872 SF = 29.6%

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHALL INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS ADJACENT ON FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN DRUG OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST- FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

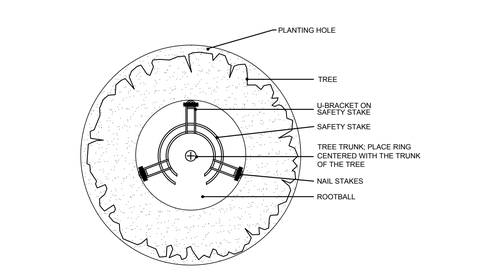
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING
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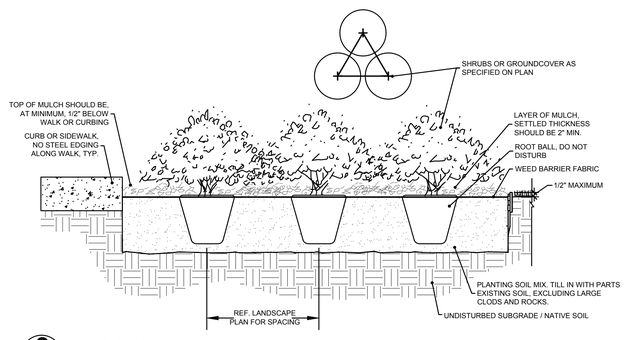

2 SHRUB PLANTING
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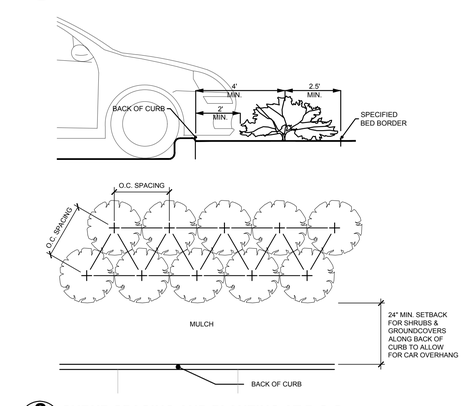

3 SHRUB SPACING AND PLANTING AT B.O.C.
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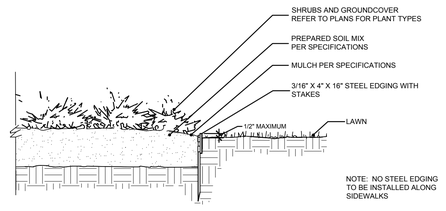

4 STEEL EDGING DETAIL
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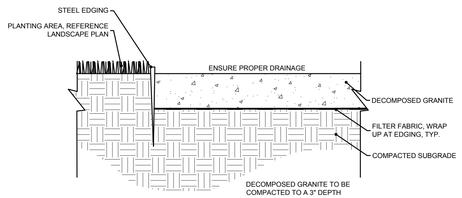

5 DECOMPOSED GRANITE
N.T.S.

NO.	DATE	APP.

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LANDSCAPE SPECIFICATIONS AND DETAILS

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale:	1" = 20'
Designed by:	AWR
Drawn by:	AWR
Checked by:	AWR
Date:	05/04/2017

SHEET
L1.2

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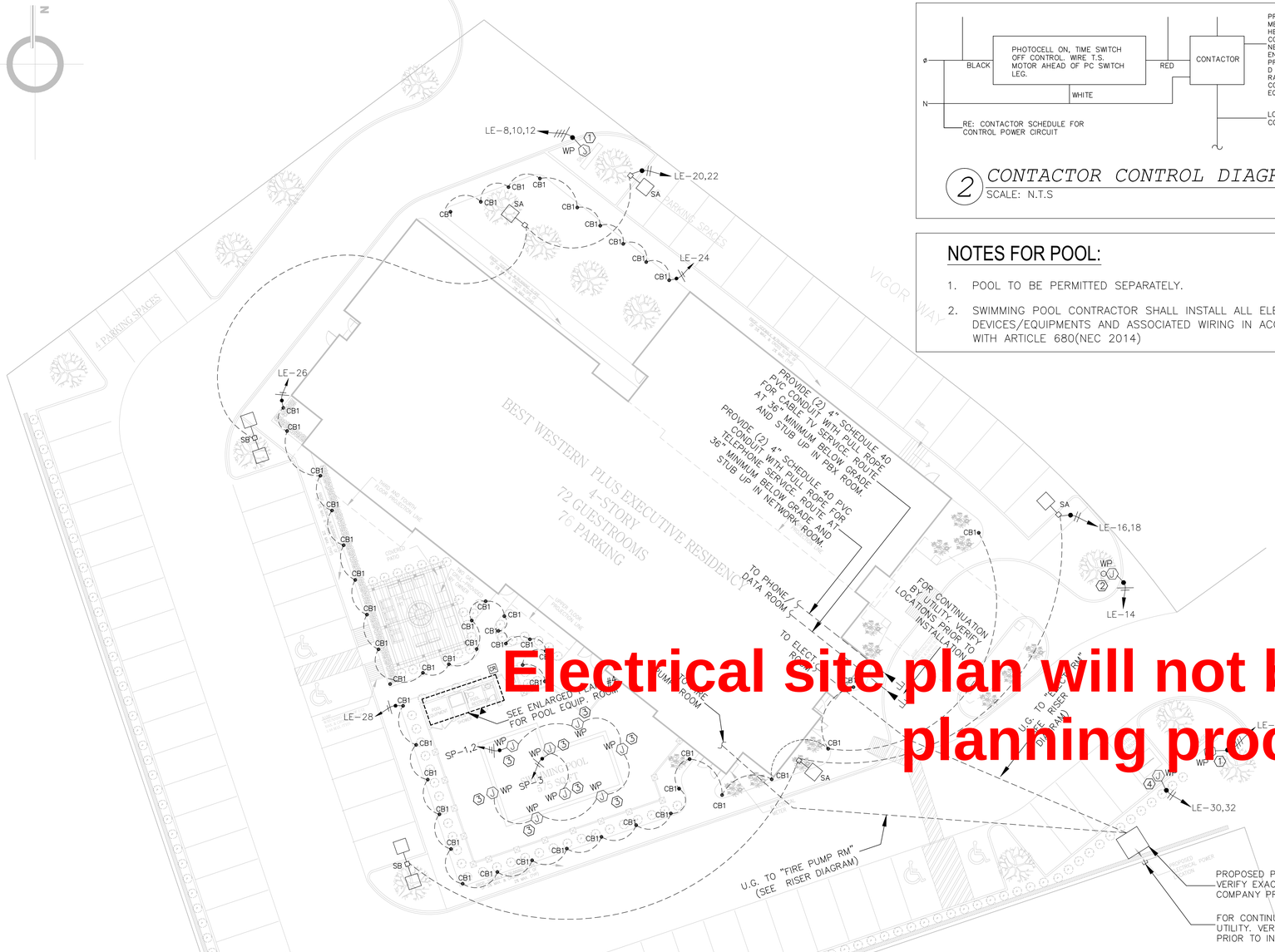
c. 512.517.5589



Electrical site plan will not be reviewed at site planning process

1 SITE PLAN
SCALE: 1/16"=1'-0"

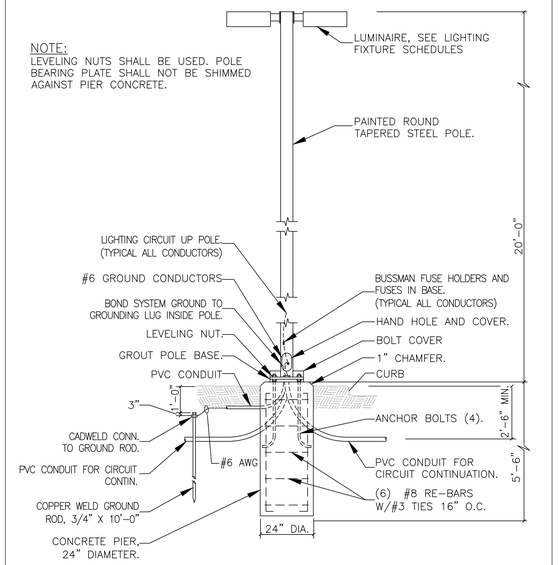
SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

2 CONTACTOR CONTROL DIAGRAM
SCALE: N.T.S

NOTES FOR POOL:

1. POOL TO BE PERMITTED SEPARATELY.
2. SWIMMING POOL CONTRACTOR SHALL INSTALL ALL ELECTRICAL DEVICES/EQUIPMENTS AND ASSOCIATED WIRING IN ACCORDANCE WITH ARTICLE 680(NEC 2014)

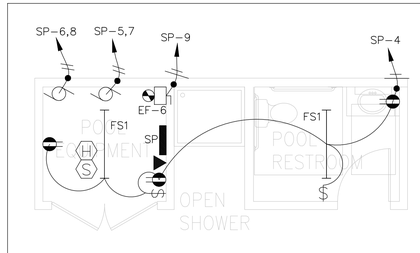
3 TYPICAL POLE BASE DETAIL
SCALE: N.T.S



KEY NOTES:

1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.
4. J.BOX FOR ELECTRIC VEHICLE CHARGING STATION.

4 ENLARGE POOL EQUIP. ROOM
SCALE: N.T.S



GENERAL SITE NOTES:

1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E6.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.

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JUNE 13, 2017

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED PROFESSIONAL ENGINEER

MEP GREEN DESIGNS & BUILD, PLLC.
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17047 El Camino Real, #211
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www.mepgreendesigns.com

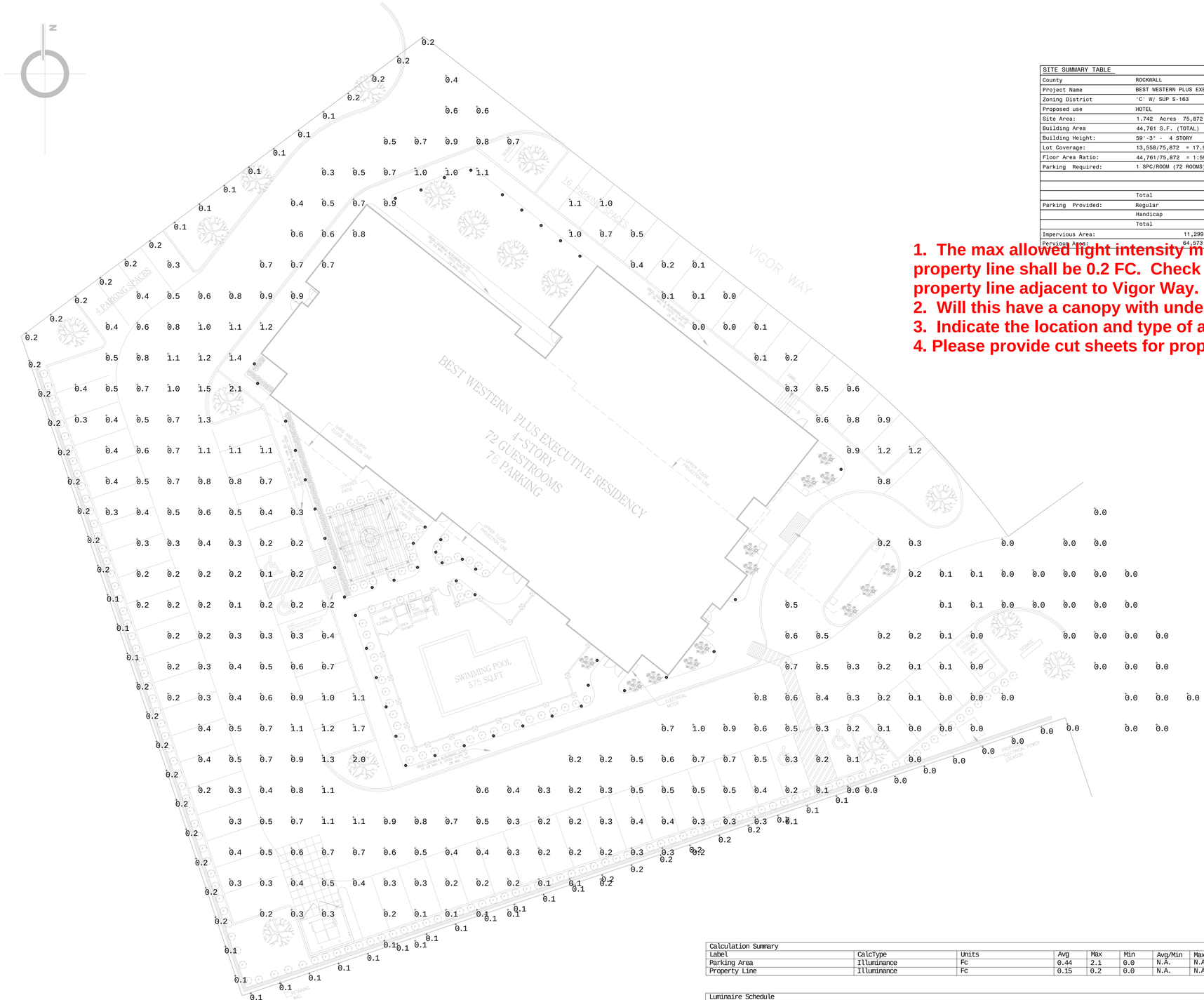
REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

ELECTRICAL SITE PLAN

SHEET TITLE
1/16" = 1'-0"
SCALE
#6091
PROJECT NUMBER
JUNE 13, 2017
DATE

E6.0
SHEET NUMBER



1 PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

1. The max allowed light intensity measured at the property line shall be 0.2 FC. Check light intensity at property line adjacent to Vigor Way.
2. Will this have a canopy with under-canopy lighting?
3. Indicate the location and type of all exterior lighting.
4. Please provide cut sheets for proposed lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	0.44	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_530_30K_R3_MVOLT	SINGLE	1.000	KAD LED 20C 530 30K R3 MVOLT	38	4123

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REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY

ROCKWALL, TX

PHOTOMETRIC PLAZE

SHEET TITLE

1/16" = 1'-0"
SCALE

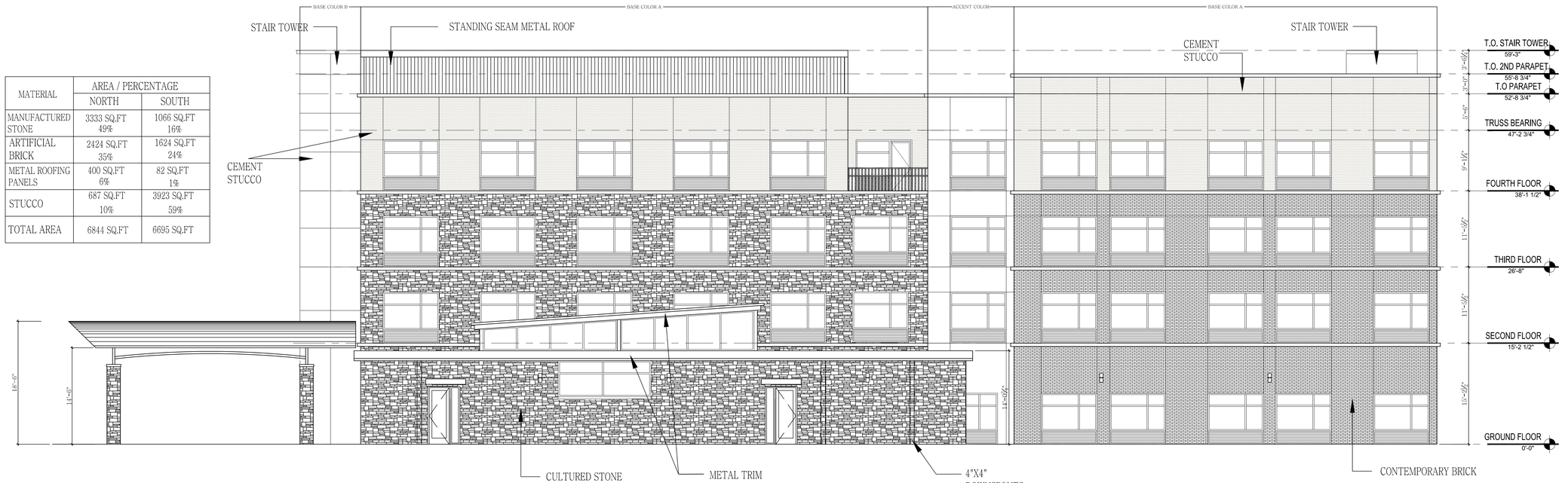
#6091
PROJECT NUMBER

JUNE 13, 2017
DATE

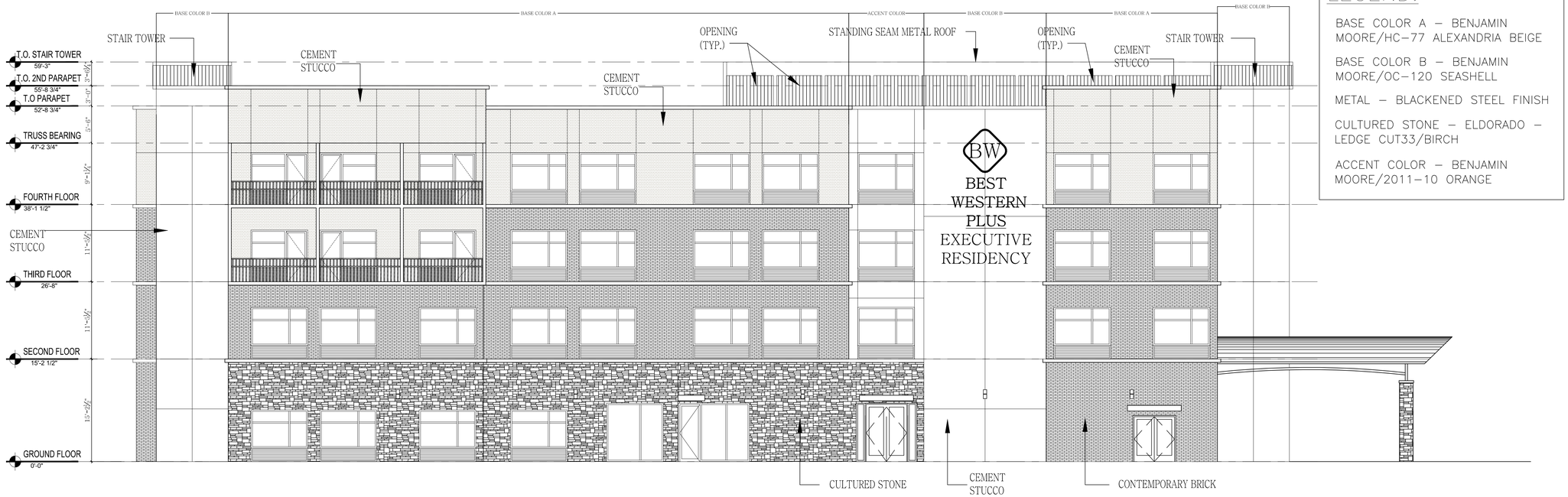
E6.1
SHEET NUMBER

Comments on next page

MATERIAL	AREA / PERCENTAGE	
	NORTH	SOUTH
MANUFACTURED STONE	3333 SQ.FT 49%	1066 SQ.FT 16%
ARTIFICIAL BRICK	2424 SQ.FT 35%	1624 SQ.FT 24%
METAL ROOFING PANELS	400 SQ.FT 6%	82 SQ.FT 1%
STUCCO	687 SQ.FT 10%	3923 SQ.FT 59%
TOTAL AREA	6844 SQ.FT	6695 SQ.FT



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR CLADDING LEGEND:

BASE COLOR A – BENJAMIN MOORE/HC–77 ALEXANDRIA BEIGE

BASE COLOR B – BENJAMIN MOORE/OC–120 SEASHELL

METAL – BLACKENED STEEL FINISH

CULTURED STONE – ELDORADO – LEDGE CUT33/BIRCH

ACCENT COLOR – BENJAMIN MOORE/2011–10 ORANGE

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6-1-17

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REVISIONS
1 2 3 4 5 6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

EXTERIOR ELEVATION
SHEET TITLE

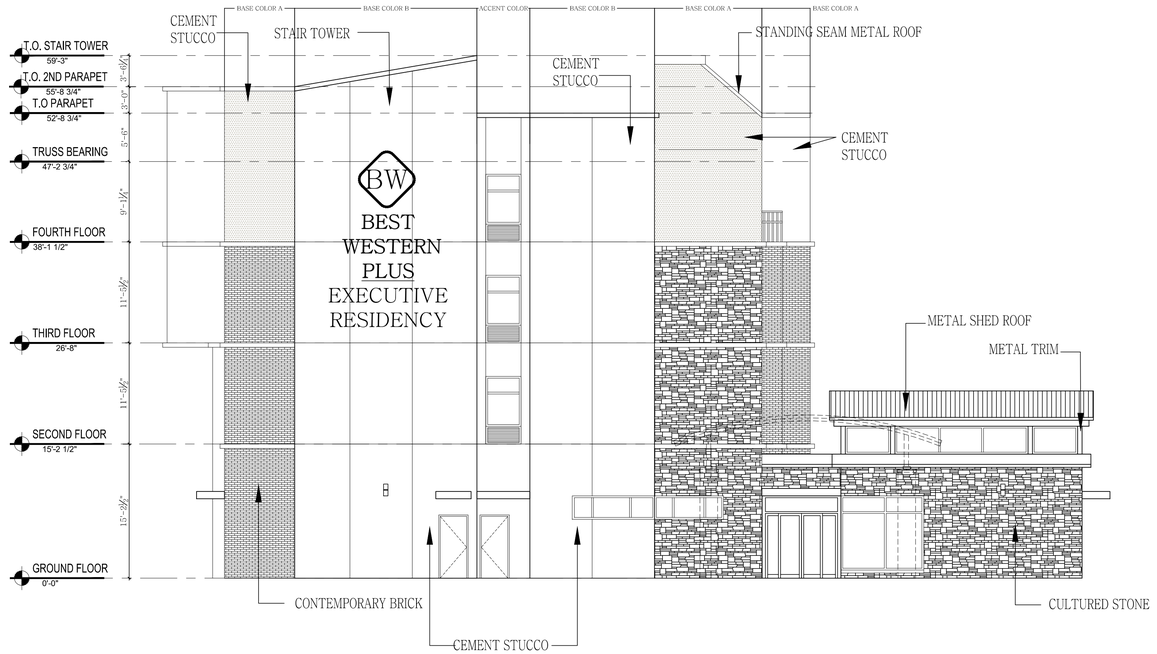
1/8" = 1'-0"
SCALE

#6091
PROJECT NUMBER

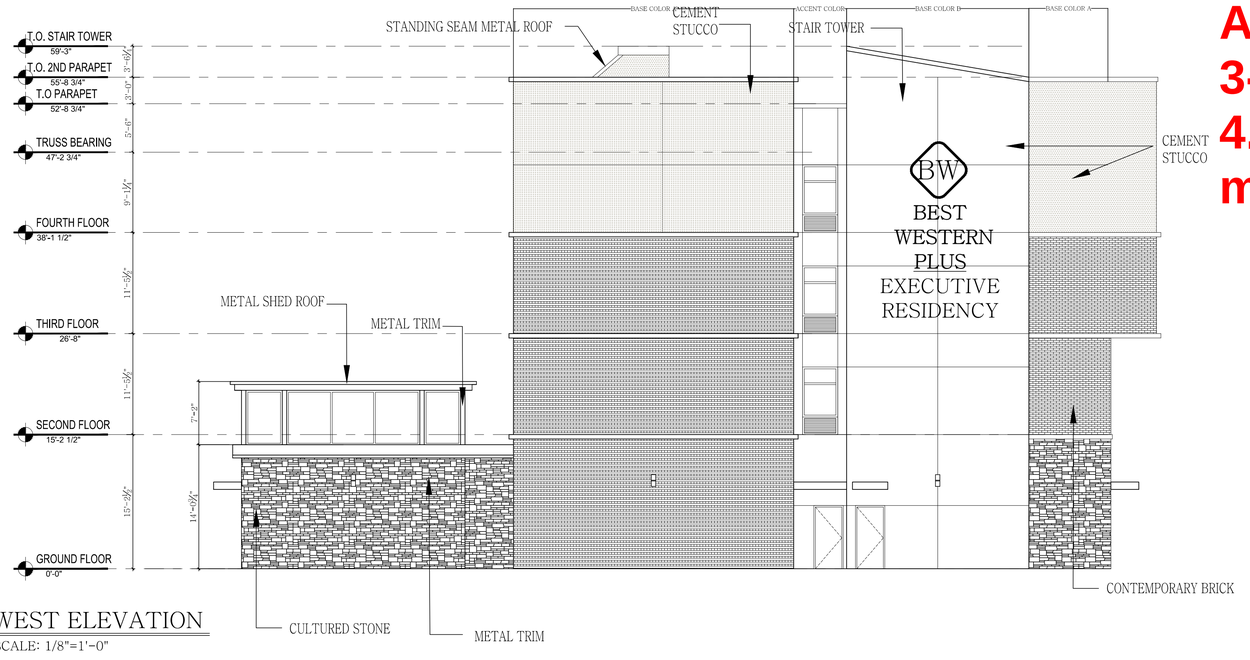
JUNE 2017
DATE

A05.0
SHEET NUMBER

MATERIAL	AREA / PERCENTAGE	
	EAST	WEST
MANUFACTURED STONE	720 SQ.FT 19%	528 SQ.FT 12%
ARTIFICIAL BRICK	435 SQ.FT 12%	1486 SQ.FT 35%
METAL ROOFING PANELS	- SQ.FT -%	- SQ.FT -%
STUCCO	2600 SQ.FT 69%	2227 SQ.FT 53%
TOTAL AREA	3755 SQ.FT	4241 SQ.FT



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

1. Indicate elevations adjacent to Vigor Way
2. will need a variance for cultured stone and manufactured brick. The last few cases that requested cultured stone in the overlay district were denied.
3. Will need a variance for the amount of stucco. Stucco cannot exceed 50% of each facade and cannot be located in the first 4 feet of the building. Also stucco must be 3-part stucco
4. Please provide material samples

EXTERIOR CLADDING LEGEND:

BASE COLOR A – BENJAMIN MOORE/HC-77 ALEXANDRIA BEIGE

BASE COLOR B – BENJAMIN MOORE/OC-120 SEASHELL

METAL – BLACKENED STEEL FINISH

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REVISIONS
1 2 3 4 5 6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

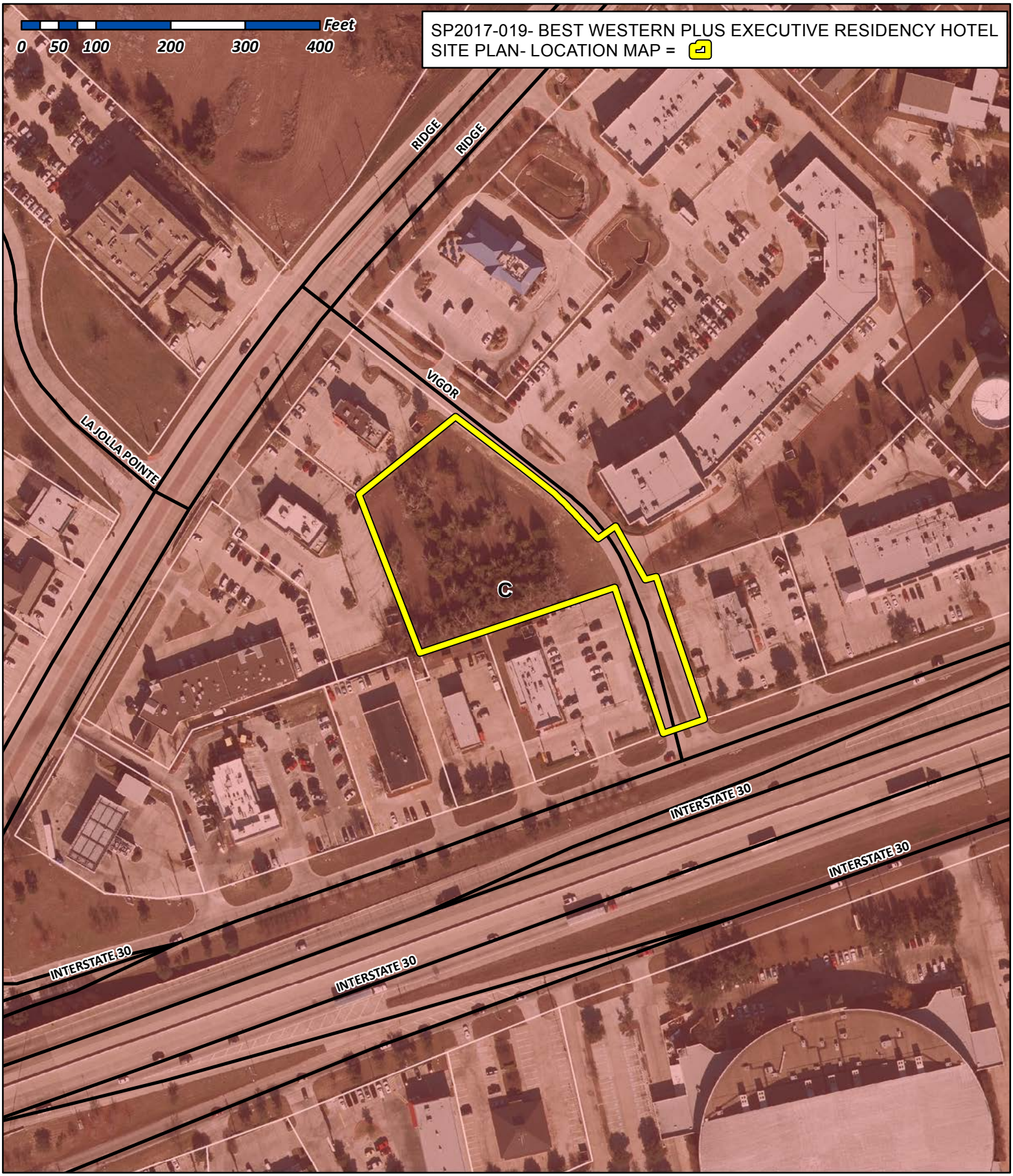
EXTERIOR ELEVATION
SHEET TITLE

1/8" = 1'-0"
SCALE

#6091
PROJECT NUMBER

JUNE 2017
DATE

A05.1
SHEET NUMBER



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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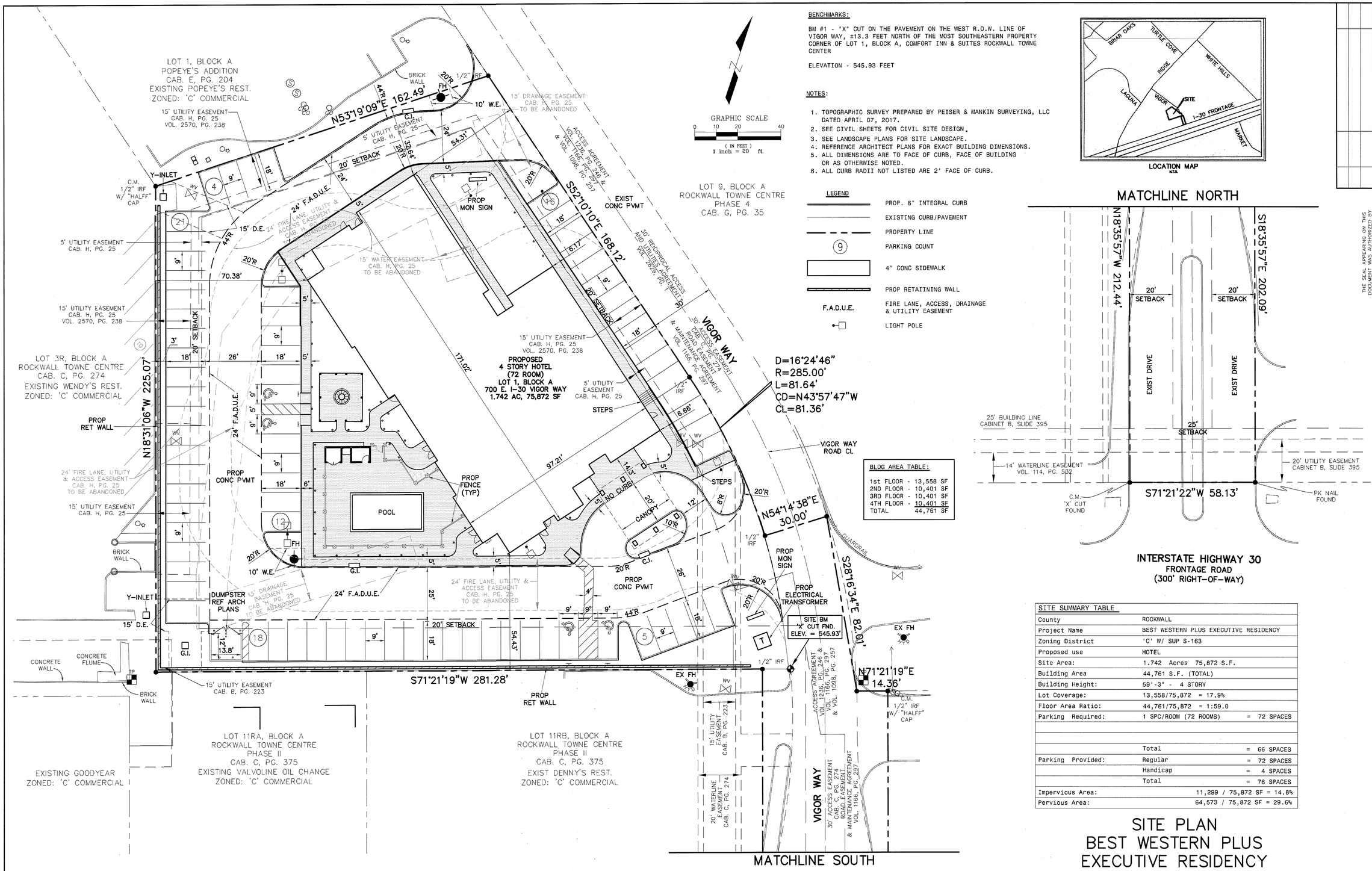

BENCHMARKS:

BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER

ELEVATION - 545.93 FEET

NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

LEGEND

	PROP. 6" INTEGRAL CURB
	EXISTING CURB/PAVEMENT
	PROPERTY LINE
(9)	PARKING COUNT
	4" CONC SIDEWALK
	PROP RETAINING WALL
F.A.D.U.E.	FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
	LIGHT POLE

LOCATION MAP
N.T.S.

BLDG AREA TABLE:

1st FLOOR	13,558 SF
2ND FLOOR	10,401 SF
3RD FLOOR	10,401 SF
4TH FLOOR	10,401 SF
TOTAL	44,761 SF

MATCHLINE NORTH

INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
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SITE PLAN
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
COMFORT INN & SUITES
1.742 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 16, 2017
CASE #SP2017-XXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
JAGH HOSPITALITY
996 EAST I-30
ROCKWALL, TEXAS 75087
TELE 972-722-3265
CONTACT: HIMMAT CHAUHAN

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
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TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 06/16/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

SITE PLAN PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

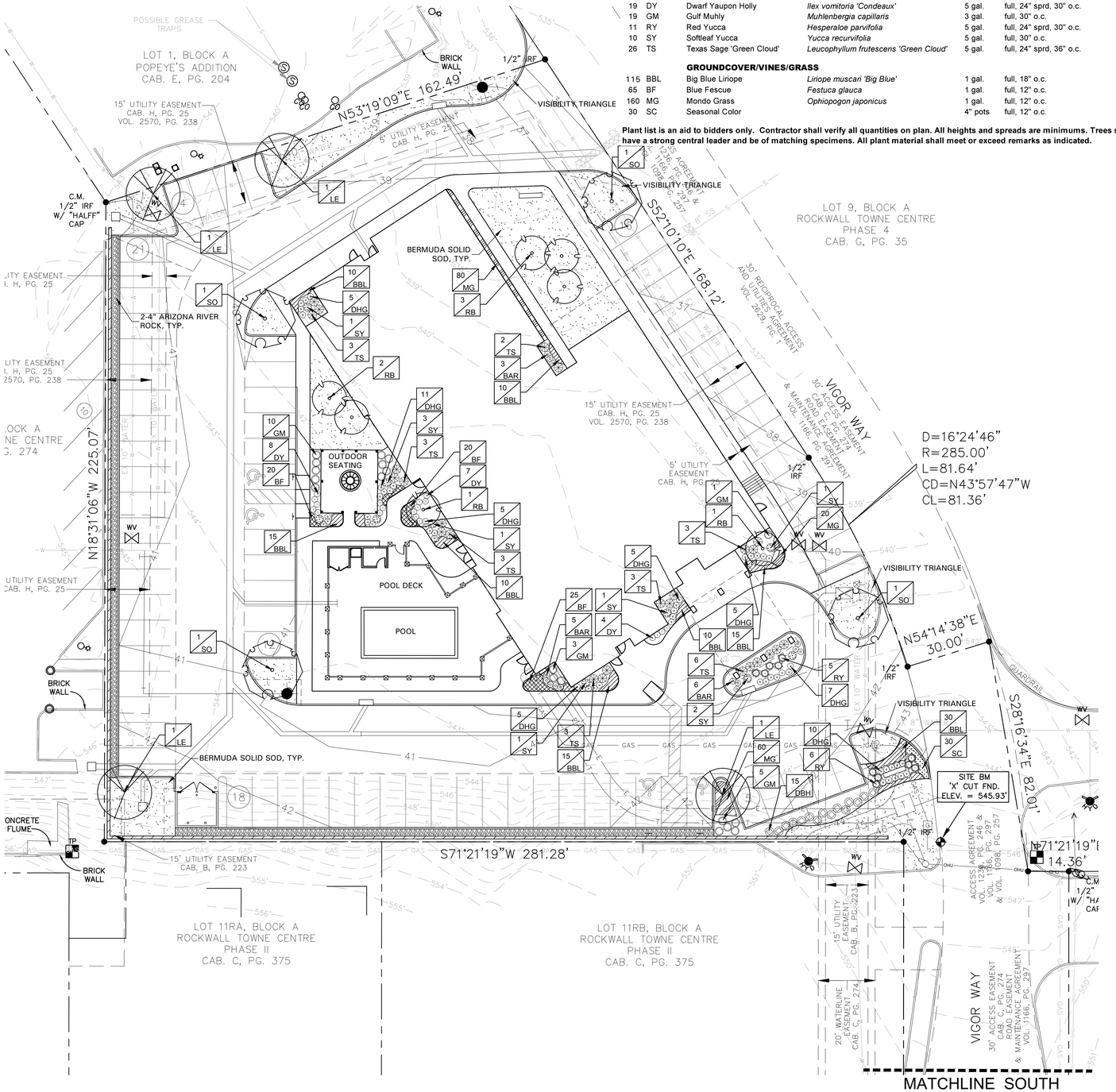
Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
631-01\dwg\SP1-SITE PLAN.dwg
Date: 06/16/2017

SHEET
SP1

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
14	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
11	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
115	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	*Ophiopogon japonicus*	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

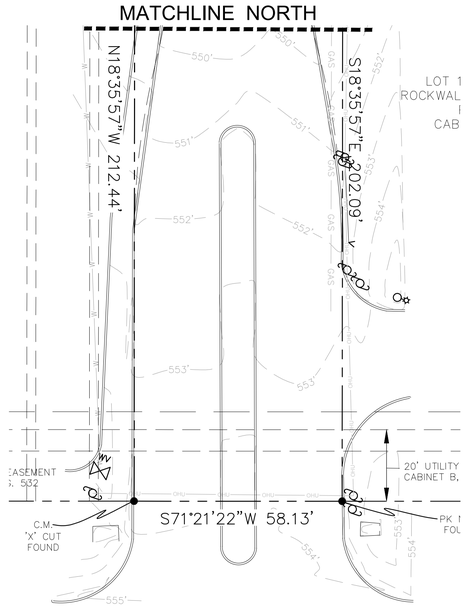
MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.



LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,373 s.f. (14.86%)

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:		11,299 / 75,872 SF = 14.8%
Pervious Area:		64,573 / 75,872 SF = 29.6%

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHALL INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS ADJACENT ON FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN DRUG OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST- FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

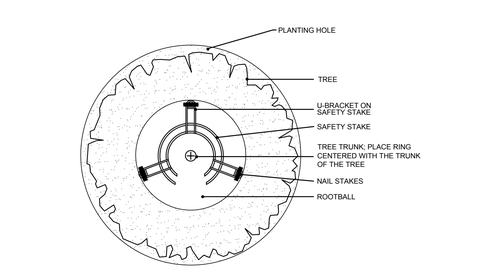
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

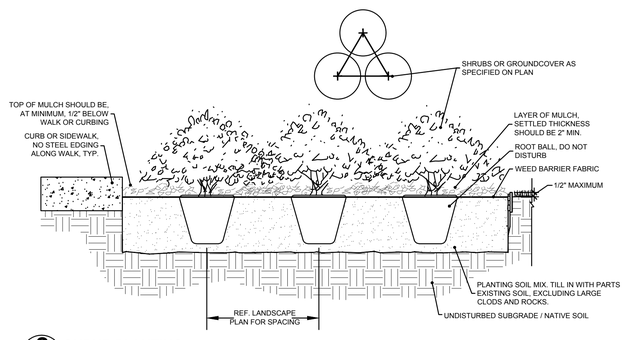
C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

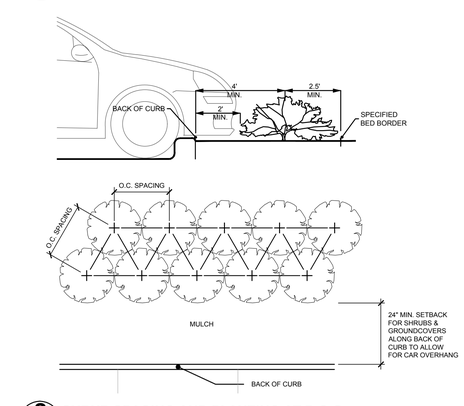
END OF SECTION



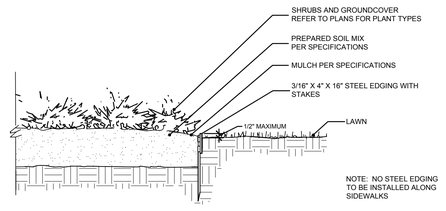
1 TREE PLANTING
N.T.S.



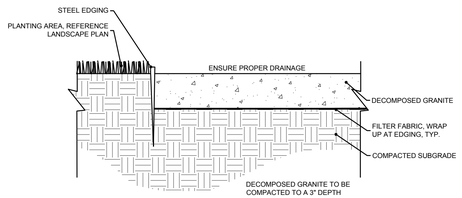
2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.



5 DECOMPOSED GRANITE
N.T.S.

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

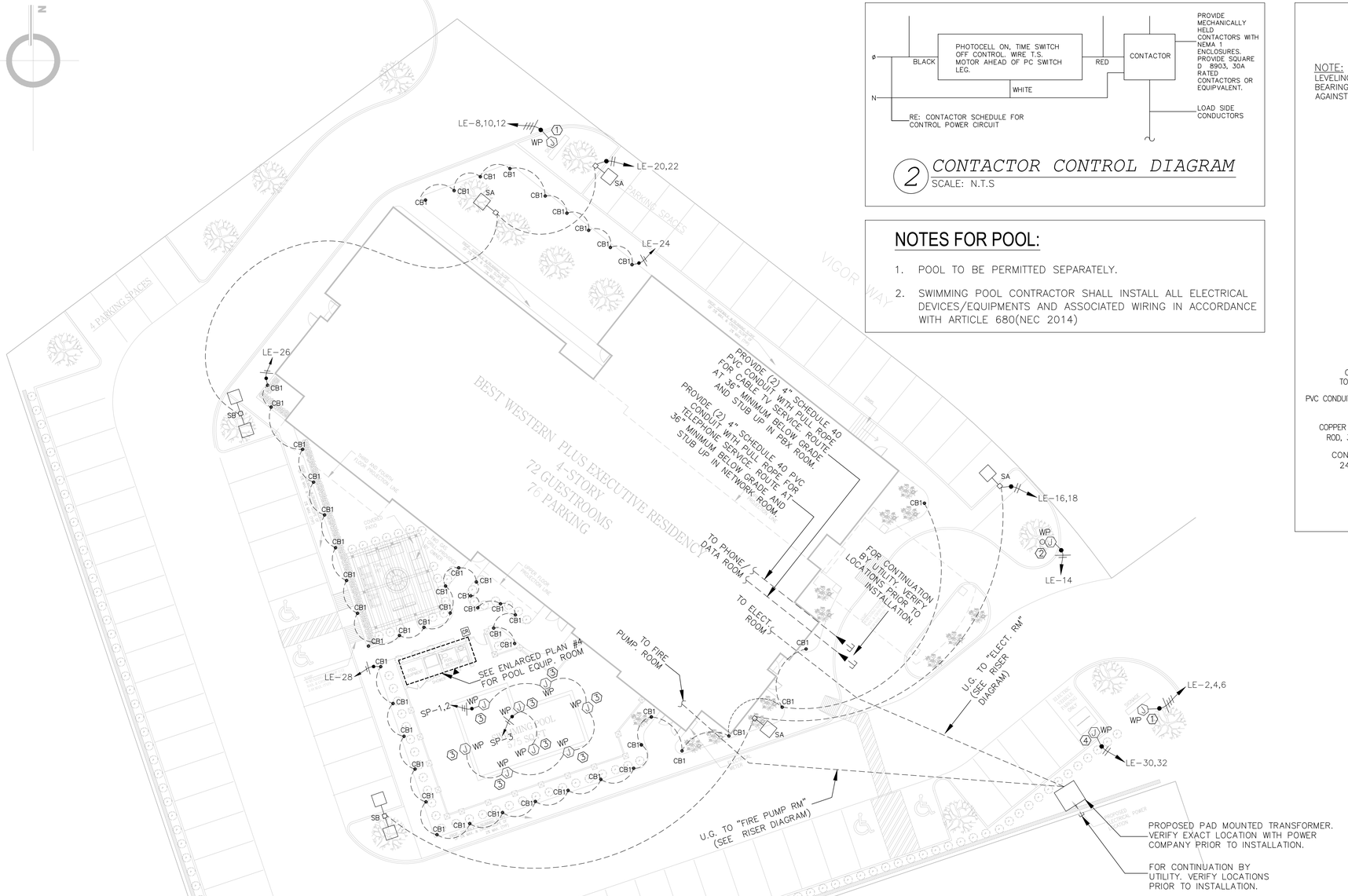
LANDSCAPE SPECIFICATIONS AND DETAILS

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale:	1" = 20'
Designed by:	AWR
Drawn by:	AWR
Checked by:	AWR
Date:	05/04/2017

SHEET
L1.2

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589



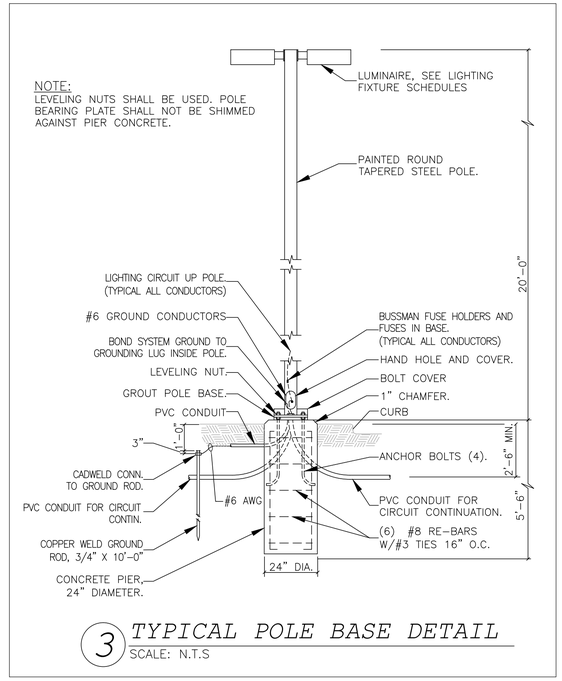
1 *SITE PLAN*
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

2 *CONTACTOR CONTROL DIAGRAM*
SCALE: N.T.S

NOTES FOR POOL:

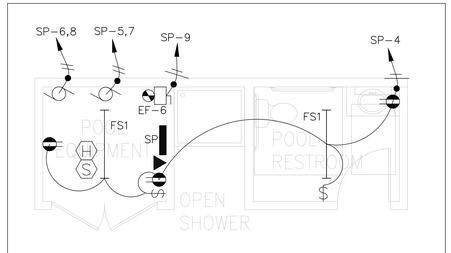
1. POOL TO BE PERMITTED SEPARATELY.
2. SWIMMING POOL CONTRACTOR SHALL INSTALL ALL ELECTRICAL DEVICES/EQUIPMENTS AND ASSOCIATED WIRING IN ACCORDANCE WITH ARTICLE 680(NEC 2014)



3 *TYPICAL POLE BASE DETAIL*
SCALE: N.T.S

KEY NOTES:

1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.
4. J.BOX FOR ELECTRIC VEHICLE CHARGING STATION.



4 *ENLARGE POOL EQUIP. ROOM*
SCALE: N.T.S

GENERAL SITE NOTES:

1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E6.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.

D.R.
ASSOCIATES
ARCHITECTS
888 W. SAM HOUSTON PKWY S.
SUITE 120
HOUSTON, TX 77042
PH.(713)266-3304 FAX.(713)266-3305
EMAIL: info@dr-architects.com

JUNE 13, 2017

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED PROFESSIONAL ENGINEER

MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

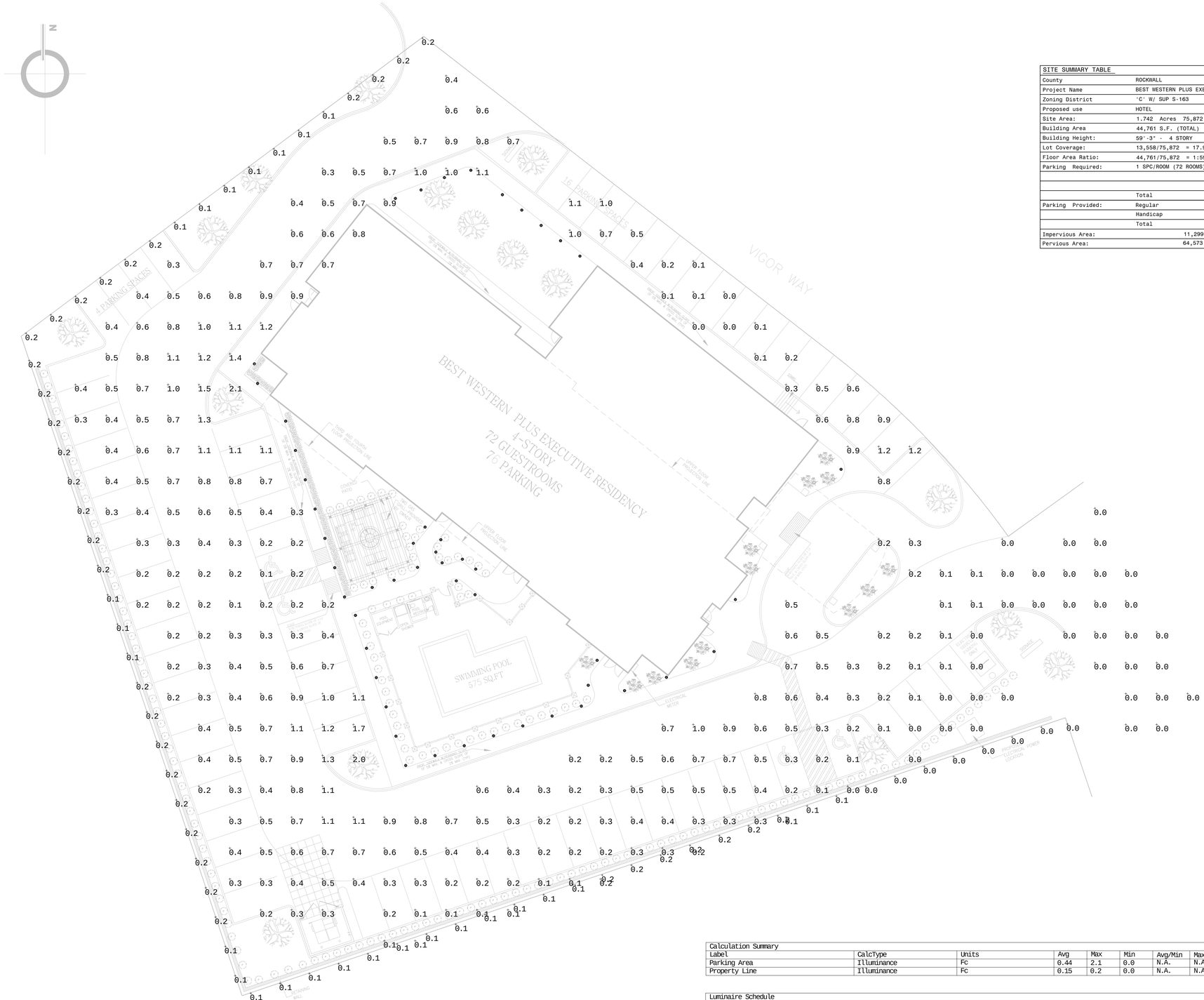
REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

ELECTRICAL SITE PLAN

SHEET TITLE
1/16" = 1'-0"
SCALE
#6091
PROJECT NUMBER
JUNE 13, 2017
DATE

E6.0
SHEET NUMBER



1 PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
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	Total	= 76 SPACES
Impervious Area:		11,299 / 75,872 SF = 14.8%
Pervious Area:		64,573 / 75,872 SF = 29.6%

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	0.44	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_530_30K_R3_MVOLT	SINGLE	1.000	KAD LED 20C 530 30K R3 MVOLT	38	4123

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JUNE 13, 2017

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REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY

ROCKWALL, TX

PHOTOMETRIC PLAZE

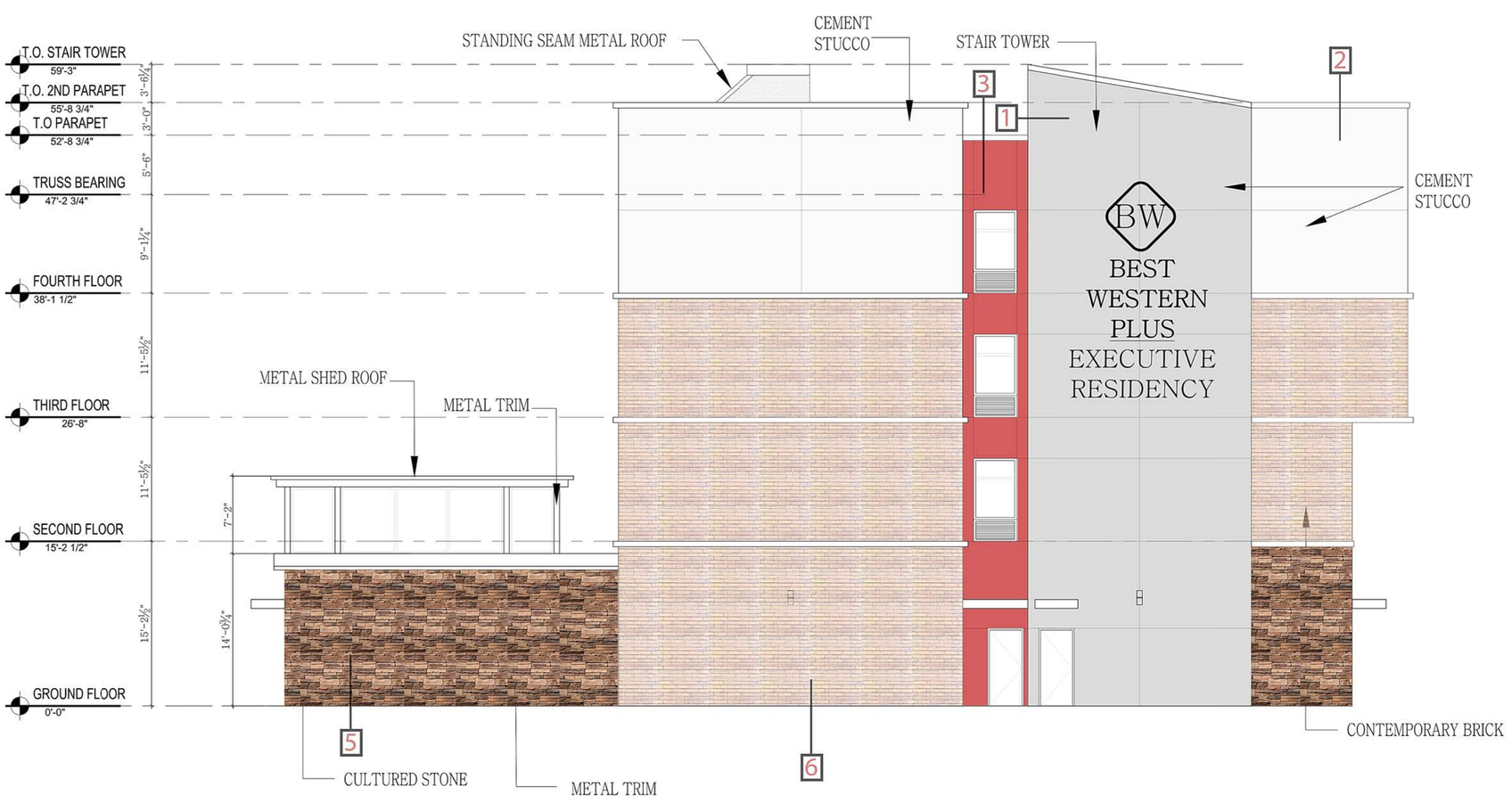
SHEET TITLE

1/16" = 1'-0"
SCALE

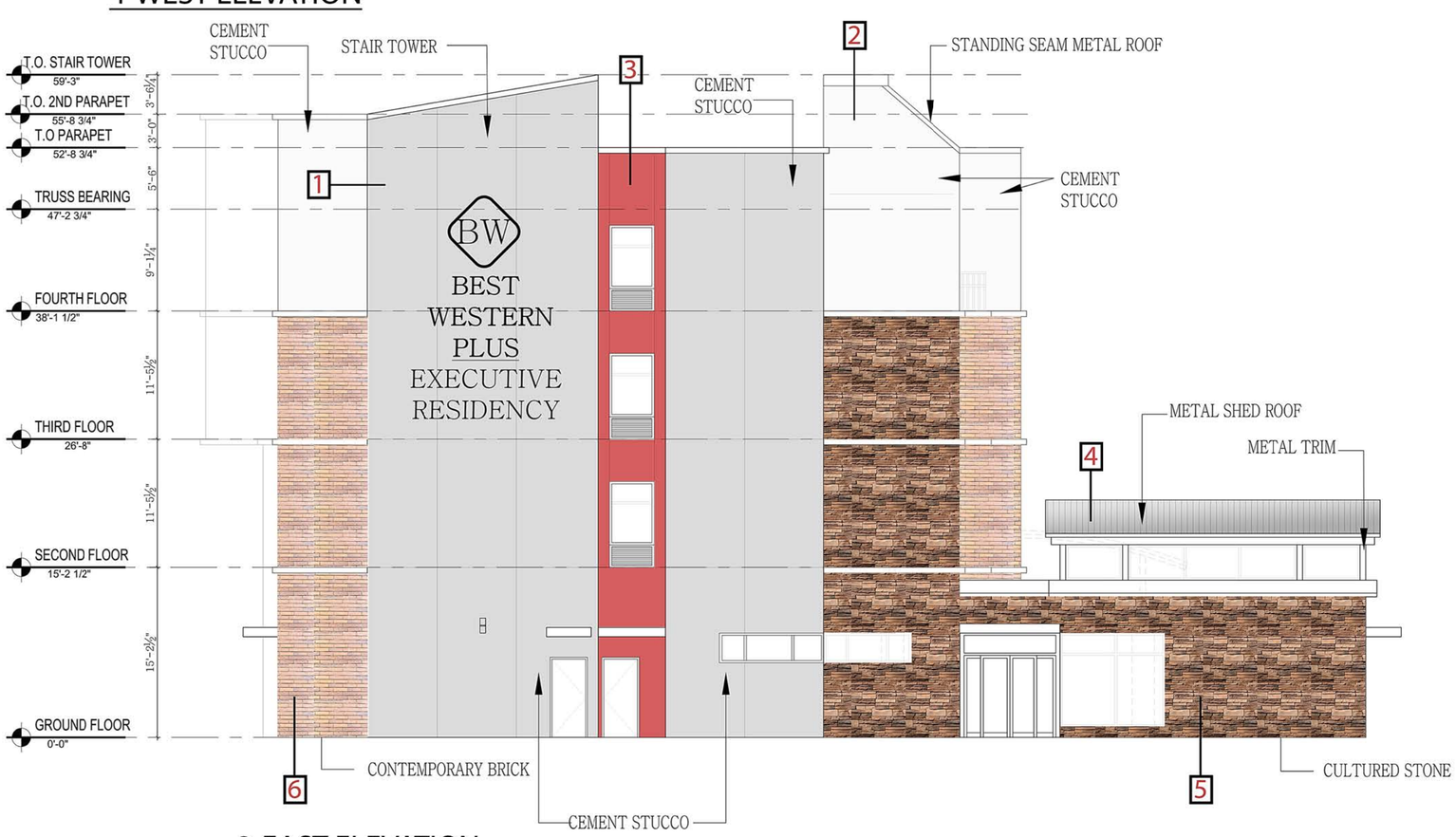
#6091
PROJECT NUMBER

JUNE 13, 2017
DATE

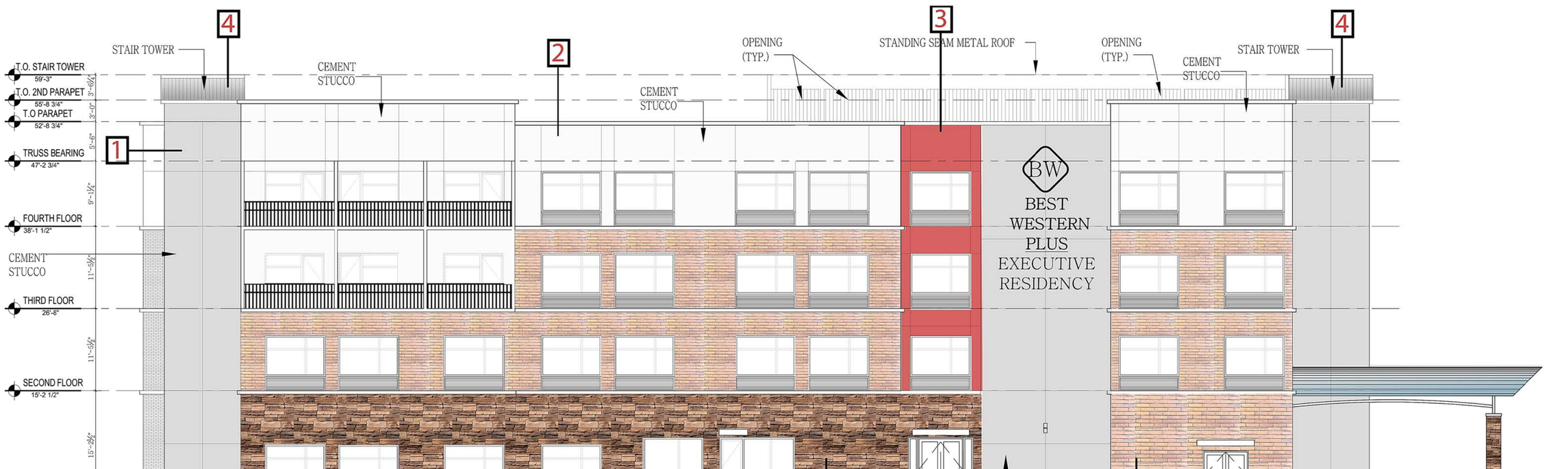
E6.1
SHEET NUMBER



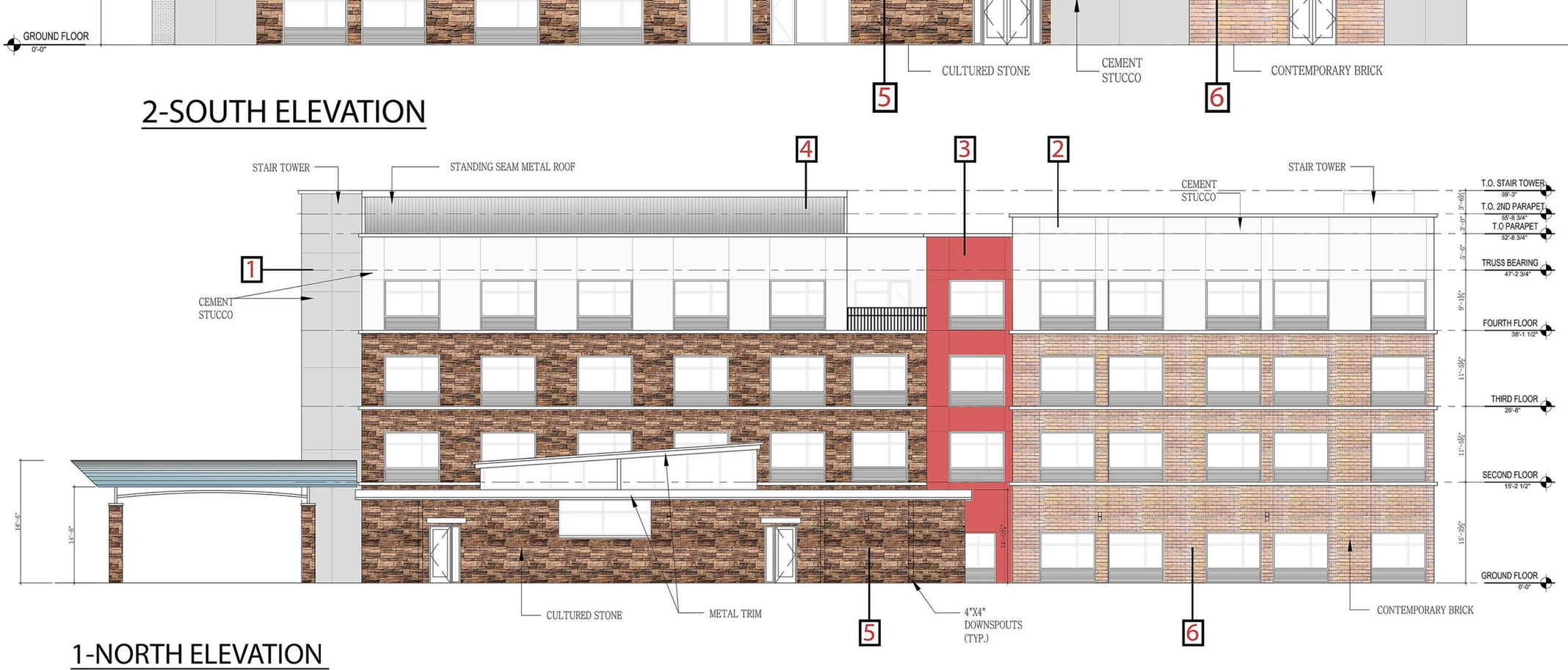
4-WEST ELEVATION



3-EAST ELEVATION



2-SOUTH ELEVATION



1-NORTH ELEVATION
(ADJUSTANT TO PLUBLIC RIGHT OF WAY)

TOTAL AREA : 6844 SQ.FT.
STONE & MANUFACTURED BRICK AREA : 3123 SQ.FT.
PERCENTAGE: %49

1. SW 9161 DUSTBLU OR SIMILAR
2. SW 7566 WESTHIGHLAND WHITE OR SIMILAR
3. SW 6593 CORLA BELLS OR SIMILAR
4. LIGHT GREY (OR SIMILAR COLOR) METAL ROOFING PANELS
5. SANTAFE ELDORADO STACKED STONE OR SIMILAR
6. BRICK IT INDIAN COPPER 615 OR SIMILAR

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Cody Brooks, PE*; Bannister Engineering*

AGENDA ITEM: **SP2017-020**; *Site Plan for Gideon Grove North Subdivision*

SUMMARY:

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

PURPOSE & BACKGROUND:

On June 16, 2017, the applicant submitted an application for a site plan/master open space plan for the proposed *Gideon Grove North Subdivision* as required by Planned Development District 77 (PD-77). The development will be composed of 72 single-family residential lots on an approximate 29.185-acre tract of land identified as Tract 1-01 of the S.R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas. The subject property is located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard and is situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District.

The *Gideon Grove North Subdivision* is a single-phase subdivision that will be broken down into three (3) lot types with 37 lots being allocated to the 10,000 SF lot type, 8 lots being allocated to the 12,000 SF lot type, and 27 lots being allocated to the 15,000 SF lot type. Additionally, the plan will consist of 2.83-acres of open space (*or ~9.69% of total land area*). The purpose of this request is to site plan 72 single-family residential lots, the private park amenity, and additional open space. A summary of the lot mix for the proposed 72 lots is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	*80' x 125'*	*10,000 SF*	*37*	*51.4%*
B	*80' x 150'*	*8,400 SF*	*8*	*11.1%*
C	*100' x 150'*	*10,400 SF*	*27*	*37.5%*
		Total Lots:	*72*	*100.00%*

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan and open space plan conform to the technical requirements contained in the Unified Development Code (UDC) and Planned Development District 77 (PD-77). The maximum permissible density for the subject property is 2.46 units per gross acre of land. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width [1]	80'	80'	100'
Minimum Lot Depth	125'	150'	150'
Minimum Lot Area	10,000 SF	12,000 SF	15,000 SF
Minimum Front Yard Setback [3]	20'	20'	20'
Minimum Side Yard Setback	5'	5'	7'
Minimum Side Yard Setback (Adjacent to a Street)	10'	10'	10'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height	36'	36'	36'
Minimum Rear Yard Setback [2]	15'	15'	15'
Minimum Area/Dwelling Unit (SF)	2,600 SF	2,600 SF	3,000 SF
Maximum Lot Coverage	65%	65%	70%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within Table 1.

[2]: A maximum of 20% of the lots may have homes not less than 2,500 SF.

[3]: The Director of Planning or his designee may grant a reduction in the required 20-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 20-foot front yard building setback would create an undue hardship on the property.

TREESCAPE PLAN:

The applicant is required to submit a *Treescape Plan* for review and approval by the Planning and Zoning Commission prior to approval of a final plat or the issuance of a grading permit. This has been listed as a condition of approval for the development.

RECOMMENDATIONS:

If the Planning & Zoning Commission choose to approve the *PD Site Plan/Open Space Plan* for the *Gideon Grove North Subdivision* staff would recommend the following conditions of approval:

1) The site plan shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments.

2) The development shall conform to the recommendations made by the Parks Board at the July 10, 2017 Parks Board meeting for the following:

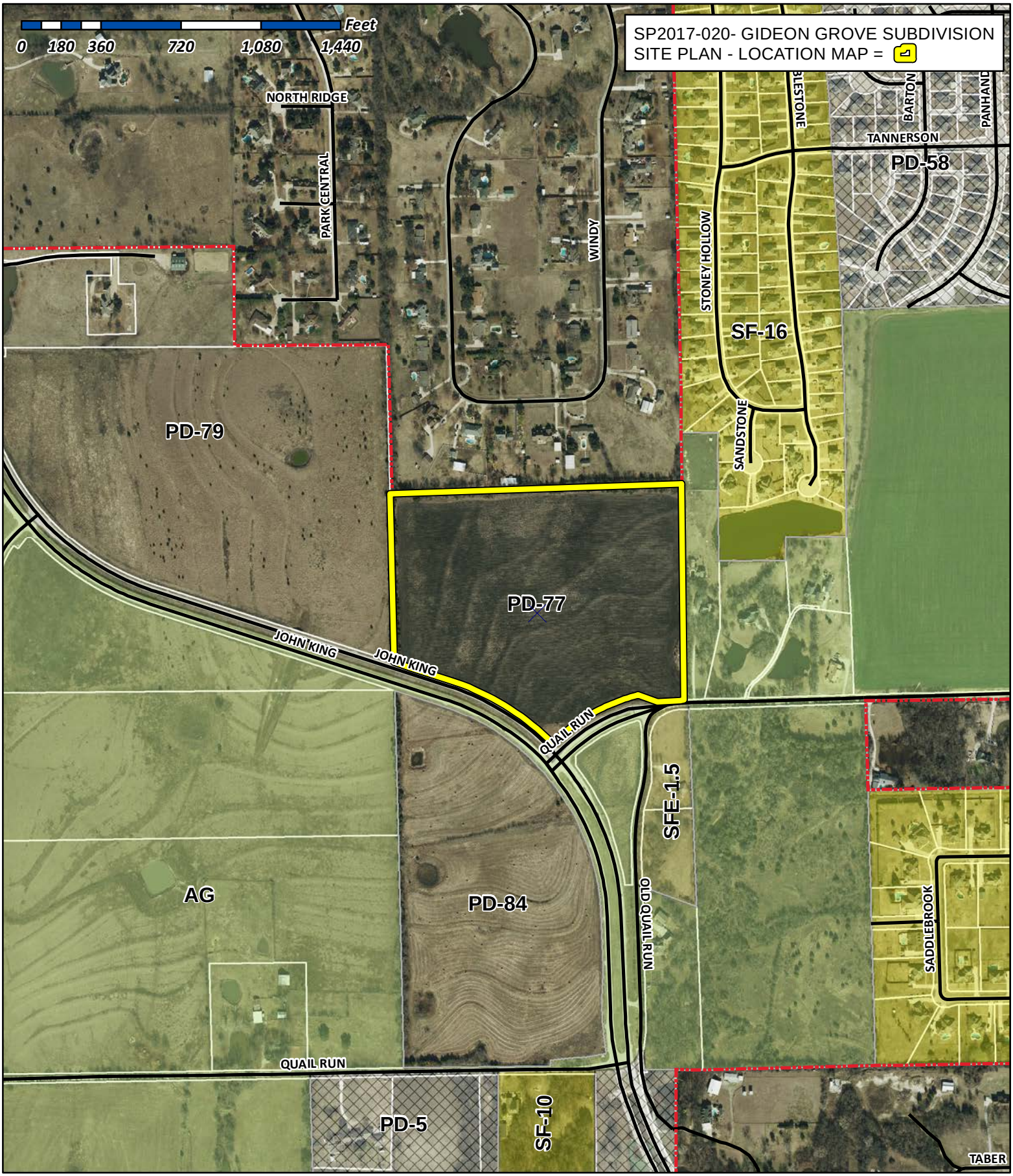
   a) The developer shall be required provide a ten (10) foot wide concrete trail along John King Boulevard; and,

   b) The Homeowners Association (HOA) shall be responsible for the maintenance of all open space.

3) The ten (10) foot trail along John King Boulevard shall meander through the landscape buffer and any portion not situated within the City's right-of-way shall be put into a *Pedestrian Access Easement*.

4) A *Treescape Plan* for the entire development shall be submitted and approved prior to the submission of a final plat;

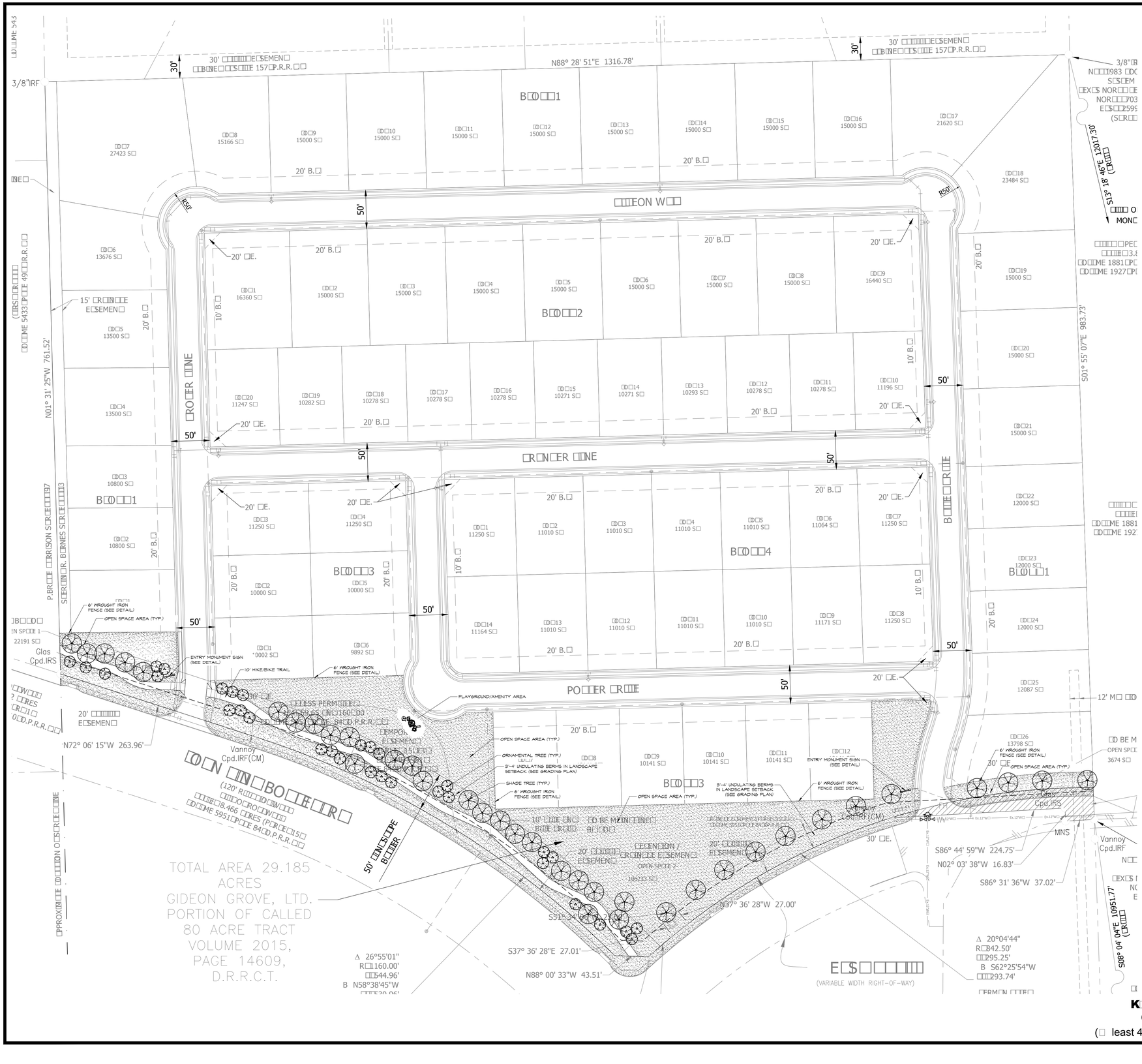
5) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

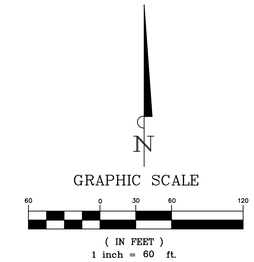


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	32	ORNAMENTAL TREE	30 GAL	3"	6'-8'
	37	SHADE TREE	65 GAL.	4"	10'-12'
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME			
	PER PLAN	BERMUDA GRASS			

811

K o . . . o .
C for o d .
(least 48 o rs rior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION 10599 (TEXAS)

GIDEON GROVE NORTH
ROADWAY EXTENSION

POSTER PLAN

No.	Date	Revision Description

PROJECT NO. 090-17-08

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Architect DREW J. DUBOCQ
L.A. No. 3141 Date 07/07/2017

SHEET NO.
P SP1

CASE No. P2017-032



N

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND	
TREES	BOTANICAL NAME / COMMON NAME
	EXISTING TREES TO BE REMOVED IN THIS AREA.

NOTES

If it is necessary to remove protected or feature tree(s), the applicant as condition of approval will be required to replace the tree(s) being removed with trees selected from the list of approved trees on the replacement tree list. Replacement trees must be a minimum of 3 caliper inches measured 6" above the root ball when planted. The following replacement rules apply:

A. Protected tree(s) measuring 4 through 29 DBH shall be replaced with caliper inches equal to the total diameters of the tree(s) removed, except as shown in item F below.

B. Protected feature tree(s) (30 DBH and larger) if approved for removal will be replaced with twice the number of inches as the tree(s) removed.

C. The replacement tree must be maintained in a healthy growing condition for a minimum of 2 years after planting.

D. A replacement tree shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines.

E. No tree shall be planted within 5' of a fire hydrant, water or sewer line.

F. Hackberry and Cedar trees that are 11 DBH or larger, shall be replaced at 50% of the total caliper inches being removed. Protected or feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry. In addition, Hackberry and Cedar trees are less than 11 DBH shall not be considered a protected tree.

811 Know what's below. Call for location. (at least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION NO. F-00599 (EXCS)

GIDEON GROVE NORTH
ROCKWALL, TEXAS

PRELIMINARY TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO. 090-17-08

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:

Architect _____ DREW J. DUBOCQ
LA. No. 3141 Date 05/19/2017

SHEET NO.

P-1.0

CASE No. P2017-032



811

Kno ... .
C... for ... d...
(... least 48 ...rs ...rior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION NO. 10599 (EXS)

GIDEON GROVE NORTH
ROW EXS
P OPEN SPACE PLAN

No.	Date	Revision Description

PROJECT NO. 090-17-08

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FOR REVIEW ONLY
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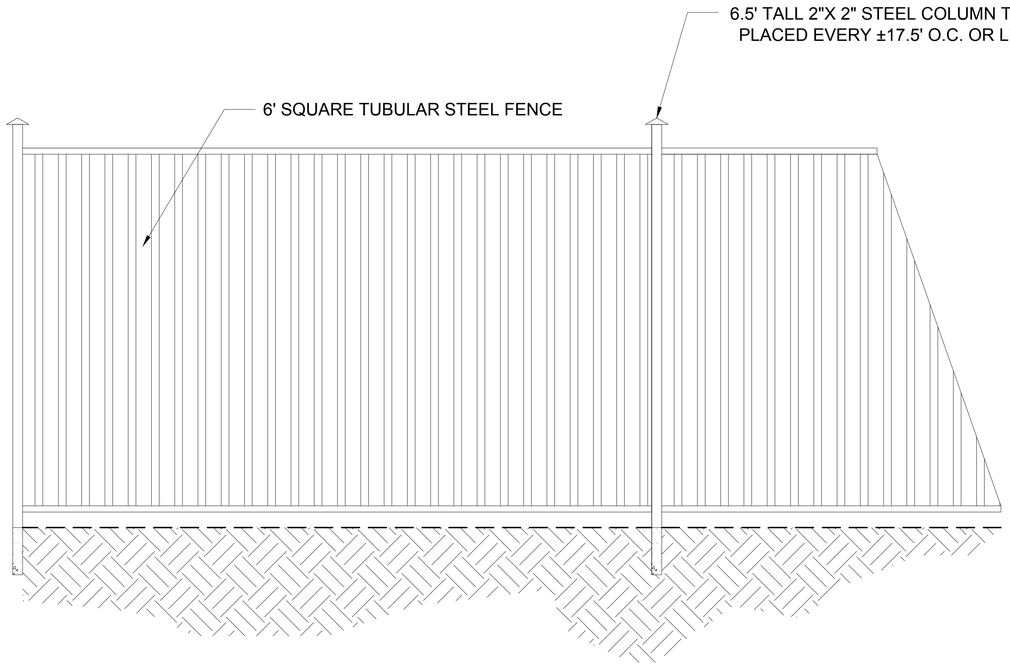
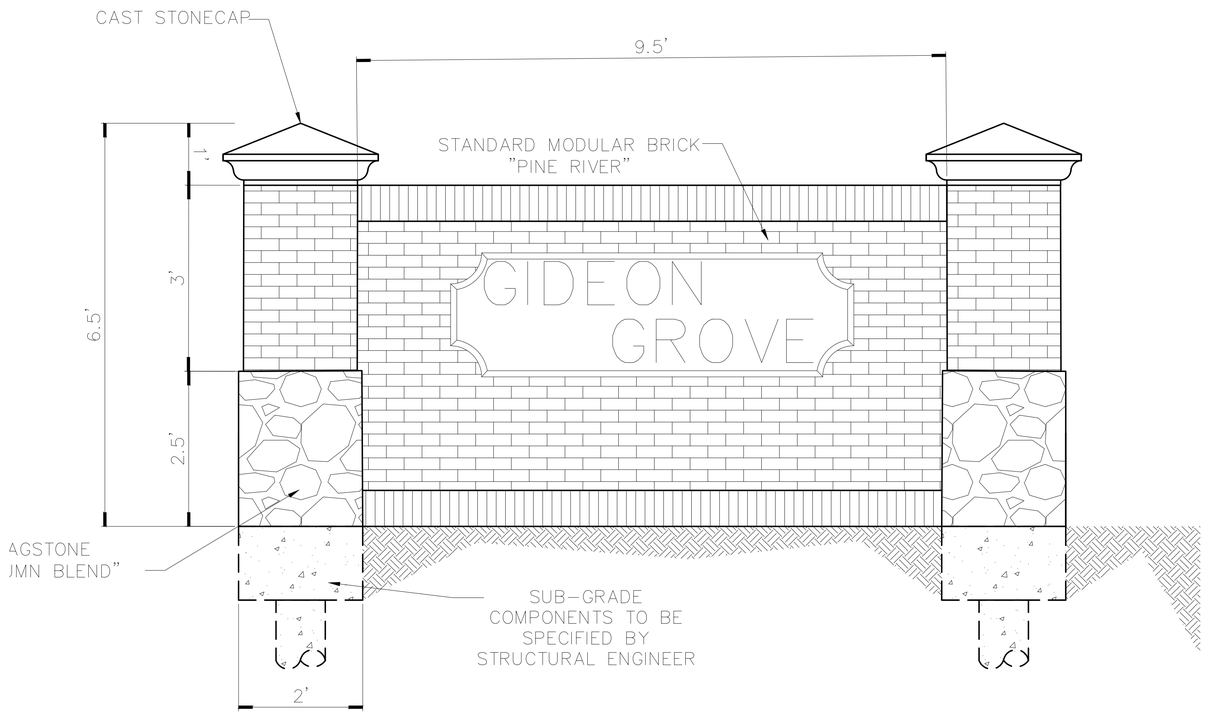
Architect DREW J. DUBOCQ
L.A. No. 3141 Date 07/07/2017

SHEET NO.
P OSP

CASE No. P2017-032



Ⓐ 6' ORNAMENTAL WROUGHT IRON FENCE
NOT TO SCALE



Ⓑ PRELIMINARY ENTRY MONUMENT SIGNAGE
NOT TO SCALE

811
K□o □ □□□□ □□□o .
C□□□□for□ □o□ d□.
(□ least 48 □o□rs □rior to digging)

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BANISTER
ENGINEERING
240 N. Mitchell Road | Mansfield□TX 76063 | 817.842.2094 | 817.842.2095 fax
RE□ISTRATION □ □□0599 (□EX□S□)

□□EON □RO□E □NOR□□
RO□□W□□□□□□EX□S

PRELIMINARY
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Architect _____ DREW J. DUBOCQ
L.A. No. 3141 Date 07/07/2017

No.	Date	Revision Descri tion

PROJECT NO: 090-17-08

SHEET NO.

P□□□E□

CASE No. P2017-032

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Joe Wimpee

AGENDA ITEM: **Z2017-023**; *AG to SFE-4.0*

SUMMARY:

Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for the purpose of building a single-family home. According to Section 2.1 *Agriculture (AG) District* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agriculture (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres, the tract will need to be rezoned. Currently, floodplain traverses the property and should any improvements impact the floodplain, the applicant could be required to submit a flood study.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is the takeline [i.e. owned by the City of Dallas] and Lake Ray Hubbard.

South: Directly south of the subject property is a Single-Family Residential 10 (SF-10) subdivision (i.e. Promenade Harbor), which is zoned Single-Family 10 District. Beyond this is a single-family residential subdivision (i.e. The Shores North), which is part of Planned Development District 3 (PD-3).

East: Directly east of the subject property is a large tract of land which is zoned Agriculture (AG) District. Currently there is a single-family home on the tract. Beyond this is a large tract of land zoned Agriculture (AG) District that is vacant.

West: Directly west of the subject property is the takeline (i.e. owned by the City of Dallas) and Lake Ray Hubbard.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Medium Density Residential* land uses, which are defined as single-family developments with 2-3 units per acre. The applicant's request is in conformance with the Future Land Use map.

NOTIFICATION:

On July 3, 2017, staff sent 49 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Promenade Harbor and The Shores/Ray Hubbard Homeowners Associations (HOA), which are the only HOA and/or Neighborhood Organization within 1,500-feet participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff received one (1) notice in favor and one (1) in opposition of the request.

RECOMMENDATIONS:

Should Planning and Zoning Commission choose to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estates 4.0 (SFE-4.0) District then staff would propose the following conditions of approval:

1) A flood study will be required if it is determined that the development will affect the floodplain.

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-023	**Owner**	D, R HORTON-TEXAS LTD	**Applied**	6/16/2017 LM
Project Name	AG to SF-4.0	**Applicant**	JOE WIMPEE	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	6/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
1800 DALTON RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PROMENADE HARBOR	2	NULL	2	0127-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	See Conditions

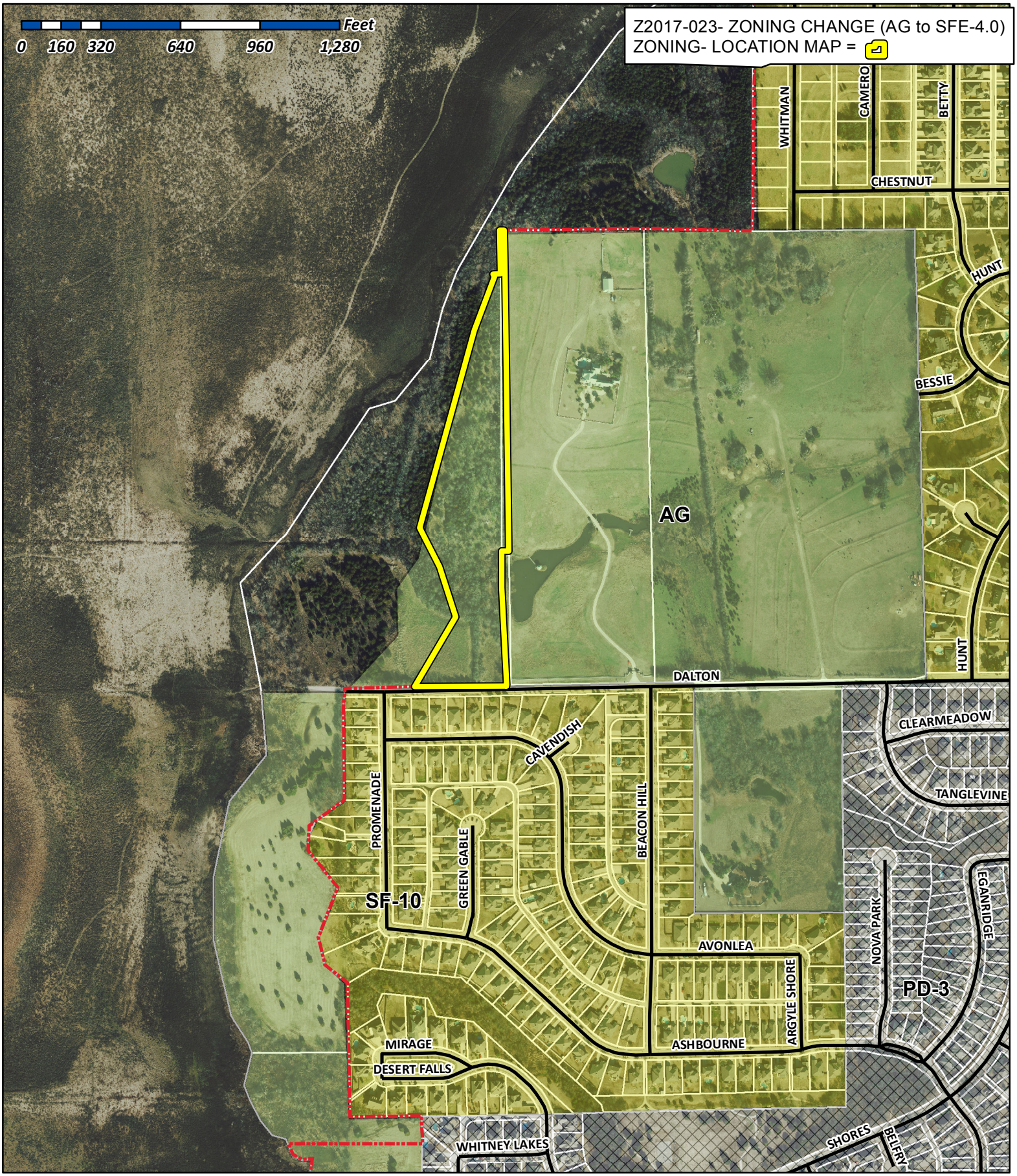
(6/21/2017 11:38 AM AW)
Need flood study including review fee to determine the flood plain and any effects a driveway will have on the flood plain
Can this property sewer?
Need to dedicate right-of-way for Dalton Road

FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	

PLANNING	Korey Brooks	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	Comments

(6/22/2017 11:52 AM KB)
Z2017-23 Zoning Change (AG to SEF-4.0) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Joe Wimpee for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-023) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017. The Planning & Zoning Worksession for this case is June 17th. The Planning and Zoning Meeting date for this case is July 11, 2017.
I.4 The projected City Council meeting dates for this are July 17, 2017 and August 7, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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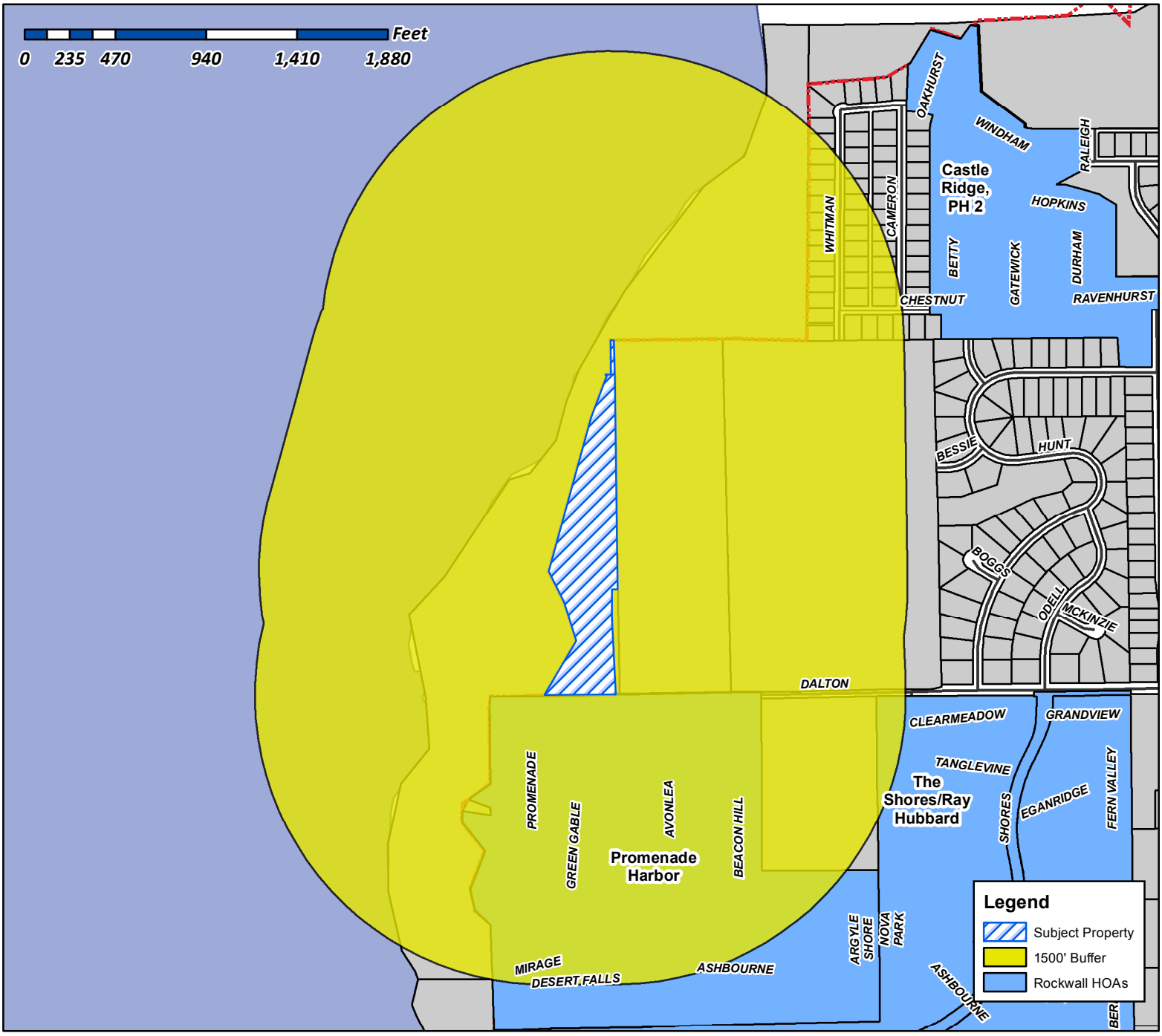
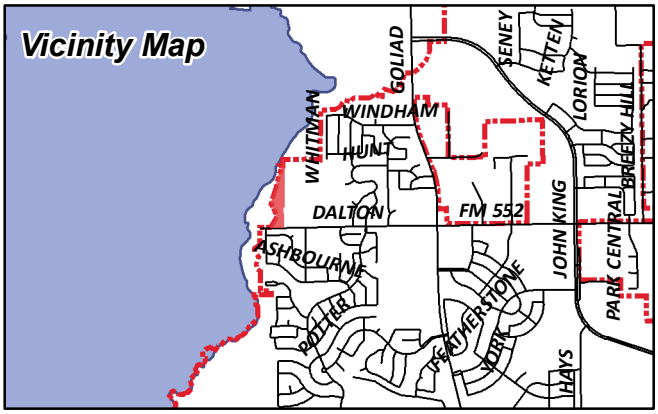


Case Number: Z2017-023
Case Name: Zoning Change (AG to SFE-4.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1800 Dalton Road

Date Created: *9/19/2017*
For Questions on this Case Call (972) 771-7745



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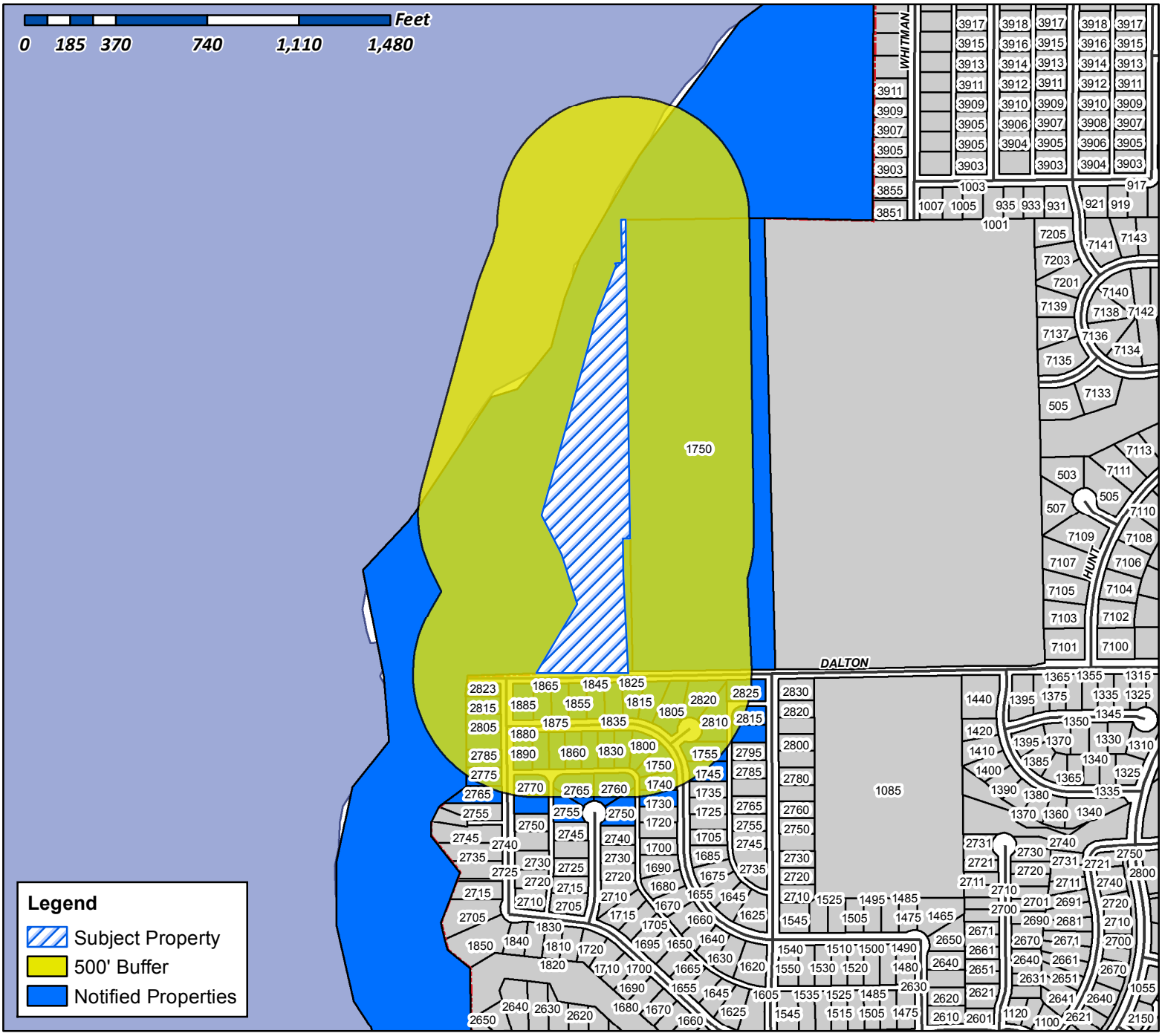

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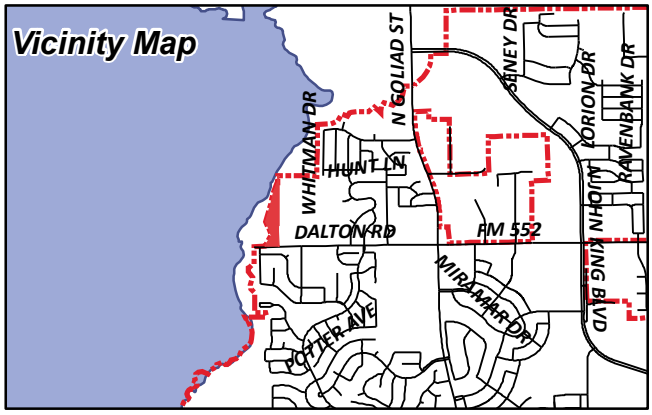

Date Created: 06/19/2017
For Questions on this Case Call (972) 771-7745

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

ROBERTS MICHAEL & LOUISE
1730 AVONLEA DRIVE
ROCKWALL, TX 75087

TROUT MARY JEAN TRUSTEE
MARY JEAN TROUT REVOCABLE TRUST-LIFE ESTATE
1740 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1745 AVONLEA DR
ROCKWALL, TX 75087

THREADGILL JANET
1750 AVONLEA DR
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA
1750 DALTON RD
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A
1755 AVONLEA DR
ROCKWALL, TX 75087

MAHONEY MERI-LOU
1800 AVONLEA DR
ROCKWALL, TX 75087

GWINNUP DIAN AND STEPHEN
1805 AVONLEA DR
ROCKWALL, TX 75032

PARRISH JOHN L
1815 AVONLEA DR
ROCKWALL, TX 75087

GREGORY SHERRY CHRISTINE
1825 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1830 AVONLEA DR
ROCKWALL, TX 75087

DIXON JACKIE A
1835 AVONLEA DR
ROCKWALL, TX 75087

DOSE DAVID A & LAURA J
1840 AVONLEA DR
ROCKWALL, TX 75087

MOTL JANELL
1845 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1850 AVONLEA DR
ROCKWALL, TX 75087

BARLETT RICKY LEE & BONNIE JEAN
1855 AVONLEA DR
ROCKWALL, TX 75087

BJORKLUND ROBERT P
1860 AVONLEA DR
ROCKWALL, TX 75087

REVELS KATINA
1865 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1870 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1880 AVONLEA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1885 AVONLEA DR
ROCKWALL, TX 75087

LONG SUSAN
1890 AVONLEA DR
ROCKWALL, TX 75087

FARAG SAMUEL AND
MERCY FARAG
20 LANCASHIRE DR
EASTAMPTON, NJ 08060

ANTROBUS FAMILY TRUSST
ALBA PATRICIA ANTROBUS TRUSTEE
2750 GREEN GABLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2755 GREEN GABLES CT
ROCKWALL, TX 75087

CERRATO RICHARD A
2760 GREEN GABLES CT
ROCKWALL, TX 75087

WILLIAMS BRITTANY M
2760 PROMENADE PLACE
ROCKWALL, TX 75087

VAN VREDEN CHRISTOPHER & CARRIE L
2765 GREEN GABLES COURT
ROCKWALL, TX 75087

TRAN CHANH
2765 PROMENADE PLACE
ROCKWALL, TX 75087

JOHNSON LEWIS D & MANDY R
2770 PROMENADE PL
ROCKWALL, TX 75087

FUNK SCOTTIE
2775 PROMENADE PL
ROCKWALL, TX 75087

HALPIN ALLISON
2785 PROMENADE PL
ROCKWALL, TX 75087

STIRLING SHEILA & ANTHONY
2795 PROMENADE PL
ROCKWALL, TX 75087

CURRENT RESIDENT
2805 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2805 PROMENADE PL
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D
2810 CAVENDISH CT
ROCKWALL, TX 75087

WALKER DONALD H
2815 BEACON HILL DR
ROCKWALL, TX 75087

LONGWORTH GEORGE R & VICKIE M
2815 PROMENADE PL
ROCKWALL, TX 75087

EDWARDS SUSAN L
2820 CAVENDISH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2823 PROMENADE PL
ROCKWALL, TX 75087

JOHNSON DAVID J
2825 BEACON HILL DR
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

BOTA KRISTIN MARIE
PO BOX 1929
ROCKWALL, TX 75087

FISHER GENE J & CHRISTINE
PO BOX 1944
ROCKWALL, TX 75087

MASULA II LIVING TRUST
DURELL D AGHA TRUSTEE
PO BOX 221337
CARMEL, CA 93922

SALVATION ARMY
PO BOX 36006
DALLAS, TX 75235

PLEASE RETURN THE BELOW FORM

Case No. Z2017-023: AG to SF-4.0

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

I've known Joe and his family a long time and having him as a neighbor would be nice, I'm sure he would clean up the area and make it very pleasant for all in the neighborhood—

Name: JOHN PARRISH

Address: 1815 AVONLEA DR - Rw

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Susan Lon
1890 Avon
Rockwall, T

PLEASE RETURN THE BELOW FORM

Case No. Z2017-023: AG to SF-4.0

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

traffic in this neighborhood.
rats and mice leaving homes and coming to mine)

Name: Susan Long

Address: 1890 Avonlea Drive

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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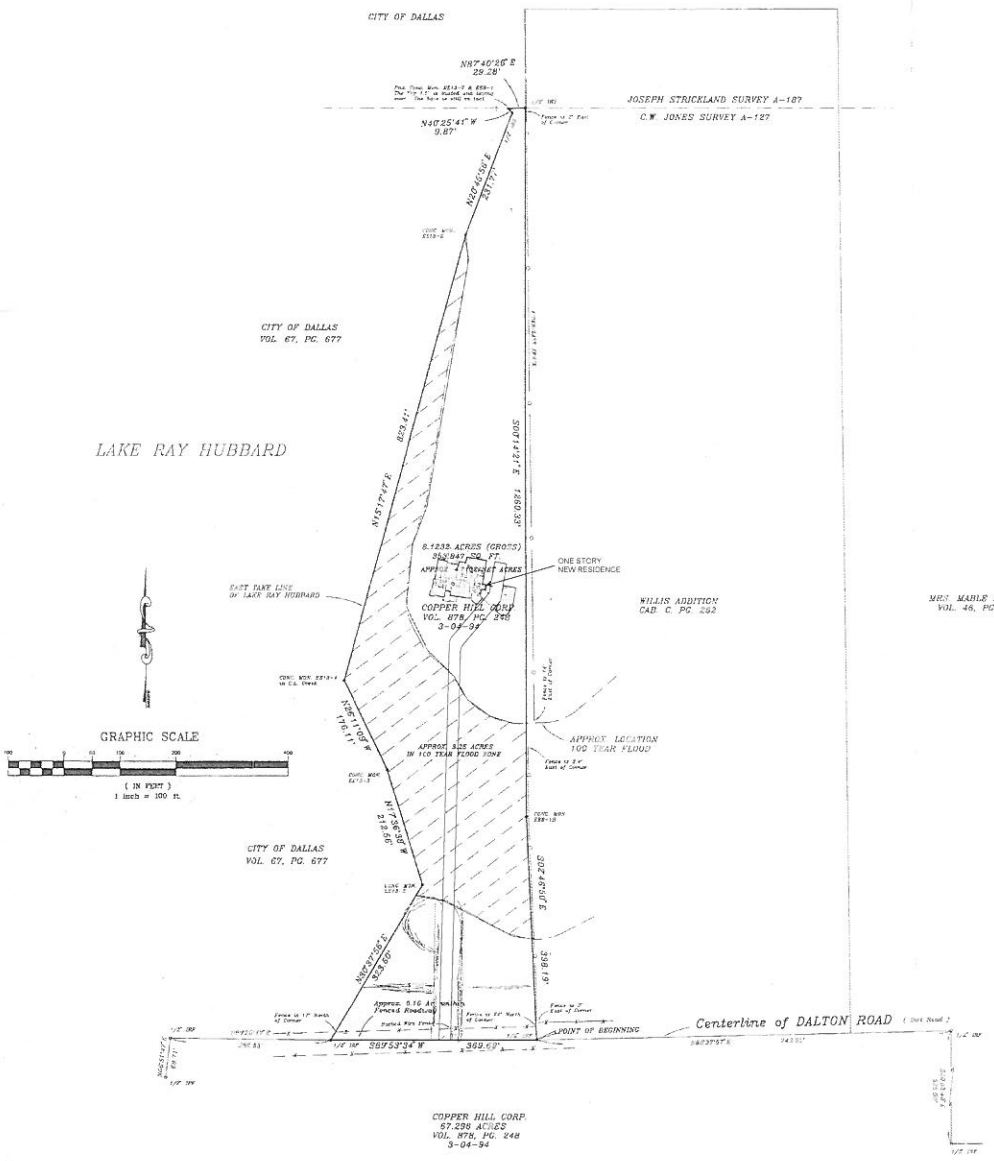


The following Easements do affect the Property shown hereon.

Mt. Zion Water Supply Corporation 12' wide water line blanket easement recorded in Volume 83, Page 198, D.R.R.C.T.

STATE OF TEXAS
COUNTY OF ROCKWALL

FIELD NOTES:

BEING a 8.1232 acre tract of land situated in the Charles W. Jones Survey, Abstract No. 127, also being that certain tract of land conveyed to Thomas E. Jones according to the deed recorded in Volume 02, Page 513 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a public roadway, said corner being the Southeast corner of the above mentioned Jones tract, said point also being located North 88°37'57" West a distance of 743.38' from a 1/2" iron rod found at the most Northerly Northeast corner of a 57.296 acre tract conveyed to Copper Hill Corp. as recorded in Volume 878, Page 248 of the Deed Records of Rockwall County, Texas and said point also being the Southwest corner of the Willis Addition, an addition to the City of Rockwall as recorded in Cabinet C, Slide 292 of the Plat Records of Rockwall County, Texas;
said 8.1232 acre tract being being more particularly described as follows:
THENCE South 88°53'34" West along said roadway and the North line of said Copper Hill Corp. 57.296 acres, a distance of 369.63' to a 1/2" iron rod found for corner;
THENCE North 36°37'55" East, leaving said roadway and said North Line and along the Easterly Take Line of Lake Ray Hubbard, a distance of 323.00' to a concrete monument found marked EE12-3;
THENCE continuing along said East Take Line the following courses:
North 17°36'38" West a distance of 210.56' to a concrete monument found marked EE12-4;
North 26°11'09" West a distance of 176.11' to a concrete monument found in the centerline of a creek marked EE13-4;
North 15°17'47" East a distance of 823.41' to a concrete monument found marked EE13-5;
North 29°45'54" East a distance of 231.97' to a 1/2" iron rod set for corner;
North 42°55'41" West a distance of 9.87' to a buried & leaning concrete monument found marked EE13-7 & EE8-1;
THENCE leaving said Take Line, North 40°40'26" East a distance of 29.28' along the North line of said Jones Tract to a 1/2" iron rod found for a corner being the Northeast corner of said Jones Tract;
THENCE South 00°14'21" East along the East line of said Jones Tract, a distance of 1260.39' to a concrete monument found marked EE8-11;
THENCE South 05°46'50" East along the East line of said Jones Tract, a distance of 396.19' to the Point of Beginning containing 353,847 square feet or 8.1232 gross acres of land with approximately 3.25 acres lying within the 100 year flood zone and approximately 0.76 acre lying within Dalton Road leaving approximately 4.7132 net acres of land.

FLOOD ZONE CERTIFICATION:
A portion of the hereon platted property lies within the 100 year flood zone (Zone A) as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480287 0005 C with an effective date of June 15, 1992.

Note:
The property shown hereon was surveyed under my supervision and direction on September 22, 1999 and reinspected on December 21, 2000.

I hereby certify to:
DRH, Inc., a Delaware Corp. (Seller);
Lawyers Title Insurance Corporation;
D.R. Norton – Texas, Ltd. (Buyer)

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the line and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated. There are no encroachments, conflicts or protrusions except as shown. The survey shown hereon meets the requirements for a Category 1A, Condition II as set by the Texas Surveyors Association Standards for Surveyors.
All visible easements and easements that I have been provided are as shown on the survey hereon.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

NORTH

01 ARCHITECTURAL SITE PLAN
SCALE: 3/16"=1'-0"

WIMPEE
RESIDENCE
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY - NOT FOR CONSTRUCTION
- [ ] BIDDING / PERMIT
- [ ] REVISION / ADDENDUM
- [ ] FOR CONSTRUCTION

tammy Phillips designs

ARCH. PROJ. #	SCALE
16106	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT FOR AN 8.1232-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE C. W. JONES SURVEY, ABSTRACT NO. 127, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joe Wimpee for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for a 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family Estate 4.0 (SFE-4.0) District* in *Section 2.1.1, Residential Lodging Conditions,* of *Article IV, Permissible Uses,* and *Section 3.2, Single-Family Estate 4.0 (SFE-4.0) District,* of *Article V, District Development Standards,* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

DRAFT 06.16.17

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 08.07.2017

Exhibit '*A*'
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOE WIMPEE, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the C.W. JONES SURVEY, ABSTRACT NO. 127, City of Rockwall, Rockwall County, Texas, and being that tract of land as described in a Warranty Deed to Joe Wimpee, as recorded in Document No. 2017000000346 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60d nail found for corner in the center of Dalton Road, at the southwest corner of Lot 1, Block A, of WILLIS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 262, of the Plat Records of Rockwall County, Texas, and at the southeast corner of said Wimpee tract;

THENCE S. 88 deg. 32 min. 17 sec. W. along the south line of said Wimpee tract and the center of Dalton Road a distance of 371.40 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard;

THENCE N. 30 deg. 07 min. 09 sec. E. along said take line, a distance of 323.60 feet to a City of Dallas concrete monument found for corner;

THENCE N. 18 deg. 07 min. 25 sec. W. along said take line, a distance of 212.56 feet to a City of Dallas concrete monument found for corner;

THENCE N. 26 deg. 41 min. 56 sec. W. along said take line, a distance of 176.11 feet to a City of Dallas concrete monument found for corner;

THENCE N. 14 deg. 47 min. 00 sec. E. along said take line, a distance of 823.41 feet to a City of Dallas concrete monument found for corner;

THENCE N. 20 deg. 15 min. 11 sec. E. along said take line, a distance of 231.77 feet to a City of Dallas concrete monument found for corner;

THENCE N. 40 deg. 25 min. 41 sec. W. along said take line, a distance of 9.87 feet to a City of Dallas concrete monument found for corner;

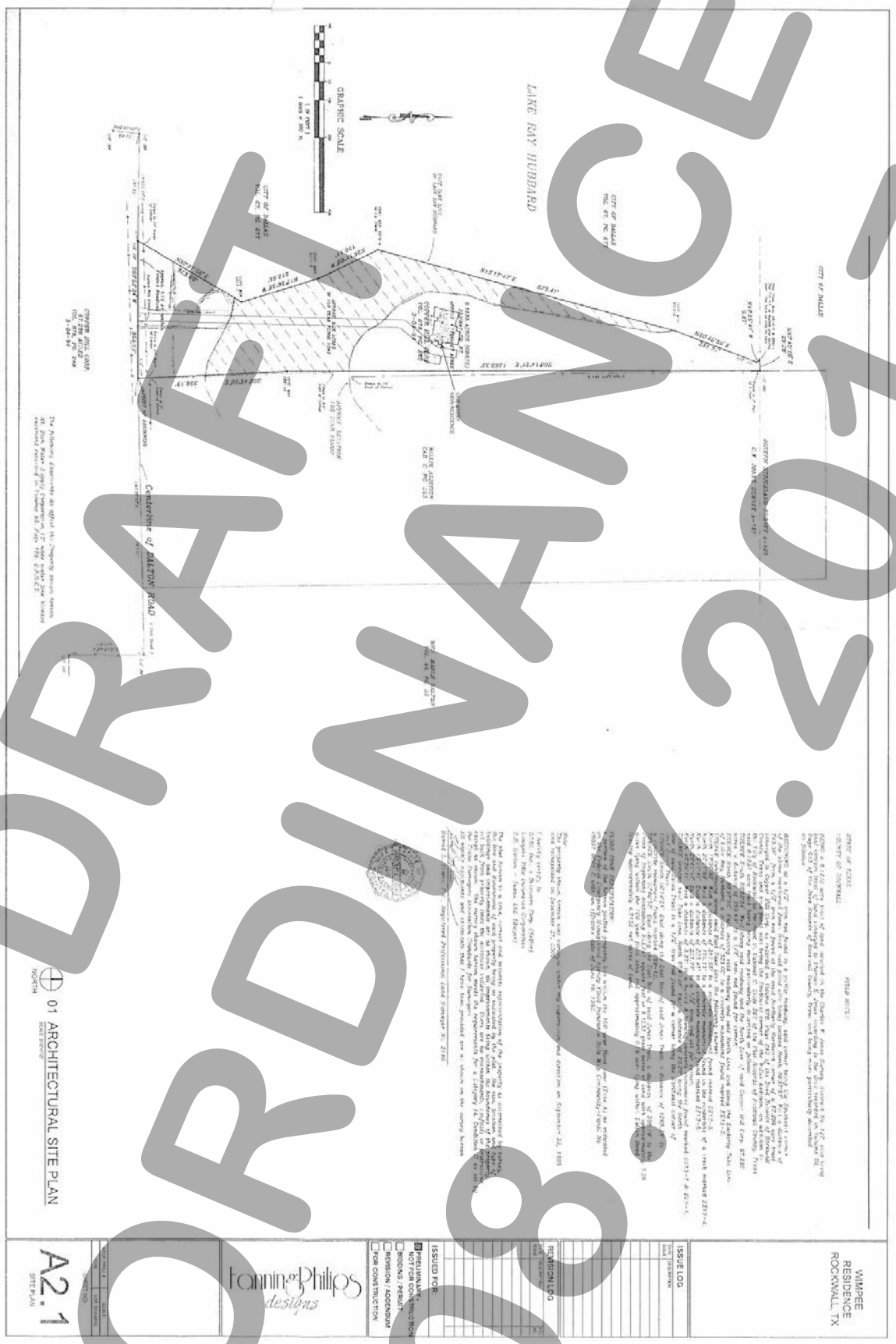
THENCE N. 87 deg. 40 min. 26 sec. E. along said take line, a distance of 29.28 feet to a City of Dallas concrete monument found for corner and being in the west boundary line of Willis Addition;

THENCE S. 00 deg. 45 min. 08 sec. E. along the west line of said Addition, a distance of 1260.39 feet to a point in a pond for corner;

THENCE S. 03 deg. 34 min. 29 sec. E. along the west line of said Addition, a distance of 392.76 feet to the POINT OF BEGINNING and containing 353,847 square feet or 8.12 acres of land.

DRAFT ORDINANCE 08.07.2017

Exhibit '*B*'
Zoning Exhibit



DRAFT ORDINANCE 08.07.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Alex Freeman; *Pinnacle Montessori*

AGENDA ITEM: **Z2017-024**; *SUP for Daycare*

SUMMARY:

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a 10,970 SF *daycare facility* in a Residential Office (RO) District. The subject property is adjacent to SH-205 [*South Goliad Street*] on 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas. This property is also situated within the North SH 205 Overlay (N-SH 205 OV) District, and is addressed as 4031 N. Goliad Street.

On May 12, 2017, the applicant submitted a request [*Z2017-021*] to rezone the subject property from Residential Office (RO) District to General Retail (GR) District to allow for a Montessori School and a general retail store. On June 13, 2017, the applicant requested to withdraw the case with the intention on changing the request from a rezoning request to a SUP request for a *Montessori School/daycare* and a second SUP request for a *general retail store* [*Case No. Z2017-025].*

According to Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *daycare facility* requires an SUP in a Residential Office (RO) District. Should the SUP be approved, the applicant will be required to submit a site for approval by the Architectural Review Board (ARB) and the Planning and Zoning Commission. The site will also be subject to the North Goliad Corridor Overlay (NGC OV) District standards.

The applicant is proposing to utilize wrought iron and landscape screening the development from the adjacent residential properties to the north, south, and west property lines. Additionally, the Montessori School/daycare will be built to a residential scale (i.e. ~25-feet in height). According to the applicant, the proposed daycare facility will have a maximum enrollment of 180 children ranging from infant to third grade. According to the concept plan submitted with the application, the daycare facility will have a drop-off location that will accommodate six (6) vehicles. Additional vehicles will cue in the drive aisle of the development to minimize the effect on traffic along SH 205. The proposed general retail store will be constructed of a similar design to the Montessori School/daycare facility and will be of residential scale as well (i.e. 22-feet in height).

ADJACENT LAND USES AND ACCESS:

North: Directly north of the subject property is a single-family home. Beyond this is a commercial business [*i.e. Allstate Insurance*]. Both of these properties are zoned Residential Office (RO) District. Further north, is vacant land and is zoned Agriculture (AG) District.

South: Directly south of the subject property is a single-family residential subdivision [*i.e. Harland Park Phase*] that is zoned Single-Family 10 (SF-10) District. Beyond this is a future shopping center that is zoned General Retail (GR) District. The Future Land Use Map designates this area as Medium Density Single-Family Residential. Beyond this is Dalton Road, which is identified as a (*major collector, 4 lane undivided roadway)*.

East: Directly east of the subject property is SH-205 [N. Goliad Street], which is identified as a TxDOT highway. Beyond this is a mini warehouse facility that is not in the city limits.

West: Directly west of the subject property is a single-family residential subdivision [i.e. Castle Ridge] which is zoned Single-Family 10 (SF-10) District. Beyond this is the Rockwall City Limits and City of Dallas takeline.

NOTIFICATION:

On July 3, 2017, staff sent 69 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Castle Ridge Phase 2 Homeowners Association (HOA), which is the only HOA and/or Neighborhood Organization within 1,500-feet participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff received one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contains in the SUP ordinance which are as follows:

    a) The building shall generally conform to the concept plan and building elevations depicted in *Exhibit 'A'* and *Exhibit 'B'* of the attached ordinance.

    b) The site shall have a ten (10)-foot landscape buffer and shall include accent trees a minimum of four (4)-feet in height at 20-feet on center adjacent to all residential properties (i.e. north, south, and west property lines).

    c) A shrub row shall be provided as headlight screening for any parking adjacent to SH-205.

    d) All parking areas shall be screened from all residential properties.

    e) The dumpster shall not face any residential property and should be located away from the residential properties to the west.

f) Cross-access shall be provided as depicted in *Exhibit 'B'* of the attached ordinance.

g) Incidental display and outside storage shall be strictly prohibited.

h) Should the property be subdivided, a parking agreement between the two properties may be required to be approved by City Council to ensure both uses are sufficiently parked.

i) At the time of engineering, a Traffic Impact Analysis (TIA) will be required.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-024	**Owner**	WEATHERFORD, GEORGE R	**Applied**	6/19/2017	LM
Project Name	SUP for a daycare	**Applicant**	PINNACLE MONTESSORI FRANCHISE CO	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	STAFF REVIEW			**Status**	6/19/2017	LM

Site Address	**City, State Zip**	**Zoning**
4031 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CASTLE RIDGE PH 1	6	NULL	6	0187-0000-0006-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	
ENGINEERING	Amy Williams	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	See Conditions
(6/21/2017 11:48 AM AW) TXDOT permits required Must meet engineering standards and requirements Detention is required Label distances between driveways (measured from edge to edge) Parking is to be 20'x9' Right-of-way dedication of 10' Dumpster must drain to an oil/water separator or a grease trap TIA will be required							
FIRE	Ariana Hargrove	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	
PLANNING	Korey Brooks	6/19/2017	6/26/2017	6/22/2017	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(6/22/2017 12:01 PM KB)

Z2017-024 SUP for Montessori School Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Stree.t

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-024) in the lower right hand corner of all pages on future submittals.

M.4 Please review the draft ordinance ahead of the worksession.

M.5. Will be required to provide a 10-foot landscape buffer on the north, west, and south property lines.

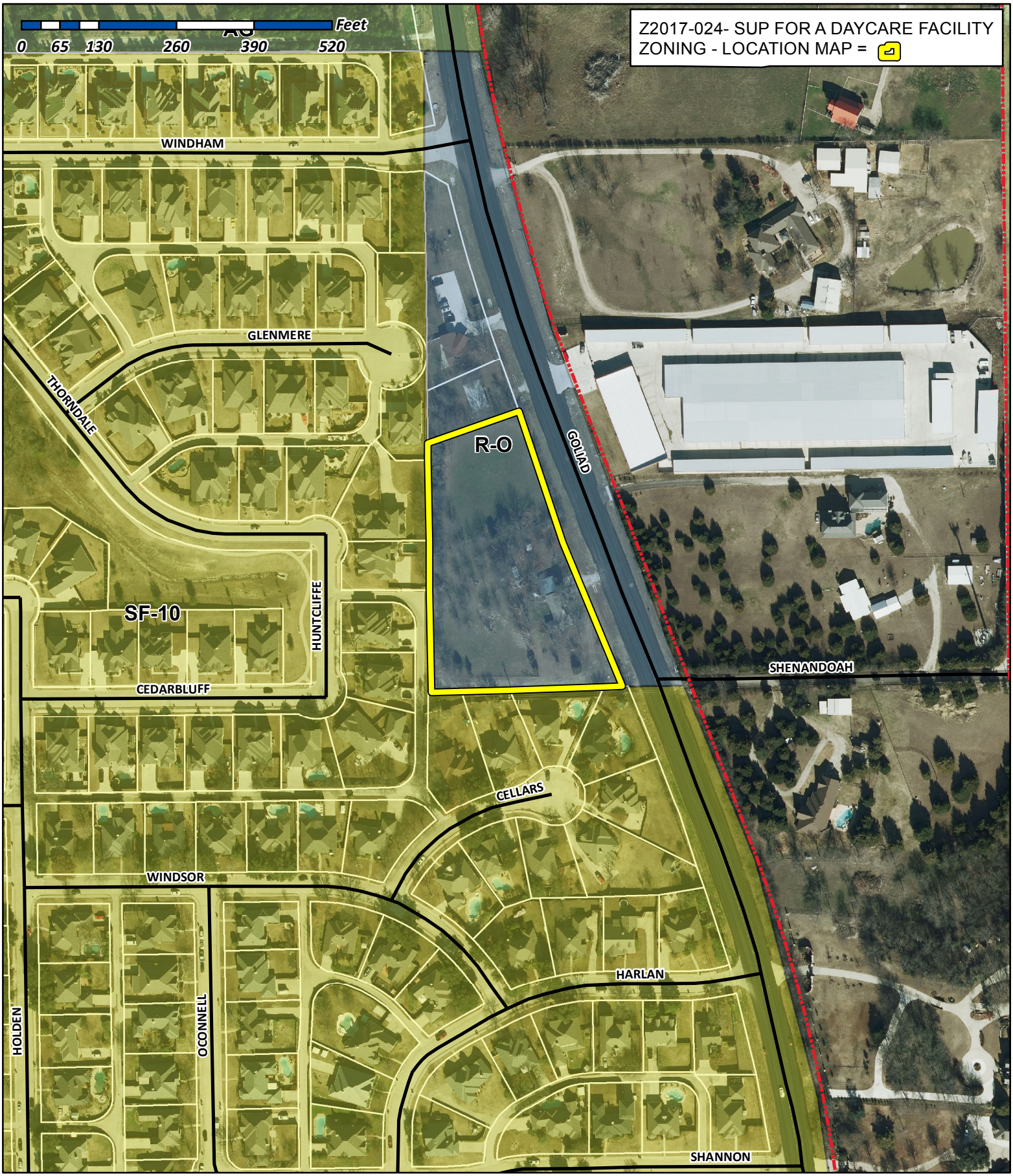
M.6 Please plant accent trees in the landscape buffer at 20-feet on center.

M.7 A shrub row will be required as headlight screening in front of any parking spaces that face a residential property.

M.8 The dumpster shall not face any residential property and is to be located away from any residential property.

I.9 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting will be July 11, 2017

I.10 The projected City Council meeting date and subsequent approval for this SUP is July 17, 2017 [First Reading] and August 7, [Second Reading]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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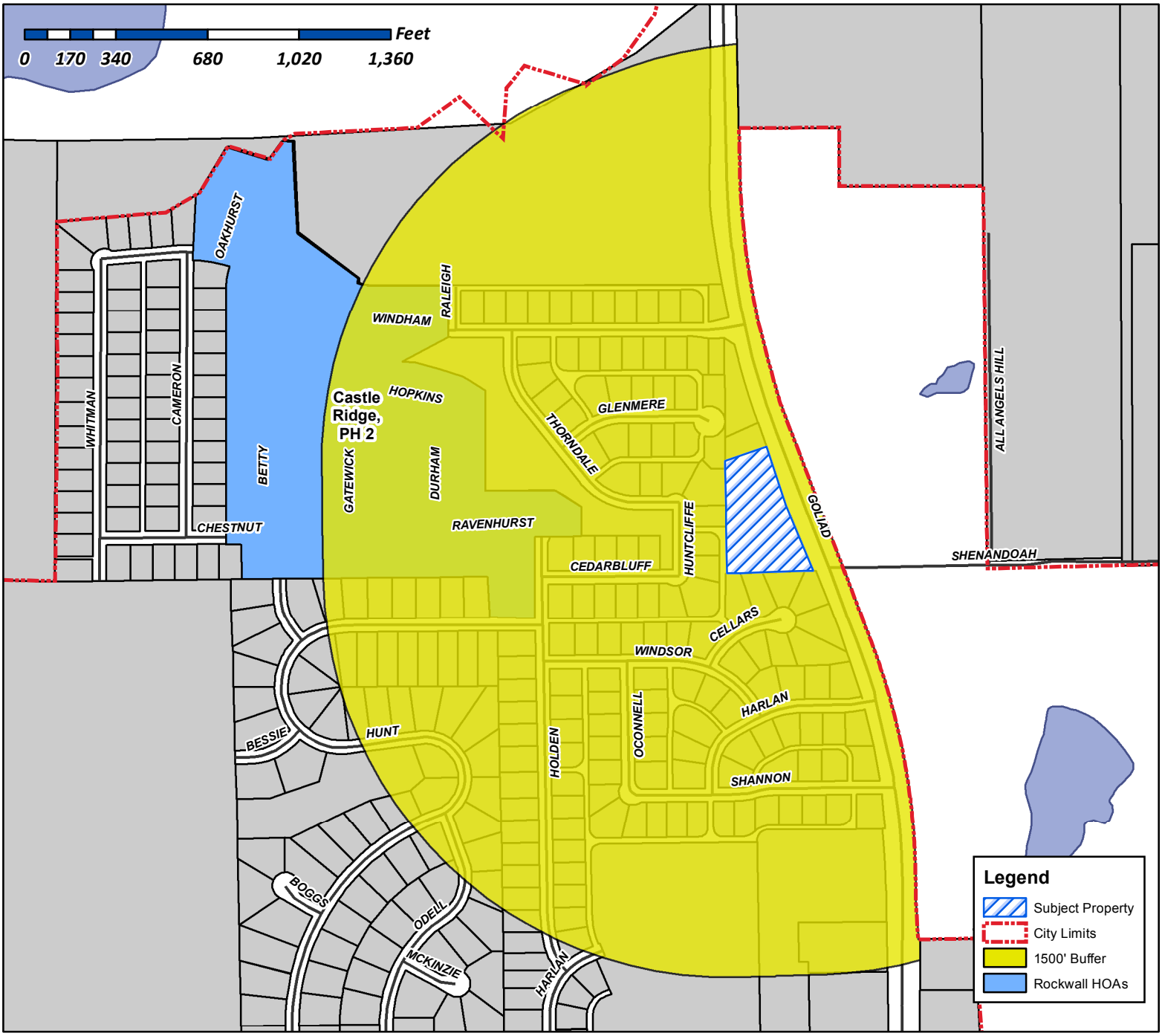
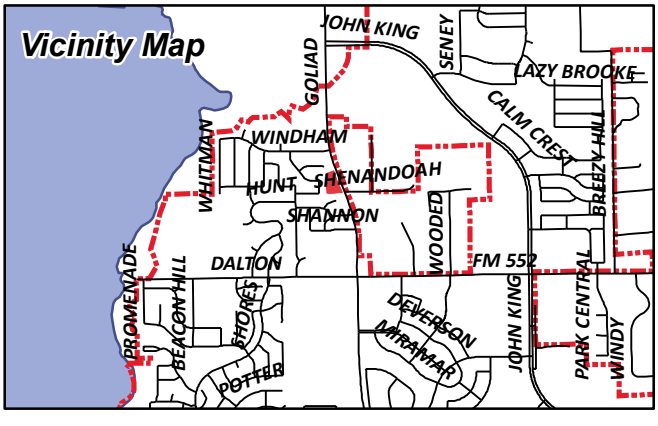


Case Number: Z2017-024
Case Name: SUP for a Daycare Facility
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: *6/19/2017*

For Questions on this Case Call (972) 771-7745



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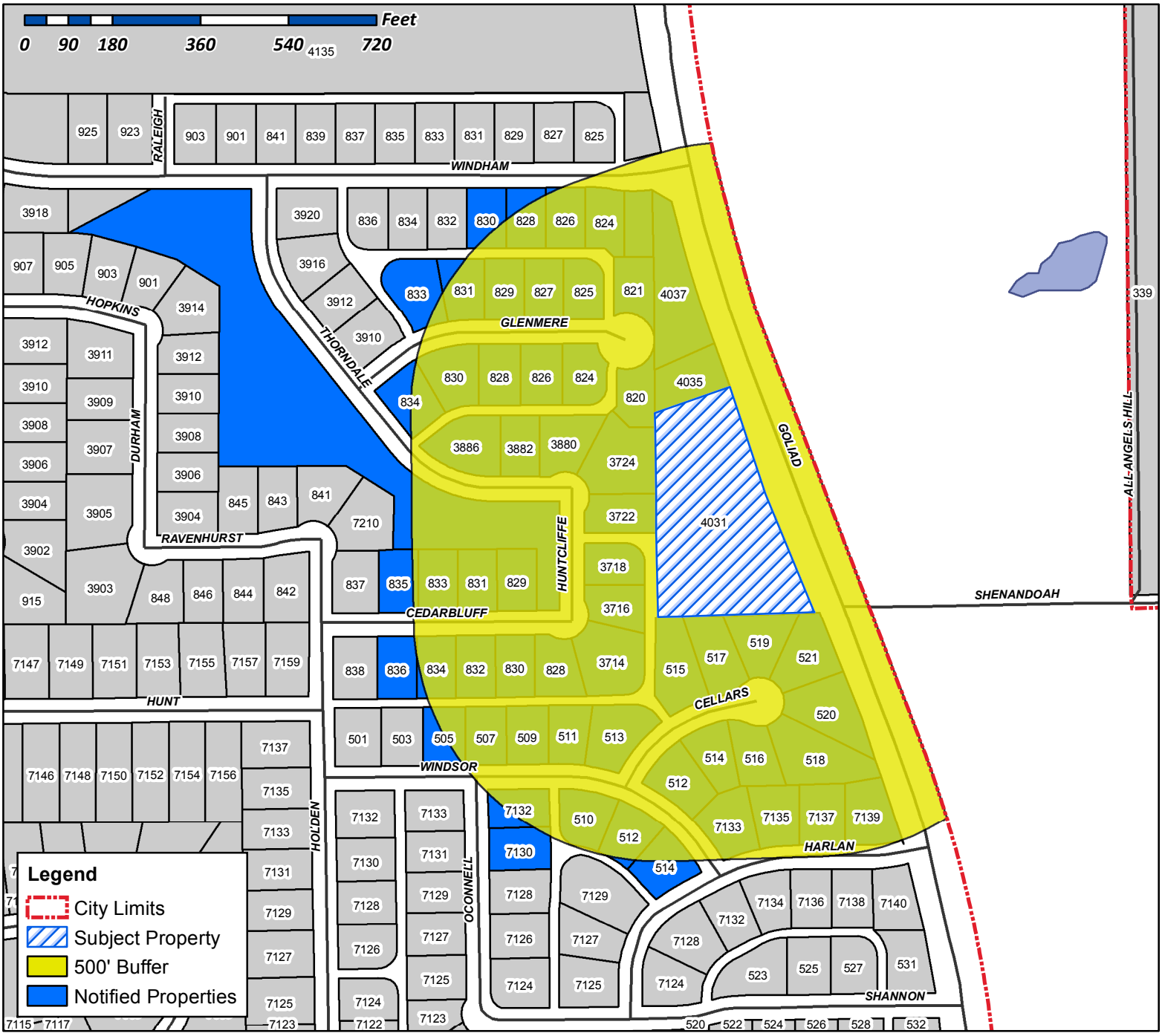
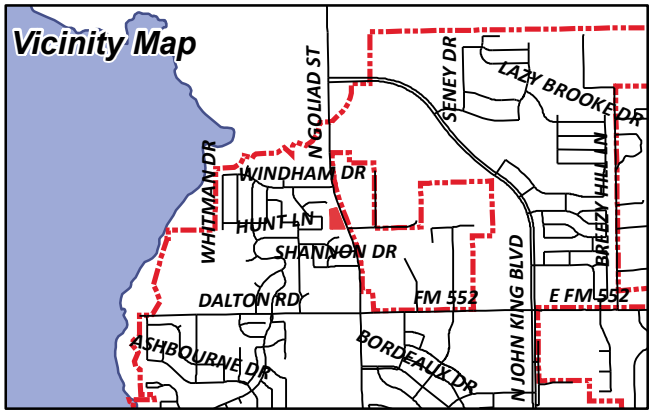


Case Number: Z2017-024
Case Name: SUP for a Daycare Facility
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: *06/20/2017*
For Questions on this Case Call (972) 771-7745



WAGNER GERALD P
112 LOS PECES
GUN BARREL CITY, TX 75156

WEATHERFORD GEORGE R
157 SHENNENDOAH LN
ROCKWALL, TX 75087

PINKHAM HEATH L AND
EDWIN P NALLEY
1711 WEISKOPF
HEATH, TX 75032

JOHNSON SHERRY A AND
JASON & JESSICA CLARK
2018 WYNN JOYCE
GARLAND, TX 75043

TINSLEY CURTIS & JUDITH
2308 OAKRIDGE AVE
NEDERLAND, TX 77627

WEIGANT RONALD & DEBRA KAY
3714 HUNTCLIFFE DRIVE
ROCKWALL, TX 75087

DIXON MELISSA MICHELLE
3716 HUNTCLIFFE DR
ROCKWALL, TX 75087

SCARNATI JAMES T JR & TAMMY M
3718 HUNTCLIFF DRIVE
ROCKWALL, TX 75087

CARIAGA TIFFANY AND NORMAN
3722 HUNTCLIFF DR
ROCKWALL, TX 75087

CASHATT ALLAN & ALLISON
3724 HUNTCLIFF DR
ROCKWALL, TX 75087

THORNTON STEPHEN K & TRESA G
3880 THORNDALE LN
ROCKWALL, TX 75087

TRANT NATHAN D & JENNIFER E
3882 THORNDALE LN
ROCKWALL, TX 75087

MCKOWN WILLIAM & CHRISTINA
3886 THORNDALE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
4031 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4035 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4037 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 WINDSOR WAY
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

FOREMAN HENRY HOWARD JR
507 WINDSOR WAY
ROCKWALL, TX 75087

HAMPTON PAMELA
509 WINDSOR WAY
ROCKWALL, TX 75087

CARR BRANDY
510 WINDSOR WAY
ROCKWALL, TX 75087

RUNNELS ROBIN LESLIE AND JENNIFER R GOEN
511 WINDSOR WAY
ROCKWALL, TX 75087

RHUE GERRY D & SHERRI D
512 CELLARS CT
ROCKWALL, TX 75087

WAGNER JULIUS ALVIN
512 WINDSOR WAY
ROCKWALL, TX 75087

NORTH STEPHEN B AND BEVERLY A
513 WINDSOR WAY
ROCKWALL, TX 75087

RECORD SHELBY AND
DALE CLARK
514 CELLARS CT
ROCKWALL, TX 75087

WAGONER DANIEL L
514 WINDSOR WAY
ROCKWALL, TX 75087

DIESCH AMBER N
515 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
516 CELLARS CT
ROCKWALL, TX 75087

MUSSETTER DAVID O & KARLA
516 CELLARS CT
ROCKWALL, TX 75087

CALLAWAY WENDELL & SULAINE
517 CELLARS CT
ROCKWALL, TX 75087

BRUNSON GEORGE GE & PATRICIA A
518 CELLARS CT
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER
519 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
520 CELLARS CT
ROCKWALL, TX 75087

SULLIVAN YVONNE E
521 CELLARS CT
ROCKWALL, TX 75087

MCMAHAN THOMAS & SHANNON
608 MIRAMAR DR
ROCKWALL, TX 75087

STOVALL CURTIS N & ALICE M
7130 OCONNELL ST
ROCKWALL, TX 75087

BEARD CLINTON MARK & MELISSA D
7132 OCONNELL ST
ROCKWALL, TX 75087

FORBES CHARLES
7133 HARLAN DR
ROCKWALL, TX 75087

BIETENDORF WHITNEY ELIZABETH
7135 HARLAN DRIVE
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH
7139 HARLAN DR
ROCKWALL, TX 75087

MARTIN RANDELL AND NORMA
820 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
821 GLENMERE CT
ROCKWALL, TX 75087

VAZQUEZ ARTURO AND
ALICIA HERNANDEZ
824 GLENMERE COURT
ROCKWALL, TX 75087

GERICKE TODD JAMES & CONNIE RENEE
824 WINDHAM DRIVE
ROCKWALL, TX 75087

HEPLER MARK & CHRISTINE
825 GLENMERE COURT
ROCKWALL, TX 75087

BIEBER RODDY J AND DIANE R
826 GLENMERE CT
ROCKWALL, TX 75087

PUGH BRADLEY & LAURA
826 WINDHAM DRIVE
ROCKWALL, TX 75087

AVILES MARTHA E &
RICARDO A CARDENAS
827 GLENMERE CT
ROCKWALL, TX 75087

BOLIN MARK AND KERRY
828 CEDARBLUFF DR
ROCKWALL, TX 75087

MCCARTNEY MARC W & ROBIN
828 GLENMERE CT
ROCKWALL, TX 75087

DUGDALE JASON S AND JADA L
828 WINDHAM DR
ROCKWALL, TX 75087

STETZER GERALD D & RACHEL R
829 CEDARBLUFF DR
ROCKWALL, TX 75087

LANKFORD MIKE D AND DARYL G LANKFORD
829 GLENMERE CT
ROCKWALL, TX 75087

HARRIS STACIE LYNN
830 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

ROACH CHRISTINE A & KEITH L
830 GLENMERE CT
ROCKWALL, TX 75087

KELLY DANIEL AND LIBBY VANATTA
830 WINDHAM DR
ROCKWALL, TX 75087

BEREND MAURICE P AND
MUMTAZ TEJANI
831 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

HELLER SHELIA JAMES & THOMAS RITCHEY
831 GLENMERE CT
ROCKWALL, TX 75087

MILLER TIMOTHY KENT
832 CEDAR BLUFF DR
ROCKWALL, TX 75087

HARPER BRIAN L & BLANCA D
833 CEDARBLUFF DR
ROCKWALL, TX 75087

CONFIDENTIAL
ARTURO RANGEL
833 GLENMERE CT
ROCKWALL, TX 75087

BRADFORD JYATTA & CHRISTINA
834 CEDARBLUFF DR
ROCKWALL, TX 75087

BLAIR CRAIG AND ALLISON
834 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
835 CEDARBLUFF DR
ROCKWALL, TX 75087

WILSON MARK
836 CEDARBLUFF DR
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-024: SUP for a daycare

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/11/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/17/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/17/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-024: SUP for a daycare

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

There is not necessary as there is adjacent property facing FM 205 further North of this area.

Name: Julius & Frances Wagner
Address: 512 Windsor Way, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Roland Foerster
Civil Engineer
5110 C.R. 424
Anna, Texas 75409 .
(214) 544-8888
rfce@flash.net
Firm No. F-506

June 16, 2017

Ryan Miller, Director
Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Request for specific use permits ("SUP") for Day Care and General Retail Store uses located at 4031 N. Goliad Street (the "Property").

Mr. Miller,

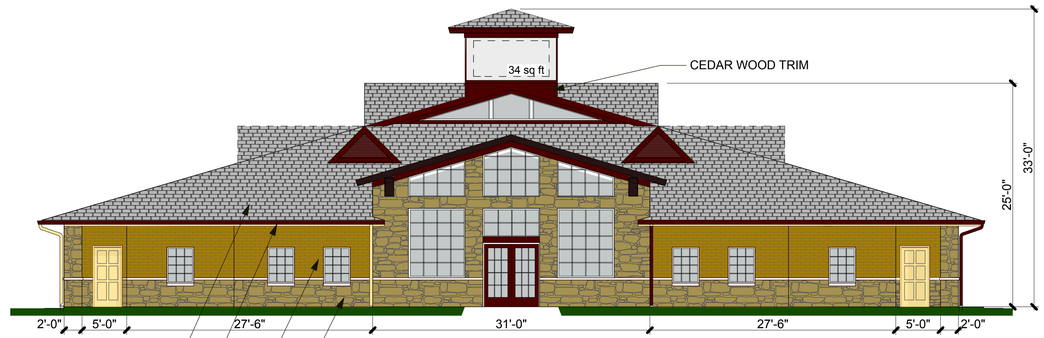
Please accept this Letter of Intent on behalf of Pinnacle Montessori Franchise ("Pinnacle") to request SUPs for Day Care and General Retail Store uses on the Property, which are allowed by SUP under the current R-O zoning on the Property. Please not that Pinnacle is **not** seeking to change the current R-O zoning on the Property.

Pinnacle seeks to develop the Property with an approximately 11,000 square foot Montessori educational day care, with a maximum enrollment of 180 children. The anticipated age range for the children is infant to third-grade. In addition to the day care facility, Pinnacle intends to develop a second building (approximately 7,000 square feet or less) on the property that will generally house child-oriented uses complementary to the day care use, e.g., karate academy, dance academy, music school, math/educational classes, computer classes, STEM classes, etc. Many uses commonly associated with a "general retail" building (e.g., donut or sandwich shop, dry cleaners, etc.) are not anticipated for this Property because they would not fit the programming and intent behind the overall development.

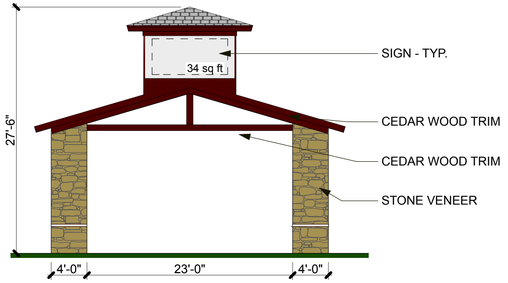
On June 8, 2017, Representatives for Pinnacle met with several adjacent residents to the Property to discuss the Project. Pinnacle appreciates the input received at that time and looks forward to continuing to work with interested residents as the process continues.

Respectfully submitted,

Roland Foerster, PE

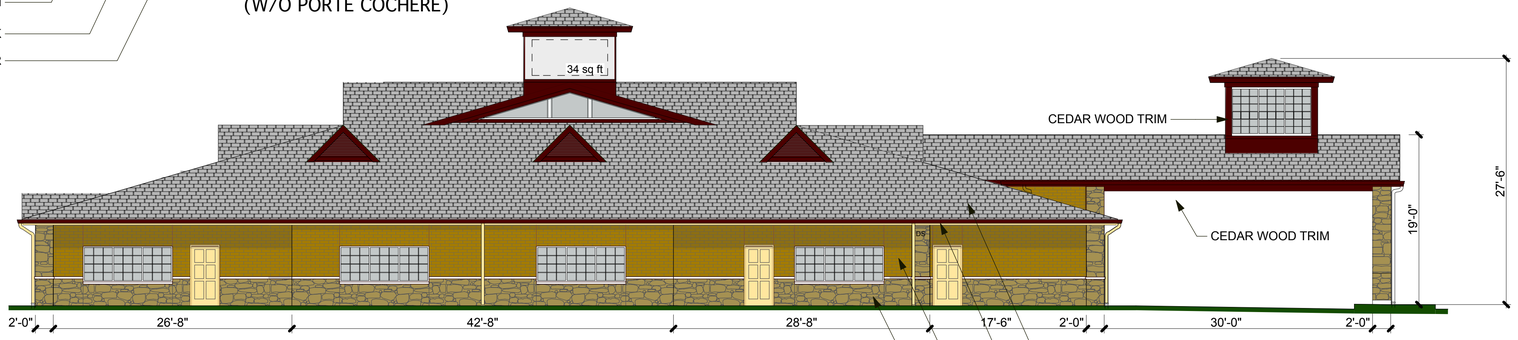


ACADEMY SOUTH ELEV
(W/O PORTE COCHERE)

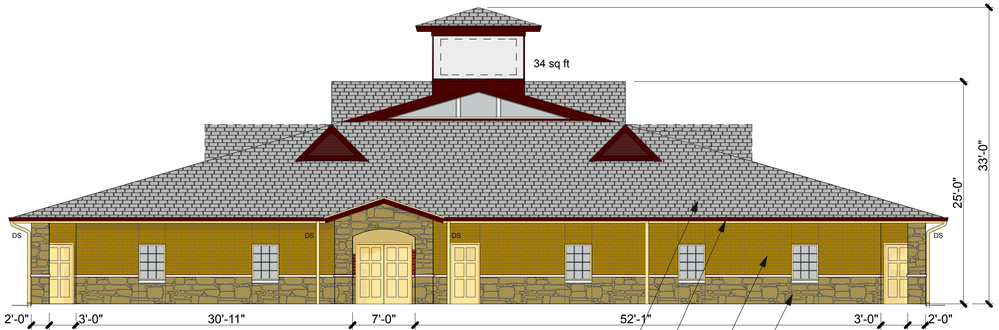


ACADEMY SOUTH ELEVATION - PORTE COCHERE

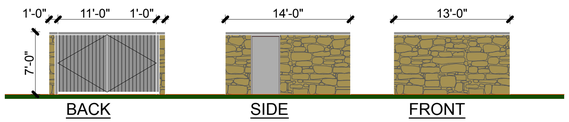
MATERIALS CALCULATIONS - ACADEMY								
ELEVATIONS	NORTH		EAST		SOUTH		WEST	
SURFACE AREA	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
TOTAL	1,517		1,387		1,158		1,387	
GLAZING	463		381		249		381	
NET	1,054	100	1,006	100	909	100	1,006	100
FACE BRICK	286	28	535	53	485	53	535	53
STONE	654	62	370	37	333	37	370	37
CEDAR WD TRIM	114	10	101	10	91	10	101	10



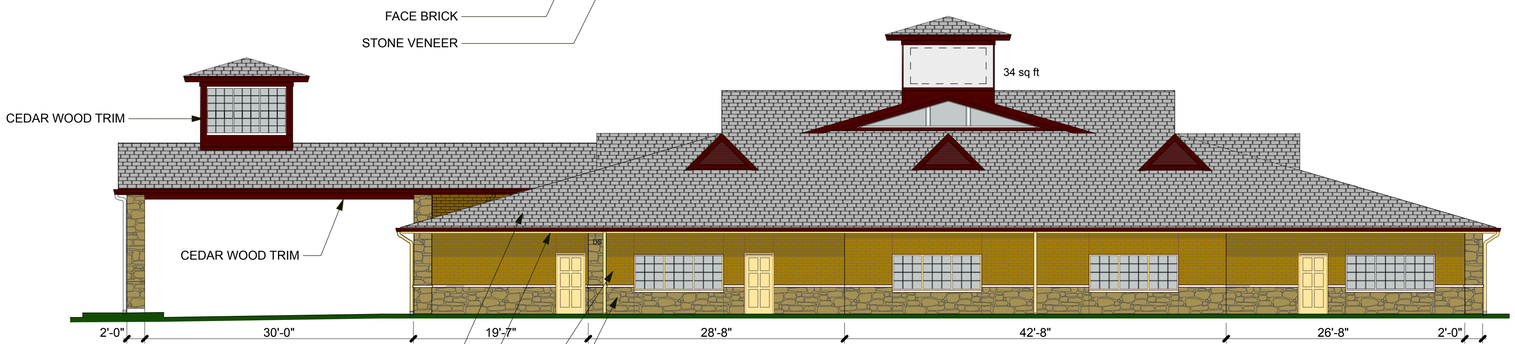
ACADEMY WEST ELEVATION



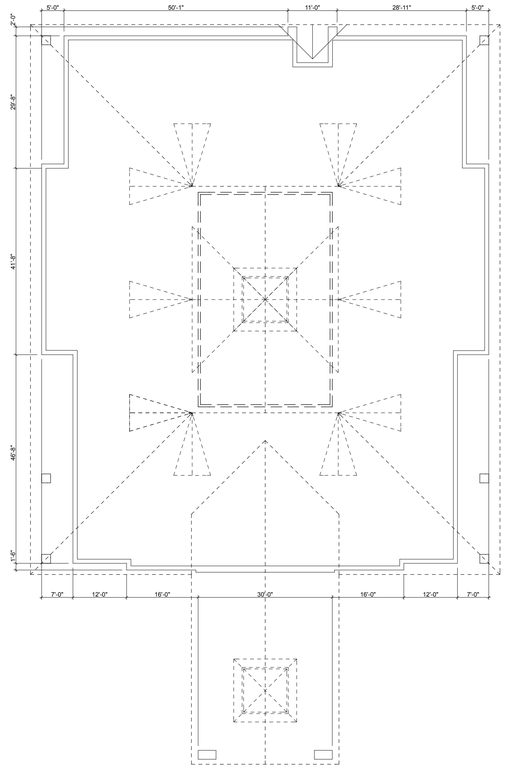
ACADEMY NORTH ELEVATION



DUMPSTER ENCLOSURE ELEVATIONS



ACADEMY EAST ELEVATION



N

ACADEMY FOOTPRINT

NOTE
- This Facade Plan is for conceptual purposes only.
- All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by the Building Inspections Department
- Windows shall have a maximum exterior visible reflectivity of ten (10) percent.
- Signage to be approved under separate review and permit.

R A A, LLC
ARCHITECTURE

ARCHITECTURE
PLANNING
INTERIORS
2655 PEAVY ROAD
DALLAS, TEXAS 75228
PHONE: 214.641.6665
FAX: 214.327.8383
charlie@raainc.com

PROPOSED NEW FACILITY FOR
PINNACLE MONTESSORI ACADEMY
FORNEY, TEXAS

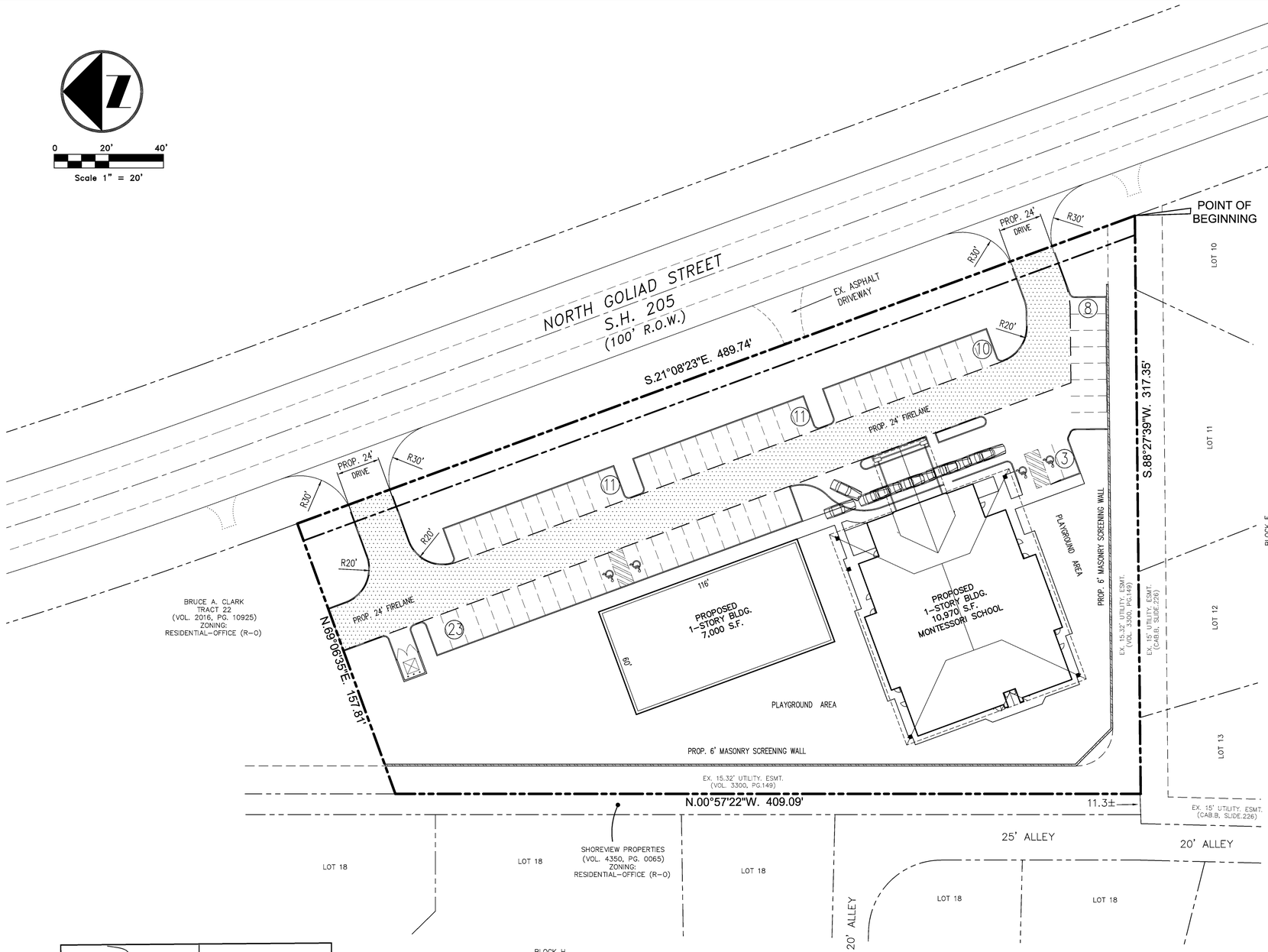
CONCEPT PLAN

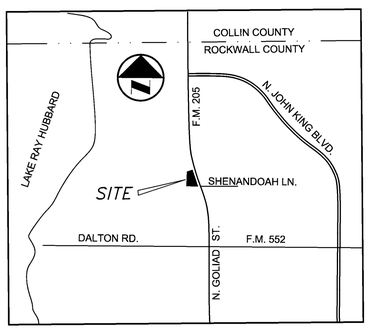
DAYCARE CENTER ELEVATIONS

PINNACLE MONTESSORI OF FORNEY

CITY OF FORNEY, KAUFMAN COUNTY, TEXAS

Date:	Scale:	Sheet:
February, 2017	3/16" = 1'-0"	





VICINITY MAP
NTS

FIELD NOTE DESCRIPTION
SUP – DAY CARE & GENERAL RETAIL STORE
TRACT 6
J. STRICKLAND SURVEY, ABSTARCT NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 10 foot or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

THENCE, N.00°57'22"W., 409.09 feet along the east line of said narrow Shoreview Properties strip of land to a 5/8" iron rod found for corner, same being the southwest corner of a tract of land to Bruce A. Clark, as described in deed filed for record in Volume 2016, Page 10925, of the said Rockwall County Real Land records;

THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

PINNACLE MONTESSORI of ROCKWALL

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
ANNA, TEXAS 75409
(214) 544-8888
email: rfce@flash.net
Firm No. F-506

A CONCEPT PLAN FOR REVIEW PURPOSES ONLY.

NOT A CONSTRUCTION DOCUMENT.

Revisions:

CONCEPT PLAN

CITY OF ROCKWALL CASE NO. Z2017-XXX

J. STRICKLAND SURVEY, ABST, NO. 187
2.38 ACRES

PINNACLE MONTESSORI SCHOOL of ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Date:	Scale:	Sheet:
June, 2017	1" = 20'	

PROJ. # 6272

C:\Jobs\6272\Concept Plan.dwg Wed Jun 14 22:05:28 2017

FIELD NOTE DESCRIPTION
SUP FOR DAY CARE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

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THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 11.3 foot wide or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

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THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A DAYCARE FACILITY IN A RESIDENTIAL OFFICE (RO) DISTRICT WITHIN THE NORTH SH-205 OVERLAY (N-SH 205 OV) DISTRICT, ON A 2.38-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 6 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) to allow for a *Daycare Facility* in a Residential Office (RO) District on a 2.38-acre tract of land being described as Tract 6 of the J. Strickland Survey Abstract No. 187, City of Rockwall, Rockwall County, Texas, and zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N-SH 205 OV) District being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *daycare facility* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.2, Residential Office (RO) District* of *Article V, District Development Standards, and; Section 6.11, North SH 205 Corridor Overlay N-SH 205 OV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the Operational Conditions:

2.1 OPERATIONAL CONDITIONS

1) The daycare facility shall generally conform to the concept plan and building elevations depicted in *Exhibit* '*B*' and *Exhibit* '*C*' of this ordinance.

DRAFT ORDINANCE 08.01.17

2) The site shall have a ten (10)-foot landscape buffer and shall include accent trees a minimum of four (4)-feet in height at 20-feet on center adjacent to all residential properties (i.e. north, south, and west property lines).

3) A shrub row shall be provided as headlight screening for any parking adjacent to SH-205.

4) All parking areas shall be screened from all residential properties.

5) The dumpster shall not face any residential property and should be located away from the residential properties to the west.

6) Cross-access shall be provided as depicted in *Exhibit 'B'*.

7) Incidental display and outside storage shall be strictly prohibited.

8) If the property is subdivided, a parking agreement between the two properties will be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 08.01.17

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT
ORDINANCE
08.07.2017

Exhibit 'A':
Legal Description

FIELD NOTE DESCRIPTION
SUP FOR DAY CARE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

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THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 11.3 foot wide or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

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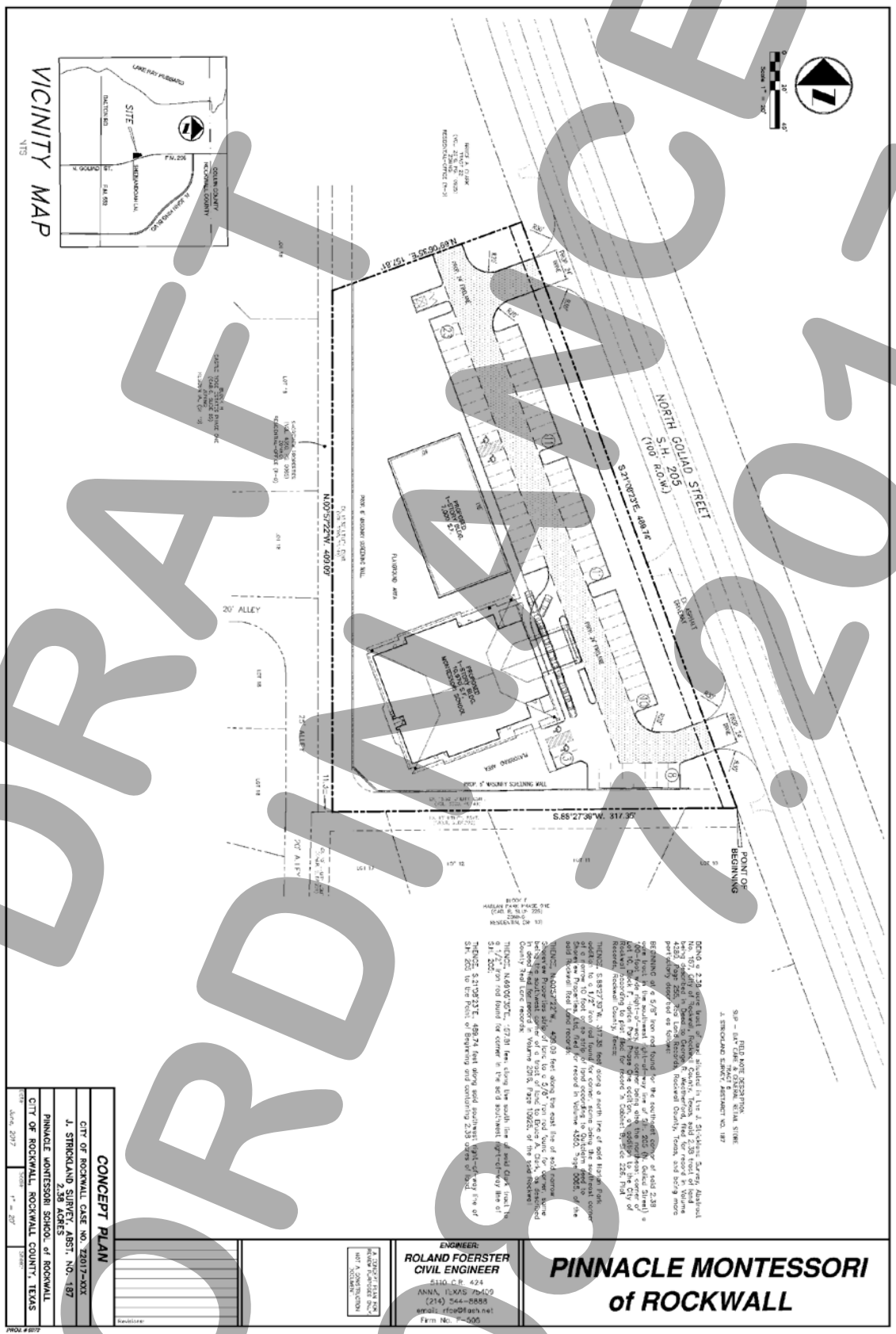
THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

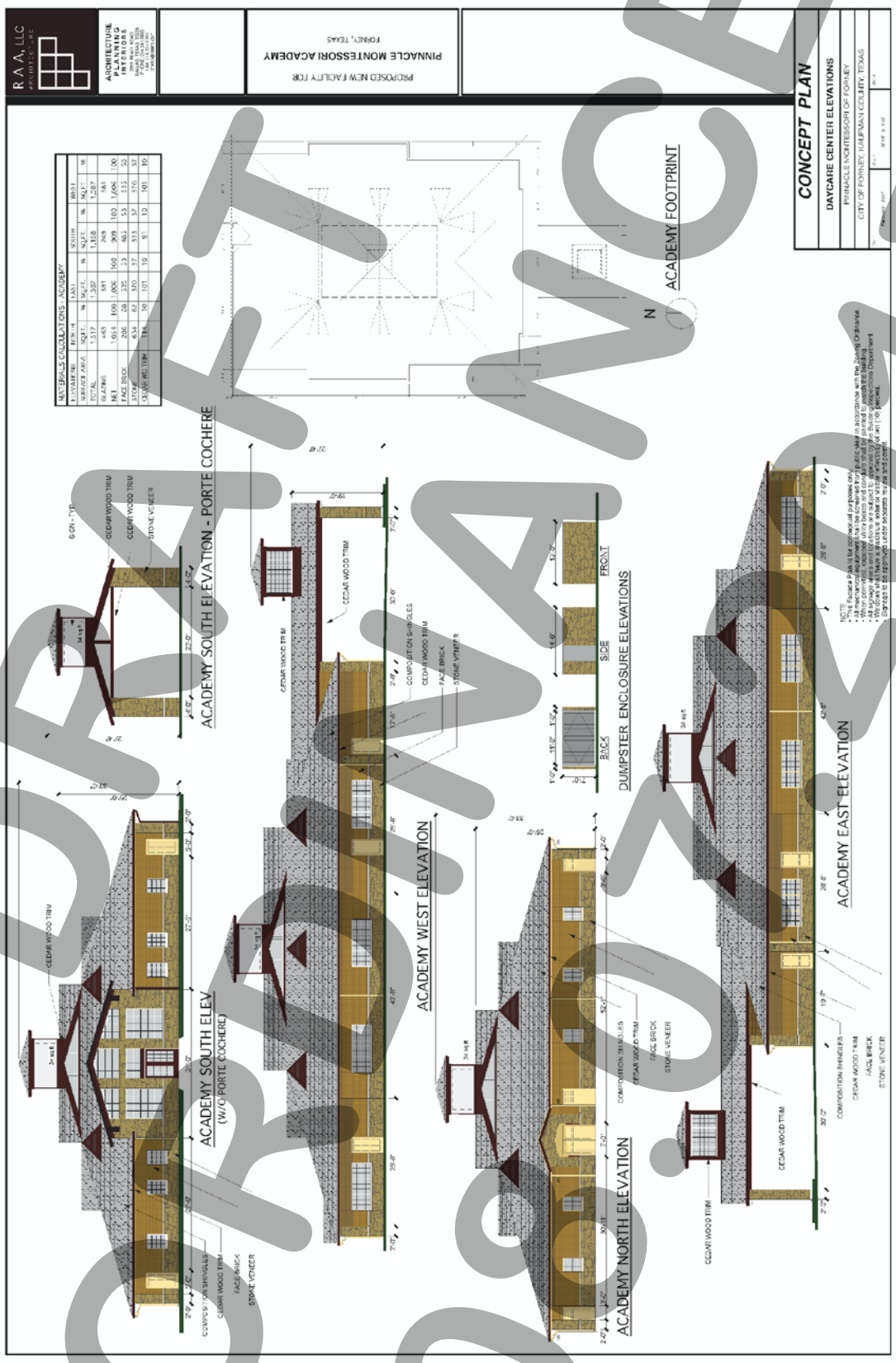
DRAFT ORDINANCE 08.07.2017

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09/07/2017

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
09/05/2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Alex Freeman; *Pinnacle Montessori*

AGENDA ITEM: **Z2017-025**; *SUP for General Retail Store*

SUMMARY:

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a *general retail store* in a Residential Office (RO) District. The subject property is adjacent to SH-205 [*South Goliad Street*] on 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas. . This property is also situated within the North SH 205 Overlay (N-SH 205 OV) District, and is addressed as 4031 N. Goliad Street.

On May 12, 2017, the applicant submitted a request [*Z2017-021*] to rezone the subject property from Residential Office (RO) District to General Retail (GR) District to allow for a Montessori School/daycare and a general retail store. On June 13, 2017, the applicant requested to withdraw the case with the intention on changing the request from a rezoning request to a SUP request for a *Montessori School* [*Case No. Z2017-024]* and a second SUP request for a *general retail store*.

According to Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *general retail store* requires an SUP in a Residential Office (RO) District. Should the SUP be approved, the applicant will be required to submit a site for approval by the Architectural Review Board (ARB) and the Planning and Zoning Commission. The site will also be subject to the North Goliad Corridor Overlay (NGC OV) District standards

The applicant is proposing to utilize wrought iron and landscape screening the development from the adjacent residential properties located adjacent to the north, south, and west property lines. Additionally, the general retail store will be built to a residential scale (i.e. ~22-feet in height). According to the applicant, the proposed general retail store will house child-oriented uses complementary to the Montessori School/day care use (e.g. karate academy, dance academy, music school, math/educational classes, and STEM classes). Although it is not the applicant's intent to target the typical uses of a strip center (e.g. donut shop, dry cleaners, and nail salon), these uses would be allowed should the SUP be approved. According to the applicant, the playground area will be located behind the general retail store. Additionally, a row of trees will be provided behind the general retail store to screen from the adjacent residential properties located to the west. All proposed parking areas will be screened from the adjacent

residential properties and incidental display/outside storage will be prohibited. The proposed Montessori School/daycare facility will be constructed of a similar design to the general retail store and will be of residential scale (i.e. 25-feet in height).

ADJACENT LAND USES AND ACCESS:

North: Directly north of the subject property is a single-family home. Beyond this is a commercial business [*i.e. Allstate Insurance*]. Both of these properties are zoned Residential Office (RO) District. Further north, is vacant land zoned Agriculture (AG) District.

South: Directly south of the subject property is a single-family residential subdivision [*i.e. Harland Park Phase*] that is zoned Single-Family 10 (SF-10) District. The Future Land Use Map designates this area as Medium-Density Single-Family Residential. Beyond this is a future shopping center that is zoned General Retail (GR) District. Beyond this is Dalton Road, which is identified as a (*major collector, 4 lane undivided roadway)*.

East: Directly east of the subject property is SH-205 [N. Goliad Street], which is identified as a TxDOT highway. Beyond this is a mini warehouse facility that is not in the city limits.

West: Directly west of the subject property is a single-family residential subdivision [i.e. Castle Ridge] which is zoned Single-Family 10 (SF-10) District. Beyond this is the Rockwall City Limits and City of Dallas takeline.

NOTIFICATION:

On July 3, 2017, staff sent 69 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Castle Ridge Phase 2 Homeowners Association (HOA), which is the only HOA and/or Neighborhood Organization within 1,500-feet participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff received one (1) notice in favor and two (2) notices and one (1) email in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance which are as follows:

    a) The building shall generally conform to the concept plan and building elevations depicted in *Exhibit 'A'* and *Exhibit 'B'* of the attached ordinance.

    b) The site shall have a ten (10)-foot landscape buffer and shall include accent trees a minimum of four (4)-feet in height at 20-feet on center adjacent to all residential properties (i.e. north, south, and west property lines).

    c) A shrub row shall be provided as headlight screening for any parking adjacent to SH-205.

    d) All parking areas shall be screened from all residential properties.

    e) The dumpster shall not face any residential property and should be located away from

the residential properties to the west.

f) Cross-access shall be provided as depicted in *Exhibit 'B* of the attached ordinance'.

g) Canopy trees shall be provided behind the general retail store.

h) Incidental display and outside storage shall be strictly prohibited.

i) Should the property be subdivided, a parking agreement between the two properties may be required to be approved by the City Council to ensure both uses are sufficiently parked..

j) The general retail store shall be limited to 7,000 SF.

k) At the time of engineering, a Traffic Impact Analysis (TIA) will be required.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	6/19/2017	LM
Project Number	Z2017-025	**Owner**	WEATHERFORD, GEORGE R	**Approved**		
Project Name	SUP for General Retail Store	**Applicant**	PINNACLE MONTESSORI FRANCHISE	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	6/19/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
4031 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CASTLE RIDGE PH 1	6	NULL	6	0187-0000-0006-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/19/2017	6/26/2017	6/22/2017	3	APPROVED	
ENGINEERING	Amy Williams	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	See Conditions
(6/21/2017 11:50 AM AW) TXDOT permits required Must meet engineering standards and requirements Detention is required Label distances between driveways (measured from edge to edge) Parking is to be 20'x9' Right-of-way dedication of 10' Dumpster must drain to an oil/water separator or a grease trap TIA will be required							
FIRE	Ariana Hargrove	6/19/2017	6/26/2017	6/21/2017	2	APPROVED	
PLANNING	Korey Brooks	6/19/2017	6/26/2017	6/22/2017	3	COMMENTS	Comments

Planning comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(6/22/2017 12:02 PM KB)

Z2017-025 SUP for General Retail Store Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-025) in the lower right hand corner of all pages on future submittals.

M.4 Please review the draft ordinance ahead of the worksession.

M.5. Will be required to provide a 10-foot landscape buffer on the north, west, and south property lines.

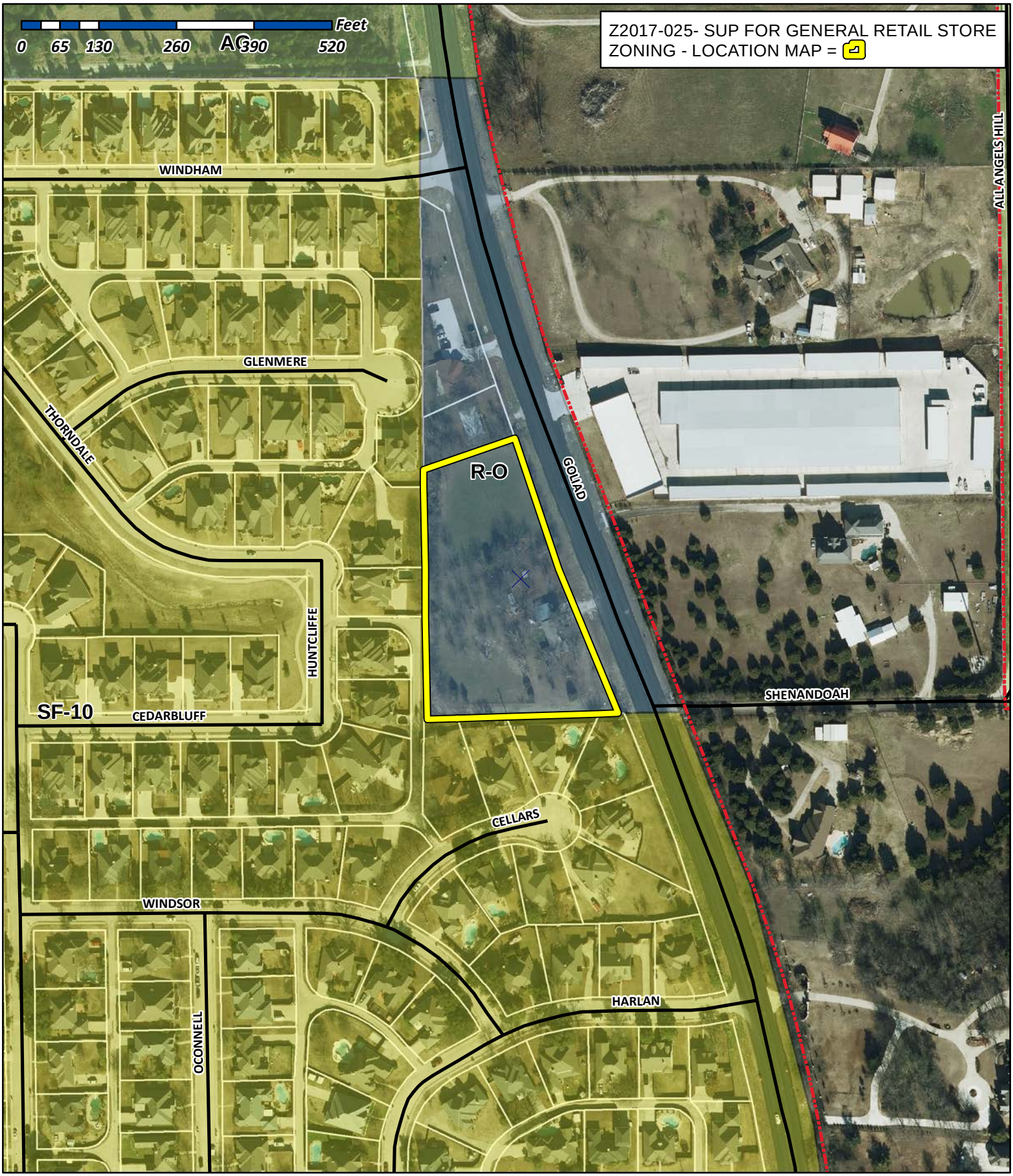
M.6 Please plant accent trees in the landscape buffer at 20-feet on center.

M.7 A shrub row will be required as headlight screening in front of any parking spaces that face a residential property.

M.8 The dumpster shall not face any residential property and is to be located away from any residential property.

I.9 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting will be July 11, 2017

I.10 The projected City Council meeting date and subsequent approval for this SUP is July 17, 2017 [First Reading] and August 7, [Second Reading]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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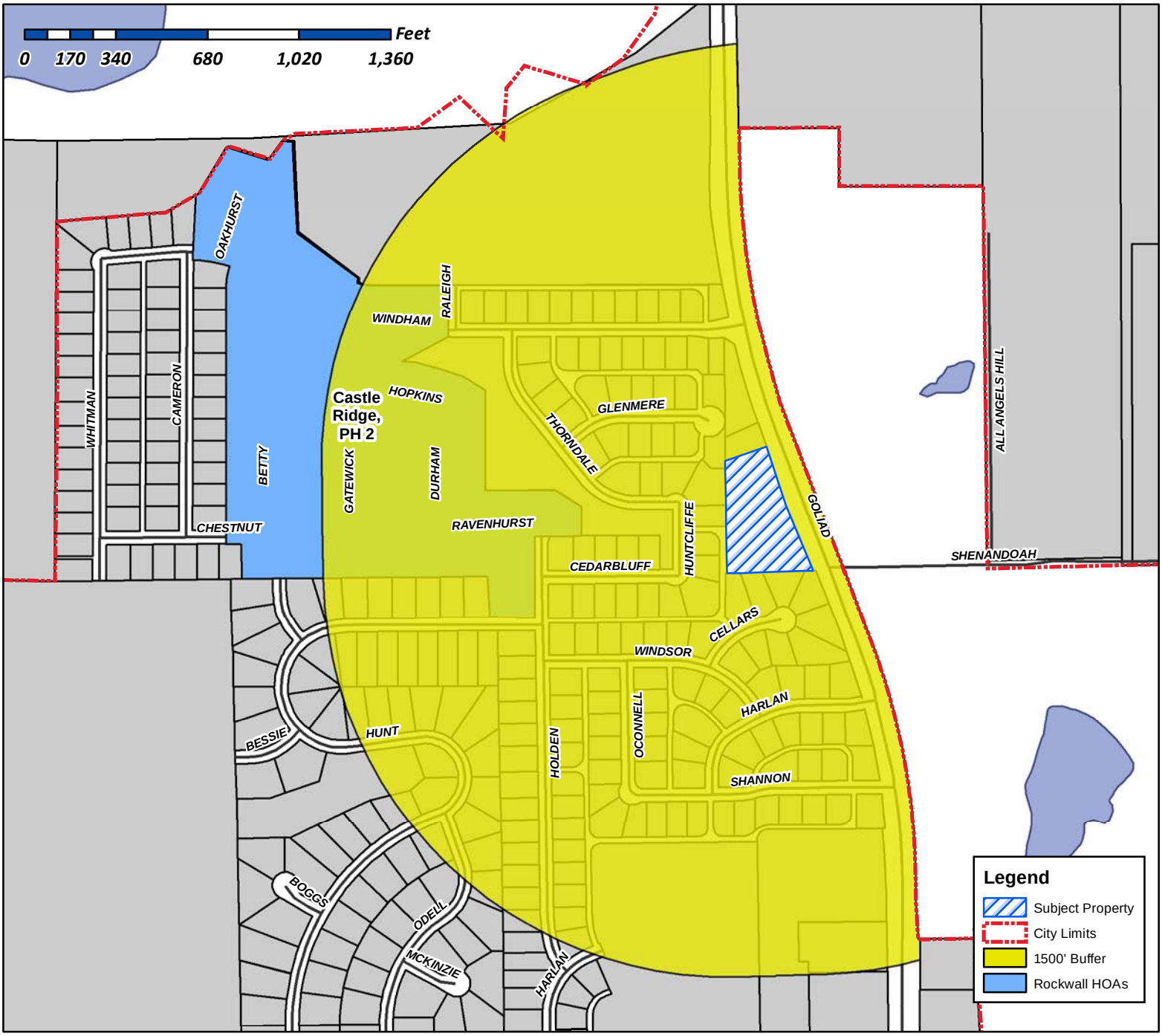
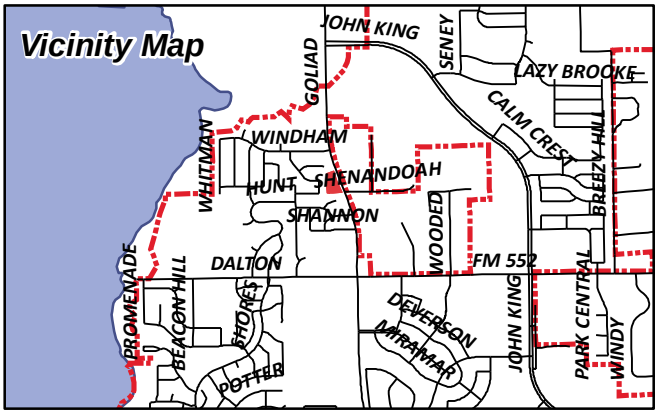


Case Number: Z2017-025
Case Name: SUP for a General Retail Store
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 6/19/2017

For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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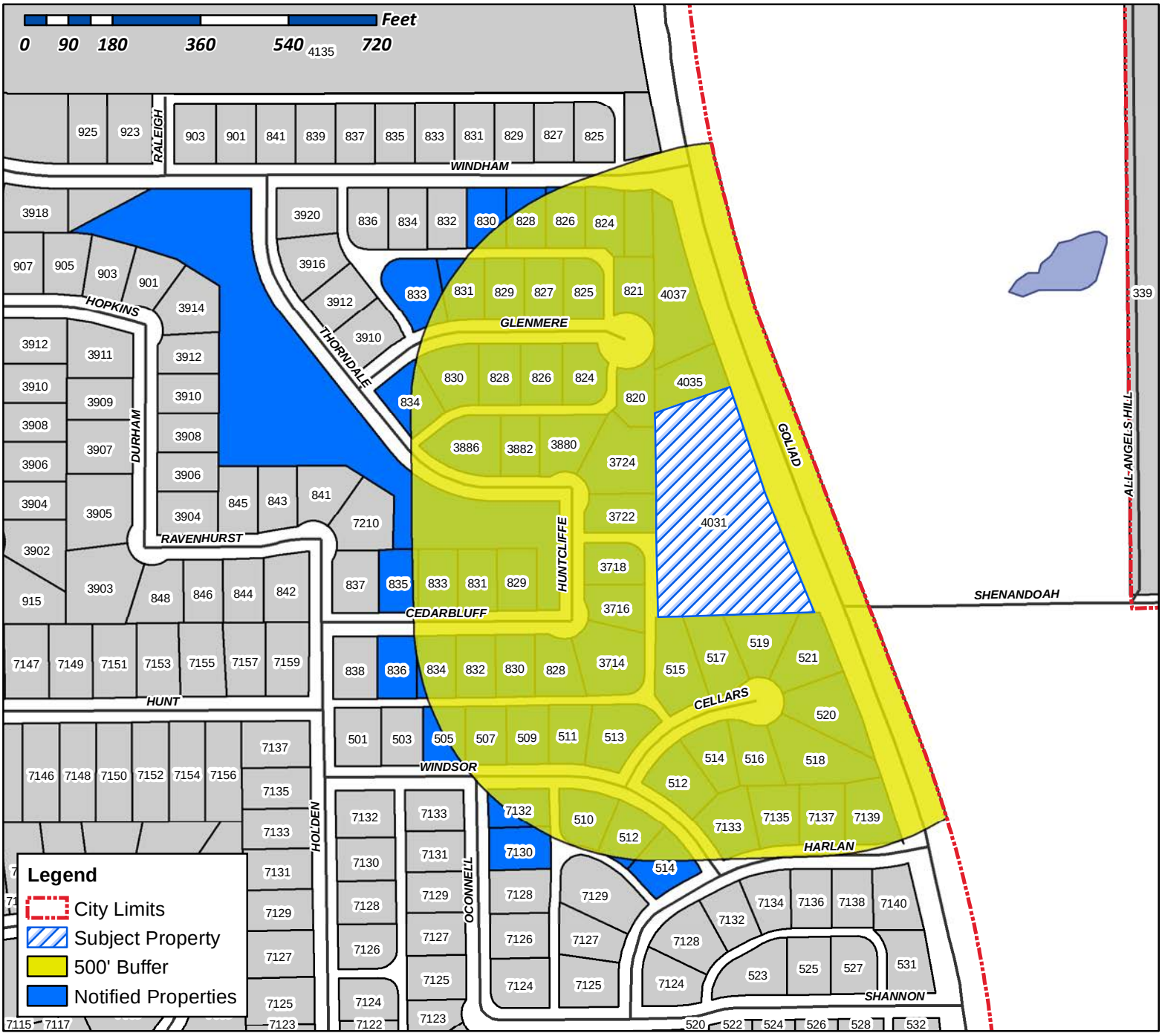
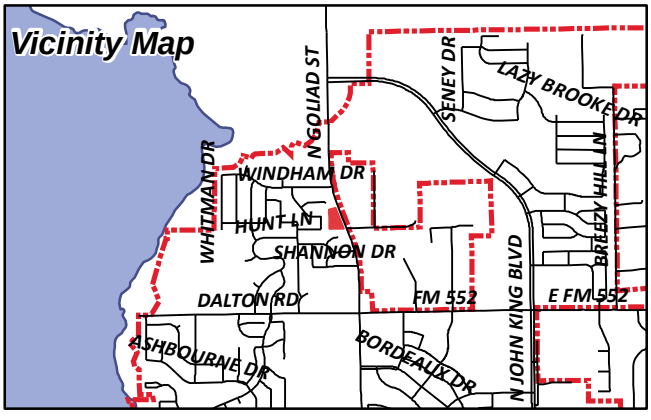


Case Number: Z2017-025
Case Name: SUP for a General Retail Store
Case Type: SUP
Zoning: Residential (RO) District
Case Address: 4031 N. Goliad Street

Date Created: 06/20/2017
For Questions on this Case Call (972) 771-7745



WAGNER GERALD P
112 LOS PECES
GUN BARREL CITY, TX 75156

WEATHERFORD GEORGE R
157 SHENNENDOAH LN
ROCKWALL, TX 75087

PINKHAM HEATH L AND
EDWIN P NALLEY
1711 WEISKOPF
HEATH, TX 75032

JOHNSON SHERRY A AND
JASON & JESSICA CLARK
2018 WYNN JOYCE
GARLAND, TX 75043

TINSLEY CURTIS & JUDITH
2308 OAKRIDGE AVE
NEDERLAND, TX 77627

WEIGANT RONALD & DEBRA KAY
3714 HUNTCLIFFE DRIVE
ROCKWALL, TX 75087

DIXON MELISSA MICHELLE
3716 HUNTCLIFFE DR
ROCKWALL, TX 75087

SCARNATI JAMES T JR & TAMMY M
3718 HUNTCLIFF DRIVE
ROCKWALL, TX 75087

CARIAGA TIFFANY AND NORMAN
3722 HUNTCLIFF DR
ROCKWALL, TX 75087

CASHATT ALLAN & ALLISON
3724 HUNTCLIFF DR
ROCKWALL, TX 75087

THORNTON STEPHEN K & TRESA G
3880 THORNDALE LN
ROCKWALL, TX 75087

TRANT NATHAN D & JENNIFER E
3882 THORNDALE LN
ROCKWALL, TX 75087

MCKOWN WILLIAM & CHRISTINA
3886 THORNDALE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
4031 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4035 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
4037 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 WINDSOR WAY
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS
ASSOCIATION INC
C/O MIGNEAULT PROPERTIES LP
506 BARNES
ROCKWALL, TX 75087

FOREMAN HENRY HOWARD JR
507 WINDSOR WAY
ROCKWALL, TX 75087

HAMPTON PAMELA
509 WINDSOR WAY
ROCKWALL, TX 75087

CARR BRANDY
510 WINDSOR WAY
ROCKWALL, TX 75087

RUNNELS ROBIN LESLIE AND JENNIFER R GOEN
511 WINDSOR WAY
ROCKWALL, TX 75087

RHUE GERRY D & SHERRI D
512 CELLARS CT
ROCKWALL, TX 75087

WAGNER JULIUS ALVIN
512 WINDSOR WAY
ROCKWALL, TX 75087

NORTH STEPHEN B AND BEVERLY A
513 WINDSOR WAY
ROCKWALL, TX 75087

RECORD SHELBY AND
DALE CLARK
514 CELLARS CT
ROCKWALL, TX 75087

WAGONER DANIEL L
514 WINDSOR WAY
ROCKWALL, TX 75087

DIESCH AMBER N
515 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
516 CELLARS CT
ROCKWALL, TX 75087

MUSSETTER DAVID O & KARLA
516 CELLARS CT
ROCKWALL, TX 75087

CALLAWAY WENDELL & SULAINE
517 CELLARS CT
ROCKWALL, TX 75087

BRUNSON GEORGE GE & PATRICIA A
518 CELLARS CT
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER
519 CELLARS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
520 CELLARS CT
ROCKWALL, TX 75087

SULLIVAN YVONNE E
521 CELLARS CT
ROCKWALL, TX 75087

MCMAHAN THOMAS & SHANNON
608 MIRAMAR DR
ROCKWALL, TX 75087

STOVALL CURTIS N & ALICE M
7130 OCONNELL ST
ROCKWALL, TX 75087

BEARD CLINTON MARK & MELISSA D
7132 OCONNELL ST
ROCKWALL, TX 75087

FORBES CHARLES
7133 HARLAN DR
ROCKWALL, TX 75087

BIETENDORF WHITNEY ELIZABETH
7135 HARLAN DRIVE
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH
7139 HARLAN DR
ROCKWALL, TX 75087

MARTIN RANDELL AND NORMA
820 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
821 GLENMERE CT
ROCKWALL, TX 75087

VAZQUEZ ARTURO AND
ALICIA HERNANDEZ
824 GLENMERE COURT
ROCKWALL, TX 75087

GERICKE TODD JAMES & CONNIE RENEE
824 WINDHAM DRIVE
ROCKWALL, TX 75087

HEPLER MARK & CHRISTINE
825 GLENMERE COURT
ROCKWALL, TX 75087

BIEBER RODDY J AND DIANE R
826 GLENMERE CT
ROCKWALL, TX 75087

PUGH BRADLEY & LAURA
826 WINDHAM DRIVE
ROCKWALL, TX 75087

AVILES MARTHA E &
RICARDO A CARDENAS
827 GLENMERE CT
ROCKWALL, TX 75087

BOLIN MARK AND KERRY
828 CEDARBLUFF DR
ROCKWALL, TX 75087

MCCARTNEY MARC W & ROBIN
828 GLENMERE CT
ROCKWALL, TX 75087

DUGDALE JASON S AND JADA L
828 WINDHAM DR
ROCKWALL, TX 75087

STETZER GERALD D & RACHEL R
829 CEDARBLUFF DR
ROCKWALL, TX 75087

LANKFORD MIKE D AND DARYL G LANKFORD
829 GLENMERE CT
ROCKWALL, TX 75087

HARRIS STACIE LYNN
830 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

ROACH CHRISTINE A & KEITH L
830 GLENMERE CT
ROCKWALL, TX 75087

KELLY DANIEL AND LIBBY VANATTA
830 WINDHAM DR
ROCKWALL, TX 75087

BEREND MAURICE P AND
MUMTAZ TEJANI
831 CEDARBLUFF DRIVE
ROCKWALL, TX 75087

HELLER SHELIA JAMES & THOMAS RITCHEY
831 GLENMERE CT
ROCKWALL, TX 75087

MILLER TIMOTHY KENT
832 CEDAR BLUFF DR
ROCKWALL, TX 75087

HARPER BRIAN L & BLANCA D
833 CEDARBLUFF DR
ROCKWALL, TX 75087

CONFIDENTIAL
ARTURO RANGEL
833 GLENMERE CT
ROCKWALL, TX 75087

BRADFORD JYATTA & CHRISTINA
834 CEDARBLUFF DR
ROCKWALL, TX 75087

BLAIR CRAIG AND ALLISON
834 GLENMERE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
835 CEDARBLUFF DR
ROCKWALL, TX 75087

WILSON MARK
836 CEDARBLUFF DR
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

PLEASE RETURN THE BELOW FORM

Case No. Z2017-025: SUP for General Retail Store

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

As long as the school has a wall to block noise and the trees either remain or new ones are put in along the fence line If something commercial will be there we'd rather it be a daycare or a home office like the insurance place next to it than a gas station or townhomes

Name: Allan + Allison Cashatt

Address: 3724 Huntcliff Dr

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-025: SUP for General Retail Store

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: Ricardo Cardenas

Address: 827 Glenmere Ct.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-025: SUP for General Retail Store

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/11/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/24/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/24/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-025: SUP for General Retail Store

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

This not necessary as there is adequate property facing FM 205 North of this proposal!

Name: Julius and Rowena Wagner

Address: 512 Woodson Way, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Brooks, Korey

Subject: Case No. Z2017-025

From: Brandy Carr [mailto:brandymcarr@yahoo.com]
Sent: Wednesday, July 05, 2017 9:34 AM
To: Planning
Subject: Case No. Z2017-025

To Whom It May Concern:

I am emailing in response to the rezoning proposal of my neighborhood and home (Case No Z2017-025) and would like it to be known that I AM OPPOSED TO THE REQUEST FOR THE REASONS LISTED BELOW:

I am a single mom, employed with Dallas Fire & Rescue as a firefighter/paramedic. I have two girls that attend Nebbie Williams Elementary and I work my ass off to ensure that we can live here in Rockwall so that they can attend the very best schools as they grow up. My parents watch my girls on the days that I work at the station and they also live here in Rockwall. If the city decides to tear down our house and our neighborhood, not only would my children be displaced from their elementary school and be forced to move to a new school and make new friends, there is not even a gaurantee that I could buy or build again here in Rockwall because of housing prices right now and the astronomical taxes in Rockwall. This would also make it extremely difficult on me and my parents arranging childcare on the days when I'm at the station for 24 hours b/c I am unsure of where I could afford to buy or build if I were to lose my home here in Harlan Park.

It's almost disgusting to me that the city would allow someone to come in and buy up this land, just to tear down these homes and beautiful 30 year old trees that have been here for so long. You would be disrupting so many families with small children who have been established in this little community for quite some time. I am strongly against this proposal!!!

Brandy Carr
510 Windsor Way
Rockwall, 75087
972-313-5788

Roland Foerster
Civil Engineer
5110 C.R. 424
Anna, Texas 75409 .
(214) 544-8888
rfce@flash.net
Firm No. F-506

June 16, 2017

Ryan Miller, Director
Planning & Zoning Department
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Request for specific use permits ("SUP") for Day Care and General Retail Store uses located at 4031 N. Goliad Street (the "Property").

Mr. Miller,

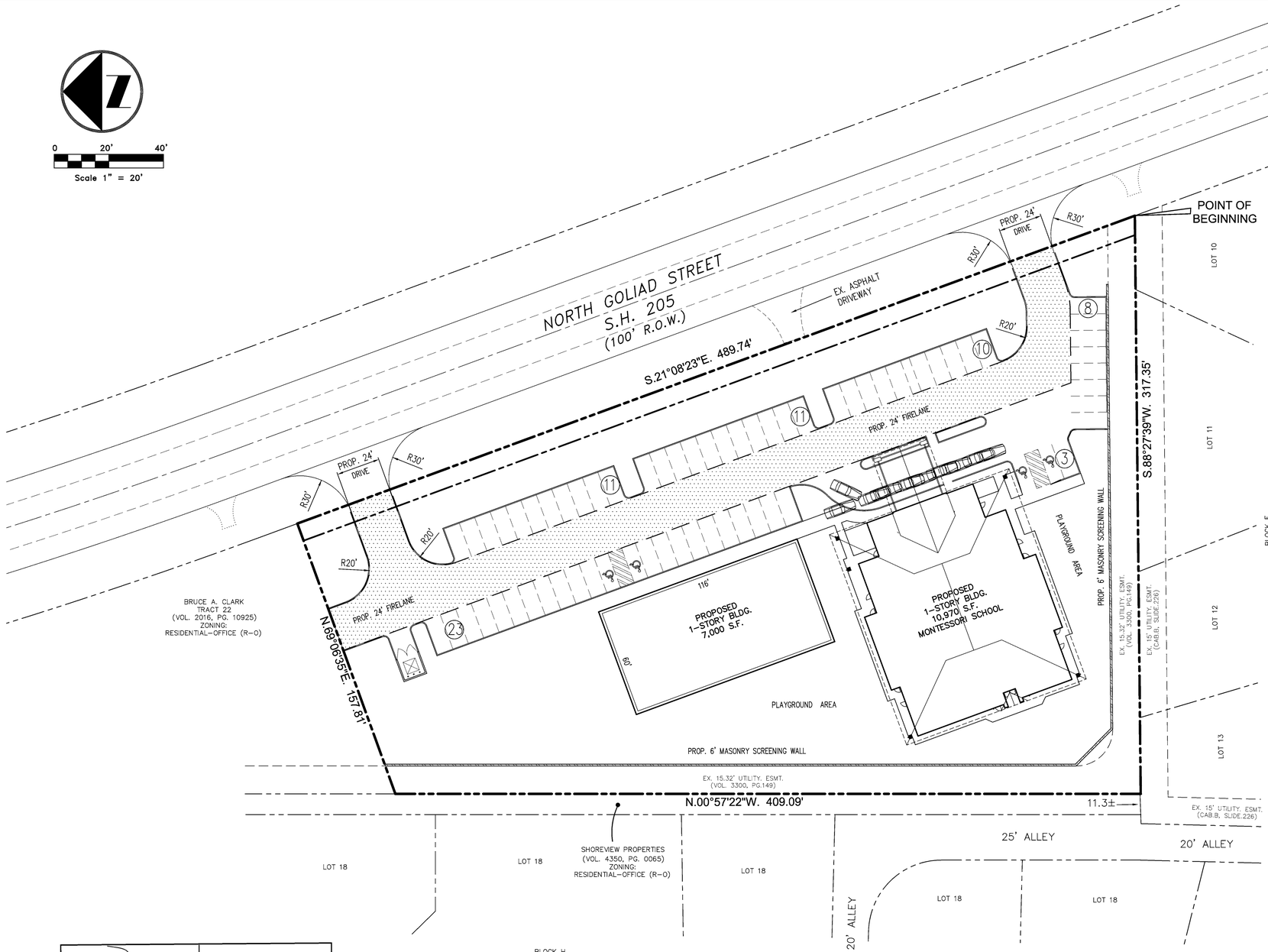
Please accept this Letter of Intent on behalf of Pinnacle Montessori Franchise ("Pinnacle") to request SUPs for Day Care and General Retail Store uses on the Property, which are allowed by SUP under the current R-O zoning on the Property. Please not that Pinnacle is **not** seeking to change the current R-O zoning on the Property.

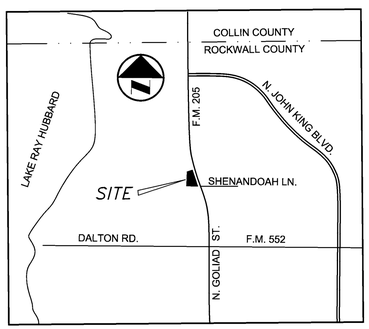
Pinnacle seeks to develop the Property with an approximately 11,000 square foot Montessori educational day care, with a maximum enrollment of 180 children. The anticipated age range for the children is infant to third-grade. In addition to the day care facility, Pinnacle intends to develop a second building (approximately 7,000 square feet or less) on the property that will generally house child-oriented uses complementary to the day care use, e.g., karate academy, dance academy, music school, math/educational classes, computer classes, STEM classes, etc. Many uses commonly associated with a "general retail" building (e.g., donut or sandwich shop, dry cleaners, etc.) are not anticipated for this Property because they would not fit the programming and intent behind the overall development.

On June 8, 2017, Representatives for Pinnacle met with several adjacent residents to the Property to discuss the Project. Pinnacle appreciates the input received at that time and looks forward to continuing to work with interested residents as the process continues.

Respectfully submitted,

Roland Foerster, PE





VICINITY MAP
NTS

FIELD NOTE DESCRIPTION
SUP – DAY CARE & GENERAL RETAIL STORE
TRACT 6
J. STRICKLAND SURVEY, ABSTARCT NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 10 foot or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

THENCE, N.00°57'22"W., 409.09 feet along the east line of said narrow Shoreview Properties strip of land to a 5/8" iron rod found for corner, same being the southwest corner of a tract of land to Bruce A. Clark, as described in deed filed for record in Volume 2016, Page 10925, of the said Rockwall County Real Land records;

THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

PINNACLE MONTESSORI of ROCKWALL

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
ANNA, TEXAS 75409
(214) 544-8888
email: rfce@flash.net
Firm No. F-506

A CONCEPT PLAN FOR REVIEW PURPOSES ONLY.

NOT A CONSTRUCTION DOCUMENT.

Revisions:

CONCEPT PLAN

CITY OF ROCKWALL CASE NO. Z2017-XXX

J. STRICKLAND SURVEY, ABST, NO. 187
2.38 ACRES

PINNACLE MONTESSORI SCHOOL of ROCKWALL

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Date:	Scale:	Sheet:
June, 2017	1" = 20'	

PROJ. # 6272

C:\Jobs\6272\Concept Plan.dwg Wed Jun 14 22:05:28 2017

FIELD NOTE DESCRIPTION
SUP FOR GENERAL RETAIL STORE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southeast corner of said 2.38 acre tract in the southwest right-of-way line of S.H. 205 (N. Goliad Street) a 100-foot wide right-of-way, said corner being also the northeast corner of Lot 10, Block F, Harlan Park Phase One addition, an addition to the City of Rockwall according to plat filed for record in Cabinet B, Slide 226, Plat Records, Rockwall County, Texas;

THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 11.3 foot wide or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

THENCE, N.00°57"22"W., 409.09 feet along the east line of said narrow Shoreview Properties strip of land to a 5/8" iron rod found for corner, same being the southwest corner of a tract of land to Bruce A. Clark, as described in deed filed for record in Volume 2016, Page 10925, of the said Rockwall County Real Land records;

THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GENERAL RETAIL STORE IN A RESIDENTIAL OFFICE (RO) DISTRICT WITHIN THE NORTH SH-205 OVERLAY (N-SH 205 OV) DISTRICT, ON A 2.38-ACRE PARCEL OF LAND BEING IDENTIFIED AS TRACT 6 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) to allow for a *General Retail Store* in a Residential Office (RO) District on a 2.38-acre parcel of land being described as Tract 6 of the J. Strickland Survey Abstract No. 187, City of Rockwall, Rockwall County, Texas, and zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N-SH 205 OV) District being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *General Retail Store* within a Residential Office (RO) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.2, Residential Office (RO) District; and Section 6.11, North SH 205 Corridor Overlay (N-SH 205 OV) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the Operational Conditions:

DRAFT ORDINANCE 08.01.17

2.1 OPERATINAL CONDITIONS

1) The general retail store shall generally conform to the concept plan depicted in *Exhibit* '*C*' of this ordinance.

2) The site shall have a ten (10)-foot landscape buffer and shall include accent trees a minimum of four (4)-feet in height at 20-feet on center adjacent to all residential properties (i.e. north, south, and west property lines).

3) A shrub row shall be provided as headlight screening for any parking adjacent to SH-205.

4) All parking areas shall be screened from all residential properties.

5) The dumpster shall not face any residential property and should be located away from the residential properties to the west.

6) Cross-access shall be provided as depicted in *Exhibit 'B'*.

7) Canopy trees shall be provided behind the general retail store.

8) Incidental display and outside storage shall be strictly prohibited.

9) If the property is subdivided, a parking agreement between the two properties will be required.

10) The general retail store shall be limited to 7,000 SF.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

DRAFT ORDINANCE 08.07.2017

the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 08.07.2017

Exhibit 'A':
Legal Description

FIELD NOTE DESCRIPTION
SUP FOR DAY CARE
TRACT 6
J. STRICKLAND SURVEY, ABST. NO. 187

BEING a 2.38 acre tract of land situated in the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, said 2.38 tract of land being described in Deed to George R. Weatherford, filed for record in Volume 4280, Page 255, Real Land Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE, S.88°27'39"W., 317.35 feet along a north line of said Harlan Park addition to a 1/2" iron rod found for corner, same being the southeast corner of a narrow 11.3 foot wide or so strip of land according to Quitclaim deed to Shoreview Properties, Ltd, filed for record in Volume 4350, Page 0065, of the said Rockwall Real Land records;

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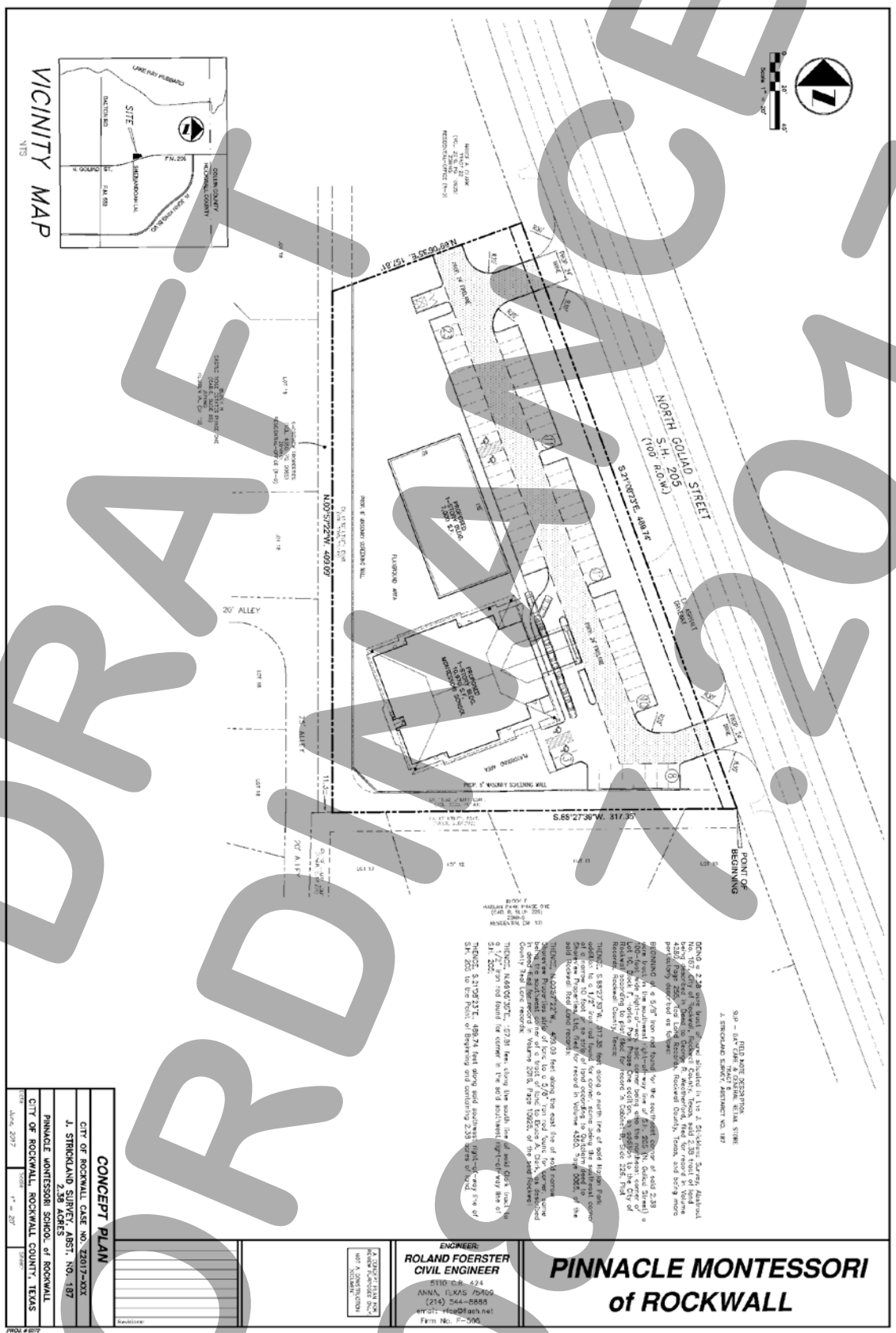
THENCE, N.69°06'35"E., 157.81 feet along the south line of said Clark tract to a 1/2" iron rod found for corner in the said southwest right-of-way line of S.H. 205;

THENCE, S.21°08'23"E., 489.74 feet along said southwest right-of-way line of S.H. 205 to the Point of Beginning and containing 2.38 acres of land.

DRAFT ORDINANCE 08.07.2017

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09/05/2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, Senior Planner

CC: Ryan Miller, *Director of Planning and Zoning*
Jeffrey Widmer, *Building Official*

DATE: July 11, 2017

SUBJECT: *Proposed Amendments* to Article VI, Parking and Loading, Sec. 4.1 of the UDC and Chapter 26, Motor Vehicles and Traffic of the Code of Ordinances

On June 5, 2017, the City Council directed staff to bring forward changes to *Section 4.1, Lots Less Than Five Acres* of *Article VI, Parking and Loading*, of the *Unified Development Code* (UDC) and *Chapter 26, Section 26-507, Parking Oversized and Recreational Vehicles in Residential Areas* of *Article VII*, *Stopping, Standing or Parking* of the Municipal Code of Ordinances for the purpose of consolidating common language within these sections (*see attached Draft Text Amendment*), deleting Subsections 'C', 'D' & 'E' of Section 4.1 of the *UDC*, and incorporating these sections into *Section 26-507* of Chapter 26 of the Municipal Code of Ordinances. The amendment would allow for extended parking of recreational vehicles for a maximum of five (5) days by registration. In addition, the amendment would clarify and define the terms for "*boats*" and "*recreational vehicles.*" By removing that portion of Section 4.1 (*see Exhibit 'A'*) from the UDC this will prevent duplication of the code. As a result of this direction, staff has prepared the attached *Draft Text Amendment*. A copy of the code with revisions depicted in *RED* and additions in ***BLUE*** are attached with this memorandum, including a draft ordinance for your review.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Staff should note that it is only within the purview of the Planning and Zoning Commission to make recommendations on the material being removed from the UDC and not on the content being incorporated into the Municipal Code of Ordinance. In accordance with the policies of the UDC and state law staff posted notice of the text amendment in the he Rockwall Harold Banner on *June 30, 2017*. If the Planning and Zoning Commission has any questions, staff will be available at the public hearing to discuss.

CURRENT UDC ARTICLE VI PARKING AND LOADING - SECTION 4. - RESIDENTIAL PARKING

PROPOSED AMENDMENTS DELETE LANGUAGE THAT WOULD BE MORE APPROPRIATE WITHIN THE CODE OF ORDINANCE CHAPTER 26 – MOTOR VEHICLES AND TRAFFIC

Sec. 4.1. - Lots less than five acres.

A. *Location.* All required residential parking shall be located onsite except in the Downtown District.

B. *Garages.* In single-family or duplex districts, parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street.

~~C. *Storage of vehicles.* On lots less than five acres, motor homes, camper cabins, non-street legal motorcycles (including all-terrain vehicles, dirt or motocross bikes, or similar type vehicles) boats, farm machinery, or similar equipment, excluding golf carts, shall not be parked or stored on any residential or agricultural lot or the adjacent street except when in conformance with the following provisions:~~

~~1. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of ten feet, (if such equipment is six feet or less in height, the ten-foot minimum setback shall not apply); and~~

~~2. On lots less than 1.5 acres, such equipment shall be screened from view of public street rights-of-way with a minimum six-foot solid fence or equivalent landscaping; and~~

~~3. On lots less than 1.5 acres, equipment taller than eight feet above grade shall respect a three-foot setback from all side and rear property lines; and~~

~~4. If located on a lot which is less than 1.5 acres, it shall be parked on an approved surface of concrete, asphalt or stabilized gravel.~~

~~5. Property owners with recreational vehicles over eight feet in height who were in compliance with the City of Rockwall zoning ordinance (Ord. No. 83-23) prior to the adoption of this Unified Development Code (Ord. No. 04-38) on June 7, 2004, and who file an affidavit with the building official no later than April 1, 2005, shall register their property for "exception status" to the storage requirements for recreational vehicles over eight feet in height. However, no recreational vehicle of any height shall be allowed to be stored in front of any portion of the facade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum three-foot setback from all side and rear property lines, as required in this section.~~

~~D. *Loading and unloading.* Notwithstanding other requirements of this section, such equipment may be parked anywhere on a residential, agricultural or commercial premises not to exceed 48 hours for the purpose of loading and unloading only.~~

~~E. *Living or sleeping.* No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on any lot not approved for such purposes.~~

~~F.~~ **C.** *Carports.* In single-family or duplex districts, carports must be located at least 20 feet behind the front building facade and be architecturally integrated with the main residential structure.

Exhibit 'B'
Chapter 26, Sec. 26-507, of the
Code of Ordinances of the City of Rockwall

DRAFT AMENDMENT

CODE OF ORDINANCES - CHAPTER 26 MOTOR VEHICLES AND TRAFFIC

Merges UDC and Code of Ordinance content, includes general cleanup of the ordinance, adds provision for an extended parking registration, excludes boats from RV definition and adds definition for boat.

Sec. 26-507. – Parking ***utility trailers,*** oversized ***vehicles, boats*** and recreational vehicles in residential ***zones.*** ~~areas~~.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Boat means a vessel propelled on water by oars, sails, or an engine and/or a trailer designed and intended to transport the vessel. A boat is not considered a vehicle, for the purposes of this ordinance.

Oversized vehicle ~~(1) The term "oversized vehicle"~~ means a tow truck (wrecker), truck tractor, road tractor, semitrailer (whether or not attached to a truck tractor or a road tractor), dump truck, bus, and passenger motor vehicle designed to carry more than 16 persons (including the driver), any vehicle greater than 23 feet in length, or any truck with a rated capacity ***over*** ~~in excess of~~ 1½ tons, according to the manufacturer's classification. ***The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.***

~~(2) The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.~~

Residential zone means any property zoned single-family, duplex, multifamily or planned development for single-family, duplex or multifamily uses***, or used for such purposes.*** The term "residential zone" includes both private and public property within such zoning districts.

Utility trailer means an enclosed or open cargo trailer designed for the transportation of a variety of products, goods, equipment, livestock or vehicles.

~~*Vehicle for*~~ ***r*** ***Recreational vehicle*** ~~*use*~~ means a motor vehicle designed as temporary living quarters for recreational travel or vacation use, ~~a boat or personal watercraft,~~ and a motorcycle or all-terrain vehicle designed or equipped only for off-road use. The term "vehicle for recreational use" includes a travel trailer, camping trailer, truck camper, motor home, ~~trailers used to carry boats, personal watercraft,~~ motorcycles and all-terrain vehicles.

(b) *Penalty.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction be subject to a fine in accordance with general provision section 1-13.

(c) *Parking ~~oversized~~* ***recreational*** *vehicles****, boats*** *and utility trailers in residential zones.*

~~(1) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle at any place within a residential zone.~~

(~~2~~***1***) A person commits an offense if the person parks or stands or allows the parking or standing of a ***recreational vehicle, boat or*** utility trailer at any place within a residential zone, unless it meets the following screening requirements ***(recreational vehicles, boats and utility trailers parked on the street are required to comply with 1.e. and 2 only)***:

a. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of ten feet (if such equipment is six feet or less in height, the ten-foot minimum setback shall not apply);

b. On lots less than ***1.5*** ~~1½~~ acres; it shall be screened from view of public street rights-of-way with a minimum six-foot solid fence or equivalent landscaping; and

c. ~~If located on a lot which is~~ ***On lots*** less than ***1.5*** ~~1½~~ acres, it shall be parked on an approved surface of concrete, asphalt ~~or~~ ***,*** stabilized gravel ***or pave stones; and***

d. On lots less than 1.5 acres, equipment taller than eight feet above grade shall respect a three-foot setback from all side and rear property lines; and

e. Loading and unloading. Notwithstanding other requirements of this section, such equipment may be parked anywhere in a residential zone for a period not to exceed 48 hours for the purpose of loading and unloading only.

(2) Living or sleeping. No such equipment shall be used for living or sleeping when parked or stored on any lot not approved for such purposes. Exception: in conjunction with an extended parking registration.

~~(3) It shall be an affirmative defense to prosecution under this section that, at the time of the offense:~~

~~a. The oversized vehicle or utility trailer is being used in the loading or delivery of passengers or goods within a residential zone and only for such period of time as is actually necessary to accomplish such loading or delivery;~~

~~b. The oversized vehicle or utility trailer is being used in the repair or construction of a public utility or for construction activities; or~~

~~c. The oversized vehicle is associated with a service person performing work at a residence, other than the service person's residence.~~

(d) Extended parking registration for recreational vehicles and boats in residential zones.

(1) A person who has registered their recreational vehicle or boat with the Neighborhood Improvement Services Department shall be allowed to park a recreational vehicle or boat on private property within a residential zone in accordance with the following:

a. An extended parking registration may be issued for a period not to exceed 5 consecutive days.

b. The five day period is in addition to the 48 hour allowance for loading and unloading.

c. Registrations must be a minimum of 14 days apart and will be allowed four (4) times per year.

d. Screening requirements listed in section (1) (b) shall be waived for the duration of an extended vehicle parking registration.

~~*(d)*~~ ***(e)*** Parking oversized vehicles in residential zones.

(1) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle at any place within a residential zone.

(2) It shall be an affirmative defense to prosecution under this section that, at the time of the offense:

a. The oversized vehicle or utility trailer is being used in the loading or delivery of passengers or goods within a residential zone and only for such period of time as is actually necessary to accomplish such loading or delivery;

b. The oversized vehicle or utility trailer is being used in the repair or construction of a public utility or for construction activities; or

c. The oversized vehicle is associated with a service person performing work at a residence, other than the service person's residence.

~~(d) *Parking recreational vehicles on public property in residential zones.* A person commits an offense if the person parks or stands or allows the parking or standing of a recreational vehicle on public property within a residential zone.~~

(f) Property owners with recreational vehicles over eight feet in height who were in compliance with the City of Rockwall zoning ordinance (Ord. No. 83-23) prior to the adoption of this Unified Development Code (Ord. No. 04-38) on June 7, 2004, and who file an affidavit with the building official no later than April 1, 2005, shall register their property for "exception status" to the storage requirements for recreational vehicles over eight feet in height. However, no recreational

Exhibit 'B'
Chapter 26, Sec. 26-507, of the
Code of Ordinances of the City of Rockwall

vehicle of any height shall be allowed to be stored in front of any portion of the facade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum three-foot setback from all side and rear property lines, as required in this section.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] AND THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 4.1., *LOTS LESS THAN FIVE ACRES*, OF ARTICLE VI, *PARKING AND LOADING* OF THE UNIFIED DEVELOPMENT CODE AND SECTION 26-507, *PARKING OVERSIZED AND RECREATIONAL VEHICLES IN RESIDENTIAL AREAS,* OF ARTICLE VII, *STOPPING, STANDING, OR PARKING*, CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, OF THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL INCORPORATING LANGUAGE RELATING TO THE STORAGE OF RECREATIONAL VEHICLES; PROVIDING EXTENDED PARKING; PROVIDING DEFINITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] and the Code of Ordinance of the City of Rockwall has been initiated by the City Council of the City of Rockwall to amend Section 4.1.C., D., and E, *Lots Less Than Five Acres* of Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] and Chapter 26, Section 26-507, *Parking Oversized and Recreational Vehicles in Residential Areas* of Article VII, *Stopping, Standing or Parking* of the Code of Ordinances of the City of Rockwall, and incorporating language relating to the storage of recreational vehicles, adding provisions to allow extended parking, and to establish definitions, and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Section 4.1.C., D., and E, *Lots Less Than Five Acres* of Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] and Chapter 26, Section 26-507, *Parking Oversized and Recreational Vehicles in Residential Areas* of Article VII, *Stopping, Standing or Parking* of the Code of Ordinances of the City of Rockwall, and incorporating language relating to the storage of recreational vehicles, adding provisions to allow extended parking, and to establish definitions, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A' and Exhibit 'B'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every

day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 17 , 2016*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 07.11.2017

Section 4.1. *Lots less than five acres*.

A. *Location.* All required residential parking shall be located onsite except in the Downtown District.

B. *Garages.* In single-family or duplex districts, parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street.

C. *Carports.* In single-family or duplex districts, carports must be located at least 20 feet behind the front building facade and be architecturally integrated with the main residential structure.

DRAFT ORDINANCE 07.11.2017

Exhibit 'B'
Chapter 26, Sec. 26-507, of the
Code of Ordinances of the City of Rockwall

Sec. 26-507. *Parking utility trailers, oversized vehicles, boats and recreational vehicles in residential zones*.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Boat means a vessel propelled on water by oars, sails, or an engine and/or a trailer designed and intended to transport the vessel. A boat is not considered a vehicle, for the purposes of this ordinance.

Oversized vehicle means a tow truck (wrecker), truck tractor, road tractor, semitrailer (whether or not attached to a truck tractor or a road tractor), dump truck, bus, and passenger motor vehicle designed to carry more than 16 persons (including the driver), any vehicle greater than 23 feet in length, or any truck with a rated capacity over 1½ tons, according to the manufacturer's classification. The term "oversized vehicle" does not include any motor vehicle owned or operated by a governmental entity.

Residential zone means any property zoned single-family, duplex, multifamily or planned development for single-family, duplex or multifamily uses, or used for such purposes. The term "residential zone" includes both private and public property within such zoning districts.

Utility trailer means an enclosed or open cargo trailer designed for the transportation of a variety of products, goods, equipment, livestock or vehicles.

Recreational vehicle means a motor vehicle designed as temporary living quarters for recreational travel or vacation use, and a motorcycle or all-terrain vehicle designed or equipped only for off-road use. The term "vehicle for recreational use" includes a travel trailer, camping trailer, truck camper, motor home, motorcycles and all-terrain vehicles.

(b) *Penalty.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction be subject to a fine in accordance with general provision *Section 1-13*.

(c) Parking recreational vehicles, boats and utility trailers in residential zones.

(1) A person commits an offense if the person parks or stands or allows the parking or standing of a recreational vehicle, boat or utility trailer at any place within a residential zone, unless it meets the following screening requirements (recreational vehicles, boats and utility trailers parked on the street are required to comply with 1.e. and 2 only):

a. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of ten feet (*if such equipment is six feet or less in height, the ten-foot minimum setback shall not apply*);
b. On lots less than 1.5 acres; it shall be screened from view of public street rights-of-way with a minimum six-foot solid fence or equivalent landscaping; and
c. On lots less than 1.5 acres, it shall be parked on an approved surface of concrete, asphalt ,stabilized gravel or pave stones; and
d. On lots less than 1.5 acres, equipment taller than eight feet above grade shall respect a three-foot setback from all side and rear property lines; and
e. Loading and unloading. Notwithstanding other requirements of this section, such equipment may be parked anywhere in a residential zone for a period not to exceed 48 hours for the purpose of loading and unloading only.

(2) Living or sleeping. No such equipment shall be used for living or sleeping when parked or stored on any lot not approved for such purposes. Exception: in conjunction with an extended parking registration.

(d) Extended parking registration for recreational vehicles and boats in residential zones.

DRAFT ORDINANCE 04-17

(1) A person who has registered their recreational vehicle or boat with the Neighborhood Improvement Services Department shall be allowed to park a recreational vehicle or boat on private property within a residential zone in accordance with the following:

a. An extended parking registration may be issued for a period not to exceed 5 consecutive days.
b. The five day period is in addition to the 48 hour allowance for loading and unloading.
c. Registrations must be a minimum of 14 days apart and will be allowed four (4) times per year.
d. Screening requirements listed in section (1) (b) shall be waived for the duration of an extended vehicle parking registration.

(e) Parking oversized vehicles in residential zones.

(1) A person commits an offense if the person parks or stands or allows the parking or standing of an oversized vehicle at any place within a residential zone.
(2) It shall be an affirmative defense to prosecution under this section that, at the time of the offense:

a. The oversized vehicle or utility trailer is being used in the loading or delivery of passengers or goods within a residential zone and only for such period of time as is actually necessary to accomplish such loading or delivery;
b. The oversized vehicle or utility trailer is being used in the repair or construction of a public utility or for construction activities; or
c. The oversized vehicle is associated with a service person performing work at a residence, other than the service person's residence.

(f) Property owners with recreational vehicles over eight feet in height who were in compliance with the City of Rockwall zoning ordinance (Ord. No. 83-23) prior to the adoption of this Unified Development Code (Ord. No. 04-38) on June 7, 2004, and who file an affidavit with the building official no later than April 1, 2005, shall register their property for "exception status" to the storage requirements for recreational vehicles over eight feet in height. However, no recreational vehicle of any height shall be allowed to be stored in front of any portion of the facade of the primary residential structure, including lots with two frontages, and shall not encroach into the minimum three-foot setback from all side and rear property lines, as required in this section.

DRAFT ORDINANCE 07.11.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Mahbub Dewan of *D1 Architect*

AGENDA ITEM: **Z2017-027**; *SUP for a Residence Hotel at La Jolla Pointe Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Mahbub Dewan, is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on a 5.217-acre parcel of land located south of IH-30, adjacent to Ralph Hall Court. The *subject property* is zoned Commercial (C) District. According to Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *residence hotel* requires a SUP within a Commercial (C) District.

The proposed four (4)-story *Residence Hotel* will be the *Hyatt House* brand and will have approximately 90 rooms available for extended stay. Extended -- *or long term* – stay is not only nightly, weekly, and/or monthly rental of the suites, but includes kitchen facilities that are available within the room. Although the *subject property* is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SO) Districts, it does not have direct frontage along IH-30 or Ridge Road. The property does have frontage along La Jolla Pointe Drive. The site can be accessed from Ridge Road and Village Drive (*exit from IH-30*), which connects to La Jolla Pointe and Laguna Drive. In addition, the site can be accessed from Catalina Drive via IH-30 Frontage Road. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign. As a note, the *subject property* is within the Scenic Overlay (SOV) District, which incorporates *special use standards* for structures exceeding 36-ft in height, and requires an SUP. Should the applicants request for the *Residence Hotel* be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories not to exceed 60-feet.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a conceptual rendering of the building, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north and adjacent to the *subject property* is which is a single-family residential development known as Lakeside Village, which is separated by a railway,

and adjacent to La Jolla Pointe Drive and Laguna Drive, and is zoned Planned Development No. 2 (PD-2) District.

South: Directly south of the *subject property* are several restaurants (*i.e. IHOP, Steak n Shake, Taco Cabana, Logan's Roadhouse, and Mellow Mushroom*) facing IH-30 Frontage Road with IH-30 beyond. This area is zoned Commercial (C) District.

East: Directly east of the *subject property* are vacant parcels associated with the La Jolla Pointe Phase 2 Addition, which are zoned Commercial (C) District.

West: Directly west of the *subject property* is the Hampton Inn and several restaurants (*i.e. Kyotos, Salt Grass Steakhouse, and Genghis Grill*) and BB&T Bank, which are zoned Commercial (C) District.

NOTIFICATION:

On June 29, 2017, staff mailed 45 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Residence Hotel* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

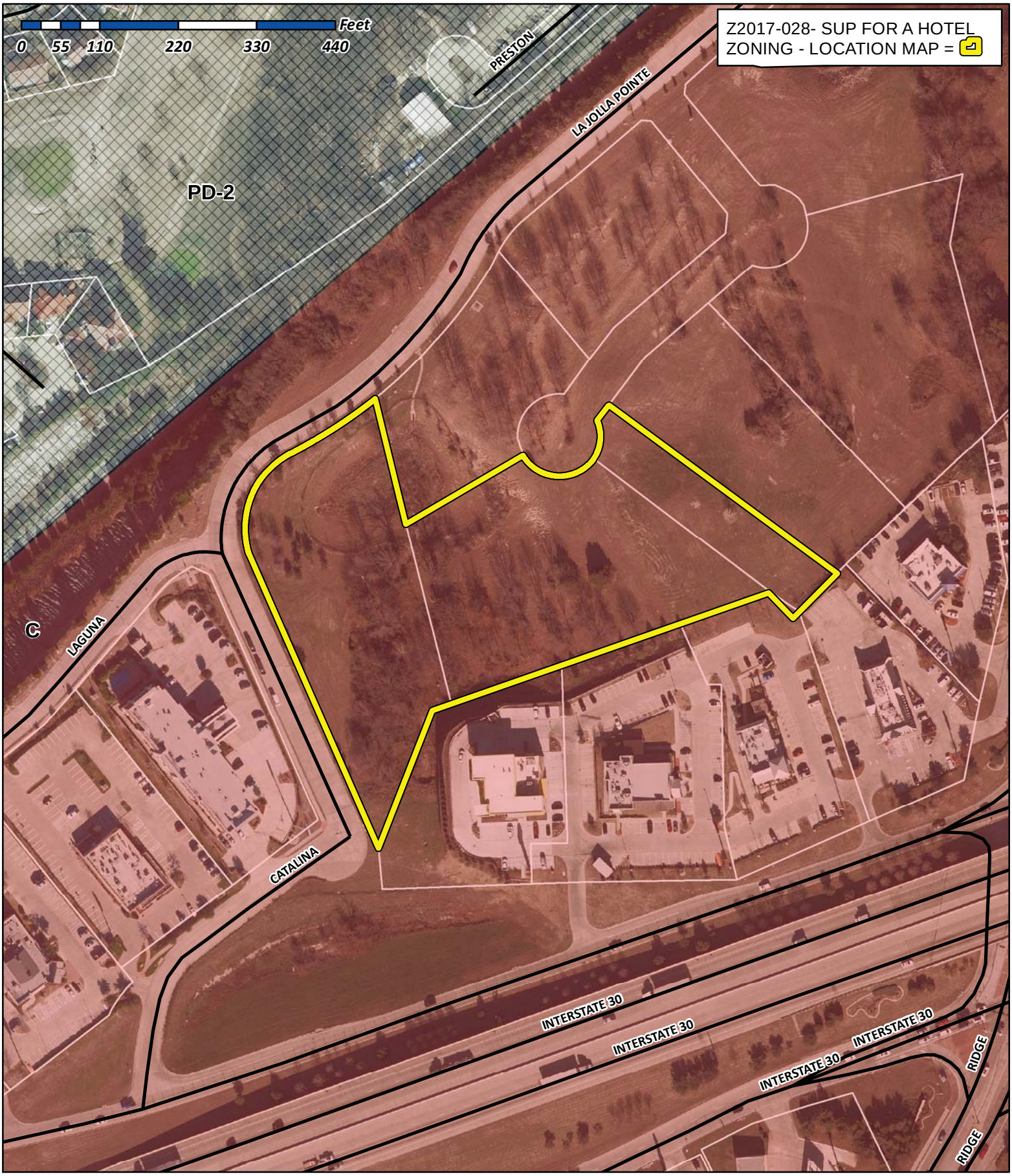
    (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the SUP ordinance; and,

    (b) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

    (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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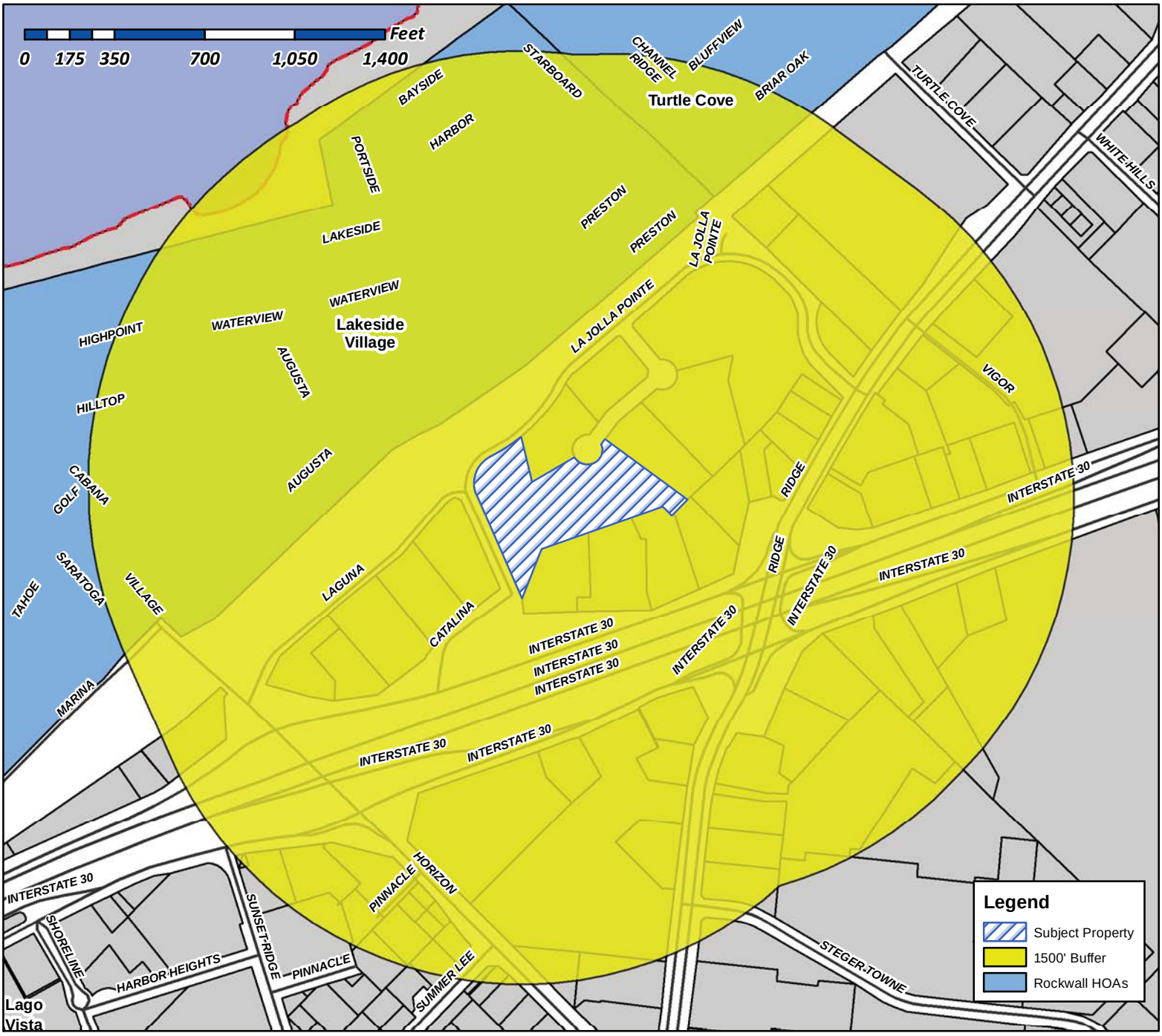
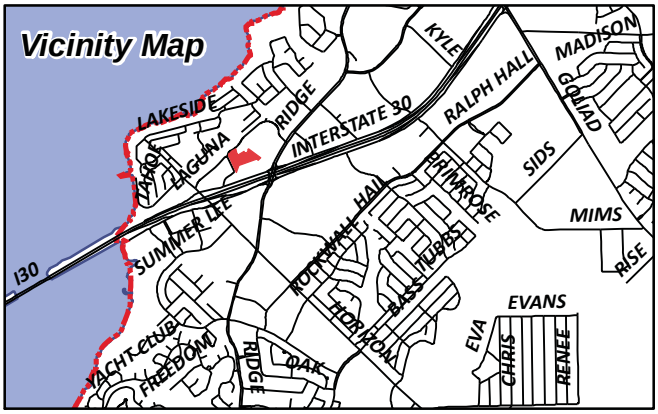


Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive

Date Created: *06/21/2017*

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, June 28, 2017 2:09 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***June 30, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/11/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/17/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-027-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Z2017-028-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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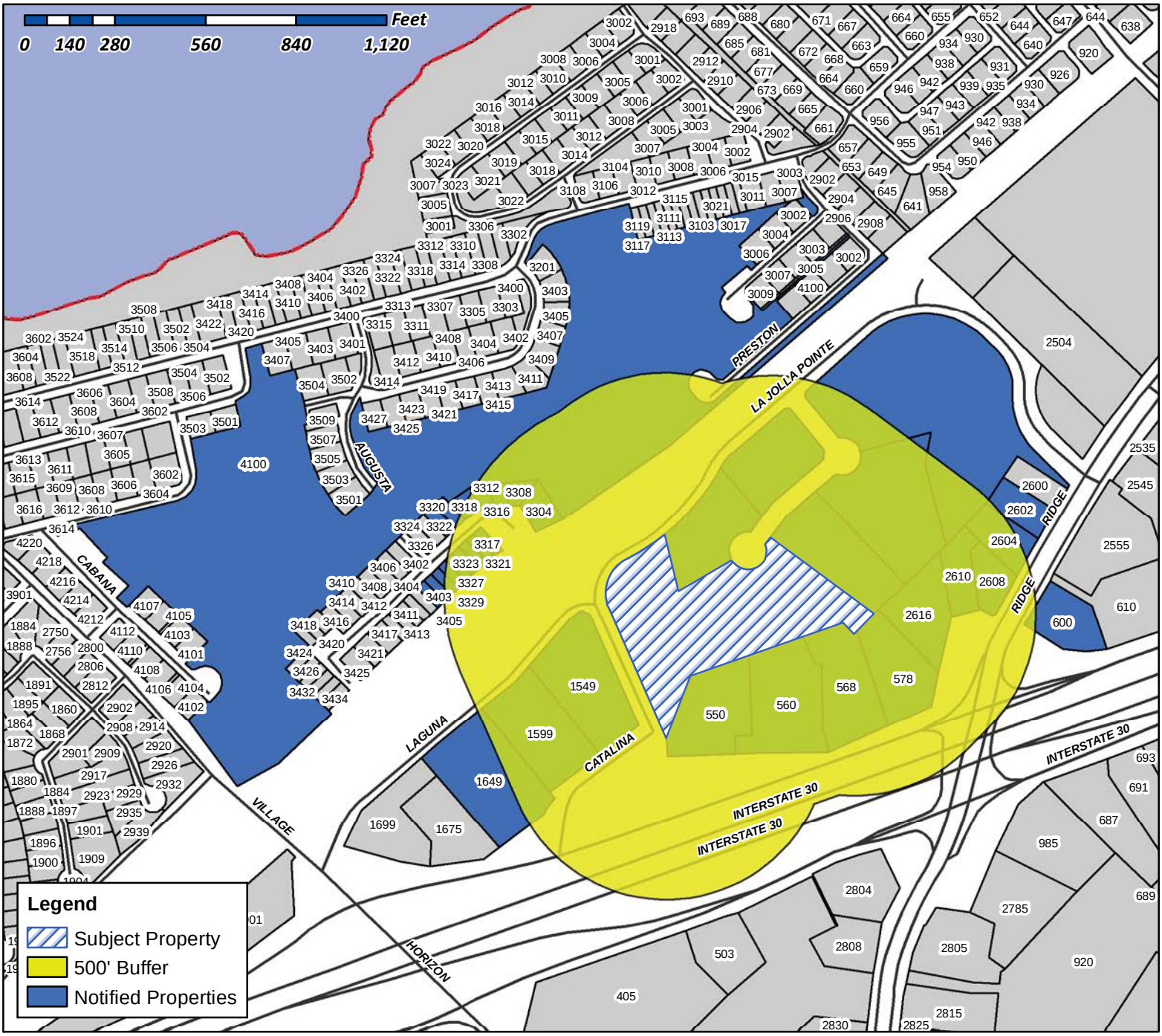

Case Number: Z2017-028
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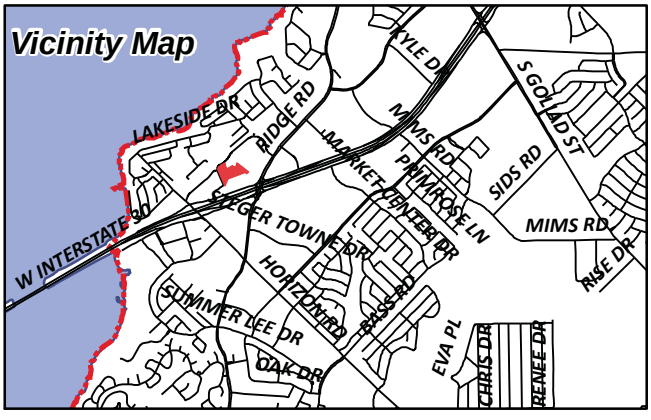


Date Created: 06/21/2017

For Questions on this Case Call (972) 771-7745

STEAK N SHAKE OPERATIONS, INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
19 S SHORE DR
GALVESTON, TX 77551

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

PREWITT LEE AND CONNIE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

GALLIGUEZ PRESILO & ANNABELLE
3403 AUGUSTA BLVD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

BT COLE TWO LLC
9400 N CENTRAL EXPRESSWAY #460
DALLAS, TX 75231

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE C/O
IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

To
Mr. Ryan Miller
Department of Planning & Zoning
City of Rockwall, Texas

June 15, 2017

Re: Specific Use Permit application
710 Benge Drive, Arlington, TX, 76013

Subject: Request for Specific Use Permit (SUP) for Limited Service Hotel "Hyatt Place"

Dear Mr. Miller,

On behalf of the owner and developer, I am requesting to Specific Use Permit for a Limited Service Hotel "Hyatt Place" by Hyatt Group on 5.217 Acre land at Lot 9, Lot 11 & Lot 8, Subdivision La Jolla Pointe, Phase-2 located south east corner of La Jolla Pointe Dr. & Laguna Dr., City of Rockwall, Texas.

1. Hotel will be limited service proto-type design by "Hyatt Place" Hyatt Group.
2. Building will be 4 story hotel c/w single story covered pool
3. Hotel exterior design will be based on proto-type design by franchise will comply the City of Rockwall design standard. Rendering attached for reference.
4. Hotel will comply City's Zoning, off street Parking and Landscape Requirements.
5. Present 5.217 acre land lots will be Re-platted into two separate lots.

Sincerely,

Mahub Dewan, NCARB AIA
President
D1 Architect & Associates Inc.

13601 Preston Rd. Suite: 820W, Carillon Tower, Dallas, TX, 75240
Tel: **(214) 738 3619** E-mail: mhdewan@gmail.com Web: **d1architect.com**



SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL-Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE-2 (WILL BE RE-PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + .75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, LIMITED SERVICE

A1 CONCEPT PLAN
SCALE 1"=30'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
1301 Preston Rd., Ste200N, Dallas, TX. 75248
Cell(214)738 3619 Buz(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

MAHBUB DEWAN Architect
1301 Preston Rd., Ste200N, Dallas, TX. 75248
Cell(214)738 3619 Buz(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER:

PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN STATE OF TEXAS 17851
June 16, 2017

REVISIONS: DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #: 05C-2017	
SHEET NO: A-1.01	


HYATT house
HYATT house

METES AND BOUNDS DISCRIPTION

BEING ALL OF LOTS 9, 10 AND 11 AND A PORTION OF LOT 8, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 11, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2, SAME BEING IN THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE (60' RIGHT OF WAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE NORTH 23°51'55" WEST A DISTANCE OF 438.29 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 87°15'39", A CORD BEARING NORTH 19°45'54" EAST A DISTANCE OF 165.60 FEET TO A REVERSED CURVE TO THE LEFT;

THENCE 406.73 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°18'33" AND A CHORD BEARING NORTH 45°44'27" EAST A DISTANCE OF 400.33 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°16'55" EAST A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 37°06'28" WEST A DISTANCE OF 59.78 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 301.36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 297°42'19" AND A CHORD BEARING SOUTH 52°53'32" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE NORTH 37°06'28" EAST A DISTANCE OF 37.31 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 53°10'30" EAST A DISTANCE OF 397.12 FEET TO A POINT;

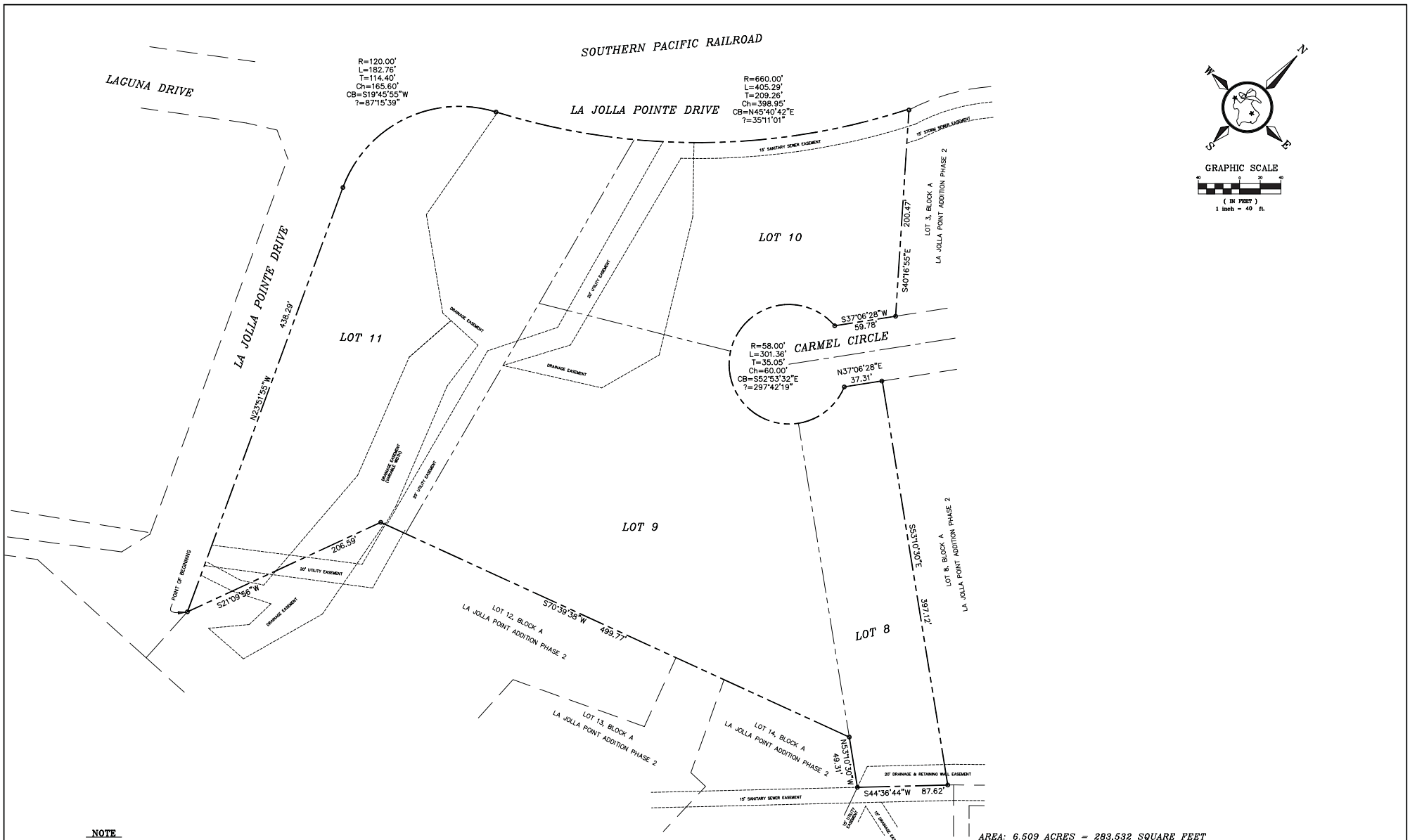
THENCE SOUTH 44°36'44" WEST A DISTANCE OF 87.62 FEET TO A POINT;

THENCE NORTH 53°10'30" WEST A DISTANCE OF 49.31 FEET TO A POINT;

THENCE SOUTH 70°39'38" WEST A DISTANCE OF 499.77 FEET TO A POINT;

THENCE SOUTH 21°09'56" WEST A DISTANCE OF 206.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.509 ACRES OR 283,532 SQUARE FEET OF LAND.

KISTENMACHER ENGINEERING COMPANY, INC
300 EAST MAIN STREET SUITE 220, EL PASO, TEXAS 79901 TELE.(915)-778-4476
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE. (214)-234-0011
JUNE 15, 2017



AREA: 6.509 ACRES = 283,532 SQUARE FEET

NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

DATE:	REVISION DESCRIPTION
BY:	

EXHIBIT

ALL OF LOTS 9,10,11 & PORTION OF LOT 8, BLOCK A REPLAT OF LA JOLLA POINTE, PHASE 2

CITY OF ROCKWALL — ROCKWALL COUNTY — TEXAS

DATE: JUNE 15, 2017 | SCALE: 1" = X40' | FILE NUMBER: LJP-PRELIM | DATA FILE: | DRAWN BY: RHT | FIELD BOOK: | CHECKED BY: CGK | SHEET 1 OF 1

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING · LAND PLANNING · SURVEYING
300 EAST MAIN STREET, SUITE 220 · EL PASO, TEXAS 79901 · 915-778-4476
6336 GREENVILLE AVE, SUITE C · DALLAS, TEXAS 75206 · 214-234-0011

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESIDENCE HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 5.217-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 8 AND ALL OF LOTS 9 AND 11, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) to allow for a *Residence Hotel* in a Commercial (C) District on a 5.217-acre parcel of land, identified as a portion of Lot 8 and all of Lots 9 and 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Residence Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified

DRAFT ORDINANCE 10.31.17

Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residence Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this SUP ordinance for the development of a *Hyatt House*; and,

2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 01.17.2017

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 07.11.2017

Exhibit 'A':
Legal Description

BEING all of Lots 9 and 11 and a portion of Lot 8, Block A, replat of La Jolla Pointe Addition, Phase 2 in the City of Rockwall, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Arther Surveying Company" found at the most southwesterly corner of Lot 11, Block a, replat of La Jolla Pointe Addition, Phase 2, same being in the east right of way line of La Jolla Pointe Drive (60' right of way);

THENCE along the east right of way line of La Jolla Pointe Drive north 23°51'55" west a distance of 438.29 feet to a ½" iron rod with cap stamped "Arther Surveying Company" found for the beginning of a tangent curve to the right having a radius of 120.00 feet, a central angle of 87°15'39", a cord bearing North 19°45'54" East a distance of 165.60 feet to a reversed curve to the left;

THENCE 136.79 feet along the arc of said curve and said south right of way line, having a radius of 660.00 feet, a central angle of 11°52'01" and a chord bearing North 57°27'21" East a distance of 136.45 feet to a point;

THENCE departing said south right of way line South 13°51'24" East a distance of 183.31 feet to a point;

THENCE North 60°03'24" East a distance of 191.31 feet to a point on the west right of way line of Carmel Circle and being the point of curvature of non-tangent curve to the left;

THENCE 172.49 feet along the arc of said non-tangent curve and said west right of way line, having a radius of 58.00 feet, a central angle of 170°23'27" and a chord bearing North 63°27'02" East a distance of 115.59 feet to a point on the south right of way line of Carmel Circle;

THENCE along the south right of way line of Carmel Circle North 37°06'28" East a distance of 37.31 feet to a point;

THENCE departing said south right of way line South 53°10'30" East a distance of 397.12 feet to a point;

THENCE South 44°36'44" West a distance of 87.62 feet to a point;

THENCE North 53°10'30" West a distance of 49.31 feet to a point;

THENCE South 70°39'38" West a distance of 499.77 feet to a point;

THENCE South 21°09'56" West a distance of 206.59 feet to the *POINT OF BEGINNING* and containing 5.219 acres or 227,349 square feet of land.

DRAFT ORDINANCE 07.11.2017

Exhibit 'B':
Conceptual Site Plan



DRAFT ORDINANCE

Exhibit 'C':
Conceptual Building Elevations



DRAFT
ORDINANCE

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Mahbub Dewan of *D1 Architect*

AGENDA ITEM: **Z2017-028**; *SUP for a Hotel at La Jolla Pointe Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Mahbub Dewan, is requesting the approval of a Specific Use Permit (SUP) to allow a hotel on a 5.217-acre parcel of land located south of IH-30, adjacent to Ralph Hall Court. The *subject property* is zoned Commercial (C) District. According to Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel* requires a SUP within a Commercial (C) District.

The proposed four (4)-story *Hotel* will be under the *Hyatt Place* banner, and will have approximately 90 rooms available for general stay (*i.e. not extended/residency stay*). This SUP request is being proposed in conjunction with an SUP request for a residence hotel (*i.e. Hyatt House*) [*Case No. Z2017-027*], which will be located directly adjacent to this hotel. Although the *subject property* is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SO) Districts, it does not have direct frontage along IH-30 or Ridge Road. The property does have frontage along La Jolla Pointe Drive. The site can be accessed from Ridge Road and Village Drive (*exit from IH-30*), which connects to La Jolla Pointe and Laguna Drive. In addition, the site can be accessed from Catalina Drive via IH-30 Frontage Road. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign. As a note, the *subject property* is within the Scenic Overlay (SOV) District, which incorporates *special use standards* for structures exceeding 36-ft in height, and requires an SUP. Should the applicants request for the *Residence Hotel* be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories not to exceed 60-feet.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a conceptual rendering of the building, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north and adjacent to the *subject property* is which is a single-family residential development known as Lakeside Village, which is separated by a railway,

and adjacent to La Jolla Pointe Drive and Laguna Drive, and is zoned Planned Development No. 2 (PD-2) District.

South: Directly south of the *subject property* are several restaurants (*i.e. IHOP, Steak n Shake, Taco Cabana, Logan's Roadhouse, and Mellow Mushroom*) facing IH-30 Frontage Road with IH-30 beyond. This area is zoned Commercial (C) District.

East: Directly east of the *subject property* are vacant parcels associated with the La Jolla Pointe Phase 2 Addition, which are zoned Commercial (C) District.

West: Directly west of the *subject property* is the Hampton Inn and several restaurants (*i.e. Kyotos, Salt Grass Steakhouse, and Genghis Grill*) and BB&T Bank, which are zoned Commercial (C) District.

NOTIFICATION:

On June 29, 2017, staff mailed 45 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Residence Hotel* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the SUP ordinance; and,

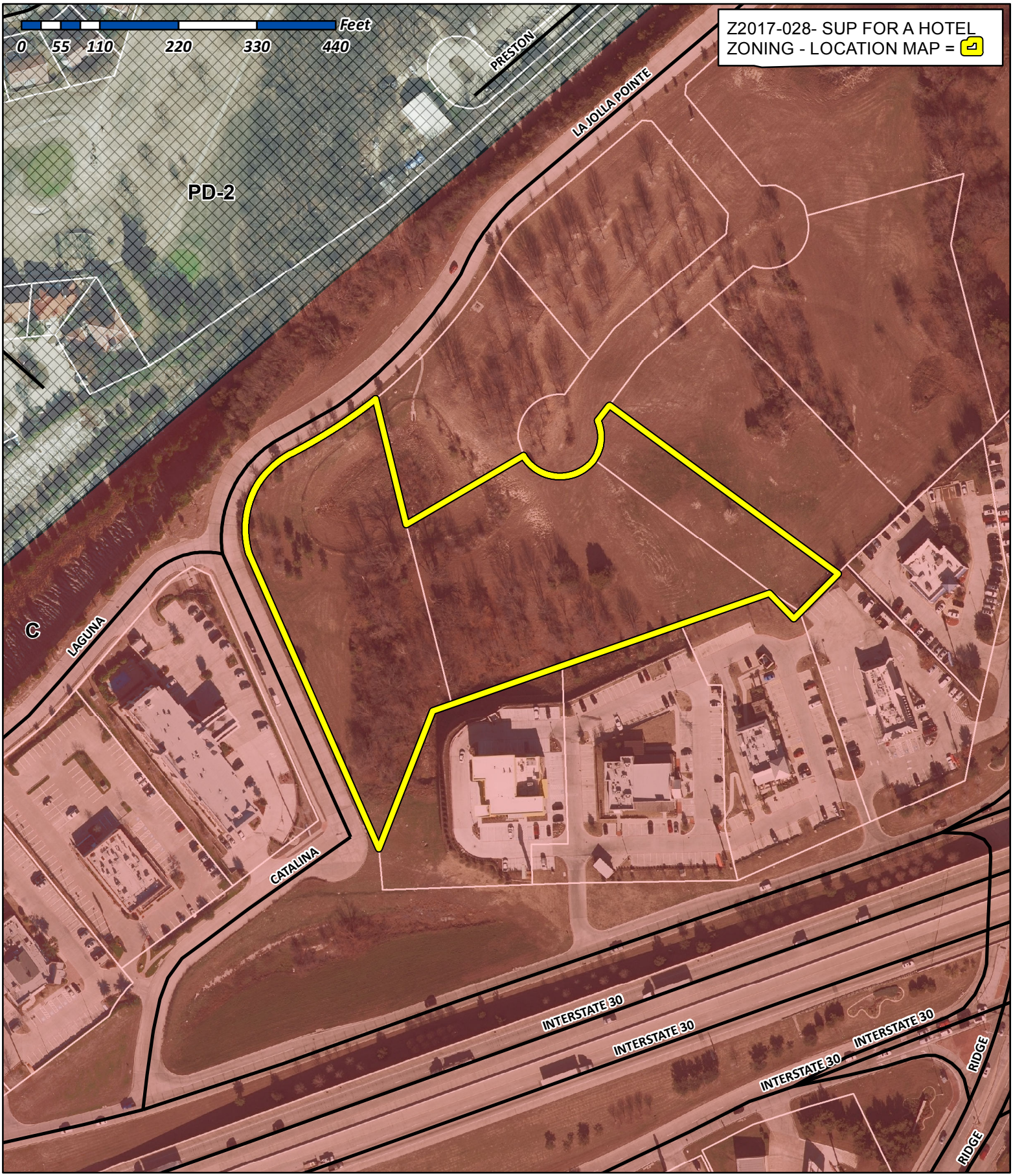
    (b) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

    (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

    (d) The Hotel shall be limited to non-residence suites, which are considered to be typical hotel rooms and that do not contain kitchen facilities.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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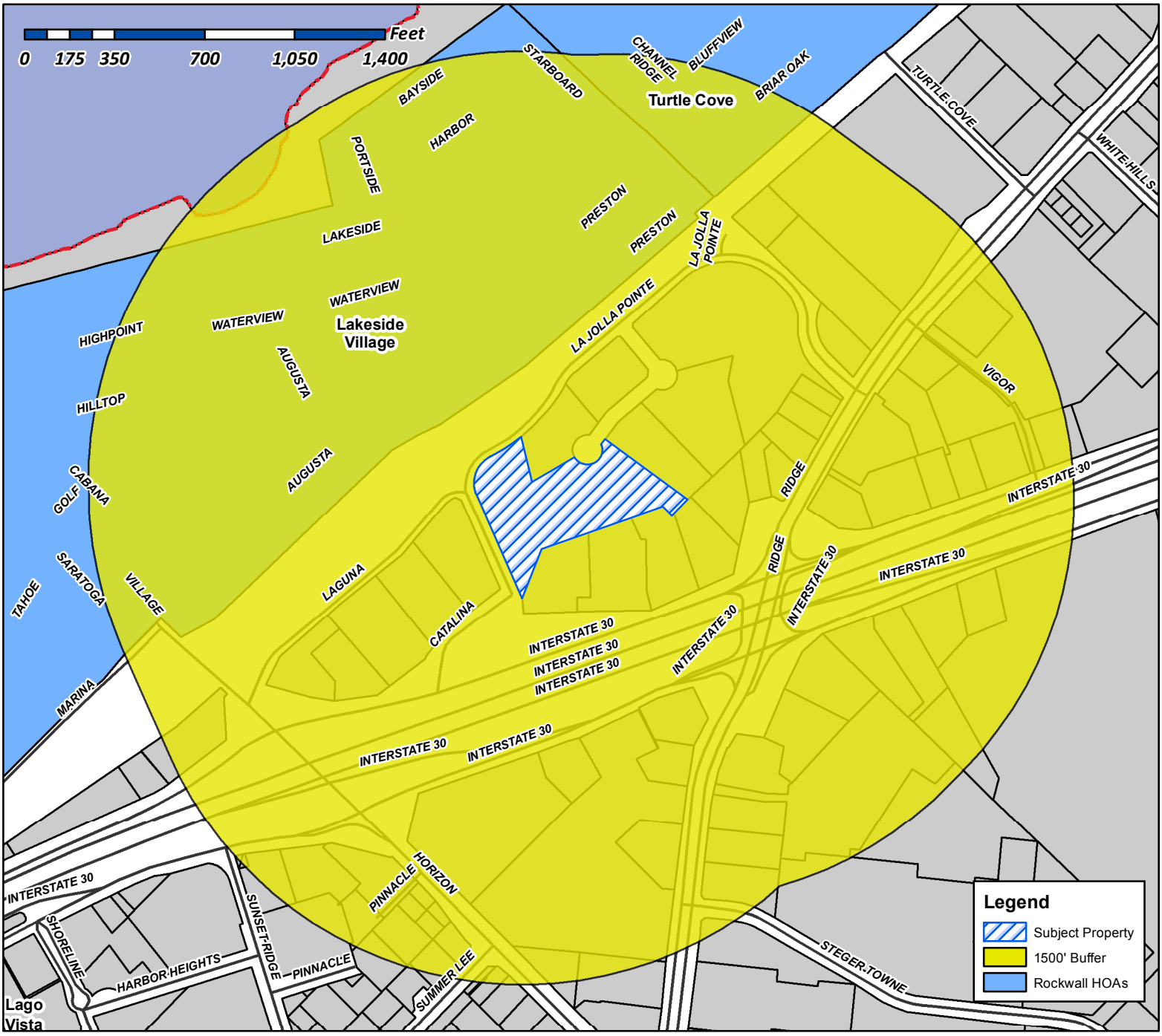
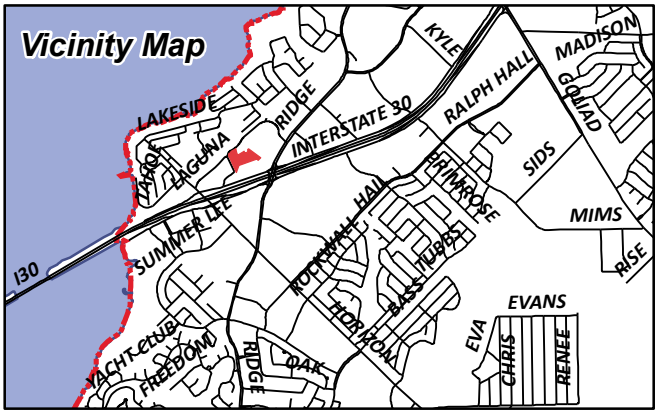


Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive

Date Created: *06/21/2017*
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, June 28, 2017 2:09 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***June 30, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/11/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/17/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-027-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Z2017-028-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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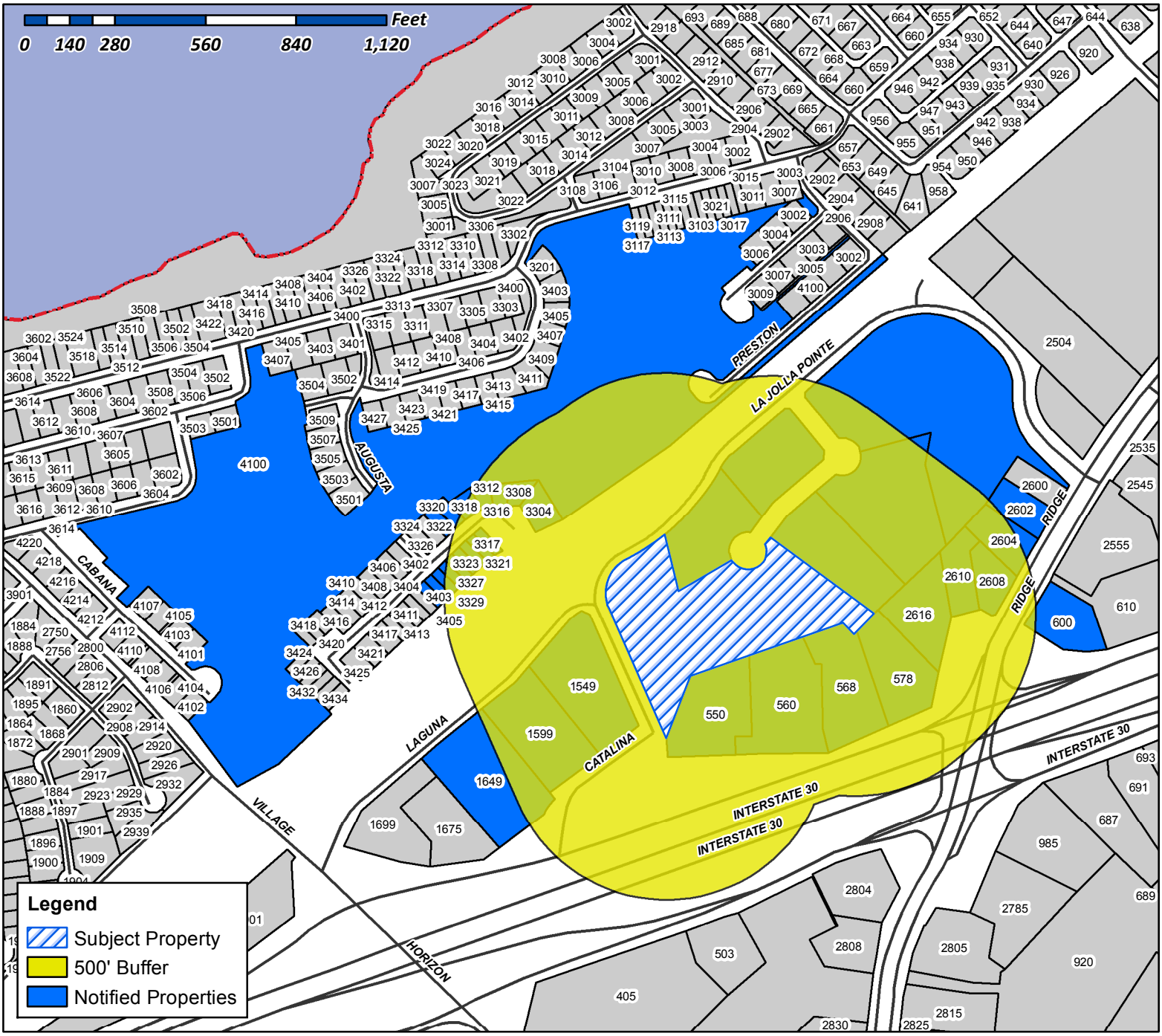

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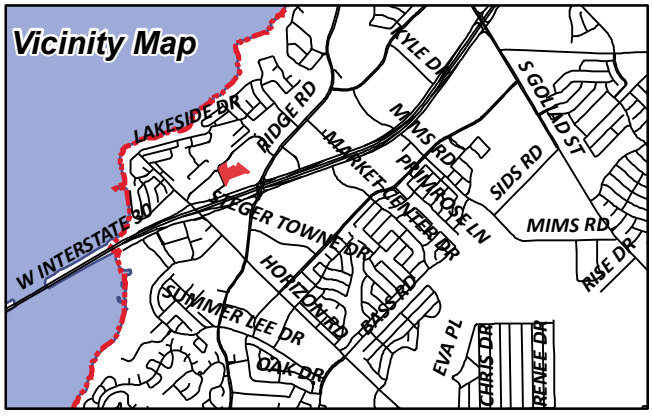


Date Created: 06/21/2017
For Questions on this Case Call (972) 771-7745

STEAK N SHAKE OPERATIONS, INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
19 S SHORE DR
GALVESTON, TX 77551

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

PREWITT LEE AND CONNIE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

GALLIGUEZ PRESILO & ANNABELLE
3403 AUGUSTA BLVD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

BT COLE TWO LLC
9400 N CENTRAL EXPRESSWAY #460
DALLAS, TX 75231

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE C/O
IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

To
Mr. Ryan Miller
Department of Planning & Zoning
City of Rockwall, Texas

June 15, 2017

Re: Specific Use Permit application
710 Benge Drive, Arlington, TX, 76013

Subject: Request for Specific Use Permit (SUP) for Limited Service Hotel "Hyatt Place"

Dear Mr. Miller,

On behalf of the owner and developer, I am requesting to Specific Use Permit for a Limited Service Hotel "Hyatt Place" by Hyatt Group on 5.217 Acre land at Lot 9, Lot 11 & Lot 8, Subdivision La Jolla Pointe, Phase-2 located south east corner of La Jolla Pointe Dr. & Laguna Dr., City of Rockwall, Texas.

1. Hotel will be limited service proto-type design by "Hyatt Place" Hyatt Group.
2. Building will be 4 story hotel c/w single story covered pool
3. Hotel exterior design will be based on proto-type design by franchise will comply the City of Rockwall design standard. Rendering attached for reference.
4. Hotel will comply City's Zoning, off street Parking and Landscape Requirements.
5. Present 5.217 acre land lots will be Re-platted into two separate lots.

Sincerely,

Mahub Dewan, NCARB AIA
President
D1 Architect & Associates Inc.

13601 Preston Rd. Suite: 820W, Carillon Tower, Dallas, TX, 75240
Tel: **(214) 738 3619** E-mail: mhdewan@gmail.com Web: **d1architect.com**

LAGUNA DRIVE

LA JOLLA POINTE DRIVE

LA JOLLA POINTE DRIVE

PROPOSED RESHAPED DETENTION POND

ENTRY #2

24' FIRE LANE

CARMEL CIRCLE

ENTRY #3

ENTRY #4

24' DRIVE WAY

24' DRIVE WAY

HYATT PLACE
PROPOSED FOUR STORY BUILDING

HYATT HOUSE
PROPOSED FOUR STORY BUILDING

ENTRY #1

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

24' FIRE LANE

0.75 ACRES ADDITION

N23°51'55"W 438.29'

S21°09'56"W 206.59'

S70°39'38"W 499.77'

S44°10'30"W 49.31'

S44°36'36"W 87.62'

S63°37'30"E 397.12'

VICINITY MAP NTS

HWY 30

SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL–Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE–2 (WILL BE RE–PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + ,75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, LIMITED SERVICE

A1 CONCEPT PLAN
SCALE 1"=30'-0"

ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE–PLANNING–ENGINEERING
13601 Preston Rd., Ste820W, Dallas, TX, 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1orchitect.com

MAHBUB DEWAN
Architect
13601 Preston Rd., Ste820W, Dallas, TX, 75240
Cell:(214)738 .3619 Bus:(214)730 0666
E–mail: mhdewan@gmail.com
Web Site: d1orchitect.com

OWNER:

PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H DEWAN 28621 STATE OF TEXAS
June 16, 2017

REVISIONS:	DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #	05C-2017
SHEET NO:	A-1.01



BUILDING EXTERIOR

METES AND BOUNDS DISCRIPTION

BEING ALL OF LOTS 9, 10 AND 11 AND A PORTION OF LOT 8, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 11, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2, SAME BEING IN THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE (60' RIGHT OF WAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE NORTH 23°51'55" WEST A DISTANCE OF 438.29 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 87°15'39", A CORD BEARING NORTH 19°45'54" EAST A DISTANCE OF 165.60 FEET TO A REVERSED CURVE TO THE LEFT;

THENCE 406.73 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°18'33" AND A CHORD BEARING NORTH 45°44'27" EAST A DISTANCE OF 400.33 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°16'55" EAST A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 37°06'28" WEST A DISTANCE OF 59.78 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 301.36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 297°42'19" AND A CHORD BEARING SOUTH 52°53'32" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE NORTH 37°06'28" EAST A DISTANCE OF 37.31 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 53°10'30" EAST A DISTANCE OF 397.12 FEET TO A POINT;

THENCE SOUTH 44°36'44" WEST A DISTANCE OF 87.62 FEET TO A POINT;

THENCE NORTH 53°10'30" WEST A DISTANCE OF 49.31 FEET TO A POINT;

THENCE SOUTH 70°39'38" WEST A DISTANCE OF 499.77 FEET TO A POINT;

THENCE SOUTH 21°09'56" WEST A DISTANCE OF 206.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.509 ACRES OR 283,532 SQUARE FEET OF LAND.

KISTENMACHER ENGINEERING COMPANY, INC
300 EAST MAIN STREET SUITE 220, EL PASO, TEXAS 79901 TELE.(915)-778-4476
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE. (214)-234-0011
JUNE 15, 2017

SOUTHERN PACIFIC RAILROAD

LAGUNA DRIVE

LA JOLLA POINTE DRIVE

R=120.00'
L=182.76'
T=114.40'
Ch=165.60'
CB=S19°45'55"W
?=87°15'39"

R=660.00'
L=405.29'
T=209.26'
Ch=398.95'
CB=N45°40'42"E
?=35°11'01"

15' SANITARY SEWER EASEMENT

15' STORM SEWER EASEMENT

LOT 3, BLOCK A
LA JOLLA POINT ADDITION PHASE 2

200.47'

S40°16'55"E

LOT 10

LOT 11

DRAINAGE EASEMENT

20' UTILITY EASEMENT

DRAINAGE EASEMENT

S37°06'28"W
59.78'

R=58.00'
L=301.36'
T=35.05'
Ch=60.00'
CB=S52°53'32"E
?=297°42'19"

CARMEL CIRCLE

N37°06'28"E
37.31'

LA JOLLA POINTE DRIVE

N23°51'55"W

438.29'

DRAINAGE EASEMENT
(VARIABLE WIDTH)

20' UTILITY EASEMENT

LOT 9

LOT 8, BLOCK A
LA JOLLA POINT ADDITION PHASE 2

S53°10'30"E

397.12'

LOT 8

POINT OF BEGINNING

206.59'

20' UTILITY EASEMENT

S21°09'56"W

DRAINAGE EASEMENT

S70°39'38"W 499.77'

LOT 12, BLOCK A
LA JOLLA POINT ADDITION PHASE 2

LOT 13, BLOCK A
LA JOLLA POINT ADDITION PHASE 2

LOT 14, BLOCK A
LA JOLLA POINT ADDITION PHASE 2

N53°10'30"W
49.31'

20' DRAINAGE & RETAINING WALL EASEMENT

S44°36'44"W 87.62'

15' SANITARY SEWER EASEMENT

15' UTILITY EASEMENT

15' DRAINAGE EASEMENT

LOT 1 BLOCK A
STEAK 'N SHAKE ADDITION

N
W
E
S

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

AREA: 6.509 ACRES = 283,532 SQUARE FEET

NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

DATE:	REVISION DESCRIPTION
BY:	

EXHIBIT

ALL OF LOTS 9,10,11 & PORTION OF LOT 8, BLOCK A REPLAT OF LA JOLLA POINTE, PHASE 2

CITY OF ROCKWALL — ROCKWALL COUNTY — TEXAS

DATE: JUNE 15, 2017 | SCALE: 1" = X40' | FILE NUMBER: LJP-PRELIM | DATA FILE:

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
300 EAST MAIN STREET, SUITE 220 • EL PASO, TEXAS 79901 • 915-778-4476
6336 GREENVILLE AVE, SUITE C • DALLAS, TEXAS 75206 • 214-234-0011

DRAWN BY: RHT | FIELD BOOK:
CHECKED BY: GGK | SHEET 1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 5.217-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 8 AND ALL OF LOTS 9 AND 11, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District on a 5.217-acre parcel of land, identified as a portion of Lot 8 and all of Lots 9 and 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

DRAFT ORDINANCE 05.17

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this SUP ordinance for the development of a *Hyatt House*; and,

2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

4) The *Hotel* shall be limited to non-residence suites, which are considered to be typical hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 01.24.17

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 07.11.2017

Exhibit 'A':
Legal Description

BEING all of Lots 9 and 11 and a portion of Lot 8, Block A, replat of La Jolla Pointe Addition, Phase 2 in the City of Rockwall, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Arther Surveying Company" found at the most southwesterly corner of Lot 11, Block a, replat of La Jolla Pointe Addition, Phase 2, same being in the east right of way line of La Jolla Pointe Drive (60' right of way);

THENCE along the east right of way line of La Jolla Pointe Drive north 23°51'55" west a distance of 438.29 feet to a ½" iron rod with cap stamped "Arther Surveying Company" found for the beginning of a tangent curve to the right having a radius of 120.00 feet, a central angle of 87°15'39", a cord bearing North 19°45'54" East a distance of 165.60 feet to a reversed curve to the left;

THENCE 136.79 feet along the arc of said curve and said south right of way line, having a radius of 660.00 feet, a central angle of 11°52'01" and a chord bearing North 57°27'21" East a distance of 136.45 feet to a point;

THENCE departing said south right of way line South 13°51'24" East a distance of 183.31 feet to a point;

THENCE North 60°03'24" East a distance of 191.31 feet to a point on the west right of way line of Carmel Circle and being the point of curvature of non-tangent curve to the left;

THENCE 172.49 feet along the arc of said non-tangent curve and said west right of way line, having a radius of 58.00 feet, a central angle of 170°23'27" and a chord bearing North 63°27'02" East a distance of 115.59 feet to a point on the south right of way line of Carmel Circle;

THENCE along the south right of way line of Carmel Circle North 37°06'28" East a distance of 37.31 feet to a point;

THENCE departing said south right of way line South 53°10'30" East a distance of 397.12 feet to a point;

THENCE South 44°36'44" West a distance of 87.62 feet to a point;

THENCE North 53°10'30" West a distance of 49.31 feet to a point;

THENCE South 70°39'38" West a distance of 499.77 feet to a point;

THENCE South 21°09'56" West a distance of 206.59 feet to the *POINT OF BEGINNING* and containing 5.219 acres or 227,349 square feet of land.

DRAFT ORDINANCE 07.11.2017

Exhibit 'B':
Conceptual Site Plan



DRAFT ORDINANCE

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Juan J. Vasquez,*Vasquez Engineering*

AGENDA ITEM: **Z2017-029**; *SUP for a Drive-Through Restaurant at 3611 N. Goliad Street*

SUMMARY:

Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for an ~3,000 SF restaurant with drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Juan J. Vasquez, is requesting the approval of a Specific Use Permit (SUP) to allow a *Restaurant greater than 2,000 SF with a Drive-Through* use on a 0.857-acre parcel of land generally located at the northwest corner of Dalton Road and N. Goliad Street. The *subject property* is addressed as 3611 N. Goliad Street and is zoned General Retail (GR) District. According to the Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *Restaurant* greater than 2,000 SF with a drive-through requires a Specific Use Permit (*SUP*) within a General Retail (GR) District. The proposed single-story building will be a 3,010 SF *Freddy's Frozen Custard* restaurant. The applicant has indicated that the drive-through window and order kiosk (*i.e. intercom*) will be oriented away from the single-family neighborhood to the north of the subject property. In addition, the applicant's request and concept plan conforms to all applicable requirements regarding a Specific Use Permit (*SUP*); however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot. Contained in the attached packet is a copy of the applicant's letter, a concept plan, building elevations, a conceptual rendering of the building, and the draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north and adjacent to the *subject property* is a vacant parcel of land located within the Dalton-Goliad Addition. Beyond the Dalton-Goliad Addition is a single-family residential development identified as Harlan Park, Phase 2 Addition, and is zoned Single-Family 10 (SF-10) District.

South: Directly south of the *subject property* is the Free Methodist Church, which is zoned Single-Family 16 (SF-16) District.

East: Directly east of the *subject property* is an unincorporated area of the City, which is occupied by single-family homes. South of and adjacent to the unincorporated area is a Sonic Drive-In Restaurant and a 7-Eleven Gas Station/Convenience Store, which are both zoned General Retail (GR) District.

West: Directly west of the *subject property* is Nebbie Williams Elementary School, which is zoned Single-Family 10 (SF-10) District.

NOTIFICATION:

On June 29, 2017, staff mailed 28 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Castle Ridge Phase 2 and the Shores/Ray Hubbard Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Restaurant greater than 2,000 SF with a Drive-Through* use on the s*ubject property* then staff would recommend the following conditions of approval:

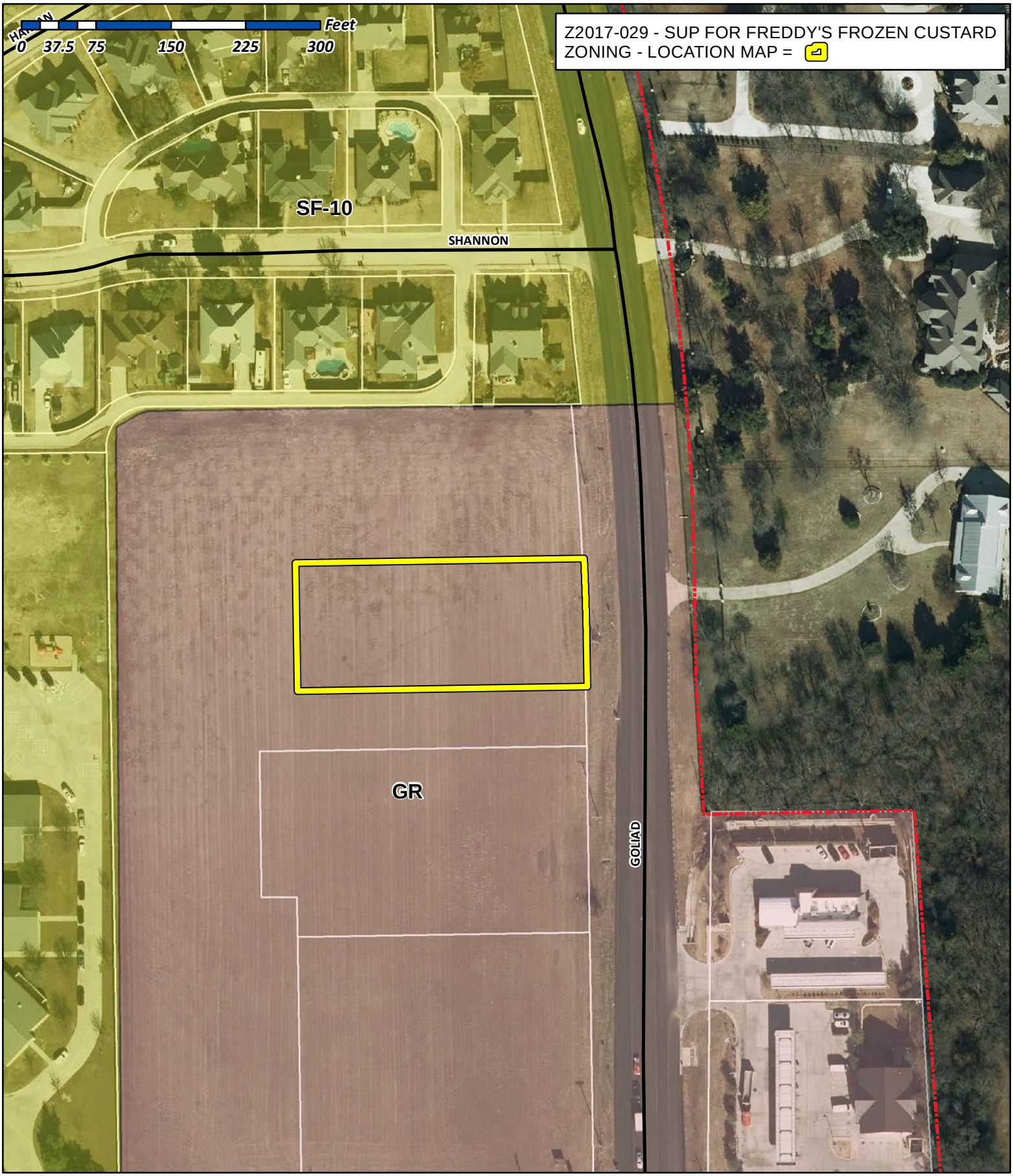
1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are summarized as follows:

    (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the SUP ordinance; and,

    (b) The development of this property shall generally conform to the building elevations as depicted in *Exhibit 'C'* of the SUP ordinance; and,

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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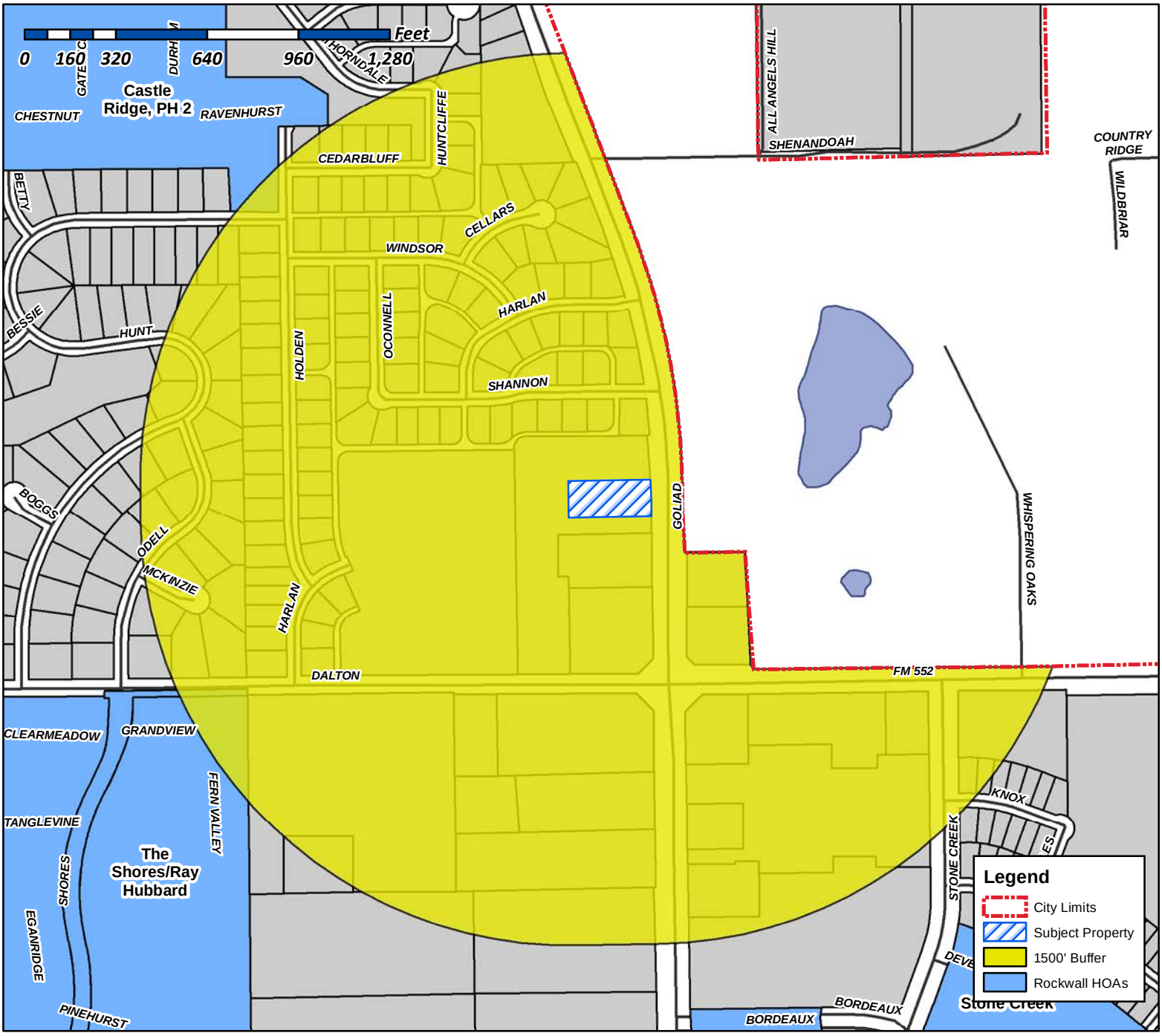
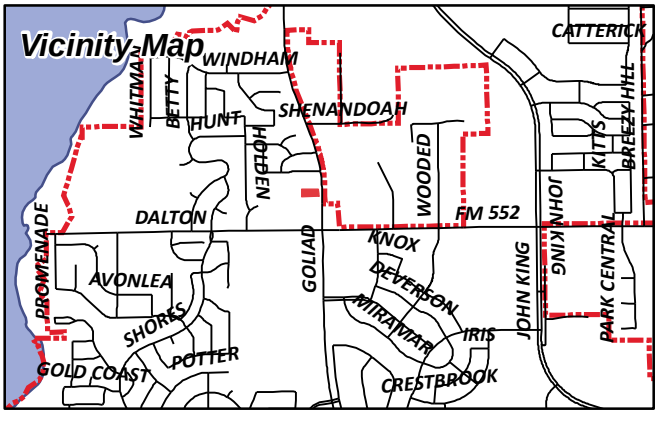


Case Number: Z2017-029
Case Name: SUP for Freddy's Frozen Custard
Case Type: SUP
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: 06/20/2017

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, June 28, 2017 2:13 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***June 30, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/11/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/17/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-029- Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for an ~3,000 SF restaurant with drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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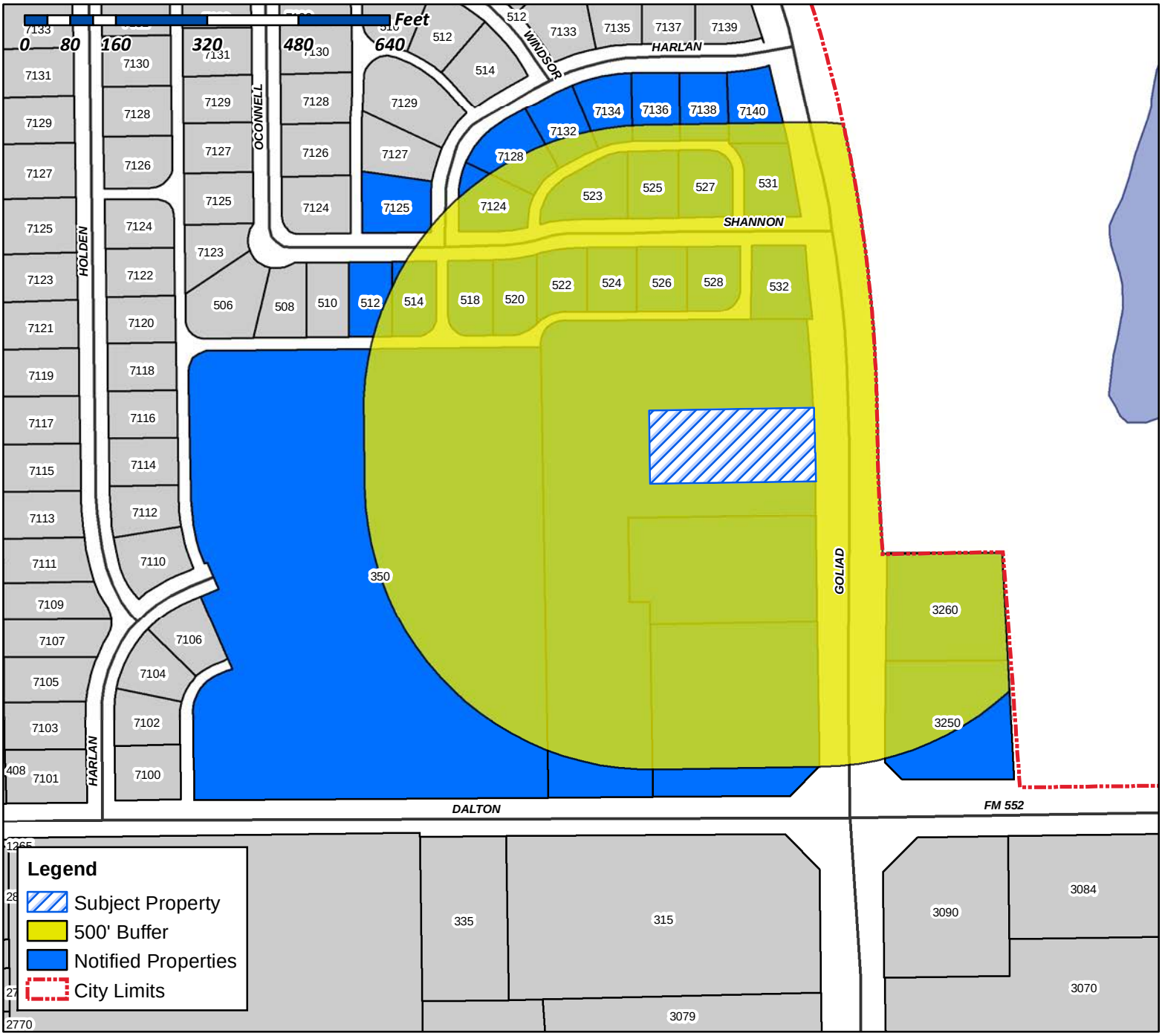
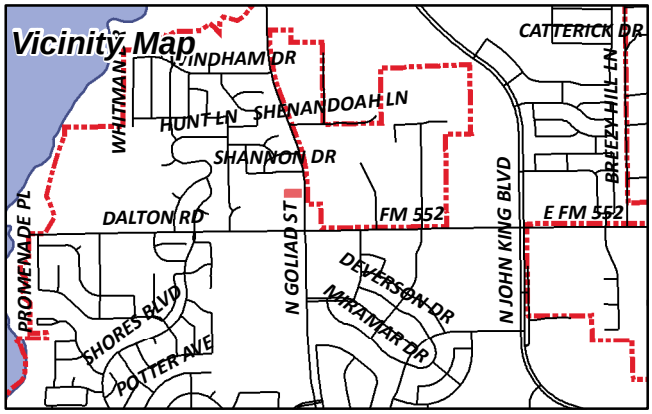


Case Number: Z2017-029
Case Name: SUP for Freddy's Frozen Custard
Case Type: SUP
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street



Date Created: 06/20/2017
For Questions on this Case Call (972) 771-7745

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

CURRENT RESIDENT
3250 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

CRAIN DAYSHA A &
DAVID E ALCORN
512 SHANNON DR
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

LINDEMAN TONY M & STACY L
526 SHANNON DR
ROCKWALL, TX 75087

HARRIS DEAN OSBORNE AND CARRIE
527 SHANNON DR
ROCKWALL, TX 75087

RANDLE DERRICE LAJAUN AND SUSAN
SEDGWICK
528 SHANNON DR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

CONFIDENTIAL
7134 HARLAN DR
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE
LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

VASQUEZ ENGINEERING, L.L.C.

Letter of Intent
Freddy's Frozen Custard

Our client McClure Partners is proposing to develop Lot 4, Block A of the Dalton Goliad Addition for a new 3,010 SF Freddy's Frozen Custard Restaurant with thru window. The lot is located at approximately 500 feet from the northwest corner of S.H. No. 205 and Dalton Road and is currently vacant. The lot will be approximately 0.857 acres and is zoned "GR" General Retail District, which requires a Special Use Permit for restaurant uses with drive thru window.

Developer:

McClure Partners
Attn: John McClure
P.O. Box 802047
Dallas, TX 75380

1919 S. Shiloh Road, Suite 440, LB 44 ◦ Garland, TX 75042 ◦ Tel. 972-278-2948 ◦ www.vasquezengineering.com

Metes and Bounds Description
Freddy's Frozen Custard

BEING a 0.857 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, in the City of Rockwall, Rockwall County, Texas and being a part of Lot 2, Block A of the Dalton Goliad Addition and Addition to the City of Rockwall filed under instrument number 2016000001709 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most northeasterly corner of Lot 3, Block A of the said Dalton Goliad addition same being in the westerly right-of-way line of State Highway No. 205 (a 110' right-of-way);

THENCE along the common line of said Dalton Addition and said State Highway No. 205 North 00°54'01" West, a distance of 60.00 feet to the POINT OF BEGINNING being the most southeasterly corner of said 0.857 acre tract;

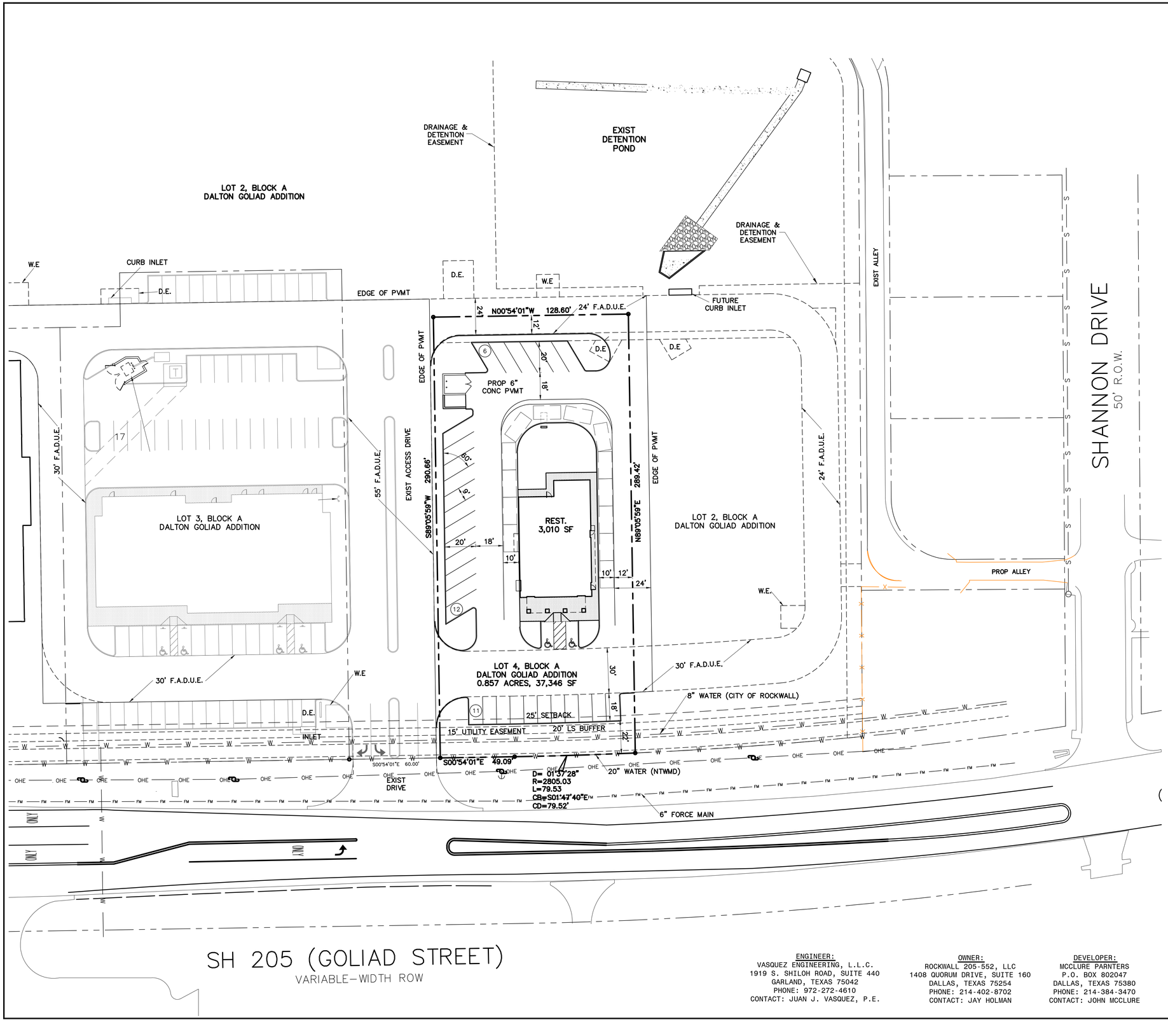
THENCE along the southerly line of said 0.857 acre tract South 89°05'59" West, a distance of 290.66 feet to a point for corner;

THENCE North 00°54'01" West, a distance of 128.60 feet to a point for corner;

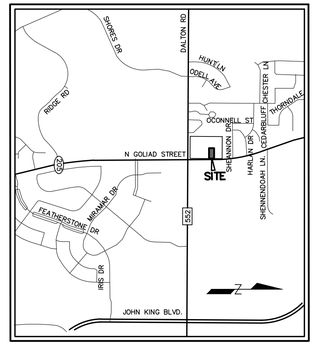
THENCE North 89°05'59" East, a distance of 289.42 feet to a point for corner located in the westerly right-of-way line of said State Highway No. 205 same being the beginning of a non-tangent curve to the right, having a radius of 2805.03 feet, a central angle of 01°37'28", and a chord bearing and distance of South 01°47'40" East, 79.52 feet;

Along said non-tangent curve to the right and said State Highway No. 205, an arc distance of 79.53 feet to an angle point;

THENCE South 00°54'01" East, a distance of 49.09 feet to the POINT OF BEGINNING and containing 37,346 square feet or 0.857 acre of computed land, more or less.



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	SIDEWALK	
	LIGHT POLE	
	FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.

BENCHMARK:

MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD.
ELEVATION = 541.57'

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 1/14/2016.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	FREDDY'S FROZEN CUSTARD	
Zoning District	GR N. SH 205 OVERLAY DISTRICT	
Proposed use	RESTAURANT WITH DRIVE THRU	
Site Area:	0.857 Acres 37,346 S.F.	
Building Area	3,010 S.F. (TOTAL)	
Building Height:	26'2" - 1 STORY	
Lot Coverage:	3,010/37,346 = 8.1%	
Floor Area Ratio:	3,010/37,346 = 1:08.1	
Parking Required:	3,010 SF (REST)/100 SF/SPC	= 30 SPACES
	Total	= 30 SPACES
Parking Provided:	Regular	= 29 SPACES
	Handicap	= 2 SPACES
	Total	= 31 SPACES
Impervious Area:	28,995 / 37,346 SF = 77.6%	
Pervious Area:	5,130 / 37,346 SF = 22.4%	

CONCEPT PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 15, 2017
CASE

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS LICENSE #86462
DATED 06/15/2017
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

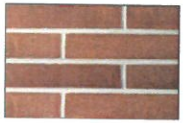
CONCEPT PLAN

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

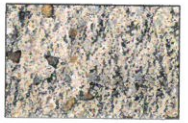
Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
608-08 g CP1-CONCEPT PLAN .d g
Date: 06/15/2017

SHEET
CP1

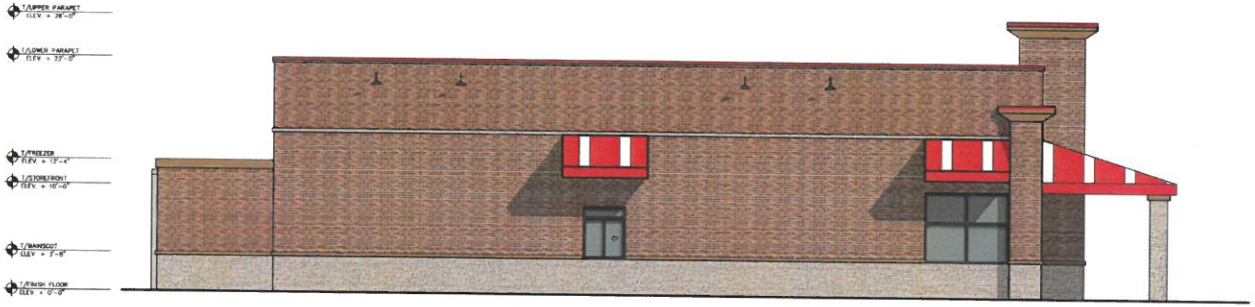




CASTLEBROWN
QUIK BRIK

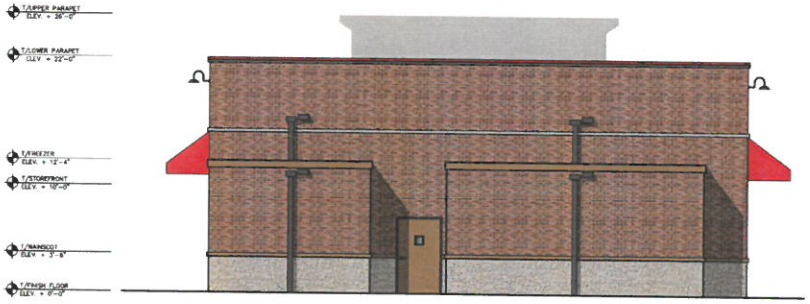


SPLIT FACE PREMIUM S-98
OLDCASTLE



MATERIAL CALCULATIONS

	SIDE	%	D/THRU	%	FRONT	%	BACK	%
MASONRY	1671 SF	90%	1723 SF	93%	931 SF	78%	1070 SF	97%
ALUMINUM STOREFRONT	188 SF	10%	135 SF	7%	270 SF	22%	31 SF	3%
AWNINGS (N/A IN TOTAL)	133 SF	7%	120 SF	6%	220 SF	21%	-	-
TOTAL	1859 SF	-	1858 SF	-	1201 SF	-	1101 SF	-





1	11/23/16	CITY COMMENTS, BUILDING & FIRE DEPARTMENT
2	12/14/16	FREDDYS COMMENTS

REGISTERED ARCHITECT
JERAMY WILLIAMS
STATE OF TEXAS

ROGUE ARCHITECTS
813 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0413 • 817.700.3087 •

McClure Partners

PROJECT NAME
McCLURE PARTNERS SHOPPING CENTER

DESCRIPTION
NEW 3,890 SF RESTAURANT
EXTERIOR E.I.F.S. & MASONRY FINISHES

PROJECT
15-0262

SITE ADDRESS
2814 W FM 344, WYLE, TX 75098

JERAMY WILLIAMS ARCHITECT
PROTOTYPE ISSUE DATE
2016
REVIEWED
JAW
FIRST ISSUE DATE
10/24/2016


Freddy's
FROZEN CUSTARD &
STEAKBURGERS


TASTE THAT brings you back.
FRIED PICKLES ARE HERE TO STAY
Custard PICK UP

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *RESTAURANT GREATER THAN 2,000 SF WITH A DRIVE-THROUGH* IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.857-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 4, BLOCK A, DALTON-GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Restaurant greater than 2,000 SF with a Drive-Through* on a 0.857-acre parcel of land, identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned *General Retail (GR) District*, situated within the *North SH-205 Overlay (N-SH-205 OV)District*, addressed as 3611 N. Goliad Street, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Restaurant greater than 2,000 SF with a Drive-Through* within a *General Retail (GR) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; and Section 6.11, North SH-205 Overlay (N-SH-205 OV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

DRAFT ORDINANCE 07.17

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant greater than 2,000 SF with a drive-through* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this SUP ordinance; and,

2) The development of this property shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this SUP ordinance; and,

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

DRAFT ORDINANCE 07-17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 07.11.2017

Exhibit 'A':
Legal Description

BEING a 0.857-acre tract of land situated in the T. R. Bailey Survey, Abstract No. 30, in the City of Rockwall, Rockwall County, Texas and being a part of Lot 2, Block A of the Dalton Goliad Addition and Addition to the City of Rockwall filed under instrument number 2016000001709 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most northeasterly comer of Lot 3, Block A of the said Dalton Goliad addition same being in the westerly right-of-way line of State Highway No. 205 (*a 110-feet right-of-way*);

THENCE along the common line of said Dalton Addition and said State Highway No. 205 North 00°54'01" West, a distance of 60.00-feet to the *POINT OF BEGINNING* being the most southeasterly comer of said 0.857 acre tract;

THENCE along the southerly line of said 0.857-acre tract South 89°05 '59" West, a distance of 290.66-feet to a point for comer;

THENCE North 00°54'01" West, a distance of 128.60-feet to a point for comer;

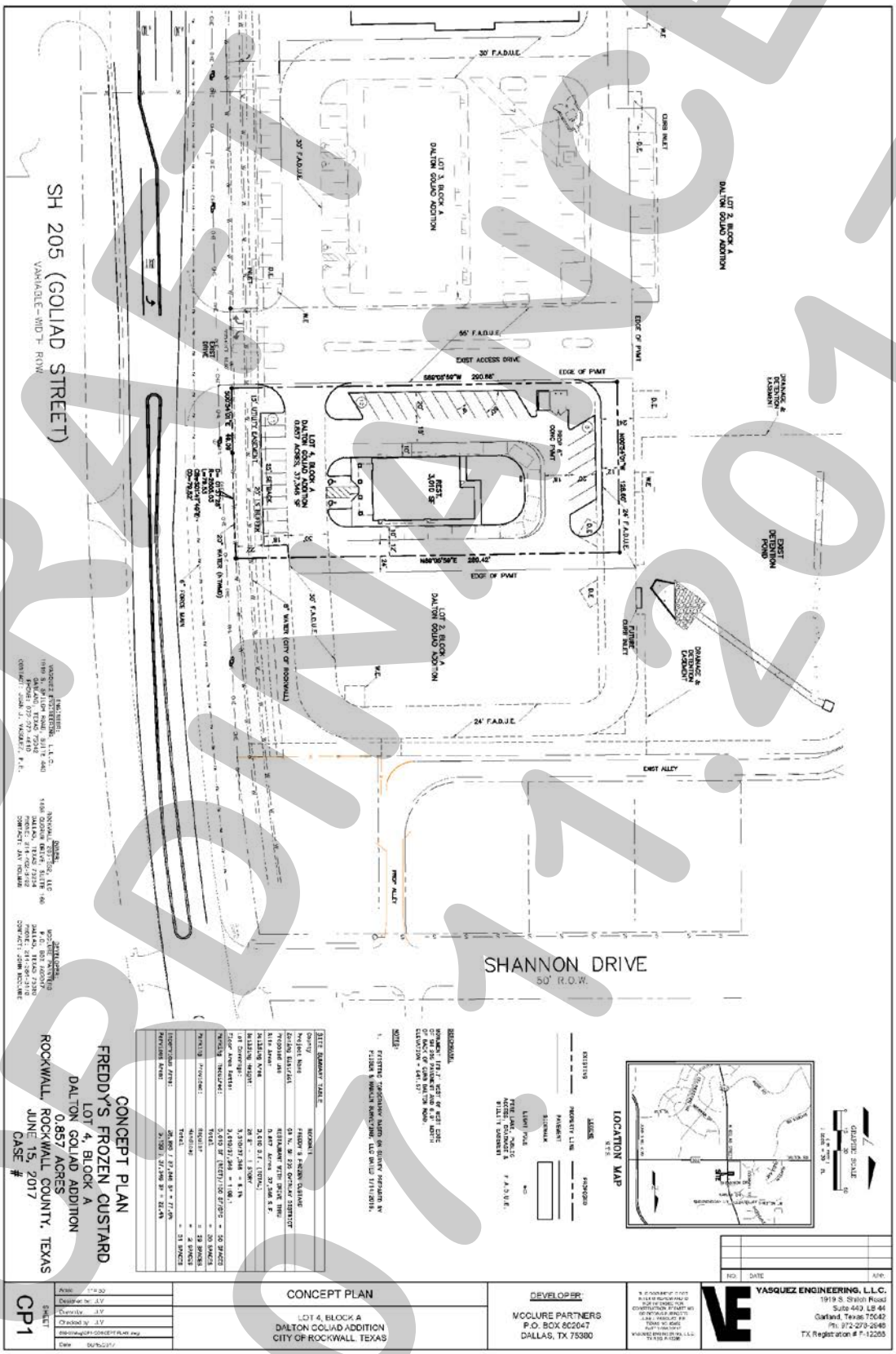
THENCE North 89°05'59" East, a distance of 289.42-feet to a point for comer located in the westerly right-of-way line of said State Highway No. 205 same being the beginning of a non-tangent curve to the right, having a radius of 2,805.03 feet, a central angle of 01°37'28", and a chord bearing and distance of South 01°47' 40" East, 79.52-feet;

Along said non-tangent curve to the right and said State Highway No. 205, an arc distance of 79.53-feet to an angle point;

THENCE South 00'54'01" East, a distance of 49.09-feet to the *POINT OF BEGINNING* and containing 37,346 SF or 0.857-acre of computed land, more or less.

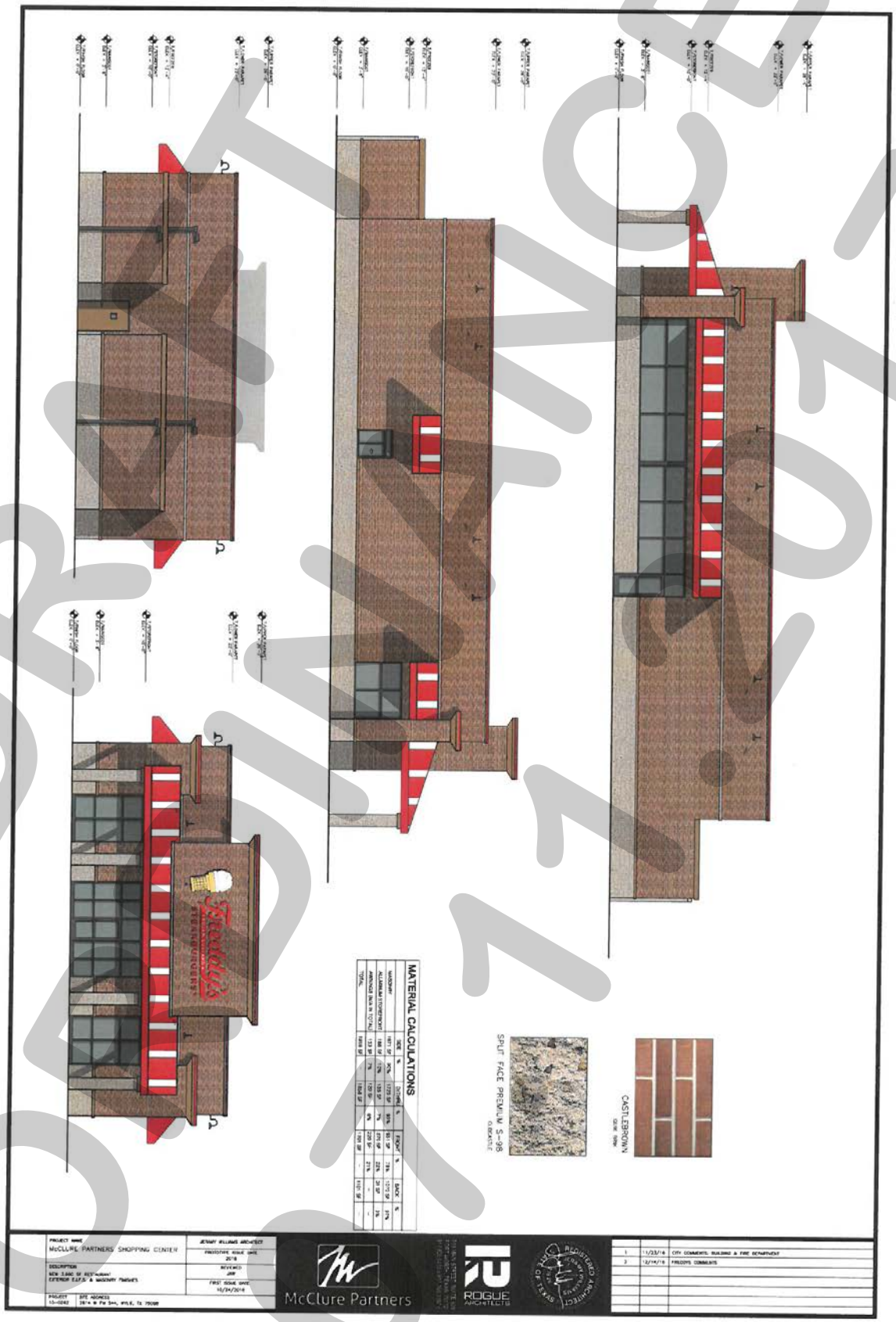
DRAFT ORDINANCE 07.11.2017

Exhibit 'B':
Concept Site Plan



DRAFT
ORDINANCE
07-17-2017

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 07.11.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Calise Barraque; *The Mint Julep*

AGENDA ITEM: **Z2017-030**; *SUP for General Retail Store*

SUMMARY:

Hold a public hearing to discuss and consider a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre parcel of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for a *general retail store*. The subject property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses and is situated adjacent to SH-205 [*N. Goliad Street*] on 0.183-acre parcel of land identified as Lot 1, Block A, Rustic Ranch Addition. This property is also situated within the North Goliad Corridor Overlay (NGC OV) District, and is addressed as 406 N. Goliad Street.

On October 6, 2014, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2014-026*] (*Ordinance No. 14-44; S-127*) to allow a *restaurant, less than 2,000 SF without a drive in.* Currently, the applicant is requesting to establish a business [*i.e. The Mint Julep*] that sells home furnishings, refinished and painted antique and vintage furniture, candles, skincare, new clothing, etc. [*i.e. merchandise that would be considered general retail*]. In addition, the applicant would like to sell new clothing in a limited section of the building (i.e. 200 SF). According to Section 1.1, *Land Use and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) and the Planned Development District 50 (PD-50) standards, a *general retail store* is permitted with an SUP. According to the PD-50 standards, the sale of new clothing is prohibited, however, similar requests have been approved previously [*i.e. Hazel and Olive, Hallie B*] as an accessory use to the main business; however, this request is discretionary to the Planning and Zoning Commission and City Council. The floor plan that the applicant submitted shows that the sale of new clothing will be limited to 200 SF of the building. Additionally, incidental display outside storage and the sale of new clothing will be prohibited. The development is in conformance with the parking requirements for a general retail store (i.e. 1:250 SF) and the applicant is providing 28 parking spaces.

Staff should note that the existing SUP [Ordinance No. S-127] for a *restaurant, less than 2,000 SF without a drive-in* is subject to Section 4.4, *Abandonment, Expiration, and Revocation of a Specific Use Permit (SUP)* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*i.e. Ordinance No. 17-17*] and will expire if not utilized by March 20, 2018.

The applicant's request is generally in conformance with the Unified Development Code (UDC); however, granting a Specific Use Permit (SUP) is a discretionary decision for the Planning and

Zoning Commission and City Council. Contained in the attached packet is a copy of the concept plan and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is an antique/collectables store. Beyond this is a single-family home. This area is zoned Planned Development District 50 (PD-50).

South: Directly south of the subject property is an office [*i.e. Land Headquarters Co*.] that is zoned General Retail (GR) District. Beyond this is Olive Street.

East: Directly east of the subject property is a restaurant [*i.e. Bin 303*] that is zoned General Retail (GR) District. Beyond this are single-family homes which are part of the Historic District.

West: Directly west of the subject property is SH 205 [*N. Goliad Street*], which is identified as a TxDOT Highway. Beyond this is a vacant tract of land and is zoned PD-50 District for Residential Office (RO) District land uses.

NOTIFICATION:

On July 3, 2017, staff sent 109 notices to property owners and residents within 500-feet of the subject property. There are no Neighborhood Associations/HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff received two (2) notices in favor of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance which are as follows:

    a) Incidental display and outside storage shall be strictly prohibited on this property.

    b) The sale of new clothing shall generally conform to the zoning exhibit as depicted in *Exhibit* '*B*' of the attached ordinance.

    c) The sale of new clothing shall not exceed 200 SF.

    d) The sale of use clothing shall be prohibited.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	6/20/2017	LM
Project Number	Z2017-030	**Owner**	KLUTTS, B A	**Approved**		
Project Name	SUP for 406 N. Goliad	**Applicant**	CALISE BARRAQUE	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	6/20/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
406 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BLACKS COLLECTABLES ADDITION	B	123	B	3140-0123-000B-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/20/2017	6/27/2017	6/22/2017	2	APPROVED	
ENGINEERING	Amy Williams	6/20/2017	6/27/2017	6/23/2017	3	APPROVED	See Conditions
(6/23/2017 7:53 AM AW) Need to complete site/civil (engineering) requirements							
FIRE	Ariana Hargrove	6/20/2017	6/27/2017	6/22/2017	2	APPROVED	
PLANNING	Korey Brooks	6/20/2017	6/27/2017	6/22/2017	2	COMMENTS	Comments

(6/22/2017 11:48 AM KB)

Z2017-30 406 N Goliad Street Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre tract of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), addressed as 406 N. Goliad Street.

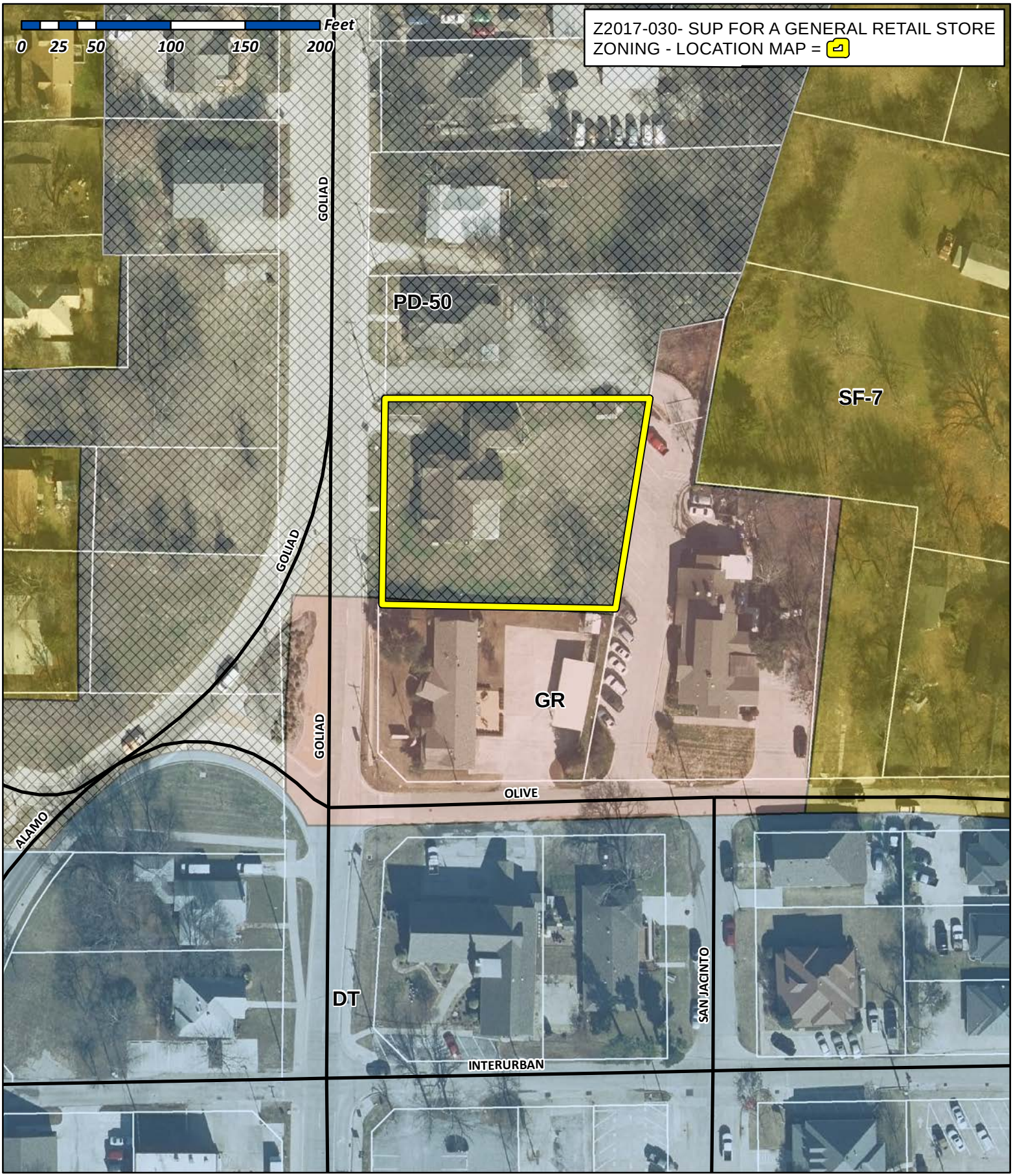
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-030) in the lower right hand corner of all pages on future submittals.

M.4 Please provide floorplan indicating the designated area for the baby boutique.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017. The Planning and Zoning Meeting for this case is July 11, 2017.

I.6 The projected City Council meeting dates and subsequent approval for this plat are July 17, 2017 (First Reading) and August 7, 2017(Second Reading)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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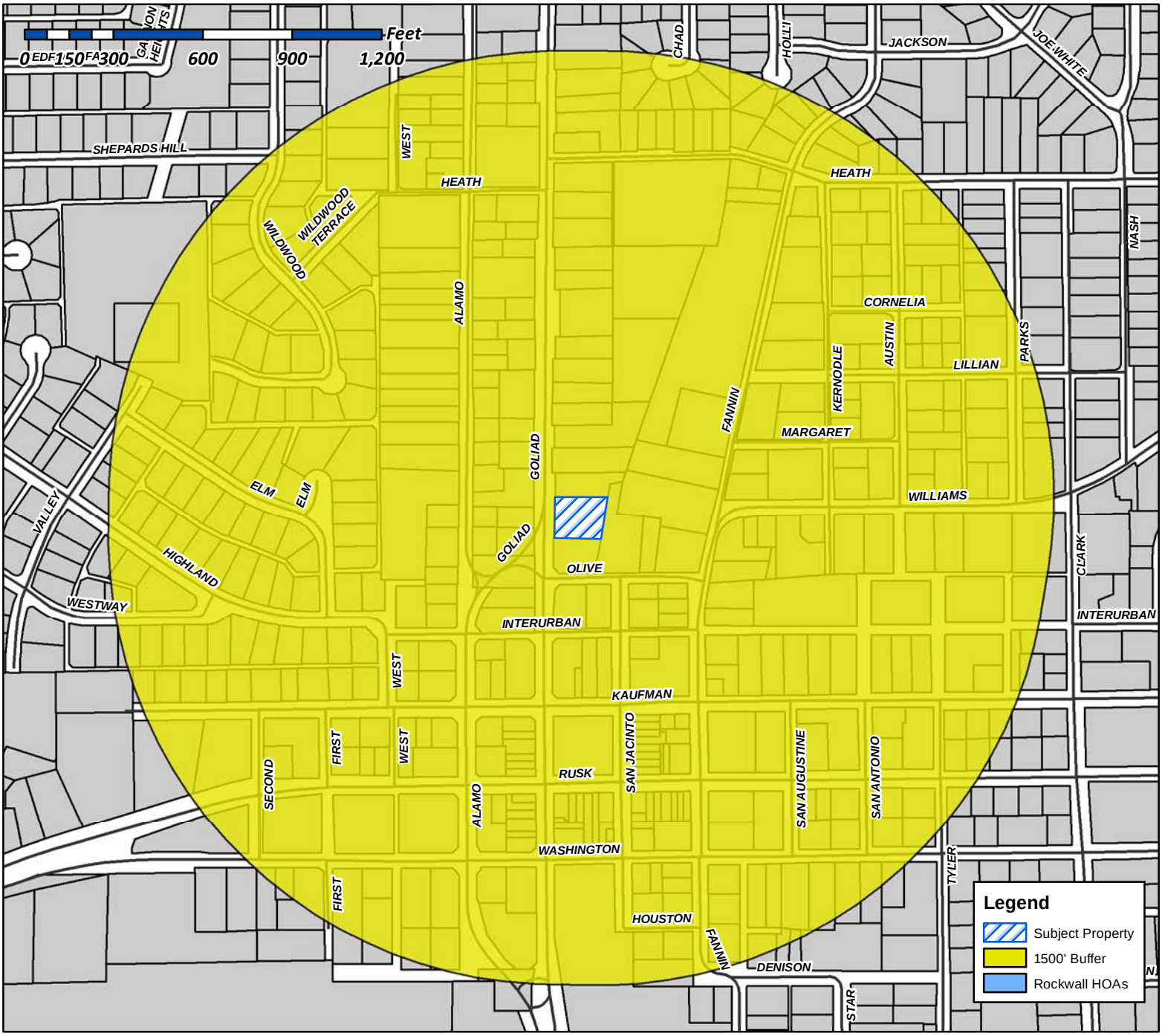
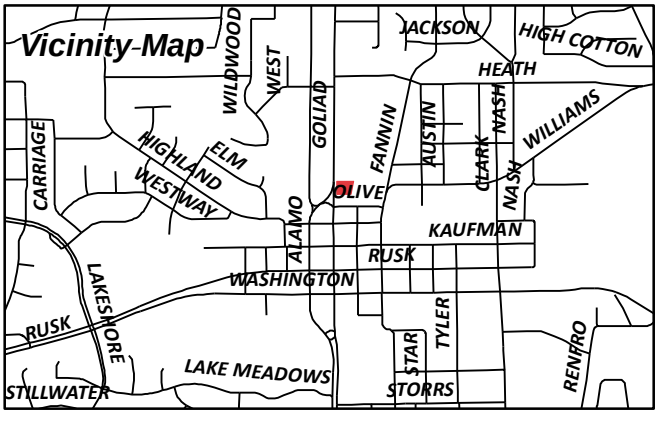


Case Number: Z2017-030
Case Name: SUP for a General Retail Store
Case Type: SUP
Zoning: PD-50
Case Address: 406 N. Goliad Street

Date Created: 06/20/2017
For Questions on this Case Call (972) 771-7745



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Planning & Zoning Department
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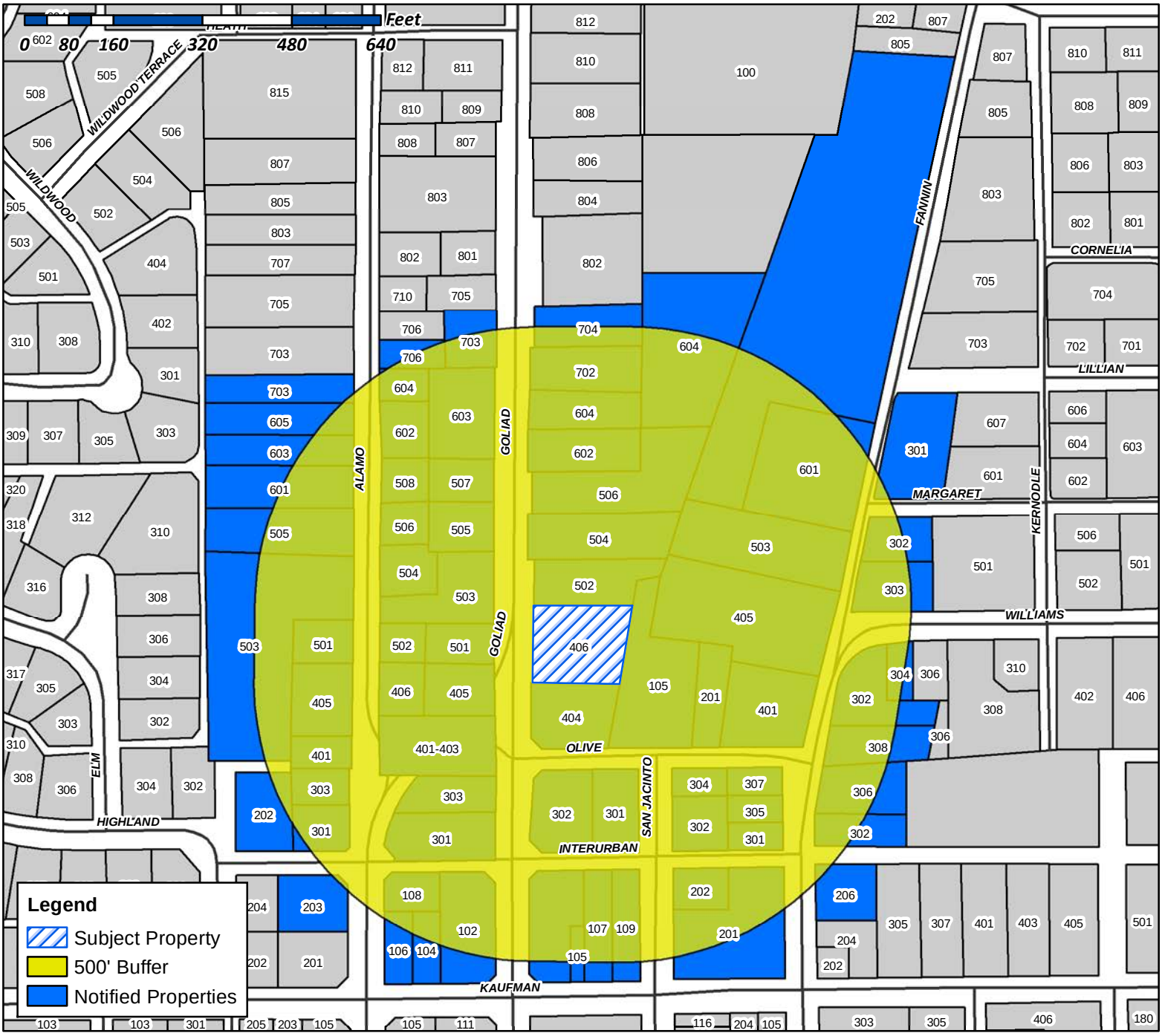

Case Number: Z2017-030
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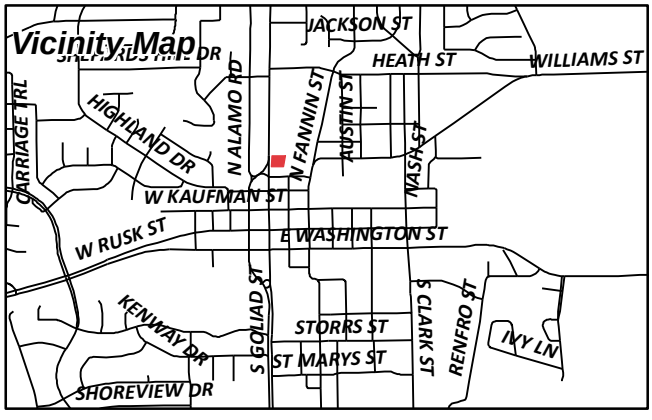

Date Created: 6/20/2017
For Questions on this Case Call (972) 771-7745

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

CANO OSCAR & NANCY
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

SHIREY THOMAS E
1518 ROYAL LN
MINEOLA, TX 75773

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC
301 NORTH FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

CURRENT RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
303 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

HARGIS JESSICA
3916 THORNDALE
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
436 WYNDEMERE BLVD
HEATH, TX 75032

CURRENT RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

TANNER MATTHEW
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

POINTER PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

ROCKWALL TRINITY REAL ESTATE LLC
9 EASTSHORE BLVD
HEATH, TX 75032

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST
PO BOX 871239
MESQUITE, TX 75187

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/17/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-030: SUP for 406 N. Goliad

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Britton & Barbara Teel

Address: 10925 Rockstone Dr. Balch Springs, Tx. 75180

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-030: SUP for 406 N. Goliad

Hold a public hearing to discuss and consider a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre tract of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), addressed as 406 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 7/11/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 7/17/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **7/17/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-030: SUP for 406 N. Goliad

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Caprice Michelle

Address: 1827 Mystic Street Rockwall TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Calise Barraque
406 N Goliad St
Rockwall, TX 75087
(214) 738-0836
calise@themintjulep.net

19th June 2017

Ryan Miller
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Dear Mr. Miller,

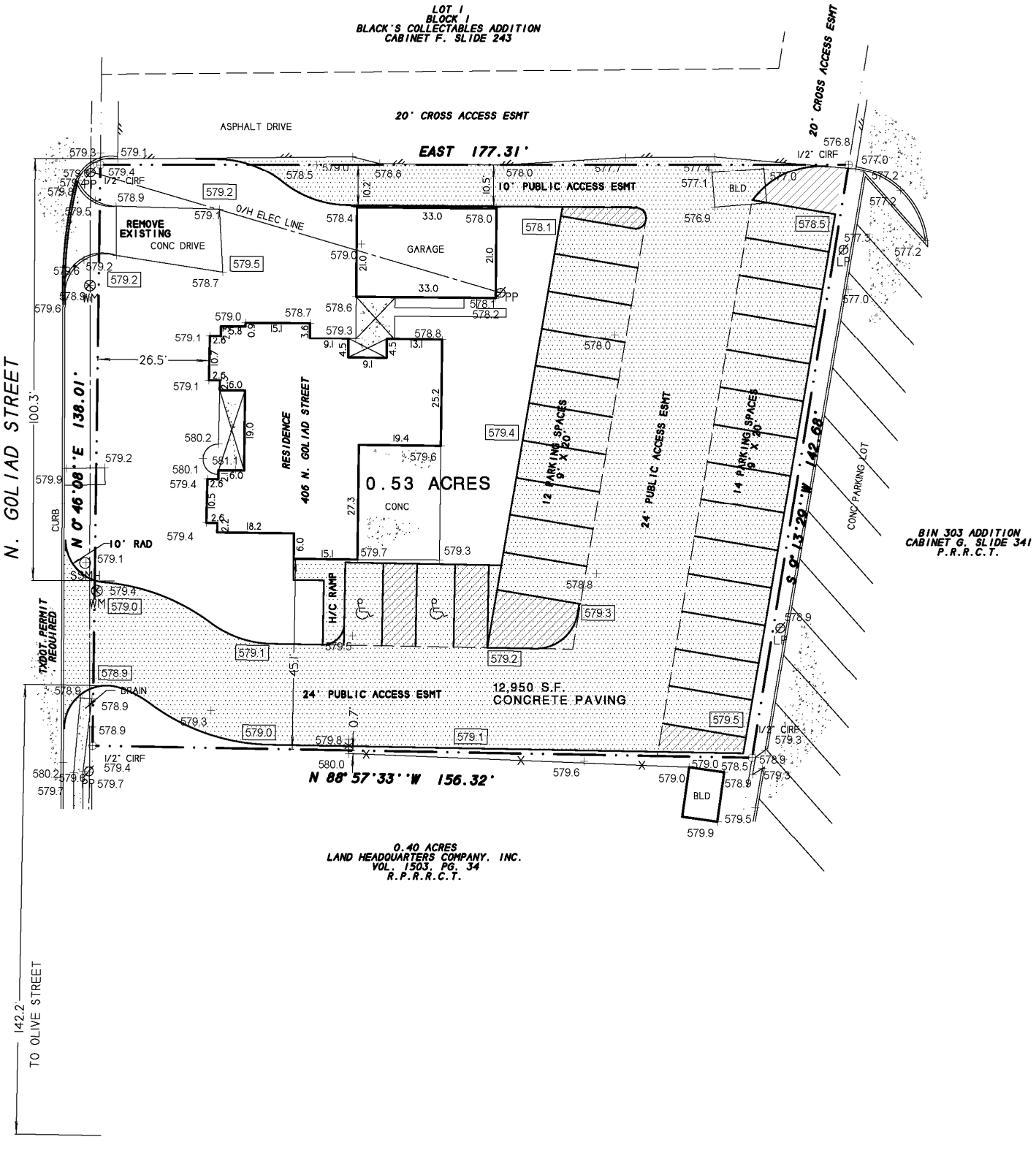
Our company, The Mint Julep, is applying for a Special Use Permit for an existing location at 406 N Goliad Street, Rockwall, TX 75087. We are asking to be approved as a General Retail Store. We have been offering home furnishings, refinished and painted antique and vintage furniture, and many other home decor items, candles, skincare, and baby/children boutique items to the Rockwall and surrounding communities since the beginning of 2016. We have exponentially grown month-to-month and developed a large following of 1,000's of customers, hence the need for our location at 406 N Goliad St in downtown Rockwall. A small percentage of our business is a baby boutique so we ask that you also please approve approximately 200 square feet out of the 2700 square feet building for the sale of baby and kids clothing items and accessories.

Sincerely,

Calise Barraque

Owner

The Mint Julep


LOT 1
BLOCK 1
BLACK'S COLLECTABLES ADDITION
CABINET F. SLIDE 243
20' CROSS ACCESS ESMT
ASPHALT DRIVE
EAST 177.31'
20' CROSS ACCESS ESMT
10' PUBLIC ACCESS ESMT
REMOVE EXISTING CONC DRIVE
O/H ELEC LINE
GARAGE
BLD
N. GOLIAD STREET
N 0°46'08"E 138.01'
100.3'
26.5'
RESIDENCE
406 N. GOLIAD STREET
0.53 ACRES
CONC
12 PARKING SPACES 9' X 20'
24' PUBLIC ACCESS ESMT
14 PARKING SPACES 9' X 20'
S 0°13'29"W 142.68'
CONC PARKING LOT
BIN 303 ADDITION
CABINET G, SLIDE 341
P.R.R.C.T.
CURB
10' RAD
TXDOT PERMIT REQUIRED
H/C RAMP
24' PUBLIC ACCESS ESMT
12,950 S.F.
CONCRETE PAVING
DRAIN
N 88°57'33"W 156.32'
0.40 ACRES
LAND HEADQUARTERS COMPANY. INC.
VOL. 1503, PG. 34
R.P.R.R.C.T.
142.2'
TO OLIVE STREET

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GENERAL RETAIL STORE IN PLANNED DEVEOPMENT DISTRICT 50 (PD-50), ON A 0.183-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL RUSTIC RANCH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Calise Barraque of the Mint Julep on behalf of Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) to allow for a *General Retail Store* in Planned Development District 50 (PD-50) on a 0.183-acre parcel of land being described as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), addressed as 406 N. Goliad Street, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *General Retail Store* within Planned Development District 50 (PD-50) as stipulated by Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule,* of *Article IV, Section 2.1.6, Retail and Personal Service Use Conditions,* of *Article IV, Permissible Uses,* [*Ordinance No. 17-19*] of the Unified Development Code [*Ordinance No. 04-38*] *and Planned Development District 50* (PD-50) as heretofore amended and as may be amended in the future, and shall be subject to the additional Operational Conditions.

DRAFT ORDINANCE 08.01.17

2.1 OPERATIONAL CONDITIONS

1) Incidental display and outside storage shall be strictly prohibited on this property.

2) The sale of new clothing shall generally conform to the zoning exhibit as depicted in *Exhibit* '*B*'.

3) The sale of new clothing shall not exceed 200 SF.

4) The sale of use clothing shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

DRAFT ORDINANCE 08.07.17

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

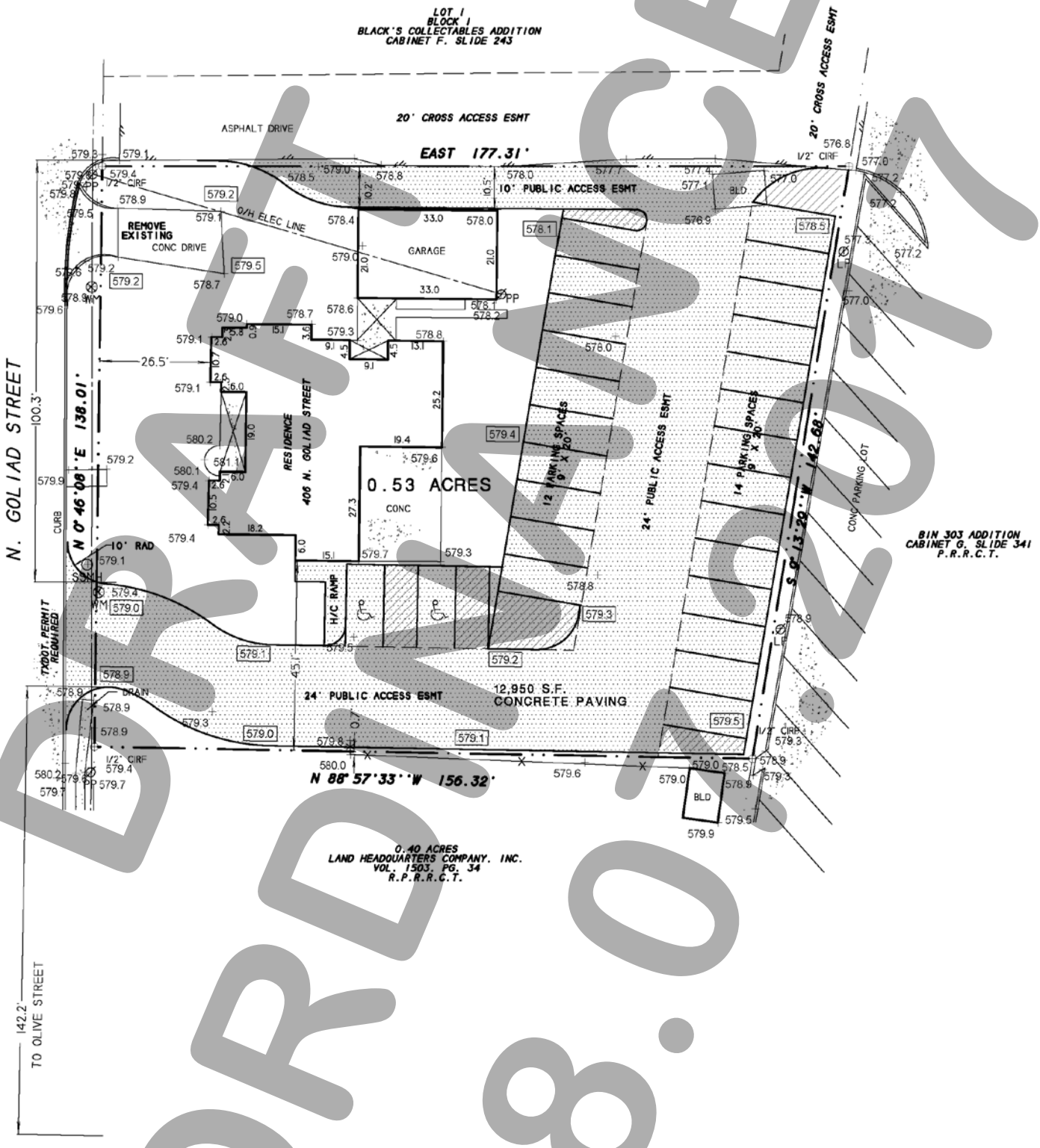
Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

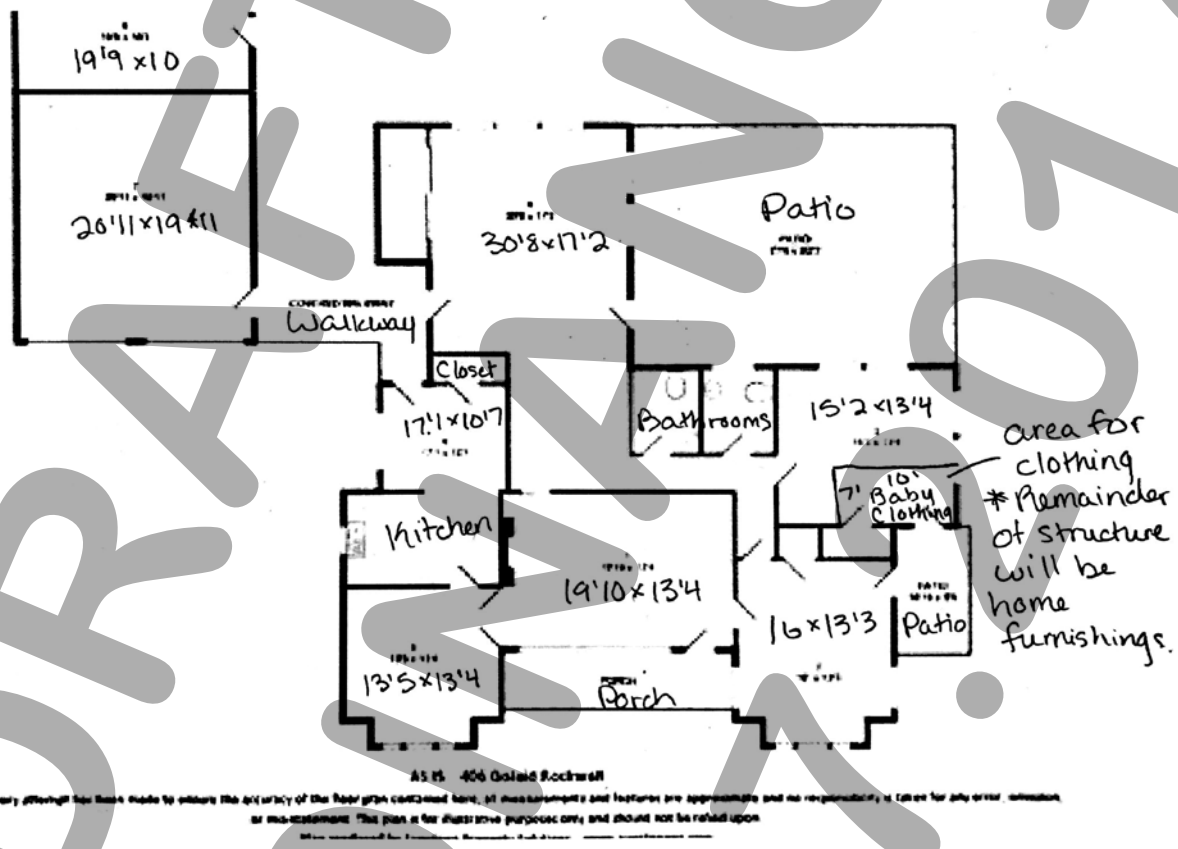
DRAFT ORDINANCE 08.07.2017

Exhibit 'A':
Legal Description



DRAFT ORDINANCE 08.07

Exhibit 'B':
Zoning Exhibit



406 N. Goliad - The Mint Julep

DRAFT ORDINANCE 08.07.17

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 25, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2017-034** (David)
   Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lot 5, Block A, Lakeshore Commons Addition being a 1.472-acre parcel of land currently identified as Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street (*SH-205*), and take any action necessary.

2. **P2017-036** (Korey)
   Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Rockwall Regional Hospital, LLP for the approval of a replat for Lot 23, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

3. **P2017-037** (David)
   Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a final plat for Lot 1, Block A, Sky Ridge Addition being a 8.583-acre tract of land currently identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located west of the intersection of W. Yellow Jacket Lane and Ridge Road (*FM-740*), and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

5. **Z2017-027** (David)
   Discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

6. **SP2017-019** (Korey)
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

DISCUSSION ITEMS

7. **Z2017-032** (Korey)
   Hold a public hearing to discuss and consider a request by Brian and Darla Kelly for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of

Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane, and take any action necessary.

8. **Z2017-033** **(Korey)**
   Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

9. **P2017-035** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a final plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

10. **SP2017-022** **(Korey)**
    Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (*SH-66*), and take any action necessary.

11. **SP2017-023** **(David)**
    Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

12. **SP2017-024** **(David)**
    Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ SP2017-020: Site Plan for Gideon Grove Subdivision [*Approved*]
- ✓ P2017-032: Preliminary Plat for Gideon Grove Subdivision [*Approved*]
- ✓ Z2017-023: Zoning Change (AG to SFE-4.0) (*1st Reading*) [*Approved*]
- ✓ Z2017-024: SUP for a Daycare Facility at 4031 N. Goliad Street (*1st Reading*) [*Denied*]
- ✓ Z2017-025: SUP for a General Retail Store at 4031 N. Goliad Street (*1st Reading*) [*Denied w/out Prejudice*]
- ✓ Z2017-026: Text Amendment to Article VI (*1st Reading*) [*Approved*]
- ✓ Z2017-027: SUP for a Residence Hotel at La Jolla Pointe (*1st Reading*) [*Remanded Back to P&Z*]
- ✓ Z2017-028: SUP for a Hotel at La Jolla Pointe (*1st Reading*) [*Approved*]
- ✓ Z2017-029: SUP for a Drive Through Restaurant at 3611 N. Goliad Street (*1st Reading*) [*Approved*]
- ✓ Z2017-030: SUP for a General Retail Store at 406 N. Goliad Street (*1st Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of July, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 25, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-019** **(Korey)**
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

2. **SP2017-022** **(Korey)**
   Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (*SH-66*), and take any action necessary.

3. **SP2017-023** **(David)**
   Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

4. **SP2017-024** **(David)**
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of July, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/25/2017

APPLICANT: Worth Williams; *Moore Worth Investments, LLC*

AGENDA ITEM: **P2017-034**; *Lot 5, Block A, Lakeshore Commons Addition*

SUMMARY:

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lot 5, Block A, Lakeshore Commons Addition being a 1.472-acre parcel of land currently identified as Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street (*SH-205*), and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 1.472-acre parcel of land [*i.e. Lot 1, Block A, Lakeshore Commons Addition*] for the purpose of abandoning portions of the detention & drainage easement -- *see hatched area at lower left of page one* -- and establishing the necessary fire lane, public access, utility, and detention & drainage easements for the retail facility.

- ☑ A final plat [*P2017-012*] was approved by City Council on April 03, 2017.

- ☑ A site plan [*SP2016-023*] for an ~9,862 SF *retail facility (i.e. retail, restaurant, medical office)* situated on *subject property* was approved by the Planning and Zoning Commission on October 25, 2016.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and the City Council choose to approve the *replat* for *Lot 5, Block A, Lakeshore Commons Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-034	**Owner**	MOORE WORTH INVESTMENTS, LLC	**Applied**	7/13/2017	LM
Project Name	Lot 1R, Block A, Lakeshore Commons	**Applicant**	MOORE WORTH INVESTMENTS, LLC	**Approved**		
Type	PLAT			**Closed**		
Subtype	REPLAT			**Expired**		
Status	STAFF REVIEW			**Status**	7/19/2017	DG

Site Address	**City, State Zip**	**Zoning**
2268 N. Lakeshore Driive	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/13/2017	7/20/2017	7/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	COMMENTS	See Comment
(7/19/2017 1:48 PM AW) Add Note on plat: The property owner is responsible for all repair, replacement, and maintenance of drainage and detention systems.							
FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
GIS	Lance Singleton	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	David Gonzales	7/13/2017	7/20/2017	7/19/2017	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lot 5, Block A, Lakeshore Commons Addition being a 1.472-acre parcel of land currently identified as Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street (SH-205), and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 1, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-034" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a building permit.
4. Dimension, label, and overaly a hatched area to be abandoed on plat.
5. Change Title Block to read:

Final Plat
Lot 5, Block A
Lakeshore Commons Addition
Being a Replat of
Lot 1, Block A
Lakeshore Commons Addition
Being 1.472-Acres
Situated within the J.H.B. Jones Survey, Abstract No. 124
City of Rockwall, Rockwall County, Texas

**remove zoning information (PD-65) from plat.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

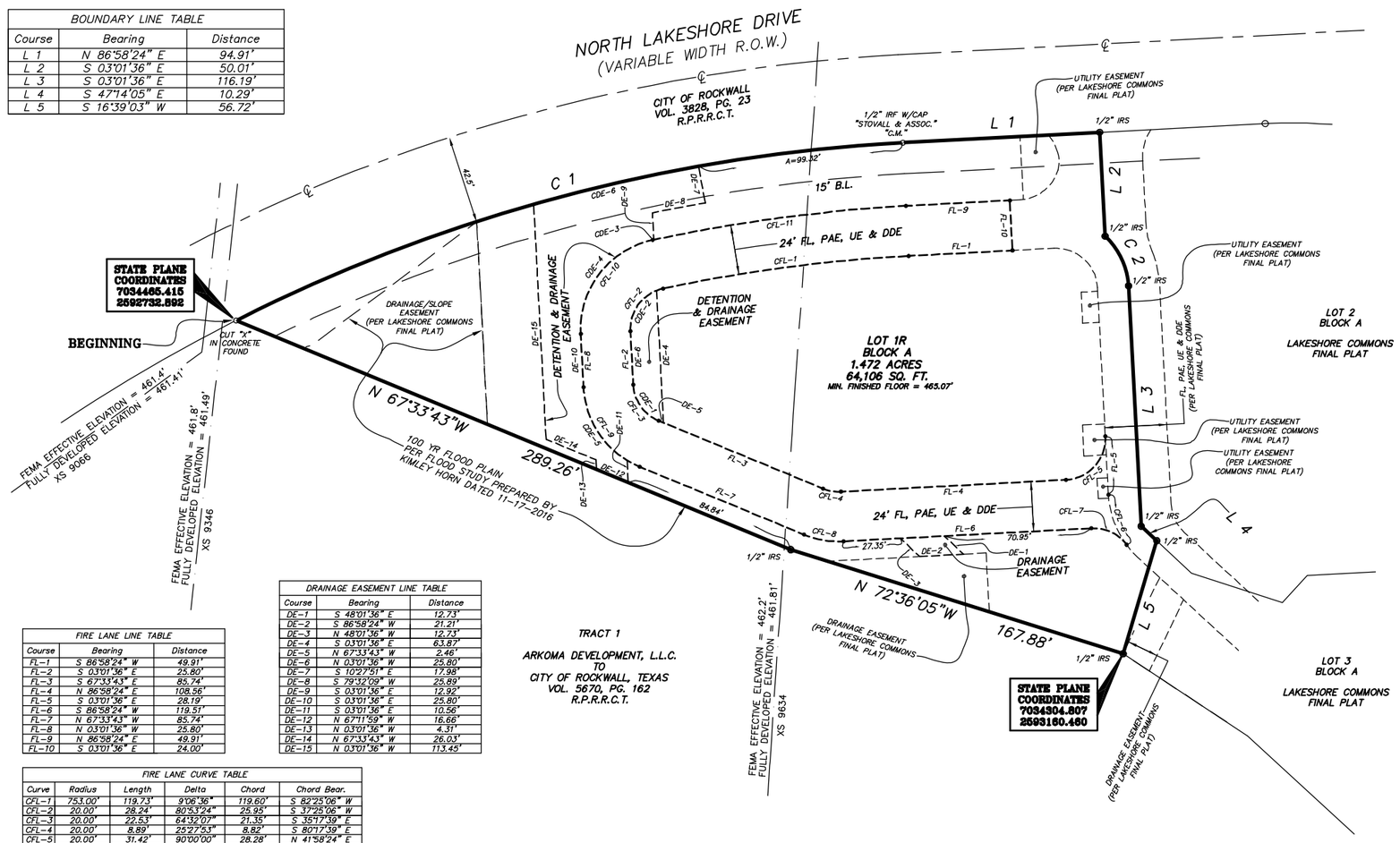
Planning - Consent Agenda: Tuesday, July 25, 2017 (6:00p.m.)

City Council - Consent : Monday, August 7, 2017 (6:00 p.m.)

NOTE: FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT

BOUNDARY CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	35.00'	27.13'	44°24'55"	26.46'	S 25°14'04" E

BOUNDARY LINE TABLE		
Course	Bearing	Distance
L 1	N 86°58'24" E	94.91'
L 2	S 03°01'36" E	50.01'
L 3	S 03°01'36" E	116.19'
L 4	S 47°14'05" E	10.29'
L 5	S 16°39'03" W	56.72'



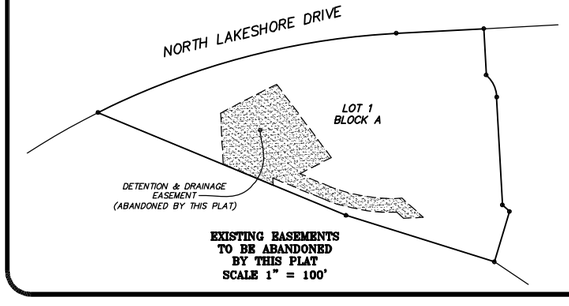
DRAINAGE EASEMENT LINE TABLE		
Course	Bearing	Distance
DE-1	S 48°01'36" E	12.73'
DE-2	S 86°58'24" W	21.21'
DE-3	N 48°01'36" W	12.73'
DE-4	S 03°01'36" E	63.87'
DE-5	N 67°33'43" W	2.46'
DE-6	N 03°01'36" W	25.80'
DE-7	S 10°27'51" E	17.98'
DE-8	S 79°32'09" W	25.89'
DE-9	S 03°01'36" E	12.92'
DE-10	S 03°01'36" E	25.80'
DE-11	S 03°01'36" E	10.56'
DE-12	N 67°11'59" W	16.66'
DE-13	N 03°01'36" W	4.31'
DE-14	N 67°33'43" W	26.03'
DE-15	N 03°01'36" W	113.45'

TRACT 1
ARKOMA DEVELOPMENT, L.L.C.
TO
CITY OF ROCKWALL, TEXAS
VOL. 5670, PG. 162
R.P.R.R.C.T.

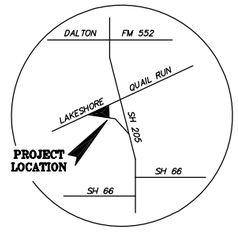
FIRE LANE LINE TABLE		
Course	Bearing	Distance
FL-1	S 86°58'24" W	49.91'
FL-2	S 03°01'36" E	25.80'
FL-3	S 67°33'43" E	85.74'
FL-4	N 86°58'24" E	108.56'
FL-5	S 03°01'36" E	28.19'
FL-6	S 86°58'24" W	119.51'
FL-7	N 67°33'43" W	85.74'
FL-8	N 03°01'36" W	25.80'
FL-9	N 86°58'24" E	49.91'
FL-10	S 03°01'36" E	24.00'

FIRE LANE CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CFL-1	753.00'	119.73'	9°06'36"	119.60'	S 82°25'06" W
CFL-2	20.00'	28.24'	80°53'24"	25.95'	S 37°25'06" W
CFL-3	20.00'	22.53'	64°32'07"	21.35'	S 35°17'39" E
CFL-4	20.00'	8.89'	25°27'53"	8.82'	S 80°17'39" E
CFL-5	20.00'	31.42'	90°00'00"	28.28'	N 41°58'24" E
CFL-6	44.00'	26.12'	34°01'05"	25.74'	S 20°02'09" E
CFL-7	20.00'	19.54'	55°58'55"	18.77'	N 65°02'09" W
CFL-8	44.00'	19.56'	25°27'53"	19.39'	N 80°17'39" W
CFL-9	44.00'	49.56'	64°32'07"	46.98'	N 35°17'39" W
CFL-10	44.00'	62.12'	80°53'24"	57.09'	N 37°25'06" E
CFL-11	777.00'	123.54'	9°06'36"	123.41'	N 82°25'06" E

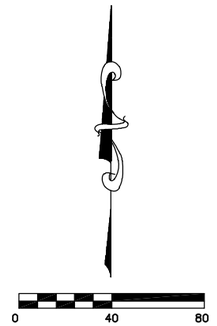
DRAINAGE EASEMENT CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CDE-1	20.00'	22.53'	64°32'07"	21.35'	N 35°17'39" W
CDE-2	20.00'	24.93'	71°24'29"	23.34'	N 32°40'39" E
CDE-3	777.00'	0.62'	0°02'45"	0.62'	S 77°53'10" W
CDE-4	44.00'	62.12'	80°53'24"	57.09'	S 37°25'06" W
CDE-5	44.00'	42.68'	55°34'18"	41.02'	S 30°48'45" E
CDE-6	807.50'	81.63'	5°47'30"	81.59'	N 77°01'49" E



EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT
SCALE 1" = 100'



VICINITY MAP
NO SCALE



SCALE 1" = 40'

Add Note on plat: The property owner is responsible for all repair, replacement, and maintenance of drainage and detention systems.

REPLAT
LOT 1R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 1, BLOCK A
LAKESHORE COMMONS
BEING 1.472 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MAY, 2017
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)

OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK KELDORF
MANAGING MEMBER
(972) 771-6000

DEVELOPER: MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX. 75063

CASE NO. E2017-013
PAGE 1 OF 2

STOVALL & ASSOCIATES — SURVEYORS — FIRM LICENSE NO. 10079000

LEGEND: GAS METER, GAS; ELEC ELECTRIC METER, ELEC. SERVICE; O I.R.F. IRON ROD FOUND; I.R.S. IRON ROD SET; FENCE; BRICK WALL; CROSS TIE WALL; BOUNDARY LINE; ROCK WALL; CONCRETE; ASPHALT

SCALE: 1" = 40' DATE: MAY, 2017
JOB NO. 150270-REPLAT-LOT_1
I.N.T. W.G.K. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com



City of Rockwall

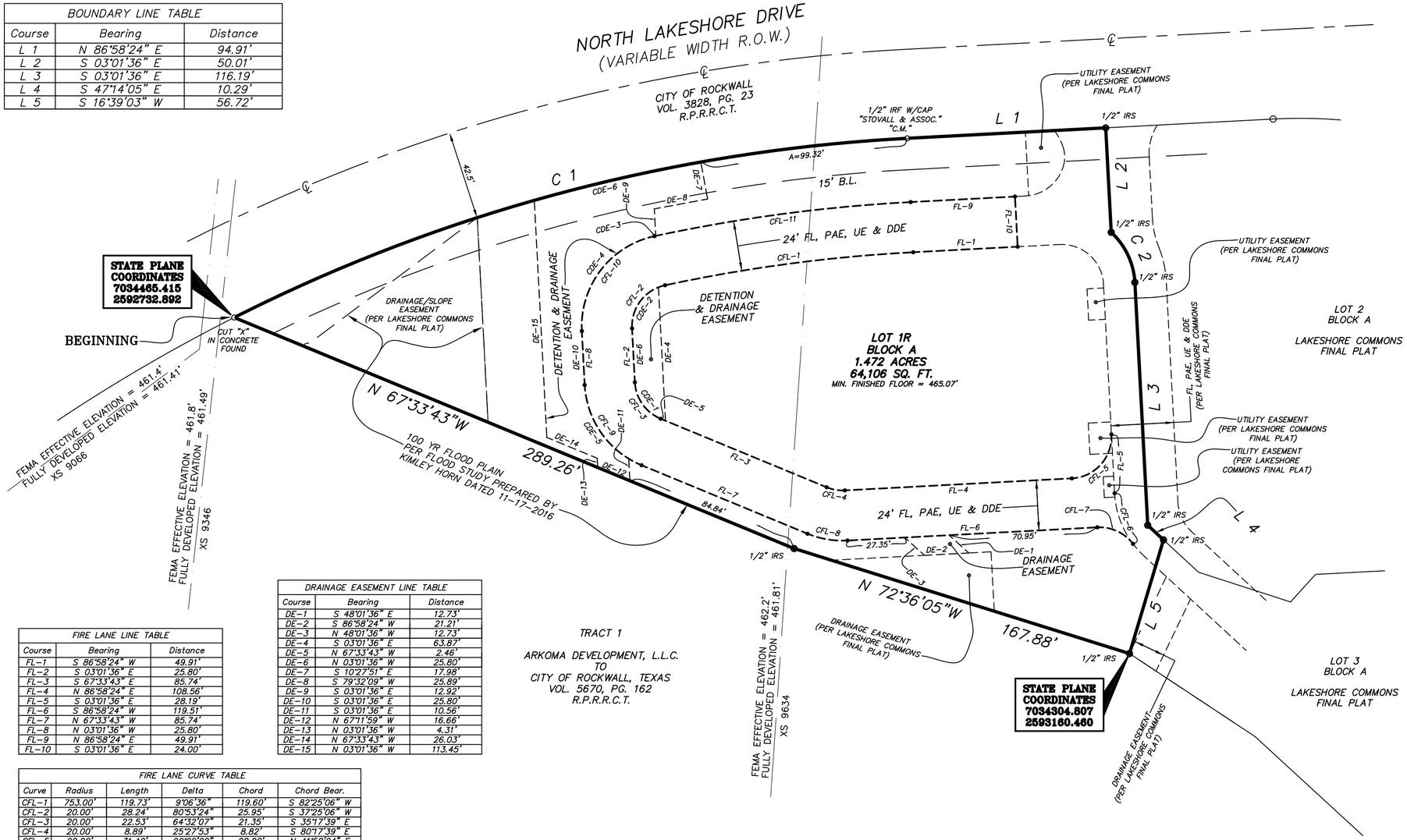
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

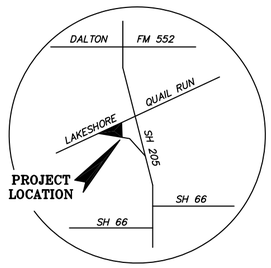
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

NOTE: FL, PAE, UE & DDE = FIRE LANE, PUBLIC ACCESS, UTILITY, DETENTION & DRAINAGE EASEMENT

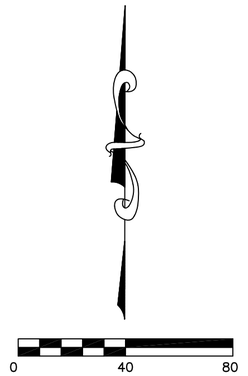
BOUNDARY CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	807.50'	335.03'	23°46'19"	332.63'	N 75°05'15" E
C 2	35.00'	27.13'	44°24'55"	26.46'	S 25°14'04" E

BOUNDARY LINE TABLE		
Course	Bearing	Distance
L 1	N 86°58'24" E	94.91'
L 2	S 03°01'36" E	50.01'
L 3	S 03°01'36" E	116.19'
L 4	S 47°14'05" E	10.29'
L 5	S 16°39'03" W	56.72'





VICINITY MAP
NO SCALE



SCALE 1" = 40'

DRAINAGE EASEMENT LINE TABLE		
Course	Bearing	Distance
DE-1	S 48°01'36" E	12.73'
DE-2	S 86°58'24" W	21.21'
DE-3	N 48°01'36" W	12.73'
DE-4	S 03°01'36" E	63.87'
DE-5	N 67°33'43" W	2.46'
DE-6	N 03°01'36" W	25.80'
DE-7	S 10°27'51" E	17.98'
DE-8	S 79°32'09" W	25.89'
DE-9	S 03°01'36" E	12.92'
DE-10	S 03°01'36" E	25.80'
DE-11	S 03°01'36" E	10.56'
DE-12	N 67°11'59" W	16.66'
DE-13	N 03°01'36" W	4.31'
DE-14	N 67°33'43" W	26.03'
DE-15	N 03°01'36" W	113.45'

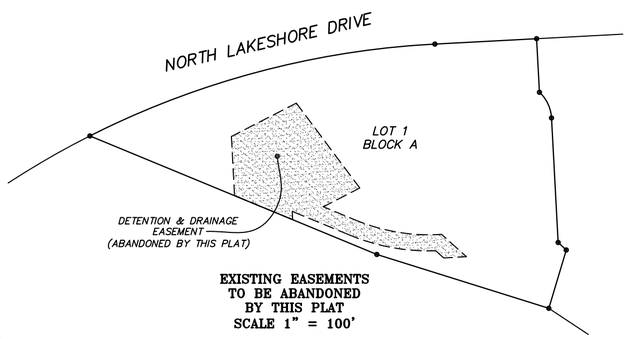
FIRE LANE LINE TABLE		
Course	Bearing	Distance
FL-1	S 86°58'24" W	49.91'
FL-2	S 03°01'36" E	25.80'
FL-3	S 67°33'43" E	85.74'
FL-4	N 86°58'24" E	108.56'
FL-5	S 03°01'36" E	28.19'
FL-6	S 86°58'24" W	119.51'
FL-7	N 67°33'43" W	85.74'
FL-8	N 03°01'36" W	25.80'
FL-9	N 86°58'24" E	49.91'
FL-10	S 03°01'36" E	24.00'

FIRE LANE CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CFL-1	753.00'	119.73'	9°06'36"	119.60'	S 82°25'06" W
CFL-2	20.00'	28.24'	80°53'24"	25.95'	S 37°25'06" W
CFL-3	20.00'	22.53'	64°32'07"	21.35'	S 35°17'39" E
CFL-4	20.00'	8.89'	25°27'53"	8.82'	S 80°17'39" E
CFL-5	20.00'	31.42'	90°00'00"	28.28'	N 41°58'24" E
CFL-6	44.00'	26.12'	34°01'05"	25.74'	S 20°02'09" E
CFL-7	20.00'	19.54'	55°58'55"	18.77'	N 65°02'09" W
CFL-8	44.00'	19.56'	25°27'53"	19.39'	N 80°17'39" W
CFL-9	44.00'	49.56'	64°32'07"	46.98'	N 35°17'39" W
CFL-10	44.00'	62.12'	80°53'24"	57.09'	N 37°25'06" E
CFL-11	777.00'	123.54'	9°06'36"	123.41'	N 82°25'06" E

DRAINAGE EASEMENT CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
CDE-1	20.00'	22.53'	64°32'07"	21.35'	N 35°17'39" W
CDE-2	20.00'	24.93'	71°24'29"	23.34'	N 32°40'39" E
CDE-3	777.00'	0.62'	0°02'45"	0.62'	S 77°53'10" W
CDE-4	44.00'	62.12'	80°53'24"	57.09'	S 37°25'06" W
CDE-5	44.00'	42.68'	55°34'18"	41.02'	S 30°48'45" E
CDE-6	807.50'	81.63'	5°47'30"	81.59'	N 77°01'49" E

TRACT 1

ARKOMA DEVELOPMENT, L.L.C.
TO
CITY OF ROCKWALL, TEXAS
VOL. 5670, PG. 162
R.P.R.R.C.T.



EXISTING EASEMENTS
TO BE ABANDONED
BY THIS PLAT
SCALE 1" = 100'

REPLAT
LOT 1R, BLOCK A
LAKESHORE COMMONS

BEING A REPLAT OF LOT 1, BLOCK A
LAKESHORE COMMONS
BEING 1.472 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MAY, 2017
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65)
FOR GENERAL RETAIL (GR)

OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK KELDORF
MANAGING MEMBER
(972) 771-6000

DEVELOPER: MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX. 75063

CASE NO. E2017-013
PAGE 1 OF 2

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

● GAS GAS METER	○ I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
▼ELEC ELECTRIC METER	● I.R.S. IRON ROD SET	E ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: 1" = 40' DATE: MAY, 2017
JOB NO. 150270-REPLAT-LOT_1
I.N.T. W.G.K. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ARKOMA DEVELOPMENT, L.L.C., is the owner of that tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4247, Page 95 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at an "X": cut in concrete set for corner in the South line of North Lakeshore Drive (85' right-of-way per Deed recorded in Volume 3828, Page 23 of the Real Property Records of Rockwall County, Texas), at the North corner of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Rockwall County, Texas, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northeasterly direction with the South line of North Lakeshore Drive and with said non-tangent curve to the right having a central angle of 23 deg. 46 min. 19 sec., a radius of 807.50 feet, a chord bearing of N. 75 deg. 05 min. 15 sec. E. a chord distance of 332.63 feet and an arc length of 335.03 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 86 deg. 58 min. 24 sec. E. with the South line of North Lakeshore Drive a distance of 94.91 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;

THENCE S. 03 deg. 01 min. 36 sec. E. a distance of 50.01 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the right;

THENCE in a Southeasterly direction with said non-tangent curve to the right having a central angle of 44 deg. 24 min. 55 sec., a radius of 35.00 feet, a chord bearing of S. 25 deg. 14 min. 04 sec. E., a chord distance of 26.46 feet and an arc length of 27.13 feet to a 1/2" iron rod set for corner;

THENCE S. 03 deg. 01 min. 36 sec. E. a distance of 116.19 feet to a 1/2" iron rod set for corner;

THENCE S. 47 deg. 14 min. 05 sec. E. a distance of 10.29 feet to a 1/2" iron rod set for corner;

THENCE S. 16 deg. 39 min. 03 sec. W. a distance of 56.72 feet to a 1/2" iron rod set for corner in the Northeast line of the above cited City of Rockwall tract;

THENCE in a Northwesterly direction with the Northeast line of said City of Rockwall tract the following:

N. 72 deg. 36 min. 05 sec. W. a distance of 167.88 feet to a 1/2" iron rod set for corner;
N. 67 deg. 33 min. 43 sec. W. a distance of 289.26 feet to the POINT OF BEGINNING and containing 1.472 acres or 64,106 square feet of land.

NOTES

1) BEARING SOURCE: A SOUTH LINE OF THE FINAL PLAT OF NORTH LAKESHORE VALLEY PER PLAT RECORDED IN CAB. G, SLIDE 281 P.R.R.C.T.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) STATE PLANE COORDINATES ARE BASED ON THE PLAT OF NORTH LAKESHORE VALLEY.

4) "C.M." = CONTROL MONUMENT

5) ALL DRAINAGE & DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER.

6) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

7) 100 YEAR FLOOD PLAIN, CROSS-SECTIONS AND ELEVATIONS ARE PER FLOOD STUDY PREPARED BY KIMLEY HORN DATED 11-17-2016.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 1R, BLOCK A, LAKESHORE COMMONS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOT 1R, BLOCK A, LAKESHORE COMMONS subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

_____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and he acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,20__

_____
Notary Public

RECOMMENDED FOR FINAL APPROVAL

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DATE

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2017.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2017

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

I, Bobby W. Stovall, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed upon the ground, the lines and dimensions of said property being indicated by plat, the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge and belief.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"
_____
Bobby W. Stovall, R.P.L.S. No. 3703

REPLAT
LOT 1R, BLOCK A
LAKESHORE COMMONS
BEING A REPLAT OF LOT 1, BLOCK A LAKESHORE COMMONS
BEING 1.472 ACRES
SITUATED WITHIN THE
J.H.B. JONES SURVEY ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MAY, 2017
ZONED: PLANNED DEVELOPMENT DISTRICT 65 (PD-65) FOR GENERAL RETAIL (GR)

OWNER: ARKOMA DEVELOPMENT, LLC
203 E. INTERSTATE 30
ROCKWALL, TX. 75087
MARK KELDORF
MANAGING MEMBER
(972) 771-6000

DEVELOPER: MOORE WORTH INVESTMENTS, LLC
8445 FREEPORT PARKWAY, SUITE 175
IRVING, TX. 75063

CASE NO. E2017-013
PAGE 2 OF 2

STOVALL & ASSOCIATES SURVEYORS
FIRM LICENSE NO. 10079000

LEGEND

GAS / GAS METER	I.R.F. / IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
ELEC / ELECTRIC METER	I.R.S. / IRON ROD SET	E / ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: N/A DATE: MAY, 2017
JOB NO. 150270-REPLAT-LOT_1
I.N.T. W.G.K. B.W.S.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-1119 ● info@stovallassociates.com

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/25/2016

APPLICANT: Matt Moore, PE; *Claymoore Engineering, Inc.*

AGENDA ITEM: **P2017-036;** Presbyterian Hospital Addition

SUMMARY:

Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Rockwall Regional Hospital, LLP for the approval of a replat for Lot 23, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat an 18.867-acre parcel of land [*Lot 22, Block A, Presbyterian Hospital of Rockwall Addition*] for the purpose of abandoning and establishing necessary easements.

- ☑ On October 11, 2016, the Planning and Zoning Commission approved a site plan [*SP2016-020]* for a medical office building to be located on the subject property. Currently, the subject property has a hospital (*i.e. Presbyterian Hospital*), an existing medical office building, and a future medical office building.

- ☑ On November 21, 2016, the City Council approved a replat [*Case P2016-049*] for the purpose of constructing a 55,827 SF medical office building.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the R*ecommendations* section below.

- ☑ With the exception of the items listed in the *Recommendations* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council chooses to approve the applicant's request, staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this replat request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	7/14/2017 LM
Project Number	P2017-036	**Owner**	ROCKWALL, REGIONAL HOSPITAL LLP	**Approved**	
Project Name	Lot 23, Block A, Presbyterian Hospital of Rockwall Addition	**Applicant**	CLAYMOORE ENGINEERING	**Closed**	
Type	PLAT			**Expired**	
Subtype	REPLAT			**Status**	7/14/2017 LM
Status	STAFF REVIEW				

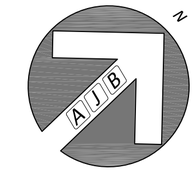
Site Address	**City, State Zip**	**Zoning**
3150 HORIZON RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITI	15	A	15	4703-000A-0015-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/14/2017	7/21/2017	7/18/2017	4	APPROVED	
ENGINEERING	Amy Williams	7/14/2017	7/21/2017	7/19/2017	5	APPROVED	
FIRE	Ariana Hargrove	7/14/2017	7/21/2017	7/20/2017	6	APPROVED	
GIS	Lance Singleton	7/14/2017	7/21/2017	7/20/2017	6	APPROVED	
PLANNING	Korey Brooks	7/14/2017	7/21/2017	7/21/2017	7	COMMENTS	Comments

(7/21/2017 7:57 AM KB)
P2017-36 Lot 23, Block A, Presbyterian Hospital of Rockwall Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Rockwall Regional Hospital, LLP for the approval of a replat for Lot 23, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-036) in the lower right hand corner of all pages on future submittals.
M.4 Please check General Notes—see markup.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 1 2017.
I.6 The Planning and Zoning Meeting for this case is July 25, 2017.
I.7 The projected City Council meeting date and subsequent approval for this plat is August 7, 2017

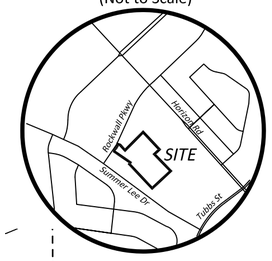


0' 30' 60' 120'

Scale: 1" = 60'

LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)



Δ= 6°58'50"
R = 915.00'
A = 111.48'
CB = N 27°49'52" E

Rockwall Parkway
(60' ROW) Cabinet E, Slide 149

Point of Beginning

Capped IRF

Capped IRF

Capped IRF

20'x25' A T & T Esmt
Cab. G, Sl. 43

T.S.P. Coordinates
N:7011575.06
E:2590940.48

10' Water Esmt
Cab. G, Pg. 43

15' SANITARY SEWER ESMT.
(PER WASTEWATER IMPROVEMENTS PLANS BY HUITT-ZOLLARS, INC., DATED 4/5/2000)

S 46°43'37" E
146.22'

Mac Sports and Rehab LLC
Volume 6749, Page 148
(OPRRCT)

Lot 17, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

BLPT LLC
Volume 6368, Page 303
(OPRRCT)

Lot 16, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

ARHC RMRWLTX01 LLC
cc# 2015-0000008533
(OPRRCT)

Lot 19, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

Rockwall Regional Hospital, LLP
(OPRRCT)

Part of Lot 1, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43
(MRRCT)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

TEMPORARY DRAINAGE AND ACCESS ESMT.
(VOL. 4310, PG. 298)

80'x265' DRAINAGE ESMT.
(VOL. 4045, PG. 278)

TEMPORARY DRAINAGE AND ACCESS ESMT.
(VOL. 4310, PG. 298)

20'x20' DRAINAGE ESMT.
(VOL. 5394, PG. 289)

City of Rockwall
Volume 1738, Page 8 (OPRRCT)

Lot 9, Block A
Horizon Ridge Center
Cabinet E, Slide 149
(MRRCT)

N 56°34'45" W
270.62'

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

N 43°16'22" E
536.58'

10' Water Esmt
Cab. G, Pg. 43

15' TXU Esmt
cc# 200700376826

15' TXU Esmt
cc# 200700376826

25' DRAINAGE ESMT.
(CAB. G, SL. 43)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

S 46°43'37" E
566.96'

GA HC Reit II Rockwall MOB LLC
Volume 7237, Page 143 (OPRRCT)

Lot 18, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 297
(MRRCT)

N 33°25'38" E
30.95'

Rockwall Regional Hospital, LLP
(OPRRCT)

PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
Lot 22, Block A
Cabinet J, Page 89
(MRRCT)

Lot 23, Block A
18.867 Acres
821,863 Sq. Ft.

15' Oncor Electric Deliver Company LLc Esmt
by seperate instrument

15' Oncor Electric Deliver Company LLc Esmt
by seperate instrument

10' Water Esmt
Cab. G, Pg. 43

15' TXU Esmt
cc# 200700376826

20' Drainage Easement
Cab. G, Sl. 275

15' Sanitary Sewer Esmt
Cab. G, Pg. 43

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

Heath Building Group LLC
cc# 2014-0000015533 (OPRRCT)

Lot 21, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet I, Slide 87
(MRRCT)

10' Water Esmt
Cab. G, Pg. 43

15' Water Esmt
Cab. G, Pg. 43

10' WATER ESMT.
(CAB. G, SL. 43)

Summer Lee Drive
(Variable width ROW)

Rockwall Regional Hospital, LLP
(OPRRCT)

Lot 12, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43 (MRRCT)

N 46°43'37" W
257.70'

15' TXU Esmt
cc# 200700376826

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

N 36°10'29" E
125.10'

N 18°42'10" E
20.00'

S 71°17'50" E
17.70'

13.67'

20' Water Esmt
Per this plat

N 71°17'50" W
20.00'

Δ =8°05'05"
R=41.76'
A=5.89'
CB=S 16°53'40" W

Δ =20°33'14"
R=40.00'
A=14.35'
CB=S 10°10'30" W

R=40.00'
A=32.55'

10' Water Esmt
Cab. G, Pg. 43
Abandoned by this plat

15' Water Esmt
Cab. J, Pg. 89
Abandoned By this plat

DRAINAGE ESMT.
(CAB. G, SL. 43)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

10' WATER ESMT.
(CAB. G, SL. 43)

N 43°16'22" E

Match Line

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

Add General Note "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54."

Case No.: P 2017-036

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 23, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 22, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Rockwall Regional Hospital LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale:	1" = 60'
Date:	July 11, 2017
Technician:	Bedford
Drawn By:	Bedford

Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	ROCKWALL HOSPITAL LOT 22 RP
Job. No.	552-114
GF No.	

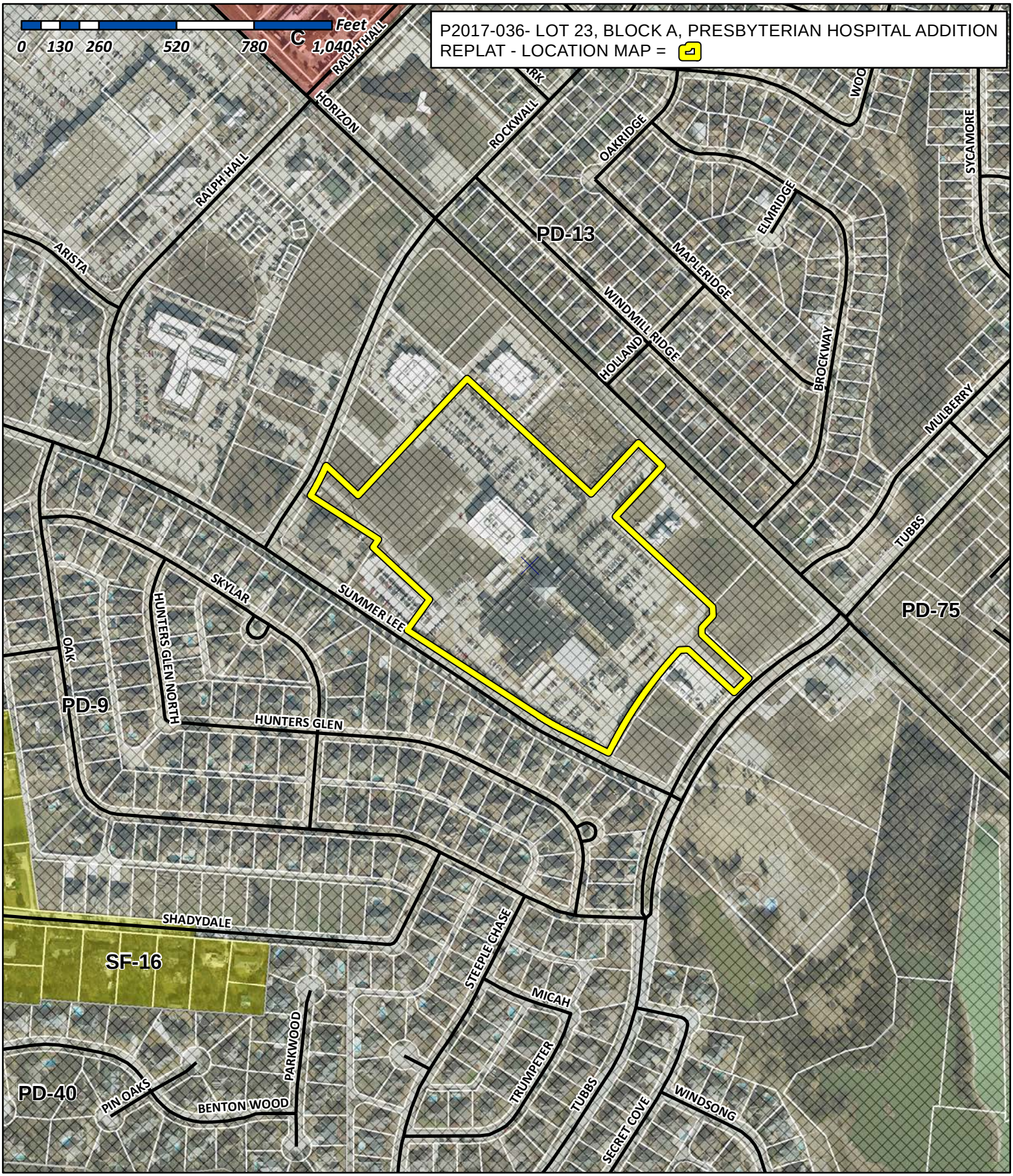
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 1 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\MOB PRESBYTERIAN\ROCKWALL HOSPITAL LOT 22 RP 2017-07-11.dwg, RP-1, 7/12/2017 10:07:12 AM



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



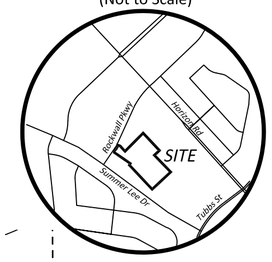
0' 30' 60' 120'

Scale: 1" = 60'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)



GENERAL NOTES:

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Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

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Δ= 6°58'50"
R = 915.00'
A = 111.48'
CB = N 27°49'52" E

Rockwall Parkway
(60' ROW) Cabinet E, Slide 149

Point of Beginning

Capped IRF

Capped IRF

Capped IRF

20'x25' A T & T Esmt
Cab. G, Sl. 43

T.S.P. Coordinates
N:7011575.06
E:2590940.48

10' Water Esmt
Cab. G, Pg. 43

15' SANITARY SEWER ESMT.
(PER WASTEWATER IMPROVEMENTS PLANS BY HUITT-ZOLLARS, INC., DATED 4/5/2000)

N 56°34'45" W

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

S 46°43'37" E 146.22'

Mac Sports and Rehab LLC
Volume 6749, Page 148
(OPRRCT)

Lot 17, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

BLPT LLC
Volume 6368, Page 303
(OPRRCT)

Lot 16, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

ARHC RMRWLTX01 LLC
cc# 2015-0000008533
(OPRRCT)

Lot 19, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 315
(MRRCT)

Rockwall Regional Hospital, LLP
(OPRRCT)

Part of Lot 1, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43
(MRRCT)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

TEMPORARY DRAINAGE AND ACCESS ESMT.
(VOL. 4310, PG. 298)

80'x265' DRAINAGE ESMT.
(VOL. 4045, PG. 278)

TEMPORARY DRAINAGE AND ACCESS ESMT.
(VOL. 4310, PG. 298)

20'x20' DRAINAGE ESMT.
(VOL. 5394, PG. 289)

City of Rockwall
Volume 1738, Page 8 (OPRRCT)

Lot 9, Block A
Horizon Ridge Center
Cabinet E, Slide 149
(MRRCT)

N 43°16'22" E 536.58'

10' Water Esmt
Cab. G, Pg. 43

15' TXU Esmt
cc# 200700376826

15' TXU Esmt
cc# 200700376826

25' DRAINAGE ESMT.
(CAB. G, SL. 43)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

N 33°25'38" E
30.95'

270.62'

Rockwall Regional Hospital, LLP
(OPRRCT)

PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
Lot 22, Block A
Cabinet J, Page 89
(MRRCT)

Lot 23, Block A
18.867 Acres
821,863 Sq. Ft.

GA HC Reit II Rockwall MOB LLC
Volume 7237, Page 143 (OPRRCT)

Lot 18, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 297
(MRRCT)

S 46°43'37" E

15' Oncor Electric Deliver Company LLc Esmt
by seperate instrument

15' Oncor Electric Deliver Company LLc Esmt
by seperate instrument

10' Water Esmt
Cab. G, Pg. 43

15' TXU Esmt
cc# 200700376826

20' Drainage Easement
Cab. G, Sl. 275

15' Sanitary Sewer Esmt
Cab. G, Pg. 43

Summer Lee Drive
(Variable width ROW)

Rockwall Regional Hospital, LLP
(OPRRCT)

Lot 12, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet G, Slide 43 (MRRCT)

N 46°43'37" W 257.70'

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

24' Fire Lane, Access & Utility Easement
Cab. G, Sl. 43

10' Water Esmt
Cab. G, Pg. 43

15' Water Esmt
Cab. G, Pg. 43

Heath Building Group LLC
cc# 2014-0000015533 (OPRRCT)

Lot 21, Block A
Presbyterian Hospital of Rockwall Addition
Cabinet I, Slide 87
(MRRCT)

10' WATER ESMT.
(CAB. G, SL. 43)

566.96'

N 36°10'29" E
125.10'

N 18°42'10" E
20.00'

S 71°17'50" E
17.70'

11.63'

20' Water Esmt
Per this plat

N 71°17'50" W
20.00'

R=40.00'
A=32.55'

Δ =8°05'05"
R=41.76'
A=5.89'
CB=S 16°53'40" W

Δ =20°33'14"
R=40.00'
A=14.35'
CB=S 10°10'30" W

10' Water Esmt
Cab. G, Pg. 43
Abandoned by this plat

15' Water Esmt
Cab. J, Pg. 89
Abandoned By this plat

DRAINAGE ESMT.
(CAB. G, SL. 43)

15' DRAINAGE ESMT.
(CAB. G, SL. 43)

10' WATER ESMT.
(CAB. G, SL. 43)

N 43°16'22" E

Match Line

Case No.: P_____

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 23, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 22, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Rockwall Regional Hospital LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale:	1" = 60'
Date:	July 11, 2017
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	ROCKWALL HOSPITAL LOT 22 RP
Job. No.	552-114
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 1 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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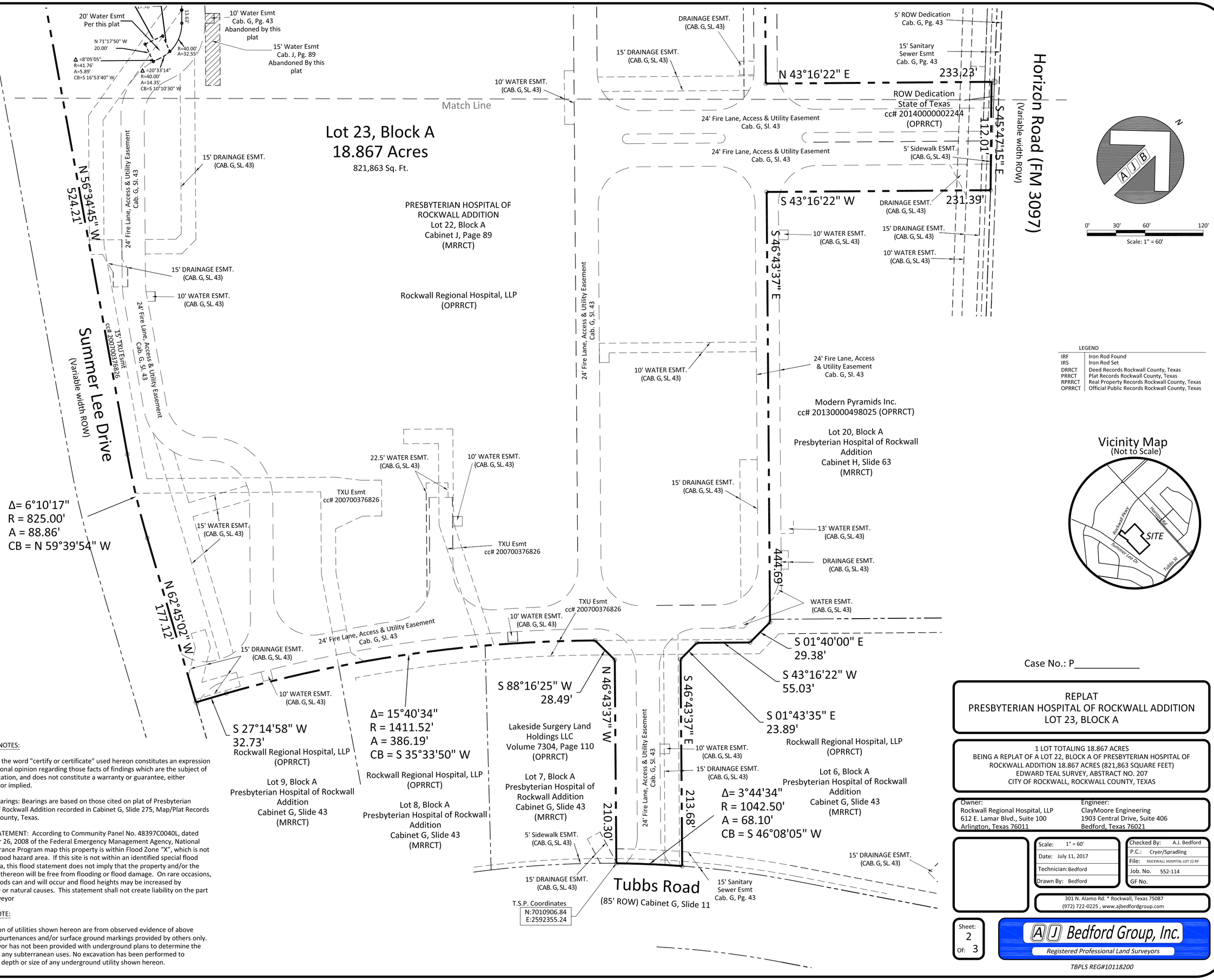

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

Vicinity Map
(Not to Scale)

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Case No.: P_____

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 23, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 22, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
Rockwall Regional Hospital, LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011

Engineer:
ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale:	1" = 60'
Date:	July 11, 2017
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	ROCKWALL HOSPITAL LOT 22 RP
Job. No.	552-114
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 2 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\MOB PRESBYTERIAN\ROCKWALL HOSPITAL LOT 22 RP 2017-07-11.dwg, RP-2, 7/12/2017 10:09:42 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL REGIONAL HOSPITAL, LLP, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING an 18.867 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 22, Block A of Presbyterian Hospital of Rockwall Addition an addition to the City of Rockwall according to the plat recorded in Cabinet J, Slide 89, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the easterly line of Rockwall Parkway a 60 feet wide right of way as dedicated in Cabinet E, Slide 149 (MRRCT), and being the westerly corner of Lot 17, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 315 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 17, SOUTH 46°43'37" EAST a distance of 146.22 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 43°16'22" EAST a distance of 536.58 feet to a capped iron rod found for corner in the southwest line of lot 18, Block A of Presbyterian Hospital of Rockwall Addition as recorded in Cabinet G, Slide 297 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 18, SOUTH 46°43'37" EAST a distance of 566.96 feet to a capped iron rod found for corner at the southerly corner of Lot 21, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet I, Slide 87 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 21, NORTH 43°16'22" EAST a distance of 233.23 feet to a capped iron rod found for corner in the southwest line of Horizon Road (FM 3097) a variable width right of way as dedicated to the State of Texas by deed recorded in County Clerk's File No. 20140000002244, Official Public Records, Rockwall County, Texas (OPRRCT);

THENCE along the south line of said Horizon Road (FM 3097), SOUTH 45°47'15" EAST a distance of 112.01 feet to a capped iron rod found for corner at the northerly corner of Lot 20, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet H, Slide 63 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 20, SOUTH 43°16'22" WEST a distance of 231.39 feet to a capped iron rod found for corner;

THENCE continuing along said common line, SOUTH 46°43'37" EAST a distance of 444.69 feet to a point for corner at an ell corner of Lot 6, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 6 as follows:

SOUTH 01°40'00" EAST a distance of 29.38 feet to a capped iron rod found for corner;

SOUTH 43°16'22" WEST a distance of 55.03 feet to a capped iron rod found for corner;

SOUTH 01°43'35" EAST a distance of 23.89 feet to a capped iron rod found for corner;

SOUTH 46°43'37" EAST a distance of 213.68 feet to a capped iron rod found for corner in the northwesterly line of Tubbs Road an 85 feet wide right of way dedicated by Cabinet G, Slide 11 (MRRCT) and being the beginning of a non-tangent curve to the left having a radius of 1042.50 feet and a chord bearing of SOUTH 46°08'05" WEST;

THENCE along the northwesterly line of said Tubbs Road and along said non-tangent curve to the left through a central angle of 03°44'34" for an arc length of 68.10 feet to a capped iron rod found for corner at the easterly corner of Lot 7, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 7 as follows:

NORTH 46°43'37" WEST a distance of 210.30 feet to a capped iron rod found for corner;

SOUTH 88°16'25" WEST a distance of 28.49 feet to a capped iron rod found for corner and being the beginning of a non-tangent curve to the left having a radius of 1411.52 feet and a chord bearing of SOUTH 35°33'50" WEST;

Along said non-tangent curve to the left through a central angle of 15°40'34" for an arc length of 386.19 feet to a capped iron rod found for corner in the northwest line of Lot 9, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 9, SOUTH 27°14'58" WEST a distance of 32.73 feet to a capped iron rod found for corner in the northeasterly line of Summer Lee Drive a variable width right of way;

THENCE along said Summer Lee drive as follows:

NORTH 62°45'02" WEST a distance of 177.12 feet to a capped iron rod found for corner and being the beginning of a curve to the right having a radius of 825.00 feet and a chord bearing of NORTH 59°39'54" WEST;

Along said curve to the right through a central angle of 06°10'17" for an arc length of 88.86 feet to a capped iron rod found for corner;

NORTH 56°34'45" WEST a distance of 524.21 feet to a capped iron rod found for corner at the southerly corner of Lot 12, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 12, NORTH 36°10'29" EAST a distance of 125.10 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 46°43'37" WEST a distance of 257.70 feet to a capped iron rod found for corner in the southeast line of Lot 9, Block A of Horizon Ridge Center an addition to the City of Rockwall according to the plat recorded in Cabinet E, Slide 149 (MRRCT);

THENCE along the common line of said Lot 22 and Lot 9, NORTH 33°25'38" EAST a distance of 30.95 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 56°34'45" WEST a distance of 270.62 feet to a capped iron rod found for corner in the southeast line of said Rockwall Parkway and being the beginning of a non-tangent curve to the left having a radius of 915.00 feet and a chord bearing of NORTH 27°49'52" EAST;

THENCE along the southeast line of said Rockwall Parkway and along said non-tangent curve to the left through a central angle of 06°58'50" for an arc length of 111.48 feet to the POINT OF BEGINNING;

CONTAINING 18.867 acres or 821,863 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL REGIONAL HOSPITAL, LLP**, the undersigned owner of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

ROCKWALL REGIONAL HOSPITAL, LLP

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2017

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P_____

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 23, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 22, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:	Engineer:
Rockwall Regional Hospital, LLP 612 E. Lamar Blvd., Suite 100 Arlington, Texas 76011	ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021

Scale:	1" = 60'
Date:	July 11, 2017
Technician:	Bedford
Drawn By:	Bedford

Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	ROCKWALL HOSPITAL LOT 22 RP
Job. No.	552-114
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet: 3 Of: 3

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\MOB PRESBYTERIAN\ROCKWALL HOSPITAL LOT 22 RP 2017-07-11.dwg, RP-3, 7/12/2017 10:10:16 AM

Presbyterian Hospital of Rockwall Addition

Polyline Report **Fri Nov 04 11:53:10 2016**

Northing	Easting	Bearing	Distance
7010788.96	2591777.28		
Radius: 825.00	Chord: 88.82	Degree: 6°56'42"	Dir: Right
Length: 88.86	Delta: 6°10'17"	Tangent: 44.47	
Chord BRG: N 59°39'54" W	Rad-In: N 27°14'58" E	Rad-Out: N 33°25'15" E	
Radius Point: 7011522.41,2592155.02			
7010833.82	2591700.62		
		N 56°34'45" W 524.21	
7011122.55	2591263.09		
		N 36°10'29" E 125.10	
7011223.53	2591336.93		
		N 46°43'37" W 257.70	
7011400.18	2591149.30		
		N 33°25'38" E 30.95	
7011426.01	2591166.35		
		N 56°34'45" W 270.62	
7011575.06	2590940.48		
Radius: 915.00	Chord: 111.41	Degree: 6°15'43"	Dir: Left
Length: 111.48	Delta: 6°58'50"	Tangent: 55.81	
Chord BRG: N 27°49'52" E	Rad-In: N 58°40'43" W	Rad-Out: N 65°39'33" W	
Radius Point: 7012050.72,2590158.83			
7011673.59	2590992.49		
		S 46°43'37" E 146.22	
7011573.36	2591098.96		
		N 43°16'22" E 536.58	
7011964.04	2591466.77		
		S 46°43'37" E 566.96	
7011575.40	2591879.57		
		N 43°16'22" E 233.23	
7011745.22	2592039.44		
		S 45°47'15" E 112.01	
7011667.11	2592119.73		
		S 43°16'22" W 231.39	
7011498.63	2591961.12		
		S 46°43'37" E 444.69	
7011193.81	2592284.90		
		S 01°40'00" E 29.38	
7011164.44	2592285.75		
		S 43°16'22" W 55.03	
7011124.38	2592248.03		
		S 01°43'35" E 23.89	
7011100.50	2592248.75		
		S 46°43'37" E 213.68	
7010954.02	2592404.33		
Radius: 1042.50	Chord: 68.09	Degree: 5°29'46"	Dir: Left
Length: 68.10	Delta: 3°44'34"	Tangent: 34.06	
Chord BRG: S 46°08'05" W	Rad-In: S 41°59'38" E	Rad-Out: S 45°44'12" E	
Radius Point: 7010179.22,2593101.81			
7010906.84	2592355.24		
		N 46°43'37" W 210.30	
7011051.00	2592202.12		
		S 88°16'25" W 28.49	

7011050.14 2592173.64
  Radius: 1411.52 Chord: 384.99 Degree: 4°03'33" Dir: Left
  Length: 386.19 Delta: 15°40'34" Tangent: 194.31
  Chord BRG: S 35°33'50" W Rad-In: S 46°35'53" E Rad-Out: S 62°16'27" E
  Radius Point: 7010080.27,2593199.18
7010736.96 2591949.73
                S 27°14'58" W 32.73
7010707.87 2591934.74
                N 62°45'02" W 177.12
7010788.96 2591777.28

Closure Error Distance> 0.0000
Total Distance> 4904.92
Polyline Area: 821863 sq ft, 18.867 acres

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/25/2017

APPLICANT: Mike Swiercinsky; *7.1 Ridge, LLC*

AGENDA ITEM: **P2017-037**; *Lot 1, Block A, Sky Ridge Addition*

SUMMARY:

Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a final plat for Lot 1, Block A, Sky Ridge Addition being a 8.583-acre tract of land currently identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located west of the intersection of W. Yellow Jacket Lane and Ridge Road (*FM-740*), and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat an 8.583-acre tract of land [*i.e. Tracts 4 and 19 of the E.P.G. Chisum Survey, Abstract No. 64*] into one parcel [*i.e. Lot 1, Block A, Sky Ridge Addition*] for the purpose of establishing sanitary sewer, detention, and drainage easements.

- ☑ On January 20, 2015, the City Council approved a Treescape Plan [*MIS2014-018*], which showed a total of 1,532 inches of required mitigation. The applicant was approved to pay a lump sum of $111,262. This will be required to be satisfied prior to filing of final platting.

- ☑ A preliminary plat [*P2017-003*] showing the property to be subdivided into seven (7) lots was approved by City Council on February 20, 2017.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the *final plat* for *Lots 1, Block A, Sky Ridge Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	7/17/2017	LM
Project Number	P2017-037	**Owner**	SKY INVESTMENT PROPERTY, INC	**Approved**		
Project Name	Sky Ridge Addition	**Applicant**	7.1 RIDGE LLC	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	7/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
FM740	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	19	NULL	19	0064-0000-0019-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/17/2017	7/24/2017	7/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	7/17/2017	7/24/2017	7/19/2017	2	COMMENTS	See Comment
(7/19/2017 2:42 PM AW) Add note to plat: "All open spaces, drainage easements, drainage & detention easements, and other common area shall be repaired, replaced, and maintained by property owner." Need to pay siren fee = $147.46 Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Need to label 100 year flood plain with cross sections and elevations							
FIRE	Ariana Hargrove	7/17/2017	7/24/2017	7/20/2017	3	APPROVED	
GIS	Lance Singleton	7/17/2017	7/24/2017	7/20/2017	3	APPROVED	
PLANNING	David Gonzales	7/17/2017	7/24/2017	7/19/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a final plat for Lot 1, Block A, Sky Ridge Addition being a 8.583-acre tract of land currently identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located west of the intersection of W. Yellow Jacket Lane and Ridge Road (FM-740), and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 1, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-037" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a building permit.
4. Tie at least two (2) corners to city monumentation.
5. Notary not necessary when plat stamped by surveyor - page 2.
5. Change Title Block to read:

Final Plat
Lot 1, Block A
Sky Ridge Addition
Being 8.583-Acres
Situated within the E.P. Gaines Chisum Survey, Abstract No. 64
City of Rockwall, Rockwall County, Texas

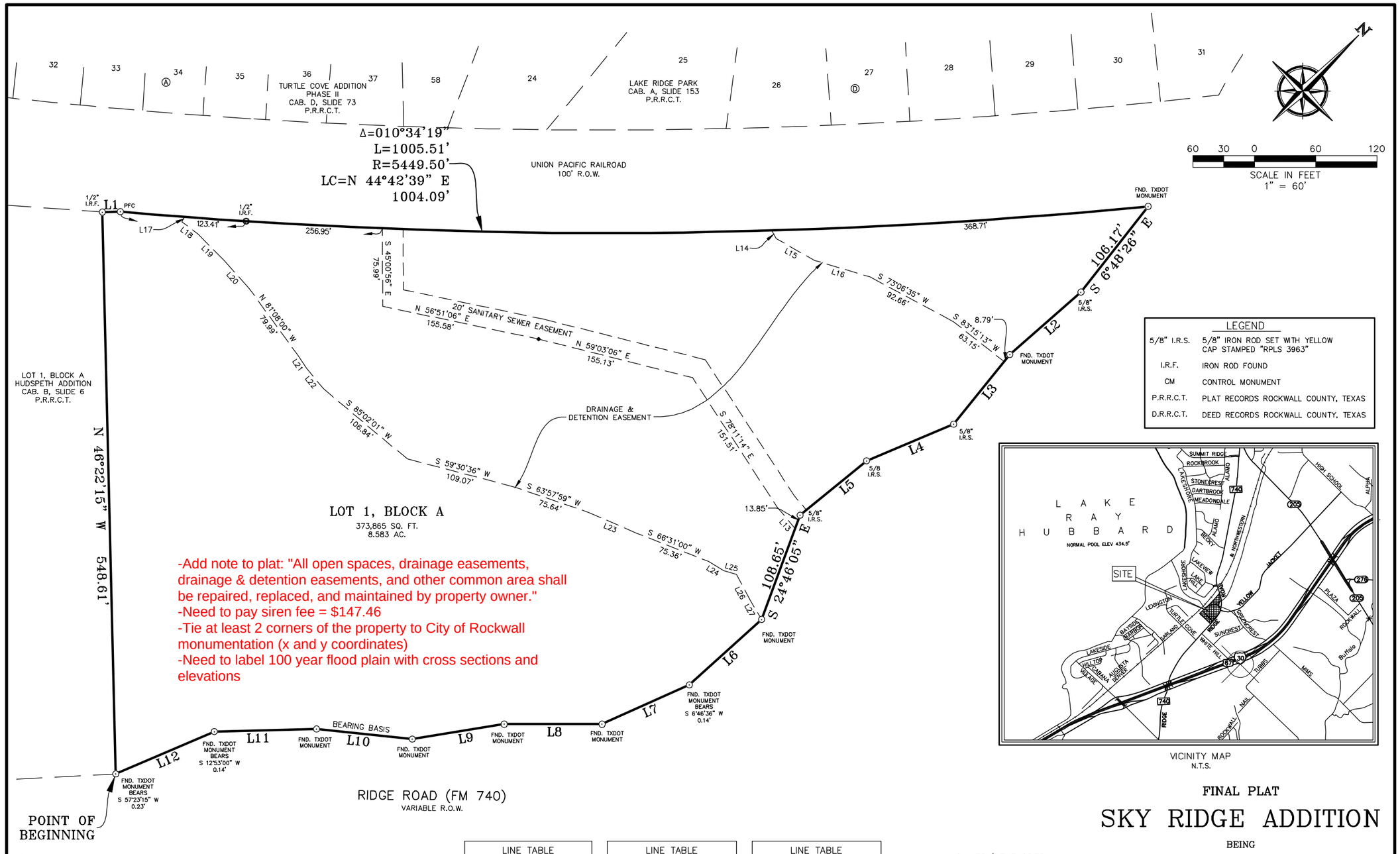
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: Tuesday, July 25, 2017 (6:00p.m.)

City Council - Consent : Monday, August 7, 2017 (6:00 p.m.)



VICINITY MAP
N.T.S.

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. A 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all Lot, Block, and ROW corners, whenever possible, following the completion of all construction for this addition.
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 43°40'54" E	17.68'
L2	S 3°35'17" W	92.39'
L3	S 6°04'59" E	87.39'
L4	S 22°08'13" W	92.43'
L5	S 5°55'01" W	83.73'
L6	S 2°42'35" W	95.18'
L7	S 20°51'26" W	93.55'
L8	S 45°02'32" W	95.68'
L9	S 35°55'01" W	91.06'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L10	S 50°59'46" W	93.83'
L11	S 43°33'23" W	100.02'
L12	S 21°45'18" W	104.89'
L13	S 85°03'18" E	26.70'
L14	N 75°43'13" W	9.05'
L15	S 74°36'21" W	42.86'
L16	S 61°43'52" W	56.64'
L17	N 20°06'42" W	5.49'
L18	S 81°35'29" W	19.76'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L19	N 89°44'14" W	36.19'
L20	N 86°44'02" W	36.50'
L21	N 78°38'08" W	16.60'
L22	N 84°42'04" W	25.46'
L23	S 68°15'14" W	51.08'
L24	S 76°21'23" W	17.77'
L25	S 60°55'21" W	12.46'
L26	N 73°08'15" W	28.82'
L27	N 75°45'19" W	21.85'

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT

SKY RIDGE ADDITION

BEING

8.583 ACRES

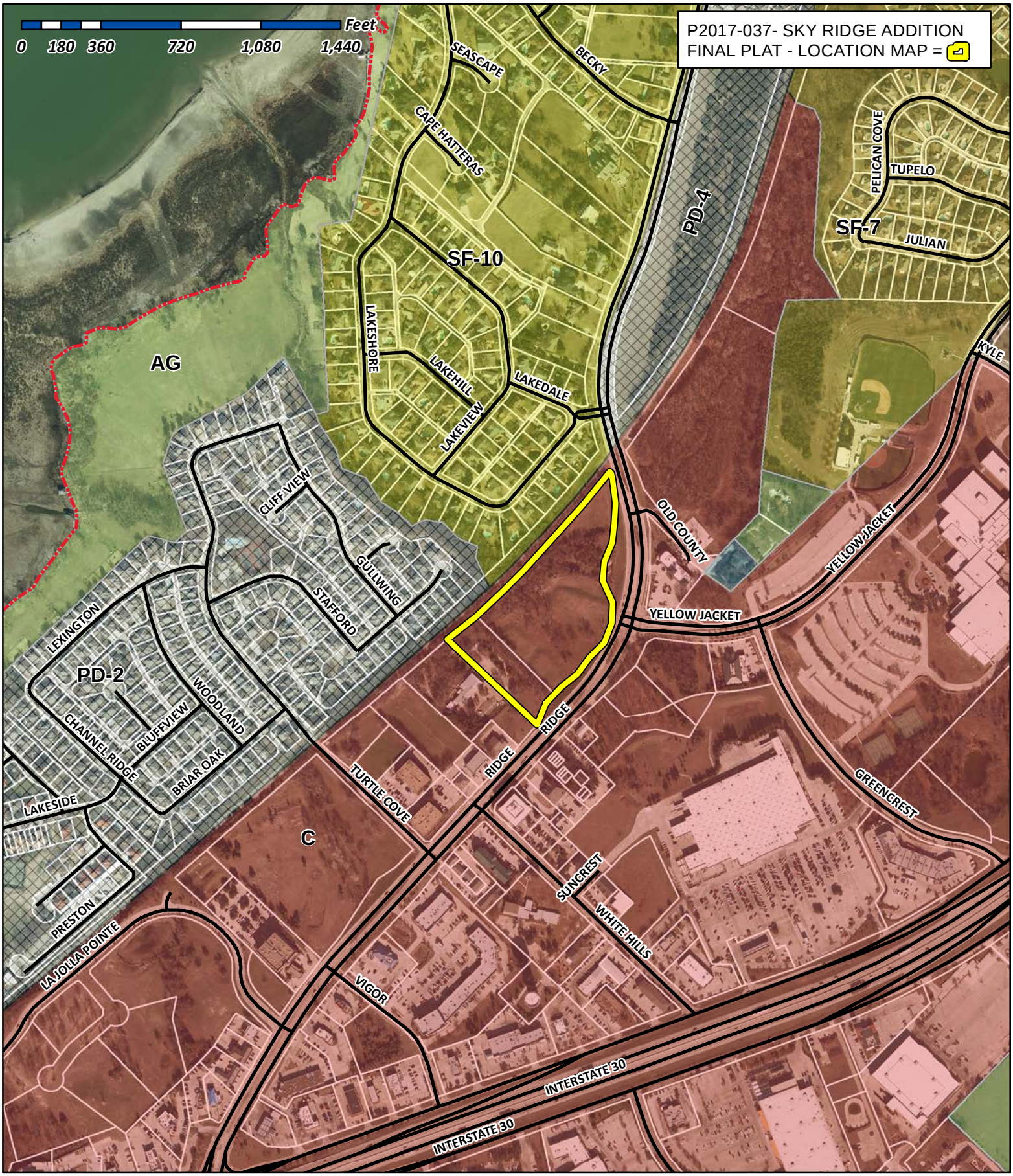
SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 13, 2017

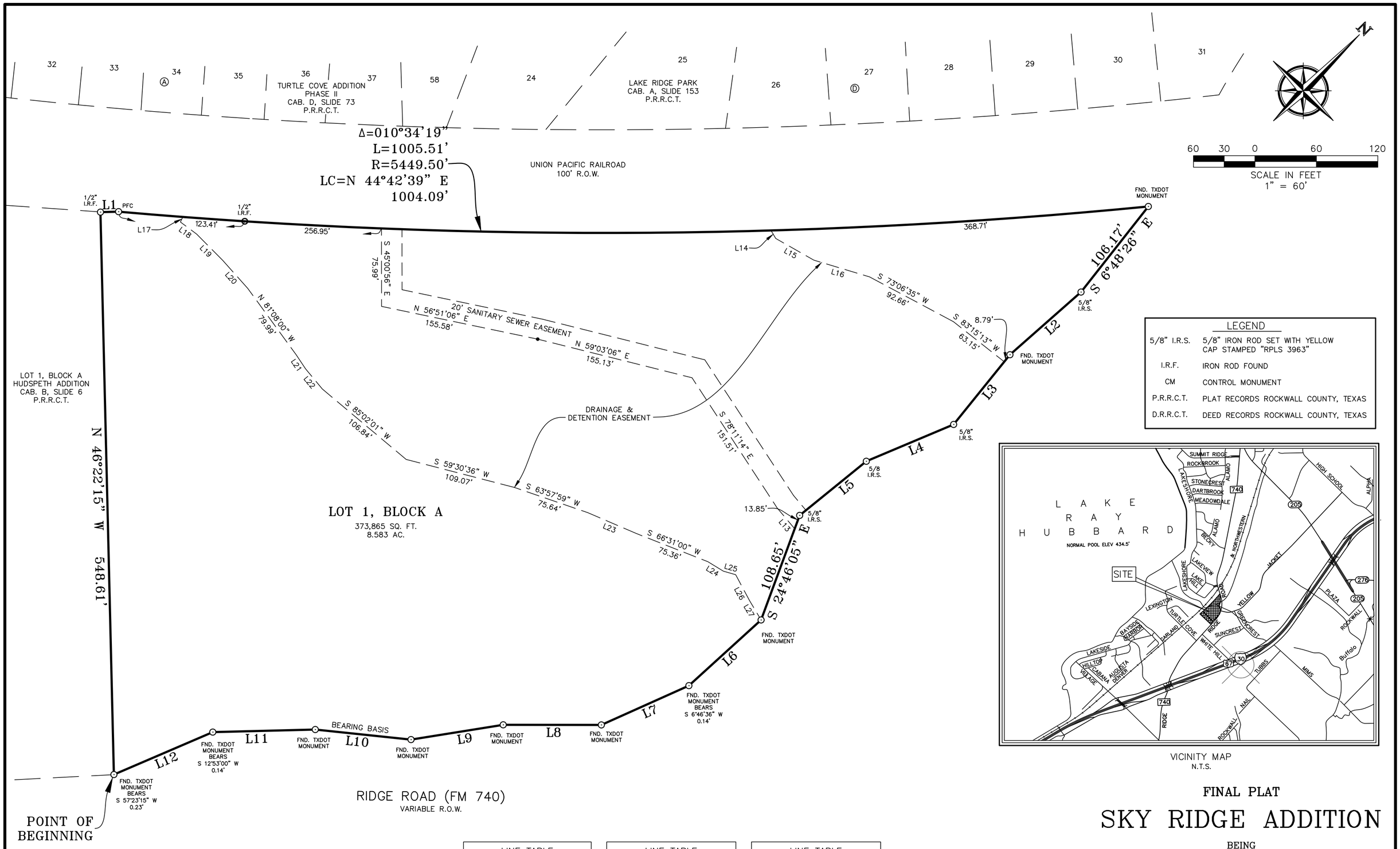
03775\DWG\3775 Final Plat.dwg



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
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LAND SURVEYOR
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FINAL PLAT

SKY RIDGE ADDITION

BEING

8.583 ACRES

SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
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(972) 941-8400 FAX (972) 941-8401

DATE: JULY 13, 2017

03775\DWG\3775 Final Plat.dwg

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING an 8.583 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a 7.01 acre tract of land (Tract I) and all of a 1.57 acre tract of land (Tract II), as described in deed to 7.1 Ridge, LLC, as recorded in Instrument 20160000018015, Deed Records, Rockwall County, Texas, said 8.583 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a the south corner of said 1.57 acre tract, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 750 (FM 740) (Ridge Road), a variable width right-of-way from which a TXDOT disk monument found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said 1.57 acre tract, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said 1.57 acre tract and the north corner of said Lot 1, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said 1.57 acre tract, a distance of 17.68 feet to the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, whose chord bears North 44 degrees 42 minutes 39 seconds East, a distance of 1004.09 feet;

THENCE Northeasterly, along the common line of said Railroad, said 1.57 acre tract and said 7.001 acre tract and with said curve to the left, through a central angle of 10 degrees 34 minutes 19 seconds, an arc distance of 1005.51 feet to a TXDOT disk monument found for the north corner of said 7.001 acre tract in the northeast right-of-way line of said FM 740;

THENCE Southwesterly, along the northwest lines of said FM 740, the following courses:

South 06 degrees 48 minutes 26 seconds East, a distance of 106.17 feet to a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 03 degrees 35 minutes 17 seconds West, a distance of 92.39 feet to a TXDOT disk monument found for corner;

South 06 degrees 04 minutes 59 seconds East, a distance of 87.39 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 22 degrees 08 minutes 13 seconds West, a distance of 92.43 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 05 degrees 55 minutes 01 seconds West, a distance of 83.73 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 24 degrees 46 minutes 05 seconds East, a distance of 108.65 feet to a TXDOT disk monument found for corner;

South 02 degrees 42 minutes 35 seconds West, a distance of 95.18 feet to a point for corner from which a TXDOT disk monument found for reference bears South 06 degrees 46 minutes 36 seconds West, a distance of 0.14 feet;

South 20 degrees 51 minutes 26 seconds West, a distance of 93.55 feet to a TXDOT disk monument found for corner;

South 45 degrees 02 minutes 32 seconds West, a distance of 95.68 feet to a TXDOT disk monument found for corner;

South 35 degrees 55 minutes 01 seconds West, a distance of 91.06 feet to a TXDOT disk monument found for corner;

South 50 degrees 59 minutes 46 seconds West, a distance of 93.83 feet to a TXDOT disk monument found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT disk monument found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 373,865 square feet or 8.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SKY RIDGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SKY RIDGE ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: 7.1 RIDGE, LLC

_____
BY:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ___ DAY OF _____, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on July 13, 2017 for review by the City of Rockwall and other parties for comments and progression to an approved final plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____ , 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT

SKY RIDGE ADDITION

BEING

8.583 ACRES

SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 13, 2017 SHEET 2 OF 2

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: July 25, 2017

SUBJECT: Z2017-027; *SUP for Residence Hotel - Hyatt House*

On July 17, 2017, the City Council made a motion to postpone the public hearing and remand the case back to the Planning and Zoning Commission for the purpose of clarifying the applicant's request. Since the two (2) hotel cases (i.e. *Z2017-027 & Z2017-028*) involved a hotel and a residence hotel, the City Council want to ensure that the Planning and Zoning Commission understood that there would be kitchen facilities in the rooms. The City Council did approve *Case No. Z2017-028*, which was the applicants request for a hotel adjacent to the residence hotel. This means that the City Council public hearing for this case will be held on August 7, 2017. Should the Planning and Zoning Commission have any questions staff will be available.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Mahbub Dewan of *D1 Architect*

AGENDA ITEM: **Z2017-027**; *SUP for a Residence Hotel at La Jolla Pointe Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Mahbub Dewan, is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on a 5.217-acre parcel of land located south of IH-30, adjacent to Ralph Hall Court. The *subject property* is zoned Commercial (C) District. According to Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *residence hotel* requires a SUP within a Commercial (C) District.

The proposed four (4)-story *Residence Hotel* will be the *Hyatt House* brand and will have approximately 90 rooms available for extended stay. Extended -- *or long term* – stay is not only nightly, weekly, and/or monthly rental of the suites, but includes kitchen facilities that are available within the room. Although the *subject property* is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SO) Districts, it does not have direct frontage along IH-30 or Ridge Road. The property does have frontage along La Jolla Pointe Drive. The site can be accessed from Ridge Road and Village Drive (*exit from IH-30*), which connects to La Jolla Pointe and Laguna Drive. In addition, the site can be accessed from Catalina Drive via IH-30 Frontage Road. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign. As a note, the *subject property* is within the Scenic Overlay (SOV) District, which incorporates *special use standards* for structures exceeding 36-ft in height, and requires an SUP. Should the applicants request for the *Residence Hotel* be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories not to exceed 60-feet.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a conceptual rendering of the building, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north and adjacent to the *subject property* is which is a single-family residential development known as Lakeside Village, which is separated by a railway,

and adjacent to La Jolla Pointe Drive and Laguna Drive, and is zoned Planned Development No. 2 (PD-2) District.

South: Directly south of the *subject property* are several restaurants (*i.e. IHOP, Steak n Shake, Taco Cabana, Logan's Roadhouse, and Mellow Mushroom*) facing IH-30 Frontage Road with IH-30 beyond. This area is zoned Commercial (C) District.

East: Directly east of the *subject property* are vacant parcels associated with the La Jolla Pointe Phase 2 Addition, which are zoned Commercial (C) District.

West: Directly west of the *subject property* is the Hampton Inn and several restaurants (*i.e. Kyotos, Salt Grass Steakhouse, and Genghis Grill*) and BB&T Bank, which are zoned Commercial (C) District.

NOTIFICATION:

On June 29, 2017, staff mailed 45 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Residence Hotel* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

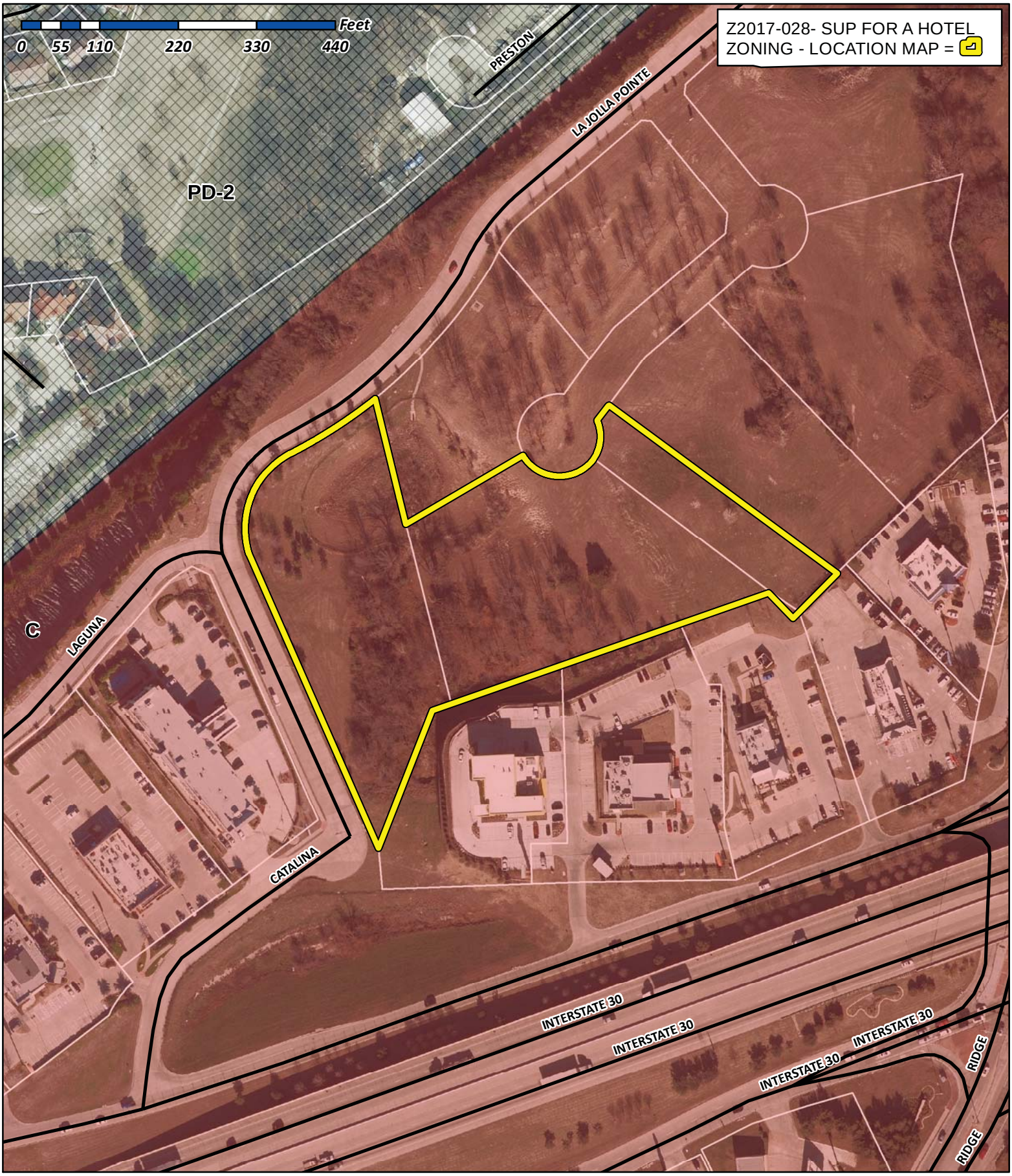
    (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the SUP ordinance; and,

    (b) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

    (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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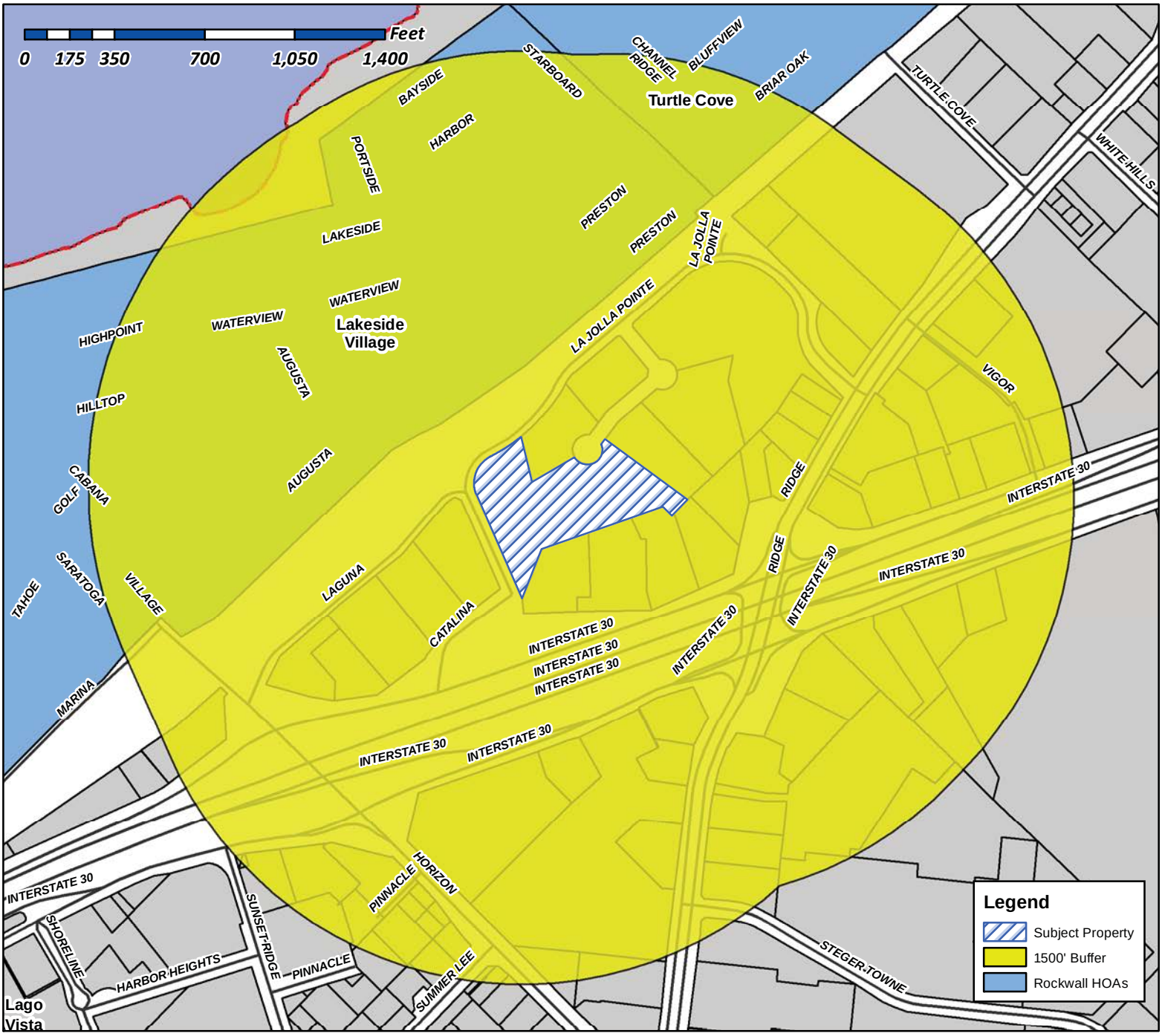
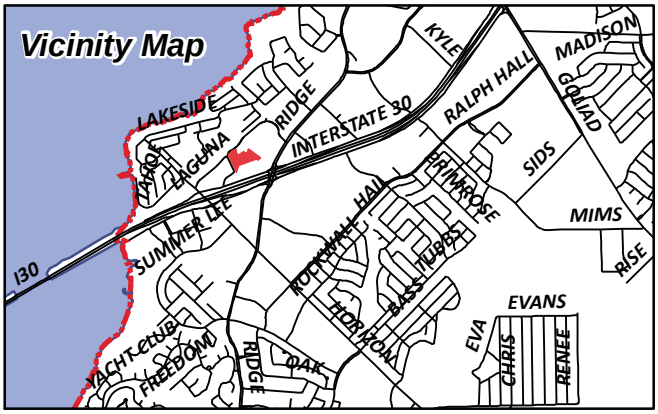


Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive

Date Created: *06/21/2017*

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, June 28, 2017 2:09 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***June 30, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/11/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/17/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-027-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Z2017-028-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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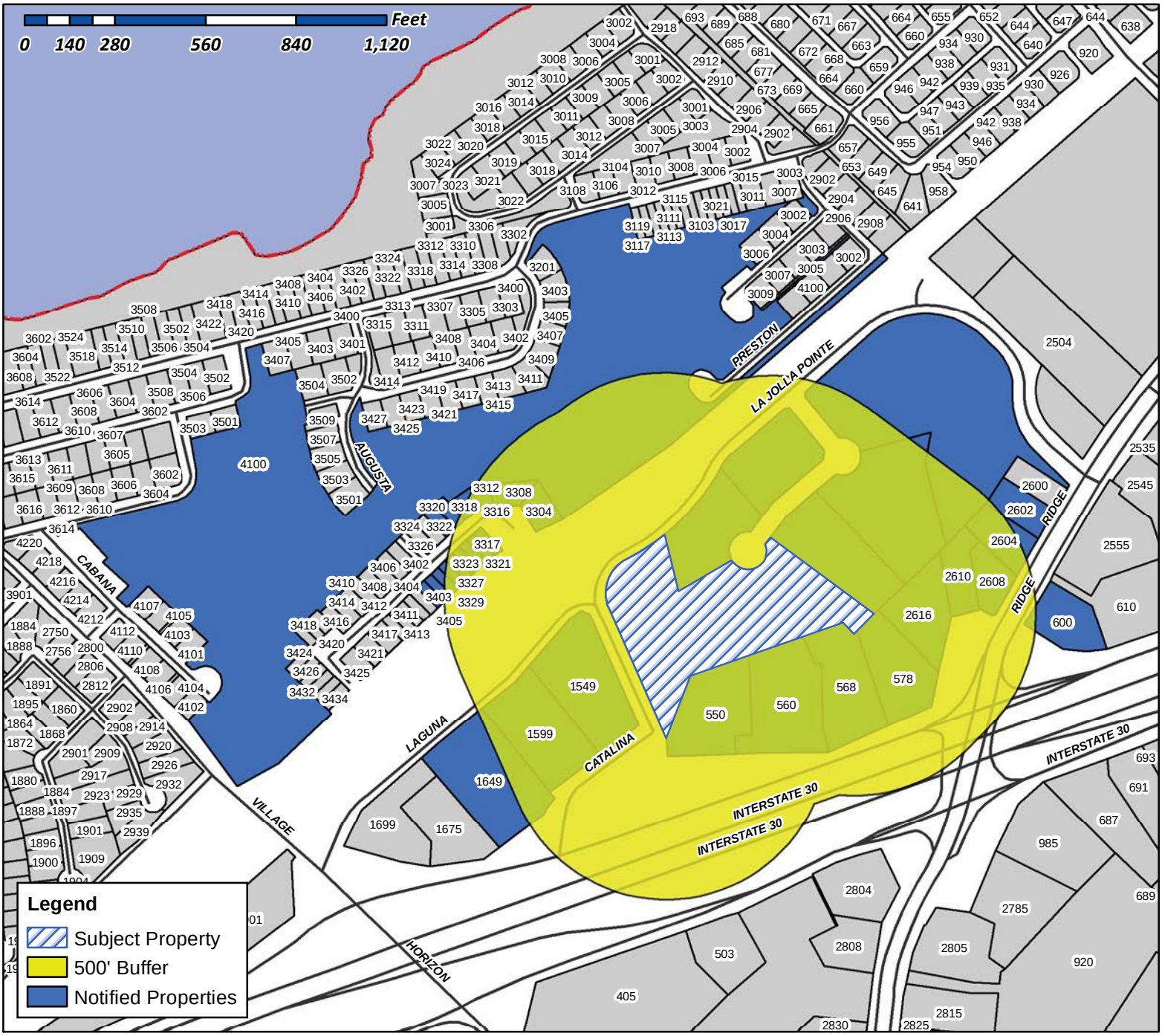

Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
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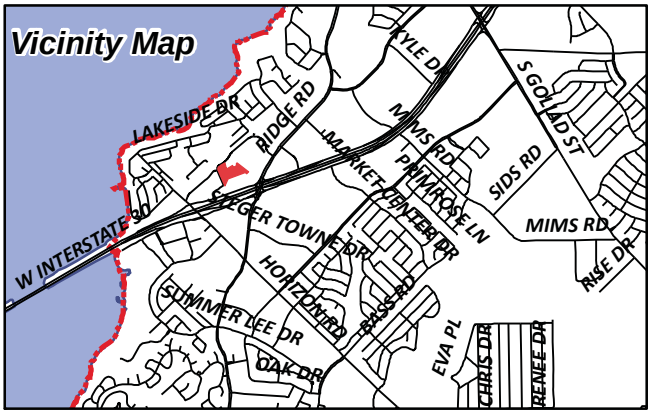


Date Created: 06/21/2017

For Questions on this Case Call (972) 771-7745

STEAK N SHAKE OPERATIONS, INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
19 S SHORE DR
GALVESTON, TX 77551

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

PREWITT LEE AND CONNIE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

GALLIGUEZ PRESILO & ANNABELLE
3403 AUGUSTA BLVD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

BT COLE TWO LLC
9400 N CENTRAL EXPRESSWAY #460
DALLAS, TX 75231

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE C/O
IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

To
Mr. Ryan Miller
Department of Planning & Zoning
City of Rockwall, Texas

June 15, 2017

Re: Specific Use Permit application
710 Benge Drive, Arlington, TX, 76013

Subject: Request for Specific Use Permit (SUP) for Limited Service Hotel "Hyatt Place"

Dear Mr. Miller,

On behalf of the owner and developer, I am requesting to Specific Use Permit for a Limited Service Hotel "Hyatt Place" by Hyatt Group on 5.217 Acre land at Lot 9, Lot 11 & Lot 8, Subdivision La Jolla Pointe, Phase-2 located south east corner of La Jolla Pointe Dr. & Laguna Dr., City of Rockwall, Texas.

1. Hotel will be limited service proto-type design by "Hyatt Place" Hyatt Group.
2. Building will be 4 story hotel c/w single story covered pool
3. Hotel exterior design will be based on proto-type design by franchise will comply the City of Rockwall design standard. Rendering attached for reference.
4. Hotel will comply City's Zoning, off street Parking and Landscape Requirements.
5. Present 5.217 acre land lots will be Re-platted into two separate lots.

Sincerely,

Mahub Dewan, NCARB AIA
President
D1 Architect & Associates Inc.

13601 Preston Rd. Suite: 820W, Carillon Tower, Dallas, TX, 75240
Tel: **(214) 738 3619** E-mail: mhdewan@gmail.com Web: **d1architect.com**



SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL-Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE-2 (WILL BE RE-PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + .75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, LIMITED SERVICE

A1 CONCEPT PLAN
SCALE 1"=30'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
1301 Preston Rd., Ste200N, Dallas, TX. 75248
Cell(214)738 3619 Buz(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

MAHBUB DEWAN Architect
1301 Preston Rd., Ste200N, Dallas, TX. 75248
Cell(214)738 3619 Buz(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER:

PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN STATE OF TEXAS 17851
June 16, 2017

REVISIONS: DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #: 05C-2017	
SHEET NO: A-1.01	


HYATT house
HYATT house

METES AND BOUNDS DISCRIPTION

BEING ALL OF LOTS 9, 10 AND 11 AND A PORTION OF LOT 8, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 11, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2, SAME BEING IN THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE (60' RIGHT OF WAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE NORTH 23°51'55" WEST A DISTANCE OF 438.29 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 87°15'39", A CORD BEARING NORTH 19°45'54" EAST A DISTANCE OF 165.60 FEET TO A REVERSED CURVE TO THE LEFT;

THENCE 406.73 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°18'33" AND A CHORD BEARING NORTH 45°44'27" EAST A DISTANCE OF 400.33 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°16'55" EAST A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 37°06'28" WEST A DISTANCE OF 59.78 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 301.36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 297°42'19" AND A CHORD BEARING SOUTH 52°53'32" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE NORTH 37°06'28" EAST A DISTANCE OF 37.31 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 53°10'30" EAST A DISTANCE OF 397.12 FEET TO A POINT;

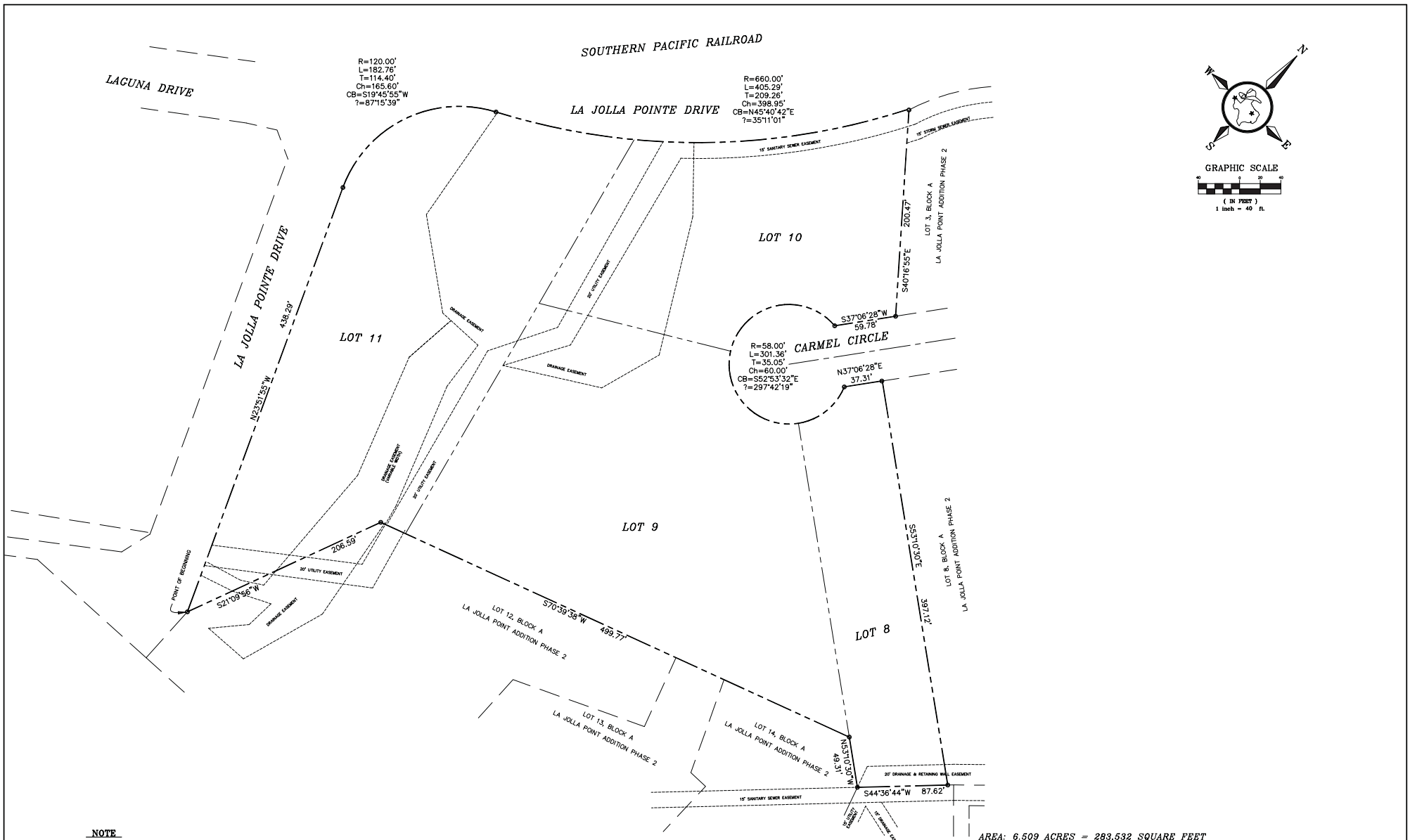
THENCE SOUTH 44°36'44" WEST A DISTANCE OF 87.62 FEET TO A POINT;

THENCE NORTH 53°10'30" WEST A DISTANCE OF 49.31 FEET TO A POINT;

THENCE SOUTH 70°39'38" WEST A DISTANCE OF 499.77 FEET TO A POINT;

THENCE SOUTH 21°09'56" WEST A DISTANCE OF 206.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.509 ACRES OR 283,532 SQUARE FEET OF LAND.

KISTENMACHER ENGINEERING COMPANY, INC
300 EAST MAIN STREET SUITE 220, EL PASO, TEXAS 79901 TELE.(915)-778-4476
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE. (214)-234-0011
JUNE 15, 2017



AREA: 6.509 ACRES = 283,532 SQUARE FEET

NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

DATE:	REVISION DESCRIPTION
BY:	

EXHIBIT

ALL OF LOTS 9,10,11 & PORTION OF LOT 8, BLOCK A REPLAT OF LA JOLLA POINTE, PHASE 2

CITY OF ROCKWALL — ROCKWALL COUNTY — TEXAS

DATE: JUNE 15, 2017 | SCALE: 1" = X40' | FILE NUMBER: LJP-PRELIM | DATA FILE: | DRAWN BY: RHT | FIELD BOOK: | CHECKED BY: CGK | SHEET 1 OF 1

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING · LAND PLANNING · SURVEYING
300 EAST MAIN STREET, SUITE 220 · EL PASO, TEXAS 79901 · 915-778-4476
6336 GREENVILLE AVE, SUITE C · DALLAS, TEXAS 75206 · 214-234-0011

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESIDENCE HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 5.217-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 8 AND ALL OF LOTS 9 AND 11, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) to allow for a *Residence Hotel* in a Commercial (C) District on a 5.217-acre parcel of land, identified as a portion of Lot 8 and all of Lots 9 and 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Residence Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified

DRAFT ORDINANCE 10.31.17

Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residence Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this SUP ordinance for the development of a *Hyatt House*; and,

2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 01.17.2017

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 07.11.2017

Exhibit 'A':
Legal Description

BEING all of Lots 9 and 11 and a portion of Lot 8, Block A, replat of La Jolla Pointe Addition, Phase 2 in the City of Rockwall, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Arther Surveying Company" found at the most southwesterly corner of Lot 11, Block a, replat of La Jolla Pointe Addition, Phase 2, same being in the east right of way line of La Jolla Pointe Drive (60' right of way);

THENCE along the east right of way line of La Jolla Pointe Drive north 23°51'55" west a distance of 438.29 feet to a ½" iron rod with cap stamped "Arther Surveying Company" found for the beginning of a tangent curve to the right having a radius of 120.00 feet, a central angle of 87°15'39", a cord bearing North 19°45'54" East a distance of 165.60 feet to a reversed curve to the left;

THENCE 136.79 feet along the arc of said curve and said south right of way line, having a radius of 660.00 feet, a central angle of 11°52'01" and a chord bearing North 57°27'21" East a distance of 136.45 feet to a point;

THENCE departing said south right of way line South 13°51'24" East a distance of 183.31 feet to a point;

THENCE North 60°03'24" East a distance of 191.31 feet to a point on the west right of way line of Carmel Circle and being the point of curvature of non-tangent curve to the left;

THENCE 172.49 feet along the arc of said non-tangent curve and said west right of way line, having a radius of 58.00 feet, a central angle of 170°23'27" and a chord bearing North 63°27'02" East a distance of 115.59 feet to a point on the south right of way line of Carmel Circle;

THENCE along the south right of way line of Carmel Circle North 37°06'28" East a distance of 37.31 feet to a point;

THENCE departing said south right of way line South 53°10'30" East a distance of 397.12 feet to a point;

THENCE South 44°36'44" West a distance of 87.62 feet to a point;

THENCE North 53°10'30" West a distance of 49.31 feet to a point;

THENCE South 70°39'38" West a distance of 499.77 feet to a point;

THENCE South 21°09'56" West a distance of 206.59 feet to the *POINT OF BEGINNING* and containing 5.219 acres or 227,349 square feet of land.

DRAFT ORDINANCE 07.11.2017

Exhibit 'B':
Conceptual Site Plan



DRAFT ORDINANCE

Exhibit 'C':
Conceptual Building Elevations



DRAFT
ORDINANCE

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/25/2017

APPLICANT: Juan J. Vasquez; *Vasquez Engineering, LLC.*

AGENDA ITEM: **SP2017-019;** Best Western Executive Residency

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SUMMARY:

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel on a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a *site plan* for the purpose of constructing a 44,761 SF hotel. The proposed hotel will be situated on a 1.74-acre parcel of land (Lot 1, Block A, Comfort Inn and Suites, Rockwall Towne Centre) that is situated adjacent to the shopping center and is zoned Commercial (C) District. The site is located within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts and is addressed as 700 E. IH-30.

On March 3, 2017, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. S-163*] to allow for a hotel in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District. The SUP limits the hotel to 33 residence suites, with the remaining 47 rooms being traditional hotel rooms (*i.e. not contain kitchen facilities*). The total number of rooms will be 80 rooms. The SUP also limits the structure to 60-feet in height and limits signage to a monument sign (*i.e. no pole sign shall be allowed*). Additionally, the SUP stipulates that the development shall generally be in conformance to the concept plan and building elevations depicted in the SUP ordinance. Since the approval of the SUP, the applicant has reduced the overall number of hotel rooms to 72.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed hotel will be four (4) stories, approximately 59-feet in height, and contain 44,761 SF. According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the hotel is a use permitted by SUP in a Commercial (C) District, and the SUP for a hotel [*Case No. Z2016-033*] was approved for the subject property on March 6, 2017. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within SUP Ordinance No. S-163 and the Unified Development Code (UDC) for properties located within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts and zoned Commercial (C) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*1-Acre*[1]	*X=1.742 Acres; In Conformance*
Minimum Lot frontage	*200-Feet*[1]	*~60-Feet; In Conformance*[2]
Minimum Lot Depth	*200-Feet*[1]	*X>200-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Front Yard Setback	*25-Feet*	*X>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=20-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=20-Foot; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*	*~58 Ft; In Conformance*[3]
Max Building/Lot Coverage	*60%*	*X=17.9%; In Conformance*
Minimum Masonry Requirement	*90%*	*X>90%; In Conformance*
Minimum Number of Parking Spaces	*72*	*72 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X>/= 20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*15%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*>14.8%; In Conformance*

NOTES: 1. When adjacent to IH-30 2. Existing lot of record-see below 3. Approved SUP for Height

LOT OF RECORD:

A *Lot of Record* is a parcel of land which is part of a subdivision, map, or plat of which was recorded in the office of the County Clerk of Rockwall County and/or a parcel of land not part of a subdivision, the deed of which has been recorded in the office of the County Clerk of Rockwall County prior to the adoption date of the ordinance from which the Unified Development Code (UDC) is derived and which has not been divided since recording. In the case, the subject property was originally platted in in 1986 [Lot 2, Block A, Rockwall Towne Center Phase 1]. Subsequently it was replatted in 1995 [Lot 4 R, Block A, Rockwall Towne Center Phase 1] and resembled in its current configuration. The subject property was replatted again in 2002 [Lot 2, Block A, Rockwall Towne Center Phase 4]. In 2005, the subject property was replatted [Lot 8, Block A, Rockwall Towne Center Phase 4] and later in 2005 was replatted again [Lot 8, Block A, Rockwall Towne Center Phase 4]. Since the subject property was replatted prior to the adoption of the minimum lot frontage requirements (i.e. minimum lot frontage of 200-feet) in the Unified Development Code in 2006, the lot is considered to be a *Lot of Record* and was allowed to be subsequently replatted in 2009 [Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Center]. This allowed the subject property to have a lot frontage of 60-feet. Since the subject property is a *Lot of Record*, the applicant will not be required to go to the Board of Adjustments for a variance to lot frontage requirements when replatting this property after the approval of this site plan

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On June 27, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to provide a rendering of the building, material samples of the stucco, and to utilize natural stone and thin brick instead of the proposed cultured stone and manufactured brick panels. The applicant has indicated he will meet all of the ARB's recommendations. Once the ARB reviews the revised renderings and materials, the Board will forward a recommendation to the Planning and Zoning Commission.

On July 11, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and material samples. Since the Board had additional questions, a recommendation of postponing the case was forwarded to the Planning and Zoning Commission. On July 11, 2017, the Planning and Zoning Commission's motion to postpone the case passed by a vote of 6-0 with Commissioner Lyons absent.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-019	**Owner**	PASTEM, CORP	**Applied**	6/16/2017 LM
Project Name	Best Western Plus Executive Residency	**Applicant**	VASQUEZ ENGINEERING, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	6/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
700 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/16/2017	6/23/2017	6/22/2017	6	APPROVED	
ENGINEERING	Amy Williams	6/16/2017	6/23/2017	6/21/2017	5	COMMENTS	See Comments

(6/21/2017 4:03 PM AW)
Dumpster to drain to oil/water separator
All parking adjacent to the building to be 20'x9'
All 18' parking to have 2' clear overhang and can't cross into adjacent property
No grate inlets allowed
No walls in any easements
Show existing water/sewer/drainage on plan
All easements to be 20' wide minimum
Some existing easements can't be abandoned because of existing utilities and drainage

Landscape Plan
Trees are too close to existing utilities. See markup

FIRE	Ariana Hargrove	6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	see comments

(6/22/2017 3:07 PM AA)
The required turning radius of a fire apparatus access road for buildings 30-feet or more and/or 3 or more stories in height shall have a minimum interior turning radius of 30 feet.

Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building.

GIS	Lance Singleton	6/16/2017	6/23/2017	6/21/2017	5	APPROVED	See Comments

(6/21/2017 4:14 PM LS)
Previous Comfort Inn requested 700 E INTERSTATE 30, ROCKWALL, TX 75087 for the address.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING		6/16/2017	6/23/2017	6/22/2017	6	COMMENTS	Comments

(6/22/2017 3:42 PM KB)

SP2017-019 Best Western Executive Residency Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 Please see markups

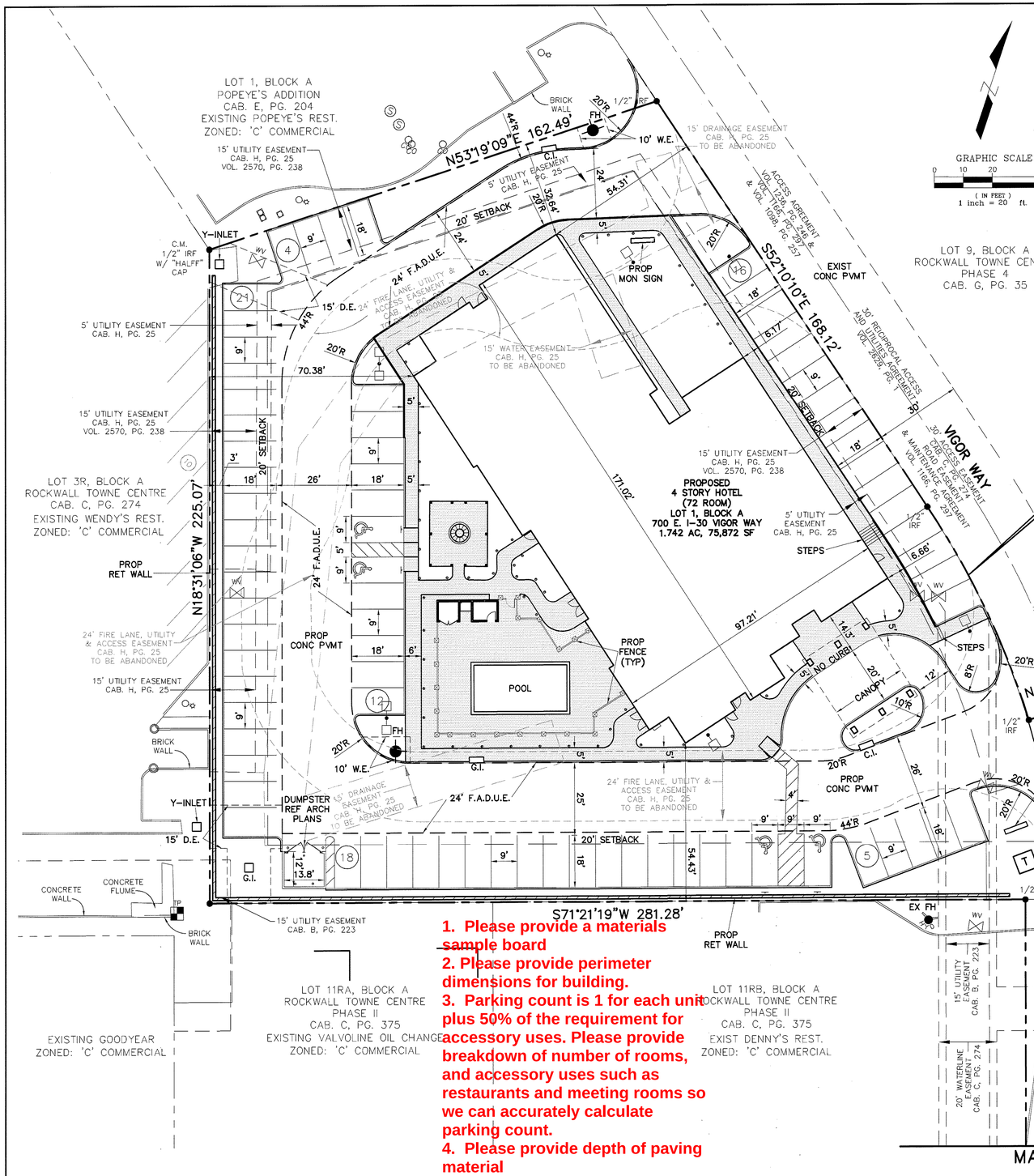
M.5 Please put the case number SP2017-019 in the lower right hand corner.

M.4 Please make these revisions and corrections, and provide any additional information that is requested by July 5, 2017.

M.5 The Planning & Zoning Worksession date for this case will be June 27, 2017. The Planning and Zoning Meeting for this case is July 11 2017. The City Council Meeting for this site plan is July 17, 2017 (if needed)

M.6 This site plan is required to go to Architectural Review Board—held at 5:00 p.m. on June 27, 2017.

I.7 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

BENCHMARKS:

BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER

ELEVATION - 545.93 FEET

NOTES:

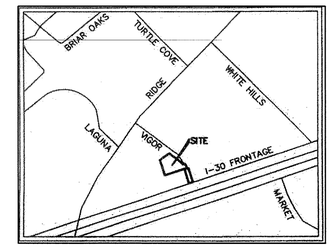
1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- (9) PARKING COUNT
- 4" CONC SIDEWALK
- PROP RETAIINING WALL
- F.A.D.U.E. FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- LIGHT POLE

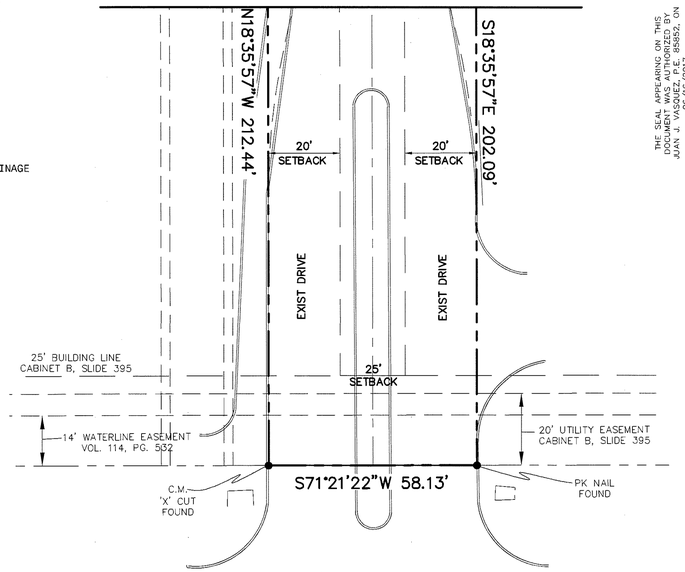
BLDG AREA TABLE:

1st FLOOR	13,558 SF
2ND FLOOR	10,401 SF
3RD FLOOR	10,401 SF
4TH FLOOR	10,401 SF
TOTAL	44,761 SF



LOCATION MAP
N.T.S.

MATCHLINE NORTH



INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

1. Please provide a materials sample board
2. Please provide perimeter dimensions for building.
3. Parking count is 1 for each unit plus 50% of the requirement for accessory uses. Please provide breakdown of number of rooms, and accessory uses such as restaurants and meeting rooms so we can accurately calculate parking count.
4. Please provide depth of paving material
5. Please indicate how you will be screening utility equipment and whether it is roof mounted or pad mounted.
6. Provide elevation of dumpster enclosure.

SITE PLAN
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
COMFORT INN & SUITES
1.742 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 16, 2017
CASE #SP2017-XXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
JAGH HOSPITALITY
996 EAST I-30
ROCKWALL, TEXAS 75087
TELE 972-722-3265
CONTACT: HIMMAT CHAUHAN

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 06/16/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

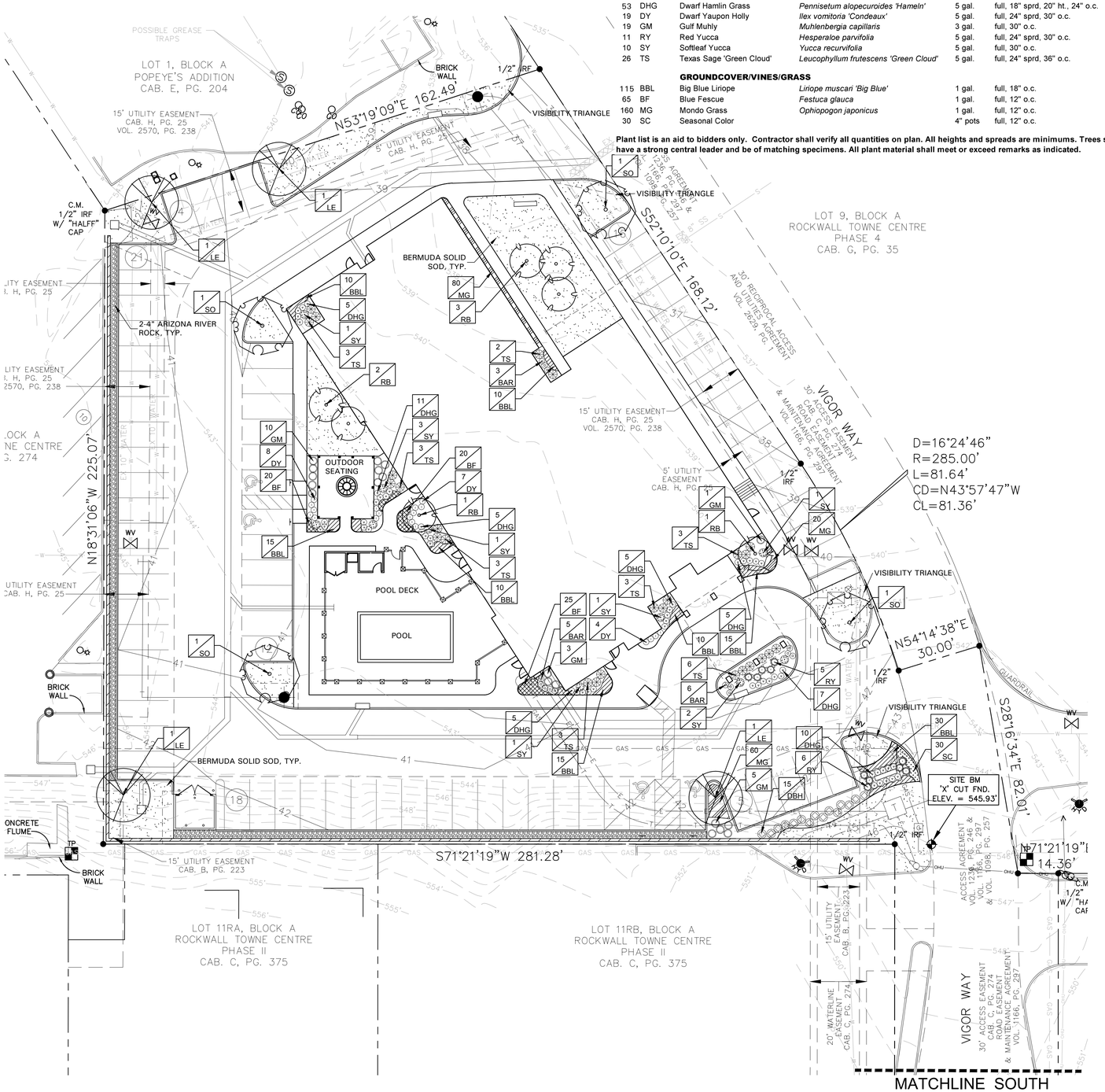
SITE PLAN PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
631-01\dwg\SP1-SITE PLAN.dwg
Date: 06/16/2017

SHEET
SP1

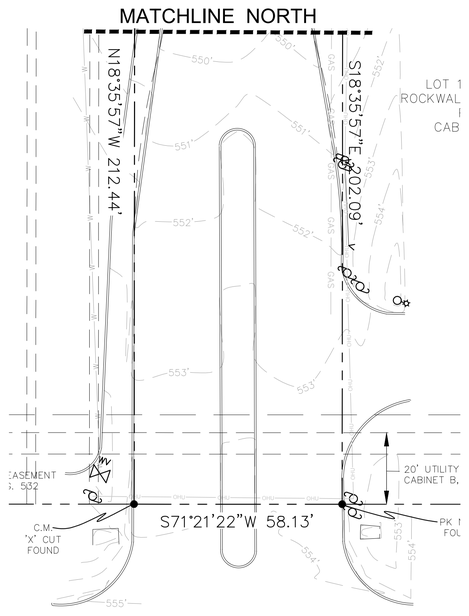
1. Trees must be planted at least 5 feet from water, sewer, and storm sewer lines.
2. Provide note indicating that irrigation will meet requirements of UDC.



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
14	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
11	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
115	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	*Ophiopogon japonicus*	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,373 s.f. (14.86%)

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:		11,299 / 75,872 SF = 14.8%
Pervious Area:		64,573 / 75,872 SF = 29.6%

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHALL INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS ADJACENT ON FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN DRUG OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST- FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

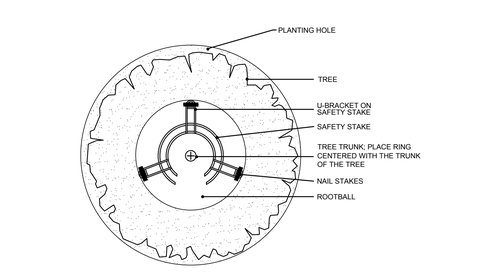
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

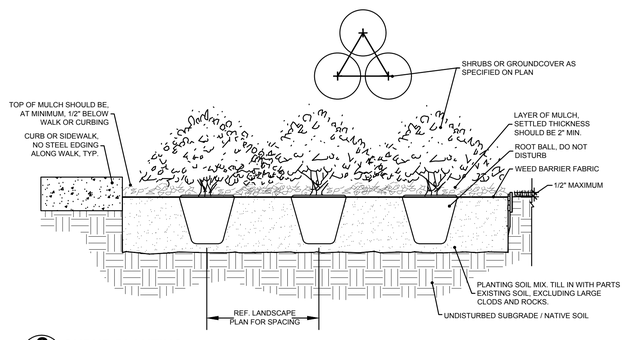
C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING
N.T.S.



2 SHRUB PLANTING
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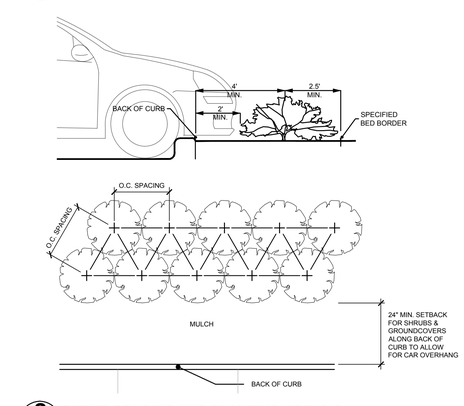
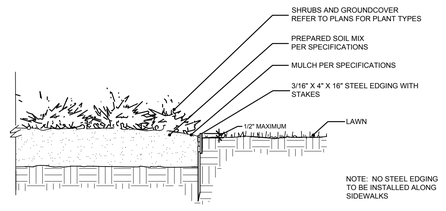
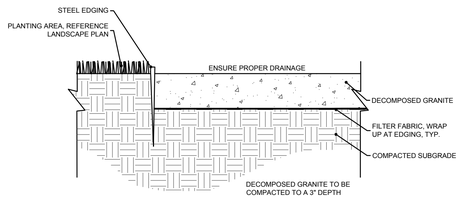


3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.



5 DECOMPOSED GRANITE
N.T.S.

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

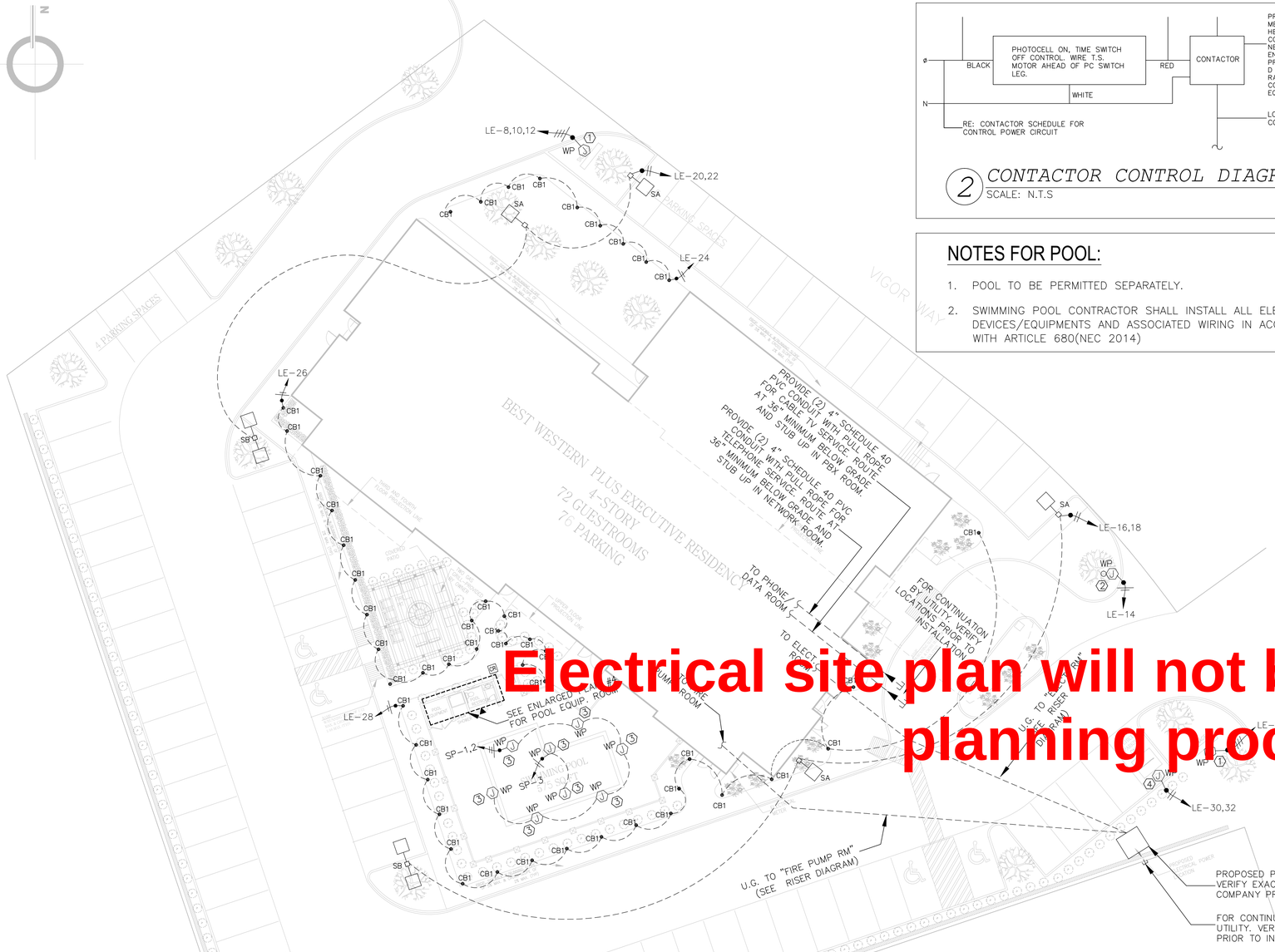
LANDSCAPE SPECIFICATIONS AND DETAILS

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale:	1" = 20'
Designed by:	AWR
Drawn by:	AWR
Checked by:	AWR
Date:	05/04/2017

SHEET
L1.2

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589



Electrical site plan will not be reviewed at site planning process

1 SITE PLAN
SCALE: 1/16"=1'-0"

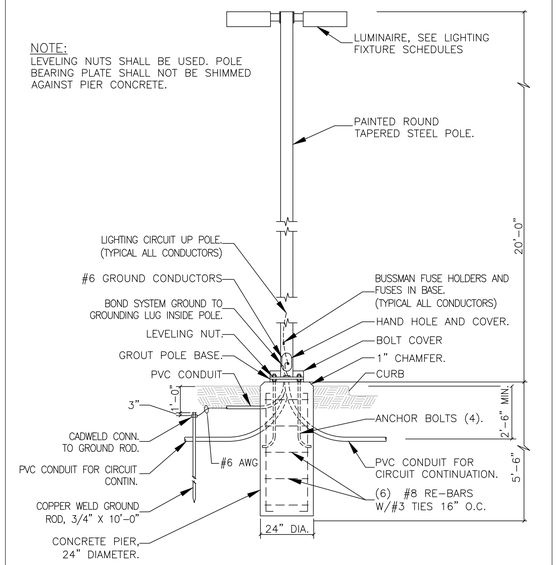
SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

2 CONTACTOR CONTROL DIAGRAM
SCALE: N.T.S

NOTES FOR POOL:

1. POOL TO BE PERMITTED SEPARATELY.
2. SWIMMING POOL CONTRACTOR SHALL INSTALL ALL ELECTRICAL DEVICES/EQUIPMENTS AND ASSOCIATED WIRING IN ACCORDANCE WITH ARTICLE 680(NEC 2014)

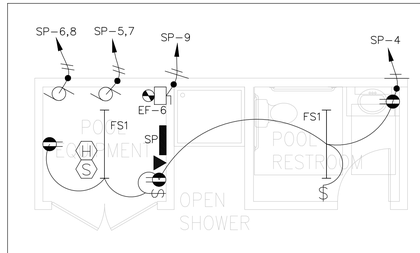
3 TYPICAL POLE BASE DETAIL
SCALE: N.T.S



KEY NOTES:

1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.
4. J.BOX FOR ELECTRIC VEHICLE CHARGING STATION.

4 ENLARGE POOL EQUIP. ROOM
SCALE: N.T.S



GENERAL SITE NOTES:

1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E6.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.

D.R. ASSOCIATES
ARCHITECTS
888 W. SAM HOUSTON PKWY S.
SUITE 120
HOUSTON, TX 77042
PH.(713)266-3304 FAX.(713)266-3305
EMAIL: info@dr-architects.com

JUNE 13, 2017

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED PROFESSIONAL ENGINEER

MEP GREEN DESIGNS & BUILD, PLLC.
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17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

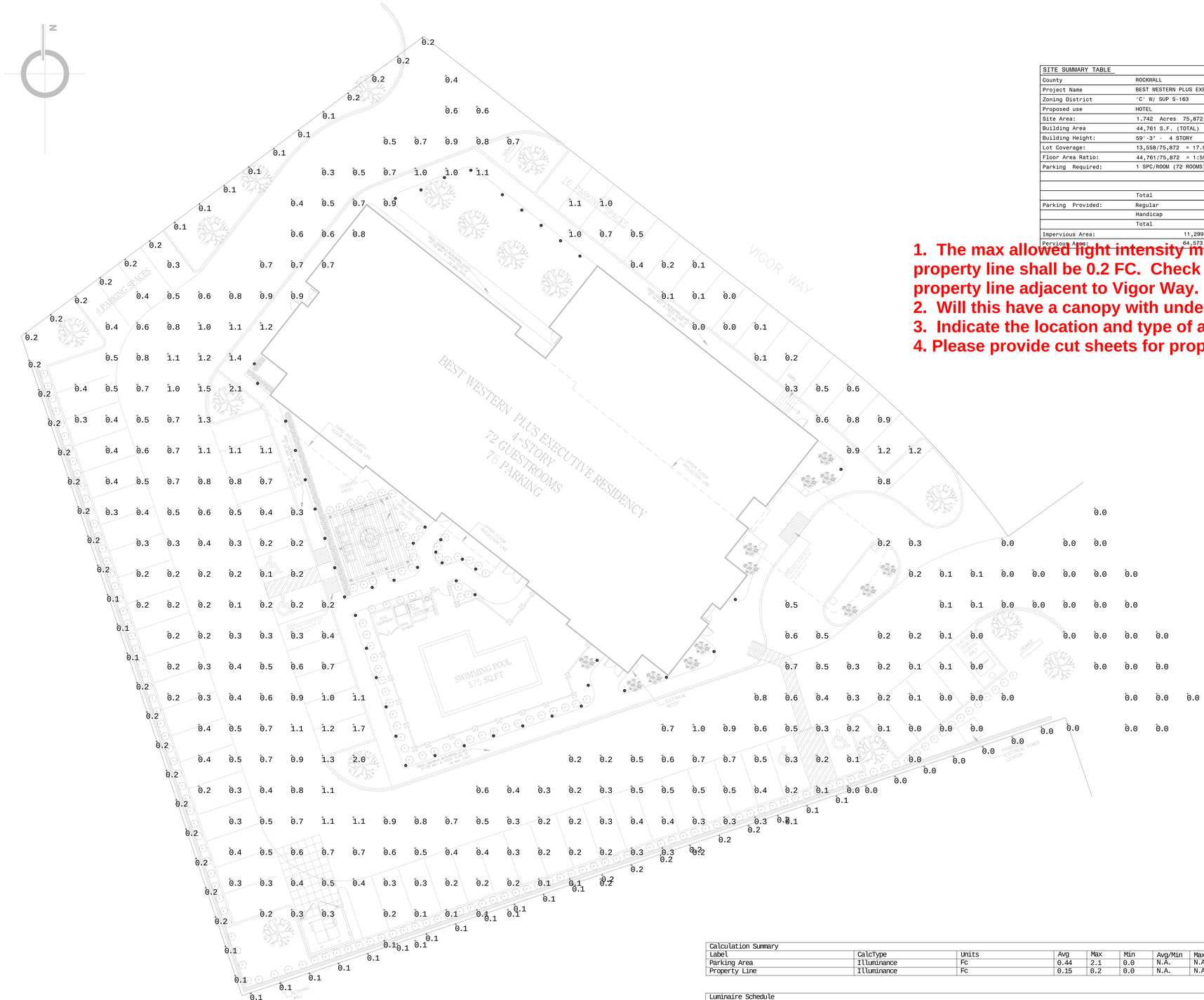
REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

ELECTRICAL SITE PLAN

SHEET TITLE
1/16" = 1'-0"
SCALE
#6091
PROJECT NUMBER
JUNE 13, 2017
DATE

E6.0
SHEET NUMBER



1 PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
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	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

1. The max allowed light intensity measured at the property line shall be 0.2 FC. Check light intensity at property line adjacent to Vigor Way.
2. Will this have a canopy with under-canopy lighting?
3. Indicate the location and type of all exterior lighting.
4. Please provide cut sheets for proposed lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	0.44	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_530_30K_R3_MVOLT	SINGLE	1.000	KAD LED 20C 530 30K R3 MVOLT	38	4123

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JUNE 13, 2017

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REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY

ROCKWALL, TX

PHOTOMETRIC PLAZE

SHEET TITLE

1/16" = 1'-0"
SCALE

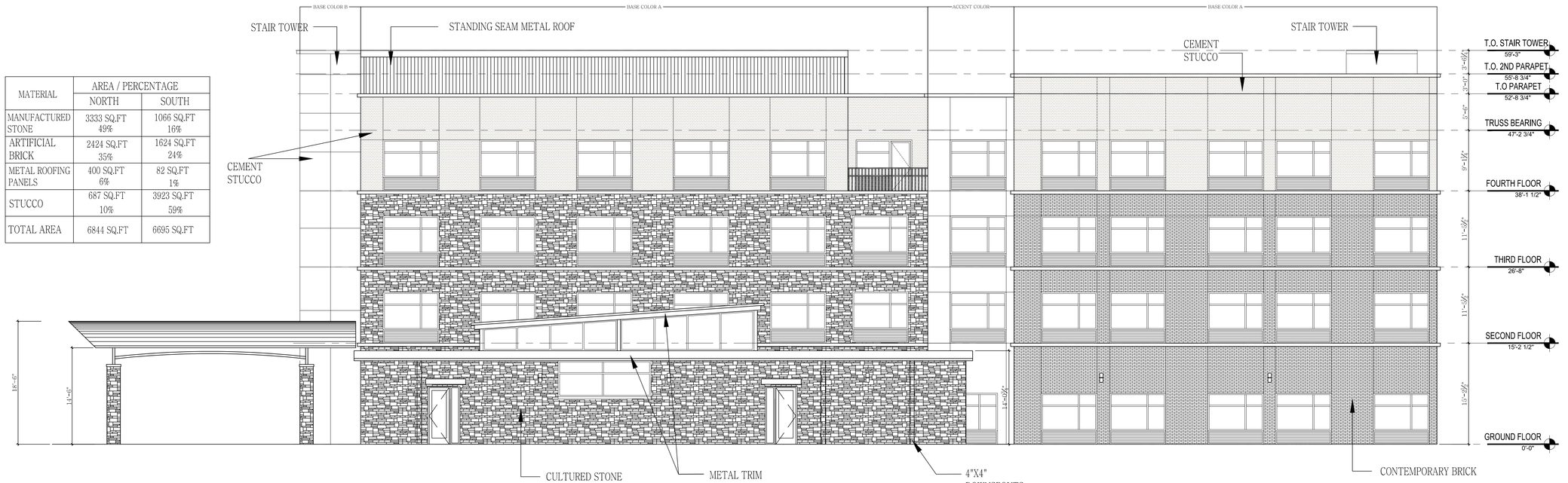
#6091
PROJECT NUMBER

JUNE 13, 2017
DATE

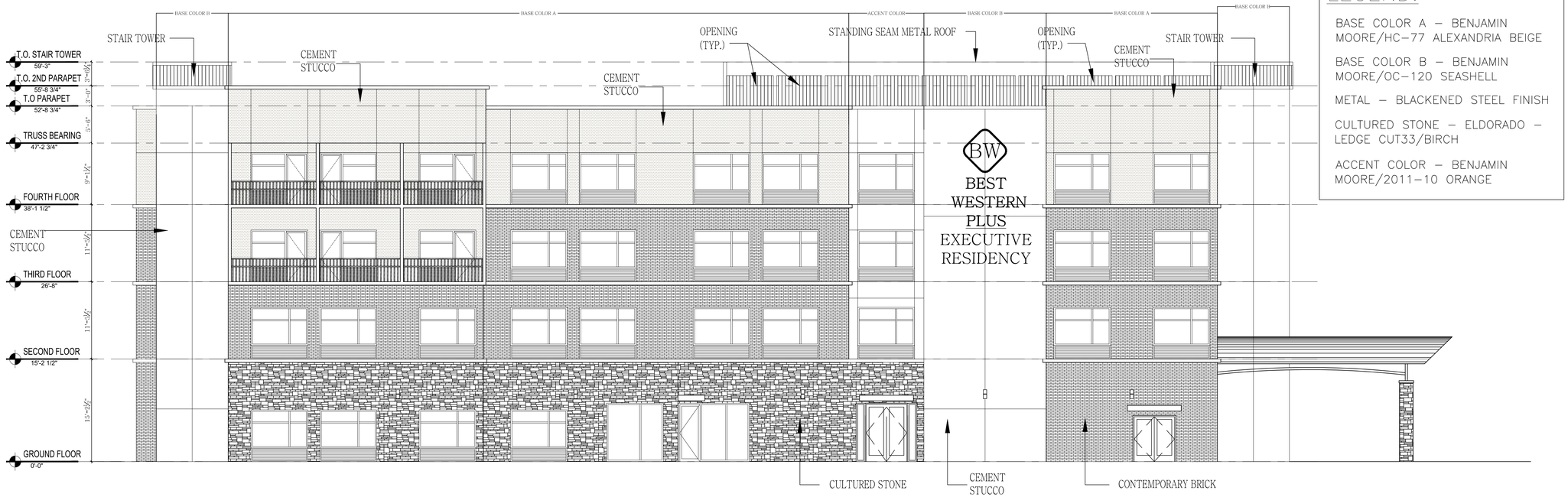
E6.1
SHEET NUMBER

Comments on next page

MATERIAL	AREA / PERCENTAGE	
	NORTH	SOUTH
MANUFACTURED STONE	3333 SQ.FT 49%	1066 SQ.FT 16%
ARTIFICIAL BRICK	2424 SQ.FT 35%	1624 SQ.FT 24%
METAL ROOFING PANELS	400 SQ.FT 6%	82 SQ.FT 1%
STUCCO	687 SQ.FT 10%	3923 SQ.FT 59%
TOTAL AREA	6844 SQ.FT	6695 SQ.FT



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR CLADDING LEGEND:

BASE COLOR A – BENJAMIN MOORE/HC–77 ALEXANDRIA BEIGE

BASE COLOR B – BENJAMIN MOORE/OC–120 SEASHELL

METAL – BLACKENED STEEL FINISH

CULTURED STONE – ELDORADO – LEDGE CUT33/BIRCH

ACCENT COLOR – BENJAMIN MOORE/2011–10 ORANGE

D.R. ASSOCIATES
ARCHITECTS
888 W. SAM HOUSTON PKWY S.
SUITE 120
HOUSTON, TX 77042
PH.(713)266-3304 FAX.(713)266-3305
EMAIL: info@d-r-architects.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS D. JARRELL, R.A. 6630 ON

6-1-17

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REVISIONS
1 2 3 4 5 6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

EXTERIOR ELEVATION
SHEET TITLE

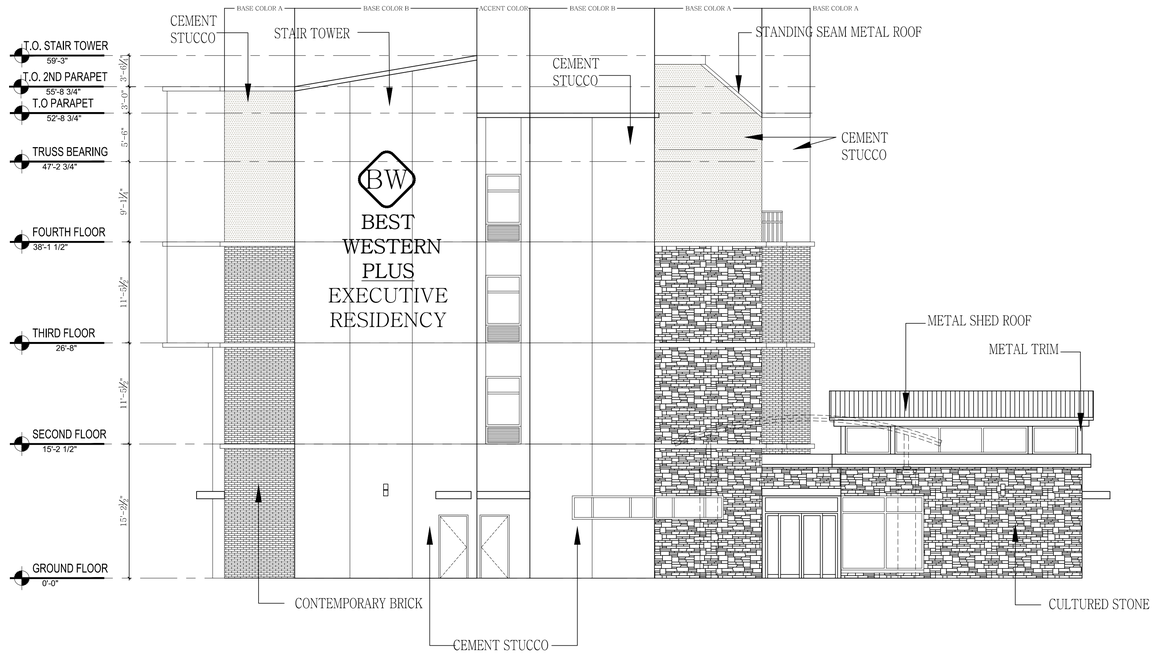
1/8" = 1'-0"
SCALE

#6091
PROJECT NUMBER

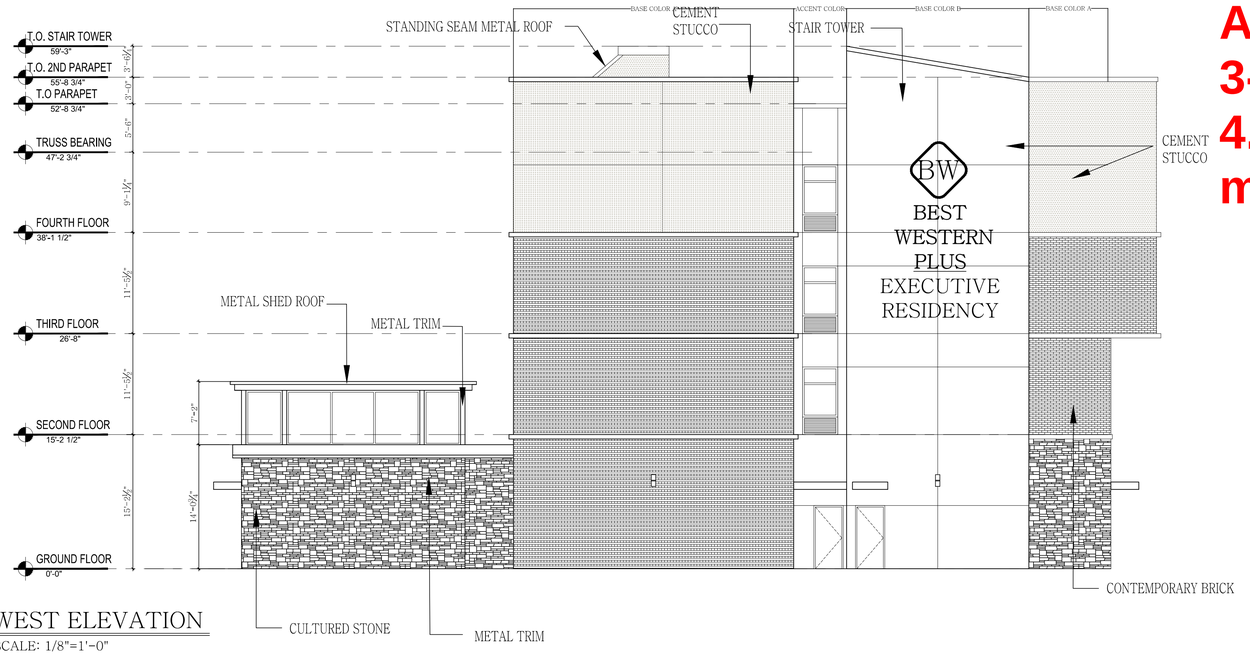
JUNE 2017
DATE

A05.0
SHEET NUMBER

MATERIAL	AREA / PERCENTAGE	
	EAST	WEST
MANUFACTURED STONE	720 SQ.FT 19%	528 SQ.FT 12%
ARTIFICIAL BRICK	435 SQ.FT 12%	1486 SQ.FT 35%
METAL ROOFING PANELS	- SQ.FT -%	- SQ.FT -%
STUCCO	2600 SQ.FT 69%	2227 SQ.FT 53%
TOTAL AREA	3755 SQ.FT	4241 SQ.FT



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"

1. Indicate elevations adjacent to Vigor Way
2. will need a variance for cultured stone and manufactured brick. The last few cases that requested cultured stone in the overlay district were denied.
3. Will need a variance for the amount of stucco. Stucco cannot exceed 50% of each facade and cannot be located in the first 4 feet of the building. Also stucco must be 3-part stucco
4. Please provide material samples

EXTERIOR CLADDING LEGEND:

BASE COLOR A – BENJAMIN MOORE/HC-77 ALEXANDRIA BEIGE

BASE COLOR B – BENJAMIN MOORE/OC-120 SEASHELL

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BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

EXTERIOR ELEVATION
SHEET TITLE

1/8" = 1'-0"
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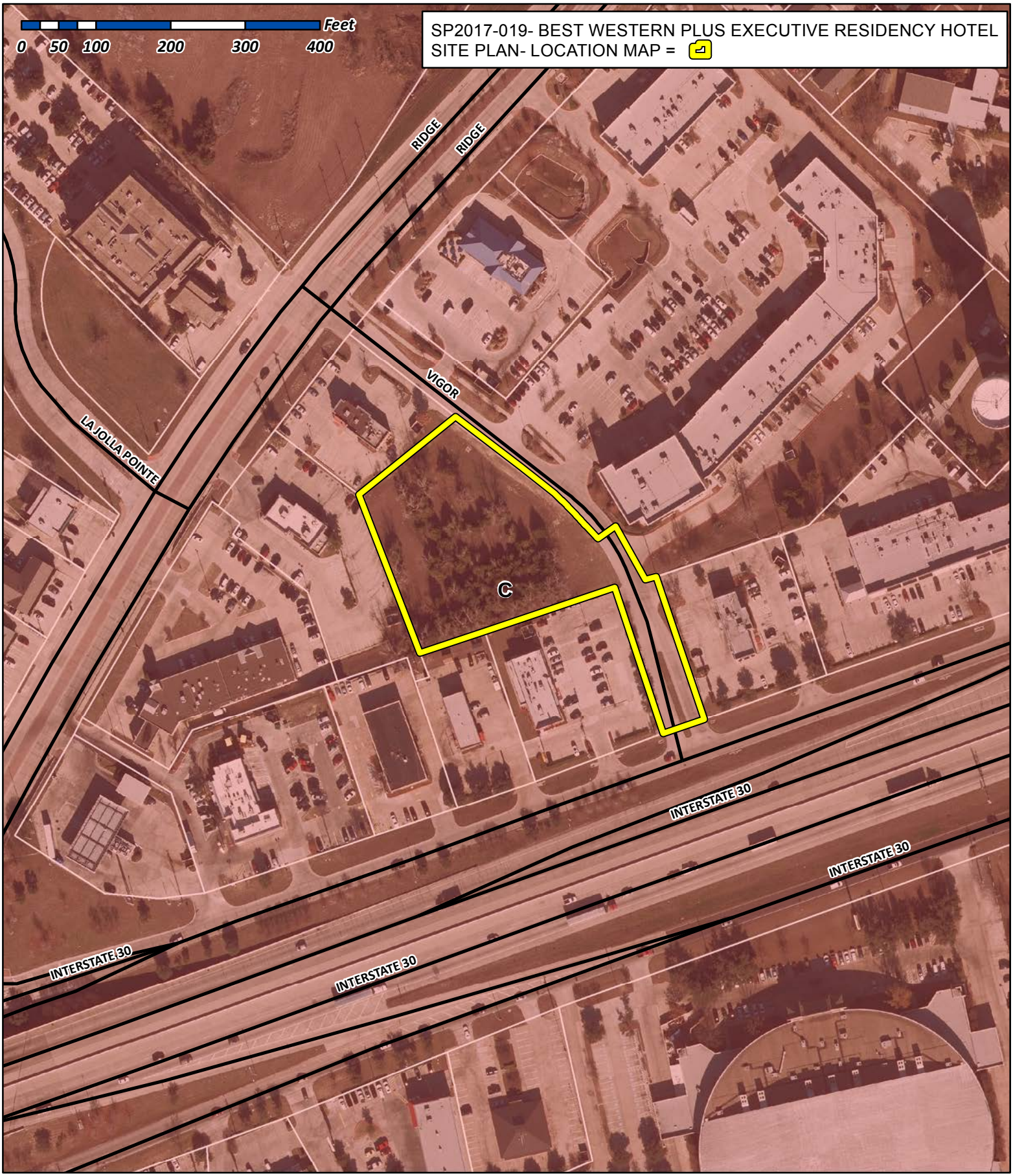
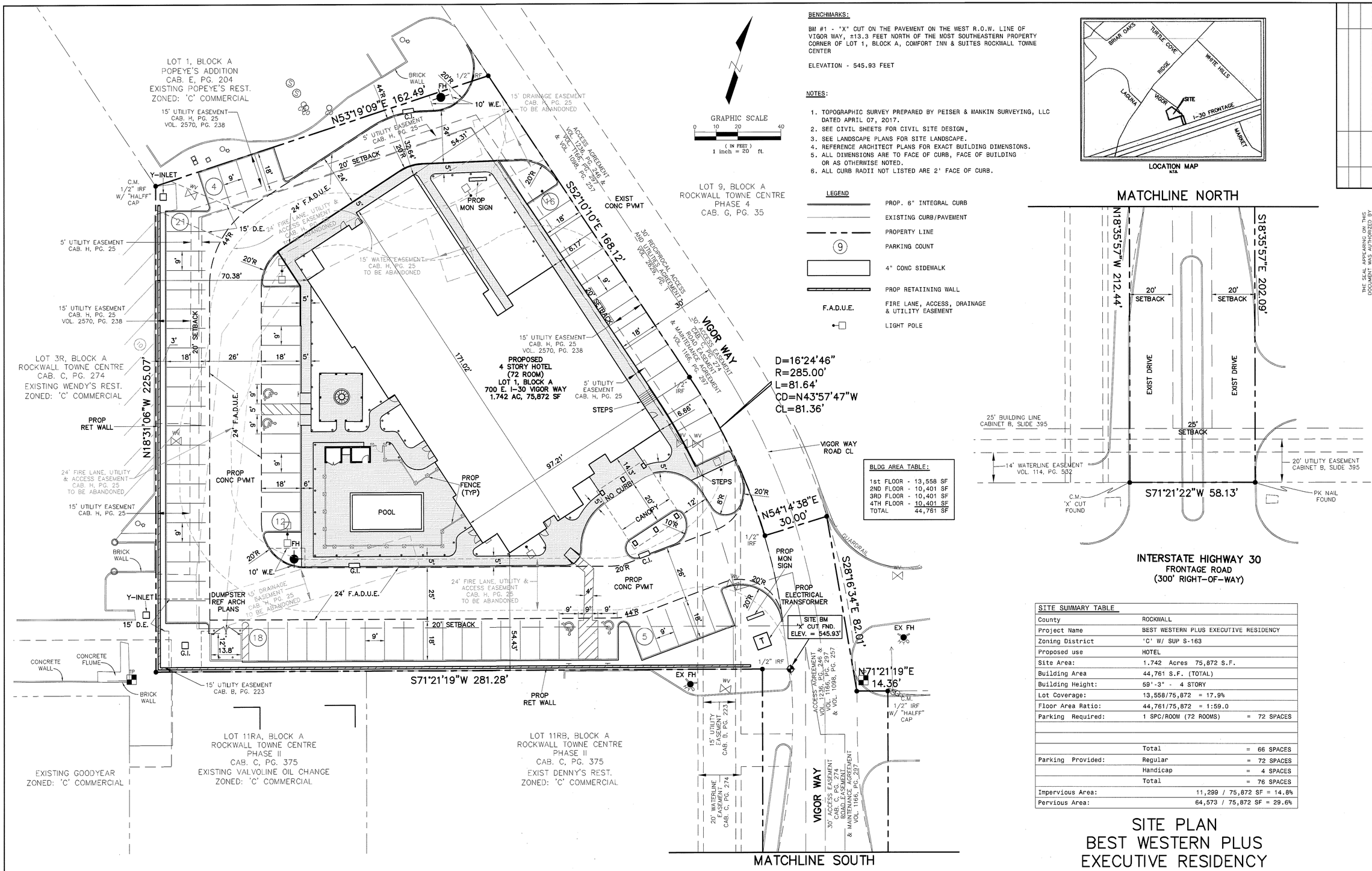


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BENCHMARKS:

BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER

ELEVATION - 545.93 FEET

NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

LEGEND

	PROP. 6" INTEGRAL CURB
	EXISTING CURB/PAVEMENT
	PROPERTY LINE
(9)	PARKING COUNT
	4" CONC SIDEWALK
	PROP RETAINING WALL
F.A.D.U.E.	FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
	LIGHT POLE

LOCATION MAP
N.T.S.

BLDG AREA TABLE:

1st FLOOR	13,558 SF
2ND FLOOR	10,401 SF
3RD FLOOR	10,401 SF
4TH FLOOR	10,401 SF
TOTAL	44,761 SF

MATCHLINE NORTH

INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

SITE PLAN
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
COMFORT INN & SUITES
1.742 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 16, 2017
CASE #SP2017-XXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
JAGH HOSPITALITY
996 EAST I-30
ROCKWALL, TEXAS 75087
TELE 972-722-3265
CONTACT: HIMMAT CHAUHAN

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
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TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 06/16/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

SITE PLAN PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

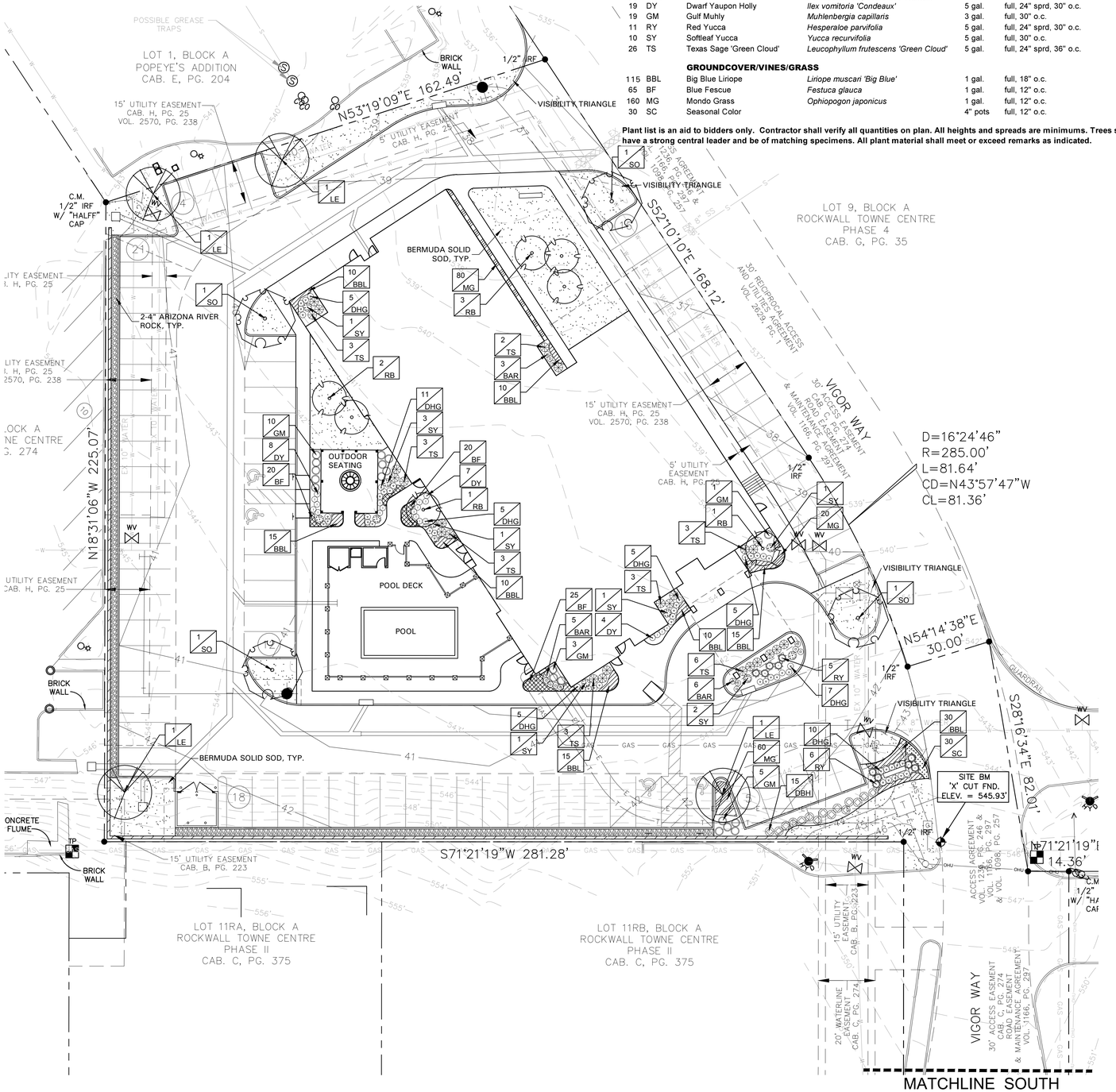
Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
631-01\dwg\SP1-SITE PLAN.dwg
Date: 06/16/2017

SHEET
SP1

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
14	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
11	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
115	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	*Ophiopogon japonicus*	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

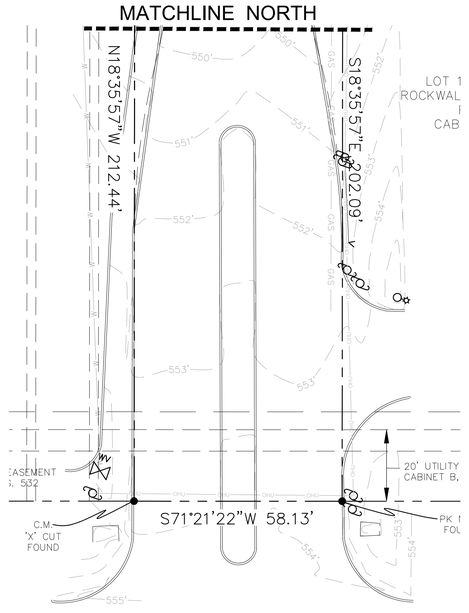
MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.



LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,373 s.f. (14.86%)

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
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Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
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	Total	= 76 SPACES
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Pervious Area:		64,573 / 75,872 SF = 29.6%

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHALL INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS ADJACENT ON FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN DRUG OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST- FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

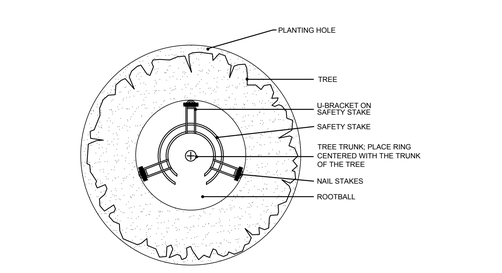
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING
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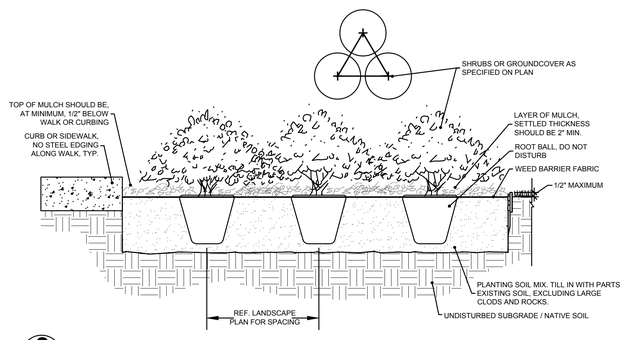

2 SHRUB PLANTING
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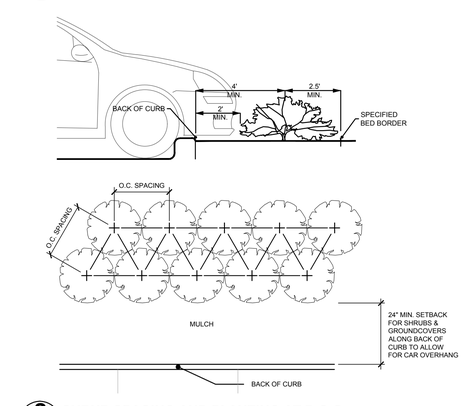

3 SHRUB SPACING AND PLANTING AT B.O.C.
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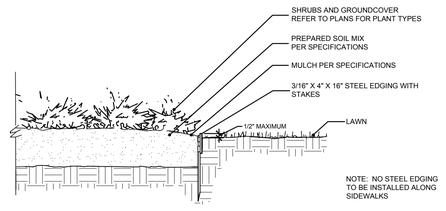

4 STEEL EDGING DETAIL
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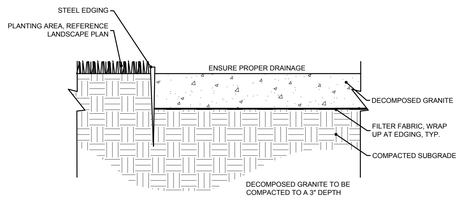

5 DECOMPOSED GRANITE
N.T.S.

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE SPECIFICATIONS AND DETAILS

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale:	1" = 20'
Designed by:	AWR
Drawn by:	AWR
Checked by:	AWR
Date:	05/04/2017

SHEET
L1.2

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
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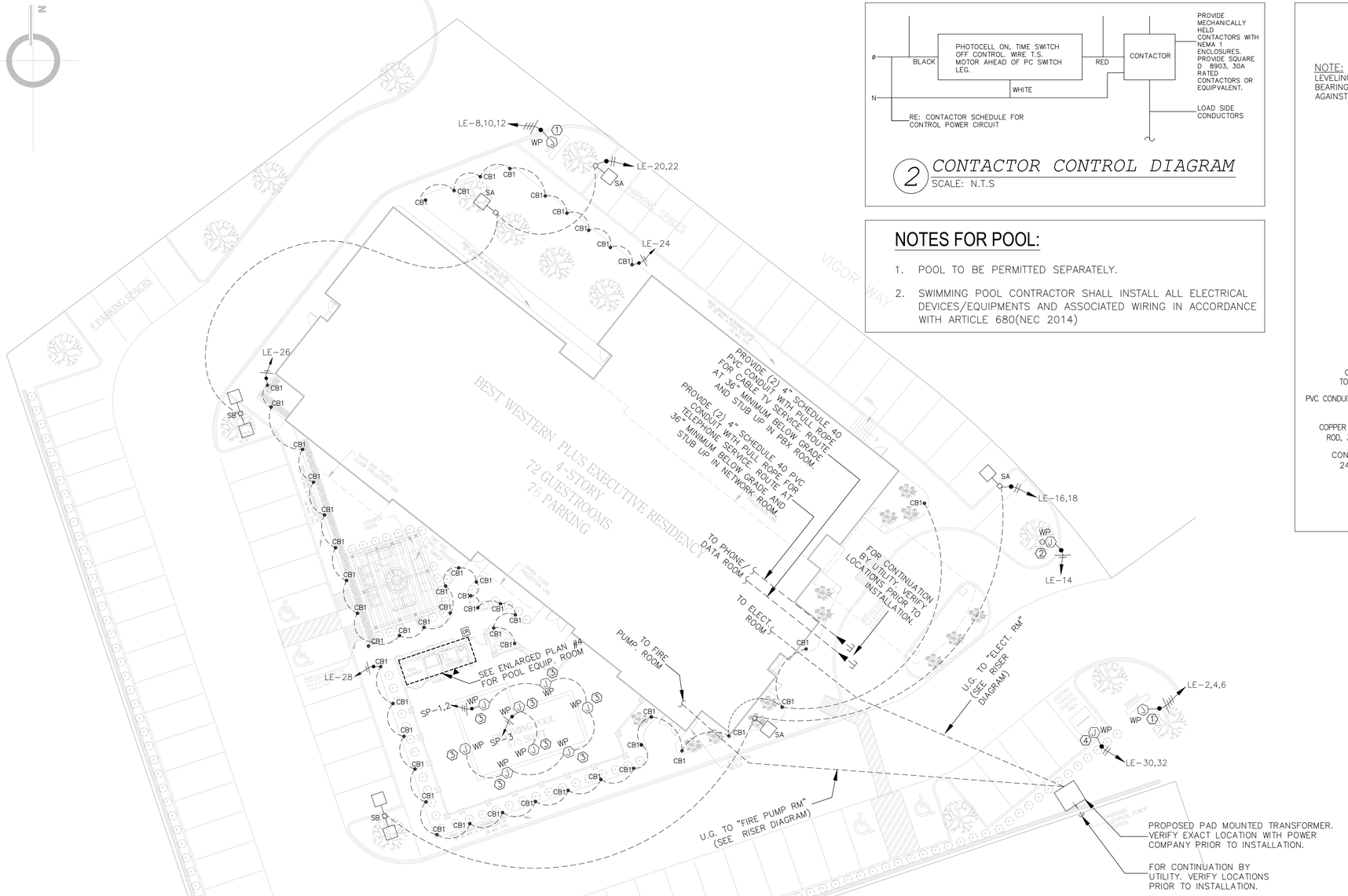


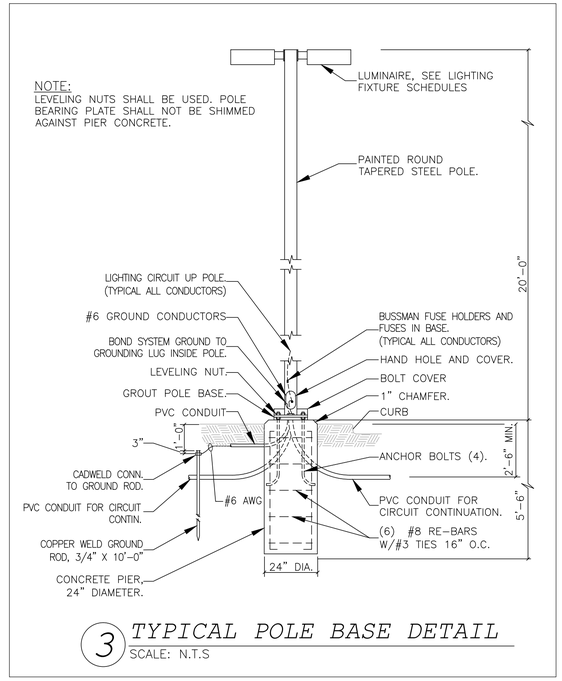
1 *SITE PLAN*
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

2 *CONTACTOR CONTROL DIAGRAM*
SCALE: N.T.S

NOTES FOR POOL:

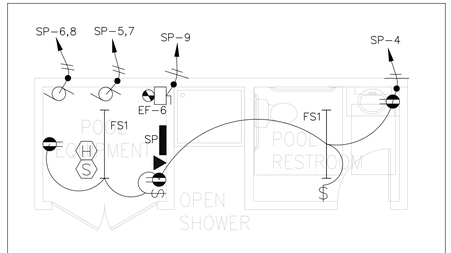
1. POOL TO BE PERMITTED SEPARATELY.
2. SWIMMING POOL CONTRACTOR SHALL INSTALL ALL ELECTRICAL DEVICES/EQUIPMENTS AND ASSOCIATED WIRING IN ACCORDANCE WITH ARTICLE 680(NEC 2014)



3 *TYPICAL POLE BASE DETAIL*
SCALE: N.T.S

KEY NOTES:

1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.
4. J.BOX FOR ELECTRIC VEHICLE CHARGING STATION.



4 *ENLARGE POOL EQUIP. ROOM*
SCALE: N.T.S

GENERAL SITE NOTES:

1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E6.0
2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.

D.R.
ASSOCIATES
ARCHITECTS
888 W. SAM HOUSTON PKWY S.
SUITE 120
HOUSTON, TX 77042
PH.(713)266-3304 FAX.(713)266-3305
EMAIL: info@dr-architects.com

JUNE 13, 2017

STATE OF TEXAS
DUNG DUC VU
101311
LICENSED PROFESSIONAL ENGINEER

MEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

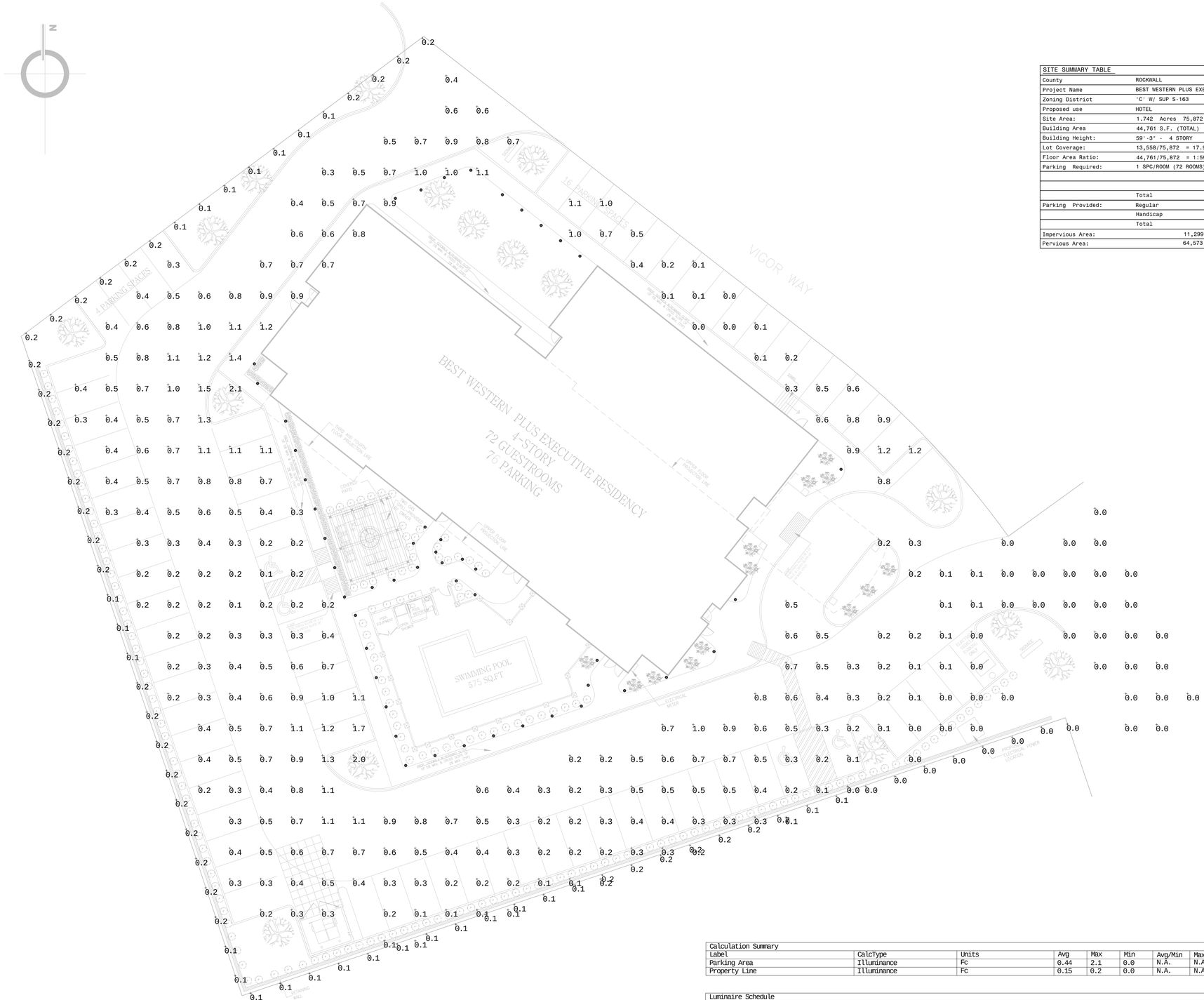
REVISIONS
1 UPDATED ARCH.
2
3
4
5
6

BEST WESTERN PLUS EXECUTIVE RESIDENCY
ROCKWALL, TX

ELECTRICAL SITE PLAN

SHEET TITLE
1/16" = 1'-0"
SCALE
#6091
PROJECT NUMBER
JUNE 13, 2017
DATE

E6.0
SHEET NUMBER



1 PHOTOMETRIC PLAN
SCALE: 1/16"=1'-0"

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:		11,299 / 75,872 SF = 14.8%
Pervious Area:		64,573 / 75,872 SF = 29.6%

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	0.44	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_530_30K_R3_MVOLT	SINGLE	1.000	KAD LED 20C 530 30K R3 MVOLT	38	4123

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BEST WESTERN PLUS EXECUTIVE RESIDENCY

ROCKWALL, TX

PHOTOMETRIC PLAZE

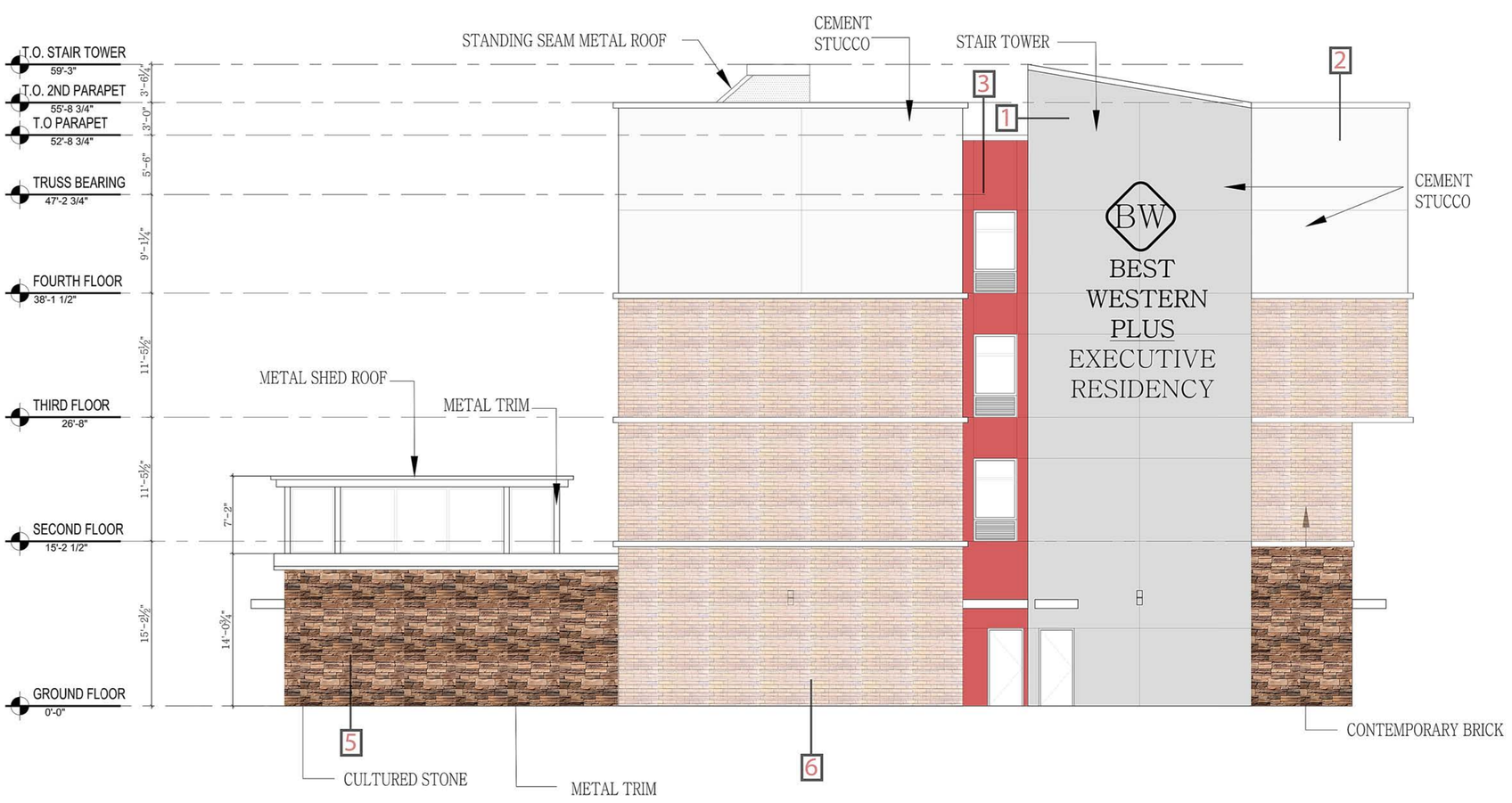
SHEET TITLE

1/16" = 1'-0"
SCALE

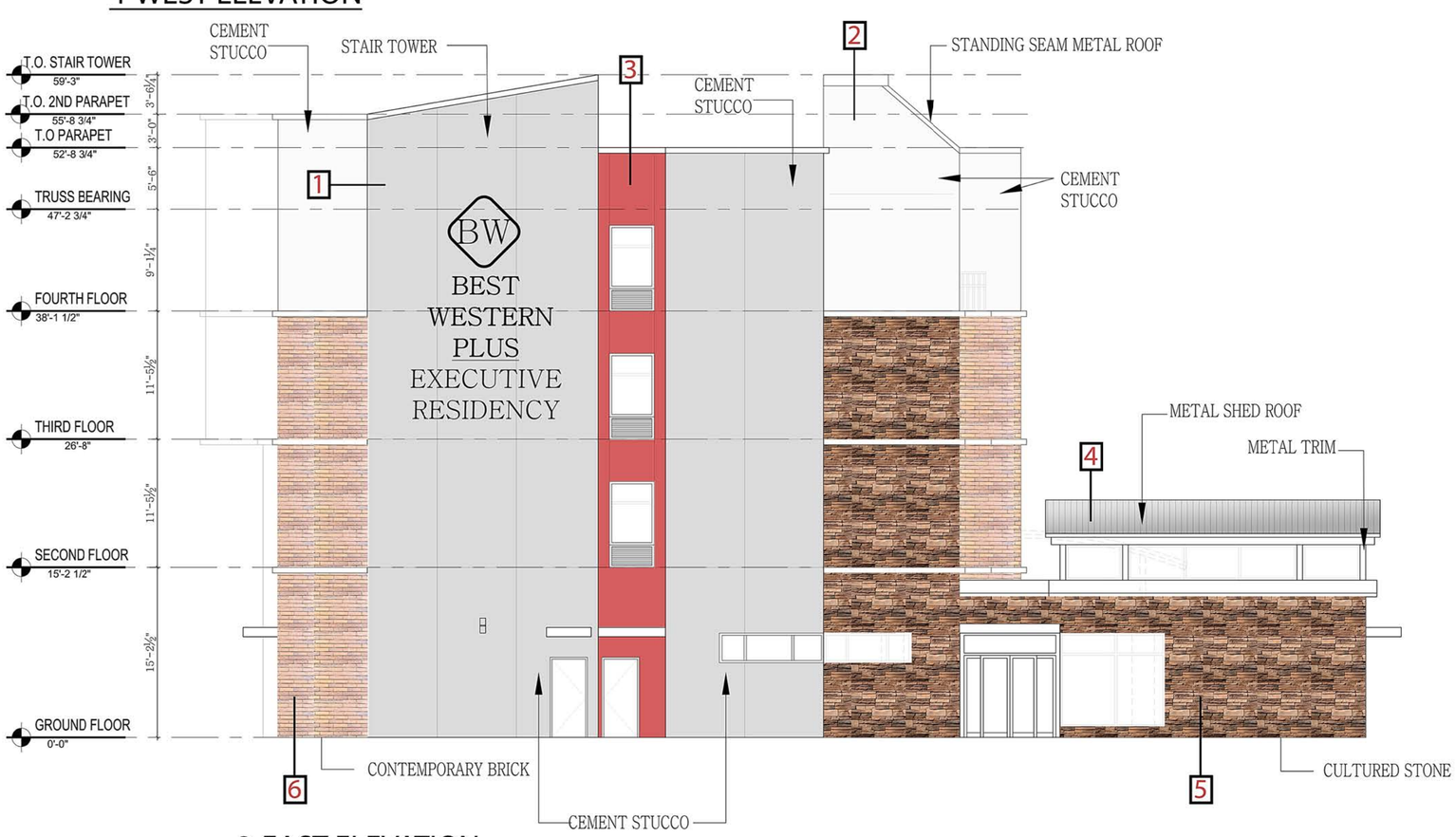
#6091
PROJECT NUMBER

JUNE 13, 2017
DATE

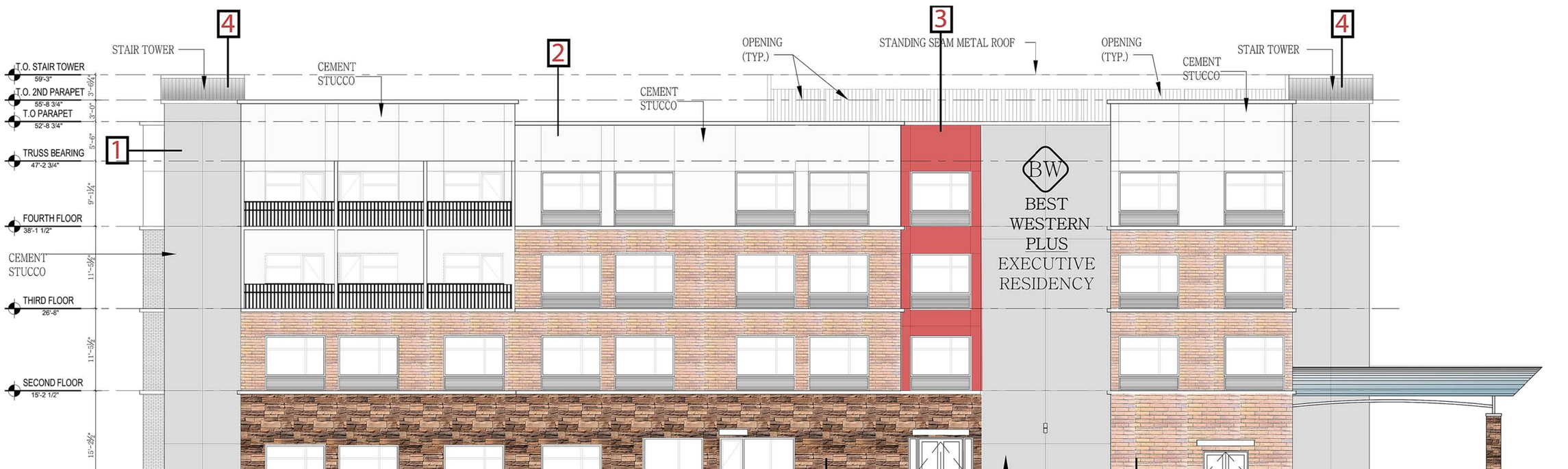
E6.1
SHEET NUMBER



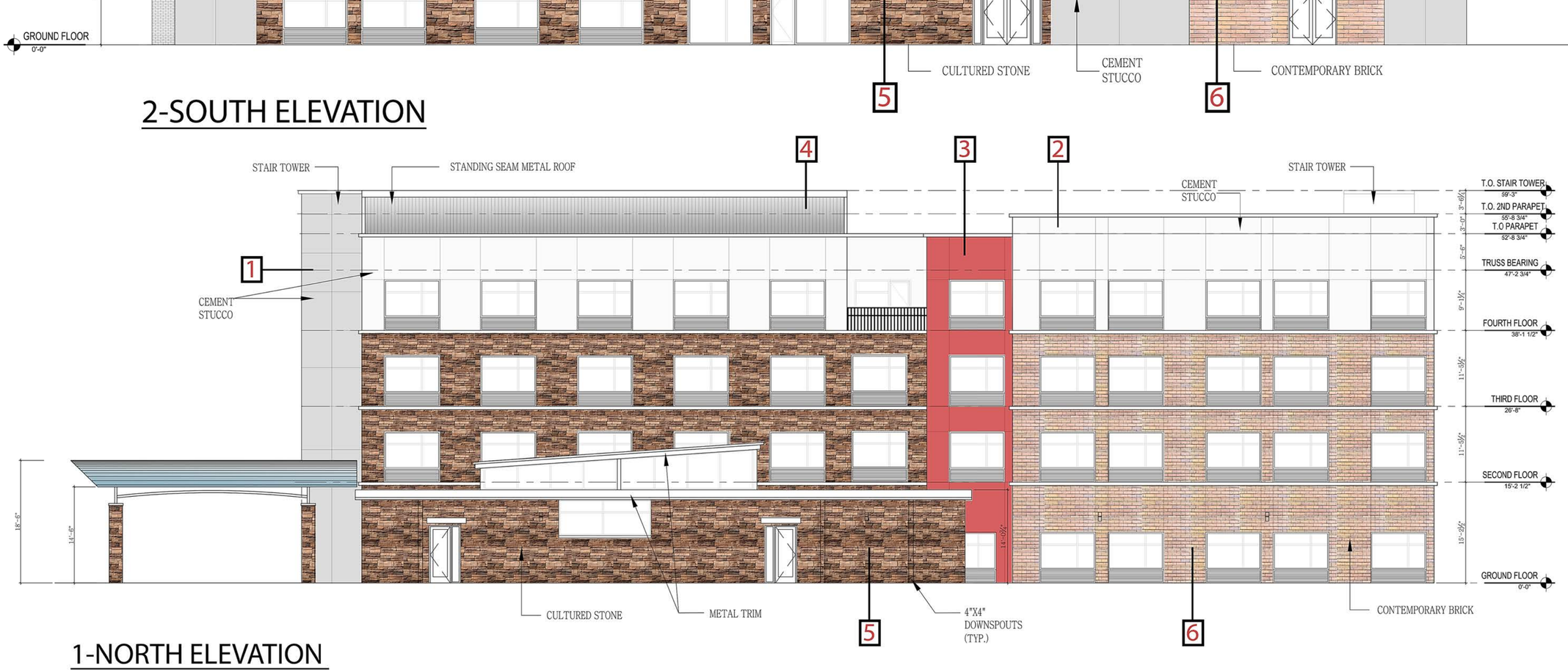
4-WEST ELEVATION



3-EAST ELEVATION



2-SOUTH ELEVATION



1-NORTH ELEVATION
(ADJUSTANT TO PLUBLIC RIGHT OF WAY)

TOTAL AREA : 6844 SQ.FT.
STONE & MANUFACTURED BRICK AREA : 3123 SQ.FT.
PERCENTAGE: %49

1. SW 9161 DUSTBLU OR SIMILAR
2. SW 7566 WESTHIGHLAND WHITE OR SIMILAR
3. SW 6593 CORLA BELLS OR SIMILAR
4. LIGHT GREY (OR SIMILAR COLOR) METAL ROOFING PANELS
5. SANTAFE ELDORADO STACKED STONE OR SIMILAR
6. BRICK IT INDIAN COPPER 615 OR SIMILAR

City of Rockwall

Project Plan Review History

				Applied	7/13/2017	LM
Project Number	Z2017-032	**Owner**	JONES, WAYNE & JOANN	**Approved**		
Project Name	Hanby Lane	**Applicant**	BRIAN AND DARLA KELLY	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	7/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
HANBY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	13-06	NULL	13-06	0080-0000-0013-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	APPROVED	See Conditions

(7/19/2017 12:57 PM AW)
Need to verify location of the flood plain prior to platting

FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	Korey Brooks	7/13/2017	7/20/2017	7/21/2017	8	COMMENTS	See Comments

(7/21/2017 10:42 AM KB)
Z2017-32 Zoning Change (AG to SEF-2.0) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Brian and Darla Kelly for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-032) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 1, 2017. The Planning & Zoning Worksession for this case is July 25, 2017. The Planning and Zoning Meeting date for this case is August 15, 2017. A representative is required to attend all meetings.
I.4 The projected City Council meeting dates for this are August 21, 2017 and September 5, 2017.

PROPERTY DESCRIPTION:

BEING A 3.217 ACRE TRACT OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, ROCKWALL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WAYNE CURTIS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500816, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SAID TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 4062, PAGE 212, SAID DEED RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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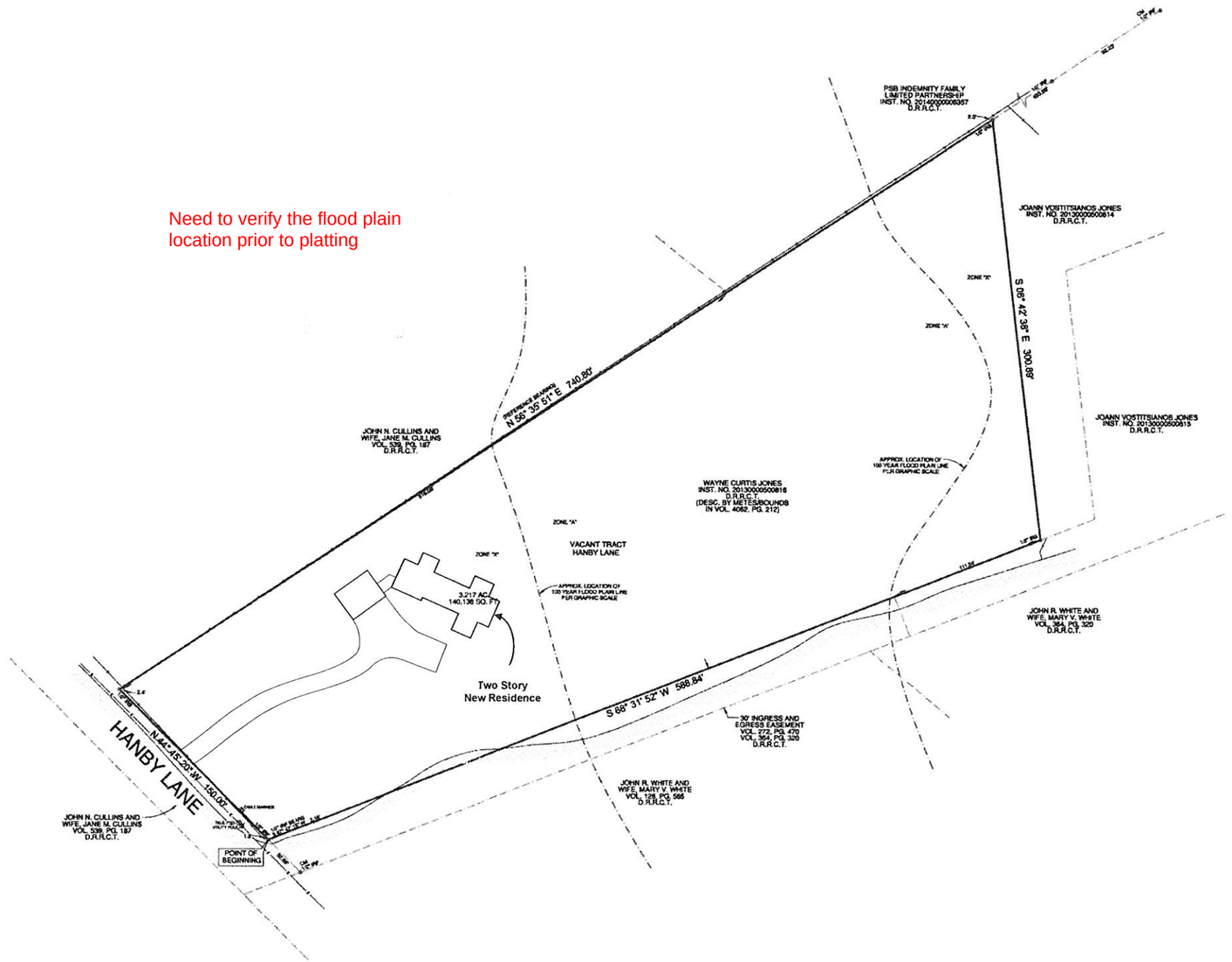
THENCE SOUTH 06° 42' 38" EAST, A DISTANCE OF 300.89 FEET ALONG THE COMMON LINE OF SAID JONES TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE MOST SOUTHERLY NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANN VOSTITSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500815, SAID DEED RECORDS;

THENCE SOUTH 68° 31' 52" WEST ALONG THE COMMON LINE OF SAID JONES (20130000500816) AND JONES (20130000500815) TRACTS, PASSING THE MOST SOUTHERLY WEST CORNER OF SAID JONES TRACT (20130000500815) AT A DISTANCE OF 111.54 FEET AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID JONES TRACT (20130000500816) A TOTAL DISTANCE OF 588.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,138 SQUARE FEET OR 3.217 ACRES OF LAND.

Need to verify the flood plain location prior to platting



FEMA NOTE

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A, X" RATING AS SHOWN BY MAP NO. 48397C0110 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANT AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 4062, PG. 212, D.R.R.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

TITLE SURVEY

HANBY LANE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREMIER JOB #: 16-01027	
TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
PremierSurveyingLLC@PremierSurveying.com
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

N

0 ft. 75 ft. 150 ft.

ROBERT 4984 PROFESSIONAL LAND SURVEYOR
Registered Professional Land Surveyor



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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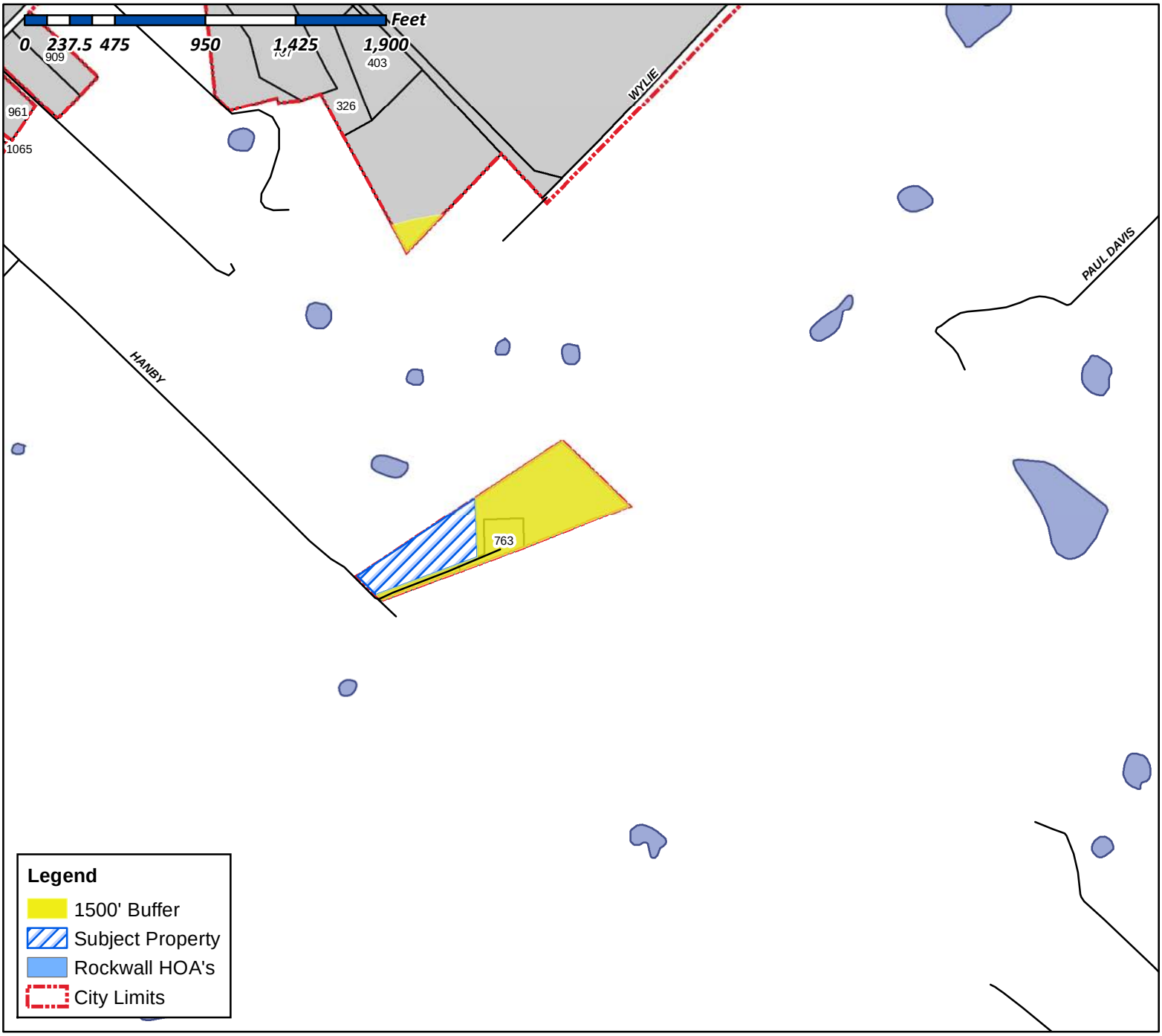
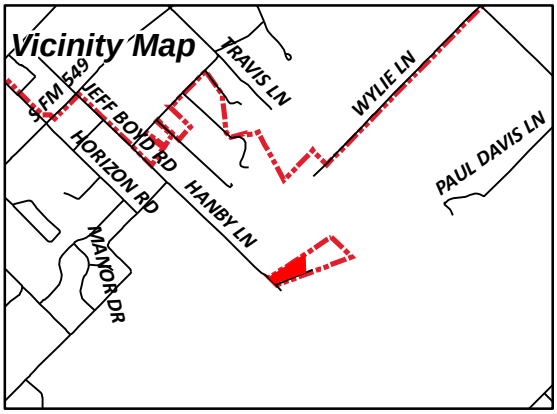


Case Number: Z2017-032
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: North side of Hanby Lane south of Jeff Boyd Road and Hanby Ln.



Date Created: 07/19/2017

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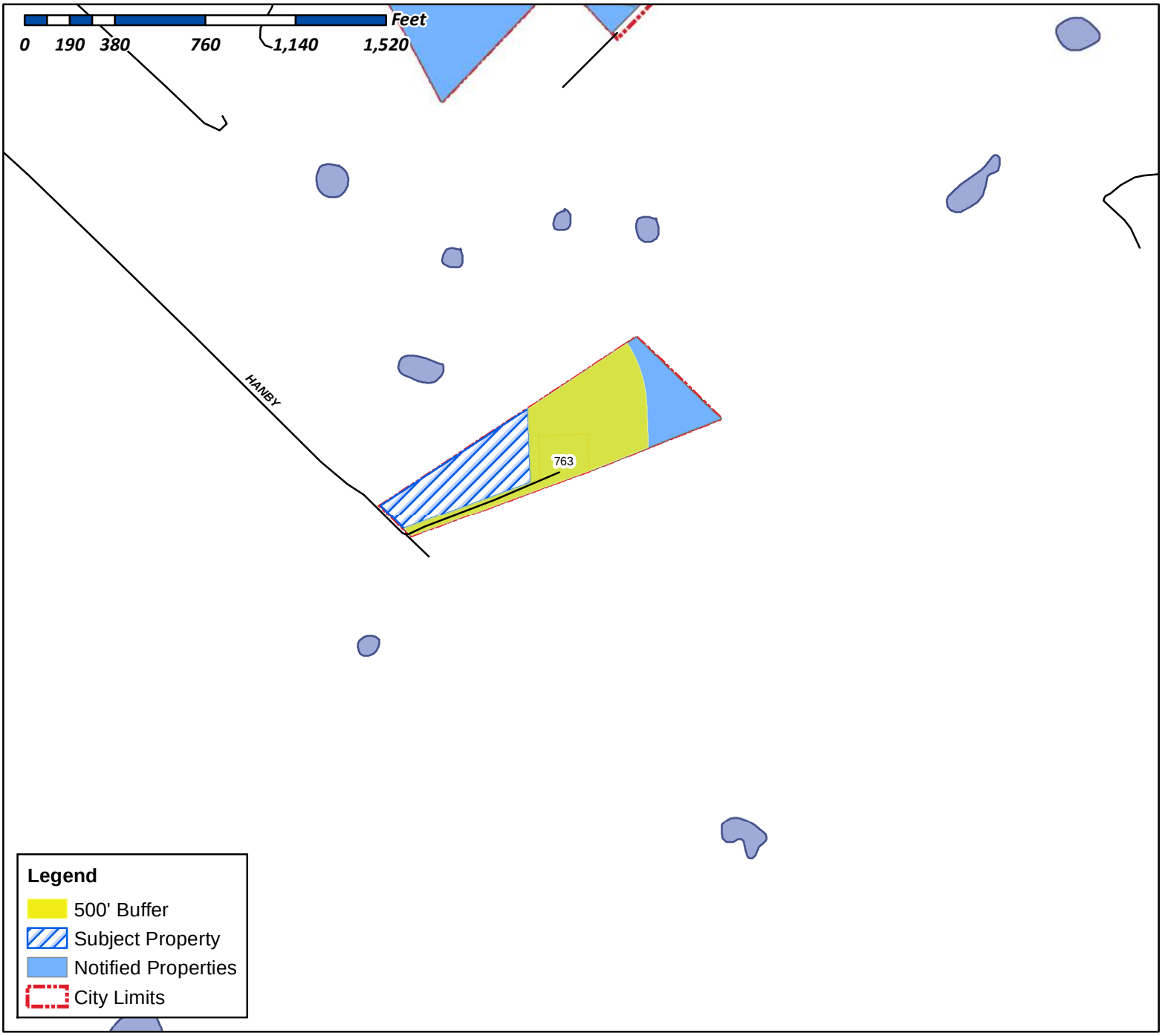

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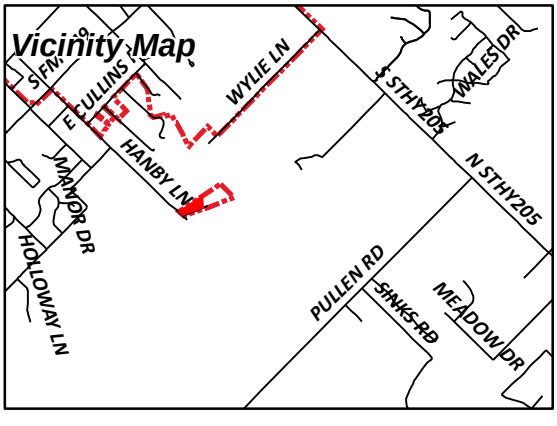

KELLY BRIAN DAVID & DARLA KAY
3018 FONTANNA BLVD
ROCKWALL, TX 75032

JONES JOANN VOSTITSIANOS
763 HANBY LN
ROCKWALL, TX 75032

Brian Kelly
2846 Bent Ridge Dr.
Rockwall, TX 75032
July 5, 2017

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

Dear City of Rockwall:

We purchased this 3.217 acre lot in the 600 block of Hanby Lane. The property is on the north side of this private road. It is a vacant tract of land, WW Ford Survey Abstract No. 80. It is currently zoned agriculture. We would like the zoning changed to SFE-2.0 in order for us to build a single family residential home on this site. The acreage will not be subdivided. The building is illustrated on the existing survey. The proposed home is a two story structure approximately 3000 sq. ft.

If you have any questions, please contact me at 469-774-7139.

Sincerely,



Brian Kelly

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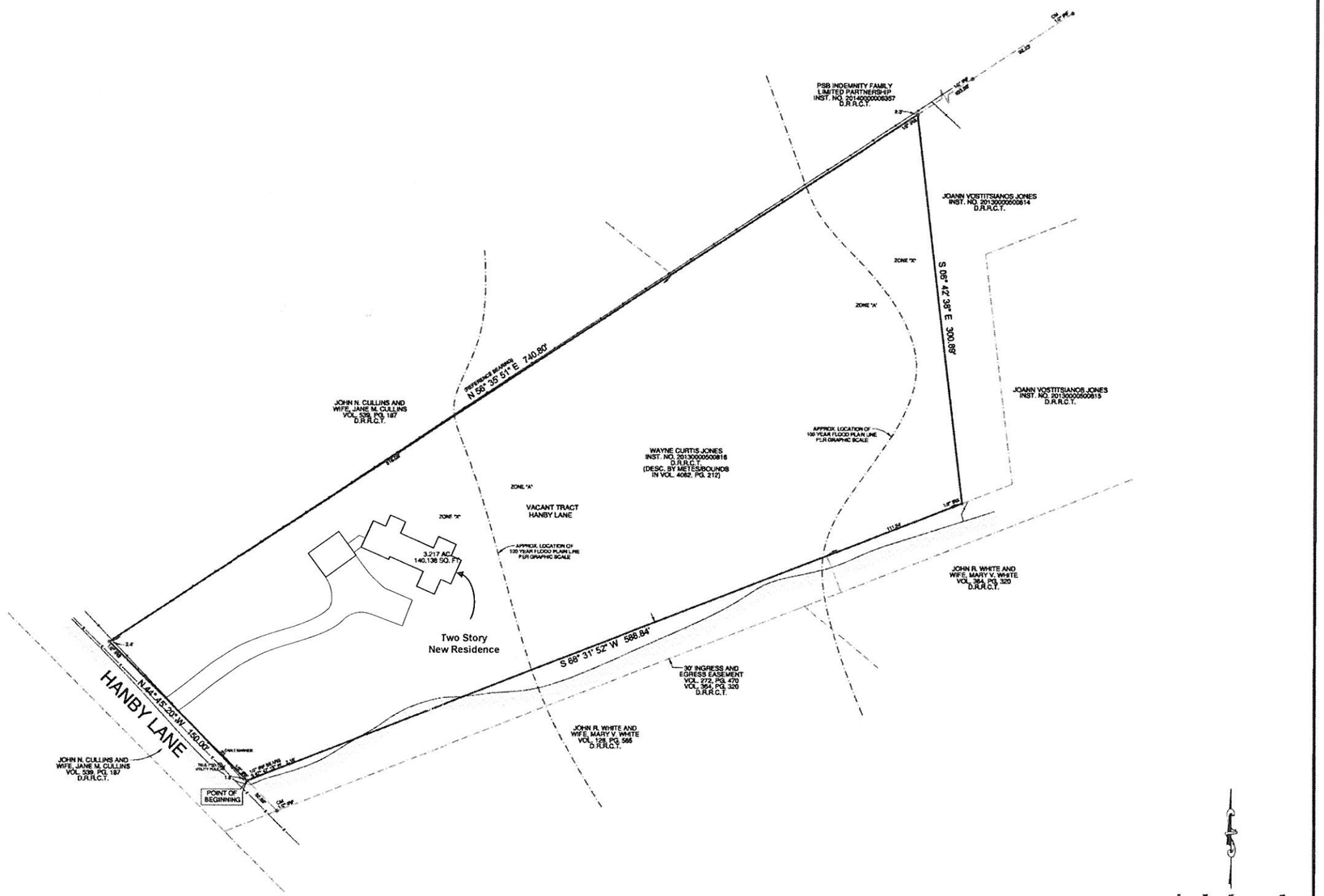
THENCE SOUTH 06° 42' 38" EAST, A DISTANCE OF 300.89 FEET ALONG THE COMMON LINE OF SAID JONES TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE MOST SOUTHERLY NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANN VOSTITSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500815, SAID DEED RECORDS;

THENCE SOUTH 68° 31' 52" WEST ALONG THE COMMON LINE OF SAID JONES (20130000500816) AND JONES (20130000500815) TRACTS, PASSING THE MOST SOUTHERLY WEST CORNER OF SAID JONES TRACT (20130000500815) AT A DISTANCE OF 111.54 FEET AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID JONES TRACT (20130000500816) A TOTAL DISTANCE OF 588.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,138 SQUARE FEET OR 3.217 ACRES OF LAND.



FEMA NOTE

FLOOD INFORMATION:
A PORTION OF THIS SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A, X" RATING AS SHOWN BY MAP NO. 48397C0110 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANT AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 4062, PG. 212, D.R.R.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFCP = WOOD FENCE COR POST

TITLE SURVEY

HANBY LANE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREMIER JOB #: 16-01027	
TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premiersurvey@premiersurveying.com
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

SCALE 1" = 40'

N

0 ft. 40 ft. 75 ft. 150 ft.

ROBERT 4384 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT FOR A 3.217-ACRE TRACT OF LAND IDENTIFIED AS TRACT 13-06 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT *'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brian and Darla Kelly for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family Estate 2.0 (SFE-2.0) District* as stipulated by *Section 2.1.1, Residential Lodging Conditions,* of *Article IV, Permissible Uses,* and *Section 3.2, Single-Family Estate 2.0 (SFE-2.0) District,* of *Article V, District Development Standards,* of the *Unified Development Code* [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

DRAFT ORDINANCE 01.05.2017

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 5TH DAY OF SEPTEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 21, 2017*

2nd Reading: *September 5, 2017*

DRAFT ORDINANCE 09.05.2017

Exhibit 'A'
Legal Description

BEING a 3.217 acre tract of land situated in the W.W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being all that certain tract of land described in deed to Wayne Curtis Jones, as recorded in Instrument No. 20130000500816, Deed Records, Rockwall County, Texas (said tract being described by metes and bounds in Volume 4062, Page 212, said Deed Records), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found from which a 1/2-inch iron rod found bears South 67° 47' 15" West 2.16 feet, said first mentioned iron rod being the south corner of said Jones Tract, and being on the most southwesterly northeast line of that certain tract of land described in deed to John N. Cullins and wife, Jane M. Cullins, as recorded in Volume 539, Page 187, said Deed Records;

THENCE North 44° 45' 20" West, a distance of 150.00 feet along the common line of said Jones Tract and said Cullins Tract to a 1/2 1nch iron rod set at the west corner of said Jones Tract;

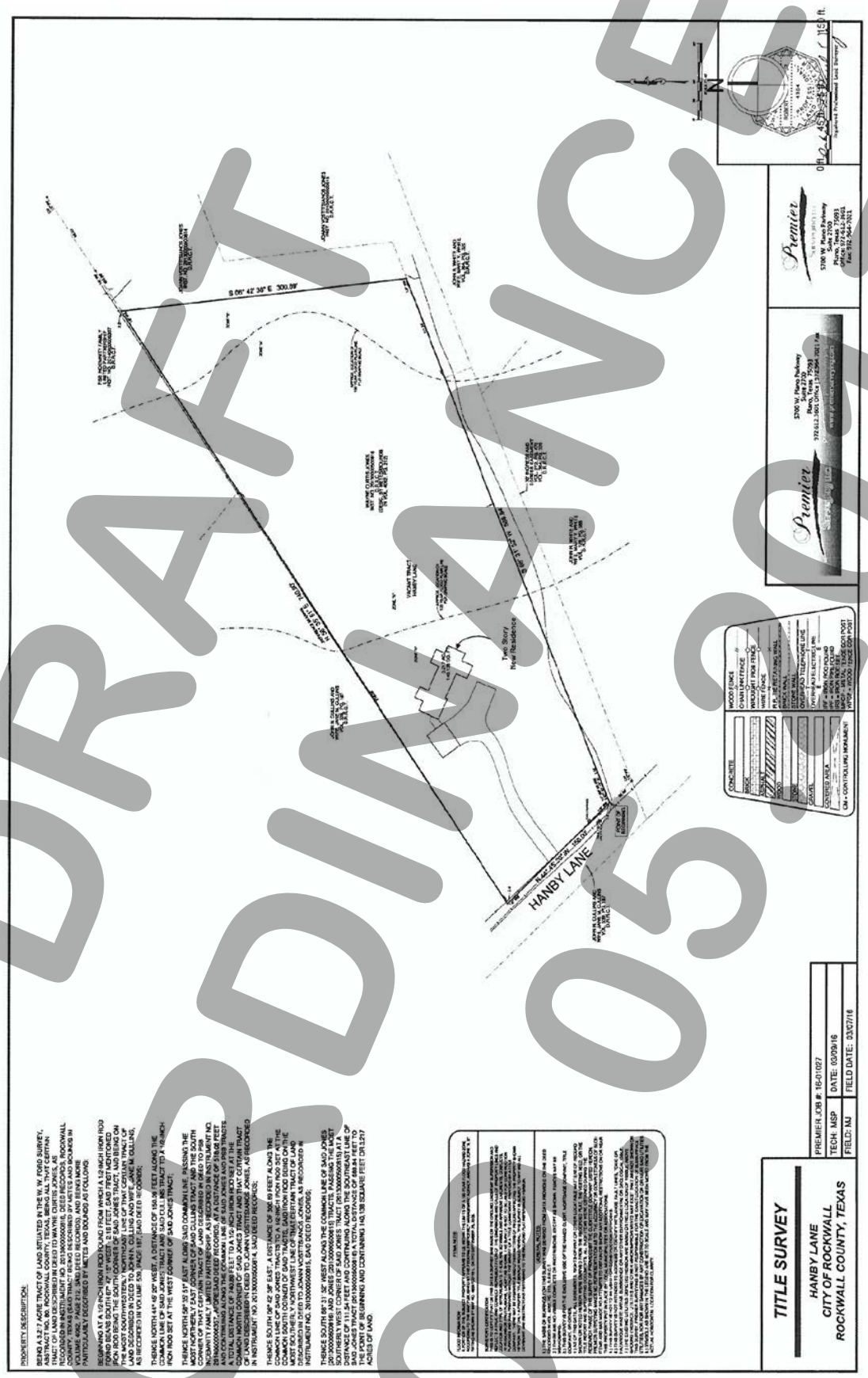
THENCE North 58° 35' 51" East along said common line, passing the most northerly east corner of said Cullins Tract and the South corner of that certain tract of land described in deed to PSB Indemnity Family Limited Partnership, as recorded in Instrument No. 20140000006357, aforesaid Deed Records, at a distance of 516.08 feet and continuing along the common line of said Jones and PSB Tracts a total distance of 740.80 feet to a 1/2-inch iron rod set at the common north corner of said Jones Tract and that certain tract of land described in deed to Joann Vostitsianos Jones, as recorded in Instrument No. 201300005000814, said Deed Records;

THENCE South 06° 42' 38" East, a distance of 300.89 feet along the common line of said Jones Tracts to a 1/2-inch iron rod set at the common south corner of said tracts, said iron rod being on the most southerly northwest line of that certain tract of land described in deed to Joann Vostitsianos Jones, as recorded in Instrument No. 20130000500815, said deed records;

THENCE SOUTH 68° 31' 52" West along the common line of said Jones (20130000500816) and jones (20130000500815) Tracts, passing the most southerly west corner of said Jones Tract (20130000600815) at a distance of 111.54 feet and continuing along the Southeast line of said Jones Tract (20130000500816) a total distance of 588.84 feet to the point of beginning and containing 140,138 square feet or 3.217 acres of land.

DRAFT ORDINANCE 09.05.2017

Exhibit 'B'
Zoning Exhibit



DRAFT
05.30.2017

City of Rockwall

Project Plan Review History

				Applied	7/18/2017	LM
Project Number	Z2017-033	**Owner**	PRESTON STATE BANK	**Approved**		
Project Name	Rockwall School of Music	**Applicant**	SALSER DEVELOPMENT GROUP	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	7/18/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
RALPH HALL PKWY	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FLAGSTONE CORNERS	9	A	9	3683-000A-00069-00-0	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/18/2017	7/25/2017	7/18/2017		APPROVED	
ENGINEERING	Amy Williams	7/18/2017	7/25/2017	7/19/2017	1	APPROVED	See Conditions

(7/19/2017 1:35 PM AW)
-Must meet and adhere to all Engineering Standards
-4% engineering inspection fee
-Impact fees
- Need variance for driveway spacing
- Extend 8" water along Mims to northwestern property line
- Detention isn't needed. It is already been detained.
- Parking spaces to be 20'x9'
- No structures in any easements

FIRE	Ariana Hargrove	7/18/2017	7/25/2017	7/20/2017	2	APPROVED	see comments

(7/20/2017 12:37 PM AA)
-Must meet and adhere to all Fire Code requirements, including the following items:
- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
- The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.
-A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.
- Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.

PLANNING	Korey Brooks	7/18/2017	7/25/2017	7/21/2017	3	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(7/21/2017 9:09 AM KB)

Z2017-33 Rockwall School of Music Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

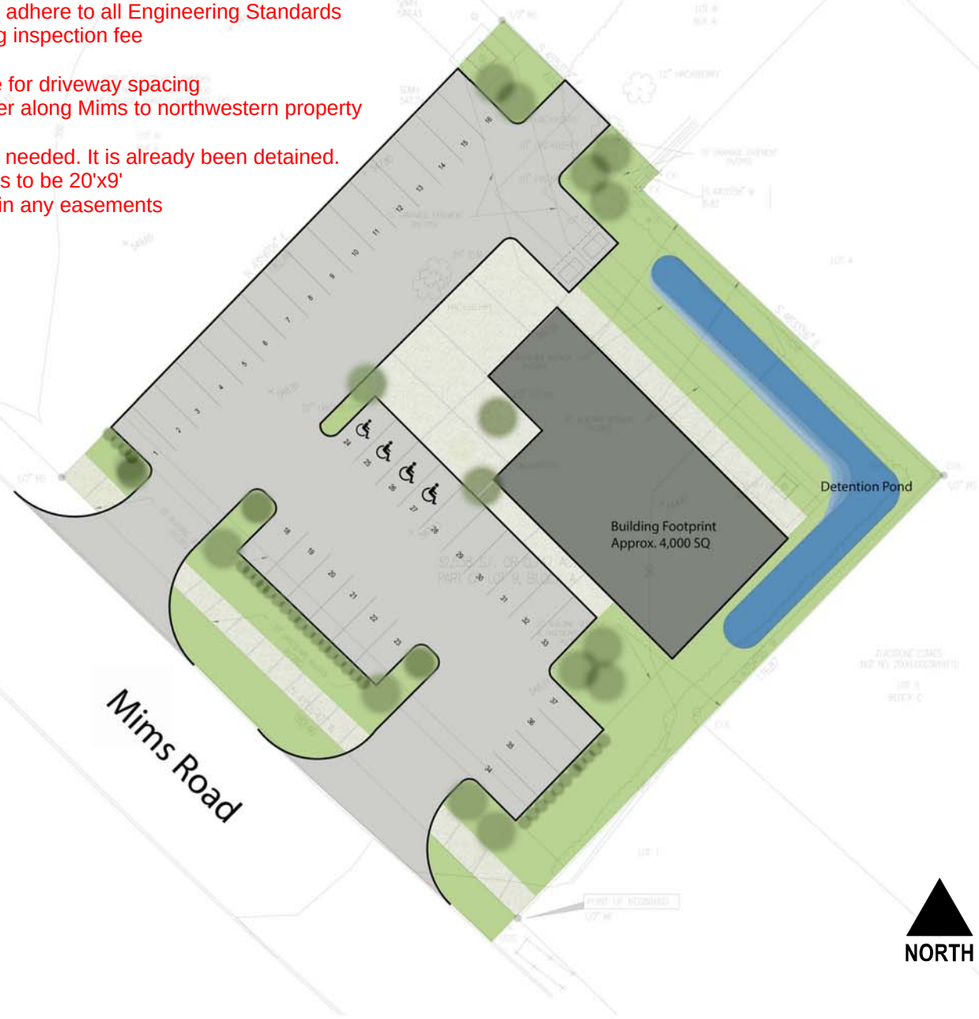
M.3 For reference, include the case number (Z2017-033) in the lower right hand corner of all pages on future submittals.

M.4 Please read the draft ordinance and provide feedback.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 1, 2017. The Planning and Zoning Meeting Worksession for this case is July 25, 2017. The Planning and Zoning Meeting for this case is August 5, 2017. A representative is required at all meetings.

I.6 The projected City Council meeting dates and subsequent approval for this plat are August 21, 2017 (First Reading) and September 5, 2017(Second Reading)

-Must meet and adhere to all Engineering Standards
-4% engineering inspection fee
-Impact fees
- Need variance for driveway spacing
- Extend 8" water along Mims to northwestern property line
- Detention isn't needed. It is already been detained.
- Parking spaces to be 20'x9'
- No structures in any easements



1 PROPOSED SITE PLAN
1" = 20'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

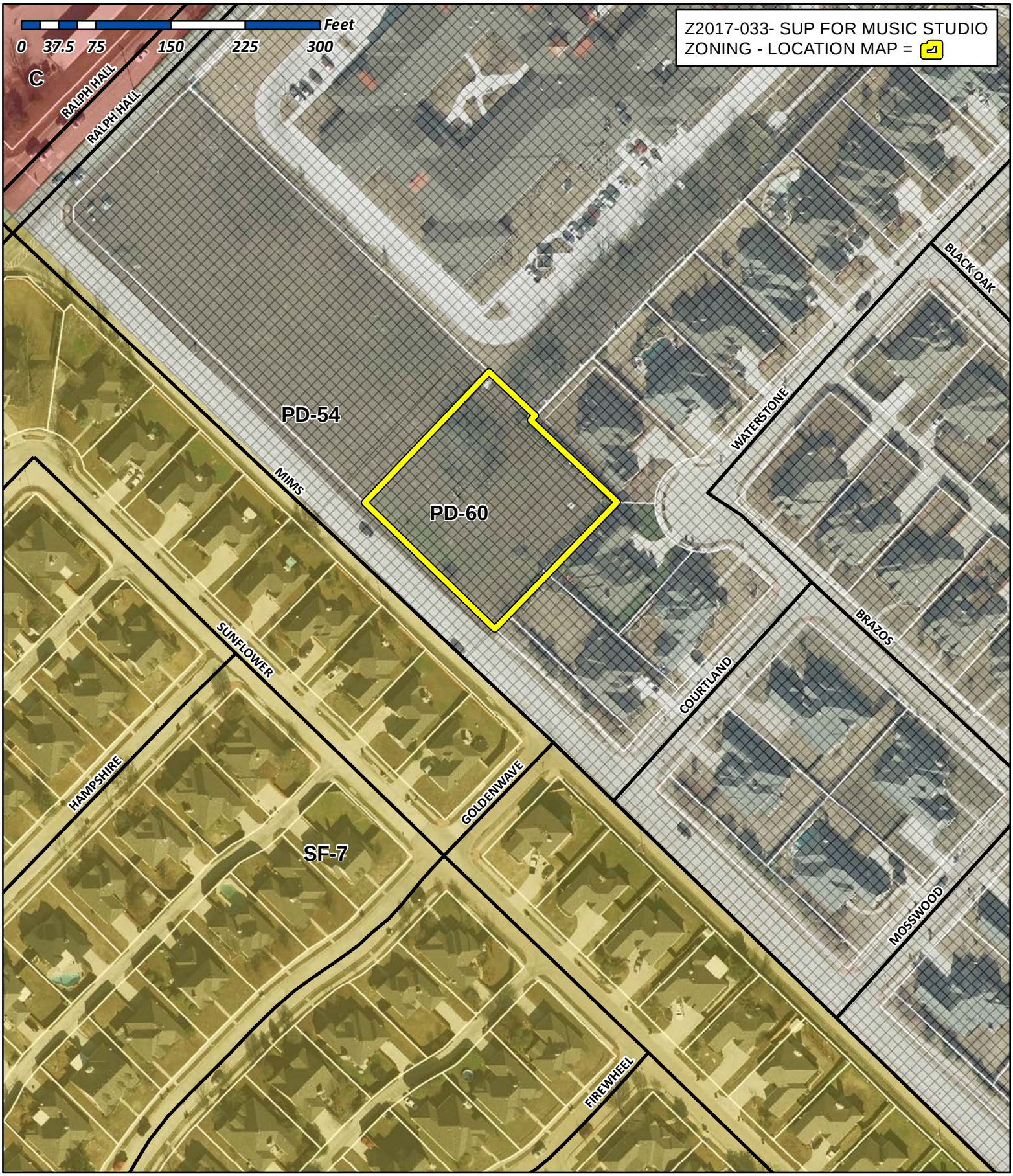
SITE PLAN PROPOSED

Sheet Number

S-101

Project Status

SUP Submission



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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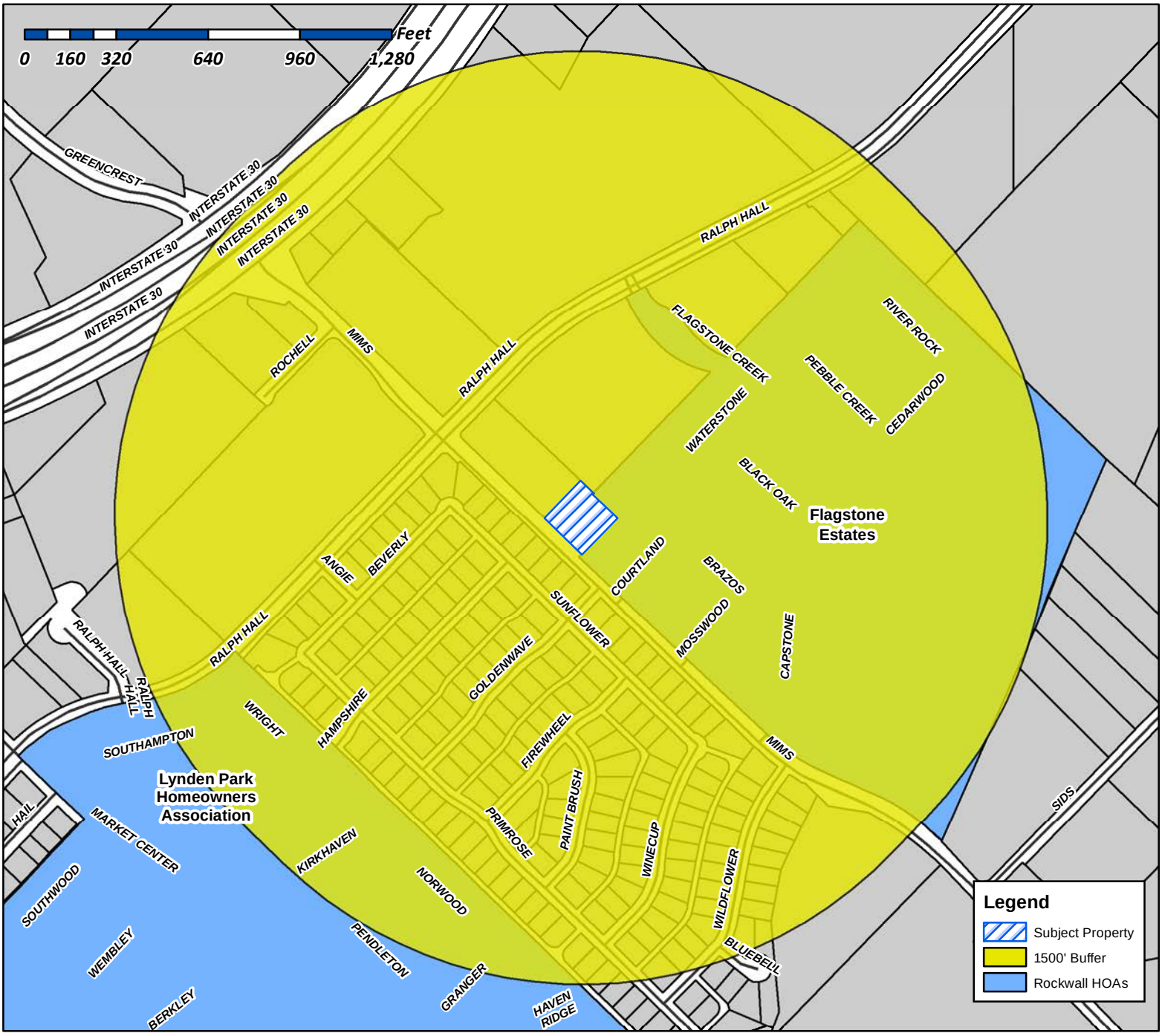
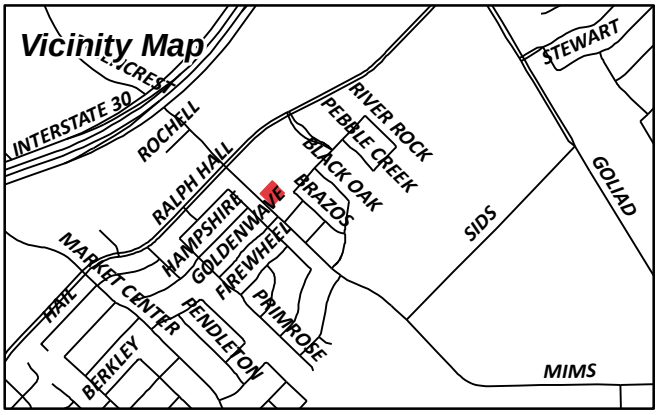


Case Number: Z2017-033
Case Name: SUP for Music Studio
Case Type: Zoning
Zoning: PD-60
Case Address: 1830 and 1842 Mims Road



Date Created: 07/18/2017
For Questions on this Case Call (972) 771-7745

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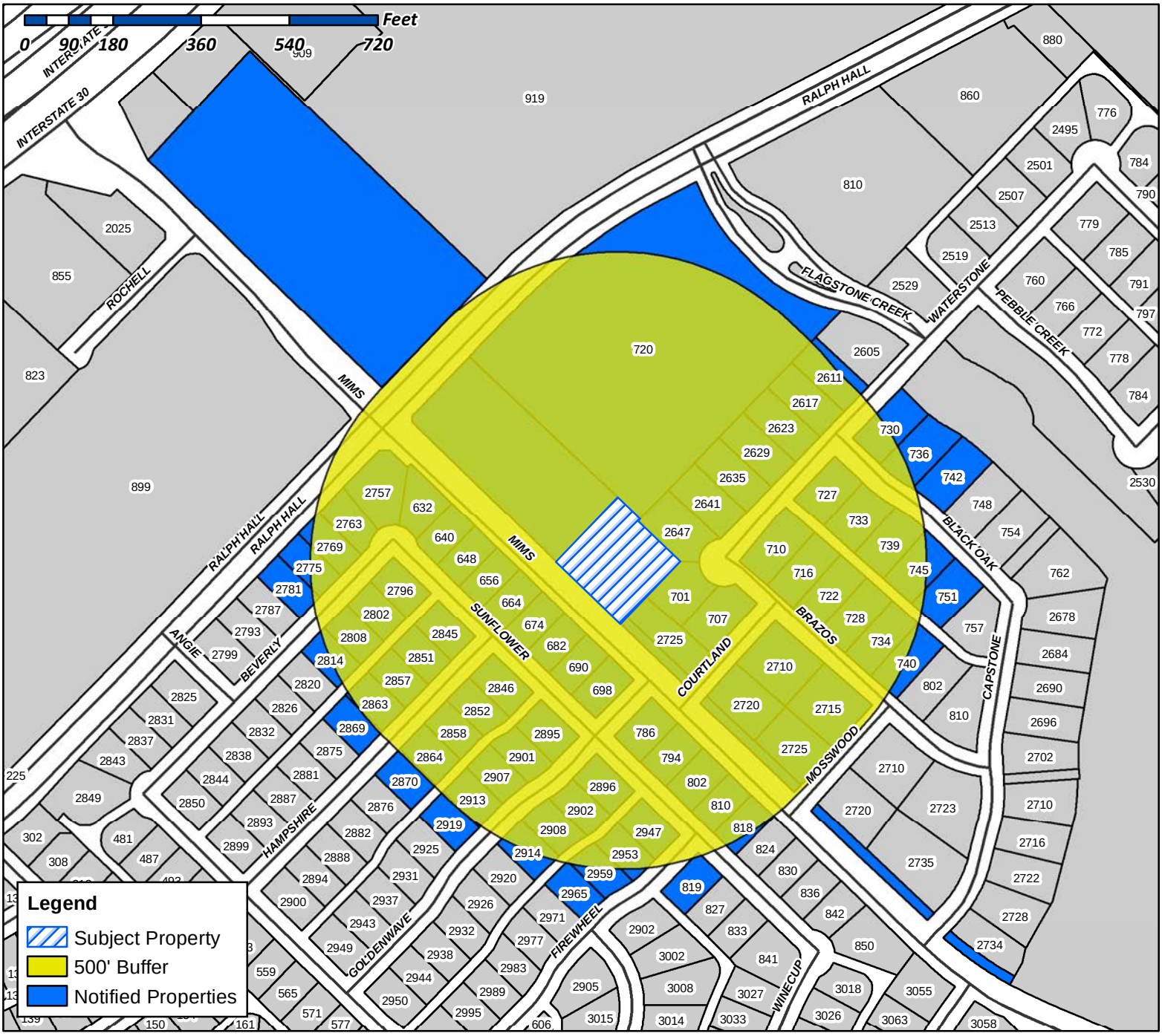

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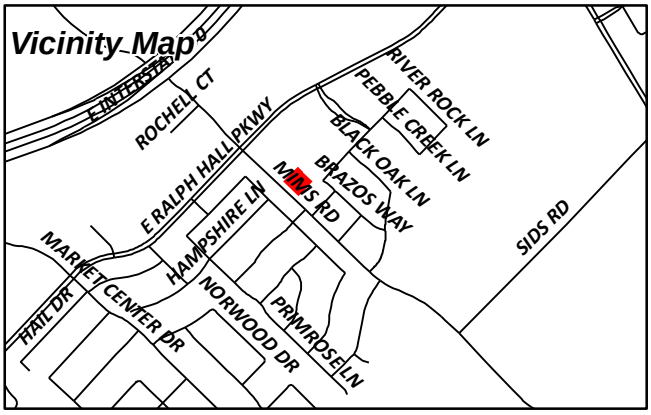


Date Created: 07/18/2017
For Questions on this Case Call (972) 771-7745

WEST PETER K
1530 S QUEBEC WAY APT 34
DENVER, CO 80231

SMIETANKO MAGDALENA
18-05 215TH STREET APT 150
BAYSIDE, NY 11360

BELL KIMBERLY
2 LOST VALLEY COURT
HEATH, TX 75032

CCAA INVESTMENT I LP
208 N MARKET STREET SUITE 385
DALLAS, TX 75202

JANKE JOEL
2415 TAYLOR ST APT 11202
DALLAS, TX 75201

CONLEY JORDAN & LAUREL
2611 WATERSTONE LN
ROCKWALL, TX 75032

WERNETTE LYNN
2617 WATERSTONE LN
ROCKWALL, TX 75032

SEARCY DONALD R & CAROLYN J
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

MEADE FAMILY REVOCABLE LIVING TRUST
2623 WATERSTONE LN
ROCKWALL, TX 75032

TRESHOCK WILLIAM
2629 WATERSTONE LN
ROCKWALL, TX 75032

OUNG BRYAN
2635 WATERSTONE LANE
ROCKWALL, TX 75032

MCCANN KELLY S & SHERRIE M GOLDACKER
2641 WATERSTONE LN
ROCKWALL, TX 75032

HOLMES KEVIN
2647 WATERSTONE LN
ROCKWALL, TX 75032

FIELDS KELLY M AND TAYLOR M
2710 COURTLAND WAY
ROCKWALL, TX 75032

HINES MICHAEL W & KAREN R
2715 MOSSWOOD LN
ROCKWALL, TX 75032

GARZA ARTEMIO
2720 COURTLAND WAY
ROCKWALL, TX 75032

WILKINSON ALANNAH AND RHONDA PRICE
2725 COURTLAND WAY
ROCKWALL, TX 75032

GONZALES SAM C AND BARBARA J
2725 MOSSWOOD LN
ROCKWALL, TX 75032

FUTRELL LAURIE GWEN
2757 BEVERLY DR
ROCKWALL, TX 75032

ROCKWALL SCIENTIFIC LLC
2763 BEVERLY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2769 BEVERLY DR
ROCKWALL, TX 75032

FANNING WANDA R
2775 BEVERLY DR
ROCKWALL, TX 75032

KINGSTON JASON M AND JOELLE N
2781 BEVERLY DR
ROCKWALL, TX 75032

RUIZ NORMA L
2796 BEVERLY DRIVE
ROCKWALL, TX 75032

MAEDGEN RONALD AND ANN
2802 BEVERLY DR
ROCKWALL, TX 75032

CAMPBELL ROCKY & KELI
2808 BEVERLY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2814 BEVERLY DR
ROCKWALL, TX 75032

DOWLING WAYNE & LACY
2845 HAMPSHIRE LN
ROCKWALL, TX 75032

WARNER RYAN P & JENNIFER MICHELLE
2846 HAMPSHIRE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2851 HAMPSHIRE LN
ROCKWALL, TX 75032

HUTCHINSON ESTER R
2852 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2857 HAMPSHIRE LN
ROCKWALL, TX 75032

SAWYER CAROLYN ANNETTE
2858 HAMPSHIRE LN
ROCKWALL, TX 75032

DESHAZO DONALD PETER AND SARA RAE
2863 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2864 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2869 HAMPSHIRE LN
ROCKWALL, TX 75032

ROBERTS KARI ELIZABETH
2870 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2895 GOLDENWAVE
ROCKWALL, TX 75032

WITCHER ELIZABETH A
2896 GOLDENWAVE
ROCKWALL, TX 75032

GEIST MICHAEL
2901 GOLDENWAVE LANE
ROCKWALL, TX 75032

KNIGHT KERRIANNA
2902 GOLDENWAVE
ROCKWALL, TX 75032

MCCLURE LINNIS & SANDRA
2907 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2908 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2913 GOLDENWAVE
ROCKWALL, TX 75032

HEIL FAYE S
2914 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2919 GOLDENWAVE
ROCKWALL, TX 75032

NEMC INVESTMENTS LLC
2931 RIDGE RD STE 1001
ROCKWALL, TX 75032

HERNANDEZ RAMIRO & ELISA
2947 FIREWHEEL DR
ROCKWALL, TX 75032

CHAMBERLIN LISA L
2953 FIREWHEEL DR
ROCKWALL, TX 75032

BLEDSOE JENNIFER
2959 FIREWHEEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2965 FIREWHEEL DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

RJ AMERICAN HOMES 4 RENT TWO LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

GRIGGS JUSTIN R
3674 FM 1569
GREENVILLE, TX 75401

SIGNATURE SENIOR LANDLORD LLC
4500 DORR ST
TOLEDO, OH 43615

DRAUGHON ROBERT G & NINA L
632 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
640 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
648 SUNFLOWER TRL
ROCKWALL, TX 75032

ZOMER JOHN
656 SUNFLOWER TR
ROCKWALL, TX 75032

GILL JOHN CLARK
664 SUNFLOWER TRL
ROCKWALL, TX 75032

VOELCKER GREG
674 SUNFLOWER TRAIL
ROCKWALL, TX 75032

SALAZAR VICTOR
682 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
690 SUNFLOWER TRL
ROCKWALL, TX 75032

TAYLOR KEVIN & NANCY
6938 WILDGROVE AVE
DALLAS, TX 75214

CURRENT RESIDENT
698 SUNFLOWER TRL
ROCKWALL, TX 75032

LASSANSKE THOMAS & RORAIMA
700 HEATHERGLEN DR
SOUTHLAKE, TX 76092

HANSELL SHELLEY KAY & JEFFREY ALAN
701 BRAZOS WAY
ROCKWALL, TX 75032

KENSOK GARY AND
707 BRAZOS WAY
ROCKWALL, TX 75032

ECHOLS JOSEPHINE
710 BRAZOS WAY
ROCKWALL, TX 75032

DEHAVEN CATHERINE L
716 BRAZOS WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
720 E RALPH HALL PKWY
ROCKWALL, TX 75032

MCCELLON TERRY
722 BRAZOS WAY
ROCKWALL, TX 75032

MORALES FRANK JR
727 BLACK OAK LN
ROCKWALL, TX 75032

ROSEBERRY SAMUEL S &
728 BRAZOS WAY
ROCKWALL, TX 75032

PAGE KEITH E
730 BLACK OAK LN
ROCKWALL, TX 75032

EITELMAN JIM A AND JENOYCE D
733 BLACK OAK LN
ROCKWALL, TX 75032

BAY TOM AND KRISTINA KEZAR
734 BRAZOS WAY
ROCKWALL, TX 75032

NORRIS DANIEL A JR
736 BLACK OAK LN
ROCKWALL, TX 75032

MATHEW CHACKO P & GRACY
739 BLACK OAK LANE
ROCKWALL, TX 75032

DODD REBECCA ANNE
740 BRAZOS LANE
ROCKWALL, TX 75087

MURPHY TIMOTHY D AND SHARI L
742 BLACK OAK LN
ROCKWALL, TX 75032

CLARK STEPHEN & PATRICIA M
745 BLACK OAK LN
ROCKWALL, TX 75032

D'ALESSANDRO PAUL
751 BLACK OAK LN
ROCKWALL, TX 75032

SALAZAR NOEL B AND ERIKA M
786 SUNFLOWER TR
ROCKWALL, TX 75032

CURRENT RESIDENT
794 SUNFLOWER TRL
ROCKWALL, TX 75032

CHRISTIAN MIKAL D & DLISA M
802 SUNFLOWER TRL
ROCKWALL, TX 75032

GAYTAN J ALFREDO & MARIA L
810 SUNFLOWER TRAIL
ROCKWALL, TX 75032

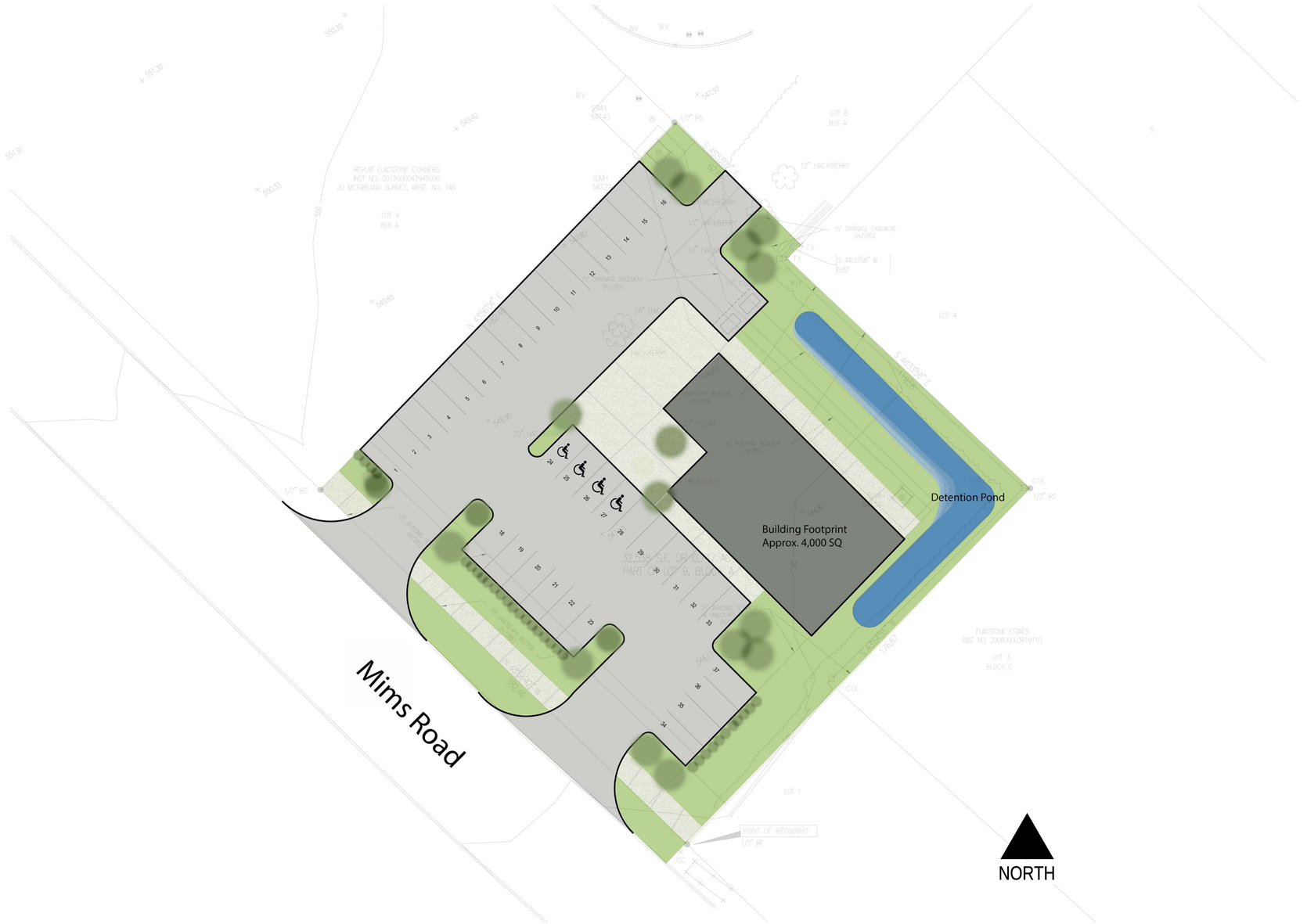
CURRENT RESIDENT
818 SUNFLOWER TRL
ROCKWALL, TX 75032

ROBINSON DAVID J
819 SUNFLOWER TR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

STATE HIGHWAY DEPT
I-30 RT 3 J L LOFLAND
ROCKWALL, TX 75087

PIN OAK REALTY HOLDINGS INC
PO BOX 1158
MT PLEASANT, TX 75456



1 PROPOSED SITE PLAN
1" = 20'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

SITE PLAN PROPOSED

Sheet Number

S-101

Project Status

SUP Submission



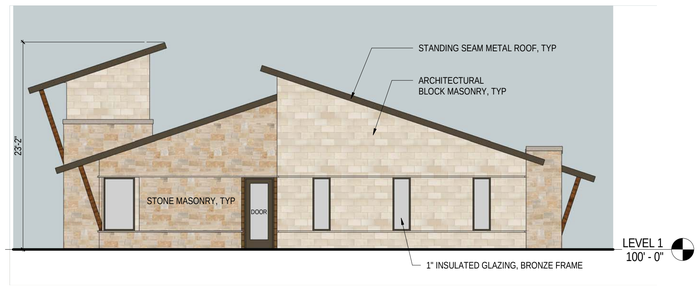
3 PERSPECTIVE - FRONT ENTRY
NTS



5 EXTERIOR ELEVATION - NORTHWEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTHWEST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

EXTERIOR ELEVATIONS

Scale

As indicated

Sheet Number

A-201

Project Status

SUP Submission

LEGAL DESCRIPTION:

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 20120000479450000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 20060000361911O of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

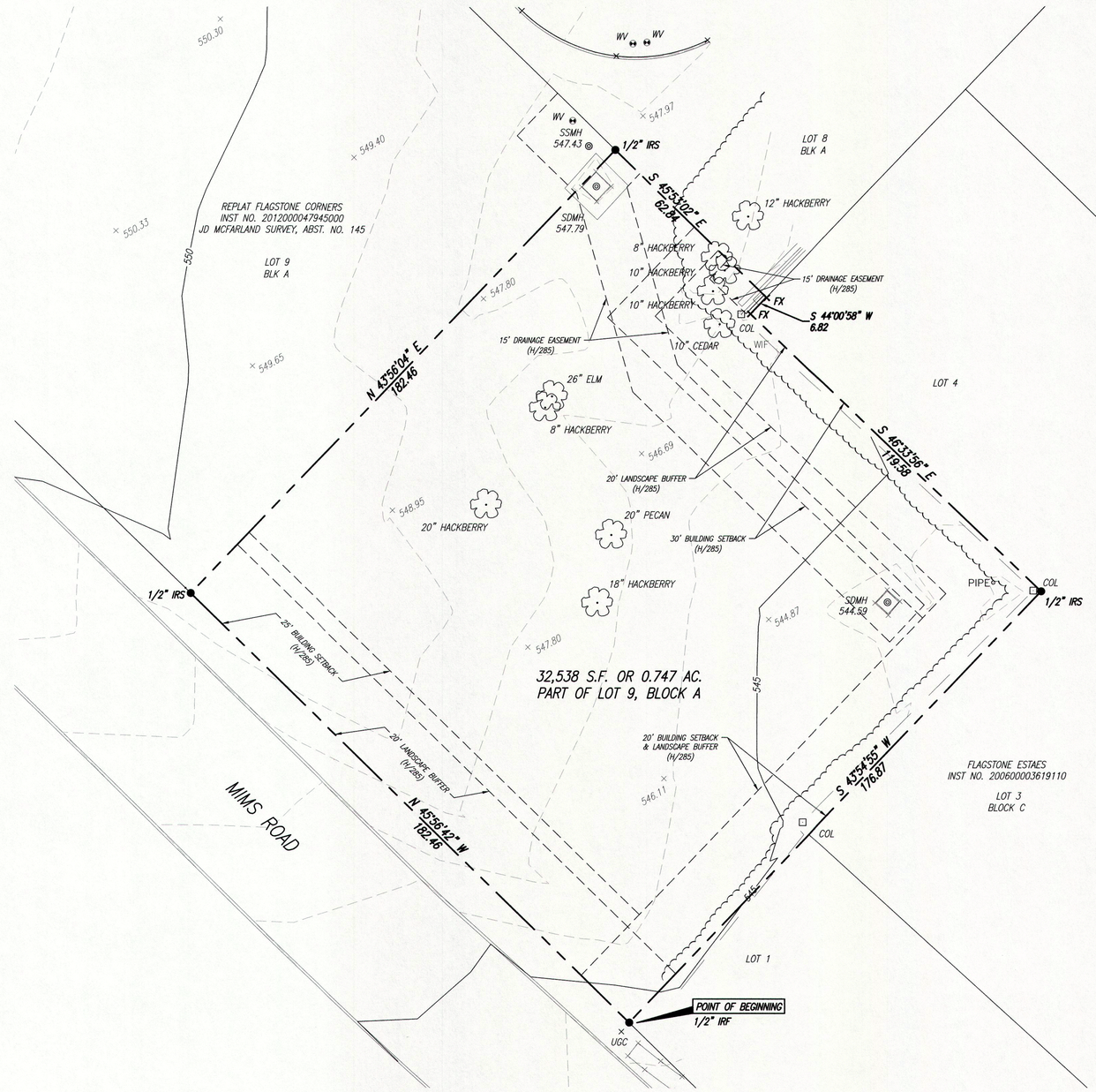
THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

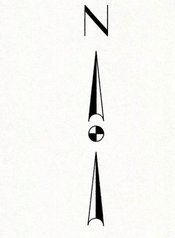
THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the **POINT OF BEGINNING**, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 6/26/17.

ENCROACHMENTS ARE AS SHOWN





Legend of Symbols & Abbreviations

× TOG 415.93	TOP OF GRAVEL	× EOC 413.36	EDGE OF CONCRETE
× NG 415.40	NATURAL GROUND	SS MH	SANITARY SEWER MANHOLE
× CHLF 416.35	CHAIN LINK FENCE	SDMH	STORM DRAIN MANHOLE
× SF 411.43	SILT FENCE	FH	FIRE HYDRANT
× WDF 411.43	WOOD FENCE	LID	LID
△ CP 417.19	CONTROL POINT	WV 413.05	WATER VALVE
× TOE 410.04	TOE OF BANK	HDWL 412.58	HEAD WALL
× TB 409.86	TOP OF BANK	48" R.C.P.	48" R.C.P.
× TOW 402.94	TOP OF WATER	Elec MH	ELECTRIC MANHOLE
× FL 407.79	FLOW LINE	410.34 WALL	WALL
PP	POWER POLE	TSPB	TRAFFIC SIGNAL BOX
LP	LIGHT POLE	GM	GAS METER
CO	CLEANOUT	WM	WATER METER
MW	MONITORING WELL	POST	POST
MB	MAILBOX	TREE	TREE
GMH	GAS MANHOLE	WMH	WATER MANHOLE
CB	CATCH BASIN	GUY	GUY WIRE
COL	COLUMN	UGC	UNDERGROUND CONDUIT
WIF	WROUGHT IRON FENCE		

To: WFG National Title Insurance Company. Ranger Title Co., Guaranty Bank & Trust, and RKKR, LLC.

For: Title Commitment GF No. R171492R Bearing an Effective Date of June 21, 2017 at 8:00 am, issued by WFG National Title Insurance Company.

TSPS CERTIFICATION:

This survey (i) conforms to the current standards promulgated by the Texas Board of Professional Land Surveying; and (ii) conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition Land Title Survey.

Louis M Salcedo
Registered Public Land Surveyor – Registration No. 3664
Salcedo Group, Inc. – 110 SW 2nd Street, Grand Prairie, TX 75050
214-412-3122

Date of Survey : June 29, 2017
Date of Last Revision: June 29, 2017
Date Printed: June 29, 2017

STATE OF TEXAS
LOUIS M. SALCEDO
3664
REGISTERED PROFESSIONAL LAND SURVEYOR
7.3.17

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
TEXAS811.ORG

811 Know what's **below.** **Call** before you dig.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Land Title Survey

for

0.747 ACRE TRACT

PART OF LOT 9, BLOCK A
IN
REPLAT OF FLAGSTONE CORNERS
JD MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, TEXAS

MIMS ROAD
ROCKWALL, TX 75032

TITLE SURVEY

DATE: 7.3.2017
REVISION DATE: 7.3.2017
DRAWN BY:
CHECKED BY: LMS

Salcedo Group, Incorporated
Civil Engineers - Surveyors
110 SW 2nd Street, Grand Prairie, TX 75050
Phone: (214) 412-3122 Fax: (214) 412-3089 www.salcedogroupinc.com
SGI Salcedo Group, Inc.

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

SGI Project No. 17791

Jul 03,2017, 10:49am lsalcedo
M:\projects\17791_Rockwall_School_of_Music\Survey\TITLE_SURVEY_07_03_17A.dwg

CITY OF ROCKWALL

ORDINANCE NO. 17-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Deric Salser of Salsar Development Group on behalf of Russ Porter of Rockwall School of Music, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Music Studio* in Planned Development District 60 (PD-60) on a 0.747-acre parcel of land being described as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Music Studio* as stipulated by Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule*, of *Article IV, Permissible Uses, and Planned Development District 60 (PD-60)* [*Ordinance No. 05-05*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

DRAFT ORDINANCE 09.05.17

2.1 OPERATIONAL CONDITIONS

1) The music studio shall generally conform to the concept plan shown in *Exhibit 'C'* and the concept building elevations shown in *Exhibit 'D'* of this ordinance.

2) A six (6)-foot masonry screening wall shall be provided adjacent to residential properties (*i.e. east and south property lines*).

3) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

4) Incidental display/outside storage is prohibited.

5) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

6) The dumpster enclosure doors shall not face towards any residential properties.

7) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

8) Music outside of the studio is prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

DRAFT ORDINANCE 09.05.2017

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF SEPTEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 21, 2017*

2nd Reading: *September 5, 2017*

DRAFT ORDINANCE 09.05.2017

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
TEXAS STATE PLANE, NORTH CENTRAL ZONE,
GEODETIC BEARING ESTABLISHED BY GPS
MEASUREMENTS TAKEN ON 6/26/17

DRAFT ORDINANCE 09.05.17

Exhibit 'B':
Survey

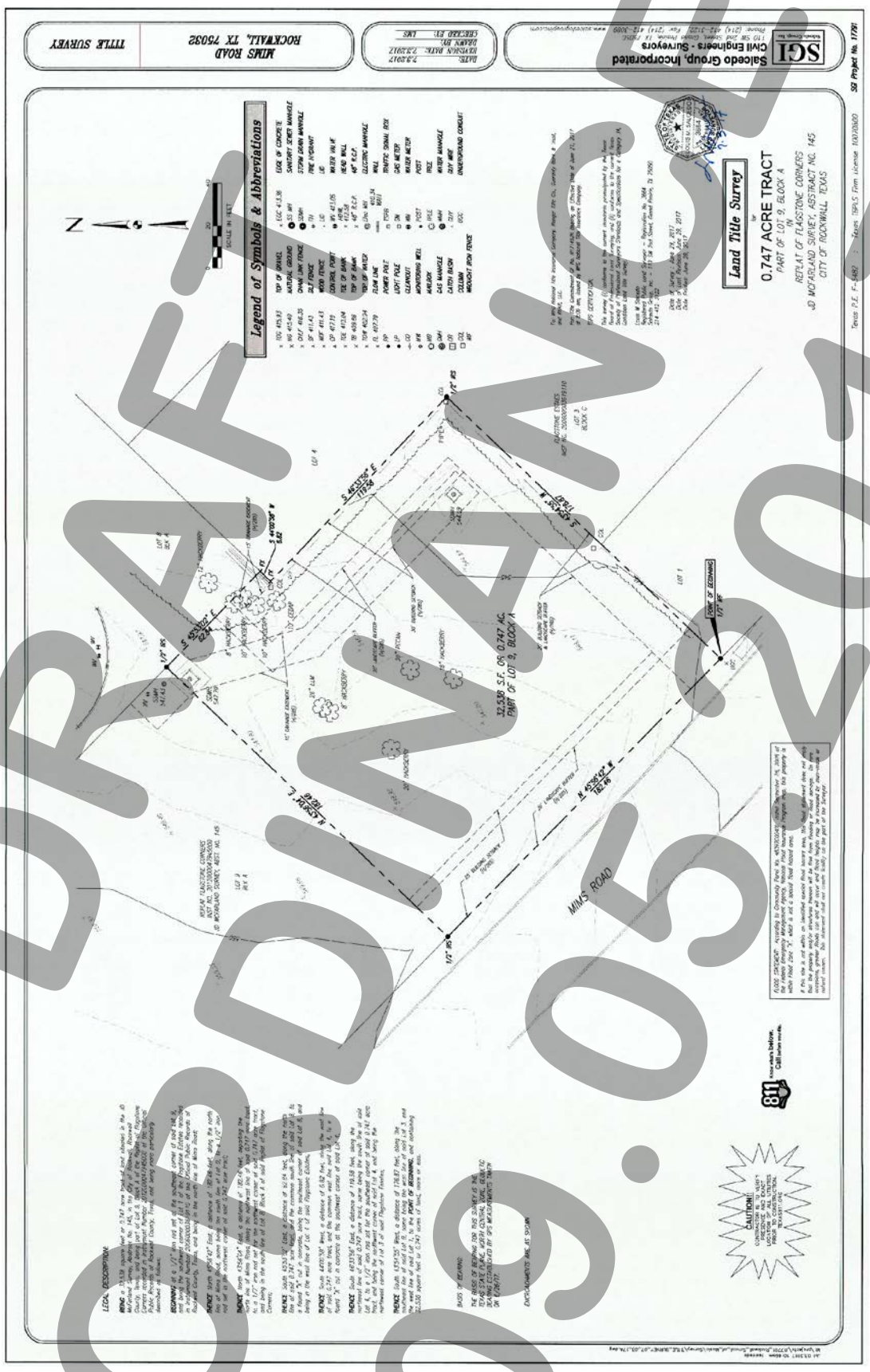
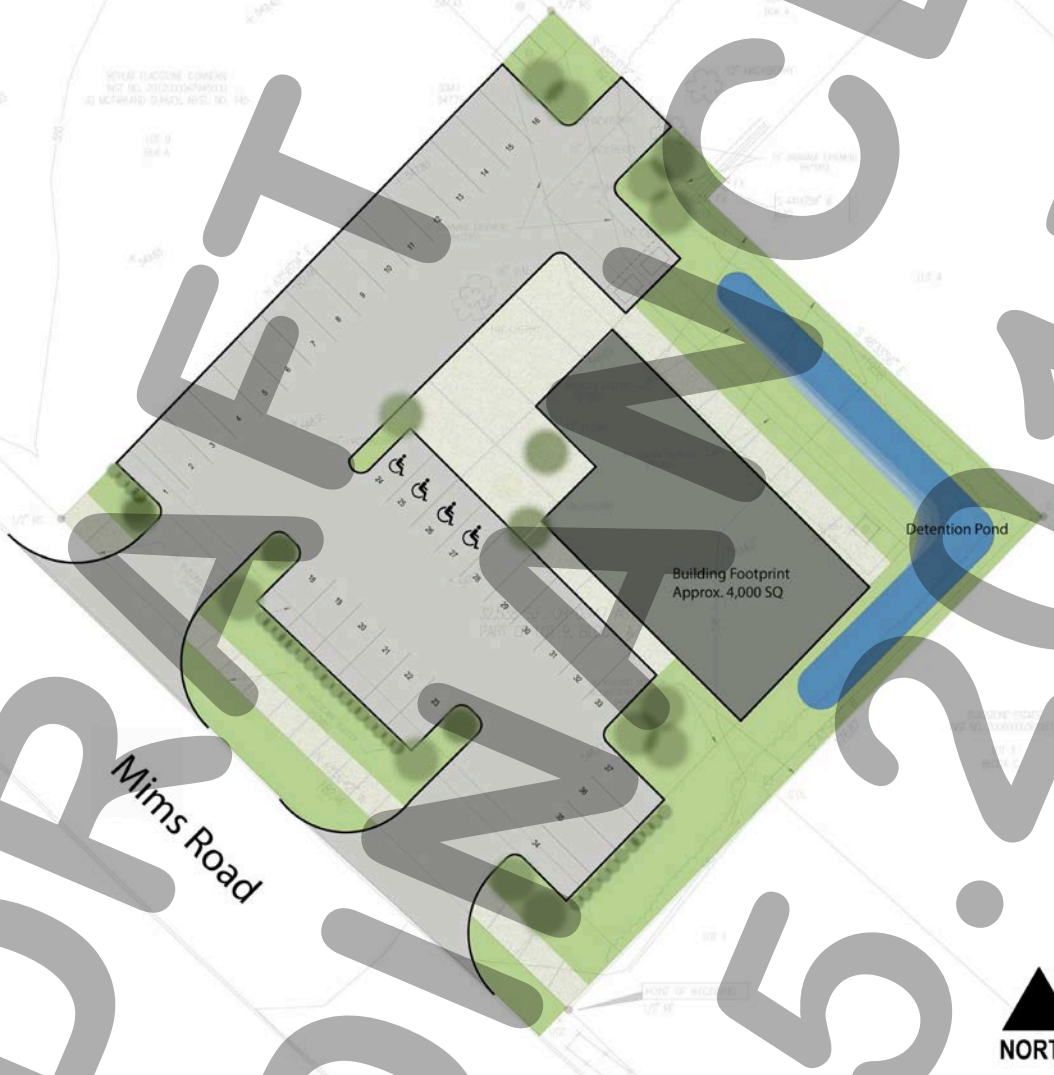
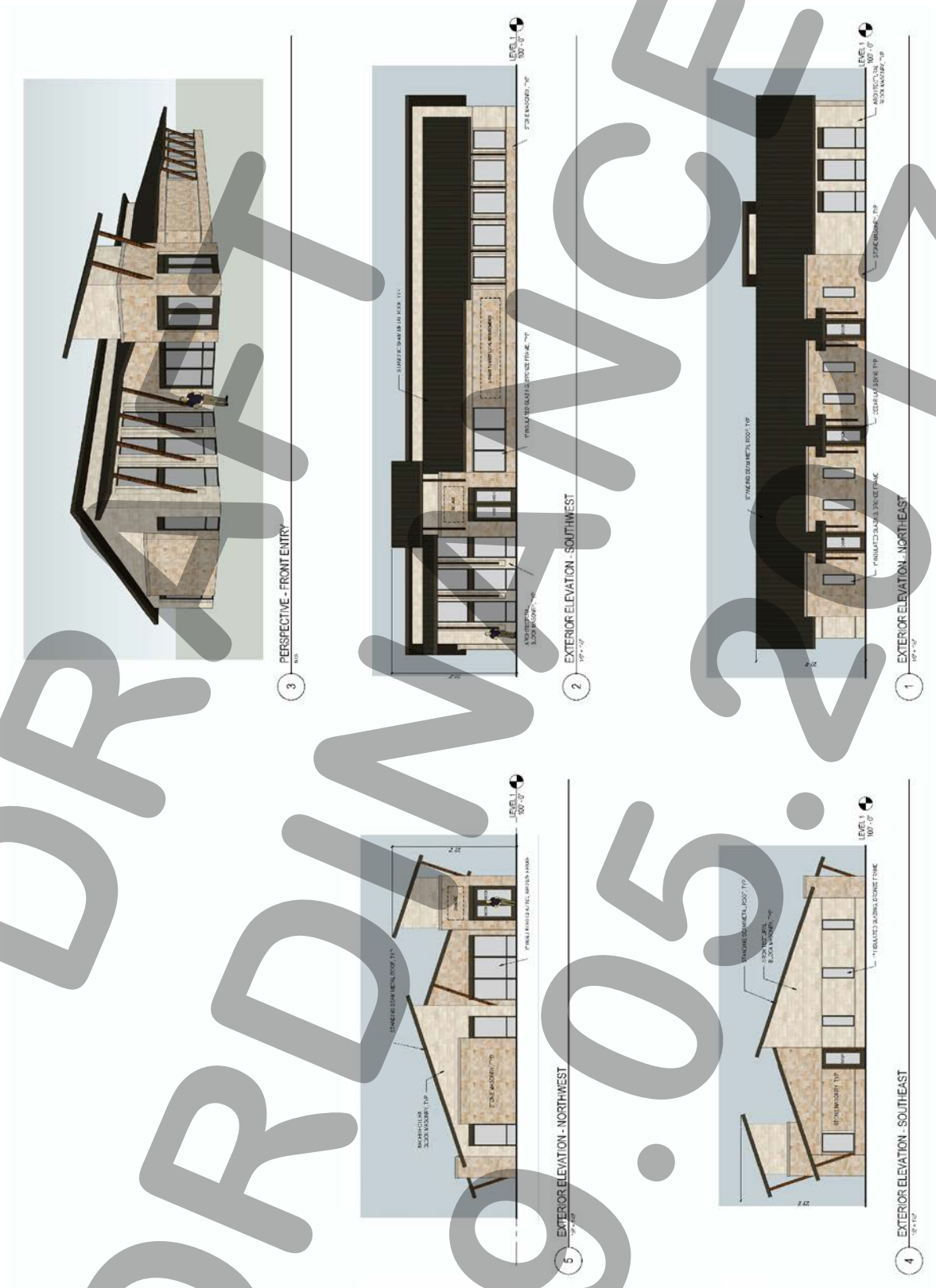


Exhibit 'C':
Concept Plan



DRAFT
ORDINANCE
09.05.2017

Exhibit 'D':
Concept Building Elevations



DRAFT
ORDINANCE
09.05.2017

City of Rockwall

Project Plan Review History

				Applied	7/13/2017	LM
Project Number	P2017-035	**Owner**	BH 60'S POD LTD	**Approved**		
Project Name	Breezy Hill Phase X	**Applicant**	BH PANHANDLE LTD	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	7/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 2A & 2B	7-13	NULL	7-13	0187-0000-0007-13-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/13/2017	7/20/2017	7/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	COMMENTS	See Comments

(7/19/2017 2:12 PM AW)
REVISE NOTE: "All open spaces, drainage easements, detention easements, and other common area shall be repaired, replaced, and maintained by property owner and/or Homeowners Association"
See markup
Need to add off-site easement filing information
Need to label and show the detention easement a min of 2' above the 100 year water surface. Sanitary sewer easement can't be in detention easement. Detention easement can't be the entire lot because you have a sewer line in this lot
Open space on phase 2A/2B needs to be a drainage easement as well

FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
GIS	Lance Singleton	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	Korey Brooks	7/13/2017	7/20/2017	7/21/2017	8	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(7/21/2017 12:28 PM KB)

P2017-35 Breezy Hill Phase X Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a final plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-035) in the lower right hand corner of all pages on future submittals.

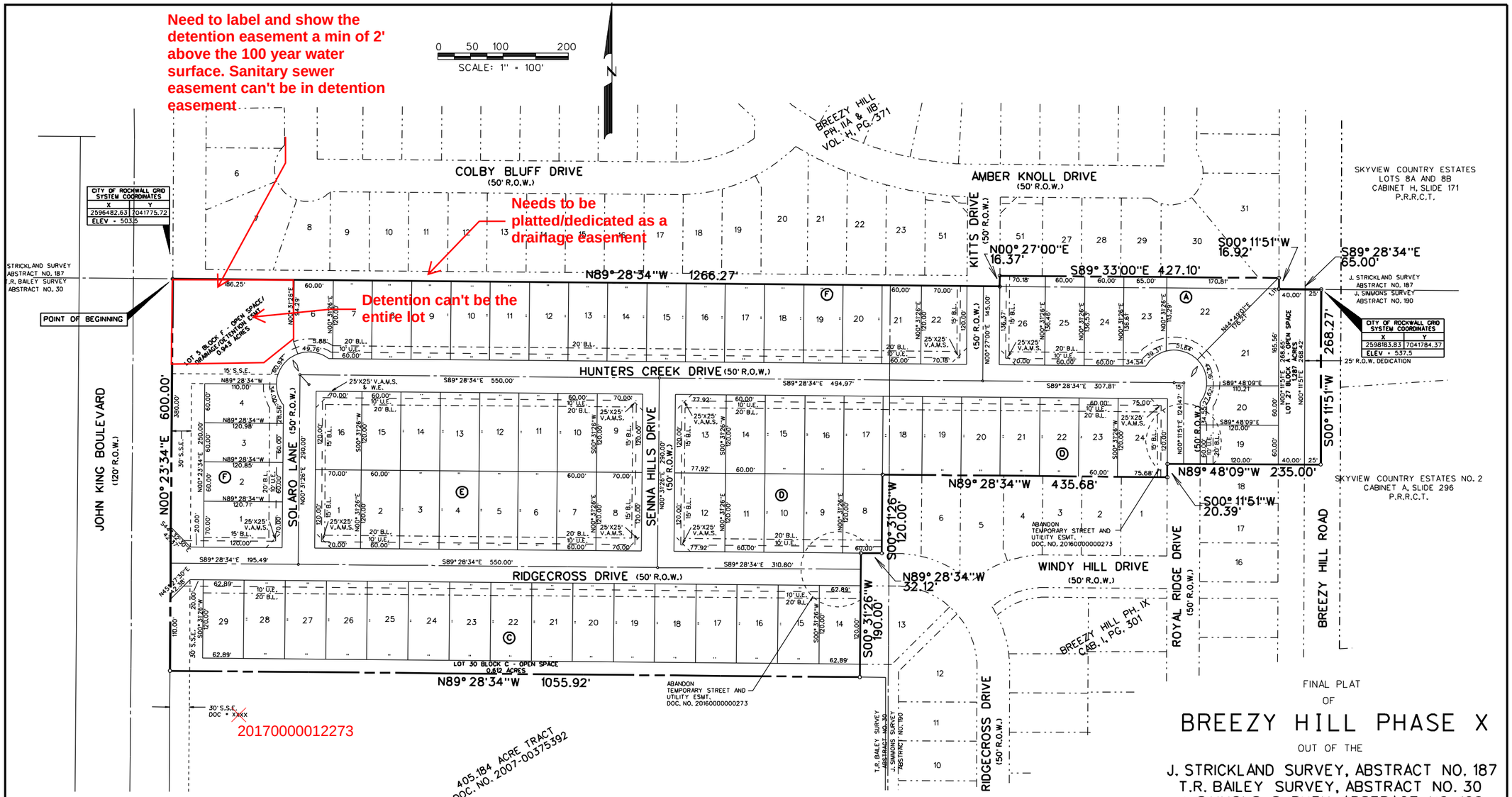
M.4 Please add "General Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54."

M.5 According to the Master Plan, the lots to the west of Senna Hills Drive are supposed to be 50-foot lots. However, you are showing 60-foot lots. These will count as 50-foot lots and not toward the 60-foot lot requirement.M.6 The plat is missing the Legal Description.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 1, 2017. The Planning & Zoning Worksession date for this case will be July 25, 2017. The Planning and Zoning Meeting for this case is August 15, 2017. The Park Board Meeting for this case is August 1, 2017.

I.8 The City Council meeting date and subsequent approval for this plat is August 7, 2017

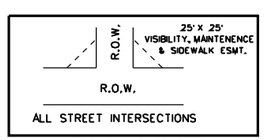
Need to label and show the detention easement a min of 2' above the 100 year water surface. Sanitary sewer easement can't be in detention easement



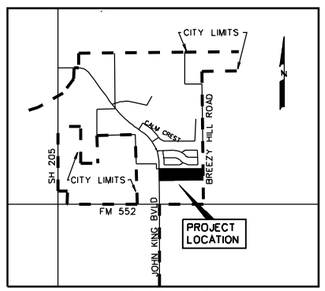
FINAL PLAT
OF
BREEZY HILL PHASE X
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
J. SIMMONS SURVEY, ABSTRACT NO. 190
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

NOTES

1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   W.E. - Water line Easement
   S.S.E. - Sanitary Sewer Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
   H.O.A. - Homeowners Association
   ◊ - Street Name Change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
6. No building permits will be issued until all public improvments are accepted by the City.



VISIBILITY, MAINTENENCE & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

TOTAL ACRES 19.365
TOTAL RESIDENTAL LOTS 79

OWNERS
BH 60's POD, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

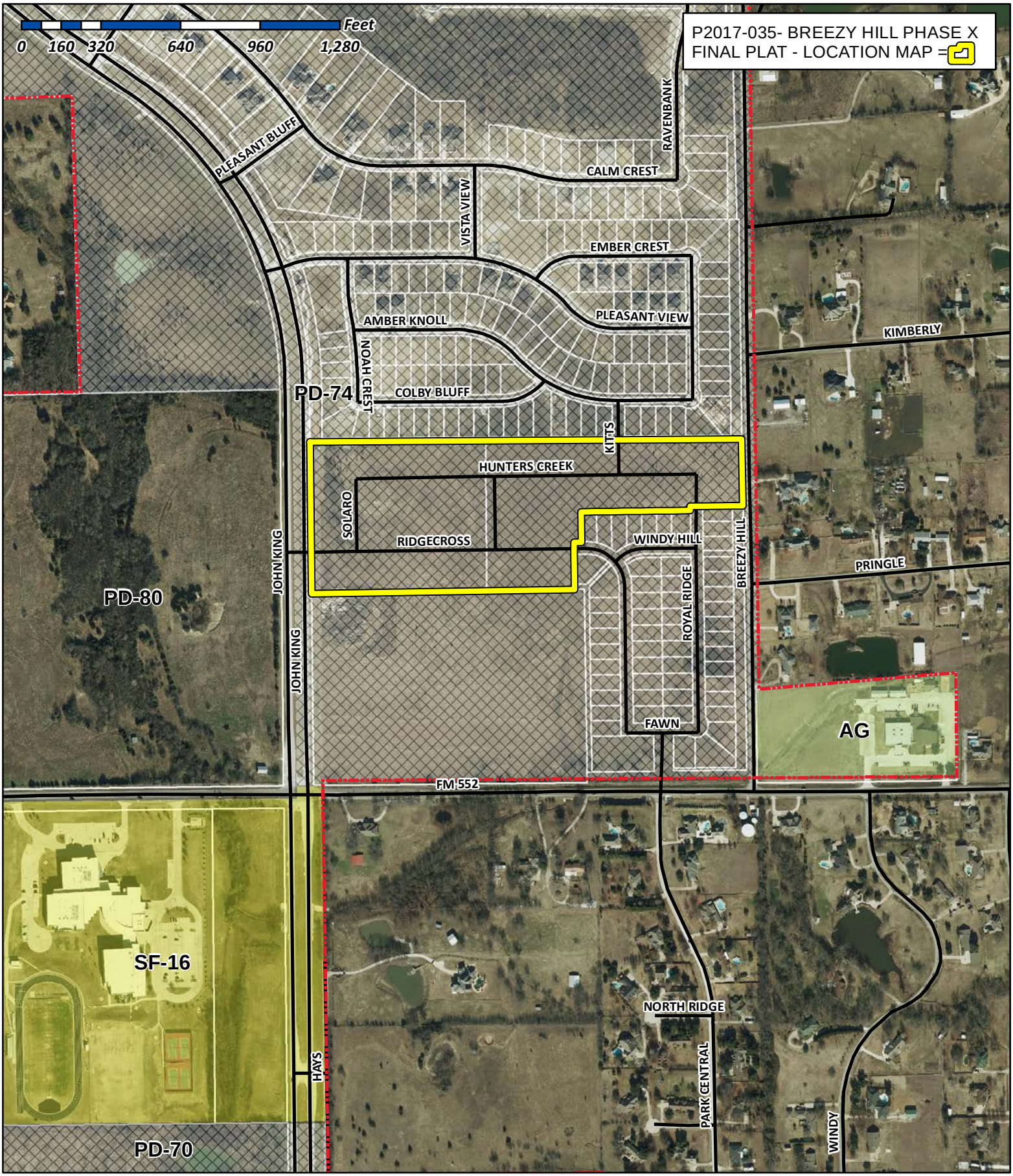
BH BALANCE 4, LLC.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2017 SCALE 1" = 100'

SHEET 1 OF 2

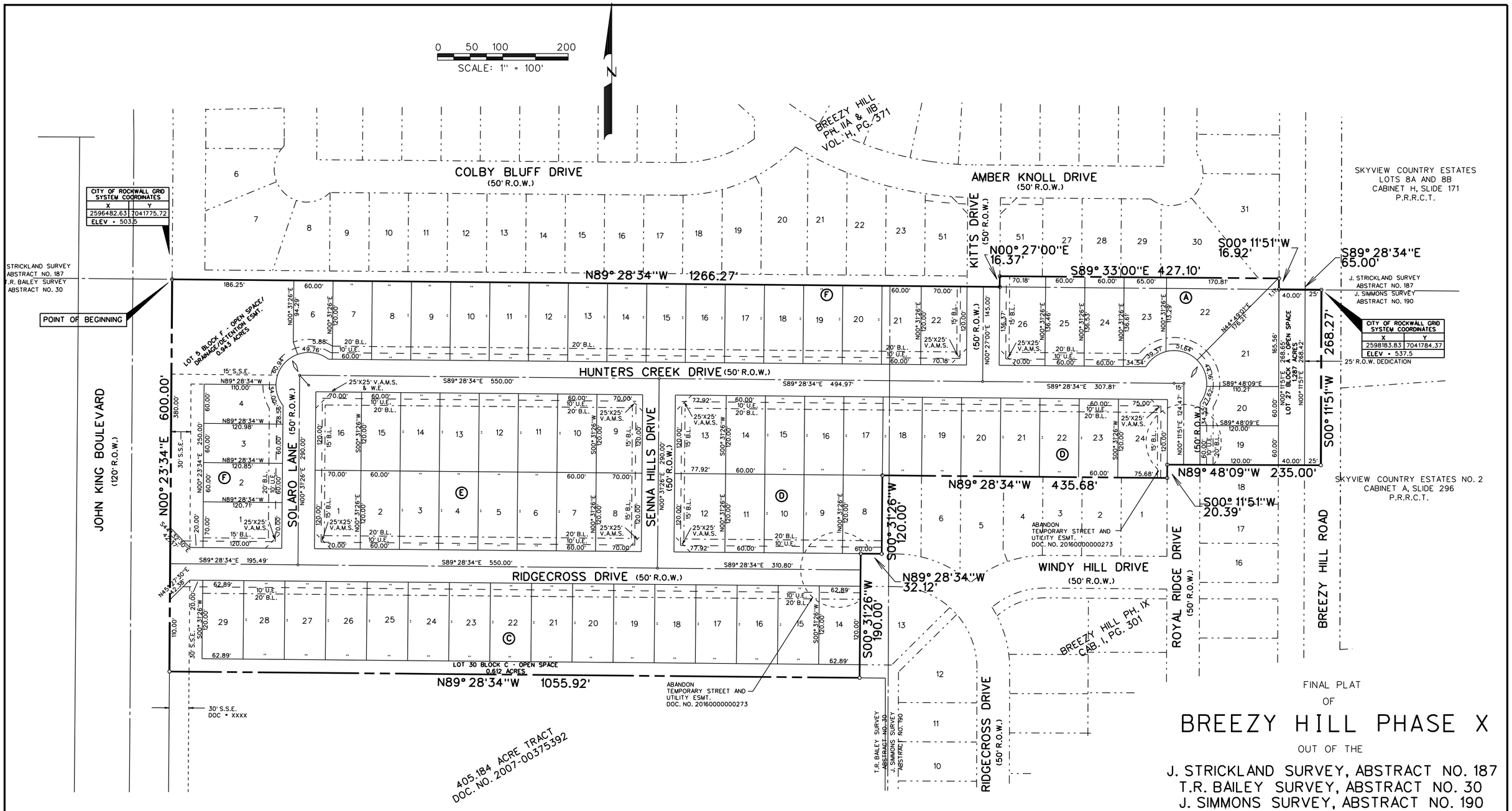
REVISE: "All open spaces, drainage easements, detention easements, and other common area shall be repaired, replaced, and maintained by property owner and/or Homeowners Association"



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



FINAL PLAT

OF

BREEZY HILL PHASE X

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NOTES

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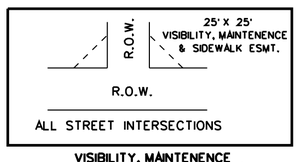

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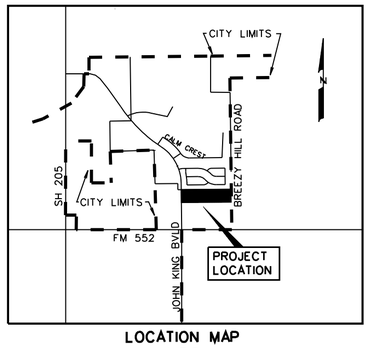

LOCATION MAP
N.T.S.

TOTAL ACRES 19.365

TOTAL RESIDENTAL LOTS 79

SHEET 1 OF 2

LEGAL DESCRIPTION

WHEREAS. BH BALANCE 4, LLC., is the owner of a tract of land situated in the T.R. Bailey Survey, Abstract No. 30, J. Simmons Survey Abstract No. 190 J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 26.320 acre tract, as described in Clerks File No. 20140000011556 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of Breezy Hill Phase IIA & IIB, an addition to the City of Rockwall, as described in Cab. H, PG. 371 in the Plat Records of Rockwall County, Texas, being in east line of John King Boulevard (120' R.O.W.);

THENCE, North 89° 28'34" West, along the south line of said Breezy Hill Phase IIA & IIB, for a distance of 1266.27 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 27'00" East, departing said south line, for a distance of 16.37 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 33'00" East, for a distance of 427.10 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 11'51" West, for a distance of 16.92 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc", in the north line of said Breezy Hill Phase IIA & IIB;

THENCE, South 89° 28'34" East, along said north line, for a distance of 65.00 feet, to an "X" cut found at the southeast corner of said Breezy Hill Phase IIA & IIB and being in Breezy Hill Road (Variable R.O.W.);

THENCE, South 00° 11'51" West, along the east line of said 26.320 acre tract and with Breezy Hill Road, for a distance of 268.27 feet, to an "X" cut found at the northeast corner of Breezy Phase IX, an addition to the City of Rockwall, as described in Cab. I, Pg. 301, in the Plat Records of Rockwall County, Texas;

THENCE, North 89° 48'09" West, departing said east line and with the north line of said Breezy Hill Phase IX, for a distance of 235.00 feet, to a ½ inch iron rod found;

THENCE, South 00° 11'51" West, continuing along said north line, for a distance of 20.39 feet, to a ½ inch rod found;

THENCE, North 89° 28'34" West, continuing along said north line, for a distance of 435.68 feet, to a ½ inch iron rod found at the most northerly northwest corner of said Breezy Hill Phase IX;

THENCE, South 00° 31'26" West, along the west line of said Breezy Hill Phase IX, for a distance of 120.00 feet, to a ½ inch iron rod found;

THENCE, North 89° 28'34" West, continuing along said west line, for a distance of 32.12 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 31'26" West, continuing along said west line, for a distance of 190.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 28'34" West, continuing along said west line, for a distance of 32.12 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 31'26" West, continuing along said west line, for a distance of 190.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 28'34" East, departing said west line, for a distance of 1055.92 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said John King Boulevard;

THENCE, North 00° 23'34" East, along the east line of said John King Boulevard, for a distance of 600.00 feet, to the POINT OF BEGINNING and containing 19.365 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE X, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE X, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE V 80's POD, LTD.
a Texas limited partnership
By: BH PHASE V 80's Pod GP Corporation,
a Texas corporation, its General Partner

_____ _____
Richard M. Skorburg, President — Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2017.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission — Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2017.

_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2017.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2017.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
BREEZY HILL PHASE X
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
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IN THE
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PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2017 SCALE 1" = 100'

City of Rockwall

Project Plan Review History

Project Number	SP2017-022	**Owner**	COOPER, WAYNE	**Applied**	7/13/2017	LM
Project Name	Lake Ray Hubbard Pediatrics	**Applicant**	MONK CONSULTING ENGINEERS	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	7/13/2017	LM

Site Address	**City, State Zip**	**Zoning**
862 W RUSK ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PLAZA PH 4	2	A	2	5228-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/13/2017	7/20/2017	7/21/2017	8	APPROVED	
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	COMMENTS	See Comments
(7/19/2017 2:56 PM AW) See markup All parking to be 20'x9'...can't include the fire lane. Parking space on the south side of building may need to be removed. See markup No walls allowed in easements SH 66 sidewalk pro-rata $28/lf along SH 66 Landscape Plan: Add note: No trees shall be within 5 feet of any utility							
FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	see comment
(7/20/2017 12:39 PM AA) Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
GIS	Lance Singleton	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	Korey Brooks	7/13/2017	7/20/2017	7/21/2017	8	COMMENTS	Comments

(7/21/2017 12:03 PM KB)

SP2017-022 Lake Ray Hubbard Pediatrics Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66).

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-022) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is located in the SH 66 Overlay (SH-66 OV) District and is subject to stricter architectural/site design standards. Each exterior wall shall consist of 90% masonry including a minimum 20% natural or quarried stone.

M.6 Site Plan. Please indicate the "Zoning" on the site plan as PD-49

M.7 Site Plan. Please indicate the perimeter dimensions of all walls of the building.

M.8 Site Plan. Please provide the distance from the building to all property lines.

M.9 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.

I.10 Site Plan. Please note the front (15'), side (10'), and rear (10') building setbacks.

M.11 Site Plan. All trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 66. Please provide an elevation of the dumpster enclosure.

M.12 Site Plan. In the SH 66 Overlay, the minimum ingress and egress drives is 30 feet

M.13 Site Plan. Please indicate the street centerline for SH 66 on site plan, landscape plan, and treescape plan.

M.14 Site Plan. Please show median breaks (if any) on SH 66.

M.15 Site Plan. All buildings must be designed so that no roof mounted mechanical equipment shall be visible from any direction. Please indicate equipment location on building elevations (dash-line)

M.16 Site Plan. Please note that the parking for a medical office is 1:200. You are sufficiently parked, but wanted to provide that information.

M.17 Landscape Plan. Please provide the same "site data" information as provided on site plan.

M.18 Landscape Plan. Please indicate the application zoning district percentage of landscaping required (15%) and what is provided (in percentage as well as SF). in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.

I.19 Landscape Plan. Please ensure that the Impervious Area is no greater than 85% and that the pervious area is at least 15%.

M.20 Landscape Plan. No parking space shall be more than 80-feet from a tree

M.21 Landscape Plan. Please indicate the landscape buffer strip. The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 66 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

M.22 Photometric. Please provide "site data" information as provided on site plan.

M.23 Photometric. The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with the exception of under-canopy lighting shall not exceed 35 FC. The remainder of the property shall comply with the 20-FC maximum. Please check lighting on the SW corner of the property.

M.24 Photometric. Please provide a North Arrow. Is this photometric plan scalable?

M.25 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).

M.26 Photometric. Please provide proposed light fixtures and show where they are located. Will this site have any light poles?

M.27 Building Elevations. Please label all mechanical equipment and how these will be screened from view.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.28 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Please ensure that the East Elevation includes 90% masonry, including 20% natural or quarried stone, or please apply for a variance from City Council.

M.29 Building Elevations. Please indicate the building material per façade in SF and percentage.

M.30 Building Elevations. The building as presented will need horizontal articulation on the rear, left, and right elevations or a variance will be required.

M.31 Building Elevations. Please indicate direction of each façade and which façade faces SH 66.

M.32 The Architectural Review Board (ARB) meeting for this case will be held on July 25, 2017 at 5:00 pm.

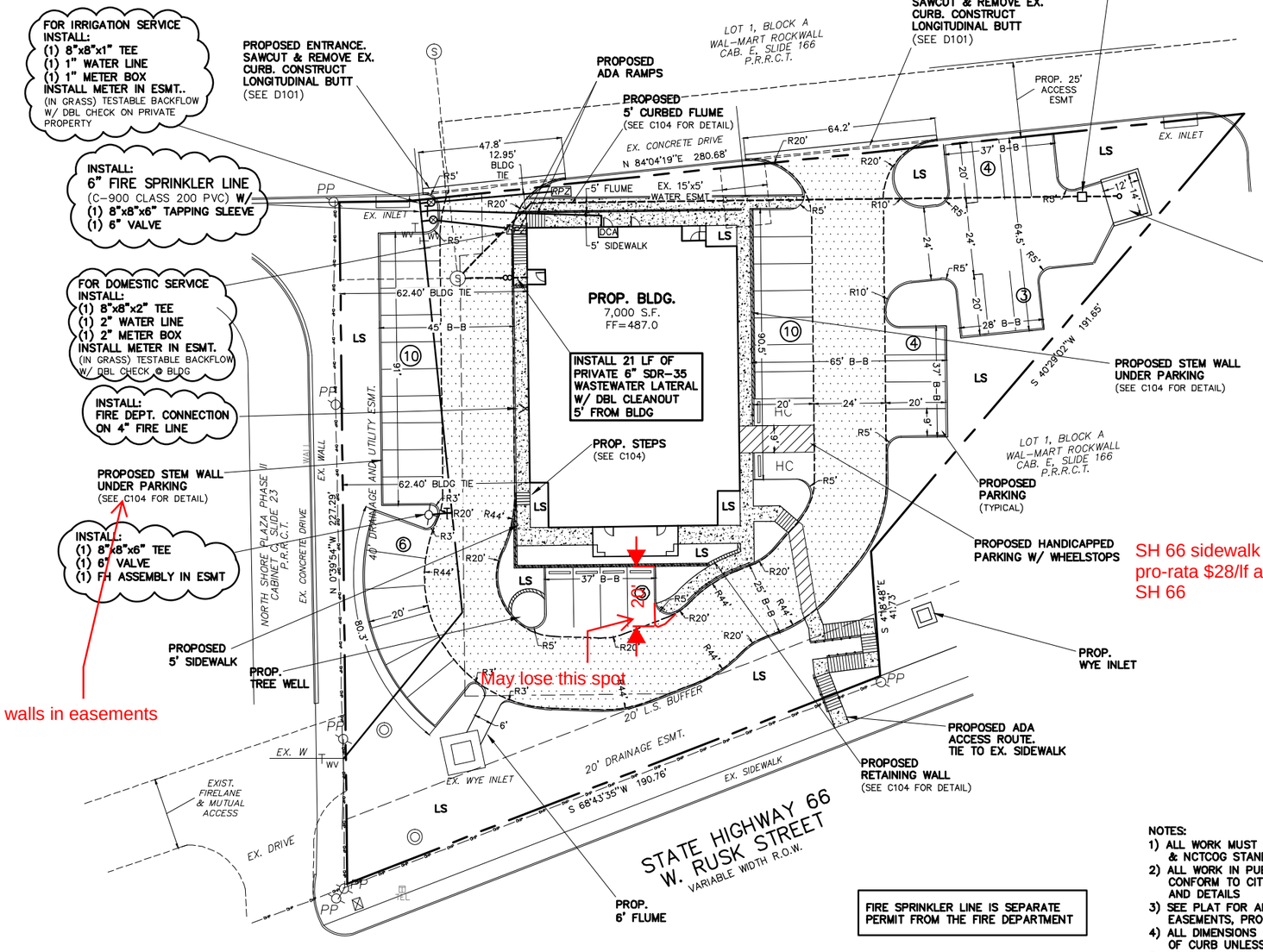
I.33 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 1, 2017; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the Planning & Zoning Meeting.

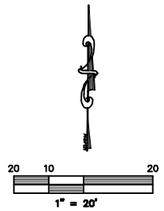
M.34 The Planning and Zoning Worksession for this case will be held July 25, 2017 at 6:00 pm.

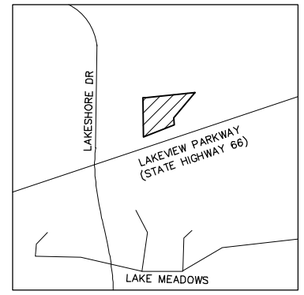
M.35 The Planning and Zoning Meeting for this case will be held August 15, 2017 at 6:00 pm.

I.36 If necessary the projected City Council meeting date for this case will be August 21, 2017 at 6:00 pm.

M.37 It is required that a representative attend all meetings.







LOCATION MAP
(NOT TO SCALE)

LEGEND

———	= PROPERTY LINE
—EX. W—	= EX. WATER LINE
—EX. SS—	= EX. SANITARY SEWER LINE
Ⓢ	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
RCP	= REINFORCED CONCRETE PIPE
	= PROPOSED FIRELANE
	= PROPOSED SIDEWALK

SITE DATA:

LOT AREA:
1.0 Acres, 43,680 sq. ft.
LOT COVERAGE:
16%
FLOOR TO AREA RATIO:
6.24:1
BUILDING AREA:
7,000 sq.ft.
CONSTRUCTION TYPE:
V-N
BUILDING HEIGHT:
32'
BUILDING SETBACKS:
none
PROPOSED USE:
Pediatric Clinic
IMPERVIOUS AREA (including buildings):
31,131 sq.ft.
ZONING:
Multi-use
PARKING:
Required: (1 space/300) = 24
Handicap = 2
Provided:
Standard= 38
Handicapped = 2
Total Provided = 40
LANDSCAPE AREA:
Required: 4,360 (10%) sq.ft.
Provided: 12,429 sq.ft.
FIRE SPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5) NO SAND UNDER SIDEWALKS.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85

2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

**** NOTICE TO CONTRACTORS ****

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WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CASE #:

SITE PLAN

LAKE RAY HUBBARD PEDIACTRICS

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
KEVIN SMART
214 289-4607
ksmart@custodianfinancial.com

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2017-06 REG. NO.: F-2567

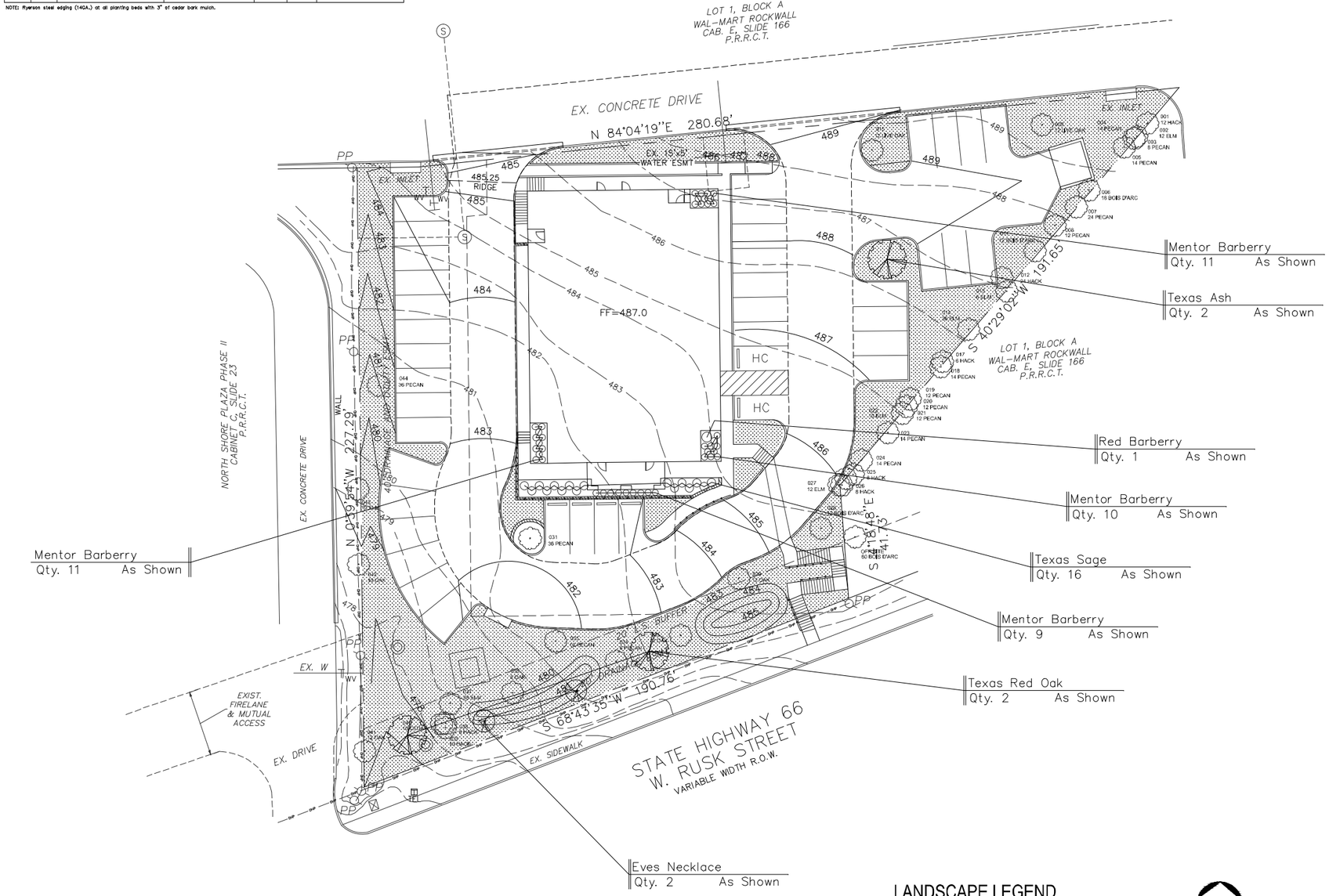
date:	scale:	sheet:
6/26/17	1"=20'	C101

PLANT LIST

QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	REMARKS
Canopy Trees						
2		Quercus shumardii	Texas Red Oak	45 GAL.	4"	10'- 12' Ht., 6' Sp. MIN.
1		Fraxinus texensis	Texas Ash	45 GAL.	4"	10'- 12' Ht., 6' Sp. MIN.
Accent Trees						
2		Stypholobium affine	Eve's Necklace	30 GAL.	3"	6'- 8' Ht., 6' Sp. MIN.
Shrubs						
16		Leucophyllum fruteseens	Texas Sage	5 gal.		As Shown
1		Berberis thunbergii atropurpura	Red Barberry	3 gal.		As Shown
41		Berberis x mentorensis	Mentor Barberry	3 gal.		As Shown

NOTE: Ryerson steel edging (14GA.) at all planting beds with 3" of cedar bark mulch.

Add note: No trees to be within 5' of any utility



LANDSCAPE LEGEND

Existing Trees (001 - 046)

Proposed Trees

NORTH

0 20 40 60

A PLAN: Proposed Landscape

SCALE: 1" = 20'-0"

CITY OF ROCKWALL - LANDSCAPE STANDARDS

LANDSCAPE PLAN SUBMISSION

Site Area
- 1.0 Acre Site 43,680 SF

Landscape Area
- Required 4,360 SF
- Providing 12,429 SF

Overlay District - SH-66
- 20' Berm and/or Shrubbery.
- 4" Caliper Canopy Tree for each 100 LF of frontage.
- 4' Height Accent Tree for each 100 LF of frontage.

Street Frontage
- Providing Berm.
- Providing (2 Canopy Trees) 190 LF of street frontage.
- Providing (2 Accent Trees) 190 LF of street frontage.

Parking Lot landscapeing
- Required 5% or 200 SF of Interior Landscape Area.
- Providing 685 SF of landscape area.

Reference sheet LA-2L for Tree Survey.

LANARC DESIGN INC.
LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075
Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com

REGISTERED LANDSCAPE ARCHITECT DAVID B. SHIPP 2121 STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID B. SHIPP, RLA #2121 ON JUNE 28, 2017.

LAKE RAY HUBBARD PEDIACTRICS
HWY 66 - Walmart Addition - Lot 2, Blk A, 1.0 Acres - Rockwall, Texas

PROJECT: ADDRESS

REVISIONS:

Number	Date
One	6.28.2017
Two	–
Three	–
Four	–
Five	–
Six	–

DATE: JUNE 28, 2017

TITLE: LANDSCAPE PLAN

SHEET: LA-1L

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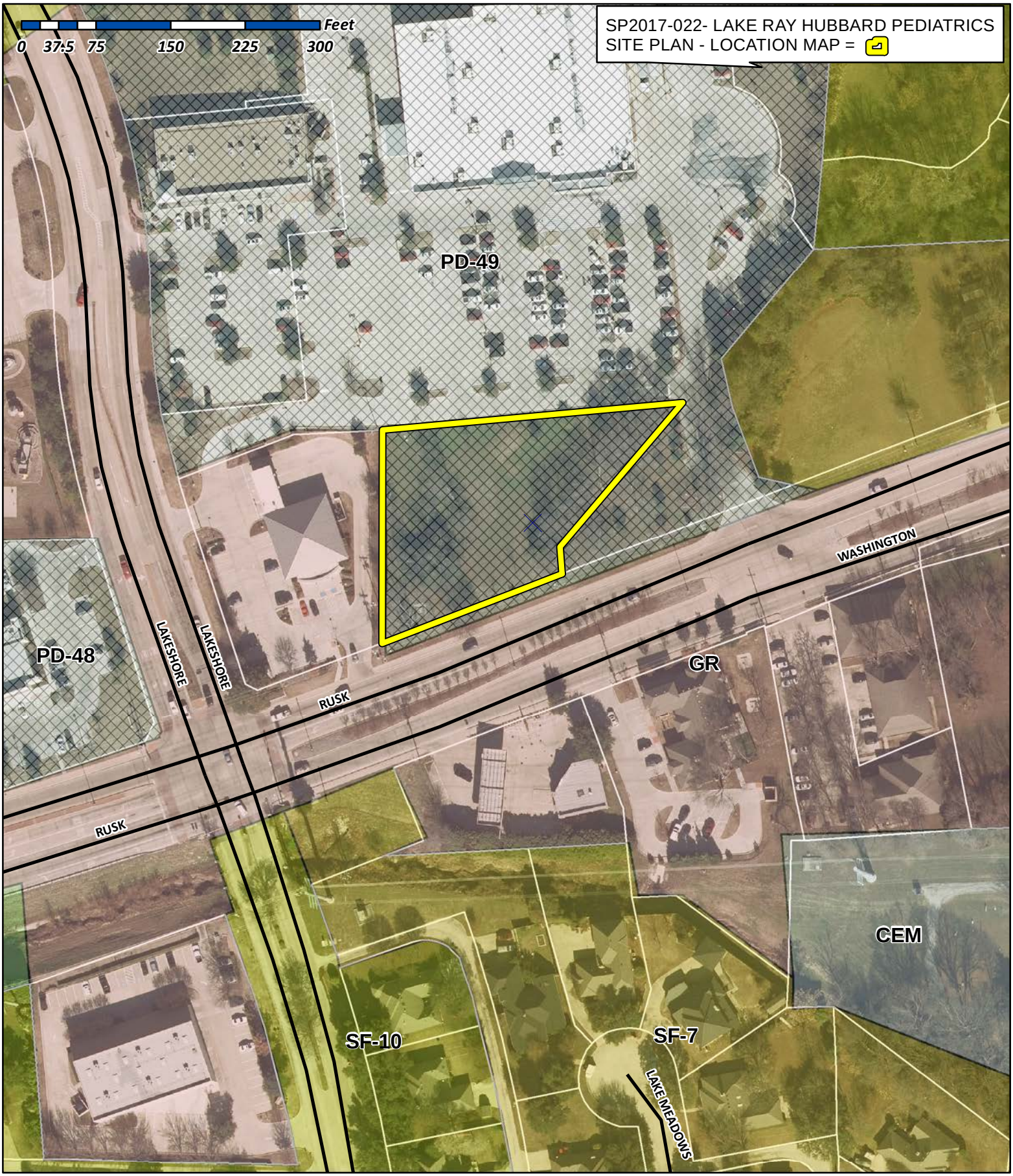
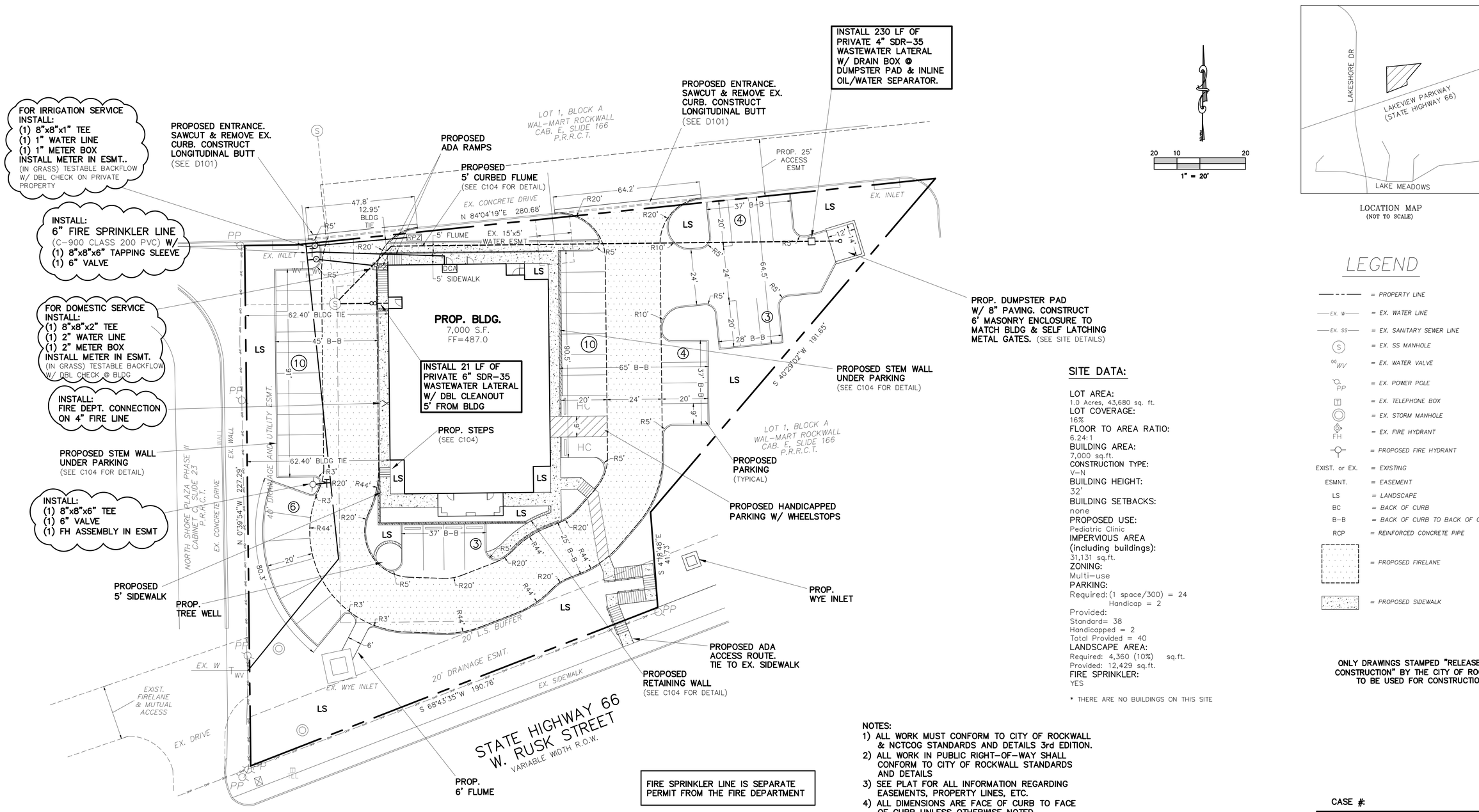


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LOCATION MAP
(NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- EX. W = EX. WATER LINE
- EX. SS = EX. SANITARY SEWER LINE
- = EX. SS MANHOLE
- WV = EX. WATER VALVE
- PP = EX. POWER POLE
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- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- = PROPOSED FIRELANE
- = PROPOSED SIDEWALK

SITE DATA:

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1.0 Acres, 43,680 sq. ft.
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16%
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6.24:1
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V-N
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32'
BUILDING SETBACKS:
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IMPERVIOUS AREA (including buildings):
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Standard= 38
Handicapped = 2
Total Provided = 40
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Required: 4,360 (10%) sq.ft.
Provided: 12,429 sq.ft.
FIRE SPRINKLER:
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1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85

2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

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CASE #:

SITE PLAN

LAKE RAY HUBBARD PEDIACTRICS

HWY 66
WALMART – ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
KEVIN SMART
214 289-4607
ksmart@custodiafinancial.com

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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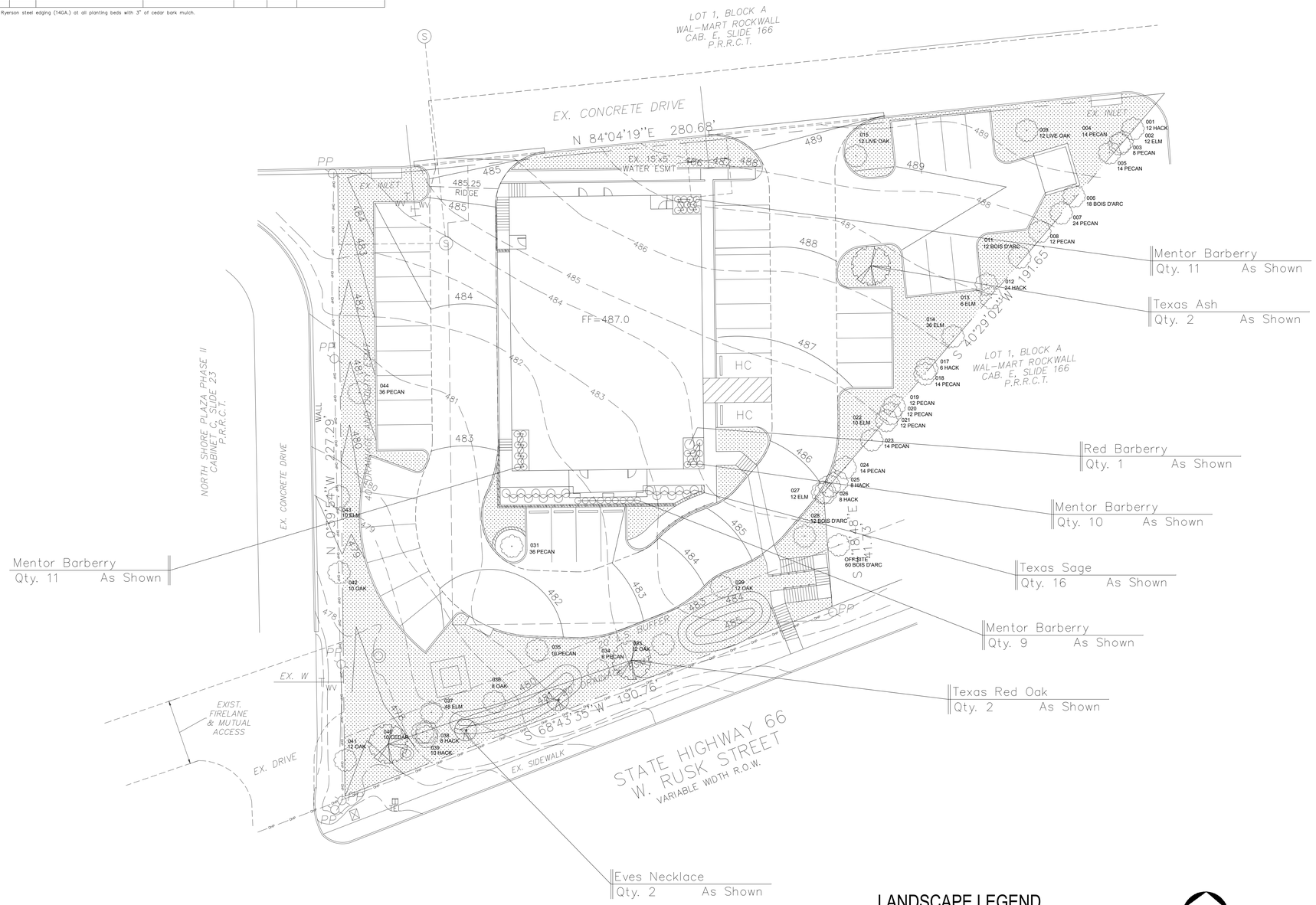
PROJECT NO.: 2017-06 REG. NO.: F-2567

date:	scale:	sheet:
6/26/17	1"=20'	C101

PLANT LIST

QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	REMARKS
Canopy Trees						
2		Quercus shumardii	Texas Red Oak	45 GAL.	4"	10'– 12' Ht., 6' Sp. MIN.
1		Fraxinus texensis	Texas Ash	45 GAL.	4"	10'– 12' Ht., 6' Sp. MIN.
Accent Trees						
2		Stychnolobium affine	Eve's Necklace	30 GAL.	3"	6'– 8' Ht., 6' Sp. MIN.
Shrubs						
16		Leucophyllum fruteseens	Texas Sage	5 gal.		As Shown
1		Berberis thunbergii atropurpura	Red Barberry	3 gal.		As Shown
41		Berberis x mentorensis	Mentor Barberry	3 gal.		As Shown

NOTE: Ryerson steel edging (14GA.) at all planting beds with 3" of cedar bark mulch.



LANDSCAPE LEGEND

Ev[illegible] Tr[illegible] (001 [illegible] 048)

Pr[illegible] d Tr[illegible]

NORTH

0 20 40 [illegible]0

A PLAN: Proposed Landscape

SCALE: 1" = 20'–0"

CIT[illegible] OF ROCKWALL [illegible] LANDSCAPE STANDARDS

LANDSCAPE PLAN SUBMISSION

Site Area
- 1.0 Acre Site 43,680 SF

Landsca[illegible]e Area
- Re[illegible]ired 4,360 SF
- Providing 12,429 SF

Overlay District - SH-66
- 20' Berm and/or S[illegible]rubbery.
- 4" Cali[illegible]er Cano[illegible]y Tree for eac[illegible] 100 LF of frontage.
- 4' Heig[illegible]t Accent Tree for eac[illegible] 100 LF of frontage.

Street Frontage
- Providing Berm.
- Providing (2 Cano[illegible]y Trees) 190 LF of street frontage.
- Providing (2 Accent Trees) 190 LF of street frontage.

Par[illegible]ing Lot landsca[illegible]eing
- Re[illegible]ired 5[illegible] or 200 SF of Interior Landsca[illegible]e Area.
- Providing 685 SF of landsca[illegible]e area.

Reference s[illegible]eet LA-2L for Tree S[illegible]rvey.

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LANARC DESIGN INC.
LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075
Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com

REGISTERED LANDSCAPE ARCHITECT
DAVID B. SHIPP
2121
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID B. SHIPP, RLA #2121 ON JUNE 28, 2017.

LAKE RAY [illegible] U[illegible] ARD PEDIACTRICS

HWY 66 - Walmart Addition - Lot 2, Blk A, 1.0 Acres - Rockwall, Texas

PROJECT:

ADDRESS:

REVISIONS:

Number	Date
One	6.28.2017
Two	–
Three	–
Four	–
Five	–
Six	–

DATE: JUNE 28, 2017

TITLE: LANDSCAPE PLAN

SHEET: L A-1L

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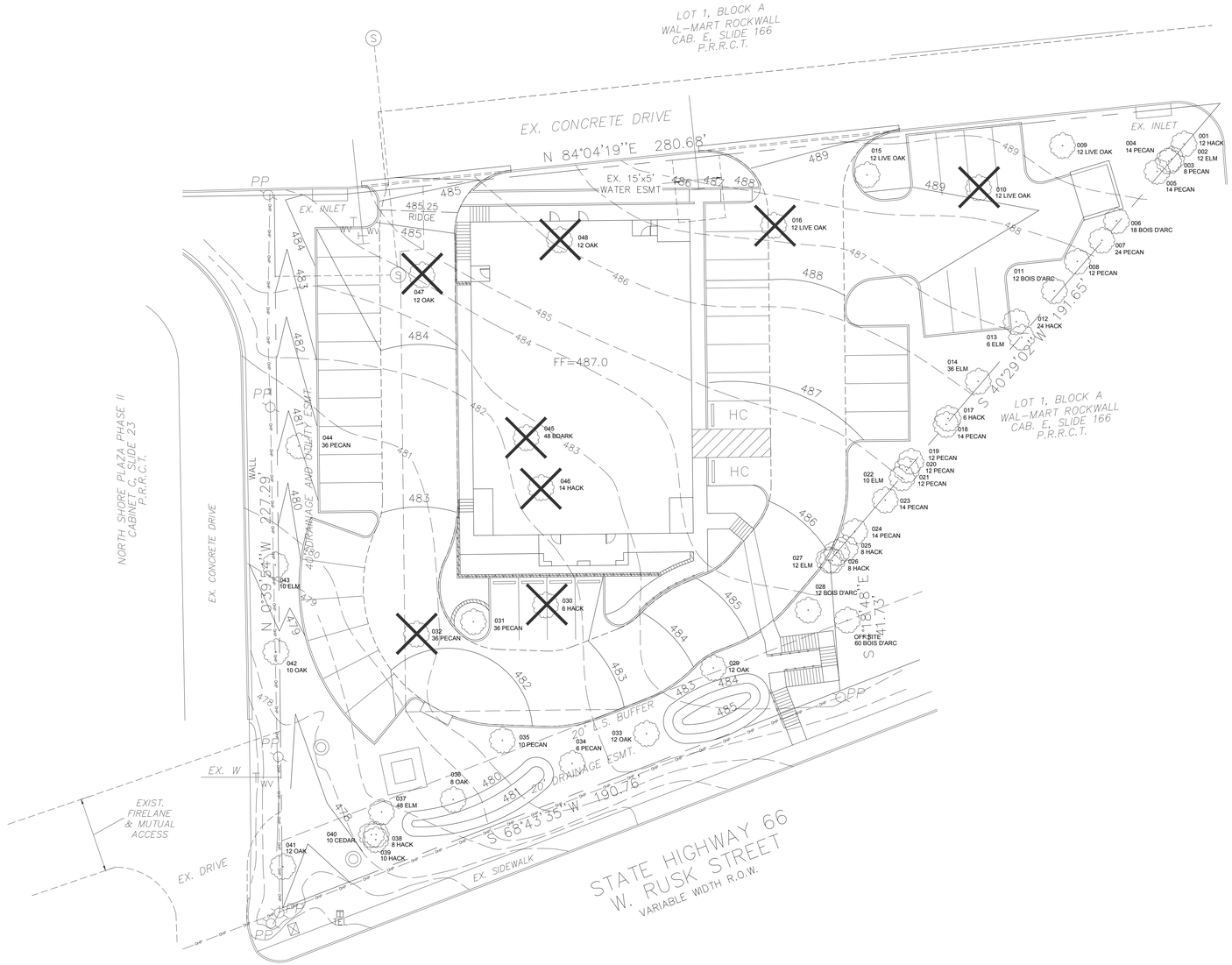


LANDSCAPE LEGEND

E[illegible] [illegible] [illegible] (001 048)

Tr[illegible] [illegible] [illegible] d d[illegible] [illegible] d[illegible]

NORTH

0 20 40 [illegible]0

A PLAN: Existing Tree Survey

SCALE: 1" = 20'-0"

PR[illegible]ECT SITE TREE SUMMAR[illegible]

[illegible]	SI[illegible]E	T[illegible]PE	PR[illegible]TECTE[illegible]	[illegible]TE
001	12"	Hac[illegible]berry	Yes	50[illegible] (11" or larger)
002	12"	Elm	Yes	
003	8"	Pecan	Yes	
004	14"	Pecan	Yes	
005	14"	Pecan	Yes	
006	18"	Bois d'Arc	Yes	not [illegible]rotected tree
007	24"	Pecan	Yes	
008	12"	Pecan	Yes	
009	12"	Live Oa[illegible]	Yes	
010	12"	Live Oa[illegible]	No	
011	12"	Bois d'Arc	Yes	not [illegible]rotected tree
012	24"	Hac[illegible]berry	Yes	50[illegible] (11" or larger)
013	6"	Elm	Yes	
014	36"	Elm	Yes	
015	12"	Live Oa[illegible]	Yes	
016	12"	Live Oa[illegible]	No	
017	6"	Hac[illegible]berry	Yes	not [illegible]rotected tree
018	14"	Pecan	Yes	
019	12"	Pecan	Yes	
020	12"	Pecan	Yes	
021	12"	Pecan	Yes	
022	10"	Elm	Yes	
023	14"	Pecan	Yes	
024	14"	Pecan	Yes	
025	8"	Hac[illegible]berry	Yes	not [illegible]rotected tree
026	8"	Hac[illegible]berry	Yes	not [illegible]rotected tree
027	12"	Elm	Yes	
028	12"	Bois d'Arc	Yes	not [illegible]rotected tree
029	12"	Oa[illegible]	Yes	
030	6"	Hac[illegible]berry	No	not [illegible]rotected tree
031	36"	Pecan	Yes	
032	36"	Pecan	No	
033	12"	Oa[illegible]	Yes	
034	6"	Pecan	Yes	
035	10"	Pecan	Yes	
036	8"	Oa[illegible]	Yes	
037	48"	Pecan	Yes	
038	8"	Hac[illegible]berry	Yes	not [illegible]rotected tree
039	10"	Hac[illegible]berry	Yes	not [illegible]rotected tree
040	10"	Cedar	Yes	not [illegible]rotected tree
041	12"	Oa[illegible]	Yes	
042	10"	Oa[illegible]	Yes	
043	10"	Elm	Yes	
044	36"	Pecan	Yes	
045	48"	Bois d'Arc	No	not [illegible]rotected tree
046	14"	Hac[illegible]berry	No	50[illegible] (11" or larger)
047	12"	Oa[illegible]	No	
048	12"	Oa[illegible]	No	

552 Total Caliber Inc[illegible]es of Protected Trees on-site. Adj[illegible]sted as noted by tree ty[illegible]e.

84 Total Caliber Inc[illegible]es of Protected Trees to be removed by develo[illegible]ment.

LANARC DESIGN INC.
LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075
Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com

REGISTERED LANDSCAPE ARCHITECT
DAVID B. SHIPP
2121
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID B. SHIPP, RLA #2121 ON JUNE 27, 2017.

LAKE RAY [illegible] U[illegible]ARD PEDIACTRICS

HWY 66 - Walmart Addition - Lot 2, Blk A, 1.0 Acres - Rockwall, Texas

PROJECT:

ADDRESS:

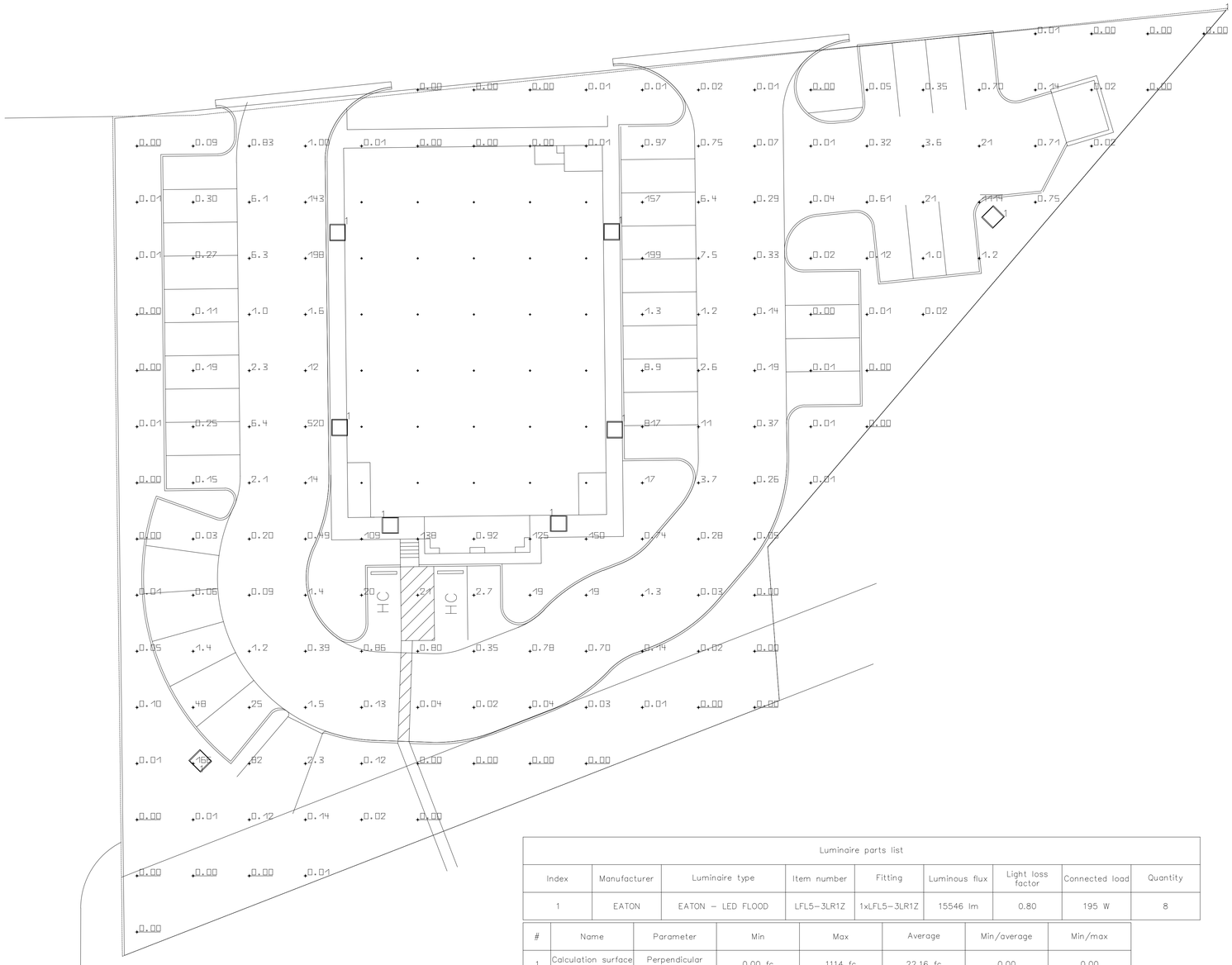
REVISIONS:

Number	Date
One	6.27.2017
Two	--
Three	--
Four	--
Five	--
Six	--

DATE: JUNE 27, 2017

TITLE: LANDSCAPE TREE PRESERVATION

SHEET: L A-2L



Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	EATON	EATON – LED FLOOD	LFL5-3LR1Z	1xLFL5-3LR1Z	15546 lm	0.80	195 W	8

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface 2	Perpendicular illuminance	0.00 fc	1114 fc	22.16 fc	0.00	0.00

SITE LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"

BES
BURSON ENGINEERING SERVICES, LLC F-16287

Shearer Design & Associates
Contact at:
charlie@shearerdesignassociates.com
214.497.5466 / 903.462.0214

DATE: 6.14.17

SHEET: E6.0

PRIMARY MATERIAL COMPOSITIONS:

STONE: 53%
BRICK: 47%



1 REAR ELEVATION
1/8" = 1'-0"

PRIMARY MATERIAL COMPOSITIONS:

STONE: 58%
BRICK: 42%



3 LEFT SIDE ELEVATION
1/8" = 1'-0"

PRIMARY MATERIAL COMPOSITIONS:

STONE: 86%
BRICK: 14%



2 FRONT ELEVATION
1/8" = 1'-0"

PRIMARY MATERIAL COMPOSITIONS:

STONE: 58%
BRICK: 42%



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

SITE PLAN EXHIBIT - LAKE RAY HUBBARD PEDIATRIC

City of Rockwall

Project Plan Review History

Project Number	SP2017-023	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Applied**	7/17/2017	LM
Project Name	1310 Summer Lee	**Applicant**	TRIANGLE ENGINEERING INC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	7/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
1310 SUMMER LEE	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/17/2017	7/24/2017	7/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	7/17/2017	7/24/2017	7/19/2017	2	COMMENTS	See Comments

(7/19/2017 3:16 PM AW)
-Summer Lee sidewalk assessment = $19.33/lf of frontage along Summer Lee
-Summer Lee roadway assessment = $95.12/lf of frontage along Summer Lee
-12" water line assessment = $38.80/lf of frontage along Summer Lee
- Detention side slopes to be a maximum of 4:1 if above ground
-Impact fees
-4% engineering inspection fees
- Must meet all engineering requirements
- Sewer will require off-site easement

Landscape Plan:
Add note: "No trees shall be within 5 feet of any utility

FIRE	Ariana Hargrove	7/17/2017	7/24/2017	7/20/2017	3	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(7/20/2017 12:41 PM AA) Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	7/17/2017	7/24/2017	7/20/2017	3	APPROVED	See Comments
(7/20/2017 4:08 PM LS) Previously assigned address for marketing was 1310 Summer Lee Dr, Rockwall, TX 75032							
PLANNING	David Gonzales	7/17/2017	7/24/2017	7/21/2017	4	COMMENTS	See comments

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, August 1, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-023" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Remove labels 7" Thick Concrete Pavement from site plan.
3. Provide labels for all 24-ft Fire Lane, Public Access, Utility, and Drainage Easements (as appropriate).
4. Include Temunovic Addition when referencing legal description (ex. Lot 6, Block A, Temunovic Addition).
5. Remove owner information from building footprint (i.e. 1306 Summer Lee, LLC) as this may cause confusion with the actual address of this location which is 1310 Summer Lee Drive..
6. Change Title Block to reflect actual address for location as1310 Summer Lee Drive.
7. Indicate where HVAC units will be located and include screening of the units (i.e. landscaping, wing-walls, etc.).
8. Correct Site Data Summary Table for Parking Summary to read 1 space per 200 sq. ft.: Required = 33 spaces.

Landscape Plan:
1. Remove label at rear of property indicating 4" Tree and use tree symbology instead indicating tree placement.
2. Provide one row of trees behind the building at the perimeter per the SOV district standards. There should be a minimum of 3 trees.

Treescape Plan:
1. Based on this plan as submitted, cedar trees are mitigated at 11 inches or greater and the City does not consider the Mimosa tree as being mitigated for; therefore, there are no mitigation requirements for these trees being removed from the site.

Photometric Plan:
1. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures). Provide detail Indicating as such.
2. Provide cut sheets for all exterior lighting fixtures.
3. Reduce light levels along the west property line. Light levels are not to exceed 0.2-FC at the property line.

Building Elevations:
1. Provide calculations for all exterior building materials - broken out for each facade.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: July 25, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: July 25, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Planning - Action: August 15, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: August 21, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

-Summer Lee sidewalk assessment = $19.33/lf of frontage along Summer Lee
-Summer Lee roadway assessment = $95.12/lf of frontage along Summer Lee
-12" water line assessment = $38.80/lf of frontage along Summer Lee
- Detention side slopes to be a maximum of 4:1 if above ground
-Impact fees
-4% engineering inspection fees
- Must meet all engineering requirements
- Sewer is off-site and will require off-site easements

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

0 30 60

SCALE: 1" = 30'



VICINITY MAP
N.T.S

LEGEND

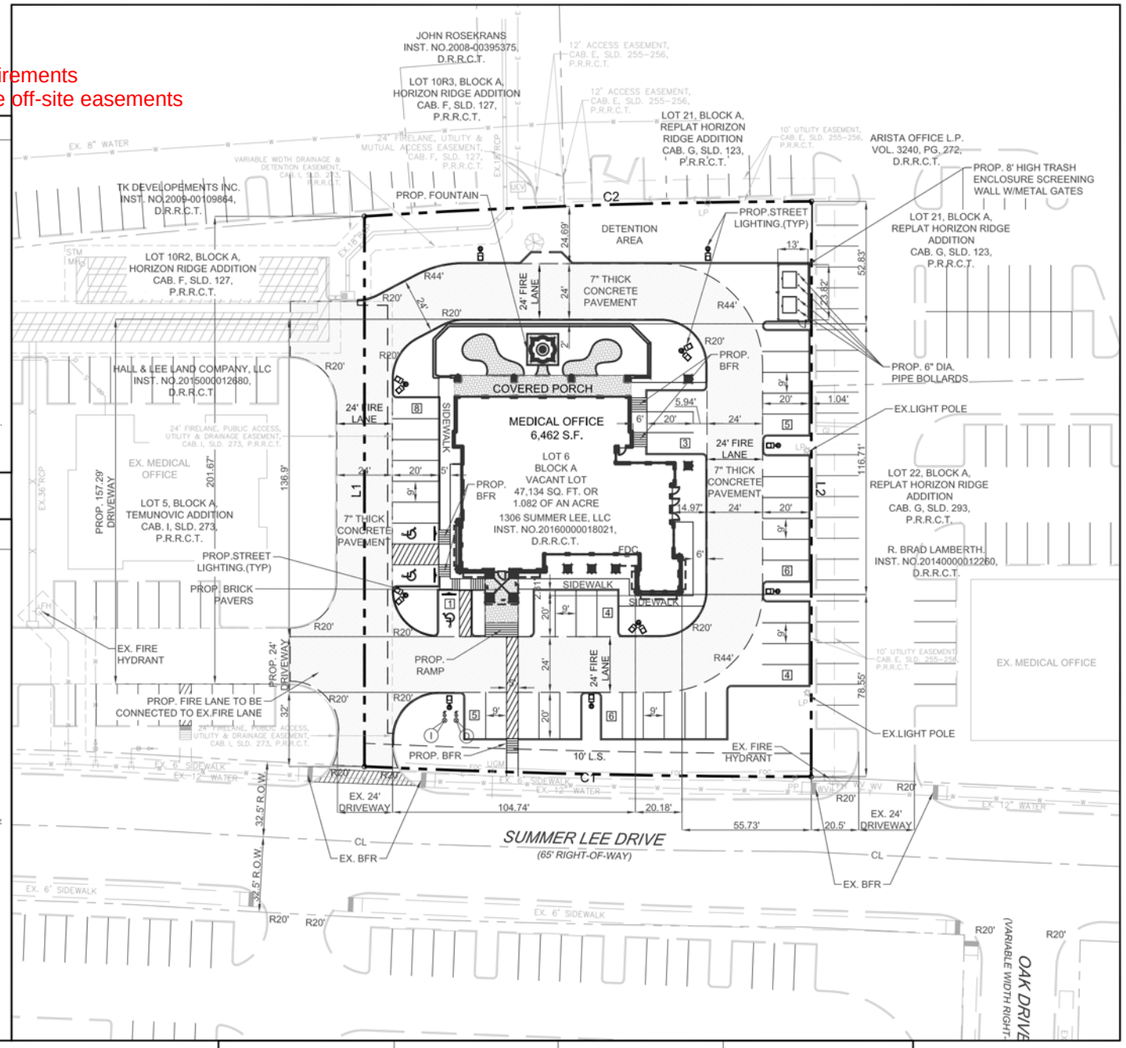
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTERIAN SIGHT & VISIBILITYESAEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	2"	1	6"
I	IRR.	1"	1	N/A

LEGENDS

- PROPERTY LINE
- EXISTING WATER LANE
- PROPOSED WATER LINE
- EX.SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE CONNECTION
- PROPOSED WATER METERS
- PROPOSED BACK FLOW PREVENTER
- P.S.&V.E. PEDESTERIAN SIGNT & VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- F.A.W.E. FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
- V.E. VISIBILITY EASEMENT
- PROPOSED FIRE LANE
- B.S. FRONT SET BACK
- L.S. LANDSCAPE SET BACK
- BARRIER FREE RAMP
- EXISTING STORM SEWER
- EXISTING PAVEMENT/CURB
- EXISTING SEWER MANHOLE
- PROPOSED HANDICAP PARKING SPACE
- EXISTING POWER POLE
- EXISTING STORM INLETS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED BOLLARDS
- PROPOSED CAR STACKING
- PROP.6' HIGH WROUGHT IRON FENCE
- EXISTING TREE
- TRANSFORMER
- F.A.U.E. FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- GREASE TRAP
- SAMPLING WELL
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- MONUMENT/POLE SIGN
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP SIGN
- BRICK PAVERS/ STAMPED CONCRETE



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	1.082 ACRES (47,134 S.F.)	
NET AREA	1.082 ACRES (47,134 S.F.)	
ZONING	PD-9	
CURRENT USE	VACANT	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	6,454 S.F. (13.69%)	
IMPERVIOUS COVERAGE	35,199 S.F. (74.68%)	
PERVIOUS COVERAGE	11,935 S.F. (25.32%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 150 GFA	43	43
TOTAL PARKING	43	43
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	6,454 S.F.	

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

NO.	DATE	DESCRIPTION	BY
1	07/13/2017	1st CITY SUBMITTAL	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
07/13/2017

CASE # SP2017-.....

SITE PLAN
OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

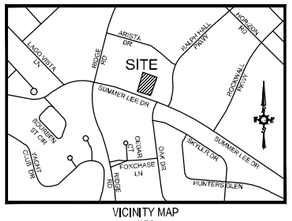
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEE SCALE BAR	018-17	SP

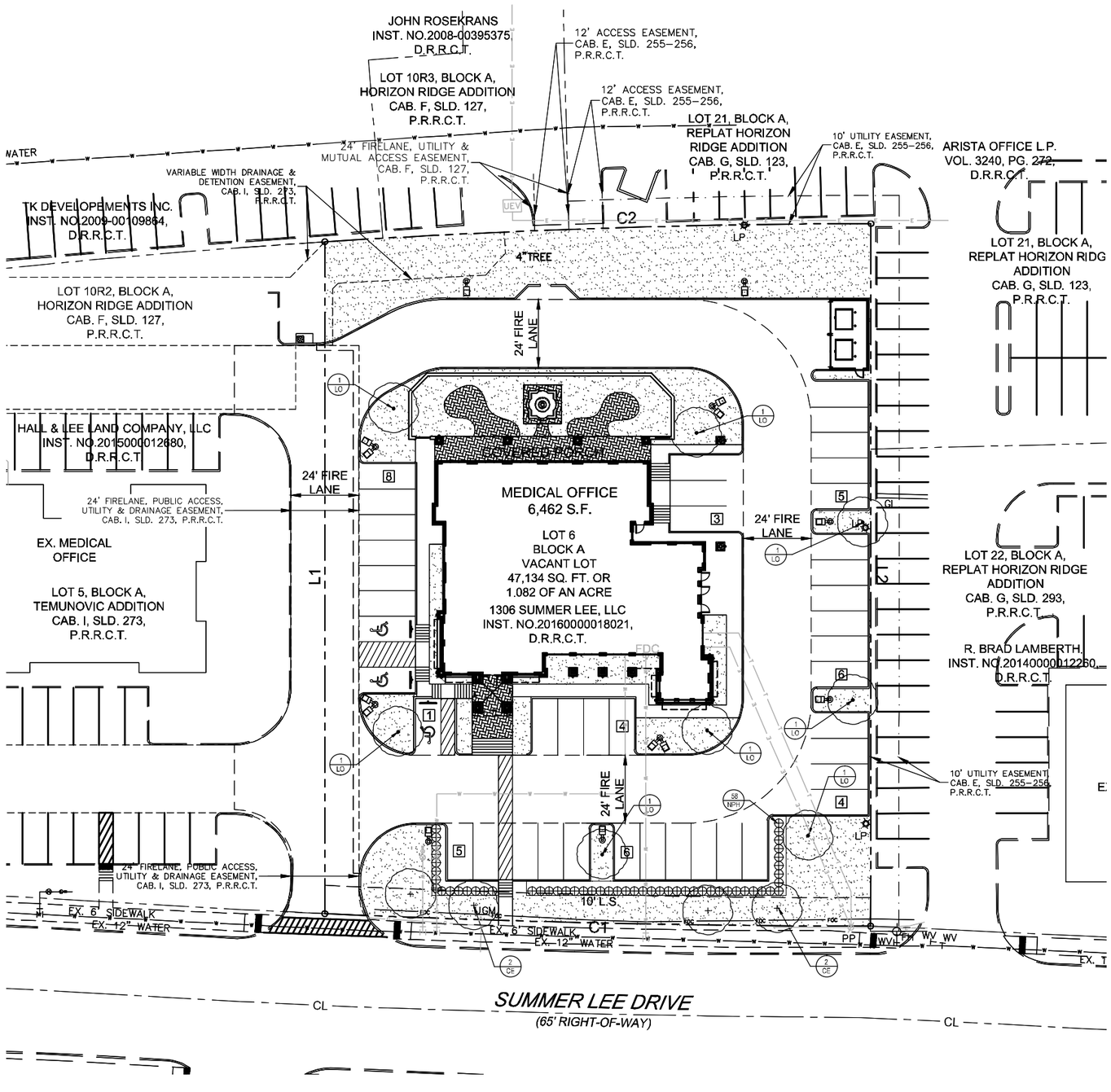
TX PE FIRM #11525

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY, INSURE EDGES OF SOD ARE TOUCHING, TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING, NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 47,134 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
7,070 s.f. (15%)	11,666 s.f.

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
3,535 s.f. (50%)	4,455 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

SUMMER LEE DRIVE (193 L.F.)

Required	Provided
(4) trees	(4) trees

PARKING LOT (43 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(3) trees, 3" cal.	(3) trees, 3" cal.

TREE MITIGATION-
(4) 3" caliper trees
are proposed to be credited to mitigation required.
Refer to sheet L.1 for tree preservation plan

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	4	Cedar Elm	*Ulmus crassifolia*	3" cal	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	8	Live Oak	*Quercus virginiana*	3" cal	container, 8' ht., 4' spread min.,tree form container, 14' ht., 6' spread, 5' clear straight trunk container, 14' ht., 6' spread, 5' clear straight trunk container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS					
TYPE	QTY.	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
NPH	62	Needlepoint Holly	*Ilex cornuta "Needlepoint"*	5 gal	container, 24" ht., 20" spread

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
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01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

CHRIS TRIVELAS 2042 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
07.13.2017

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWAL COUNTY, TEXAS

ISSUE:
FOR CONSTRUCTION 07.13.2017

DATE:
07.13.2017

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

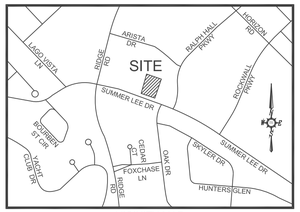
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

0 30 60

SCALE: 1" = 30'



VICINITY MAP
N.T.S

WATER METER & SANITARY SEWER SCHEDULE

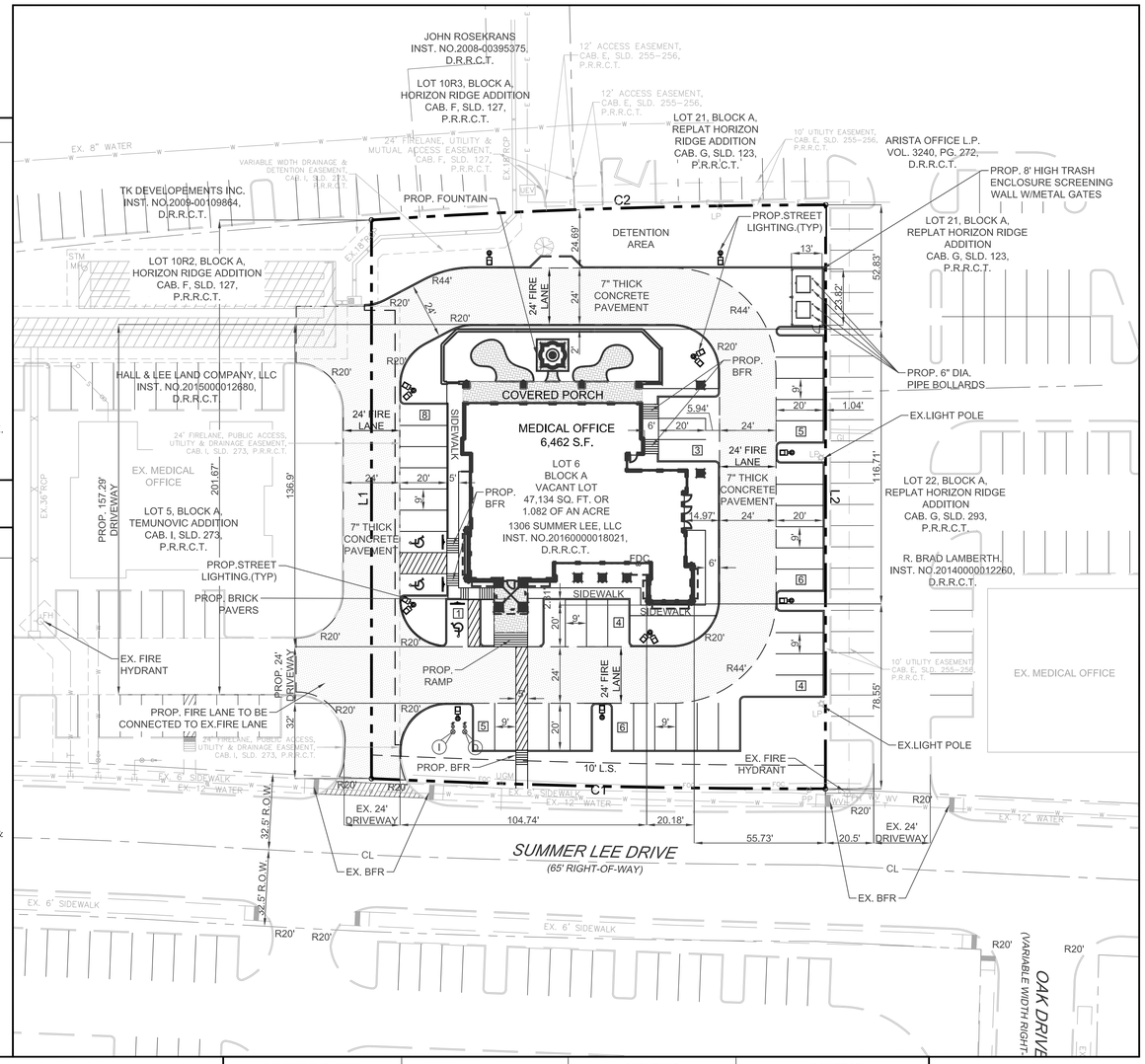
ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	2"	1	6"
(I)	IRR.	1"	1	N/A

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTERIAN SIGHT & VISIBILITYESAEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

LEGENDS

PROPERTY LINE	EXISTING PAVEMENT/CURB
EXISTING WATER LANE	EXISTING SEWER MANHOLE
PROPOSED WATER LINE	PROPOSED HANDICAP PARKING SPACE
EX.SANITARY SEWER LINE	EXISTING POWER POLE
PROP. SANITARY SEWER LINE	EXISTING STORM INLETS
PROPOSED STORM SEWER	EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT	EXISTING WATER VALVE
PROPOSED FIRE CONNECTION	PROPOSED BOLLARDS
PROPOSED WATER METERS	PROPOSED CAR STACKING
PROPOSED BACK FLOW PREVENTER	PROP.6' HIGH WROUGHT IRON FENCE
PEDESTERIAN SIGNT & VISIBILITY EASEMENT	EXISTING TREE
UTILITY EASEMENT	TRANSFORMER
WATER EASEMENT	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
SANITARY SEWER EASEMENT	GREASE TRAP
DRAINAGE EASEMENT	SAMPLING WELL
FIRE LANE, PUBLIC ACCESS & WATER EASEMENT	SINGLE CLEAN OUT
VISIBILITY EASEMENT	DOUBLE CLEAN OUT
PROPOSED FIRE LANE	MONUMENT/POLE SIGN
FRONT SET BACK	PROPOSED WHEEL STOP
LANDSCAPE SET BACK	PROPOSED HANDICAP SIGN
BARRIER FREE RAMP	BRICK PAVERS/ STAMPED CONCRETE
EXISTING STORM SEWER	



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	1.082 ACRES (47,134 S.F.)	
NET AREA	1.082 ACRES (47,134 S.F.)	
ZONING	PD-9	
CURRENT USE	VACANT	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	6,454 S.F. (13.69%)	
IMPERVIOUS COVERAGE	35,199 S.F. (74.68%)	
PERVIOUS COVERAGE	11,935 S.F. (25.32%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 150 GFA	43	43
TOTAL PARKING	43	43
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	6,454 S.F.	

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

OWNER/DEVELOPER
1306 SUMMER LEE LLC
1020 W RALPH PKWY,#101
ROCKWALL, TX 75032
CONTACT:MICHAEL FISHER
TEL: (972) 771-4000

ENGINEER
TRIANGLE ENGINEERING LLC
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT:KARTAVYA PATEL
TEL: (214) 609-9271

SURVEYOR
A&W SURVEYORS INC.
P.O. BOX 870029
MESQUITE, TEXAS 75157
CONTACT:JOHN TURNER,R.P.L.S.
TEL: (972) 881-4975

ARCHITECT
THE STENSLAND GROUP
5151 BENT TREE FOREST DR,SUITE 560
DALLAS, TEXAS 75248
CONTACT:ROBERT STENSLAND
TEL: (214) 680-1287

NO.	DATE	DESCRIPTION	BY
1	07/13/2017	1st CITY SUBMITTAL	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
07/13/2017

CASE # SP2017-.....

SITE PLAN

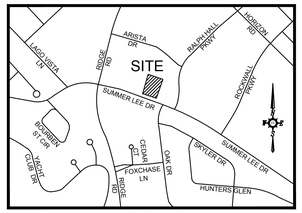
OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEE SCALE BAR	018-17	SP

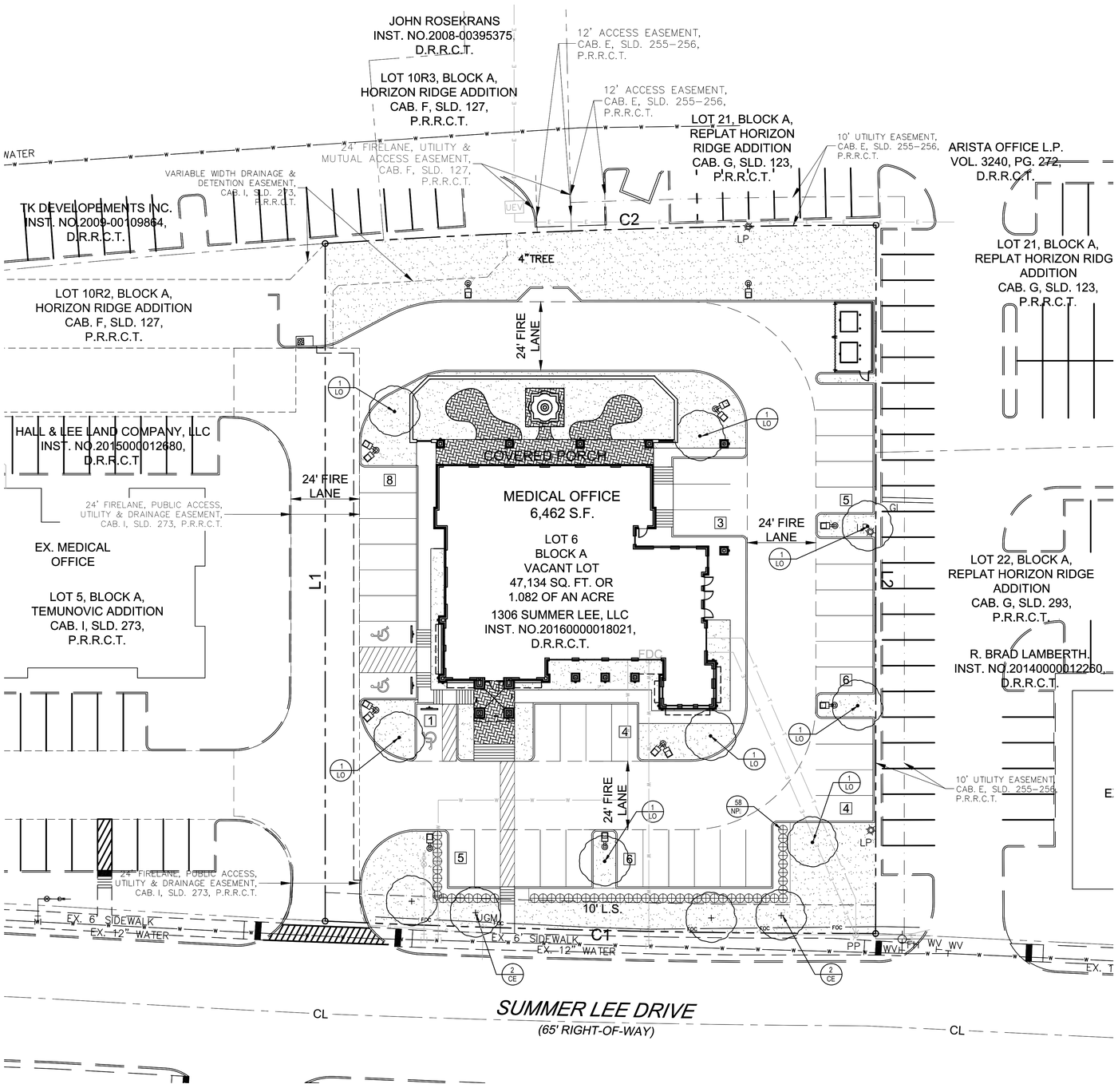
TX PE FIRM #11525



ICINITY MAP
N.T.S

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO AC IE E FINAL CONTO RS INDICATED ON CI IL PLANS.
2. AD ST CONTO RS TO AC IE E POSITI E DRAINAGE AWA FROM ILDINGS. PRO IDE NIFORM RO NDING AT TOP AND OTTOM OF SLOPES AND OT ER REAKS IN GRADE. CORRECT IRREG LARITIES AND AREAS W ERE WATER MA STAND.
3. ALL LAWN AREAS TO RECEI E SOLID SOD S ALL E LEFT IN A MAXIM M OF 1" ELOW FINAL FINI GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITI ON/SITE CONSTR CTION MANAGER.
4. IMPORTED TOPSOIL S ALL E NATI RAL, FRIA LE SOIL FROM TI E REGION, KNOWN AS OTTOM AND SOIL, FREE FROM LI MPS, CLA , TOXIC S STANCES, ROOTS, DE RIS, EGETATION, STONES, CONTAINING NO SALT AND LACK TO ROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR S ALL PRO IDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEI E LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO AC IE E FINAL CONTO RS INDICATED. LEA E AREAS TO RECEI E TOPSOIL " ELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" ELOW FINAL GRADE IN TI RF AREAS.
2. AD ST CONTO RS TO AC IE E POSITI E DRAINAGE AWA FROM ILDINGS. PRO IDE NIFORM RO NDING AT TOP AND OTTOM OF SLOPES AND OT ER REAKS IN GRADE. CORRECT IRREG LARITIES AND AREAS W ERE WATER MA STAND.
3. ALL LAWN AREAS TO RECEI E SOLID SOD S ALL E LEFT IN A MAXIM M OF 1" ELOW FINAL FINI GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITI ON/SITE CONSTR CTION MANAGER.
4. CONTRACTOR TO COORDINATE WITI ON/SITE CONSTR CTION MANAGER FOR A AILA ILITI OF EXISTING TOPSOIL.
5. PLANT SOD AND TO CO ER INDICATED AREA COMPLETEL , INSI RE EDGES OF SOD ARE TO C ING. TOP DRESS OINTS AND WITI TOPSOIL TO FILL OIDS.
6. ROLL GRASS AREAS TO AC IE E A SMOOTH , E EN S RFACE, FREE FROM NNATI RAL ND LATIONS.
7. WATER SOD TI ORO G L AS SOD OPERATION PROGRESSES.
8. CONTRACTOR S ALL MAINTAIN ALL LAWN AREAS NTIL FINAL ACCEPTANCE. TI IS S ALL INCL DE, T NOT LIMITED TO: MOWING, WATERING, WEEDING, C LTI ATING, CLEANING AND REPLACING DEAD OR ARE AREAS TO KEEP PLANTS IN A IGORO S, EALTH CONDITION.
9. CONTRACTOR S ALL G ARANTEE ESTA LIS MENT OF AN ACCEPTA LE TI RF AREA AND S ALL PRO IDE REPLACEMENT FROM LOCAL S PPL IF NECESSAR .
10. IF INSTALLATION OCC RS ETWEEN SEPTEM ER 1 AND MARC 1, ALL SOD AREAS TO E O ER:SEEDED WITI WINTER R EGRASS, AT A RATE OF (4) PO NDS PER ONE T O SAND (1000) SQ ARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR S ALL ERIF ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIF ARC ITECT OF ANY DISCREPANCIES. S R E DATA OF EXISTING CONDITIONS WAS S PPLIED OTI ERS.
2. CONTRACTOR S ALL LOCATE ALL EXISTING NDERGRO ND TILITIES AND NOTIF ARC ITECT OF ANY CONFLICTS. CONTRACTOR S ALL EXERCISE CA TION W EN WORKING IN TI E ICINITY OF NDERGRO ND TILITIES.
3. CONTRACTOR IS RESPONSI LE FOR O TAINING ALL REQ IRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PRO IDE A MINIM M 2 SLOPE AWA FROM ALL STR CTI RES.
5. ALL PLANTING EDS AND LAWN AREAS TO E SEPARATED STEEL EDGING. NO STEEL TO E INSTALLED ADJACENT TO SIDEWALKS OR C R S.
6. ALL LANDSCAPE AREAS TO E 100% IRRIGATED WITH AN NDERGRO ND AUTOMATIC IRRIGATION S STEM AND S ALL INCL DE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO E SOLID SOD ERM DAGRASS, NLESS OTHERWISE NOTED ON TI E DRAWINGS.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 47,134 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
7,070 s.f. (15%)	11,666 s.f.

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
3,535 s.f. (50%)	4,455 s.f.

STREET REQUIREMENTS
Requirements: (1) tree 3" cal. per 50 l.f. of frontage

SUMMER LEE DRIVE (193 L.F.)

Required	Provided
(4) trees	(4) trees

PARKING LOT (43 spaces)
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(3) trees, 3" cal.	(3) trees, 3" cal.

TREE MITIGATION-
(4) 3" caliper trees
are proposed to be credited to mitigation required.
Refer to sheet L.1 for tree preservation plan

PLANT MATERIAL SCHEDULE

TREES

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	4	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	8	Live Oak	*Quercus virginiana*	3" cal.	container, 8' ht., 4' spread min.,tree form
					container, 14' ht., 6' spread, 5' clear straight trunk
					container, 14' ht., 6' spread, 5' clear straight trunk
					container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS

TYPE	QTY.	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
NPH	62	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread

GROUNDCOVERS

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

CURVE DATA TABLE

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C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

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REGISTERED LANDSCAPE ARCHITECT
CHRIS TROY LANGE
2042
STATE OF TEXAS
07.13.2017

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWAL COUNTY, TEXAS

ISSUE:
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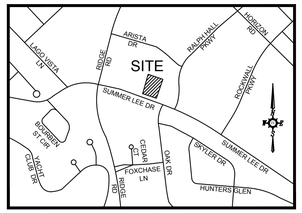
SHEET NAME:
LANDSCAPE PLAN

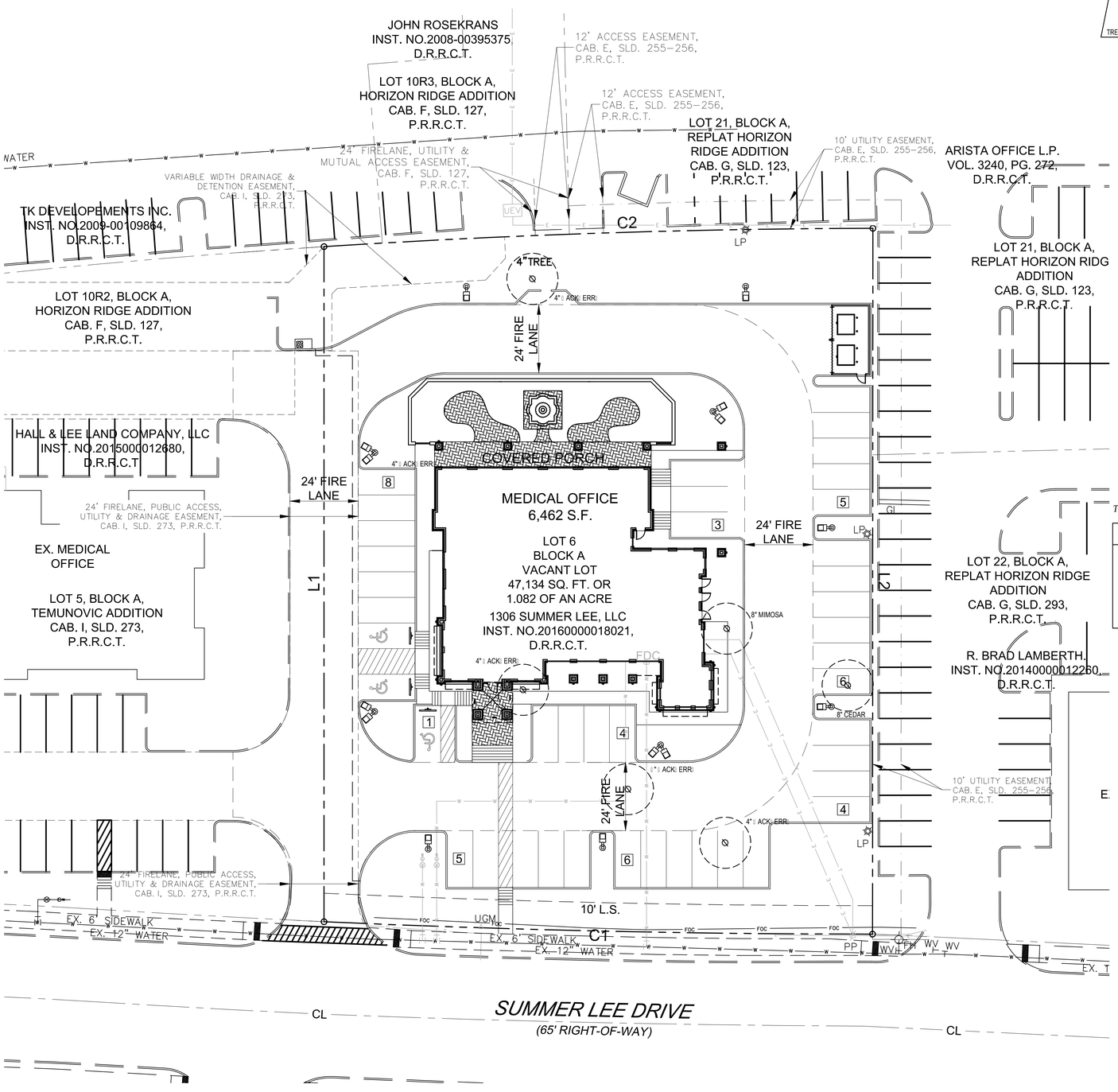
SHEET NUMBER:
L.2

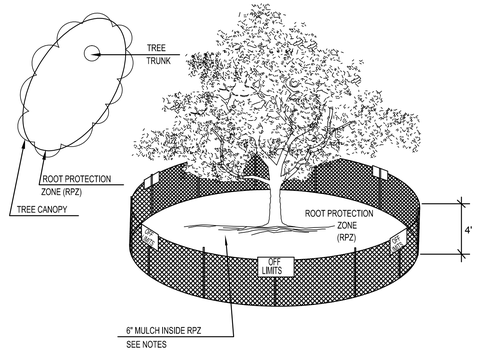
OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



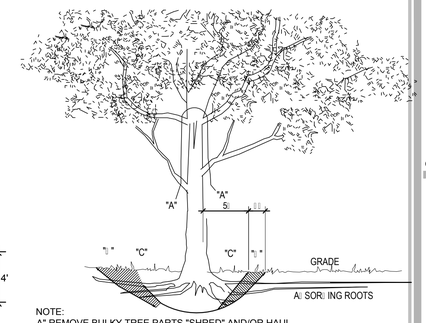
ICINITI MAP
N.T.S





NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE



A: SOR: ING ROOTS

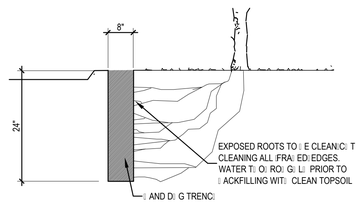
NOTE:
A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP.

02 TREE REMOVAL DIAGRAM
NOT TO SCALE



03 ROOT PRUNING DETAIL
N.T.S.

TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	EXEMPTIONS
1	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED
2	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
3	8	CEDAR	TO BE REMOVED	4 CALIPER INCHES REQUIRED FOR MITIGATION
4	8	MIMOSA	TO BE REMOVED	8 CALIPER INCHES REQUIRED FOR MITIGATION
5	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED
6	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED
7	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED

12 CALIPER INCHES REQUIRED FOR TREE MITIGATION. (4) 3" CALIPER TREES PROVIDED TO MEET MITIGATION. REFER TO SHEET L.2 FOR PROPOSED TREE LOCATIONS

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

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BOUNDARY LINE DATA		
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L2	S 16°59'12" W	248.08'

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"
0 10 20 40

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

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REGISTERED LANDSCAPE ARCHITECT
CHRIS TRIPLETT
2042
STATE OF TEXAS
07.13.2017

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWAL COUNTY, TEXAS

ISSUE:
FOR CONSTRUCTION 07.13.2017

DATE:
07.13.2017

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

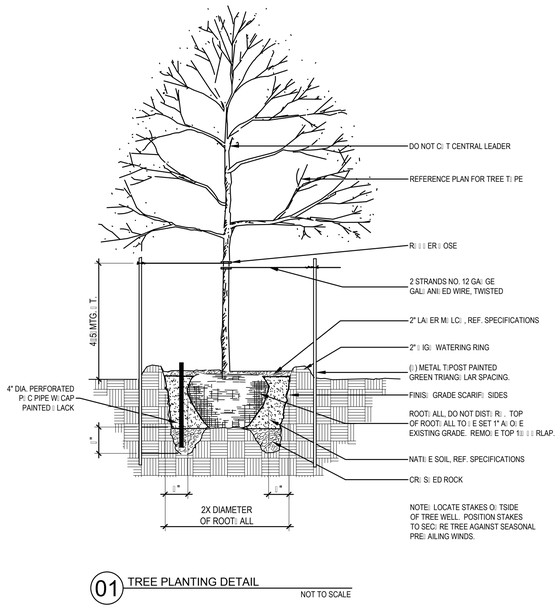
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

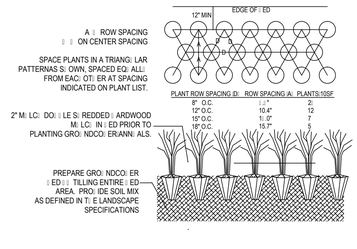
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

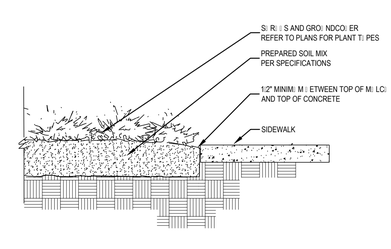
END OF SECTION



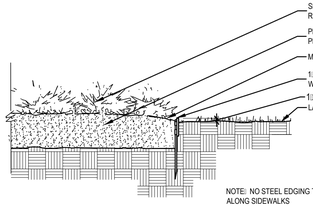
01 TREE PLANTING DETAIL
NOT TO SCALE



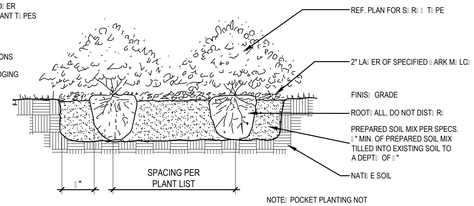
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

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REGISTERED LANDSCAPE ARCHITECT
CHRIS TROY LANDRUM
2042
STATE OF TEXAS
07.13.2017

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWAL COUNTY, TEXAS

ISSUE:
FOR CONSTRUCTION 07.13.2017

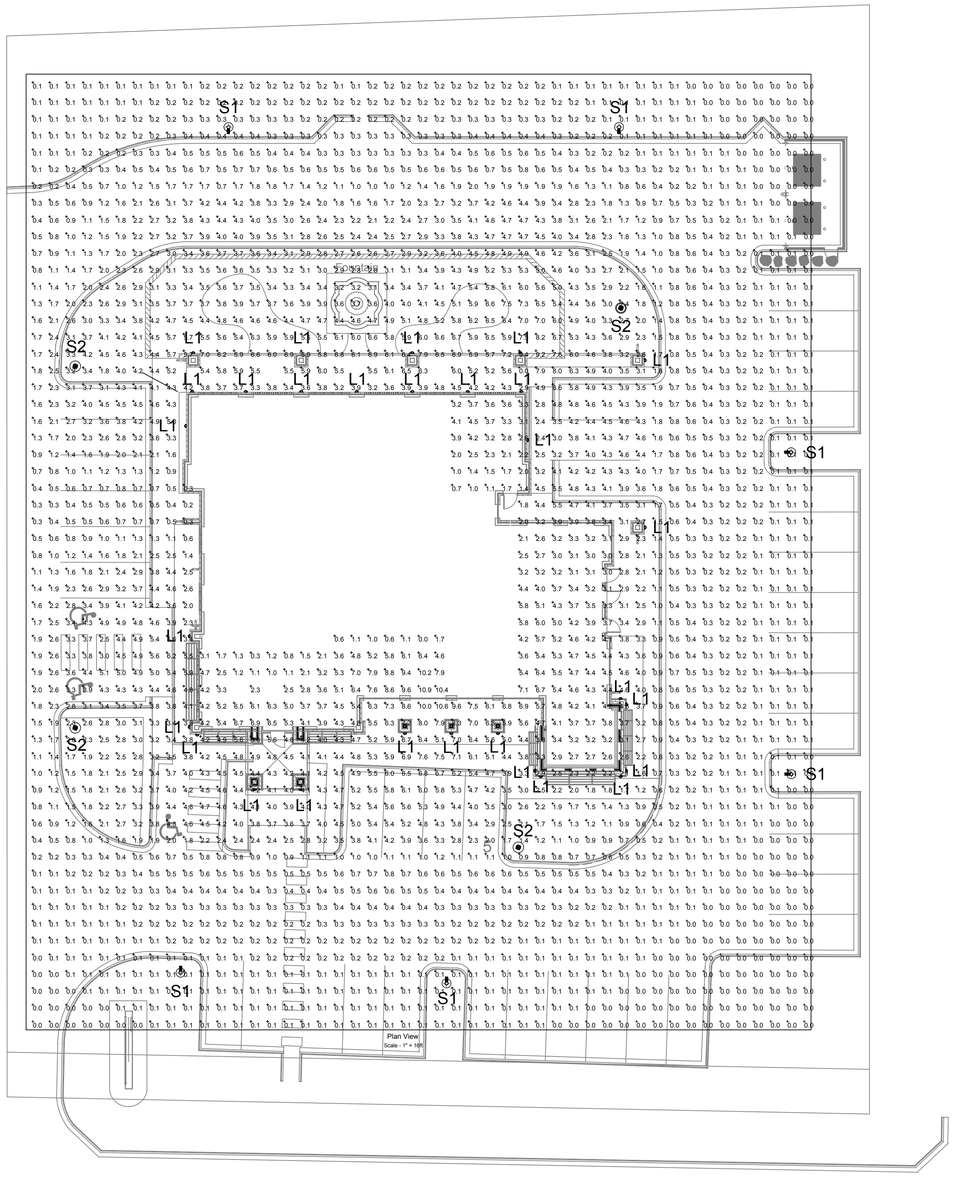
DATE:
07.13.2017

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	10.9 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	L1	30	GEO-W-40W	CUSTOM WALL SERIES, ALUMINUM HOUSING, WHITE HR ACRYLIC LENS	(4) ALTA PN110B-11" LED BOARDS	1	3600	1	40
	S2	4	SACL-R5-X-LG4700-50-120	Cast aluminum heatsink / housing, inner specular aluminum reflectors, clear glass enclosure above flat black post-top mount	30 white LEDs with clear patterned plastic optics below each	1	5805	1	68.5
	S1	6	GL18-4-105LA-4870-NW--IS	PHILIPS GULLWING LED GL18 WITH INTERNAL SHIELDING	(3) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON 7) DRIVEN AT 700mA	1	9350	1	105



Site Photometric Plan

1/16"=1'-0"

URBAN ENGINEERING, INC.
2700 Hanover St. Dallas Texas 75225
Ph: 214.632.7766 info@uei-tx.com
Texas Eng. Firm F-7486 Project: 17007.000

STATE OF TEXAS
WILLIAM A. LEE
80638
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM A. LEE, P.E. 80638 ON 7/13/17

The Stensland Group
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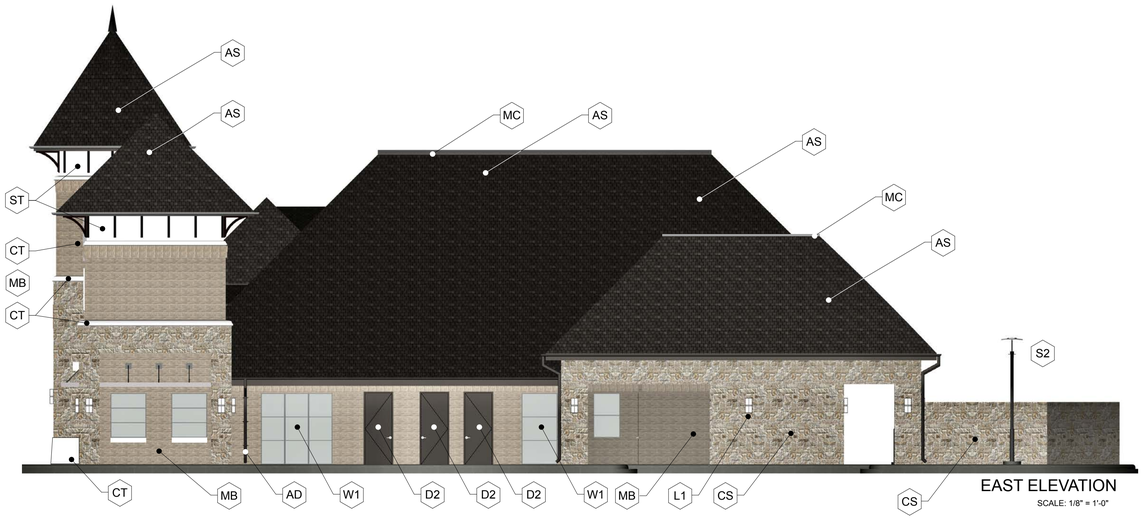
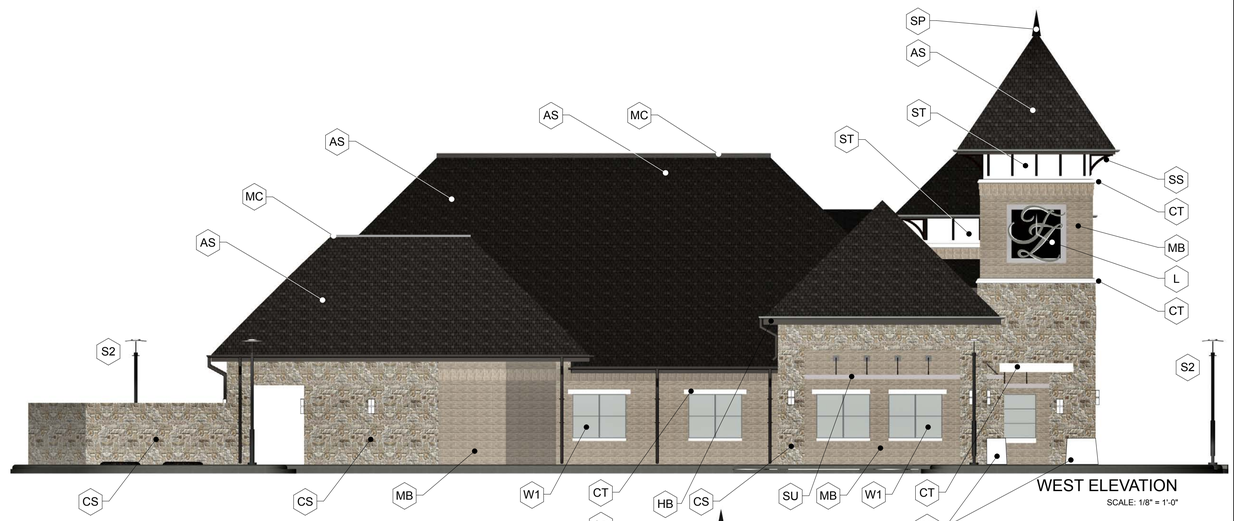
214 - 680 - 1387 Ph. E-mail robertstensland@mac.com
5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

Exterior Material Legend

Masonry

CS	Chop Stone - Custom blend Lueders - 6" 8" & 10" Mix
MB	Modular Brick - 105128 ACME - 030 - Velour Dove Gray -
CT	Caststone 75 White / 25 Brown
ST	Stucco Finish Color to Match P-2 3068 Birch

Roofing

AS	Asphalt Shingles - Weathered Wood Elk - Camelot 30 Designer
MC	Metal Cap - Pre-finished Aluminum Dark Gray
AG	Aluminum Gutters - Pre-finished Dark Gray
AD	Aluminum Downspouts - Pre-finished Dark Gray
HB	Hardie Board Painted Trim Paint P-1

Doors and Windows

D1	Aluminum Door - Dark Bronze w/ Divided Lite Glass Insert
D2	Hollow Metal Door Painted Finish P-2
W1	Aluminum Clad Wood Windows - Dark Bronze Tinted Solar Gray Glass -Low e

Decorative Elements

CF	Clock Face Dark Bronze
L	Building Logo / Street Address Painted Metal or Anodized Letters Color: Black or Dark Bronze
SS	Steel Strut Painted Metal Color: P3
SP	Aluminum Spire Anodized Dark Bronze
SU	Steel Sunscreens Painted Metal Color: P4

Lighting

S2	Decorative Pole Lighting Selux - Saturn
L1	Decorative Wall Sconce Evergreen Lighting - Georgetown Series



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

FACADE MATERIAL

ALL FACADE SURFACES OVER 98% MASONRY (INCLUDING STUCCO) EXCLUDING GLASS.

ALL FACADE SURFACES OVER 80% STONE, BRICK OR CASTSTONE

DATE: 7/13/2017

The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph. E-mail robertstensland@mac.com

5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

/Users/robertstensland/Documents/The Stensland Group/Projects 2017/Architecture/F&Z CD's/FZ Plans 3OOO_21_7_07 CD_Roof.pln

City of Rockwall

Project Plan Review History

Project Number	SP2017-024	**Owner**	CONSTANTINE, SAMI E	**Applied**	7/18/2017	LM
Project Name	Freddy's Frozen Custard	**Applicant**	VASQUEZ ENGINEERING, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	7/18/2017	LM

Site Address	**City, State Zip**	**Zoning**
3611 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	4-1	NULL	4-1	0030-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/18/2017	7/25/2017	7/21/2017	3	APPROVED	
ENGINEERING	Amy Williams	7/18/2017	7/25/2017	7/19/2017	1	APPROVED	See Conditions
(7/19/2017 3:29 PM AW)							
Must meet engineering requirements							
No CO on the building until the infrastructure project is accepted by the City of Rockwall's Engineering Department							
FIRE	Ariana Hargrove	7/18/2017	7/25/2017	7/20/2017	2	APPROVED	see comment
(7/20/2017 12:43 PM AA)							
Plans do not indicate fire sprinkler system, total building occupant load shall not exceed 99.							
GIS	Lance Singleton	7/18/2017	7/25/2017	7/20/2017	2	APPROVED	See Comment
(7/20/2017 4:20 PM LS)							
Address will be 3611 N Goliad St, Rockwall, TX 75087							
PLANNING	David Gonzales	7/18/2017	7/25/2017	7/21/2017	3	COMMENTS	See comments

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, August 1, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-024" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCE FOR THE CITY COUNCIL TO CONSIDER:

1. In accordance with Sec. 6.11.C.2, of Article V, of the Unified Development Code (UDC), the North SH 205 Corridor Overlay (N-SH 205 OV) District requires all structures with a building footprint less than 6000-SF to be constructed with a pitched roof system. This will require a 3/4 majority vote of City Council for approval of the variance request.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Vertical articulation required for the east and west elevations.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Exception request to allow building footprint of less than 6000-SF to not have a pitched roof system. See Exception Request above for P&Z and CC to consider.

Landscape Plan:
1. What is the height of the shrubs used to screen the order board/speaker? They should be tall enough to provide potential noise abatement of the speaker for the residential properties to the north.
2. Provide one row of trees behind the building at the perimeter per the N-SH 205 OV district standards. There should be a minimum of 3 trees.

Photometric Plan:
1. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures). Indicate as such.

Building Elevations:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. Provide calculations for all exterior building materials - broken out for each facade.
2. Exception to the vertical articulation standards for the east and west elevations requried as indicated above.
3. Label each elevation as North, South, East, and West.
4. Label RTU's (dashed-in) as depicted on the side and drive-thru elevations.
5. Change materials sample board to reflect "natural' stone type rather than Coronado Stone.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

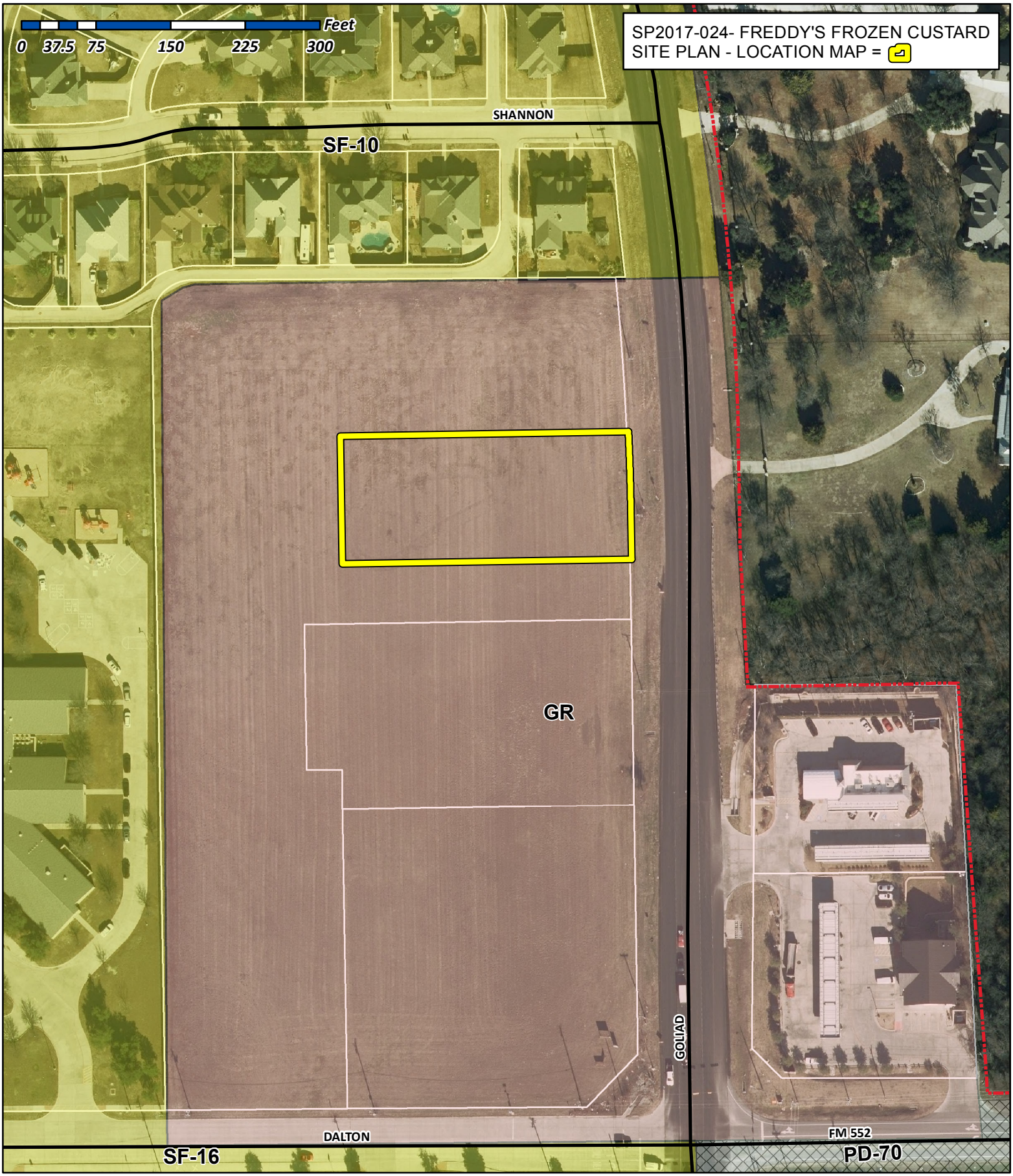
Meeting Dates to Attend:

Architectural Review Board: July 25, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: July 25, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Planning - Action: August 15, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

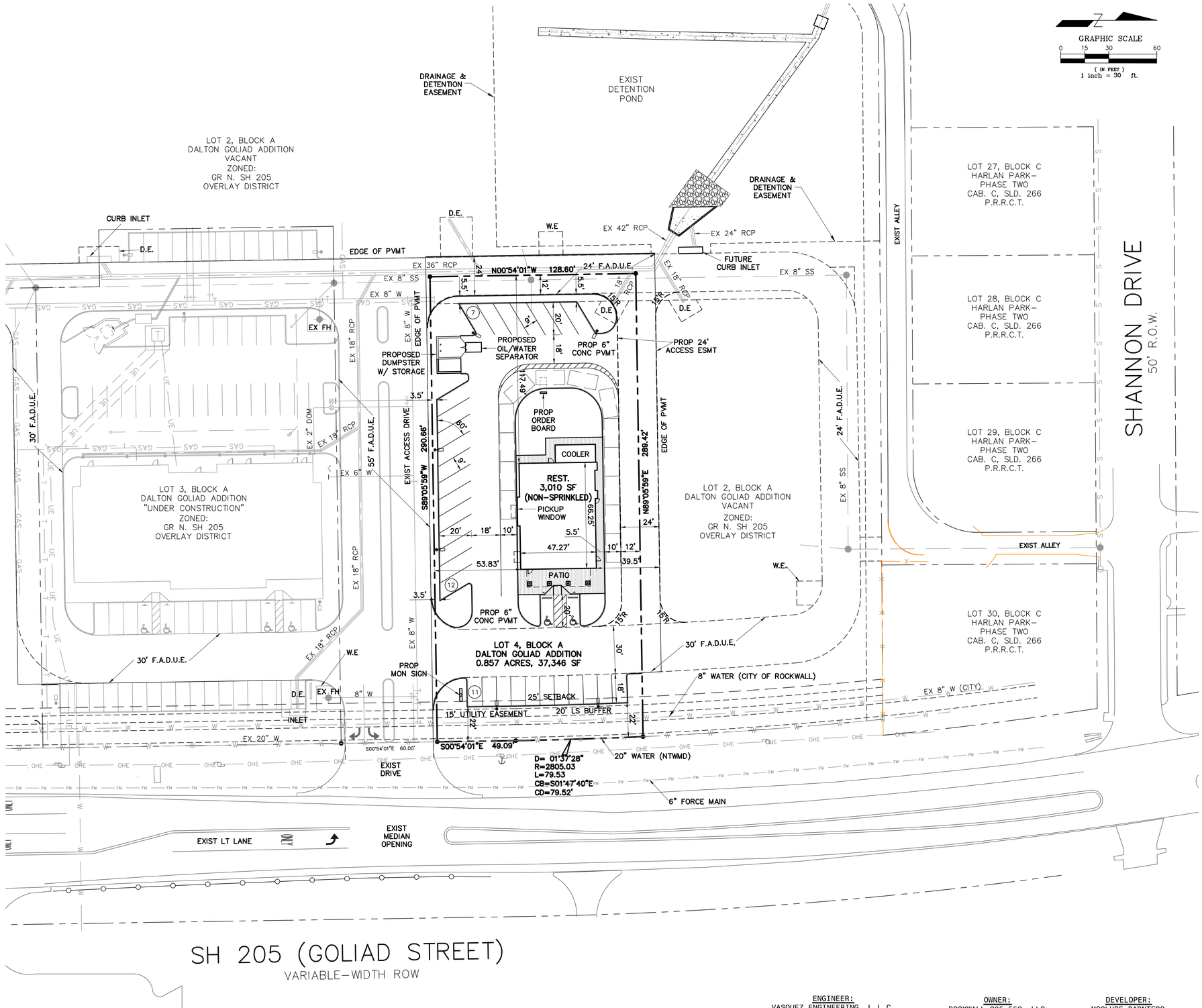
City Council - Action: August 21, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]



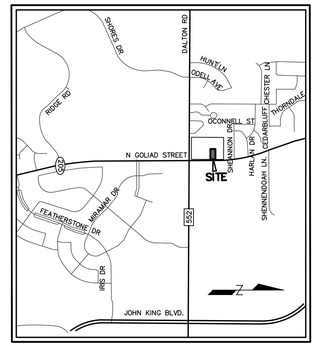
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	SIDEWALK	
	LIGHT POLE	
	FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.
	STACKING SPACE	
W	WATER LINE	
S	SAN. SEWER LINE	
	STORM SEWER	
GAS	GAS	
OHE	O.E. ELECTRIC	
UE	U.G. ELECTRIC	
T	COMMUNICATIONS	
FM	FORCE MAIN	

BENCHMARK:

MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD.
ELEVATION = 541.57'

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 1/14/2016.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	FREDDY'S FROZEN CUSTARD	
Zoning District	GR N. SH 205 OVERLAY DISTRICT	
Proposed use	RESTAURANT WITH DRIVE THRU	
Site Area:	0.857 Acres 37,346 S.F.	
Building Area	3,010 S.F. (TOTAL)	
Building Height:	26'2" - 1 STORY	
Lot Coverage:	3,010/37,346 = 8.1%	
Floor Area Ratio:	3,010/37,346 = 1:08.1	
Parking Required:	3,010 SF (REST)/100 SF/SPC	= 30 SPACES
	Total	= 30 SPACES
Parking Provided:	Regular	= 30 SPACES
	Handicap	= 2 SPACES
	Total	= 32 SPACES
Impervious Area:	29,524 / 37,346 SF = 79.0%	
Pervious Area:	7,822 / 37,346 SF = 21.0%	

SITE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JULY 13, 2017
CASE #SP2017-XXXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS 104487
DATED 07/13/2017
VASQUEZ ENGINEERING, L.L.C.
TX.REG.: F-12266

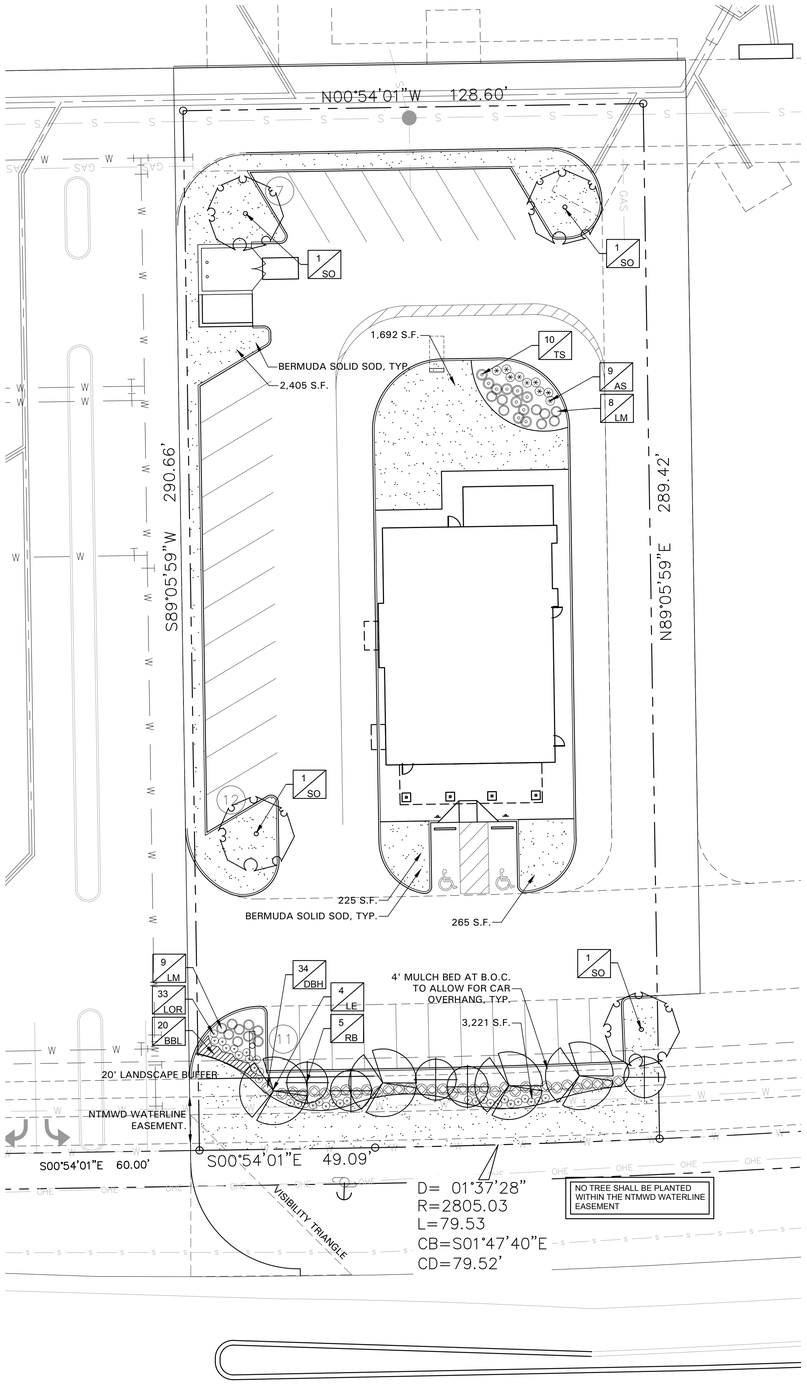
DEVELOPER
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

SITE PLAN

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale 1" = 30'
Designed by JJV
Drawn by JJV
Checked by JJV
608-08 d g CP1-CONCEPT PLAN d g
Date 07/13/2017

SHEET
SP1



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	Total	= 32 SPACES
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Pervious Area:	7,822 / 37,346 SF = 21.0%	

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"). EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
5	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
9	AS	Autumn Sage	*Salvia greggii*	5 gal.	full, 30" o.c.
34	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
17	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
33	LOR	Loropetalum 'Purple Pixie'	*Loropetalum chinensis 'Purple Pixie'*	5 gal.	full, 18" sprd, 24" o.c.
10	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
20	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

IRRIGATION NOTE:

IRRIGATION WILL CONFORM TO THE REGULATIONS SET BY THE UDC.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A minimum of 15% of the site shall be landscaped.
2. No less than 50% of the required landscape shall be located in the front or side yard.

REQUIRED	PROVIDED
5,602 s.f. (15%)	7,822 s.f. (20%)
2,803 s.f. (50%)	4,148 s.f.

BUFFER STRIPS / STREET

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along SH 205 R.O.W. The minimum required height is 30" and shall not exceed a maximum height of 48".

2. Three canopy trees along with four accent trees are required per 100 feet of frontage.

SH 205/Goliad = 129 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
shrubs	shrubs
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

3. A minimum of 5% of the parking area shall be landscaped.

REQUIRED	PROVIDED
36" screen	36" screen
3 canopy trees, 4" cal.	4 canopy trees, 4" cal.
775 s.f. (5%)	2,896 s.f. (18%)

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

LANDSCAPE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JULY 07, 2017
CASE #SP2017-XXXX

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
7.11.17

DEVELOPER
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

LANDSCAPE PLAN

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale 1" = 20'
Designed by AWR
Drawn by AWR
Checked by AWR
688-08.dwg GP1-CONCEPT PLAN
Date 07/07/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROPOSE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD. UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE-YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDRAMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED. CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING.

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVES APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

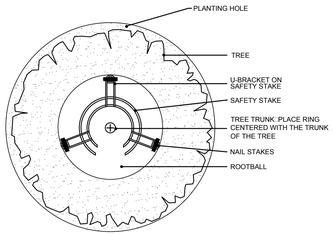
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

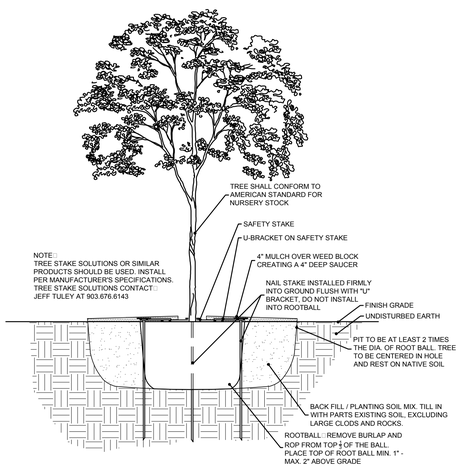
B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION





1 TREE PLANTING
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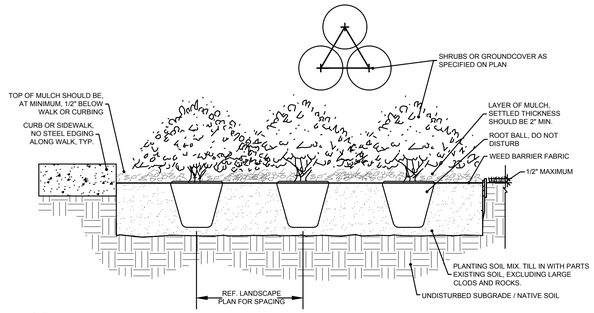

2 SHRUB PLANTING
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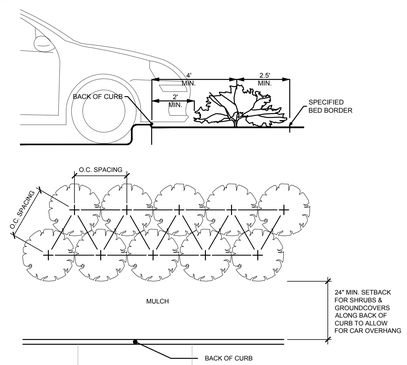
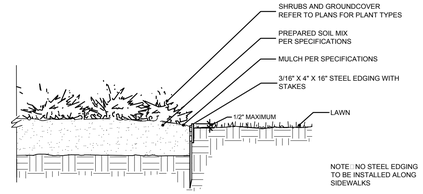


3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

ENGINEER:
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1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
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OWNER:
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1408 QUORUM DRIVE, SUITE 160
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CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

LANDSCAPE SPECIFICATIONS AND DETAILS
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JULY 07, 2017
CASE #SP2017-XXXX

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
S. ite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
7.11.17

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
608-08 dgCP1-CONCEPT PLAN.dwg
Date: 07/07/2017

SHEET
L1.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	26.1 fc	0.0 fc	N/A	N/A

Schedule

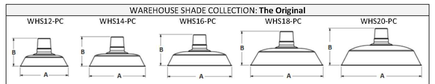
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
▯	SB	6	Lithonia Lighting	CSX1 LED 2 30B700/40K FT MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP, TYPE FT OPTIC	LED	1	CSX1_LED_2_30B700_40K_FT_MVOLT.ies	11683	1	146
◯	F	10	Accent Lighting	#142-W51-43 15W	EXTERIOR LED GOOSENECK SCONCE	1. LUMINAIRE OUTPUT: 1994 Lms.	1	WSR_LED_1_10A700_40K_SR2_MVOLT.ies	2007	1	15.0
|	G	3	Lithonia Lighting	C 2 96	GENERAL PURPOSE CHANNEL, 8' 2 LAMP T12 SLIMLINE	TWO 75-WATT T12 SLIMLINE 96" LINEAR FLUORESCENT	2	C_2_96.ies	6300	1	172

SP0128 REV B

BARN LIGHT ELECTRIC

WAREHOUSE SHADE COLLECTION: **The Original**

WHS12-PC WHS14-PC WHS16-PC WHS18-PC WHS20-PC



Item #	Diameter	Height
WHS12-PC	12"	7"
WHS14-PC	14"	7¾"
WHS16-PC	16"	7¾"
WHS18-PC	18"	8¾"
WHS20-PC	20"	9¾"

Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamp Options	CCT	Voltage
C- Cord Hung **S**- Stem Mount **G**-Goose-Neck **F**-Flush Mount	**WHS12-PC** **WHS14-PC** **WHS16-PC** **WHS18-PC** **WHS20-PC**	*Powder Coat:* **100**-Black **200**-White **300**-Dark Green **600**-Bronze **605**- Rust *Other:* **975**-Galvanized *For additional colors, see color chart*	*Cord:* Standard [1]: **SBK** Black **SWH** White Cotton [1]: **CRZ** Red Chevron **CGM** Grey **CBK** Black Cotton Twists [1]: **TBR** Brown **TBK** Black **TPT** Putty **TRD** Red *Stem:* **ST** _____ **Specify stem model* *Gooseneck:* **G** _____ **Specify gooseneck mode* *Flush Mount:* **FM** *For additional mounting options and details, see mounting spec sheet*	*Cord:* Canopy color: Standard is: Same as Fixture OR **100**-Black **200**-White *Stem and Gooseneck:* Other: **975**-Galvanized **980**-Brushed Aluminum **100**-Black **200**-White **300**-Dark Green **605**-Rust **600**-Bronze *For additional colors, see color chart*	**CGG**-Cast Guard and Glass [3] **WGG**-Wire Guard and Glass [3] **WC**-Wire Cage **HSC**-Hang Straight Canopy **HDSM**[4]- Heavy Duty Stem Mount Canopy **HDBP**[4]- Heavy Duty Square Backing Plate	*Other:* **975**-Galvanized **100**-Black **200**-White **300**-Dark Green **605**-Rust **600**-Bronze *For additional colors, see color chart* *Vapor Proof Glass* [2]: **CLR**- Clear **FST**- Frosted **RIB**- Ribbed	**Incandescent** 200 Watt maximum **GU-24** Bi Pin Socket (Max 18 Watt Per Socket) **LED** **8500**[5] LM 18W Max **12500**[5] LM 18W Max **2000**D LM 48W Max **3000**D LM 48W Max **4000**D LM 48W Max	2700K 3000K 4000K	**120V** **120V** Triac Dimming Standard *277V none dimming driver available upon request* **120V-277V** 0-10V dimming
					ORDER SPECIFICS				
RLE-C	*WHS12-PC*	*100*	*SBK*	*100*			*2000D*	*2700K*	

Notes:
[1] Suitable for Damp location. Standard length 8 feet. Additional lengths available.
[2] Suitable for Dry location Only (Not CSA listed). Standard length 6 feet. Additional lengths available.
[3] Guard/Glass option reduces wattage to 100 W inc
[4] Not Available in LED
[5] Dome Lens Standard Flat Lens Available upon request

Suitable for Wet Location (except when cord mounted)

4 E0.0 TYPE "F" FIXTURE
NO SCALE

CSX1 LED
LED Area Luminaire

DLC DLC PREMIUM

Catalog Number
Notes
Type

Specifications

EPA:	0.7 ft² (0.07 m²)
Length:	23-1/2" (597 mm)
Width:	18-1/2" (470 mm)
Height:	5-7/8" (149 mm)
Weight (max):	37 lbs (17 kg)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**		**Finish** (required)
CSX1 LED	60C 60 LEDs	700 700 mA (0.7 A) 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV TFTM Forward throw	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting DWG 0-10V dimming driver (no control)[4] WBA Wall bracket SF Single fuse (120, 277, 347V)[2] DF Double fuse (208, 240, 480V)[2] BS Dual switching[3] BL30 Bi-level switched dimming, nominal 30%[3,4] BL50 Bi-level switched dimming, nominal 50%[3,4] **Shipped separately**[5] YG Keiindal guard BS Bird-deterrent spikes SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] KMAS DDBXD U Mast arm mounting bracket adapter (specify finish)[6]	**Shipped installed** PIR NEMA twist-lock receptacle only (no controls) DCE Dimmable and controllable via ROAM® or XPoint™ wireless control[4] House-side shield[7] Single fuse (120, 277, 347V)[2] Double fuse (208, 240, 480V)[2] Dual switching[3] Bi-level switched dimming, nominal 30%[3,4] Bi-level switched dimming, nominal 50%[3,4]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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CSX1-LED
Rev. 05/02/17

2 E0.0 TYPE "SB" FIXTURE
NO SCALE

LITHONIA LIGHTING®

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal where high brightness and good illumination levels are required such as retail, light industrial and warehouses.

Attributes: Available in one lamp or two lamp configuration.

CONSTRUCTION — Heavy-duty channel, die-formed from cold-rolled steel, 16-gauge steel.

Sturdy channel cover secured by captive quarter-turn latch for easy access to wireway.

Combination end plate/channel connector furnished with each fixture.

Finish: Two-step phosphate pretreatment ensures superior paint adhesion and rust resistance. Painted parts finished with high-gloss, baked white enamel.

ELECTRICAL — Thermally protected, resetting, Class P, UL Listed and CSA Certified ballast is standard. Sound rating depends on lamp/ballast combination.

ELECTRICAL — Thermally protected, resetting, Class P, UL Listed and CSA Certified ballast is standard. Sound rating depends on lamp/ballast combination.

INSTALLATION — For unit or row installations, surface or suspended mounting.

LISTINGS — UL listed to US and Canadian safety standards. Optional: Illinois NOM.

Damp location listed.

Listed for 25 degree C ambient temperature.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

General-Purpose Strip

C



2', 3', 4', 6' and 8' length
1 or 2 lamps

Specifications	
Length:	24" (61.0) 36" (91.4) 48" (121.9) 72" (182.9) 96" (243.8)
Width:	4-3/8" (11.1)
Fixture Depth:	2-3/16" (5.2)

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative

Example: C 2 32 MVOLT GEB10IS

C

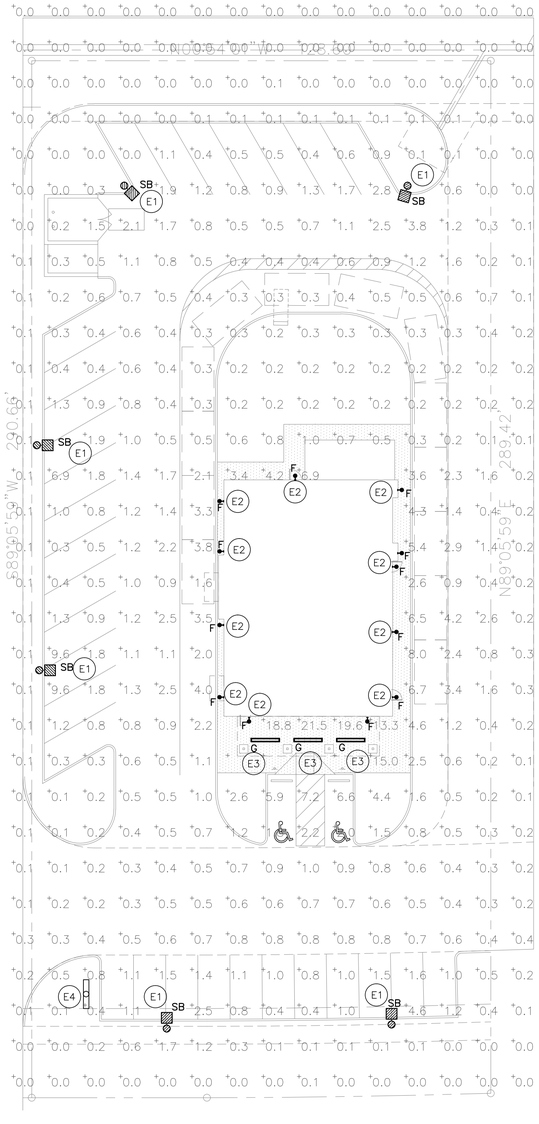
Series	Number of lamps	Lamp type	Voltage	Options	
C General-purpose strip For tandem double length unit, add parts E (Example: EC	1 2 lamp not included	T8 17 17"ETA (24") 25 25WTB (36") 32 32WTB (48") 96IS 59WTB slimline (96") T8HBO 48THBO 48WTB (48") 72THBO 45WTB (72") 96THBO 86WF300mA (96")	MVOLT 120 277 347 Other's available	GEB10IS Electronic ballasts, <10%THD, instant start GEB10RS Electronic ballast, <10%THD, rapid start GEB10PS Electronic ballast, <10%THD, programmed start BLP 18 high-efficiency ballast, 700 mA (low), instant start BHP 18 high-performance ballast, 800 mA (normal), instant start BHP 18 high-performance ballast, 1.2 0A (high), instant start 1/4 One-four-lamp ballast[1]	GLR Internal foil-blue fuse (add 4 for external)[2] GULF Internal-clear-blue Fuse (add 4 for external)[2] PLR_ Plug-in wiring, specify 1, 2, or 3 branch circuits and feed wires (A = Black, B = Red, C= Blue, AB or AC)[3] TBTW Tandem in-line wiring CSA CSA certified (only required for 347 V) NOM NOM Certified AL Aluminum housing, white enamel finish

Accessories: Order as separate catalog number.			
SQ_ Slotted stem hanger (specify length in 2" increments)	HBU* Hooker U-bar hanger (3-1/2" from ceiling)		
18 Ceiling spacer (adjusts from 9-1/2"to 3-1/2" from ceiling)	EWGCA80 Wireguard, 4' white for symmetric reflector		
CEMBGC 12" screw-on channel connector	EWGCA50 Wireguard, 4' white for asymmetric reflector		
EWGCAW/EZ Wireguard, 4' white[1]	CSSD80 Symmetric reflector, 4' white, 7" spacing		
HCH4 Chain hangers (5 pair, 36" long)	CASD80 Asymmetric reflector, 4' white, 5-3/4" under		
HBC* Hooker C-bar hanger (flush to ceiling)			

Notes
1 MVOLT standard for 120-277V applications, 50-60 nHz operation. Some options require voltage specified.
2 347V, emitter lamps only.
3 Not available in slimline.
4 Specify voltage.
5 Order two for 8' fixtures.

INSTRUCTIONAL C

3 E0.0 TYPE "G" FIXTURE
NO SCALE



1 E0.0 SITE PHOTOMETRIC PLAN
1"=20'-0"

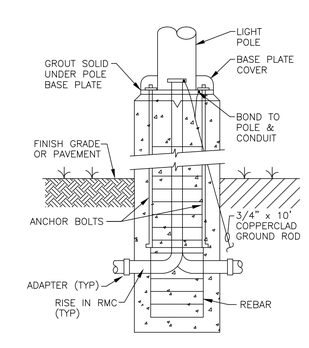
SITE LIGHTING NOTES:

(E1) TYPE "SB" POLE MOUNTED FULL CUTOFF LED FIXTURE MOUNTED ON 20 FT. POLE.

(E2) TYPE "F" FULLY SHIELDED WALL SCONCE MOUNTED AT 10'-0" AFG.

(E3) TYPE "G" SURFACE MOUNTED TYPE "G" FLUORESCENT FIXTURE MOUNTED TO FRONT PORCH SOFFIT.

(E4) LIGHTED POLE SIGN.



A DETAIL – POLE LIGHT BASE
NO SCALE

NOTE:
POLE BASE BY GENERAL CONTRACTOR. PROVIDE CONDUITS AND GROUND RODS PER DETAIL.

Robert D. Anderson, Inc.
MEP Engineering & Design Consultants
HVAC * Illumination * Plumbing * Power Distribution * Controls
11836 Judd Court
Suite 350
Dallas, Texas 75243
voice: 972.669.0915
fax: 972.669.0917
email: RAnderson@RobertDAndersoninc.com
contact: Mark Swanson-project manager
mrpdesign@charter.net
817-556-0986

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ROBERT D. ANDERSON 44987 LICENSED PROFESSIONAL ENGINEER 7/13/17
Firm No. F-5324

McClure Partners

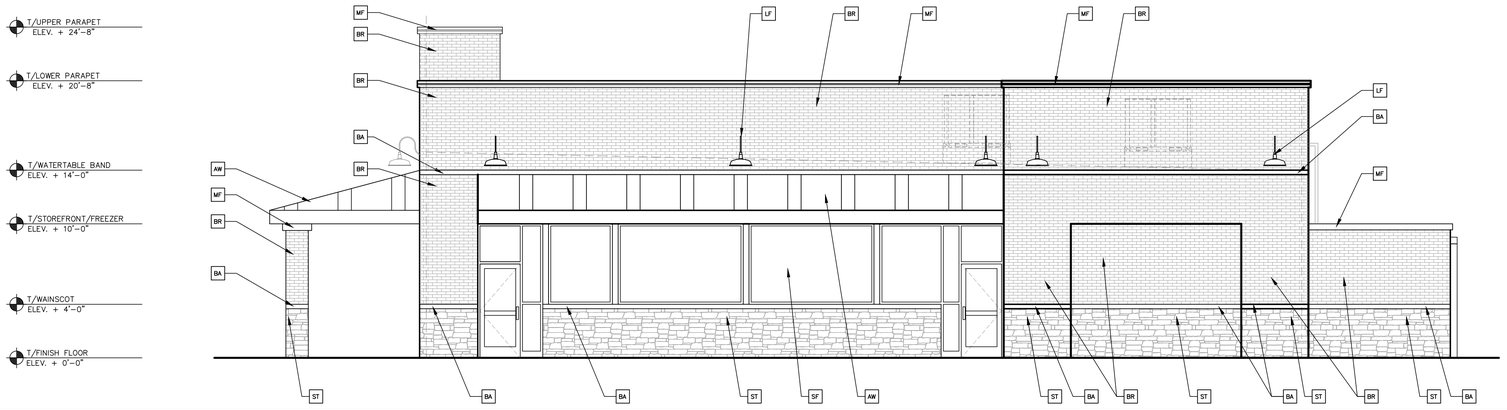
DRAWN BY: MES
PROTOTYPE ISSUE DATE 2017
REVIEWED JAW
FIRST ISSUE DATE 06/30/2017

PROJECT NAME
McCLURE PARTNERS RESTAURANT

DESCRIPTION
NEW 3,473 SF RESTAURANT
EXTERIOR MASONRY FINISHES

PROJECT
SITE ADDRESS
LOT 4 BLOCK A, ROCKWALL TX

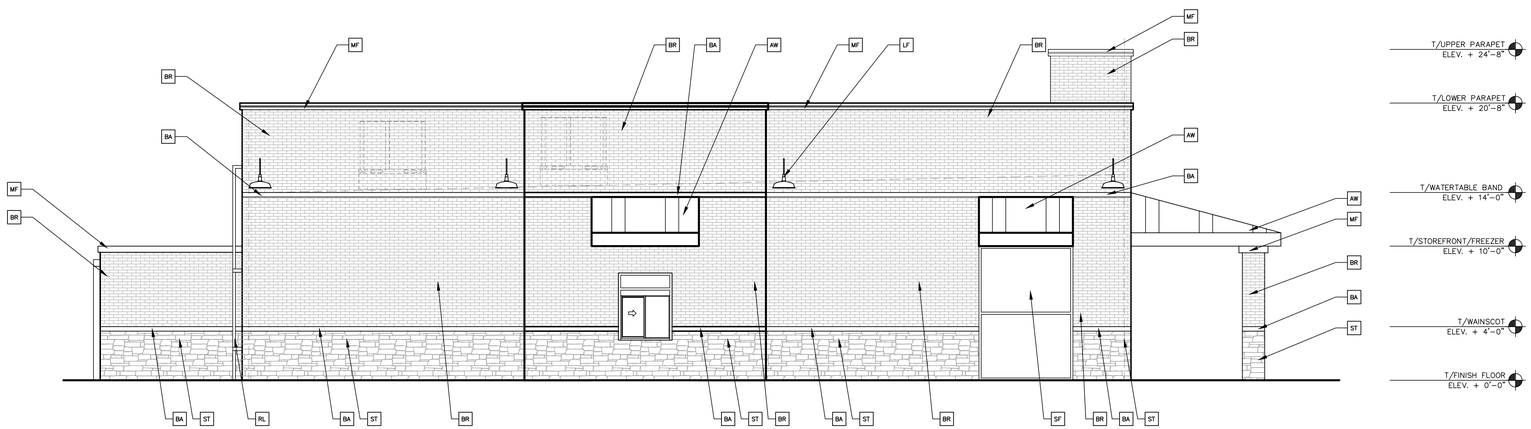
E0.0



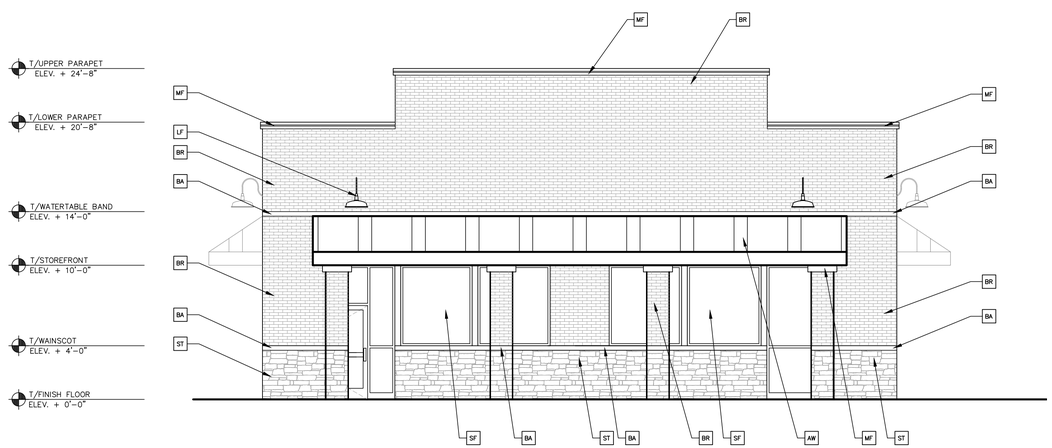
1 - SIDE ELEVATION SCALE 3/16" = 1'-0"

ELEVATION NOTES

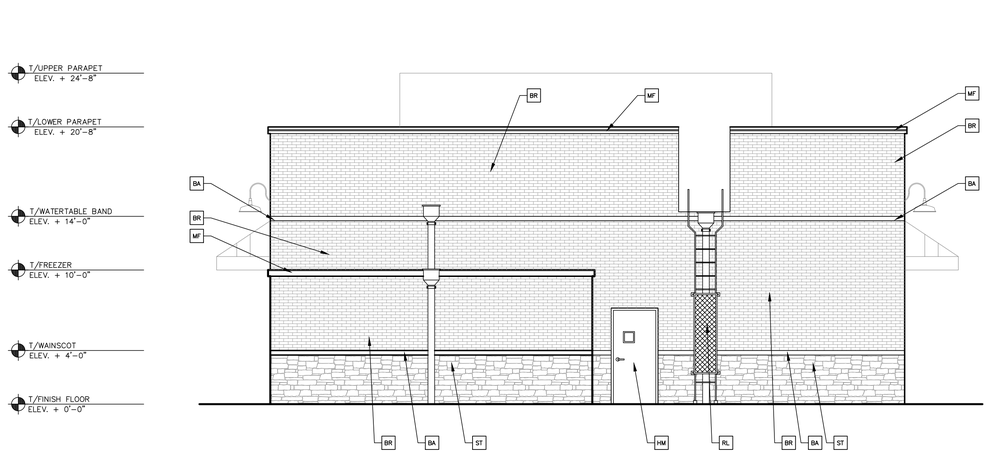
- BR — BRICK – ACME – CARDINAL RED
- ST — STONE – CORONADO – COUNTRY RUBBLE – TEXAS CREAM
- BA — BANDING – ACME – CARDINAL RED WATERTABLE
- AW — FABRIC OVER METAL FRAME AWNING SYSTEM
- MF — METAL FASCIA BY DUROLAST – REGAL RED
- SF — STOREFRONT ASSEMBLY – DARK BRONZE FINISH
- LF — GOOSENECK LIGHT FIXTURE – FINISH TO MATCH REGAL RED
- RL — ROOF LADDER – FINISH TO MATCH REGAL RED
- HM — HOLLOW METAL DOOR – FINISH TO MATCH REGAL RED



2 - DRIVE THRU ELEVATION SCALE 3/16" = 1'-0"



3 - FRONT ELEVATION SCALE 3/16" = 1'-0"



4 - REAR ELEVATION SCALE 3/16" = 1'-0"

PRELIMINARY DESIGN

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McClure Partners

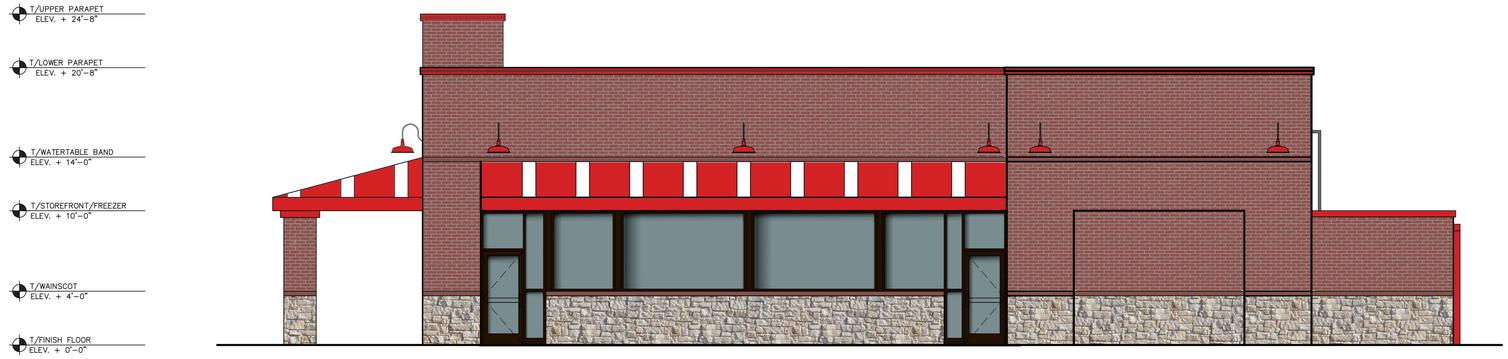
JERAMY WILLIAMS ARCHITECT
PROTOTYPE ISSUE DATE 2017
REVIEWED JAW
FIRST ISSUE DATE 06/30/2017

PROJECT NAME
McCLURE PARTNERS RESTAURANT

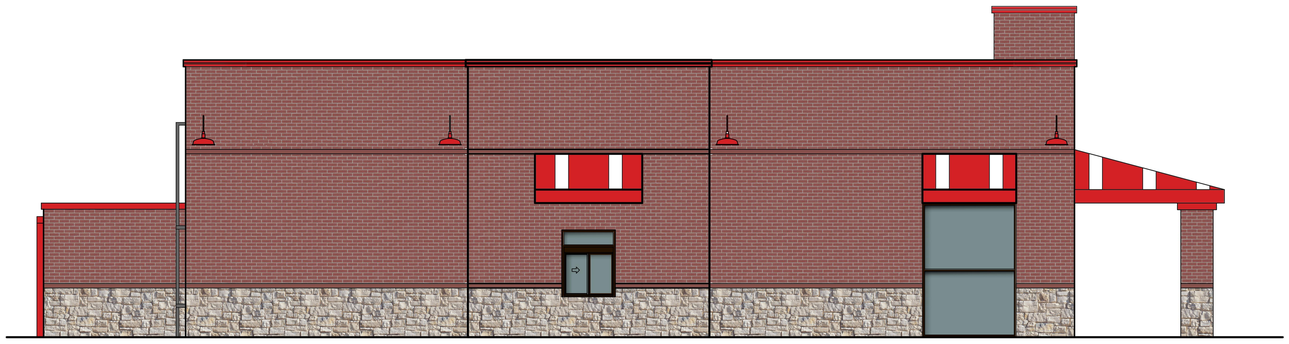
DESCRIPTION
NEW 3,473 SF RESTAURANT
EXTERIOR MASONRY FINISHES

PROJECT
SITE ADDRESS
LOT 4 BLOCK A, ROCKWALL TX

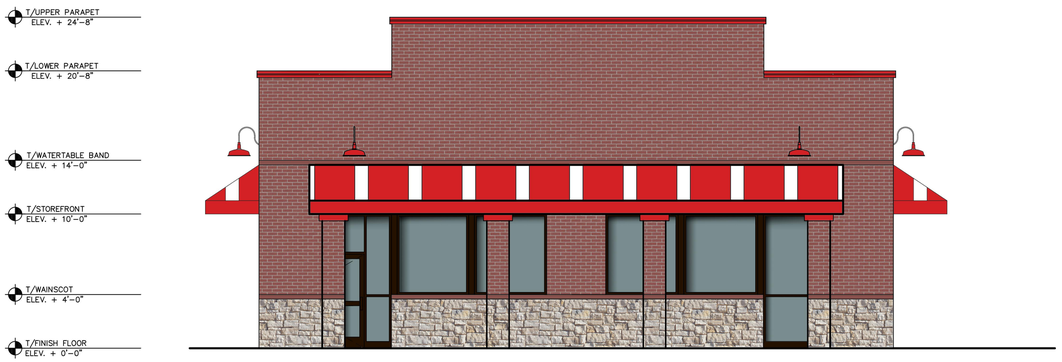
A2.0



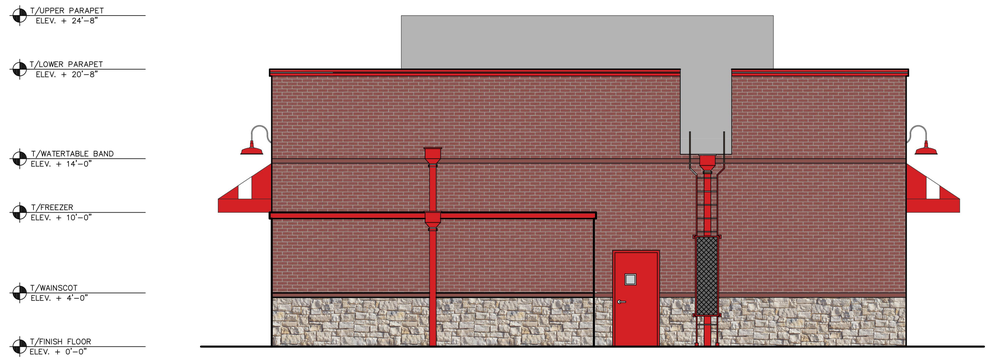
1 - SIDE ELEVATION SCALE 3/16" = 1'-0"



2 - DT ELEVATION SCALE 3/16" = 1'-0"



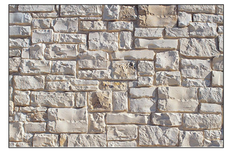
3 - FRONT ELEVATION SCALE 3/16" = 1'-0"



4 - REAR ELEVATION SCALE 3/16" = 1'-0"



CARDINAL RED
ACME BRICK



CORONADO STONE
COUNTRY RUBBLE – TEXAS CREAM

MATERIAL COUNTS

ELEVATION:	BRICK (SF):	%	STONE (SF):	%	TOTAL (SF):
FRONT*	578.01	80	148.08	20	726.09
REAR	734.41	82	160.51	18	894.92
NON DT	793.94	76	252.94	24	1046.88
DT*	1069.36	80	262.16	20	1331.52

* DENOTES ELEVATION AT PUBLIC RIGHT OF WAY

PRELIMINARY DESIGN

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McClure Partners

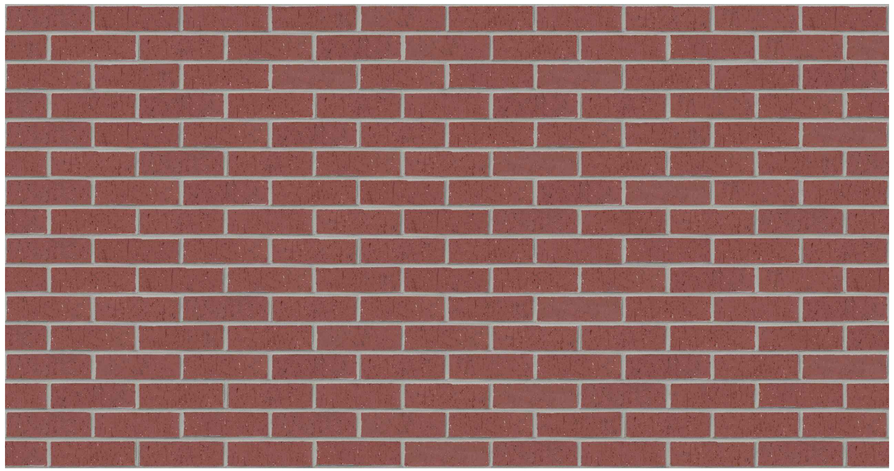
JERAMY WILLIAMS ARCHITECT
PROTOTYPE ISSUE DATE
2017
REVIEWED
JAW
FIRST ISSUE DATE
06/30/2017

PROJECT NAME
McCLURE PARTNERS RESTAURANT

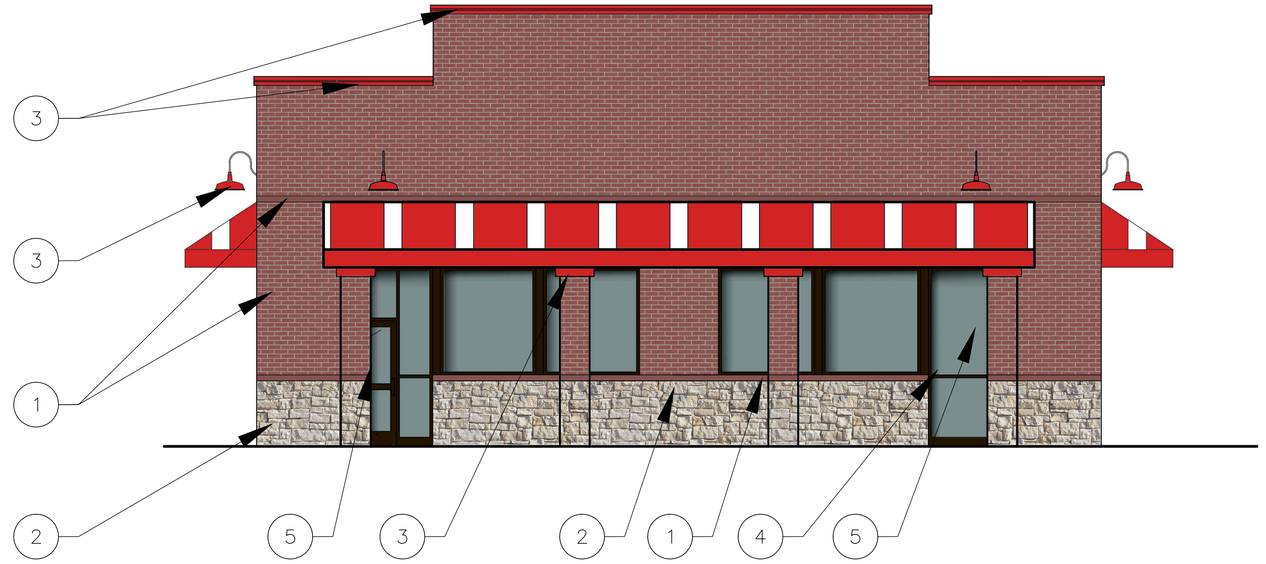
DESCRIPTION
NEW 3,474 SF RESTAURANT
EXTERIOR E.I.F.S. & MASONRY FINISHES

PROJECT
17-0183

SITE ADDRESS
LOT 4 BLOCK A, ROCKWALL TX



1 - ACME BRICK/WATERTABLE - CARDINAL RED





2 - CORONADO STONE - COUNTRY RUBBLE - TEXAS CREAM



4 - DARK BRONZE - STOREFRONT METAL FINISH



3 - REGAL RED BY DUROLAST



5 - LOW -E GLAZING

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

OWNER:
McCLURE PARTNERS
P.O. BOX 802047
DALLAS, TEXAS 75380-2047
972-663-3722

PROJECT:
FREDDY'S FROZEN CUSTARD
NEW 3,473 SF RESTAURANT

CASE #

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 15, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *July 25, 2017* Planning and Zoning Commission meeting.

2. **P2017-035** **(Korey)**
   Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a final plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

3. **P2017-039** **(David)**
   Consider a request by Patricia E. Linder for the approval of a replat for Lot 66, Block D, Northshore, Phase 2-A being a 0.23-acre parcel of land identified as Lot 17, Block D, Northshore, Phase 2-A, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 611 Sunset Hill Drive, and take any action necessary.

4. **MIS2017-007** **(Korey)**
   Consider a request by John Arnold of BH Balance I, LLC for the approval of a tree mitigation plan for Breezy Hill, Phase VI being 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2017-032** **(Korey)**
   Hold a public hearing to discuss and consider a request by Brian and Darla Kelly for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane, and take any action necessary.

7. **Z2017-033** **(Korey)**
   Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

ACTION ITEMS

8. Z2017-027 **(David)**

Discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

9. SP2017-022 **(Korey)**

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (*SH-66*), and take any action necessary.

DISCUSSION ITEMS

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-034: Lot 5, Block A, Lakeshore Commons Addition [*Approved*]
- ✓ P2017-036: Lot 23, Block A, Presbyterian Hospital Addition [*Approved*]
- ✓ P2017-037: Lot 1, Block A, Sky Ridge Addition [*Approved*]
- ✓ Z2017-023: Zoning Change (AG to SFE-4.0) (*2nd Reading*) [*Approved*]
- ✓ Z2017-026: Text Amendment to Article VI (*2nd Reading*) [*Approved*]
- ✓ Z2017-028: SUP for a Hotel at La Jolla Pointe (*2nd Reading*) [*Approved*]
- ✓ Z2017-029: SUP for a Drive Through Restaurant at 3611 N. Goliad Street (*2nd Reading*) [*Approved*]
- ✓ Z2017-030: SUP for a General Retail Store at 406 N. Goliad Street (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11th day of August, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 15, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-022** (Korey)
   Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (*SH-66*), and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11th day of August, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 25, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:03p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Jerry Welch Annie Fishman, and Eric Chodun. Absent were Commissioner Tracey Logan, and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams and Civil Engineer Jeremy White.

II. CONSENT AGENDA

1. P2017-034

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a replat for Lot 5, Block A, Lakeshore Commons Addition being a 1.472-acre parcel of land currently identified as Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street (*SH-205*), and take any action necessary.

2. P2017-036

Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Rockwall Regional Hospital, LLP for the approval of a replat for Lot 23, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 22, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

3. P2017-037

Discuss and consider a request by Mike Swiercinsky of 7.1 Ridge, LLC for the approval of a final plat for Lot 1, Block A, Sky Ridge Addition being a 8.583-acre tract of land currently identified as Tracts 4 & 19 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located west of the intersection of W. Yellow Jacket Lane and Ridge Road (*FM-740*), and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Welch seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative, John Womble, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. ACTION ITEMS

5. Z2017-027

Discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre

parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the request had previously come before the Commission and to City Council at their last meeting. The applicant is proposing to bring two hotels forward at the same time and due to some confusion, they wanted to remand it back and make sure that it was understood that the rooms would have kitchen facilities in them, that it would be a standard residence hotel. It is being done just as a clarification, however the applicant was not able to make tonight's meeting therefore they requested the item to be tabled to allow the applicant to come forward at the August 15th Planning and Zoning Commission meeting.

6. SP2017-019

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting approval for a site plan for a hotel containing 72 rooms. Back in March an amended SUP was approved for this Hotel to allow some variation in the building elevations also to allow it to be 60 feet in height. Additionally since it is a Residence Hotel the SUP limits the residence suites to 33 rooms and the remaining will be the typical hotel rooms. The building will be 59 feet in height and after the applicant met with the Architectural Review Board they did recommend approval of the building elevations. The site plan, photometric plan, landscape plan, and building elevations all meet the technical requirements of the UDC. Mr. Brooks went on to add that any lots that front IH-30, as this one does, require 200 feet lot frontage. This lot was originally platted in 1986 and then replated again in 1995 and then in 2005 and each time it was replated it was before the new standards were adopted therefore the lot is considered to be a lot of record and therefore the frontage on IH-30 is 58 feet wide rather than the 200 feet but since it is lot of record it will not require a variance from the Board of Adjustments.

Mr. Brooks advised the Commission the applicant as well as staff were available for questions.

Juan Vasquez
1919 S. Shiloh Road
Garland, TX

Mr. Vasquez came forward and stated they were before the Board at the previous meeting with the biggest issue at that time being the building elevations which they've gone through that with the Architectural Review Board and have received a recommendation from the Board with the elevations they have brought forward. He advised the Commission he was available for any questions.

Chairman Lyons asked the Commission for any questions.

Commissioner Trowbridge asked for clarification of what was being approved. Mr. Brooks stated what is being approved is the site plan.

No further discussion took place concerning this agenda item.

Commissioner Welch made a motion to approve SP2017-019 with staff recommendations. Commissioner Fishman seconded, which passed by a vote of 5-1 with Commissioners Moeller and Logan absent.

V. DISCUSSION ITEMS

7. Z2017-032

Hold a public hearing to discuss and consider a request by Brian and Darla Kelly for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request and provided the Commission a location map to show where the subject property is located, which is a lot that is separated from the City but is connected via the 212 Agreement.

Mr. Brooks advised the Commission the applicant was present and he as well as staff were available for questions.

Brian Kelly
2846 Bent Ridge Road
Rockwall, TX

Mr. Kelly came forward and stated they purchased the home about a year ago with the purpose of building a 3,000 foot square home for his family.

Commissioner Trowbridge asked if the applicant's purchased the whole parcel shown on the location map provided or just the portion shown to be the subject property. Mr. Kelly stated they only purchased what shows to be the subject property.

Commissioner Trowbridge asked if it would only serve as a residence or would there be any business run out of it. Mr. Kelly stated it would only serve as a residence for his family.

Commissioner Chodun asked what was on the east portion of the subject property. Mr. Kelly stated there is livestock (cows) and there is a power station with some tension lines that run northeast from there.

Chairman Lyons asked if there would be a shared drive with the property behind them. Mr. Kelly stated that Hanby Lane which runs off of Jeff Boyd is a private drive which is shared. They planned the driveway of the home to be on the narrowest side of the property coming off the dirt road as shown on the location map provided.

Commissioner Trowbridge asked how a property such as the subject property came to be within the City limits. Mr. Miller explained that some time back the City offered a 212 Development Agreements which are required by law to be offered for properties that are Agricultural in nature prior to annexing them and the majority of the properties out in that area are in 212 Development Agreements and that would make it contiguous to the Cities current boundaries however these properties opted to be in the City limits and because the City has the contiguity with the 212 Development Agreements they are allowed to be brought in.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

8. Z2017-033

Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

Planner, Korey Brooks, advised the Commission that staff has provided a Draft Ordinance and the applicant has reviewed that Draft Ordinance and since it has a residential adjacency the applicant is proposing to provide screening along the adjacent residential properties.

Mr. Brooks advised the Commission that the applicant was present and was available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Deric Salser
345 New Hope Road
Sunnyvale, TX

Mr. Salser came forward and stated he is representing Russ Porter who owns the Rockwall School of Music that teach a variety of musical instruments and have been in business for 20 years at their location on Justin Road which they lease and are now looking to build their own building. Mr. Salser added that although it is a school of music there will not be an issue with hearing any noise from outside of the building. They have about 390 students but not all at once as the parking there is limited but it is a low impact use for that area and they feel it is very appropriate to go up against a residential neighborhood. He stated the architects working on the project are also present should the Commission have questions for them.

Chairman Lyons asked how many students are expected at one time and what amount of rooms will it hold. Mr. Salser stated he would have to defer to the architect on the plan.

Adam Panter
1410 K Avenue
Plano, TX

Mr. Panter came forward and stated currently they have 18 rooms planned it may go to 20 once the final plans are completed and those will be for private lessons and three of those are will be larger to allow for two to three people at a time.

Chairman Lyons asked how many parking spaces would be provided. Mr. Panter stated that they exceeded the building occupancy need, they will have approximately 37-38 currently and that is by design.

Commissioner Trowbridge asked staff if it is an existing PD and is it three quarters of an acre. Mr. Brooks stated that PD-60 is an existing PD that is zoned Residential Office and does allow for a Music Studio with an SUP and that their tract is three quarters of an acre, they are not taking the entire PD for their use. Planning Director, Ryan Miller added that this is one of the rare cases where we have a small PD that was used instead of incorporating the land into PD-54, they created a separate PD for Residential Office to specifically prohibit certain uses that they felt would be incompatible with the adjacent residential. In this case a Music Studio is a permitted use it just requires the SUP and the SUP is due to the residential adjacency.

Commissioner Trowbridge asked if PD-54 has a broader or more impactful use. Mr. Brooks explained that this portion of PD-54 that's adjacent is zoned Commercial therefore it will be a buffer from Commercial to the residential adjacency.

Commissioner Chodun expressed liking the proposal feels the subject property is a good fit for the use being proposed.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. P2017-035

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a final plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the request is for Phase X of Breezy Hill and the reason it is coming before the Commission is because the final plat has to go to the Park Board on August 1st to have cash in lieu of land and have pro-rata equipment fees accessed. It will be on the consent agenda at the next scheduled Planning and Zoning Commission meeting.

There being no questions, Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2017-022

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (*SH-66*), and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the PD for this particular property requires that the tree line remain located on the east side of the subject property remain intact and therefore the applicant will not be removing those, they will be preserved.

Mr. Brooks advised the Commission that the applicant is present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Charles Sherer
1200 State Street
Garland, TX

Mr. Sherer came forward and stated he is representing the engineer for the project, Gerald Monk of Monk Engineering. He explained that Dr. Smart office Pediatric Care had been destroyed by the tornado that hit Rowlett a couple years ago and due to that she has chosen the subject property as the location for her new clinic. They met with the Architectural Review Board earlier in the evening prior to the meeting and they came up with some solutions to dress up the side and rear of the building, it appears it will be difficult due to the constraints on the site itself to do the articulation on those particular elevations but they will be working with the ARB with the recommendations they provided. He advised the Commission he was available for questions.

Chairman Lyons asked the Commission for any questions for the applicant or staff.

Commissioner Fishman asked if the applicant would be relocating from their current site in Heath or will Dr. Smart be maintaining both locations. Mr. Sherer stated they would be relocating from the site in Heath to the proposed location.

Commissioner Chodun commented that it seemed an unusual place for a medical center as it is surrounded by retail and asked the applicant what the reason why they chose this particular location to relocate. Mr. Sherer stated that he felt that part of the reasoning was that they draw a lot of patients from the Rowlett side and the Dallas County side as well as the Rockwall area and when they moved to the Heath location according to Dr. Smart has cost her some patients because they're not willing to drive from Rowlett all the way to Heath to see the pediatrician. Dr. Smart's objective was to find a site that was as close to the Rowlett border and stay in Rockwall and the subject property was a site that is on target with that.

Commissioner Trowbridge asked the applicant to expand on his comment that the site prevents articulation. Mr. Sherer stated that the northeast corner of the property to the southwest corner of the property there is a ten foot fall and therefore are dealing with a severe grade for elevations with a site that small. He went on to say that when speaking of a variance case, the criteria that is looked at is size, shape and slope and in looking at this particular piece of property there is all three of that criteria. There are also a lot of retaining walls, and bearing in mind that it is a Pediatric Clinic where there will be moms with small children in strollers and they are trying to

make it as convenient as possible for them. They may put columns and broaden the overhangs so as to protect the walkway as much as possible. However challenging meeting the articulation may be they are willing to make material adjustments that they feel will create some variance on the side and rear elevations that will make a difference.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2017-023

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that staff has reviewed the site plan and have not identified any variances at this time, there are a couple of corrections, so barring any major oversight the request should be coming back to the Commission meeting all the technical requirements and the ARB did recommend approval.

Mr. Miller advised the Commission the applicant was present and was available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Robert Stensland
Stensland Group Architects
5151 Bent Tree Forest Drive Suite 560
Dallas, TX

Mr. Stensland came forward and stated the owners were present however Mr. Kevin Patel was unable to attend the meeting and he was here representing him. He went on to say that they are looking to build one of the nicest dental offices in the City and are doing everything possible to make do a real first class project.

Chairman Lyons asked if they had met with the Architectural Review Board. Mr. Stensland stated the ARB did not ask to meet with them.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2017-024

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that this case came before the Commission at the previous Planning and Zoning Commission meeting and that was for the SUP and the applicant now has entered the site plan phase and they are working through some recommendations by the Architectural Review Board.

Mr. Miller advised the applicant was present and was available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Juan Vasquez
1919 S. Shiloh Road
Garland, TX

Mr. Vasquez came forward and stated that they met with the Architectural Review Board earlier in the evening prior to the meeting and were given some recommendations on the elevations which the owner will be taking back to his architect to come to an agreeable elevation. He advised the Commission he was available for any questions.

Chairman Lyons asked if this was for the Freddy's. Mr. Vasquez stated that was correct it is for the Freddy's Frozen Custard.

Chairman Lyons asked the Commission for any questions for the applicant.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ SP2017-020: Site Plan for Gideon Grove Subdivision [*Approved*]
- ✓ P2017-032: Preliminary Plat for Gideon Grove Subdivision [*Approved*]
- ✓ Z2017-023: Zoning Change (AG to SFE-4.0) (*1st Reading*) [*Approved*]
- ✓ Z2017-024: SUP for a Daycare Facility at 4031 N. Goliad Street (*1st Reading*) [*Denied*]
- ✓ Z2017-025: SUP for a General Retail Store at 4031 N. Goliad Street (*1st Reading*) [*Denied w/out Prejudice*]
- ✓ Z2017-026: Text Amendment to Article VI (*1st Reading*) [*Approved*]
- ✓ Z2017-027: SUP for a Residence Hotel at La Jolla Pointe (*1st Reading*) [*Remanded Back to P&Z*]
- ✓ Z2017-028: SUP for a Hotel at La Jolla Pointe (*1st Reading*) [*Approved*]
- ✓ Z2017-029: SUP for a Drive Through Restaurant at 3611 N. Goliad Street (*1st Reading*) [*Approved*]
- ✓ Z2017-030: SUP for a General Retail Store at 406 N. Goliad Street (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:39 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/15/2017

APPLICANT: Chase Finch; *Corwin Engineering, Inc*.

AGENDA ITEM: **P2017-035**; *Breezy Hill, Phase X*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a final plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

PLAT INFORMATION:

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 776 single-family lots on ~385-acres of land, and to be broken down per the lot mix indicated in Planned Development District 74 (PD-74). This lot mix is as follows:

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60*	*70*	*80*	*100*	*60*
Typical Lot Depth (Feet)	*120*	*120*	*125*	*200*	*120*
Minimum Lot Size (Sq. Ft.)	*7,200*	*8,400*	*10,000*	*20,000*	*7,200*
Number of Units	*186*	*117*	*326*	*107*	*40*
Dwelling Unit %	*23.97%*	*15.08%*	*42.01%*	*13.79%*	*5.15%*

☑ The purpose of this request is to final plat Phase X of the Breezy Hill Subdivision for the purpose of laying out 79 of the 776 lots. The 79 proposed lots will be constructed to the *Type 'A'* and *Type 'E',* standards (*all standards are displayed in the above table*) and be situated on a 19.784-acre portion of a larger 29.181-acres tract of land. All of the lots will be subject to the Planned Development District 74 (PD-74) and 205 By-Pass Overlay (205 BY-OV) District Standards. The current lot mix by phase is as follows:

Lot Types	*A*	*B*	*C*	*D*	*E*	*TOTAL*
Phase I				*27*		*27*
Phase IIA and IIB	*49*	*78*				*127*
Phase III		*23*	*48*			*71*
Phase IV				*51*		*51*
Phase V			*79*			*79*
Phase VI		*42*	*17*	*20*		*79*
Phase VII				*10*		*10*
Phase IXA	*53*					*53*
Phase X	*39*				*40*	*79*
TOTAL	*141*	*143*	*144*	*108*	*40*	*576*

- ☑ The developer has final platted [*i.e. Phases I, IIA, IIB, III, IV, V, VI, VII, IXA, X*] 576 of the 776 lots leaving 200 remaining lots. According to the stipulations outlined in Planned Development District 74 (PD-74) standards [*Ordinance No. 16-59*], the remaining number of *Lot Types 'A'* and *'B*' is 19. The total number of *Lot Type 'C'* needed in order to fulfill the zoning district's obligation is 182. *Lot Types 'D'* and *'E'* are completed; however, the applicant is able to provide more *Lot Type 'D'* than required.

- ☑ The proposed *final plat* generally conforms to the revised concept plan approved by the City Council on October 17, 2016 under *Case No. Z2016-032* [*Ordinance No. 16-59*].

- ☑ On August 1, 2017 the Park Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:

    1) The developer is to pay the pro-rata equipment fees required in the amount of $20,145 [*i.e. 79 Lots @ $255.00 Per Lot*].

    2) The developer shall provide a ten (10) foot concrete trail adjacent to John King Boulevard.

- ☑ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *Final Plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this *final plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the Final Plat for Breezy Hill Phase, X, staff would recommend the following conditions of approval:

1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The development shall adhere to the recommendations of the Park Board as noted in this report;

3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	7/13/2017	LM
Project Number	P2017-035	**Owner**	BH 60'S POD LTD	**Approved**		
Project Name	Breezy Hill Phase X	**Applicant**	BH PANHANDLE LTD	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	7/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL PH 2A & 2B	7-13	NULL	7-13	0187-0000-0007-13-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/13/2017	7/20/2017	7/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	COMMENTS	See Comments

(7/19/2017 2:12 PM AW)
REVISE NOTE: "All open spaces, drainage easements, detention easements, and other common area shall be repaired, replaced, and maintained by property owner and/or Homeowners Association"
See markup
Need to add off-site easement filing information
Need to label and show the detention easement a min of 2' above the 100 year water surface. Sanitary sewer easement can't be in detention easement. Detention easement can't be the entire lot because you have a sewer line in this lot
Open space on phase 2A/2B needs to be a drainage easement as well

FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
GIS	Lance Singleton	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	Korey Brooks	7/13/2017	7/20/2017	7/21/2017	8	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(7/21/2017 12:28 PM KB)

P2017-35 Breezy Hill Phase X Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a final plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-035) in the lower right hand corner of all pages on future submittals.

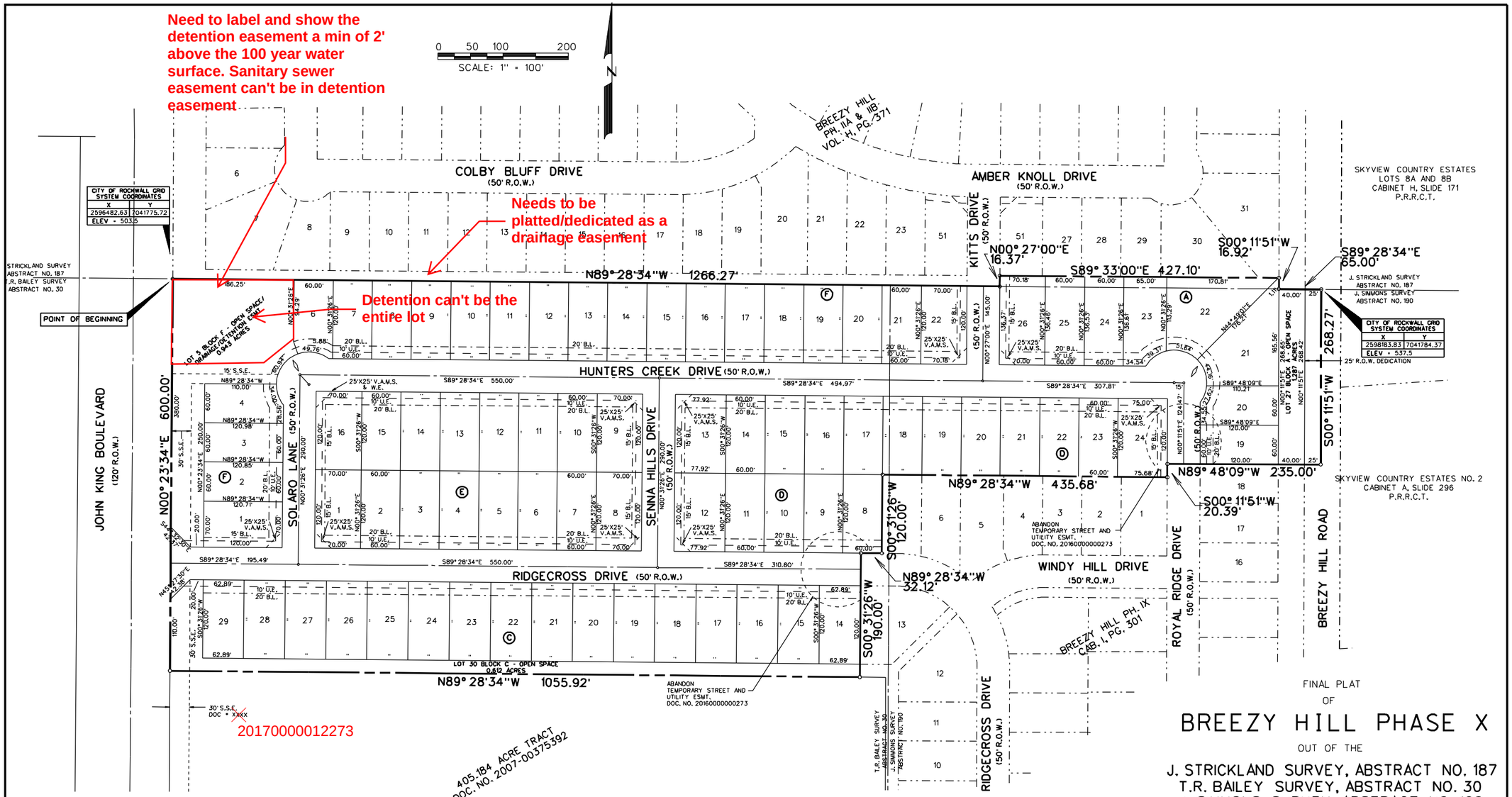
M.4 Please add "General Note: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54."

M.5 According to the Master Plan, the lots to the west of Senna Hills Drive are supposed to be 50-foot lots. However, you are showing 60-foot lots. These will count as 50-foot lots and not toward the 60-foot lot requirement.M.6 The plat is missing the Legal Description.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 1, 2017. The Planning & Zoning Worksession date for this case will be July 25, 2017. The Planning and Zoning Meeting for this case is August 15, 2017. The Park Board Meeting for this case is August 1, 2017.

I.8 The City Council meeting date and subsequent approval for this plat is August 7, 2017

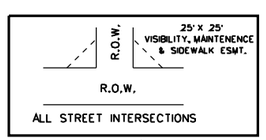
Need to label and show the detention easement a min of 2' above the 100 year water surface. Sanitary sewer easement can't be in detention easement



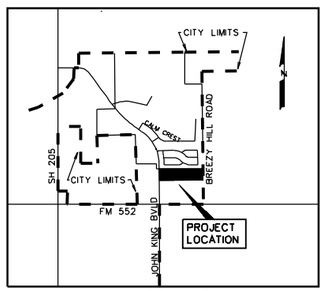
FINAL PLAT
OF
BREEZY HILL PHASE X
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
J. SIMMONS SURVEY, ABSTRACT NO. 190
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

NOTES

1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   W.E. - Water line Easement
   S.S.E. - Sanitary Sewer Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
   H.O.A. - Homeowners Association
   ◊ - Street Name Change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
6. No building permits will be issued until all public improvments are accepted by the City.



VISIBILITY, MAINTENENCE & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

TOTAL ACRES 19.365
TOTAL RESIDENTAL LOTS 79

OWNERS
BH 60's POD, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

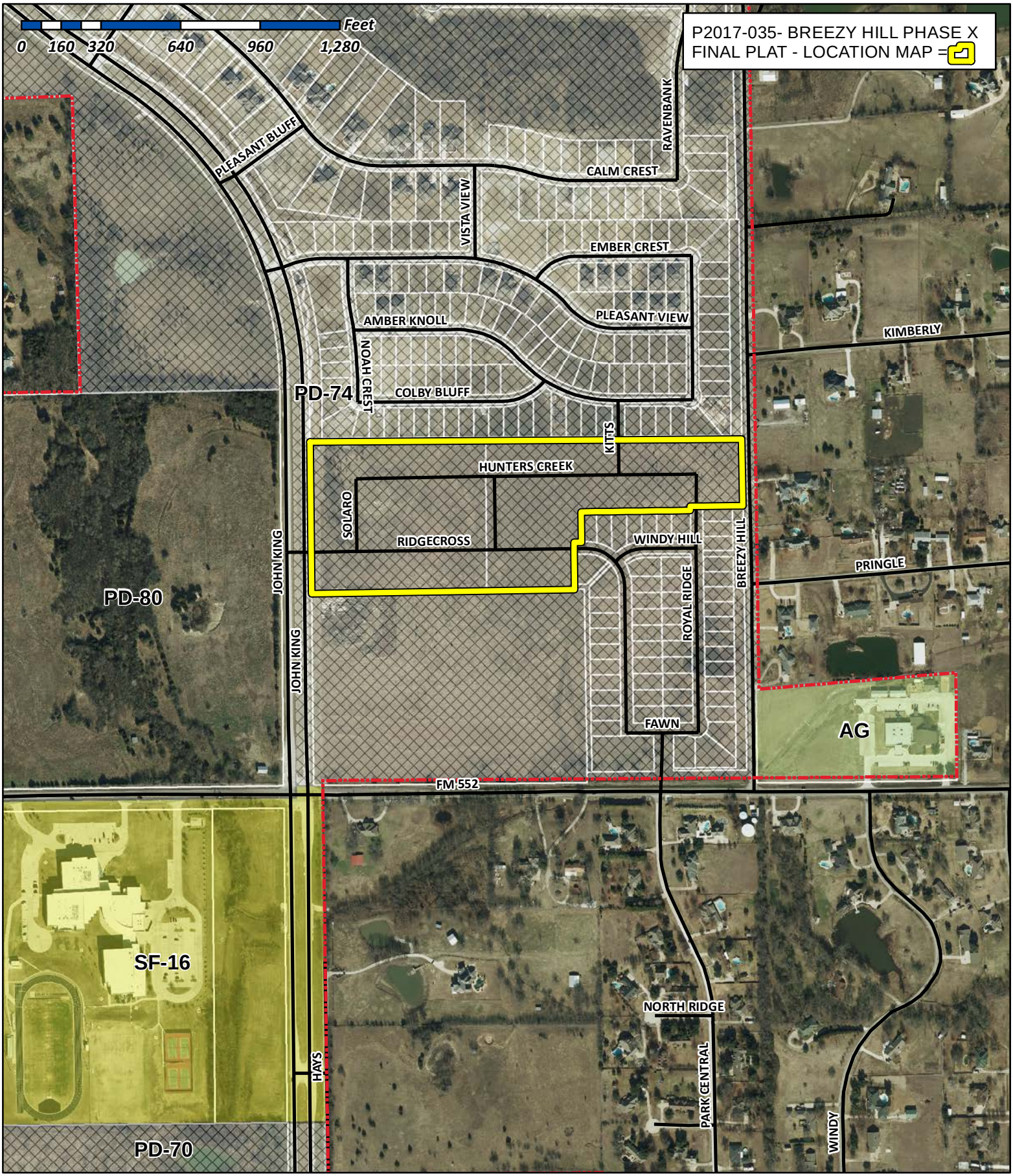
BH BALANCE 4, LLC.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2017 SCALE 1" = 100'

SHEET 1 OF 2

REVISE: "All open spaces, drainage easements, detention easements, and other common area shall be repaired, replaced, and maintained by property owner and/or Homeowners Association"



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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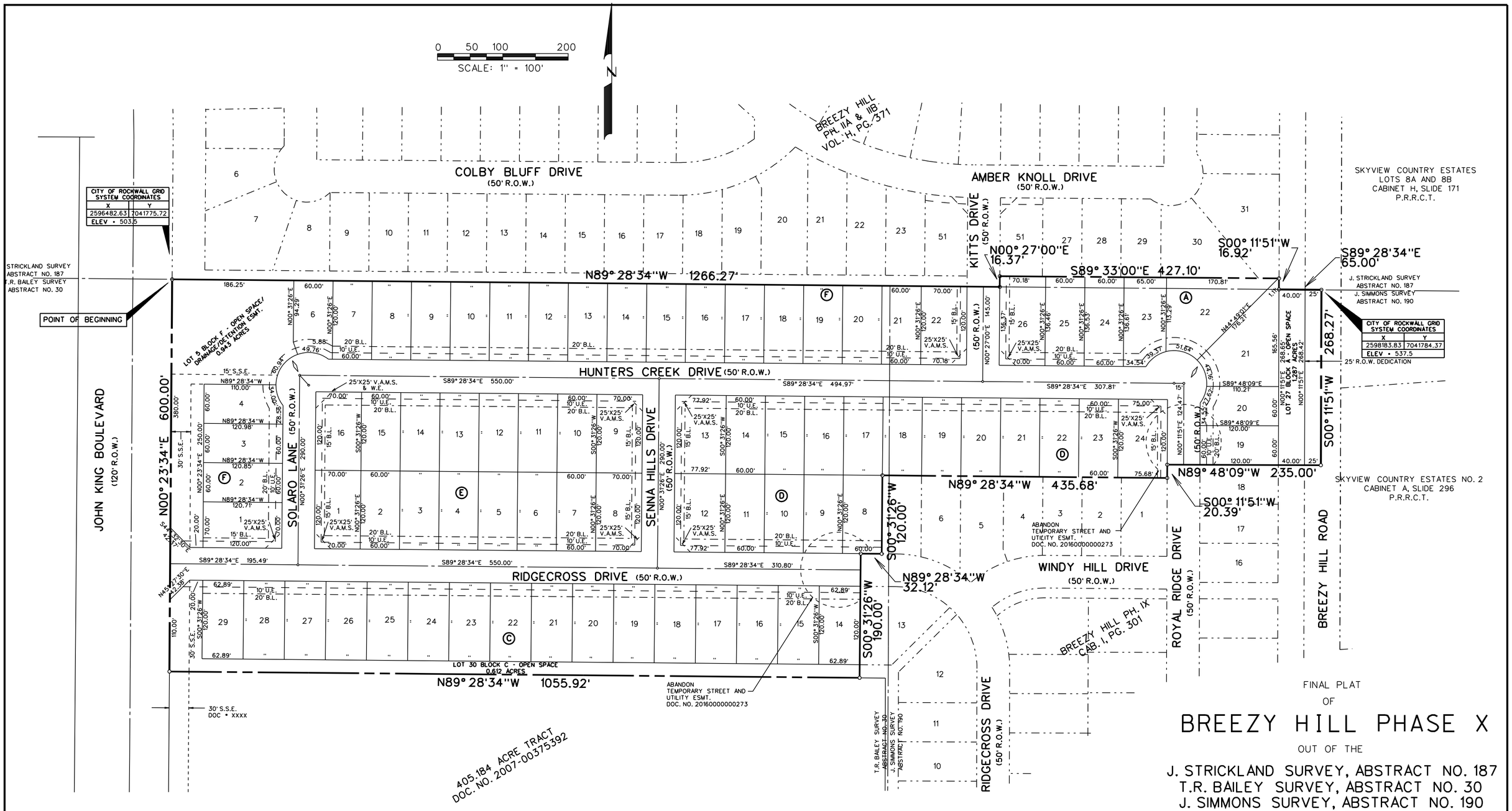

FINAL PLAT

OF

BREEZY HILL PHASE X

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
J. SIMMONS SURVEY, ABSTRACT NO. 190

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

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NOTES

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   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   W.E. - Water line Easement
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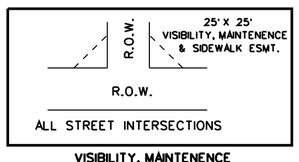

VISIBILITY, MAINTENENCE & SIDEWALK EASEMENT DETAIL
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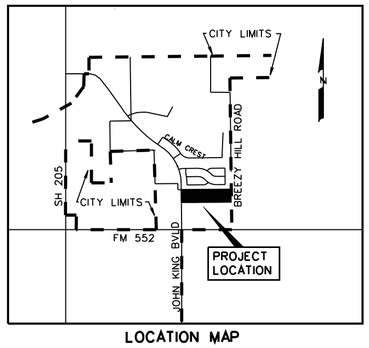

LOCATION MAP
N.T.S.

TOTAL ACRES 19.365

TOTAL RESIDENTAL LOTS 79

SHEET 1 OF 2

LEGAL DESCRIPTION

WHEREAS. BH BALANCE 4, LLC., is the owner of a tract of land situated in the T.R. Bailey Survey, Abstract No. 30, J. Simmons Survey Abstract No. 190 J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 26.320 acre tract, as described in Clerks File No. 20140000011556 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of Breezy Hill Phase IIA & IIB, an addition to the City of Rockwall, as described in Cab. H, PG. 371 in the Plat Records of Rockwall County, Texas, being in east line of John King Boulevard (120' R.O.W.);

THENCE, North 89° 28'34" West, along the south line of said Breezy Hill Phase IIA & IIB, for a distance of 1266.27 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 27'00" East, departing said south line, for a distance of 16.37 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 33'00" East, for a distance of 427.10 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 11'51" West, for a distance of 16.92 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc", in the north line of said Breezy Hill Phase IIA & IIB;

THENCE, South 89° 28'34" East, along said north line, for a distance of 65.00 feet, to an "X" cut found at the southeast corner of said Breezy Hill Phase IIA & IIB and being in Breezy Hill Road (Variable R.O.W.);

THENCE, South 00° 11'51" West, along the east line of said 26.320 acre tract and with Breezy Hill Road, for a distance of 268.27 feet, to an "X" cut found at the northeast corner of Breezy Phase IX, an addition to the City of Rockwall, as described in Cab. I, Pg. 301, in the Plat Records of Rockwall County, Texas;

THENCE, North 89° 48'09" West, departing said east line and with the north line of said Breezy Hill Phase IX, for a distance of 235.00 feet, to a ½ inch iron rod found;

THENCE, South 00° 11'51" West, continuing along said north line, for a distance of 20.39 feet, to a ½ inch rod found;

THENCE, North 89° 28'34" West, continuing along said north line, for a distance of 435.68 feet, to a ½ inch iron rod found at the most northerly northwest corner of said Breezy Hill Phase IX;

THENCE, South 00° 31'26" West, along the west line of said Breezy Hill Phase IX, for a distance of 120.00 feet, to a ½ inch iron rod found;

THENCE, North 89° 28'34" West, continuing along said west line, for a distance of 32.12 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 31'26" West, continuing along said west line, for a distance of 190.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 28'34" West, continuing along said west line, for a distance of 32.12 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 31'26" West, continuing along said west line, for a distance of 190.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 28'34" East, departing said west line, for a distance of 1055.92 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said John King Boulevard;

THENCE, North 00° 23'34" East, along the east line of said John King Boulevard, for a distance of 600.00 feet, to the POINT OF BEGINNING and containing 19.365 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE X, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE X, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE V 80's POD, LTD.
a Texas limited partnership
By: BH PHASE V 80's Pod GP Corporation,
a Texas corporation, its General Partner

_____ _____
Richard M. Skorburg, President — Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2017.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____ _____
Planning & Zoning Commission — Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2017.

_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2017.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2017.

_____
Notary Public in and for the State of Texas

FINAL PLAT
OF
BREEZY HILL PHASE X
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
J. SIMMONS SURVEY, ABSTRACT NO. 190
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BH 60's POD, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

BH BALANCE 4, LLC.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2017 SCALE 1" = 100'

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/15/2017

APPLICANT: Patricia E. Linder

AGENDA ITEM: **P2017-039;** *Lot 23, Block D, Northshore, Phase 2-A*

SUMMARY:

Discuss and consider a request by Patricia E. Linder for the approval of a replat for Lot 23, Block D, Northshore, Phase 2-A being a 0.23-acre parcel of land identified as Lot 17, Block D, Northshore, Phase 2-A, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 611 Sunset Hill Drive, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of abandoning a 15-ft utility easement that is located along the rear property line and adjacent to the Lake Ray Hubbard Takeline. The *subject property* is zoned Single-Family 10 (SF-10) District.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this final plat, conforming to the requirements for plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 23, Block D*, *Northshore, Phase 2-A*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-039	**Owner**	LINDER, & MILES FAMILY LIVING TRUST	**Applied**	8/9/2017	LM
Project Name	Lot 66, Block D, Northshore Ph 2-A	**Applicant**		**Approved**		
Type	PLAT			**Closed**		
Subtype	REPLAT			**Expired**		
Status	P&Z HEARING			**Status**	8/9/2017	LM

Site Address	**City, State Zip**	**Zoning**
611 SUNSET HILL DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PH 2A	17	D	17	4575-000D-0017-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/9/2017	8/16/2017				
ENGINEERING	Amy Williams	8/9/2017	8/16/2017				
FIRE	Ariana Hargrove	8/9/2017	8/16/2017	8/9/2017		APPROVED	
GIS	Lance Singleton	8/9/2017	8/16/2017				
PLANNING		8/9/2017	8/16/2017	8/9/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Patricia E. Linder for the approval of a replat for Lot 23, Block D, Northshore, Phase 2-A being a 0.23-acre parcel of land identified as Lot 17, Block D, Northshore, Phase 2-A, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 611 Sunset Hill Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.09.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 23, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-039" on the lower right corner on all pages of the revised submittal.
3. Plat mylars are to be filed prior to issuance of a building permit.
4. Tie at least two (2) corners to city monumentation.
5. Change Lot No. on title block, lot, owners certificate, and signature block to reflect LOT 23. Lot 23 is the next lot number in sequence for Block D.

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: Tuesday, August 15, 2017 (6:00p.m.)

City Council - Consent : Monday, August 21, 2017 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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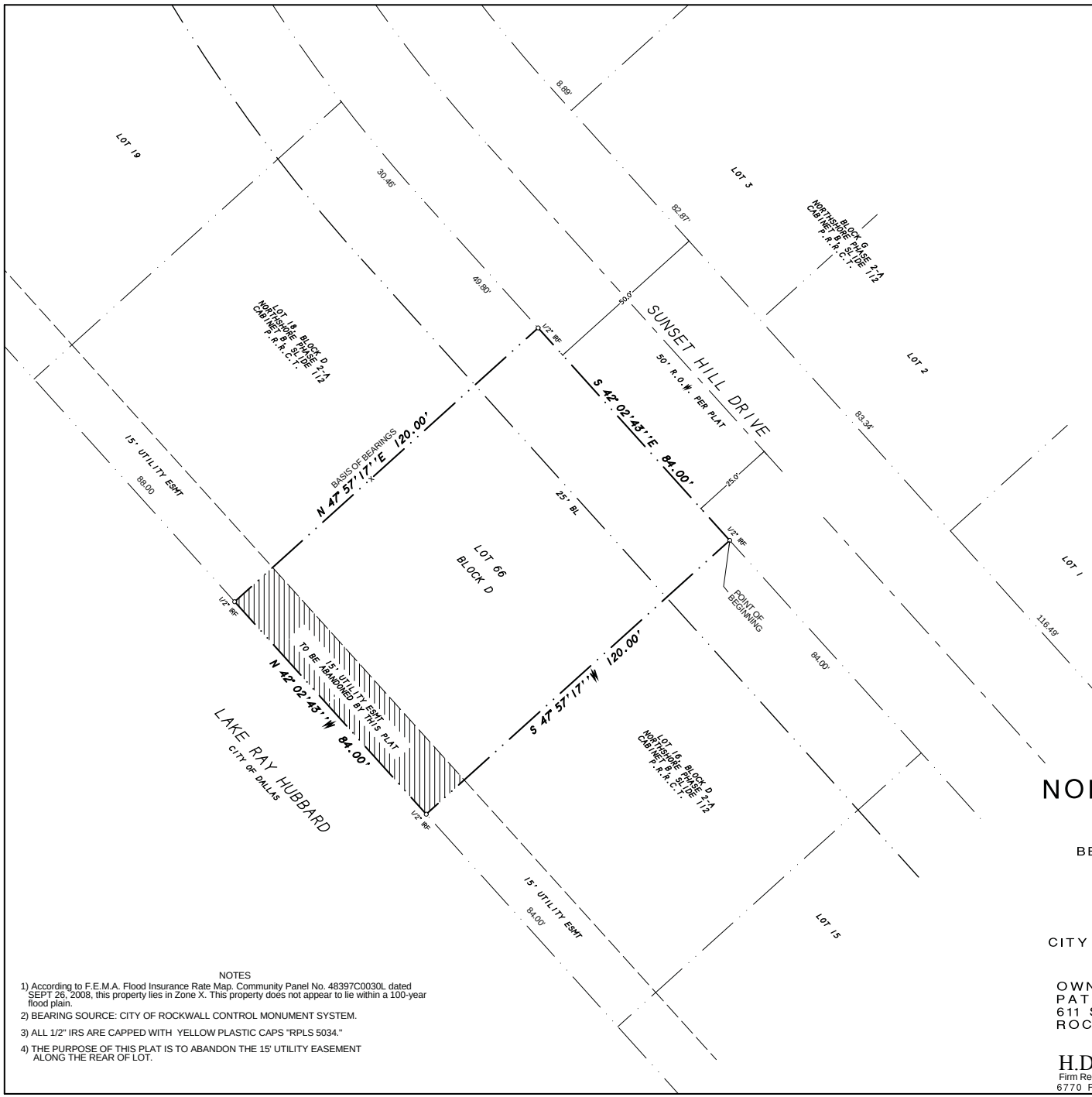
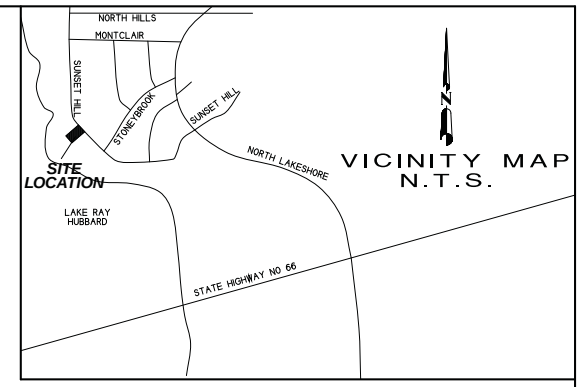




VICINITY MAP
N.T.S.

FINAL PLAT

NORTHSHORE, PHASE 2-A
LOT 66, BLOCK D

BEING A REPLAT OF LOT 17, BLOCK D
NORTHSHORE, PHASE 2-A

0.23 ACRES OR 10,080 S.F.
(1 LOT)

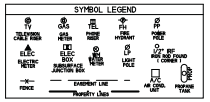
W. B. BOWLES SURVEY, A-12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
4) THE PURPOSE OF THIS PLAT IS TO ABANDON THE 15' UTILITY EASEMENT ALONG THE REAR OF LOT.

OWNER:
PATRICIA E. LINDER
611 SUNSET HILL
ROCKWALL, TEXAS 75087

SYMBOL LEGEND



H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE AUGUST 8, 2017
SCALE 1" = 20' FILE # 20170191RP
CLIENT LINDER

CASE NO. P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Patricia E. Linder, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the W. B. BOWLES SURVEY, ABSTRACT NO. 12, City of Rockwall, Rockwall County, Texas, and being all of Lot 17, Block D, NORTHSHORE, PHASE 2-A, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southwest right-of-way line of Sunset Hill Drive, said point being at the northeast corner of Lot 17, Block D;

THENCE S. 47 deg. 57 min. 17 sec. W. a distance of 120.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 17 and in the City of Dallas take line of Lake Ray Hubbard;

THENCE N. 42 deg. 02 min. 43 sec. W. a distance of 84.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 17;

THENCE N. 47 deg. 57 min. 17 sec. E. a distance of 120.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 17 and in the southwest right-of-way line of Sunset Hill Drive;

THENCE S. 42 deg. 02 min. 43 sec. E. along said right-of-way line, a distance of 84.00 feet to the POINT OF BEGINNING and containing 10,080 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as NORTHSHORE, PHASE 2-A, LOT 66, BLOCK D, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in NORTHSHORE, PHASE 2-A, LOT 66, BLOCK D, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
PATRICIA E. LINDER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PATRICIA E. LINDER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of NORTHSHORE, PHASE 2-A, LOT 66, BLOCK D, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

NORTHSHORE, PHASE 2-A
LOT 66, BLOCK D

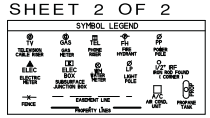
BEING A REPLAT OF LOT 17, BLOCK D
NORTHSHORE, PHASE 2-A

0.23 ACRES OR 10,080 S.F.
(1 LOT)

W. B. BOWLES SURVEY, A-12
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
PATRICIA E. LINDER
611 SUNSET HILL
ROCKWALL, TEXAS 75087



SURVEY DATE AUGUST 8, 2017
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H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2017-

CITY OF ROCKWALL, TEXAS
MEMORANDUM

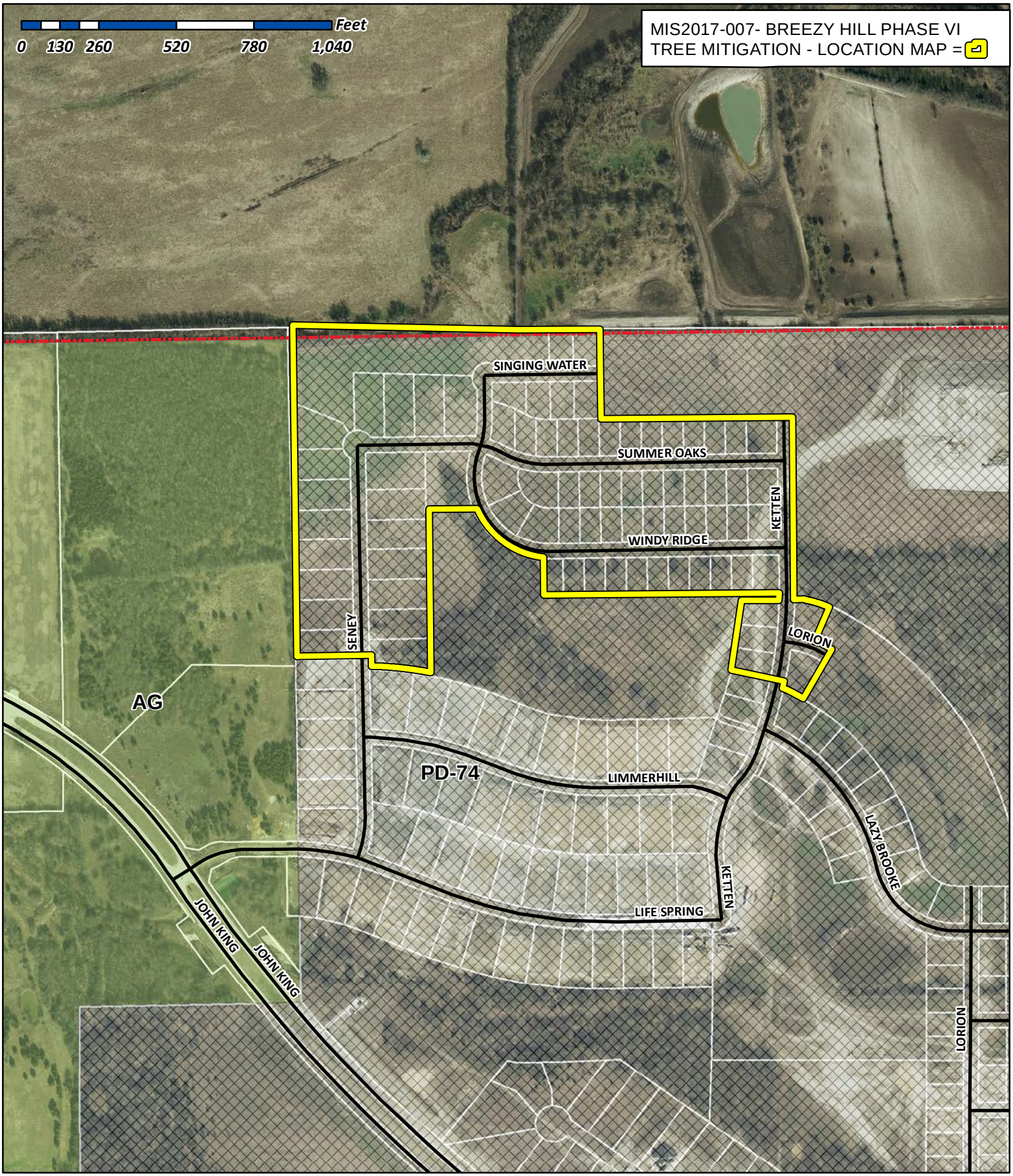
TO: Planning and Zoning Commission

FROM: Korey Brooks

DATE: August 15, 2017

SUBJECT: MIS2017-007; *Breezy Hill, Phase VI Tree Mitigation Plan*

On January 31, 2017, the Planning and Zoning Commission approved an amended tree mitigation plan intended to correct an error in the approved tree mitigation plan, which showed two (2) protected trees and one (1) feature tree being saved when they were actually being removed. Since that time, the applicant has identified an additional feature tree, *30 caliper-inch pecan tree*, that will need to be removed. Since this tree is defined as a *Feature Tree* (*i.e. any oak, pecan or elm with a DBH of four [4] inches or greater or any tree with a DBH of 30-inches or greater*) in Article IX, *Tree Preservation*, of the Unified Development Code, the updated plan will require the approval of the Planning and Zoning Commission. Additionally, since this is a feature tree, the applicant will be required to mitigate for twice the caliper-inches being removed [*i.e. 60 caliper-inches*]. The Breezy Hill Subdivision has a tree balance of +84-inches. With the removal of this tree, the tree mitigation balance will be +24-inches. A plan showing the updated tree mitigation plan has been provided in the attached packet.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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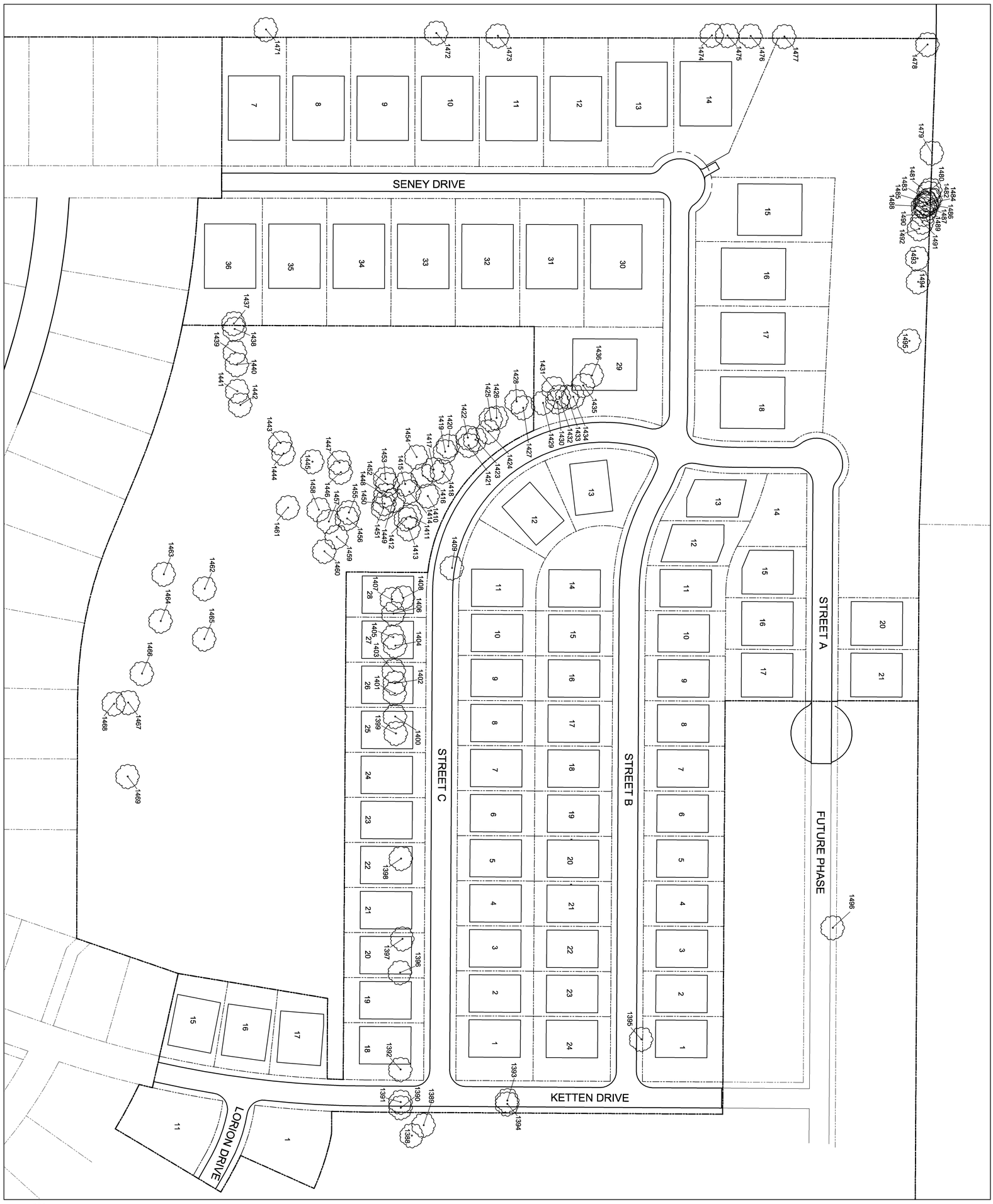

Sheet Number: TS1 of TS2 Sheets

Sheet Title:

Tree Survey & Mitigation Plan

STATE OF TEXAS
JOE D. GRUBBS
LICENSED
LANDSCAPE ARCHITECT
7-25-17

Breezy Hill

Phase VI

Rockwall Texas

Issued For: CONSTRUCTION
Job No. 16129
Scale 1" = 70'-0"
Drawn By: JDG
Date 7-25-2017

#	Revisions:	Date:

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1388	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1389	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1390	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1391	17"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1392	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1393	12"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1394	6"	HERCULES CLUB	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1395	42"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	84 INCHES	
1396	12"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	12 INCHES	
1397	23" M.T.	CEDAR	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	11.5 INCHES	
1398	17"	CEDAR	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8.5 INCHES	
1399	17"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1400	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1401	13"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	13 INCHES	
1402	14"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1403	23" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1404	11"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1405	25"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1406	17" M.T.	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	17 INCHES	
1407	16"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	16 INCHES	
1408	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1409	18"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1410	30"	RED OAK	GOOD	SAVED			
1411	17"	PECAN	GOOD	SAVED			
1412	18"	PECAN	GOOD	SAVED			
1413	24"	PECAN	GOOD	SAVED			24 INCHES
1414	19"	PECAN	GOOD	SAVED			
1415	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1416	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1417	13"	PECAN	GOOD	SAVED			
1418	25"	PECAN	GOOD	SAVED			25 INCHES
1419	22"	RED OAK	GOOD	SAVED			
1420	28"	PECAN	GOOD	SAVED			28 INCHES
1421	19"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1422	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1423	10"	PECAN	LEANING	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1424	21"	HACKBERRY	LEANING TOP BROKEN	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	10.5 INCHES	
1425	15"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	7.5 INCHES	

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1426	9"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1427	20" M.T.	HACKBERRY	GOOD	SAVED			
1428	24" M.T.	CEDAR ELM	GOOD	SAVED			24 INCHES
1429	26"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	26 INCHES	
1430	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1431	19"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	9.5 INCHES	
1432	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1433	28"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	28 INCHES	
1434	22"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	22 INCHES	
1435	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1436	34" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	68 INCHES	
1437	15"	CEDAR ELM	GOOD	SAVED			
1438	13"	CEDAR ELM	GOOD	SAVED			
1439	16" M.T.	CEDAR ELM	GOOD	SAVED			
1440	14"	CEDAR ELM	GOOD	SAVED			
1441	8"	CEDAR ELM	GOOD	SAVED			
1442	15"	CEDAR ELM	GOOD	SAVED			
1443	7"	CEDAR ELM	GOOD	SAVED			
1444	6"	CEDAR ELM	GOOD	SAVED			
1445	23"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	23 INCHES	
1446	21"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	21 INCHES	
1447	18"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	18 INCHES	
1448	6"	CEDAR ELM	GOOD	SAVED			
1449	6"	MEXICAN PLUM	GOOD	SAVED			
1450	8"	CEDAR ELM	GOOD	SAVED			
1451	7"	CEDAR ELM	GOOD	SAVED			
1452	6"	CEDAR ELM	GOOD	SAVED			
1453	6"	CEDAR ELM	GOOD	SAVED			
1454	34" M.T.	PECAN	GOOD	SAVED			34 INCHES
1455	19"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1456	27"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	27 INCHES	
1457	25"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	25 INCHES	
1458	19" M.T.	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	19 INCHES	
1459	14"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	14 INCHES	
1460	37"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	74 INCHES	
1461	24"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	24 INCHES	
1462	12"	HACKBERRY	GOOD	SAVED			
1463	20"	CEDAR ELM	GOOD	SAVED			

TREE ID NO.	TREE CALIPER SIZE	TREE TYPE COMMON NAME	CONDITION OF TREE	SAVED OR REMOVED	MITIGATION CALCULATIONS	MITIGATION REQUIRED	TREE CREDITS
1464	24"	CEDAR ELM	GOOD	SAVED			24 INCHES
1465	26"	CEDAR ELM	GOOD	SAVED			26 INCHES
1466	22"	PECAN	GOOD	SAVED			22 INCHES
1467	17"	CHITTAMWOOD	GOOD	SAVED			17 INCHES
1468	24"	PECAN	GOOD	SAVED			24 INCHES
1469	27"	CEDAR ELM	GOOD	SAVED			27 INCHES
1471	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1472	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1473	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1474	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1475	13"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6.5 INCHES	
1476	11"	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	5.5 INCHES	
1477	12" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	6 INCHES	
1478	18"	TEXAS ASH	GOOD	SAVED			
1479	10"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	10 INCHES	
1480	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1481	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1482	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1483	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1484	5"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	5 INCHES	
1485	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1486	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1487	6"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1488	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1489	6"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	6 INCHES	
1490	8"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	8 INCHES	
1491	11"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	11 INCHES	
1492	9"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	9 INCHES	
1493	7"	CEDAR ELM	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	7 INCHES	
1494	15"	TEXAS ASH	GOOD	REMOVED	MITIGATION REQUIRED 1:1 RATIO	15 INCHES	
1495	16" M.T.	HACKBERRY	GOOD	REMOVED	MITIGATION REQUIRED 1/2 OF 1:1 RATIO	8 INCHES	
1496	30"	PECAN	GOOD	REMOVED	MITIGATION REQUIRED 2:1 RATIO	60 INCHES	
					TOTAL MITIGATION REQUIRED	1151 INCHES	
					TOTAL TREES PRESERVED		318 INCHES

MITIGATION REQUIREMENT PHASE VI

GROSS MITIGATION REQUIRED	1151 INCHES
TOTAL EARNED TREE CREDITS (318 x 20% =)	64 INCHES
NET MITIGATION REQUIRED	-1087 INCHES
LESS 2 - 3" CALIPER TREES PER LOT PHASE VI-74 LOTS (74 x 2 x 3" CALIPER=)	+474 INCHES
LESS 4" CALIPER TREES PLANTED ON REGENT AMENITY CENTER ADDITION =16 (16 x 4 =)	+88 INCHES
LESS 3" CALIPER TREES PLANTED ON REGENT PHASE 3 PARK IMPROVEMENTS =61 (61 x 3 =)	+183 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 1 (92.5 CALIPER INCHES)	+92 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 7 (60 CALIPER INCHES)	+60 INCHES
LESS UNUSED CREDIT FOR 3" CALIPER LOT TREES ON PHASE 2A&2B (214 CALIPER INCHES)	+214 INCHES
EXCESS TREE CREDITS TO BE USED IN NEXT DEVELOPMENT PAHSE	+24 INCHES

Breezy Hill
Phase VI
Rockwall Texas

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 16129
Scale
Drawn By: JDG
Date 7-25-2017

STATE OF TEXAS
JOE D. GRUBBS
1715
REGISTERED LANDSCAPE ARCHITECT
7-25-17

Sheet Title: Tree Survey & Mitigation Plan

Sheet Number: TS2
of TS2 Sheets

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/15/2017

APPLICANT: Brian and Darla Kelly

AGENDA ITEM: **Z2017-032**; Zoning Change (*AG to SFE-2.0)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Brian and Darla Kelly for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for the purpose of building a single-family home. According to Section 2.1 *Agriculture (AG) District* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agriculture (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres, the tract will need to be rezoned. Currently, floodplain traverses the property and should any improvements impact the floodplain, the applicant could be required to submit a flood study.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is vacant land that is connected to the City of Rockwall via a 212 Development Agreement. Beyond this is vacant land in the city limits that is zoned Agriculture (AG) District)

South: Directly south of the subject property are single-family homes and vacant land that is connected to the City of Rockwall via a 212 Development Agreement. Beyond this is the city limits of Heath.

East: Directly east of the subject property is a large tract of land, which is zoned Agriculture (AG) District. Currently there is a single-family home on the property. Beyond this are the city limits of McClendon-Chisholm.

West: Directly west of the subject property is the city limits of Heath. This area is mostly vacant.

City of Rockwall

Project Plan Review History

				Applied	7/13/2017	LM
Project Number	Z2017-032	**Owner**	JONES, WAYNE & JOANN	**Approved**		
Project Name	Hanby Lane	**Applicant**	BRIAN AND DARLA KELLY	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	7/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
HANBY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	13-06	NULL	13-06	0080-0000-0013-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	APPROVED	See Conditions

(7/19/2017 12:57 PM AW)
Need to verify location of the flood plain prior to platting

FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	Korey Brooks	7/13/2017	7/20/2017	7/21/2017	8	COMMENTS	See Comments

(7/21/2017 10:42 AM KB)
Z2017-32 Zoning Change (AG to SEF-2.0) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Brian and Darla Kelly for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-032) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 1, 2017. The Planning & Zoning Worksession for this case is July 25, 2017. The Planning and Zoning Meeting date for this case is August 15, 2017. A representative is required to attend all meetings.
I.4 The projected City Council meeting dates for this are August 21, 2017 and September 5, 2017.

PROPERTY DESCRIPTION:

BEING A 3.217 ACRE TRACT OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, ROCKWALL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WAYNE CURTIS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500816, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SAID TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 4062, PAGE 212, SAID DEED RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE SOUTH 68° 31' 52" WEST ALONG THE COMMON LINE OF SAID JONES (20130000500816) AND JONES (20130000500815) TRACTS, PASSING THE MOST SOUTHERLY WEST CORNER OF SAID JONES TRACT (20130000500815) AT A DISTANCE OF 111.54 FEET AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID JONES TRACT (20130000500816) A TOTAL DISTANCE OF 588.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,138 SQUARE FEET OR 3.217 ACRES OF LAND.

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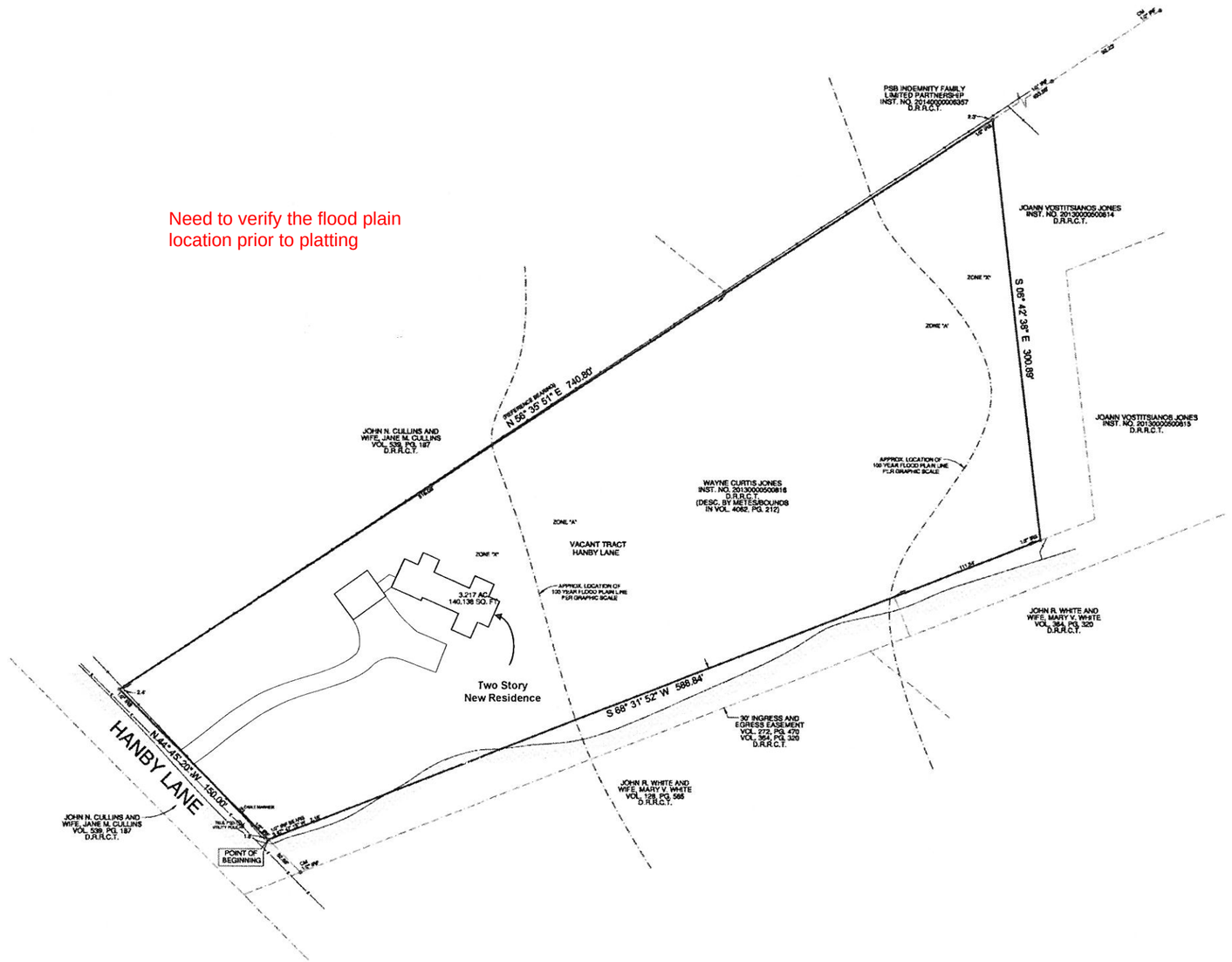

FEMA NOTE

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A, X" RATING AS SHOWN BY MAP NO. 48397C0110 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANT AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

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5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
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8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

TITLE SURVEY

HANBY LANE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREMIER JOB #: 16-01027	
TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
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GRAVEL	BRICK WALL
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Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
PremierSurveyingLLC@PremierSurveying.com
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

N

0 ft. 75 ft. 150 ft.

ROBERT 4984 PROFESSIONAL LAND SURVEYOR
Registered Professional Land Surveyor



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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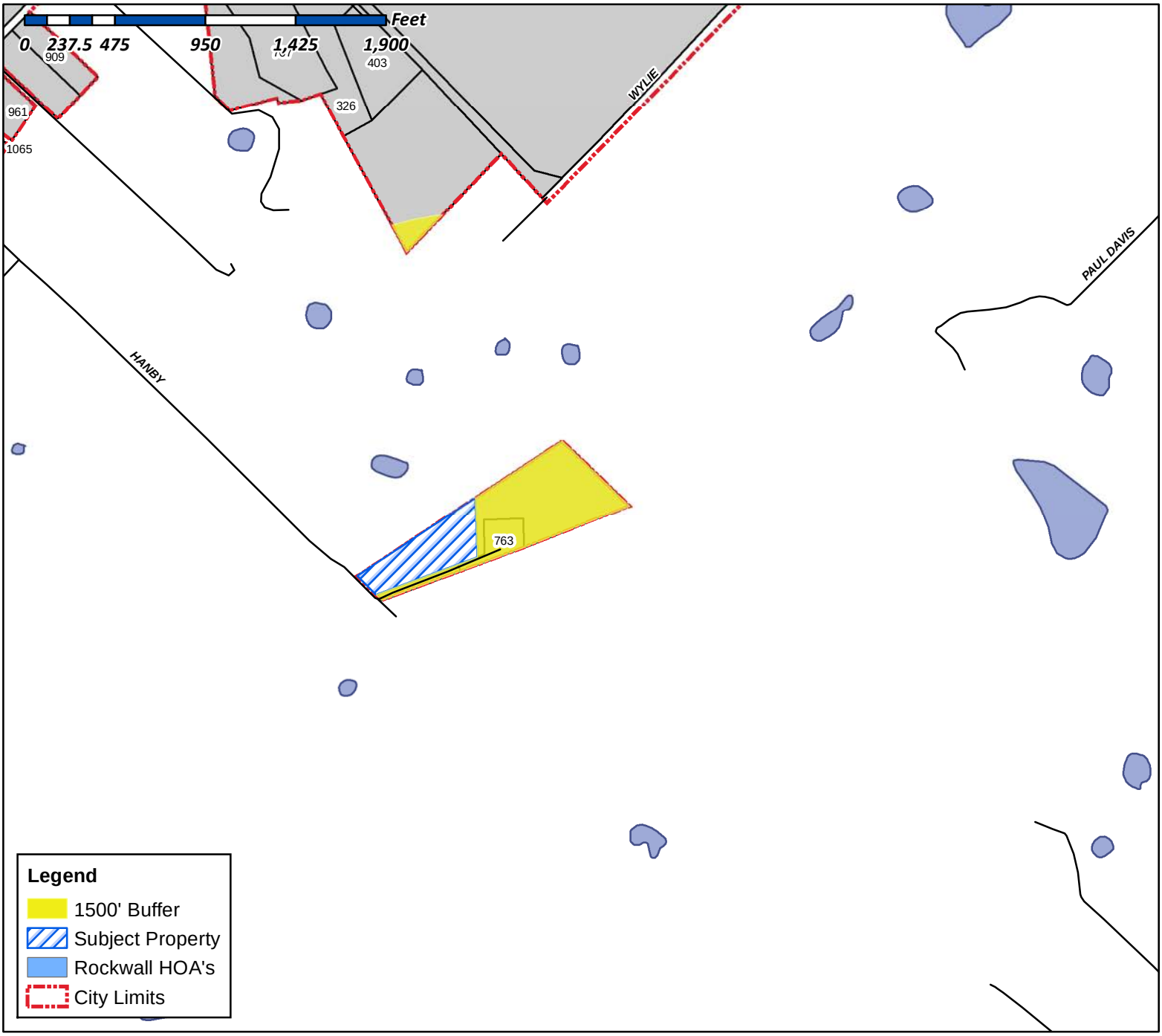
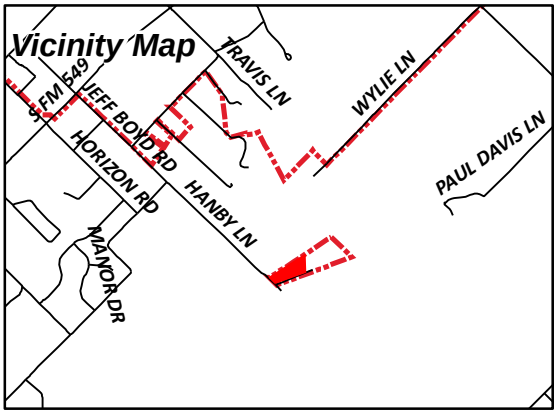


Case Number: Z2017-032
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: North side of Hanby Lane south of Jeff Boyd Road and Hanby Ln.



Date Created: 07/19/2017

For Questions on this Case Call (972) 771-7745

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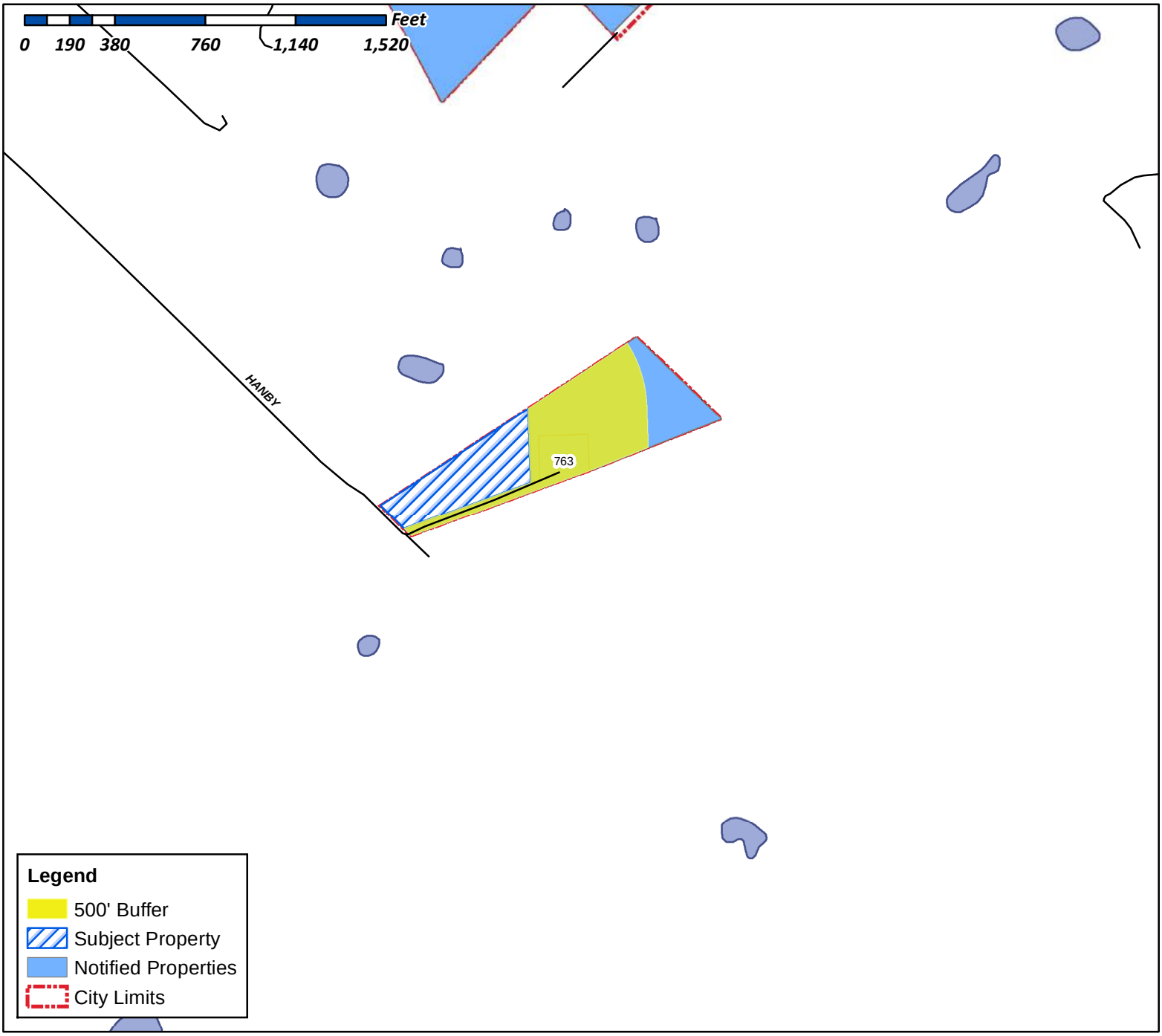

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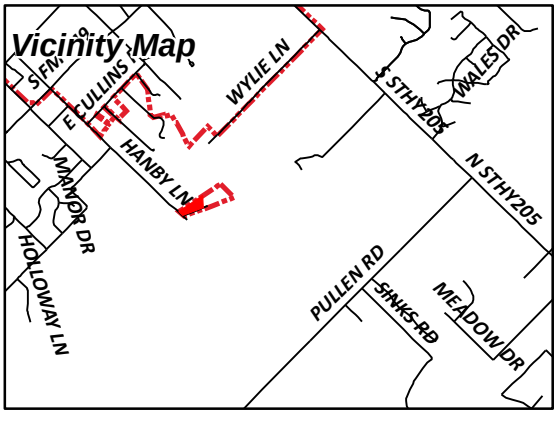

KELLY BRIAN DAVID & DARLA KAY
3018 FONTANNA BLVD
ROCKWALL, TX 75032

JONES JOANN VOSTITSIANOS
763 HANBY LN
ROCKWALL, TX 75032

Brian Kelly
2846 Bent Ridge Dr.
Rockwall, TX 75032
July 5, 2017

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

Dear City of Rockwall:

We purchased this 3.217 acre lot in the 600 block of Hanby Lane. The property is on the north side of this private road. It is a vacant tract of land, WW Ford Survey Abstract No. 80. It is currently zoned agriculture. We would like the zoning changed to SFE-2.0 in order for us to build a single family residential home on this site. The acreage will not be subdivided. The building is illustrated on the existing survey. The proposed home is a two story structure approximately 3000 sq. ft.

If you have any questions, please contact me at 469-774-7139.

Sincerely,



Brian Kelly

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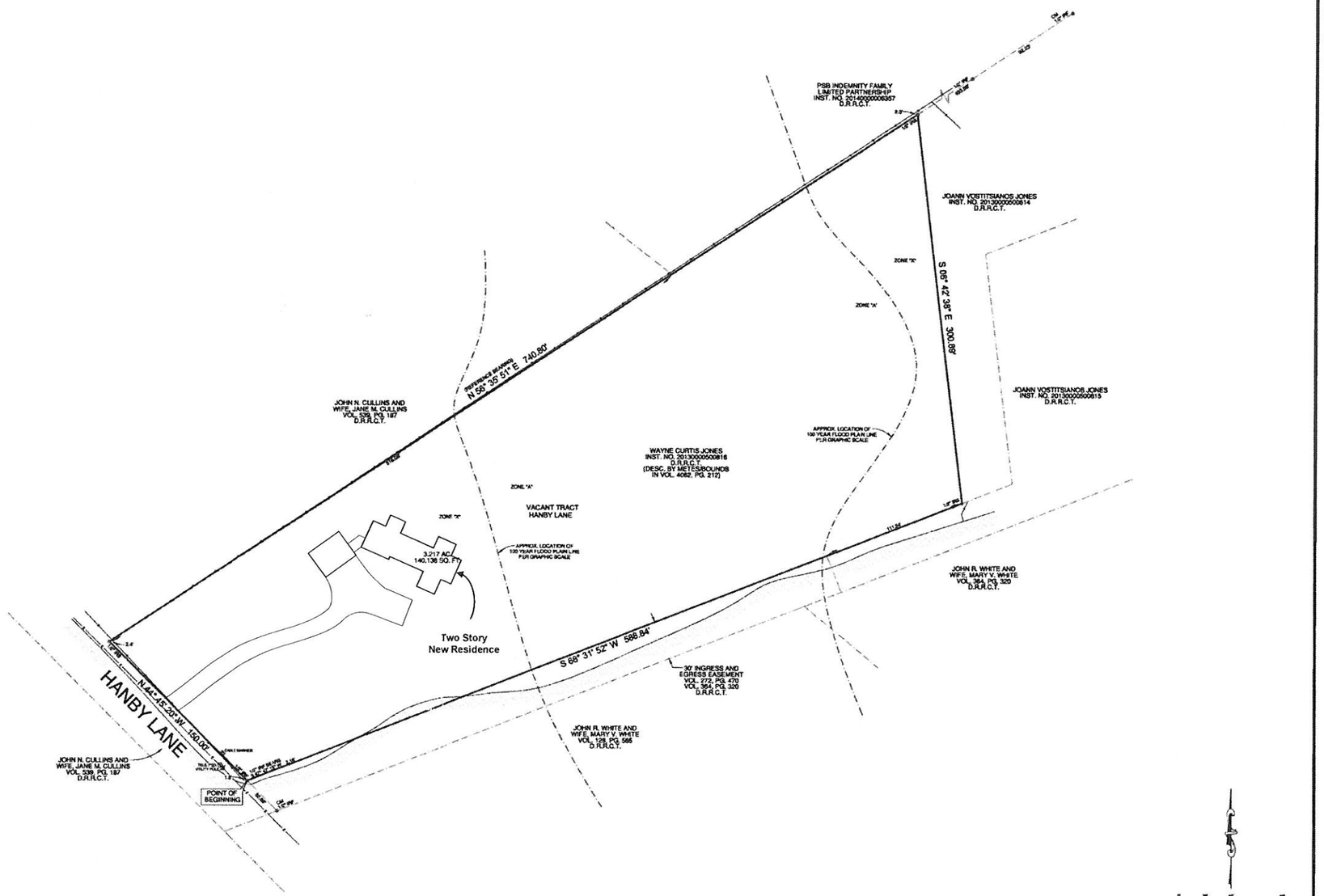

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TITLE SURVEY

HANBY LANE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREMIER JOB #: 16-01027	
TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premiersurvey@premiersurveying.com
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

SCALE 1" = 40'

N

0 ft. 40 ft. 75 ft. 150 ft.

ROBERT 4384 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT FOR A 3.217-ACRE TRACT OF LAND IDENTIFIED AS TRACT 13-06 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT *'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brian and Darla Kelly for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family Estate 2.0 (SFE-2.0) District* as stipulated by *Section 2.1.1, Residential Lodging Conditions,* of *Article IV, Permissible Uses,* and *Section 3.2, Single-Family Estate 2.0 (SFE-2.0) District,* of *Article V, District Development Standards,* of the *Unified Development Code* [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

DRAFT ORDINANCE 01.05.2017

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 5TH DAY OF SEPTEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 21, 2017*

2nd Reading: *September 5, 2017*

DRAFT ORDINANCE 09.05.2017

Exhibit 'A'
Legal Description

BEING a 3.217 acre tract of land situated in the W.W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being all that certain tract of land described in deed to Wayne Curtis Jones, as recorded in Instrument No. 20130000500816, Deed Records, Rockwall County, Texas (said tract being described by metes and bounds in Volume 4062, Page 212, said Deed Records), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found from which a 1/2-inch iron rod found bears South 67° 47' 15" West 2.16 feet, said first mentioned iron rod being the south corner of said Jones Tract, and being on the most southwesterly northeast line of that certain tract of land described in deed to John N. Cullins and wife, Jane M. Cullins, as recorded in Volume 539, Page 187, said Deed Records;

THENCE North 44° 45' 20" West, a distance of 150.00 feet along the common line of said Jones Tract and said Cullins Tract to a 1/2 1nch iron rod set at the west corner of said Jones Tract;

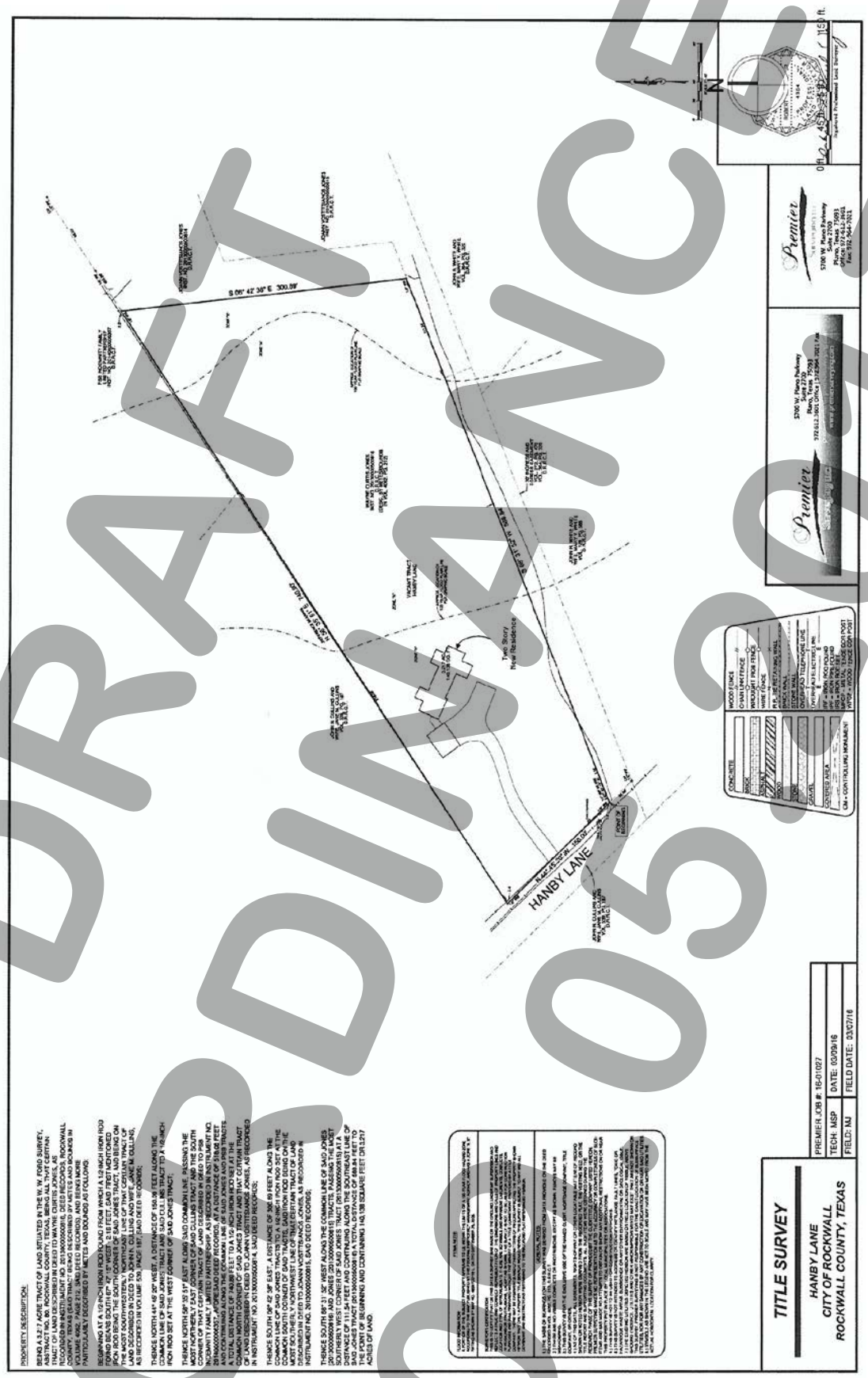
THENCE North 58° 35' 51" East along said common line, passing the most northerly east corner of said Cullins Tract and the South corner of that certain tract of land described in deed to PSB Indemnity Family Limited Partnership, as recorded in Instrument No. 20140000006357, aforesaid Deed Records, at a distance of 516.08 feet and continuing along the common line of said Jones and PSB Tracts a total distance of 740.80 feet to a 1/2-inch iron rod set at the common north corner of said Jones Tract and that certain tract of land described in deed to Joann Vostitsianos Jones, as recorded in Instrument No. 201300005000814, said Deed Records;

THENCE South 06° 42' 38" East, a distance of 300.89 feet along the common line of said Jones Tracts to a 1/2-inch iron rod set at the common south corner of said tracts, said iron rod being on the most southerly northwest line of that certain tract of land described in deed to Joann Vostitsianos Jones, as recorded in Instrument No. 20130000500815, said deed records;

THENCE SOUTH 68° 31' 52" West along the common line of said Jones (20130000500816) and jones (20130000500815) Tracts, passing the most southerly west corner of said Jones Tract (20130000600815) at a distance of 111.54 feet and continuing along the Southeast line of said Jones Tract (20130000500816) a total distance of 588.84 feet to the point of beginning and containing 140,138 square feet or 3.217 acres of land.

DRAFT ORDINANCE 09.05.2017

Exhibit 'B'
Zoning Exhibit



DRAFT
05.30.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/15/2017

APPLICANT: Deric Salser; *Salser Development Group*

AGENDA ITEM: **Z2017-033**; *SUP for Music Studio*

SUMMARY:

Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for a *music studio*. The subject property is zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses and is situated adjacent to Mims Road on 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition. This property is addressed as 1830 and 1842 Mims Road.

On March 7, 2005, the City Council established Planned Development District 60 (PD-60) [*Case No. Z2004-046*] (*Ordinance No. 05-05*) for Residential Office (RO) District land uses. According to Section 1.1, *Land Use and Building*s, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a music studio is allowed by right in a Residential Office (RO) District; however, according to the Planned Development District 60 (PD-60) use standards, a music studio is allowed only through a Specific Use Permit (SUP), which is a discretionary decision for the Planning and Zoning Commission. Should this request be approved, the applicant will be required to submit a site plan to the Architectural Review Board and the Planning and Zoning Commission. Attached is a concept plan and building elevations and conformance of these plans is a requirement of the draft ordinance.

The applicant is requesting the approval of an SUP to allow for an ~4,000 SF music studio [*i.e. Rockwall School of Music*]. The applicant is proposing to provide a six (6)-foot masonry screening wall adjacent to the residential properties located to the east and south property lines. Staff has included a requirement that a row of four (4)-inch caliper canopy trees be provided adjacent to the wall, which will further screen the building. According to the applicant, the building will be designed so that no sound will affect the adjacent residential properties. Additionally, the applicant has stated that there will be no music outside of the studio. Staff has included this prohibition in the operational conditions in the SUP ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

Northeast: Northeast of the subject property is an assisted living facility [*i.e. Rock Ridge Assisted Living*]. Beyond this is E. Ralph Hall Parkway, which is identified as a M4-D (*major, four (4)-lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District and Commercial (C) District land uses.

Southeast: Southeast of the subject property is a single-family residential subdivision *[i.e. Flagstone Estates*]. Beyond this is vacant land. Both areas are zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) land uses.

Southwest: Southwest of the subject property is a residential subdivision [*i.e. Highland Meadows*] zoned Single-Family 7 (SF-7) District. Beyond this is a single-family residential subdivision [*i.e. Lynden Park Estates*] that is zoned Planned Development District 17 (PD-17) for single-family detached residential.

Northwest: Northwest of the subject property is a vacant tract of land. Beyond this is E. Ralph Hall Parkway which is identified as a M4-D (*major, 4-lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Planned Development District (PD-54) for Commercial (C) District land uses.

NOTIFICATION:

On August 4, 2017, staff sent 92 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Lynden Park and Flagstone Estates HOA's which are the only Neighborhood Associations/HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff received two (2) notices in opposition to the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the specific use permit request, staff would offer the following conditions of approval:

1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows.

    a) The music studio shall generally conform to the concept plan shown in *Exhibit 'C*' and the concept building elevations shown in *Exhibit 'D'* of this ordinance.

    b) A six (6)-foot masonry screening wall shall be provided adjacent to residential properties (*i.e. east and south property lines*).

    c) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

    d) Incidental display/outside storage is prohibited.

    e) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

f) The dumpster enclosure doors shall not face towards any residential properties.

g) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

h) Music outside of the studio is prohibited.

2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	7/18/2017	LM
Project Number	Z2017-033	**Owner**	PRESTON STATE BANK	**Approved**		
Project Name	Rockwall School of Music	**Applicant**	SALSER DEVELOPMENT GROUP	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	7/18/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
RALPH HALL PKWY	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FLAGSTONE CORNERS	9	A	9	3683-000A-00069-00-0	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/18/2017	7/25/2017	7/18/2017		APPROVED	
ENGINEERING	Amy Williams	7/18/2017	7/25/2017	7/19/2017	1	APPROVED	See Conditions

(7/19/2017 1:35 PM AW)
-Must meet and adhere to all Engineering Standards
-4% engineering inspection fee
-Impact fees
- Need variance for driveway spacing
- Extend 8" water along Mims to northwestern property line
- Detention isn't needed. It is already been detained.
- Parking spaces to be 20'x9'
- No structures in any easements

FIRE	Ariana Hargrove	7/18/2017	7/25/2017	7/20/2017	2	APPROVED	see comments

(7/20/2017 12:37 PM AA)
-Must meet and adhere to all Fire Code requirements, including the following items:
- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
- The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.
-A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.
- Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.

PLANNING	Korey Brooks	7/18/2017	7/25/2017	7/21/2017	3	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(7/21/2017 9:09 AM KB)

Z2017-33 Rockwall School of Music Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

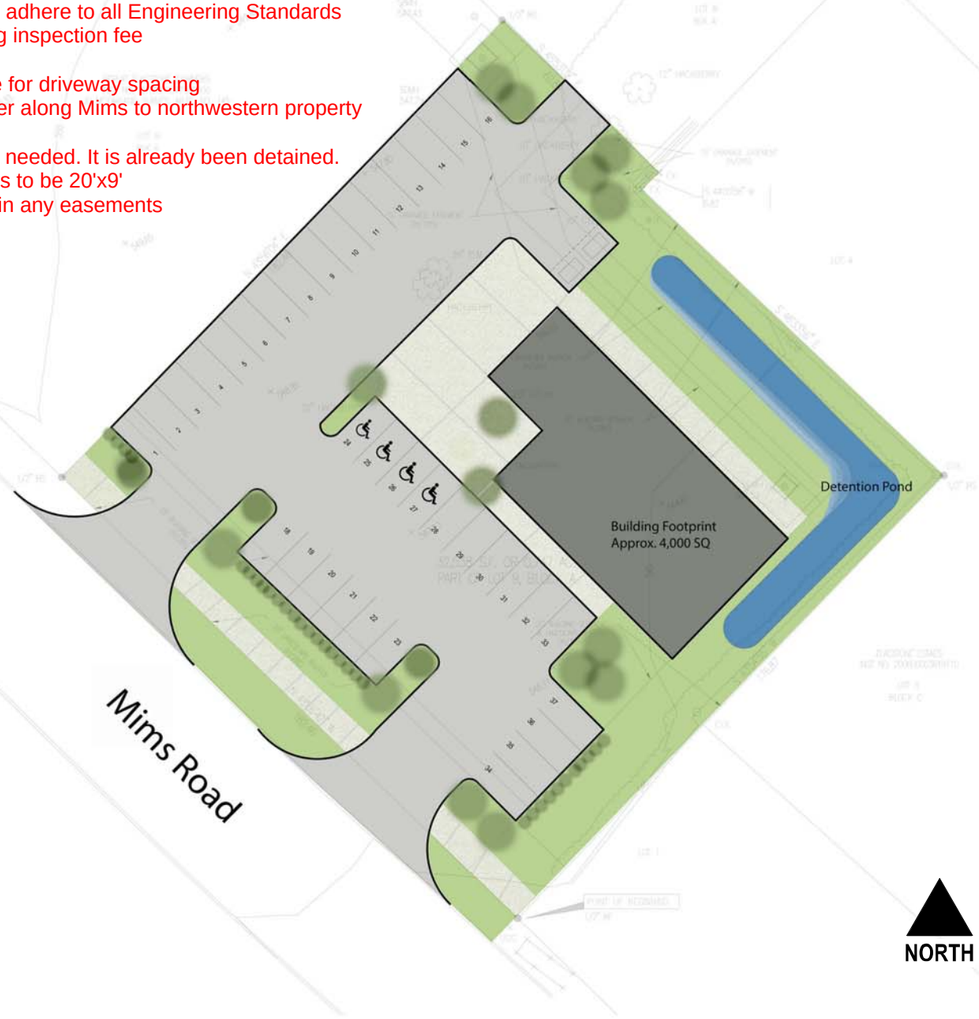
M.3 For reference, include the case number (Z2017-033) in the lower right hand corner of all pages on future submittals.

M.4 Please read the draft ordinance and provide feedback.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 1, 2017. The Planning and Zoning Meeting Worksession for this case is July 25, 2017. The Planning and Zoning Meeting for this case is August 5, 2017. A representative is required at all meetings.

I.6 The projected City Council meeting dates and subsequent approval for this plat are August 21, 2017 (First Reading) and September 5, 2017(Second Reading)

-Must meet and adhere to all Engineering Standards
-4% engineering inspection fee
-Impact fees
- Need variance for driveway spacing
- Extend 8" water along Mims to northwestern property line
- Detention isn't needed. It is already been detained.
- Parking spaces to be 20'x9'
- No structures in any easements



1 PROPOSED SITE PLAN
1" = 20'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

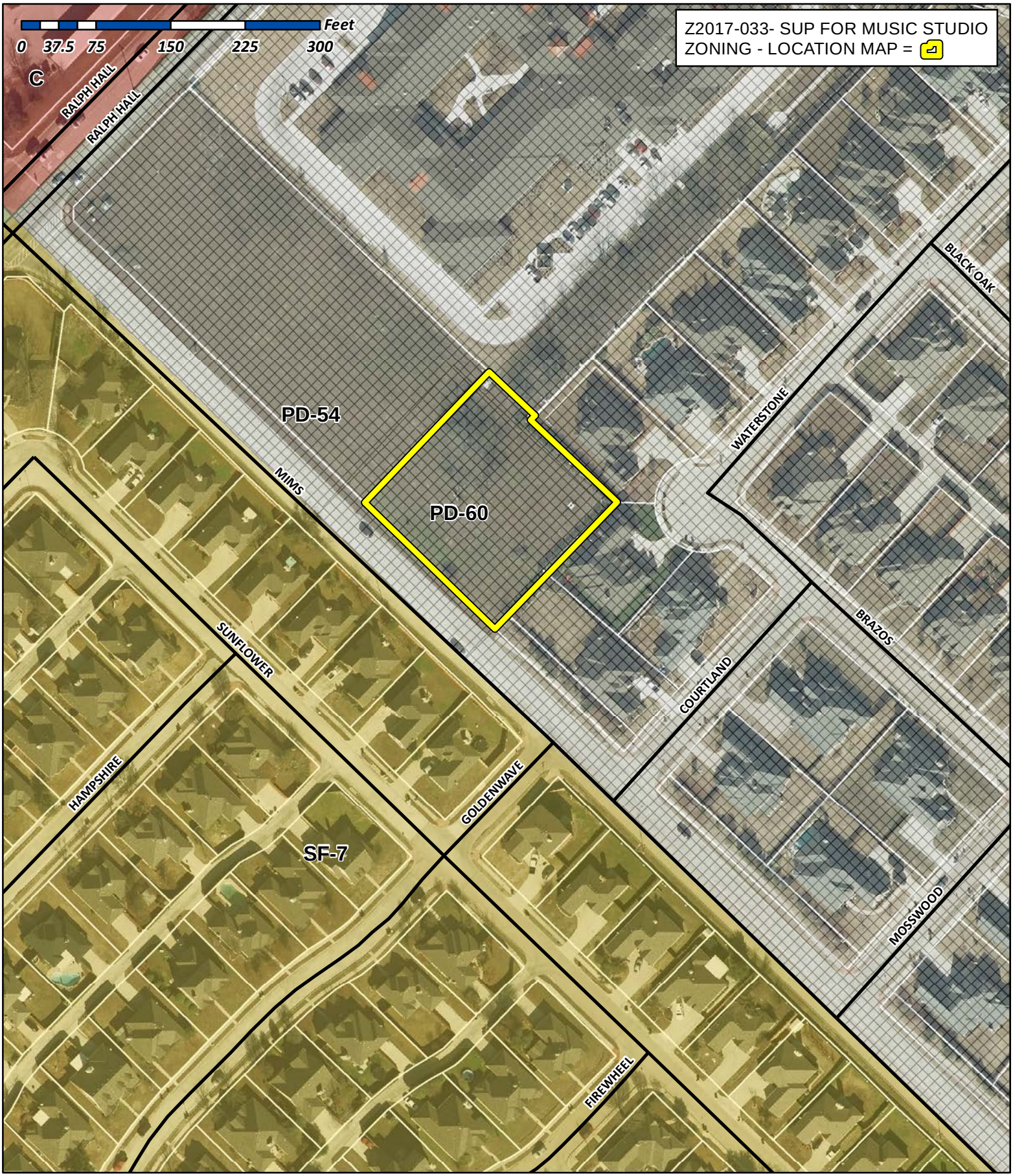
SITE PLAN PROPOSED

Sheet Number

S-101

Project Status

SUP Submission



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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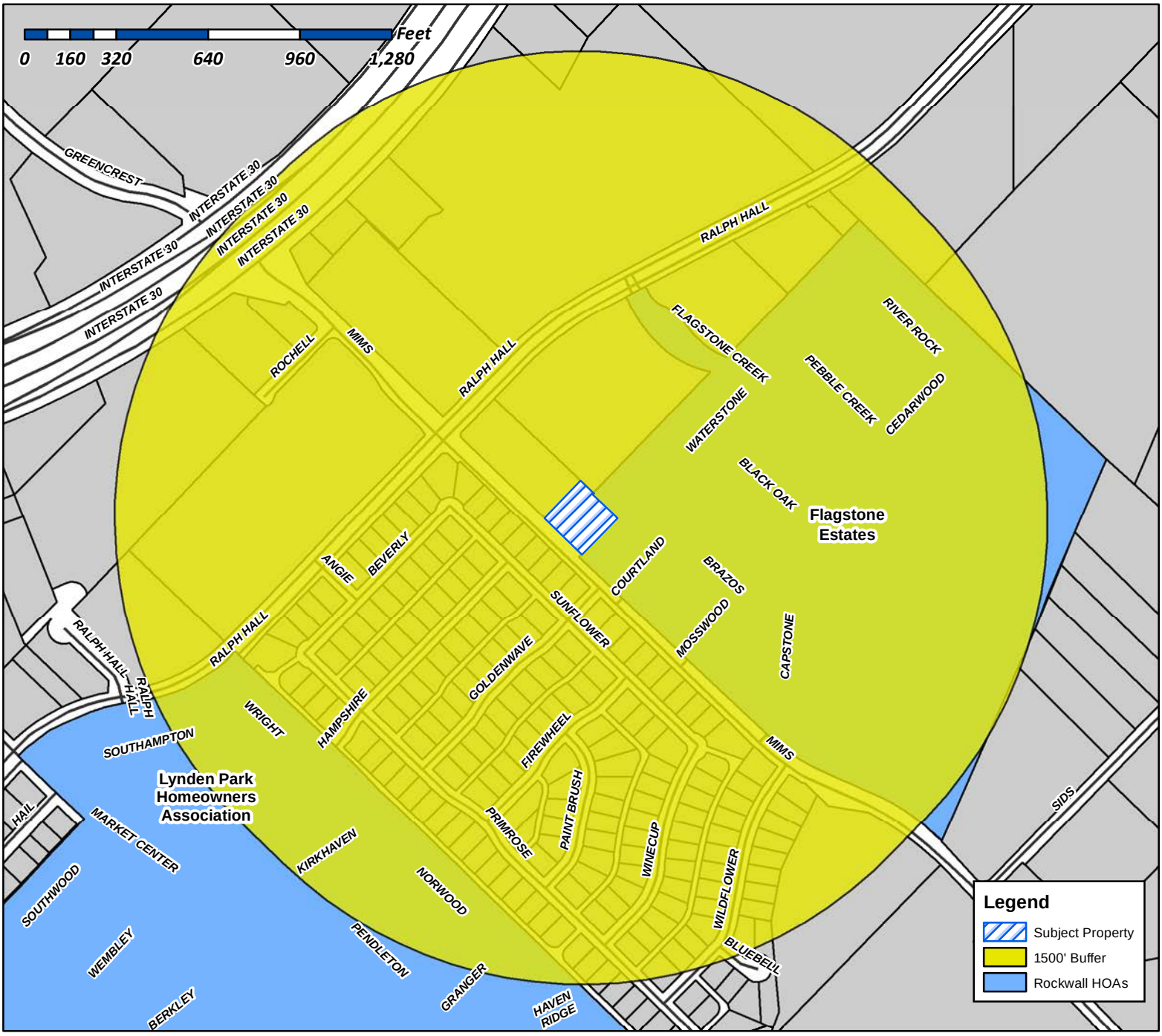
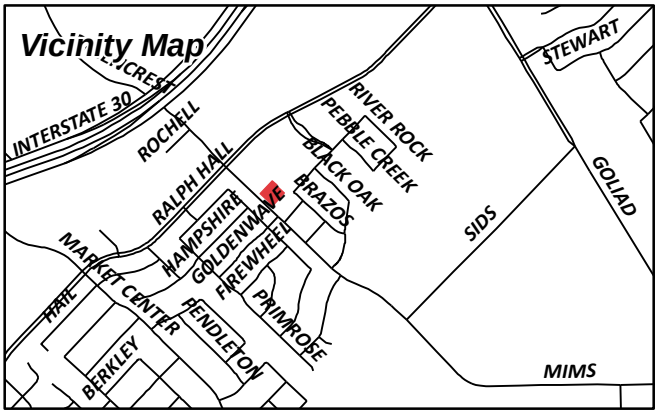


Case Number: Z2017-033
Case Name: SUP for Music Studio
Case Type: Zoning
Zoning: PD-60
Case Address: 1830 and 1842 Mims Road



Date Created: 07/18/2017
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	"makelkeintexas@sbcglobal.net"
Cc:	Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Wednesday, August 02, 2017 1:48:51 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***July 28, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 8/15/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 8/21/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-033- SUP for a Music Studio
Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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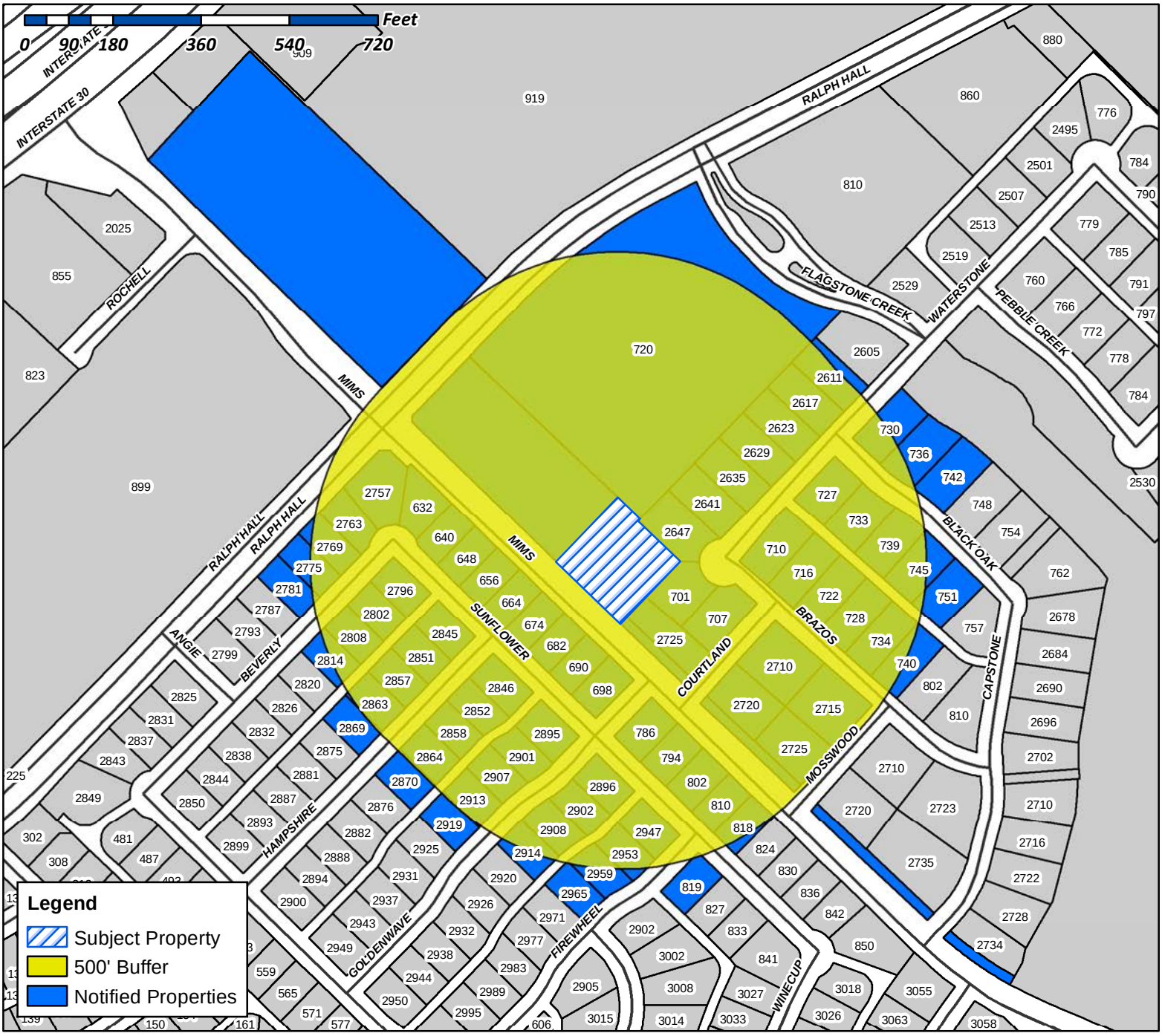

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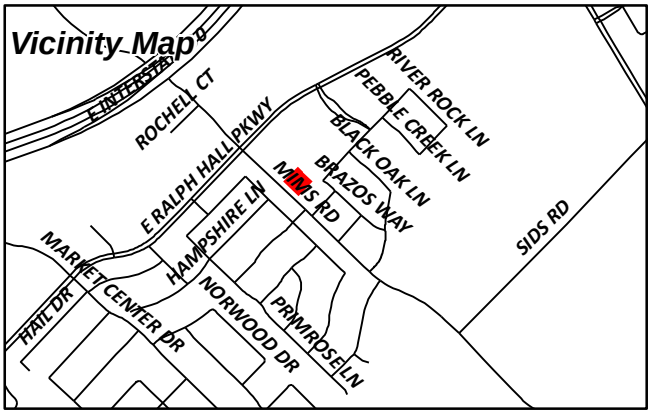


Date Created: 07/18/2017
For Questions on this Case Call (972) 771-7745

WEST PETER K
1530 S QUEBEC WAY APT 34
DENVER, CO 80231

SMIETANKO MAGDALENA
18-05 215TH STREET APT 150
BAYSIDE, NY 11360

BELL KIMBERLY
2 LOST VALLEY COURT
HEATH, TX 75032

CCAA INVESTMENT I LP
208 N MARKET STREET SUITE 385
DALLAS, TX 75202

JANKE JOEL
2415 TAYLOR ST APT 11202
DALLAS, TX 75201

CONLEY JORDAN & LAUREL
2611 WATERSTONE LN
ROCKWALL, TX 75032

WERNETTE LYNN
2617 WATERSTONE LN
ROCKWALL, TX 75032

SEARCY DONALD R & CAROLYN J
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

MEADE FAMILY REVOCABLE LIVING TRUST
2623 WATERSTONE LN
ROCKWALL, TX 75032

TRESHOCK WILLIAM
2629 WATERSTONE LN
ROCKWALL, TX 75032

OUNG BRYAN
2635 WATERSTONE LANE
ROCKWALL, TX 75032

MCCANN KELLY S & SHERRIE M GOLDACKER
2641 WATERSTONE LN
ROCKWALL, TX 75032

HOLMES KEVIN
2647 WATERSTONE LN
ROCKWALL, TX 75032

FIELDS KELLY M AND TAYLOR M
2710 COURTLAND WAY
ROCKWALL, TX 75032

HINES MICHAEL W & KAREN R
2715 MOSSWOOD LN
ROCKWALL, TX 75032

GARZA ARTEMIO
2720 COURTLAND WAY
ROCKWALL, TX 75032

WILKINSON ALANNAH AND RHONDA PRICE
2725 COURTLAND WAY
ROCKWALL, TX 75032

GONZALES SAM C AND BARBARA J
2725 MOSSWOOD LN
ROCKWALL, TX 75032

FUTRELL LAURIE GWEN
2757 BEVERLY DR
ROCKWALL, TX 75032

ROCKWALL SCIENTIFIC LLC
2763 BEVERLY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2769 BEVERLY DR
ROCKWALL, TX 75032

FANNING WANDA R
2775 BEVERLY DR
ROCKWALL, TX 75032

KINGSTON JASON M AND JOELLE N
2781 BEVERLY DR
ROCKWALL, TX 75032

RUIZ NORMA L
2796 BEVERLY DRIVE
ROCKWALL, TX 75032

MAEDGEN RONALD AND ANN
2802 BEVERLY DR
ROCKWALL, TX 75032

CAMPBELL ROCKY & KELI
2808 BEVERLY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2814 BEVERLY DR
ROCKWALL, TX 75032

DOWLING WAYNE & LACY
2845 HAMPSHIRE LN
ROCKWALL, TX 75032

WARNER RYAN P & JENNIFER MICHELLE
2846 HAMPSHIRE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2851 HAMPSHIRE LN
ROCKWALL, TX 75032

HUTCHINSON ESTER R
2852 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2857 HAMPSHIRE LN
ROCKWALL, TX 75032

SAWYER CAROLYN ANNETTE
2858 HAMPSHIRE LN
ROCKWALL, TX 75032

DESHAZO DONALD PETER AND SARA RAE
2863 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2864 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2869 HAMPSHIRE LN
ROCKWALL, TX 75032

ROBERTS KARI ELIZABETH
2870 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2895 GOLDENWAVE
ROCKWALL, TX 75032

WITCHER ELIZABETH A
2896 GOLDENWAVE
ROCKWALL, TX 75032

GEIST MICHAEL
2901 GOLDENWAVE LANE
ROCKWALL, TX 75032

KNIGHT KERRIANNA
2902 GOLDENWAVE
ROCKWALL, TX 75032

MCCLURE LINNIS & SANDRA
2907 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2908 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2913 GOLDENWAVE
ROCKWALL, TX 75032

HEIL FAYE S
2914 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2919 GOLDENWAVE
ROCKWALL, TX 75032

NEMC INVESTMENTS LLC
2931 RIDGE RD STE 1001
ROCKWALL, TX 75032

HERNANDEZ RAMIRO & ELISA
2947 FIREWHEEL DR
ROCKWALL, TX 75032

CHAMBERLIN LISA L
2953 FIREWHEEL DR
ROCKWALL, TX 75032

BLEDSOE JENNIFER
2959 FIREWHEEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2965 FIREWHEEL DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

RJ AMERICAN HOMES 4 RENT TWO LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

GRIGGS JUSTIN R
3674 FM 1569
GREENVILLE, TX 75401

SIGNATURE SENIOR LANDLORD LLC
4500 DORR ST
TOLEDO, OH 43615

DRAUGHON ROBERT G & NINA L
632 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
640 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
648 SUNFLOWER TRL
ROCKWALL, TX 75032

ZOMER JOHN
656 SUNFLOWER TR
ROCKWALL, TX 75032

GILL JOHN CLARK
664 SUNFLOWER TRL
ROCKWALL, TX 75032

VOELCKER GREG
674 SUNFLOWER TRAIL
ROCKWALL, TX 75032

SALAZAR VICTOR
682 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
690 SUNFLOWER TRL
ROCKWALL, TX 75032

TAYLOR KEVIN & NANCY
6938 WILDGROVE AVE
DALLAS, TX 75214

CURRENT RESIDENT
698 SUNFLOWER TRL
ROCKWALL, TX 75032

LASSANSKE THOMAS & RORAIMA
700 HEATHERGLEN DR
SOUTHLAKE, TX 76092

HANSELL SHELLEY KAY & JEFFREY ALAN
701 BRAZOS WAY
ROCKWALL, TX 75032

KENSOK GARY AND
707 BRAZOS WAY
ROCKWALL, TX 75032

ECHOLS JOSEPHINE
710 BRAZOS WAY
ROCKWALL, TX 75032

DEHAVEN CATHERINE L
716 BRAZOS WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
720 E RALPH HALL PKWY
ROCKWALL, TX 75032

MCCELLON TERRY
722 BRAZOS WAY
ROCKWALL, TX 75032

MORALES FRANK JR
727 BLACK OAK LN
ROCKWALL, TX 75032

ROSEBERRY SAMUEL S &
728 BRAZOS WAY
ROCKWALL, TX 75032

PAGE KEITH E
730 BLACK OAK LN
ROCKWALL, TX 75032

EITELMAN JIM A AND JENOYCE D
733 BLACK OAK LN
ROCKWALL, TX 75032

BAY TOM AND KRISTINA KEZAR
734 BRAZOS WAY
ROCKWALL, TX 75032

NORRIS DANIEL A JR
736 BLACK OAK LN
ROCKWALL, TX 75032

MATHEW CHACKO P & GRACY
739 BLACK OAK LANE
ROCKWALL, TX 75032

DODD REBECCA ANNE
740 BRAZOS LANE
ROCKWALL, TX 75087

MURPHY TIMOTHY D AND SHARI L
742 BLACK OAK LN
ROCKWALL, TX 75032

CLARK STEPHEN & PATRICIA M
745 BLACK OAK LN
ROCKWALL, TX 75032

D'ALESSANDRO PAUL
751 BLACK OAK LN
ROCKWALL, TX 75032

SALAZAR NOEL B AND ERIKA M
786 SUNFLOWER TR
ROCKWALL, TX 75032

CURRENT RESIDENT
794 SUNFLOWER TRL
ROCKWALL, TX 75032

CHRISTIAN MIKAL D & DLISA M
802 SUNFLOWER TRL
ROCKWALL, TX 75032

GAYTAN J ALFREDO & MARIA L
810 SUNFLOWER TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
818 SUNFLOWER TRL
ROCKWALL, TX 75032

ROBINSON DAVID J
819 SUNFLOWER TR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

STATE HIGHWAY DEPT
I-30 RT 3 J L LOFLAND
ROCKWALL, TX 75087

PIN OAK REALTY HOLDINGS INC
PO BOX 1158
MT PLEASANT, TX 75456

PLEASE RETURN THE BELOW FORM

Case No. Z2017-033: Rockwall School of Music

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

During weekends, Holiday etc traffic is back both ways on Ralph Hall & Mims Rd, this will only impact the connection & force more car (traffic) to Exit onto Golden Wave into Highland Meadows as a Escape thru fair,

Name: David J. Robinson David J. Robinson

Address: 819 Sunflower trail 75032 Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-033: Rockwall School of Music

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

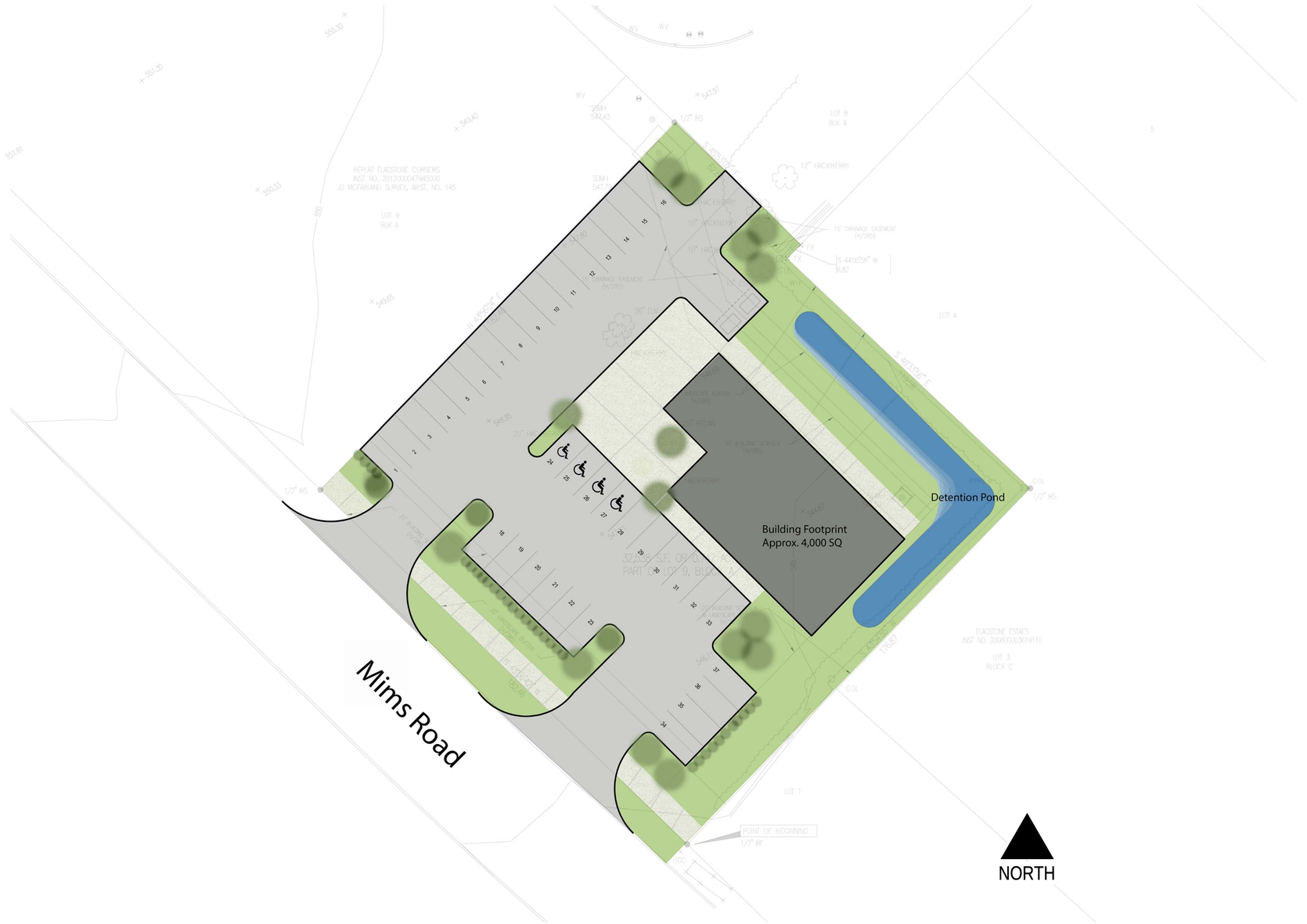
ADDITIONAL TRAFFIC / HOURS OF OPERATION / NOISE POLLUTION IN RESIDENTIAL AREA

Name: MICHAEL GEIST

Address: 2901 GOLDENWAVE

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



1 PROPOSED SITE PLAN
1" = 20'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

SITE PLAN PROPOSED

Sheet Number

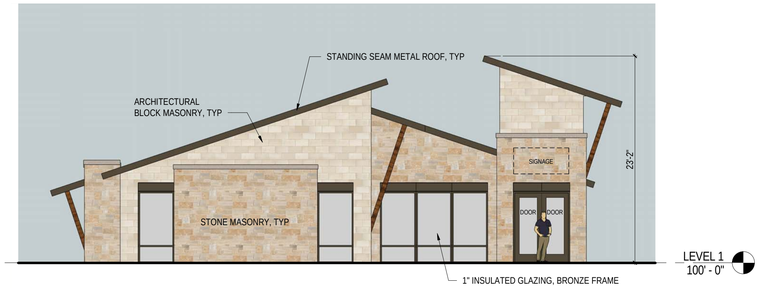
S-101

Project Status

SUP Submission



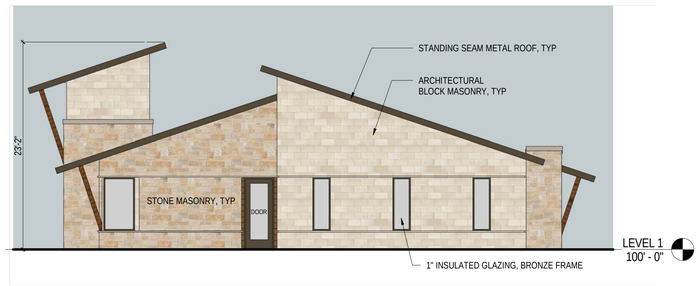
3 PERSPECTIVE - FRONT ENTRY
NTS



5 EXTERIOR ELEVATION - NORTHWEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTHWEST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

EXTERIOR ELEVATIONS

Scale

As indicated

Sheet Number

A-201

Project Status

SUP Submission

LEGAL DESCRIPTION:

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 20120000479450000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 20060000361911O of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°56'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found "X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44°00'58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

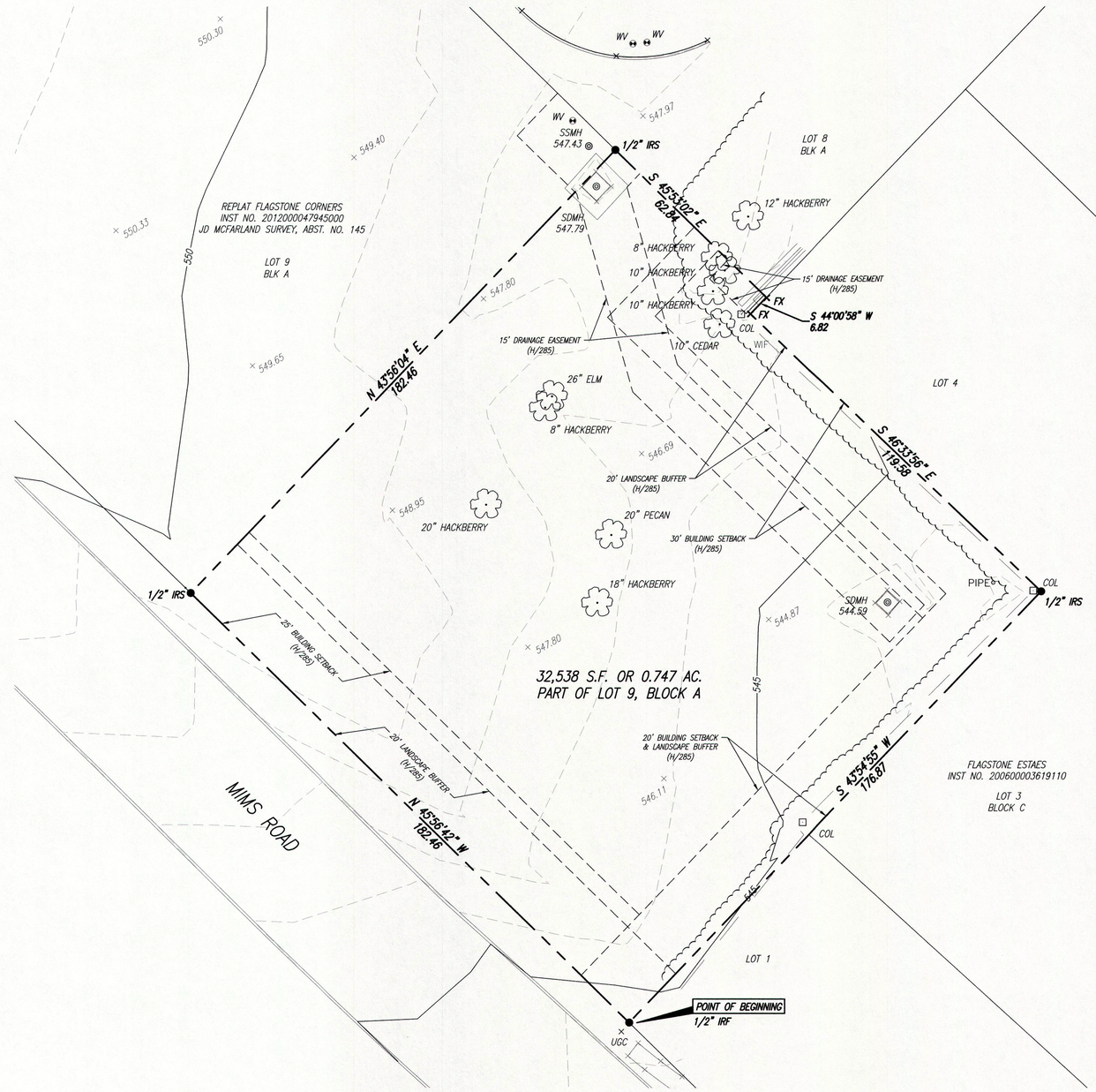
THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

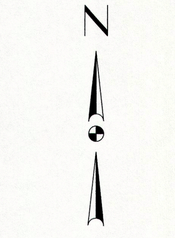
THENCE South 43°54'55" West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the **POINT OF BEGINNING**, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 6/26/17.

ENCROACHMENTS ARE AS SHOWN





Legend of Symbols & Abbreviations

× TOG 415.93	TOP OF GRAVEL	× EOC 413.36	EDGE OF CONCRETE
× NG 415.40	NATURAL GROUND	SS MH	SANITARY SEWER MANHOLE
× CHLF 416.35	CHAIN LINK FENCE	SDMH	STORM DRAIN MANHOLE
× SF 411.43	SILT FENCE	FH	FIRE HYDRANT
× WDF 411.43	WOOD FENCE	LID	LID
△ CP 417.19	CONTROL POINT	WV 413.05	WATER VALVE
× TOE 410.04	TOE OF BANK	HDWL 412.58	HEAD WALL
× TB 409.86	TOP OF BANK	48" R.C.P.	48" R.C.P.
× TOW 402.94	TOP OF WATER	Elec MH	ELECTRIC MANHOLE
× FL 407.79	FLOW LINE	410.34 WALL	WALL
PP	POWER POLE	TSPB	TRAFFIC SIGNAL BOX
LP	LIGHT POLE	GM	GAS METER
CO	CLEANOUT	WM	WATER METER
MW	MONITORING WELL	POST	POST
MB	MAILBOX	TREE	TREE
GMH	GAS MANHOLE	WMH	WATER MANHOLE
CB	CATCH BASIN	GUY	GUY WIRE
COL	COLUMN	UGC	UNDERGROUND CONDUIT
WIF	WROUGHT IRON FENCE		

To: WFG National Title Insurance Company. Ranger Title Co., Guaranty Bank & Trust, and RKKR, LLC.

For: Title Commitment GF No. R171492R Bearing an Effective Date of June 21, 2017 at 8:00 am, issued by WFG National Title Insurance Company.

TSPS CERTIFICATION:

This survey (i) conforms to the current standards promulgated by the Texas Board of Professional Land Surveying; and (ii) conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition Land Title Survey.

Louis M Salcedo
Registered Public Land Surveyor – Registration No. 3664
Salcedo Group, Inc. – 110 SW 2nd Street, Grand Prairie, TX 75050
214-412-3122

Date of Survey : June 29, 2017
Date of Last Revision: June 29, 2017
Date Printed: June 29, 2017

STATE OF TEXAS
LOUIS M. SALCEDO
3664
REGISTERED PROFESSIONAL LAND SURVEYOR
7.3.17

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
TEXAS811.ORG

811 Know what's **below.** **Call** before you dig.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Land Title Survey

for

0.747 ACRE TRACT

PART OF LOT 9, BLOCK A
IN
REPLAT OF FLAGSTONE CORNERS
JD MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, TEXAS

MIMS ROAD
ROCKWALL, TX 75032

TITLE SURVEY

DATE: 7.3.2017
REVISION DATE: 7.3.2017
DRAWN BY:
CHECKED BY: LMS

Salcedo Group, Incorporated
Civil Engineers - Surveyors
110 SW 2nd Street, Grand Prairie, TX 75050
Phone: (214) 412-3122 Fax: (214) 412-3089 www.salcedogroupinc.com
SGI Salcedo Group, Inc.

Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

SGI Project No. 17791

Jul 03,2017, 10:49am lsalcedo
M:\projects\17791_Rockwall_School_of_Music\Survey\TITLE_SURVEY_07_03_17A.dwg

CITY OF ROCKWALL

ORDINANCE NO. 17-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Deric Salser of Salsar Development Group on behalf of Russ Porter of Rockwall School of Music, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Music Studio* in Planned Development District 60 (PD-60) on a 0.747-acre parcel of land being described as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Music Studio* as stipulated by Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule*, of *Article IV, Permissible Uses, and Planned Development District 60 (PD-60)* [*Ordinance No. 05-05*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

DRAFT ORDINANCE 09.05.17

2.1 OPERATIONAL CONDITIONS

1) The music studio shall generally conform to the concept plan shown in *Exhibit 'C'* and the concept building elevations shown in *Exhibit 'D'* of this ordinance.

2) A six (6)-foot masonry screening wall shall be provided adjacent to residential properties (*i.e. east and south property lines*).

3) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

4) Incidental display/outside storage is prohibited.

5) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

6) The dumpster enclosure doors shall not face towards any residential properties.

7) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

8) Music outside of the studio is prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

DRAFT ORDINANCE 09.05.2017

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF SEPTEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 21, 2017*

2nd Reading: *September 5, 2017*

DRAFT ORDINANCE 09.05.2017

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
TEXAS STATE PLANE, NORTH CENTRAL ZONE,
GEODETIC BEARING ESTABLISHED BY GPS
MEASUREMENTS TAKEN ON 6/26/17

DRAFT ORDINANCE 09.05.17

Exhibit 'B':
Survey

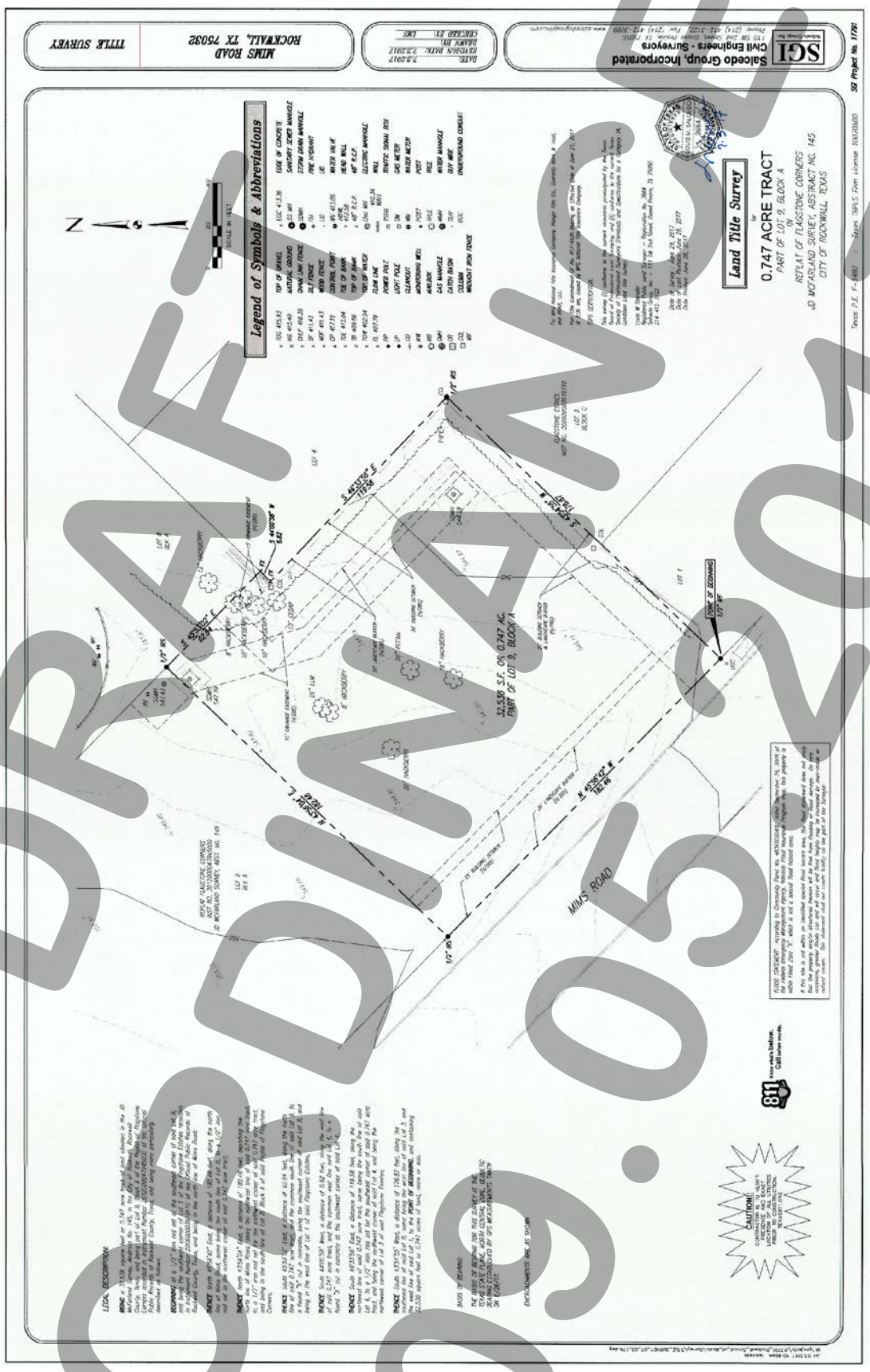
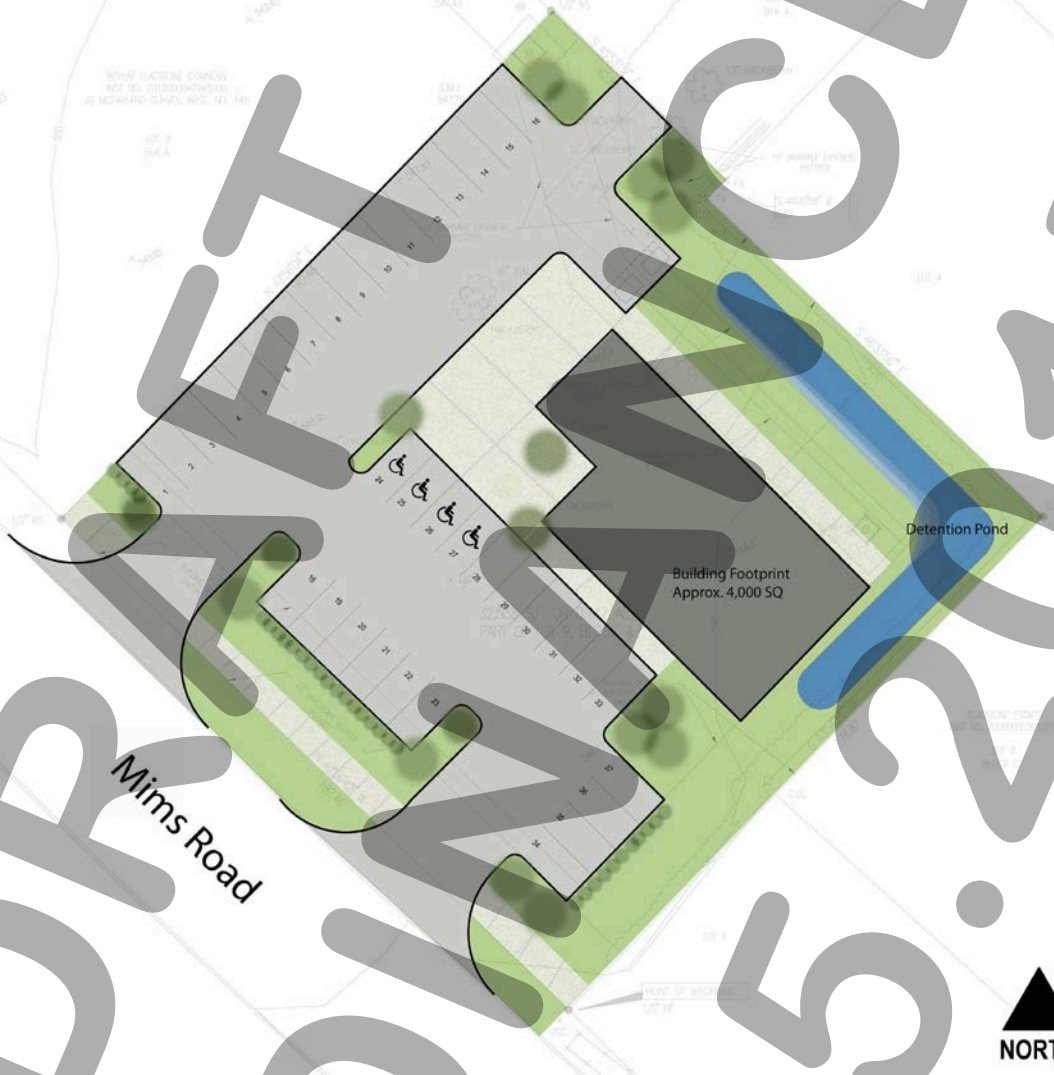
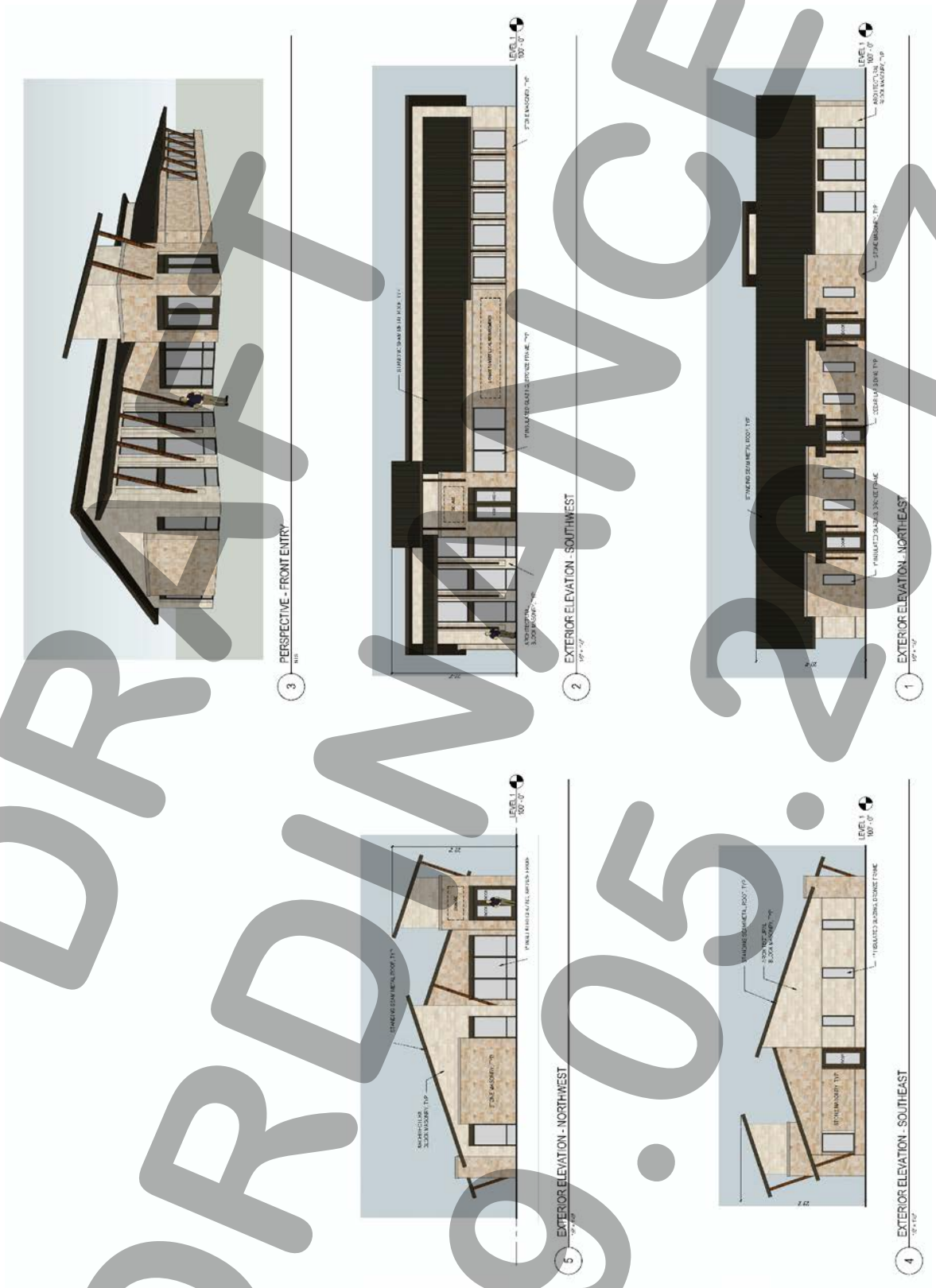


Exhibit 'C':
Concept Plan



DRAFT
ORDINANCE
09.05.2017

Exhibit 'D':
Concept Building Elevations



DRAFT
ORDINANCE
09.05.2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: August 15, 2017

SUBJECT: Z2017-027; *SUP for Residence Hotel - Hyatt House*

On July 17, 2017, the City Council made a motion to postpone the public hearing and remand the case back to the Planning and Zoning Commission for the purpose of clarifying the applicant's request. Since the two (2) hotel cases (i.e. *Z2017-027 & Z2017-028*) involved a hotel and a residence hotel, the City Council wants to ensure that the Planning and Zoning Commission understood that there would be kitchen facilities in the rooms. The City Council did approve *Case No. Z2017-028*, which was the applicants request for a hotel adjacent to the residence hotel. This means that the City Council public hearing for this case will be held on August 21, 2017. Should the Planning and Zoning Commission have any questions staff will be available.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 07/11/2017

APPLICANT: Mahbub Dewan of *D1 Architect*

AGENDA ITEM: **Z2017-027**; *SUP for a Residence Hotel at La Jolla Pointe Drive*

SUMMARY:

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Mahbub Dewan, is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on a 5.217-acre parcel of land located south of IH-30, adjacent to Ralph Hall Court. The *subject property* is zoned Commercial (C) District. According to Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *residence hotel* requires a SUP within a Commercial (C) District.

The proposed four (4)-story *Residence Hotel* will be the *Hyatt House* brand and will have approximately 90 rooms available for extended stay. Extended -- *or long term* – stay is not only nightly, weekly, and/or monthly rental of the suites, but includes kitchen facilities that are available within the room. Although the *subject property* is within the IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SO) Districts, it does not have direct frontage along IH-30 or Ridge Road. The property does have frontage along La Jolla Pointe Drive. The site can be accessed from Ridge Road and Village Drive (*exit from IH-30*), which connects to La Jolla Pointe and Laguna Drive. In addition, the site can be accessed from Catalina Drive via IH-30 Frontage Road. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign. As a note, the *subject property* is within the Scenic Overlay (SOV) District, which incorporates *special use standards* for structures exceeding 36-ft in height, and requires an SUP. Should the applicants request for the *Residence Hotel* be approved, staff has included a condition of approval allowing the structure to have an overall height of four (4) stories not to exceed 60-feet.

The applicant's request conforms to all applicable requirements regarding a Specific Use Permit (SUP); however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot. Contained in the attached packet is a copy of the applicant's letter, a concept plan, a conceptual rendering of the building, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north and adjacent to the *subject property* is which is a single-family residential development known as Lakeside Village, which is separated by a railway,

and adjacent to La Jolla Pointe Drive and Laguna Drive, and is zoned Planned Development No. 2 (PD-2) District.

South: Directly south of the *subject property* are several restaurants (*i.e. IHOP, Steak n Shake, Taco Cabana, Logan's Roadhouse, and Mellow Mushroom*) facing IH-30 Frontage Road with IH-30 beyond. This area is zoned Commercial (C) District.

East: Directly east of the *subject property* are vacant parcels associated with the La Jolla Pointe Phase 2 Addition, which are zoned Commercial (C) District.

West: Directly west of the *subject property* is the Hampton Inn and several restaurants (*i.e. Kyotos, Salt Grass Steakhouse, and Genghis Grill*) and BB&T Bank, which are zoned Commercial (C) District.

NOTIFICATION:

On June 29, 2017, staff mailed 45 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Residence Hotel* use on the s*ubject property* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

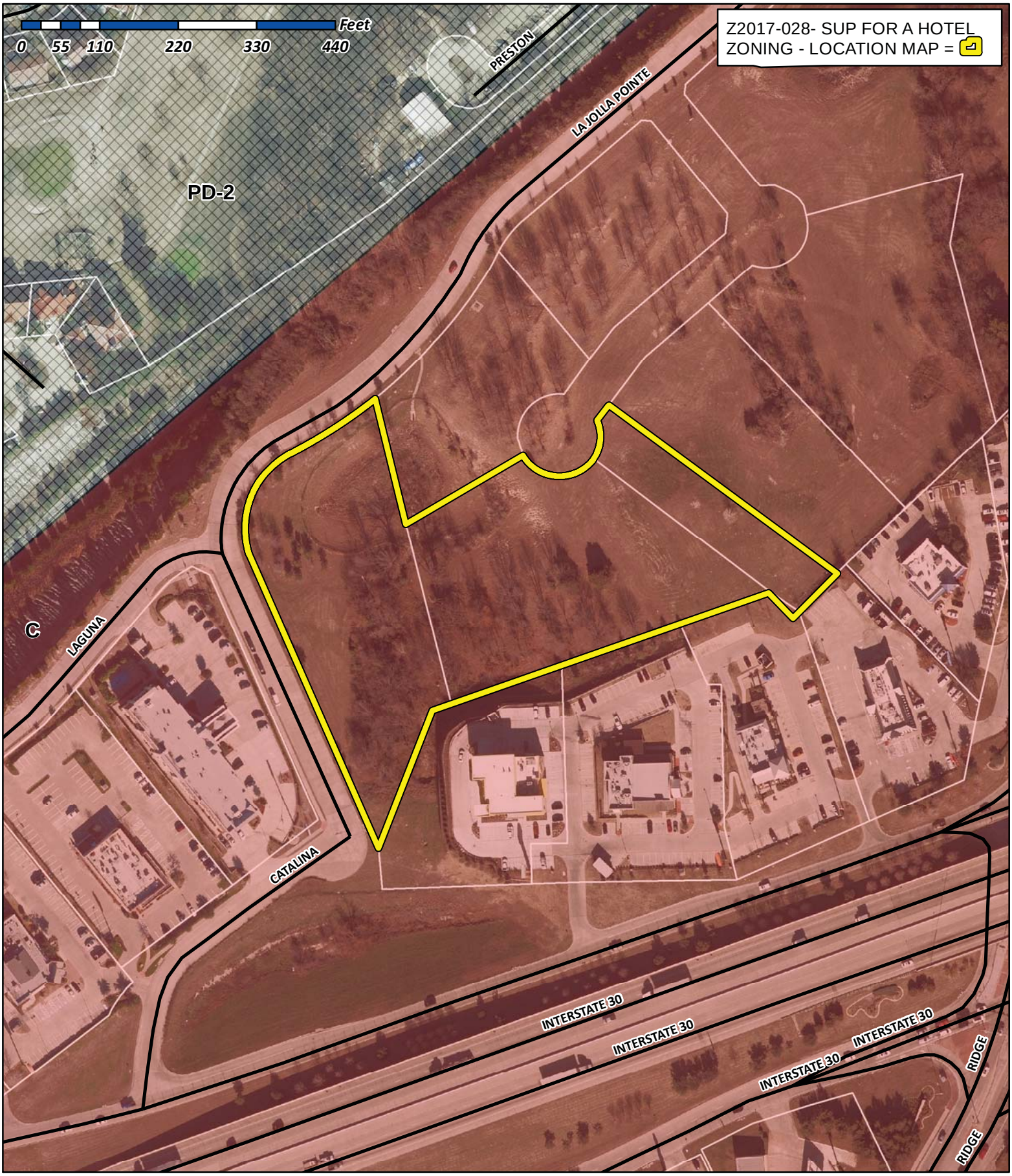
    (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the SUP ordinance; and,

    (b) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

    (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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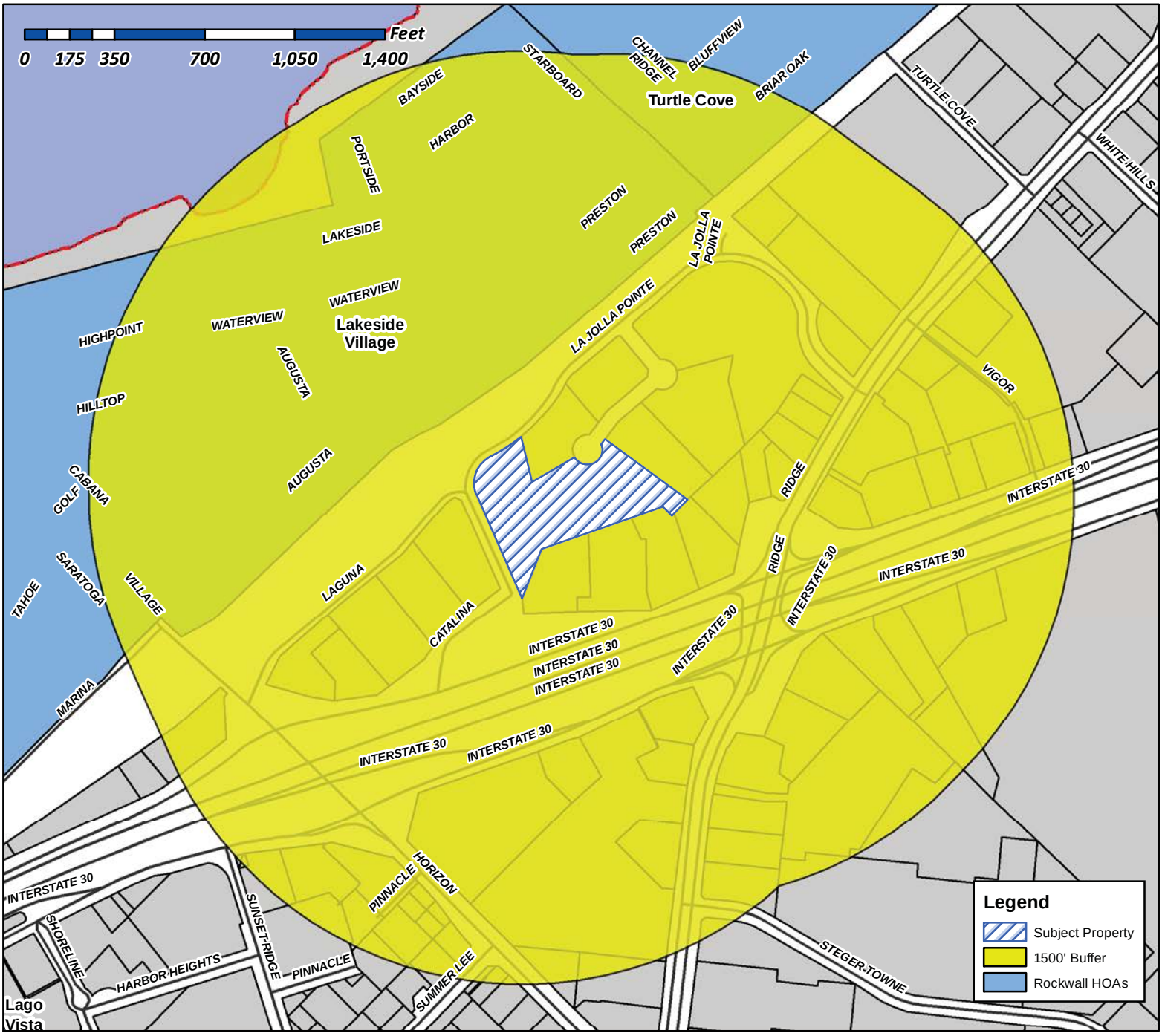
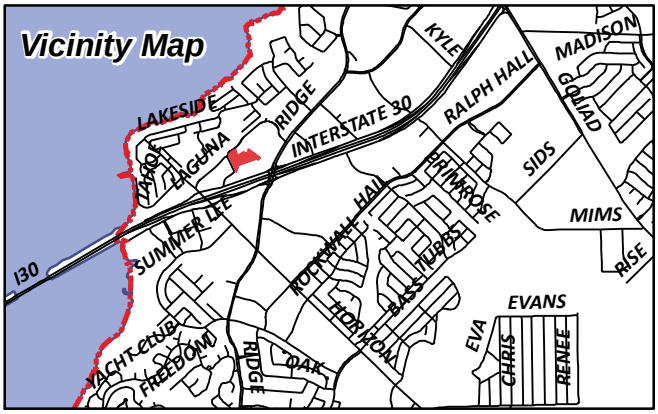


Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive

Date Created: *06/21/2017*

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, June 28, 2017 2:09 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf; PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***June 30, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 7/11/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 7/17/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-027-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Z2017-028-Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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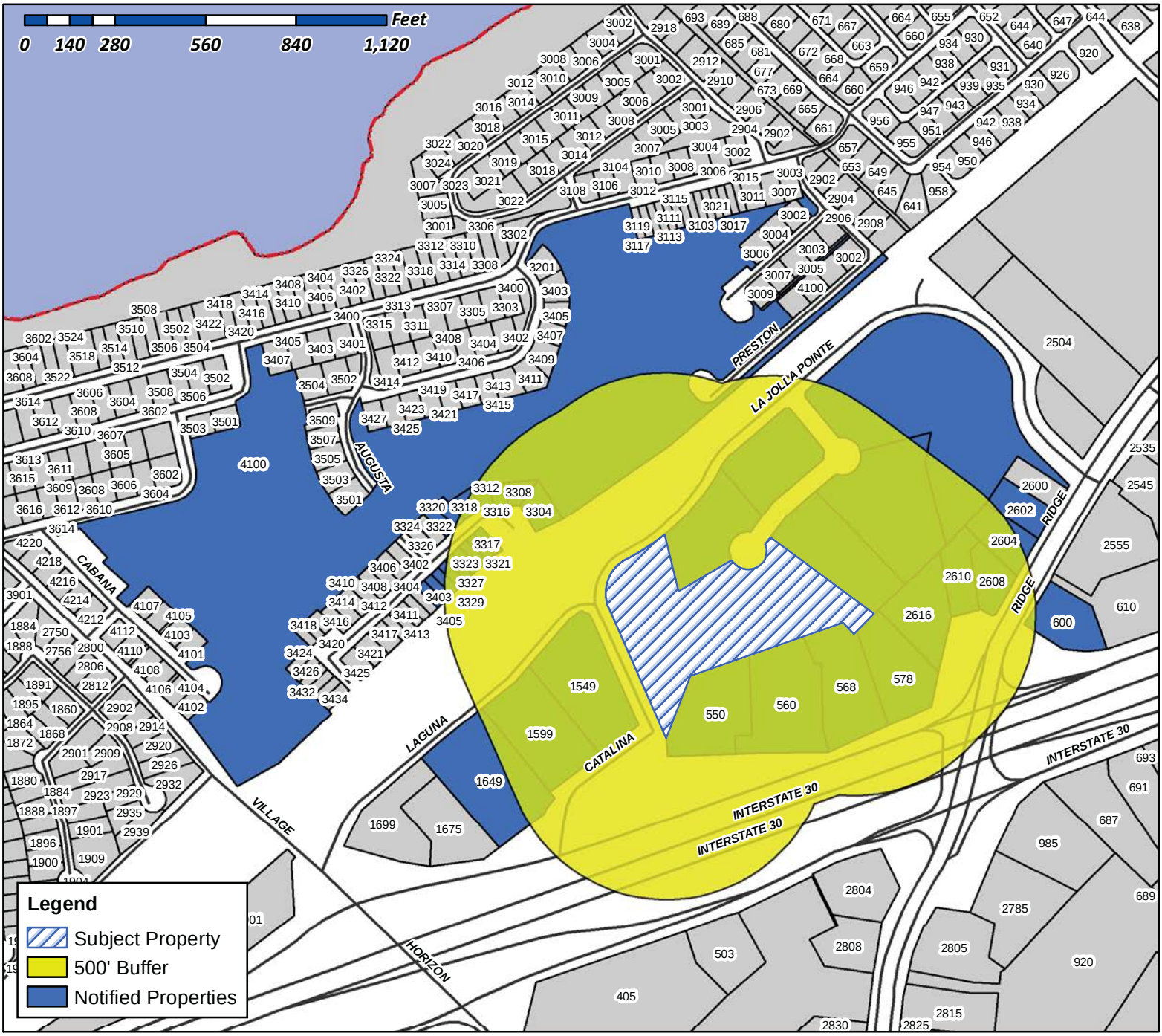
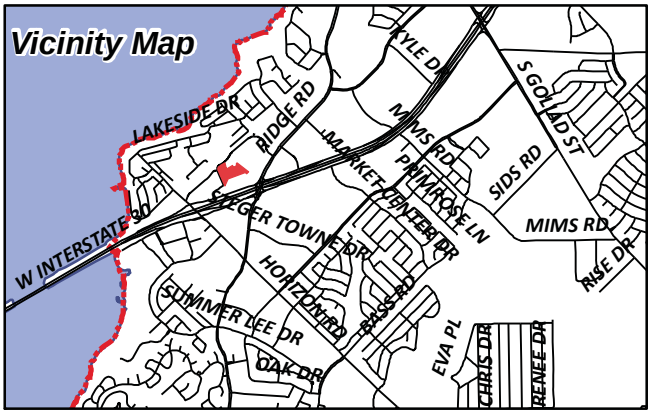


Case Number: Z2017-028
Case Name: SUP for a Hotel
Case Type: SUP
Zoning: Commercial (C) District
Case Address: East of the intersection of La Jolla Pointe Drive and Laguna Drive



Date Created: 06/21/2017

For Questions on this Case Call (972) 771-7745

STEAK N SHAKE OPERATIONS, INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
19 S SHORE DR
GALVESTON, TX 77551

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

TARON MARK
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

ALLISON SHERRIE D
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

PREWITT LEE AND CONNIE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

BOND PATRICIA A
3320 AUGUSTA BLVD
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

BRICENO KELLY M
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

GALLIGUEZ PRESILO & ANNABELLE
3403 AUGUSTA BLVD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

ROCKWALL RMKP LP
6005 SILVERLEAF LN
GARLAND, TX 75043

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

AMM FA PROPERTIES LLC
8113 MUNICH DR
ROWLETT, TX 75089

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

BT COLE TWO LLC
9400 N CENTRAL EXPRESSWAY #460
DALLAS, TX 75231

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE C/O
IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

To
Mr. Ryan Miller
Department of Planning & Zoning
City of Rockwall, Texas

June 15, 2017

Re: Specific Use Permit application
710 Benge Drive, Arlington, TX, 76013

Subject: Request for Specific Use Permit (SUP) for Limited Service Hotel "Hyatt Place"

Dear Mr. Miller,

On behalf of the owner and developer, I am requesting to Specific Use Permit for a Limited Service Hotel "Hyatt Place" by Hyatt Group on 5.217 Acre land at Lot 9, Lot 11 & Lot 8, Subdivision La Jolla Pointe, Phase-2 located south east corner of La Jolla Pointe Dr. & Laguna Dr., City of Rockwall, Texas.

1. Hotel will be limited service proto-type design by "Hyatt Place" Hyatt Group.
2. Building will be 4 story hotel c/w single story covered pool
3. Hotel exterior design will be based on proto-type design by franchise will comply the City of Rockwall design standard. Rendering attached for reference.
4. Hotel will comply City's Zoning, off street Parking and Landscape Requirements.
5. Present 5.217 acre land lots will be Re-platted into two separate lots.

Sincerely,

Mahub Dewan, NCARB AIA
President
D1 Architect & Associates Inc.

13601 Preston Rd. Suite: 820W, Carillon Tower, Dallas, TX, 75240
Tel: **(214) 738 3619** E-mail: mhdewan@gmail.com Web: **d1architect.com**



SITE DATA SUMMARY TABLE

PROPOSED USE:	4 STORY HOTEL BUILDING "HYATT PLACE" BY HYATT GROUP LIMITED SERVICE HOTEL
ZONING:	COMMERCIAL-Request for SPECIFIC USE PERMIT (SUP)
SITE:	LOT 9, LOT 11 & LOT 8 REPLAT OF LA JOLLA POINTE, PHASE-2 (WILL BE RE-PLATTED INTO TWO LOTS)
TOTAL LOT AREA	4.467 Acres + .75 Acre = 5.967 Acres
BUILDING HEIGHT	4 STORY HOTEL BUILDING, LIMITED SERVICE

A1 CONCEPT PLAN
SCALE 1"=30'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
1301 Preston Rd., Ste200N, Dallas, TX. 75248
Cell(214)738 3619 Buz(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

MAHBUB DEWAN Architect
1301 Preston Rd., Ste200N, Dallas, TX. 75248
Cell(214)738 3619 Buz(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER:

PROJECT: HYATT PALCE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN STATE OF TEXAS 17851
June 16, 2017

REVISIONS: DATE:

TITLE: CONCEPT PLAN

DATE: 05/30/2017	SCALE: 1"=30'-0"
DRAWN: MM	CHECKED: MHD
PROJECT #: 05C-2017	
SHEET NO: A-1.01	


HYATT house
HYATT house

METES AND BOUNDS DISCRIPTION

BEING ALL OF LOTS 9, 10 AND 11 AND A PORTION OF LOT 8, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 11, BLOCK A, REPLAT OF LA JOLLA POINTE ADDITION, PHASE 2, SAME BEING IN THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE (60' RIGHT OF WAY;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF LA JOLLA POINTE DRIVE NORTH 23°51'55" WEST A DISTANCE OF 438.29 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 87°15'39", A CORD BEARING NORTH 19°45'54" EAST A DISTANCE OF 165.60 FEET TO A REVERSED CURVE TO THE LEFT;

THENCE 406.73 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 35°18'33" AND A CHORD BEARING NORTH 45°44'27" EAST A DISTANCE OF 400.33 FEET TO A ½" IRON ROD WITH CAP STAMPED "ARTHER SURVEYING COMPANY" FOUND;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 40°16'55" EAST A DISTANCE OF 200.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 37°06'28" WEST A DISTANCE OF 59.78 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 301.36 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 297°42'19" AND A CHORD BEARING SOUTH 52°53'32" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CARMEL CIRCLE NORTH 37°06'28" EAST A DISTANCE OF 37.31 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 53°10'30" EAST A DISTANCE OF 397.12 FEET TO A POINT;

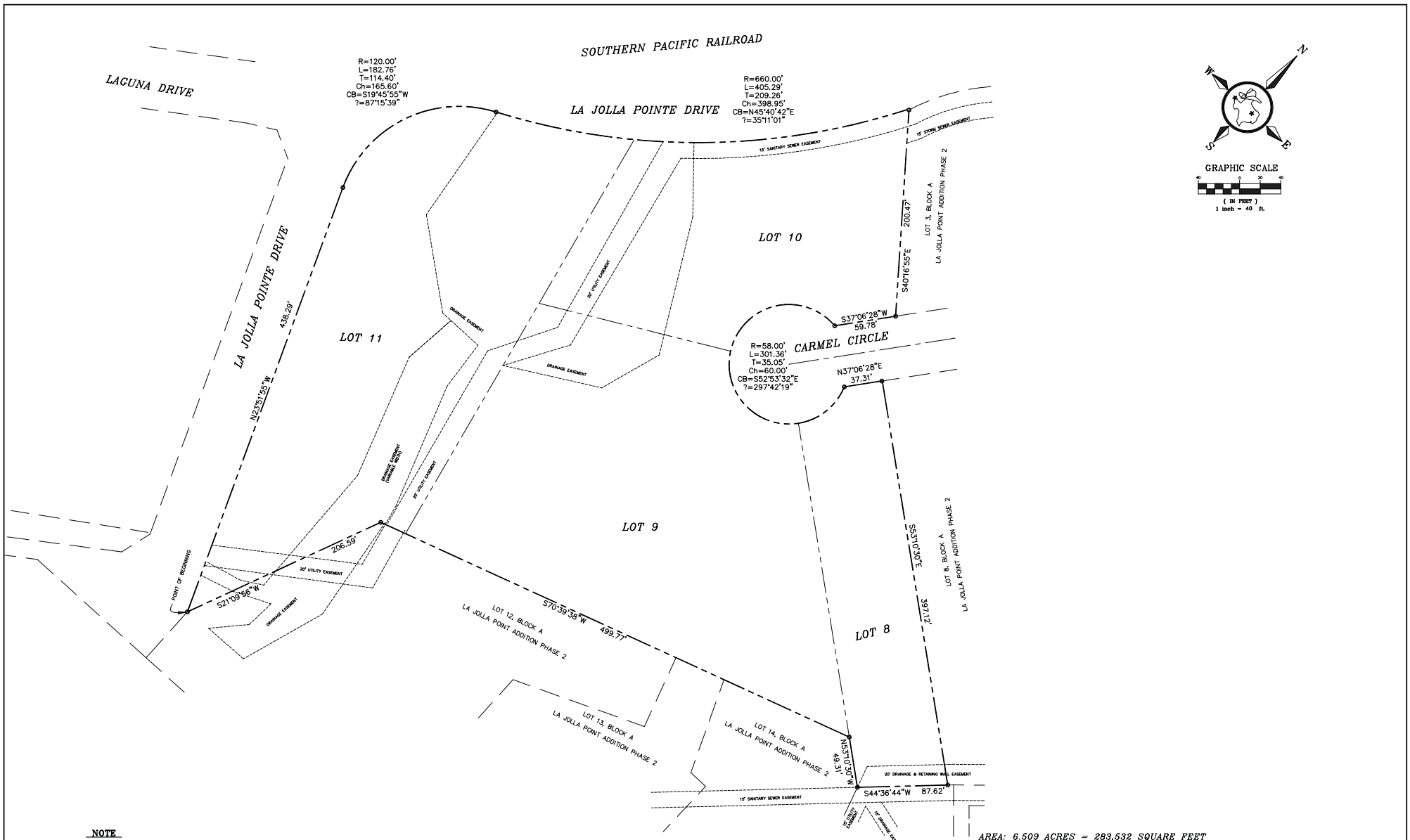
THENCE SOUTH 44°36'44" WEST A DISTANCE OF 87.62 FEET TO A POINT;

THENCE NORTH 53°10'30" WEST A DISTANCE OF 49.31 FEET TO A POINT;

THENCE SOUTH 70°39'38" WEST A DISTANCE OF 499.77 FEET TO A POINT;

THENCE SOUTH 21°09'56" WEST A DISTANCE OF 206.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.509 ACRES OR 283,532 SQUARE FEET OF LAND.

KISTENMACHER ENGINEERING COMPANY, INC
300 EAST MAIN STREET SUITE 220, EL PASO, TEXAS 79901 TELE.(915)-778-4476
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE. (214)-234-0011
JUNE 15, 2017



AREA: 6.509 ACRES = 283,532 SQUARE FEET

NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

DATE:	REVISION DESCRIPTION
BY:	

EXHIBIT

ALL OF LOTS 9,10,11 & PORTION OF LOT 8, BLOCK A REPLAT OF LA JOLLA POINTE, PHASE 2

CITY OF ROCKWALL — ROCKWALL COUNTY — TEXAS

DATE: JUNE 15, 2017 | SCALE: 1" = X40' | FILE NUMBER: LJP-PRELIM | DATA FILE: | DRAWN BY: RHT | FIELD BOOK: | CHECKED BY: CGK | SHEET 1 OF 1

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING · LAND PLANNING · SURVEYING
300 EAST MAIN STREET, SUITE 220 · EL PASO, TEXAS 79901 · 915-778-4476
6336 GREENVILLE AVE, SUITE C · DALLAS, TEXAS 75206 · 214-234-0011

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESIDENCE HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FT IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 5.217-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 8 AND ALL OF LOTS 9 AND 11, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) to allow for a *Residence Hotel* in a Commercial (C) District on a 5.217-acre parcel of land, identified as a portion of Lot 8 and all of Lots 9 and 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Residence Hotel* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified

DRAFT ORDINANCE 10.31.17

Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residence Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this SUP ordinance for the development of a *Hyatt House*; and,

2) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,

3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 8. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 01.17.2017

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 17, 2017*

2nd Reading: *August 7, 2017*

DRAFT ORDINANCE 07.11.2017

Exhibit 'A':
Legal Description

BEING all of Lots 9 and 11 and a portion of Lot 8, Block A, replat of La Jolla Pointe Addition, Phase 2 in the City of Rockwall, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Arther Surveying Company" found at the most southwesterly corner of Lot 11, Block a, replat of La Jolla Pointe Addition, Phase 2, same being in the east right of way line of La Jolla Pointe Drive (60' right of way);

THENCE along the east right of way line of La Jolla Pointe Drive north 23°51'55" west a distance of 438.29 feet to a ½" iron rod with cap stamped "Arther Surveying Company" found for the beginning of a tangent curve to the right having a radius of 120.00 feet, a central angle of 87°15'39", a cord bearing North 19°45'54" East a distance of 165.60 feet to a reversed curve to the left;

THENCE 136.79 feet along the arc of said curve and said south right of way line, having a radius of 660.00 feet, a central angle of 11°52'01" and a chord bearing North 57°27'21" East a distance of 136.45 feet to a point;

THENCE departing said south right of way line South 13°51'24" East a distance of 183.31 feet to a point;

THENCE North 60°03'24" East a distance of 191.31 feet to a point on the west right of way line of Carmel Circle and being the point of curvature of non-tangent curve to the left;

THENCE 172.49 feet along the arc of said non-tangent curve and said west right of way line, having a radius of 58.00 feet, a central angle of 170°23'27" and a chord bearing North 63°27'02" East a distance of 115.59 feet to a point on the south right of way line of Carmel Circle;

THENCE along the south right of way line of Carmel Circle North 37°06'28" East a distance of 37.31 feet to a point;

THENCE departing said south right of way line South 53°10'30" East a distance of 397.12 feet to a point;

THENCE South 44°36'44" West a distance of 87.62 feet to a point;

THENCE North 53°10'30" West a distance of 49.31 feet to a point;

THENCE South 70°39'38" West a distance of 499.77 feet to a point;

THENCE South 21°09'56" West a distance of 206.59 feet to the *POINT OF BEGINNING* and containing 5.219 acres or 227,349 square feet of land.

DRAFT ORDINANCE 07.11.2017

Exhibit 'B':
Conceptual Site Plan



DRAFT ORDINANCE

Exhibit 'C':
Conceptual Building Elevations



DRAFT
ORDINANCE

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/15/2017

APPLICANT: Gerald Monk; *Monk Consulting Engineers*

AGENDA ITEM: **SP2017-022**; *Lake Ray Hubbard Pediatrics*

SUMMARY:

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66), and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for a 7,000 SF *medical office building* [*i.e. Lake Ray Hubbard Pediatrics*]. The proposed medical office building is situated on a one (1) acre tract of land [i.e. *Lot 2, Block A, Wal-Mart Rockwall Addition*] and is zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses. The site is situated within the SH-66 Corridor Overlay (SH-66 OV) District and is addressed as 862 W. Rusk Street [*i.e. SH-66*].

On April 4, 2001, the City Council approved a zoning change [*Case No. PZ2000-49-001*] establishing Planned Development District 49 (PD-49) for General Retail (GR) District land uses for the purpose of allowing a grocery store [*i.e. Wal-Mart Neighborhood Market*]. At that time, the concept plan showed a retail center adjacent to the grocery store, and a retail establishment on Lot 2. On July 16, 2001, the Planning and Zoning Commission approved a site plan [*Case No. PZ2001-068*] for a grocery store [*i.e. Walmart Neighborhood Market*]. On October 1, 2001, the City Council approved a final plat [*Case No. PZ2001-88-001*], establishing the current lot configuration.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed *medical office building* is approximately 7,000 SF and will be accessible via mutual access easement that connects to the Walmart Neighborhood Market's parking lot north of the subject property. According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. a medical office building*) is a use permitted by right in a General Retail (GR) District and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC, and Planned Development District 49 (PD-49) and the SH-66 OV District standards. Staff should note that the applicant is preserving all of the trees along the eastern property line in accordance with the requirements of the Planned Development District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=43,680 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*~190-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*~227-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*~12-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*	*~26; In Conformance*
Max Building/Lot Coverage	*40%*	*X=16%; In Conformance*
Minimum Masonry Requirement	*90%*	*100%; In Conformance*
Minimum Number of Parking Spaces	*15*	*17 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X=63-82-%; In Conformance*
Minimum Landscaping Percentage	*15%*	*28%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

ARCHITECTURAL REVIEW BOARD

On July 25, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendations to the applicant to provide additional articulation to the north, east, and south building facades. The applicant has submitted revisions that will be reviewed by the ARB followed by a recommendation being forwarded to the Planning and Zoning Commission at the August 15, 2017 meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-022	**Owner**	COOPER, WAYNE	**Applied**	7/13/2017	LM
Project Name	Lake Ray Hubbard Pediatrics	**Applicant**	MONK CONSULTING ENGINEERS	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	7/13/2017	LM

Site Address	**City, State Zip**	**Zoning**
862 W RUSK ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PLAZA PH 4	2	A	2	5228-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/13/2017	7/20/2017	7/21/2017	8	APPROVED	
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	COMMENTS	See Comments
(7/19/2017 2:56 PM AW) See markup All parking to be 20'x9'...can't include the fire lane. Parking space on the south side of building may need to be removed. See markup No walls allowed in easements SH 66 sidewalk pro-rata $28/lf along SH 66 Landscape Plan: Add note: No trees shall be within 5 feet of any utility							
FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	see comment
(7/20/2017 12:39 PM AA) Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
GIS	Lance Singleton	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	Korey Brooks	7/13/2017	7/20/2017	7/21/2017	8	COMMENTS	Comments

(7/21/2017 12:03 PM KB)

SP2017-022 Lake Ray Hubbard Pediatrics Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66).

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-022) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is located in the SH 66 Overlay (SH-66 OV) District and is subject to stricter architectural/site design standards. Each exterior wall shall consist of 90% masonry including a minimum 20% natural or quarried stone.

M.6 Site Plan. Please indicate the "Zoning" on the site plan as PD-49

M.7 Site Plan. Please indicate the perimeter dimensions of all walls of the building.

M.8 Site Plan. Please provide the distance from the building to all property lines.

M.9 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.

I.10 Site Plan. Please note the front (15'), side (10'), and rear (10') building setbacks.

M.11 Site Plan. All trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 66. Please provide an elevation of the dumpster enclosure.

M.12 Site Plan. In the SH 66 Overlay, the minimum ingress and egress drives is 30 feet

M.13 Site Plan. Please indicate the street centerline for SH 66 on site plan, landscape plan, and treescape plan.

M.14 Site Plan. Please show median breaks (if any) on SH 66.

M.15 Site Plan. All buildings must be designed so that no roof mounted mechanical equipment shall be visible from any direction. Please indicate equipment location on building elevations (dash-line)

M.16 Site Plan. Please note that the parking for a medical office is 1:200. You are sufficiently parked, but wanted to provide that information.

M.17 Landscape Plan. Please provide the same "site data" information as provided on site plan.

M.18 Landscape Plan. Please indicate the application zoning district percentage of landscaping required (15%) and what is provided (in percentage as well as SF). in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.

I.19 Landscape Plan. Please ensure that the Impervious Area is no greater than 85% and that the pervious area is at least 15%.

M.20 Landscape Plan. No parking space shall be more than 80-feet from a tree

M.21 Landscape Plan. Please indicate the landscape buffer strip. The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 66 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

M.22 Photometric. Please provide "site data" information as provided on site plan.

M.23 Photometric. The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with the exception of under-canopy lighting shall not exceed 35 FC. The remainder of the property shall comply with the 20-FC maximum. Please check lighting on the SW corner of the property.

M.24 Photometric. Please provide a North Arrow. Is this photometric plan scalable?

M.25 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).

M.26 Photometric. Please provide proposed light fixtures and show where they are located. Will this site have any light poles?

M.27 Building Elevations. Please label all mechanical equipment and how these will be screened from view.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.28 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Please ensure that the East Elevation includes 90% masonry, including 20% natural or quarried stone, or please apply for a variance from City Council.

M.29 Building Elevations. Please indicate the building material per façade in SF and percentage.

M.30 Building Elevations. The building as presented will need horizontal articulation on the rear, left, and right elevations or a variance will be required.

M.31 Building Elevations. Please indicate direction of each façade and which façade faces SH 66.

M.32 The Architectural Review Board (ARB) meeting for this case will be held on July 25, 2017 at 5:00 pm.

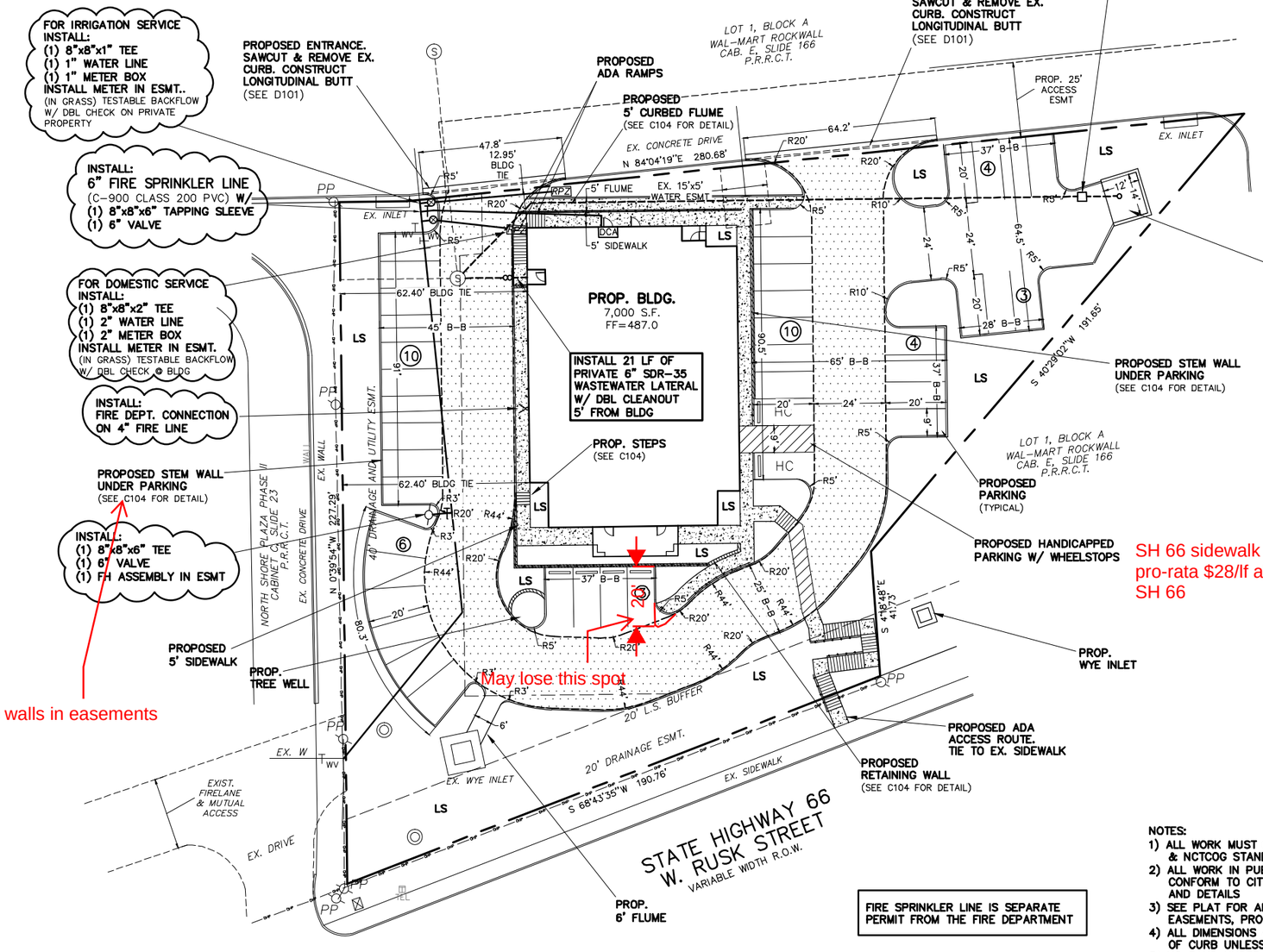
I.33 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 1, 2017; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the Planning & Zoning Meeting.

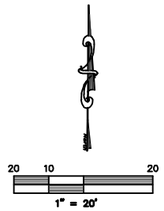
M.34 The Planning and Zoning Worksession for this case will be held July 25, 2017 at 6:00 pm.

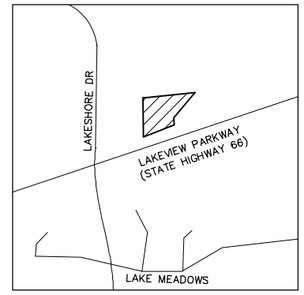
M.35 The Planning and Zoning Meeting for this case will be held August 15, 2017 at 6:00 pm.

I.36 If necessary the projected City Council meeting date for this case will be August 21, 2017 at 6:00 pm.

M.37 It is required that a representative attend all meetings.







LOCATION MAP
(NOT TO SCALE)

LEGEND

———	= PROPERTY LINE
—EX. W—	= EX. WATER LINE
—EX. SS—	= EX. SANITARY SEWER LINE
Ⓢ	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
RCP	= REINFORCED CONCRETE PIPE
	= PROPOSED FIRELANE
	= PROPOSED SIDEWALK

SITE DATA:

LOT AREA:
1.0 Acres, 43,680 sq. ft.
LOT COVERAGE:
16%
FLOOR TO AREA RATIO:
6.24:1
BUILDING AREA:
7,000 sq.ft.
CONSTRUCTION TYPE:
V-N
BUILDING HEIGHT:
32'
BUILDING SETBACKS:
none
PROPOSED USE:
Pediatric Clinic
IMPERVIOUS AREA (including buildings):
31,131 sq.ft.
ZONING:
Multi-use
PARKING:
Required: (1 space/300) = 24
Handicap = 2
Provided:
Standard= 38
Handicapped = 2
Total Provided = 40
LANDSCAPE AREA:
Required: 4,360 (10%) sq.ft.
Provided: 12,429 sq.ft.
FIRE SPRINKLER:
YES

* THERE ARE NO BUILDINGS ON THIS SITE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5) NO SAND UNDER SIDEWALKS.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85

2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY LAND SURVEYOR** OF **ROYSE CITY, TEXAS.** THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CASE #:

SITE PLAN

LAKE RAY HUBBARD PEDIACTRICS

HWY 66
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
KEVIN SMART
214 289-4607
ksmart@custodianfinancial.com

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2017-06 REG. NO.: F-2567

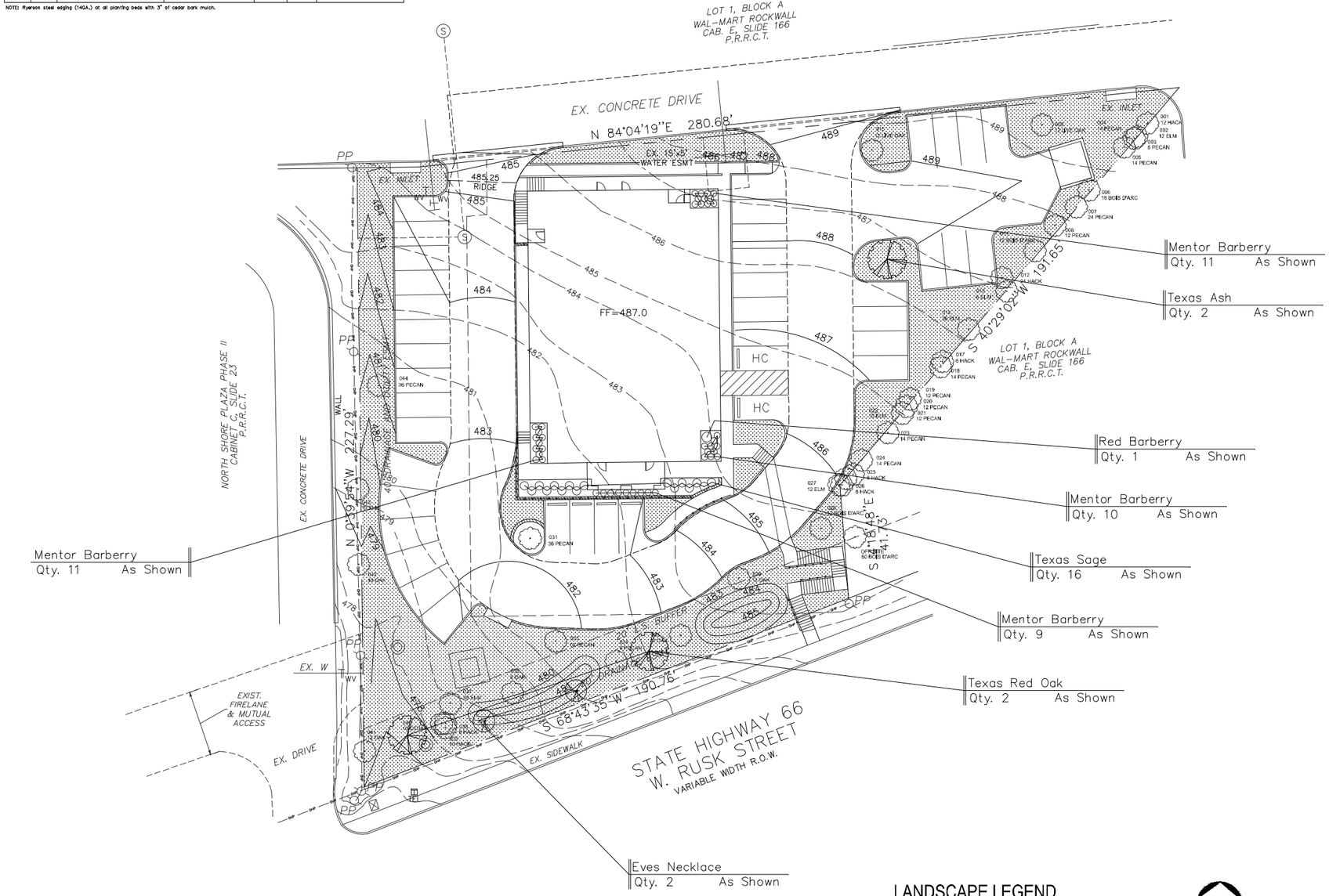
date:	scale:	sheet:
6/26/17	1"=20'	C101

PLANT LIST

QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	REMARKS
Canopy Trees						
2		Quercus shumardii	Texas Red Oak	45 GAL.	4"	10'- 12' Ht., 6' Sp. MIN.
1		Fraxinus texensis	Texas Ash	45 GAL.	4"	10'- 12' Ht., 6' Sp. MIN.
Accent Trees						
2		Stypholobium affine	Eve's Necklace	30 GAL.	3"	6'- 8' Ht., 6' Sp. MIN.
Shrubs						
16		Leucophyllum fruteseens	Texas Sage	5 gal.		As Shown
1		Berberis thunbergii atropurpura	Red Barberry	3 gal.		As Shown
41		Berberis x mentorensis	Mentor Barberry	3 gal.		As Shown

NOTE: Ryerson steel edging (14GA.) at all planting beds with 3" of cedar bark mulch.

Add note: No trees to be within 5' of any utility



LANDSCAPE LEGEND

Existing Trees (001 - 046)

Proposed Trees

NORTH

0 20 40 60

A PLAN: Proposed Landscape

SCALE: 1" = 20'-0"

CITY OF ROCKWALL - LANDSCAPE STANDARDS

LANDSCAPE PLAN SUBMISSION

Site Area
- 1.0 Acre Site 43,680 SF

Landscape Area
- Required 4,360 SF
- Providing 12,429 SF

Overlay District - SH-66
- 20' Berm and/or Shrubbery.
- 4" Caliper Canopy Tree for each 100 LF of frontage.
- 4' Height Accent Tree for each 100 LF of frontage.

Street Frontage
- Providing Berm.
- Providing (2 Canopy Trees) 190 LF of street frontage.
- Providing (2 Accent Trees) 190 LF of street frontage.

Parking Lot landscapeing
- Required 5% or 200 SF of Interior Landscape Area.
- Providing 685 SF of landscape area.

Reference sheet LA-2L for Tree Survey.

LANARC DESIGN INC.
LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075
Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com

REGISTERED LANDSCAPE ARCHITECT DAVID B. SHIPP 2121 STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID B. SHIPP, RLA #2121 ON JUNE 28, 2017.

LAKE RAY HUBBARD PEDIACTRICS
HWY 66 - Walmart Addition - Lot 2, Blk A, 1.0 Acres - Rockwall, Texas

PROJECT: ADDRESS

REVISIONS:

Number	Date
One	6.28.2017
Two	–
Three	–
Four	–
Five	–
Six	–

DATE: JUNE 28, 2017

TITLE: LANDSCAPE PLAN

SHEET: LA-1L

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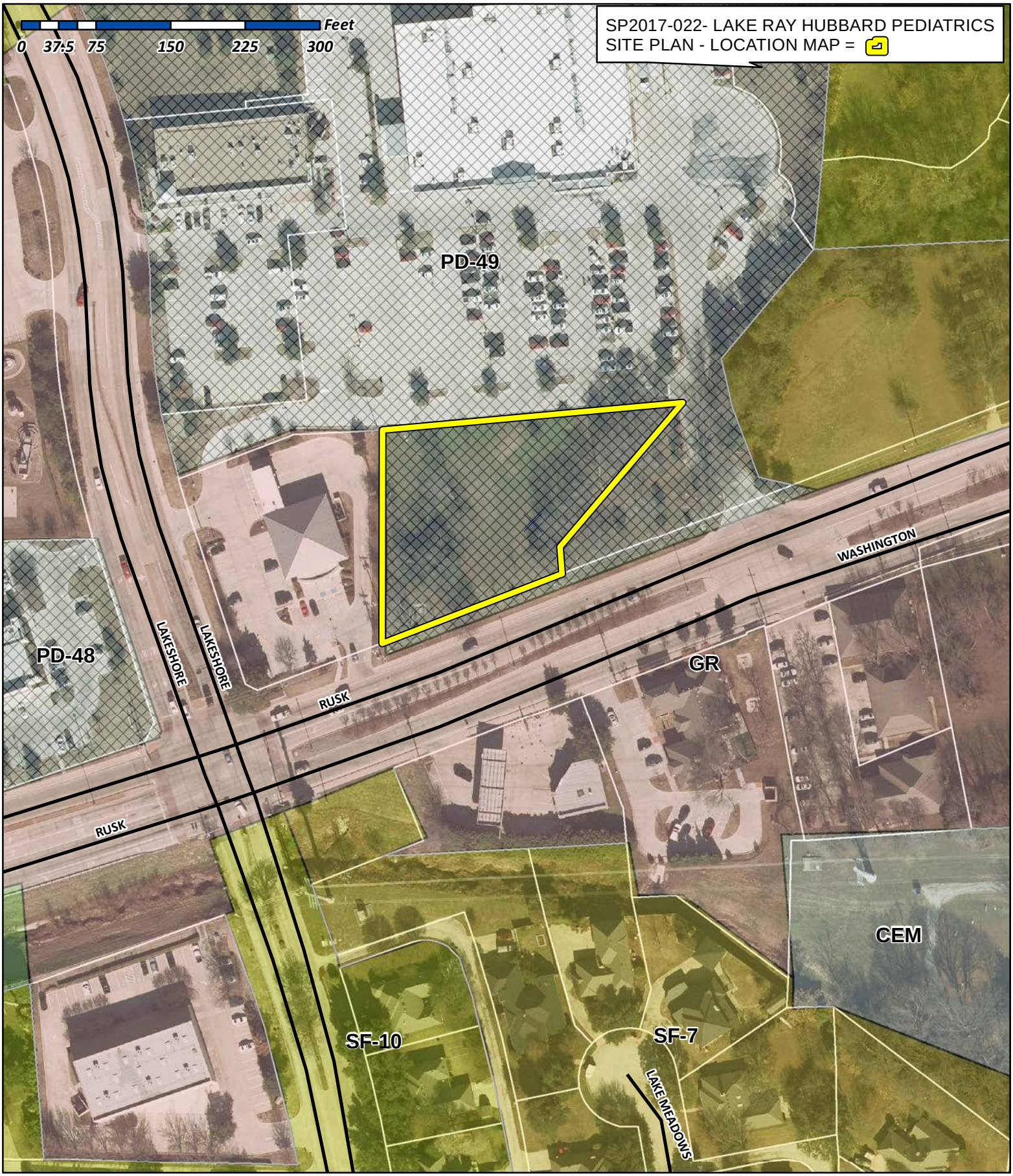


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

FOR IRRIGATION SERVICE INSTALL:
(1) 8"x8"x1" TEE
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT..
(IN GRASS) TESTABLE BACKFLOW W/ DBL CHECK ON PRIVATE PROPERTY

INSTALL:
6" FIRE SPRINKLER LINE
(C-900 CLASS 200 PVC) W/
(1) 8"x8"x6" TAPPING SLEEVE
(1) 6" VALVE

FOR DOMESTIC SERVICE INSTALL:
(1) 8"x8"x2" TEE
(1) 2" WATER LINE
(1) 2" METER BOX
INSTALL METER IN ESMT.
(IN GRASS) TESTABLE BACKFLOW W/ DBL CHECK @ BLDG

INSTALL:
FIRE DEPT. CONNECTION ON 4" FIRE LINE

INSTALL:
(1) 8"x8"x6" TEE
(1) 6" VALVE
(1) FH ASSEMBLY IN ESMT

PROPOSED 5' SIDEWALK

PROP. TREE WELL

PROPOSED ENTRANCE. SAWCUT & REMOVE EX. CURB. CONSTRUCT LONGITUDINAL BUTT

PROPOSED ADA RAMPS

PROP. 5' CURBED FLUME

PROP. A/C UNITS & WROUGHT IRON FENCE W/WOOD INSERTS FOR SCREENING

PROPOSED ENTRANCE. SAWCUT & REMOVE EX. CURB. CONSTRUCT LONGITUDINAL BUTT

INSTALL 230 LF OF PRIVATE 4" SDR-35 WASTEWATER LATERAL W/ DRAIN BOX @ DUMPSTER PAD & INLINE OIL/WATER SEPARATOR.

PROP. DUMPSTER PAD W/ 8" PAVING. CONSTRUCT 8' TALL MASONRY ENCLOSURE TO MATCH BLDG & SELF LATCHING METAL GATES.

PROPOSED STEM WALL UNDER PARKING

PROPOSED PARKING (TYPICAL)

PROPOSED HANDICAPPED PARKING W/ WHEELSTOPS

PROP. WYE INLET

PROPOSED ADA ACCESS ROUTE. TIE TO EX. SIDEWALK

PROPOSED RETAINING WALL

PROP. 6' FLUME

INSTALL 21 LF OF PRIVATE 6" SDR-35 WASTEWATER LATERAL W/ DBL CLEANOUT 5' FROM BLDG

PROP. STEPS (SEE C104)

PROP. BLDG.
7,000 S.F.
FF=487.0

LOT 1, BLOCK A
WAL-MART ROCKWALL
CAB. E, SLIDE 166
P.R.R.C.T.

EX. CONCRETE DRIVE
N 84°04'19"E 280.68'

EX. 15'x5' WATER ESMT

PROP. 25' ACCESS ESMT

EX. INLET

5' SIDEWALK

5' FLUME

RPZ

DCA

62.40' BLDG TIE

47.8'
12.95'
BLDG TIE

51.7'

64.2'

10' B.L.

S 40°29'02"W 191.65'

LOT 1, BLOCK A
WAL-MART ROCKWALL
CAB. E, SLIDE 166
P.R.R.C.T.

46.25' BLDG TIE

74.47' BLDG TIE

N 0°39'54"W 227.29'

NORTH SHORE PLAZA PHASE II
CABINET C, SLIDE 23
P.R.R.C.T.

EX. CONCRETE DRIVE

EX. WALL

EX. DRAINAGE AND UTILITY ESMT.

80.3'

10' B.L.

20' L.S. BUFFER

15' B.L.

20' DRAINAGE ESMT.

S 68°43'35"W 190.76'

0.559"

S 4°18'48"E 41.73'

EX. W

WV

EX. WYE-INLET

EX. SIDEWALK

EXIST. FIRELANE & MUTUAL ACCESS

EX. DRIVE

STATE HIGHWAY 66
W. RUSK STREET
VARIABLE WIDTH R.O.W.

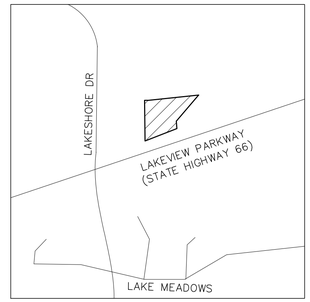
FIRE SPRINKLER LINE IS SEPARATE PERMIT FROM THE FIRE DEPARTMENT

SITE DATA:

LOT AREA:
1.0 Acres, 43,680 sq. ft.
LOT COVERAGE:
16%
FLOOR TO AREA RATIO:
6.24:1
BUILDING AREA:
7,000 sq.ft.
CONSTRUCTION TYPE:
V-N
BUILDING HEIGHT:
32'
BUILDING SETBACKS:
Front = 15'
Rear = 10'
Side = 10'
PROPOSED USE:
Pediatric Clinic
IMPERVIOUS AREA (including buildings):
31,131 sq.ft.
ZONING:
PD-49
PARKING:
Required: (1 space/200) = 35
Handicap = 2
Provided:
Standard= 36
Handicapped = 2
Total Provided = 38
LANDSCAPE AREA:
Required: 6,552 sq.ft. (15%)
Provided: 12,429 sq.ft. (28%)
FIRE SPRINKLER:
YES

* THERE ARE NO EX BUILDINGS ON THIS SITE

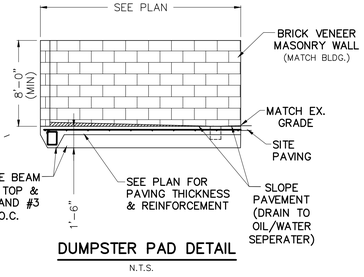
20 10 20
1" = 20'



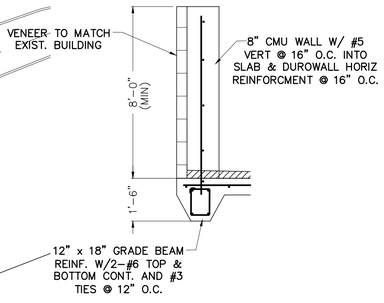
LOCATION MAP
(NOT TO SCALE)

LEGEND

———	= PROPERTY LINE
—EX. W—	= EX. WATER LINE
—EX. SS—	= EX. SANITARY SEWER LINE
(S)	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
RCP	= REINFORCED CONCRETE PIPE
	= PROPOSED FIRELANE
	= PROPOSED SIDEWALK



DUMPSTER PAD DETAIL
N.T.S.



DUMPSTER WALL SECTION
N.T.S.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5) NO SAND UNDER SIDEWALKS.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

CASE #: SP2017-022

SITE PLAN

LAKE RAY HUBBARD PEDIACTRICS

862 W. RUSK STREET (SH-66)
WALMART - ROCKWALL ADDITION
Lot 2, Blk A, 1.0 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
KEVIN SMART
214 289-4607
ksmart@custodiafinancial.com

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2017-06 REG. NO.: F-2567

date:	scale:	sheet:
7/26/17	1"=20'	C101

** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY LAND SURVEYOR** OF **ROYSE CITY, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

1) BENCH MARK
CITY OF ROCKWALL CONTROL MONUMENT #R012:
Elevation: 593.85

2) BENCH MARK
SQUARE CUT ON MEDIAN NOSE OF LAKESHORE DRIVE APPROX 500' NORTH OF STATE HIGHWAY 66
Elevation: 474.35

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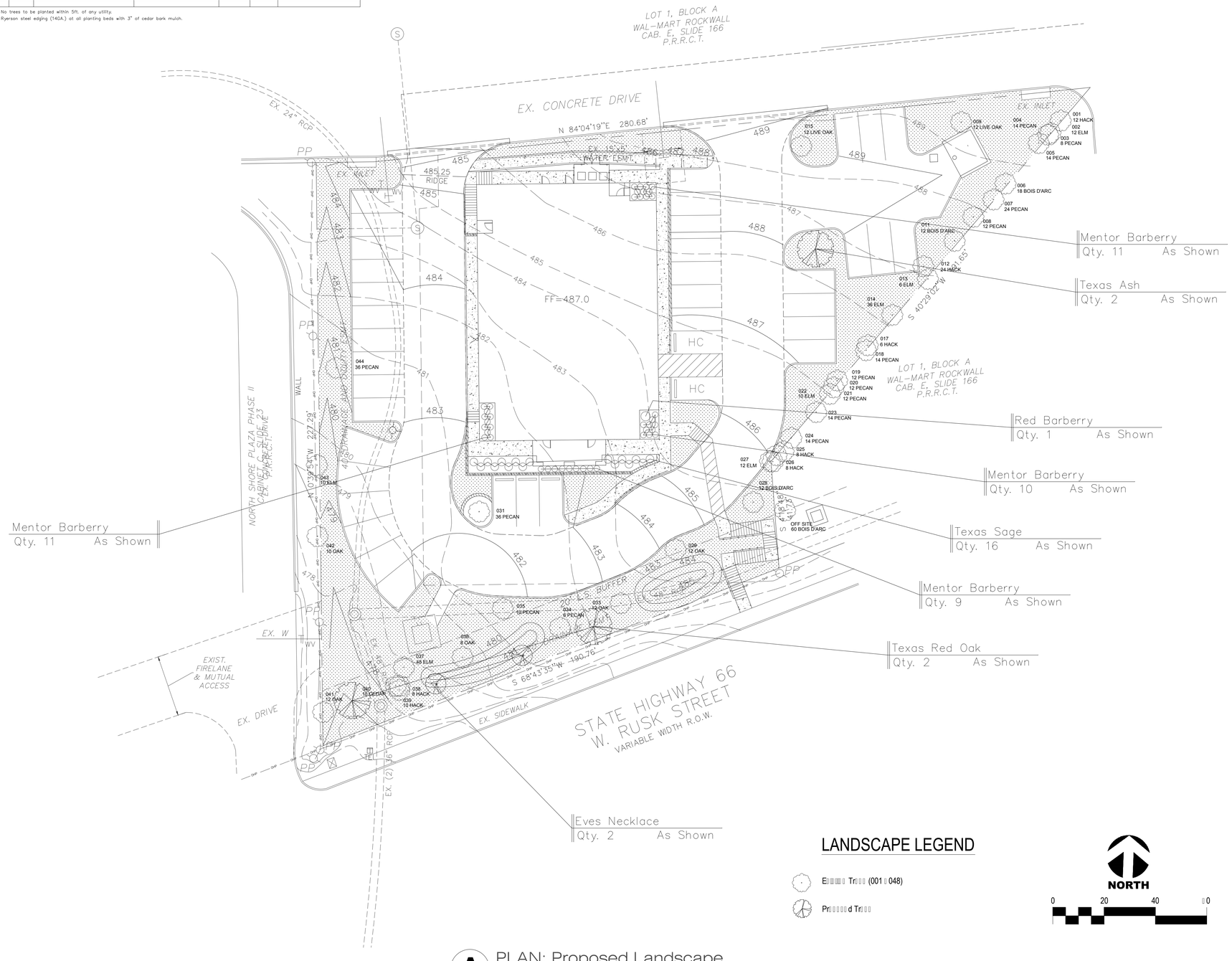
PLANT LIST

QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER	CALIPER	REMARKS
Canopy Trees						
2		Quercus shumardii	Texas Red Oak	45 GAL.	4"	10'– 12' Ht., 6' Sp. MIN.
1		Fraxinus texensis	Texas Ash	45 GAL.	4"	10'– 12' Ht., 6' Sp. MIN.
Accent Trees						
2		Stychnolobium affine	Eve's Necklace	30 GAL.	3"	6'– 8' Ht., 6' Sp. MIN.
Shrubs						
16		Leucophyllum fruteseens	Texas Sage	5 gal.		As Shown
1		Berberis thunbergii atropurpura	Red Barberry	3 gal.		As Shown
41		Berberis x mentorensis	Mentor Barberry	3 gal.		As Shown

NOTE: No trees to be planted within 5ft. of any utility.
NOTE: Ryerson steel edging (14GA.) at all planting beds with 3" of cedar bark mulch.



LANDSCAPE LEGEND

Existing Trees (001 – 048)

Proposed Trees

NORTH

0 20 40 80

A PLAN: Proposed Landscape
SCALE: 1" = 20'–0"

CITY OF ROCKWALL – LANDSCAPE STANDARDS

LANDSCAPE PLAN SUBMISSION

Landscape Area Data
- 1.0 Acre Site 43,680 SF

Landscape Area
- Required 6,552 SF (15%)
- Providing 12,429 SF

Overlay District - SH-66
- 20' Width with 4ft. Berm and/or Shrubbery.
- 4" Caliper Canopy Tree for each 100 LF of frontage.
- 4' Height Accent Tree for each 100 LF of frontage.

Street Frontage
- Providing Berm.
- Providing (2 Canopy Trees) 190 LF of street frontage.
- Providing (2 Accent Trees) 190 LF of street frontage.

Parking Lot landscaping
- Required 5% or 200 SF of Interior Landscape Area.
- Required Tree within 80ft. of all parking spaces.
- Providing 685 SF of landscape area.

Reference sheet LA-2L for Tree Survey.

SITE DATA:

LOT AREA:
1.0 Acres, 43,680 sq. ft.
LOT COVERAGE:
16%
FLOOR TO AREA RATIO:
6.24:1
BUILDING AREA:
7,000 sq.ft.
CONSTRUCTION TYPE:
V–N
BUILDING HEIGHT:
32'
BUILDING SETBACKS:
Front = 15'
Rear = 10'
Side = 10'
PROPOSED USE:
Pediatric Clinic
IMPERVIOUS AREA
(including buildings):
31,131 sq.ft.
ZONING:
PD–49
PARKING:
Required: (1 space/200) = 35
Handicap = 2
Provided:
Standard= 36
Handicapped = 2
Total Provided = 38
LANDSCAPE AREA:
Required: 6,552 sq.ft. (15%)
Provided: 12,429 sq.ft. (28%)
FIRE SPRINKLER:
YES

* THERE ARE NO EX BUILDINGS ON THIS SITE

LANARC DESIGN INC.
LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075
Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com

REGISTERED LANDSCAPE ARCHITECT
DAVID B. SHIPP
2121
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID B. SHIPP, RLA #2121 ON JULY 31, 2017.

LAKE RAY ROBERTS PEDIATRICS

HWY 66 - Walmart Addition - Lot 2, Blk A, 1.0 Acres - Rockwall, Texas

PROJECT:
ADDRESS:

REVISIONS:

Number	Date
One	6.28.2017
Two	7.31.2017
Three	–
Four	–
Five	–
Six	–

DATE:
JULY 31, 2017

TITLE:
LANDSCAPE PLAN

SHEET:
LA-1L

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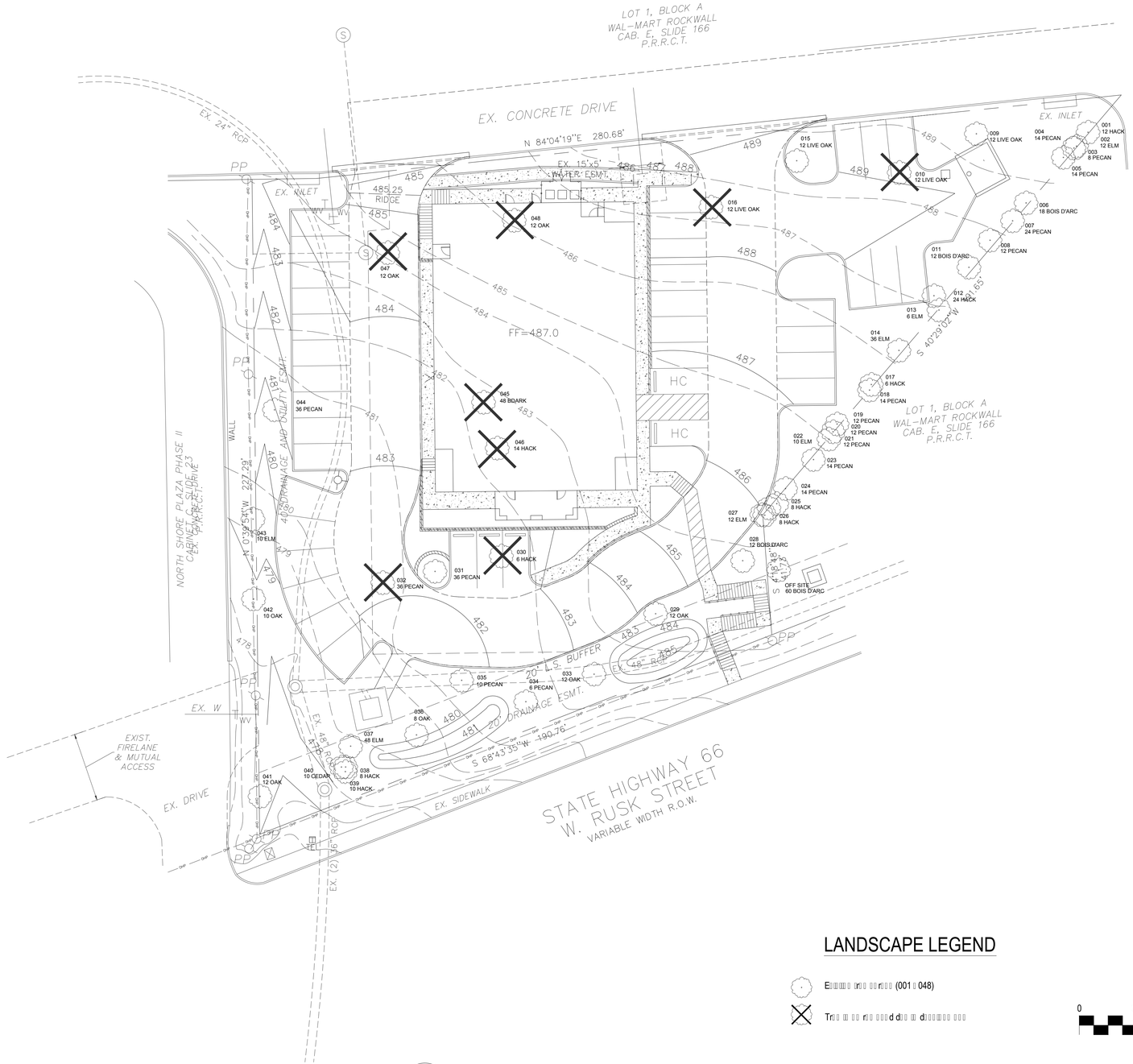


LANDSCAPE LEGEND

E[illegible] [illegible] (001 - 048)

Tr[illegible] [illegible] d d[illegible] [illegible] d[illegible]

NORTH

0 20 40 80

A PLAN: Existing Tree Survey

SCALE: 1" = 20'-0"

PR[illegible]ECT SITE TREE SUMMAR[illegible]

[illegible]	SI[illegible]E	T[illegible]PE	PR[illegible]TECTE[illegible]	[illegible]TE
001	12"	Hac[illegible]berry	Yes	50[illegible] (11" or larger)
002	12"	Elm	Yes	
003	8"	Pecan	Yes	
004	14"	Pecan	Yes	
005	14"	Pecan	Yes	
006	18"	Bois d'Arc	Yes	not [illegible]rotected tree
007	24"	Pecan	Yes	
008	12"	Pecan	Yes	
009	12"	Live Oa[illegible]	Yes	
010	12"	Live Oa[illegible]	No	
011	12"	Bois d'Arc	Yes	not [illegible]rotected tree
012	24"	Hac[illegible]berry	Yes	50[illegible] (11" or larger)
013	6"	Elm	Yes	
014	36"	Elm	Yes	
015	12"	Live Oa[illegible]	Yes	
016	12"	Live Oa[illegible]	No	
017	6"	Hac[illegible]berry	Yes	not [illegible]rotected tree
018	14"	Pecan	Yes	
019	12"	Pecan	Yes	
020	12"	Pecan	Yes	
021	12"	Pecan	Yes	
022	10"	Elm	Yes	
023	14"	Pecan	Yes	
024	14"	Pecan	Yes	
025	8"	Hac[illegible]berry	Yes	not [illegible]rotected tree
026	8"	Hac[illegible]berry	Yes	not [illegible]rotected tree
027	12"	Elm	Yes	
028	12"	Bois d'Arc	Yes	not [illegible]rotected tree
029	12"	Oa[illegible]	Yes	
030	6"	Hac[illegible]berry	No	not [illegible]rotected tree
031	36"	Pecan	Yes	
032	36"	Pecan	No	
033	12"	Oa[illegible]	Yes	
034	6"	Pecan	Yes	
035	10"	Pecan	Yes	
036	8"	Oa[illegible]	Yes	
037	48"	Pecan	Yes	
038	8"	Hac[illegible]berry	Yes	not [illegible]rotected tree
039	10"	Hac[illegible]berry	Yes	not [illegible]rotected tree
040	10"	Cedar	Yes	not [illegible]rotected tree
041	12"	Oa[illegible]	Yes	
042	10"	Oa[illegible]	Yes	
043	10"	Elm	Yes	
044	36"	Pecan	Yes	
045	48"	Bois d'Arc	No	not [illegible]rotected tree
046	14"	Hac[illegible]berry	No	50[illegible] (11" or larger)
047	12"	Oa[illegible]	No	
048	12"	Oa[illegible]	No	

552 Total Caliber Inc[illegible]es of Protected Trees on-site. Adj[illegible]sted as noted by tree ty[illegible]e.

84 Total Caliber Inc[illegible]es of Protected Trees to be removed by develo[illegible]ment.

LANARC DESIGN INC.
LANDSCAPE ARCHITECTURE
2701 W. 15th ST. 333
Plano, Texas 75075
Ph: 214.733.8805
Fx: 214.733.8806
dshipp@lanarcdesign.com

REGISTERED LANDSCAPE ARCHITECT
DAVID B. SHIPP
2121
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID B. SHIPP, RLA #2121 ON JULY 31, 2017.

LAKE RAY [illegible] U[illegible] ARD PEDIACTRICS

HWY 66 - Walmart Addition - Lot 2, Blk A, 1.0 Acres - Rockwall, Texas

PROJECT:

ADDRESS:

REVISIONS:

Number	Date
One	6.27.2017
Two	7.31.2017
Three	–
Four	–
Five	–
Six	–

DATE: JULY 31, 2017

TITLE: LANDSCAPE TREE PRESERVATION

SHEET: L A-2L

SITE DATA

LOT AREA:
1.0 ACRES, 43,680 SQ FT

LOT COVERAGE:
16%

FLOOR TO AREA RATIO:
6.24:1

BUILDING AREA:
7,000 SQ FT

CONSTRUCTION TYPE:
V–N

BUILDING HEIGHT:
32'

BUILDING SETBACKS:
FRONT = 15'
REAR = 10'
SIDE = 10'

PROPOSED USE:
PEDIATRIC CLINIC

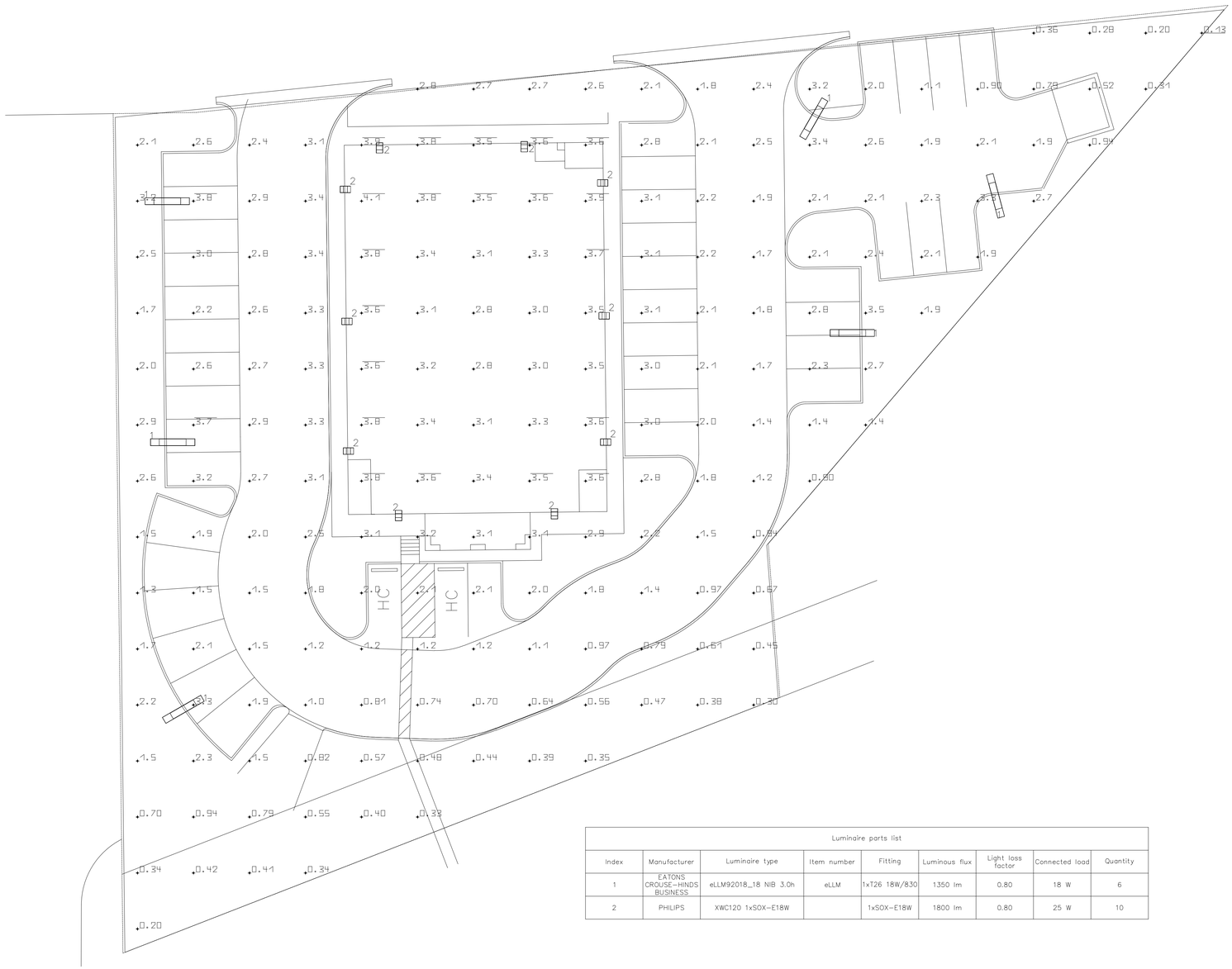
IMPERVIOUS AREA:
30,131 SQ FT

ZONING:
PD–49

PARKING:
REQUIRED: (1 SPACE/200) = 35
HANDICAP = 2
PROVIDED:
STANDARD = 36
HANDICAP = 2
TOTAL = 38

LANDSCAPE AREA:
REQUIRED: 6,552 SQ FT (15%)
PROVIDED: 12,429 SQ FT (28%)

FIRE SPRINKLER:
YES



Luminaire parts list

Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	EATONS CROUSE–HINDS BUSINESS	eLLM92018_18 NiB 3.0h	eLLM	1xT26 18W/830	1350 lm	0.80	18 W	6
2	PHILIPS	XWC120 1xSOX–E18W		1xSOX–E18W	1800 lm	0.80	25 W	10

SITE LIGHTING PHOTOMETRIC PLAN
1/16" = 1'-0"

ANTHONY R. BURSON
116828
7-26-17

BES
BURSON ENGINEERING SERVICES, LLC F-16287

Shearer Design & Associates
Contact at:
charlie@shearerdesignassociates.com
214.497.5466 / 903.462.0214

DATE: 6.14.17
SHEET: E6.0

Eaton´s Crouse-Hinds Business eLLM eLLM92018_18 NIB 3.0h 1xT26 18W/830

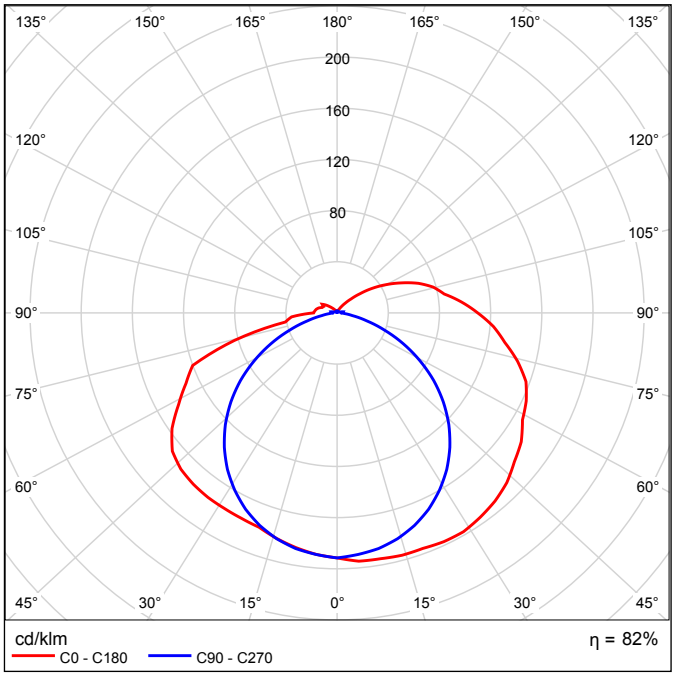


eLLK 2 x18W Emergency Light Pole Mount Fitting for Zone 1 and 21

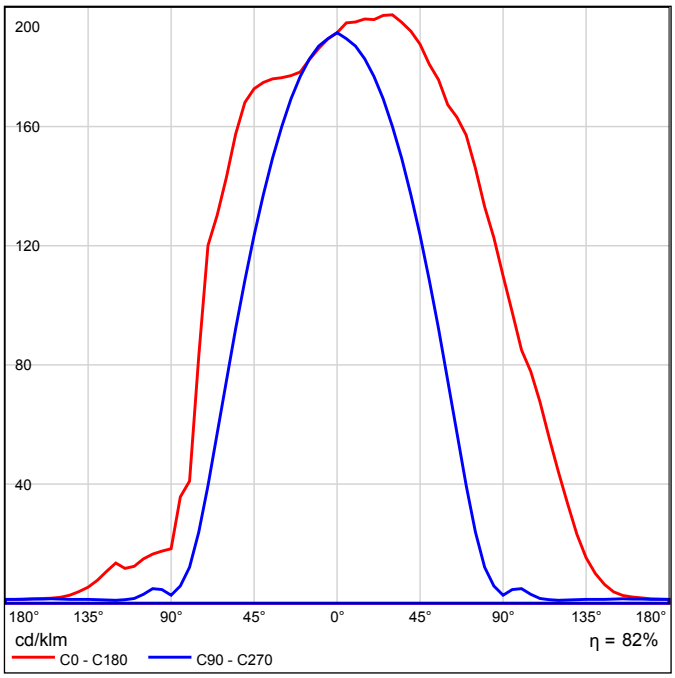
Light output ratio: 82.36%
Lamp luminous flux: 1350 lm
Luminaire luminous flux: 1112 lm
Power: 18.0 W
Luminous efficacy: 61.8 lm/W

Colorimetric data
1xT26 18W/830: CCT 3033 K, CRI 85

Luminous emittance 1 / Polar LDC

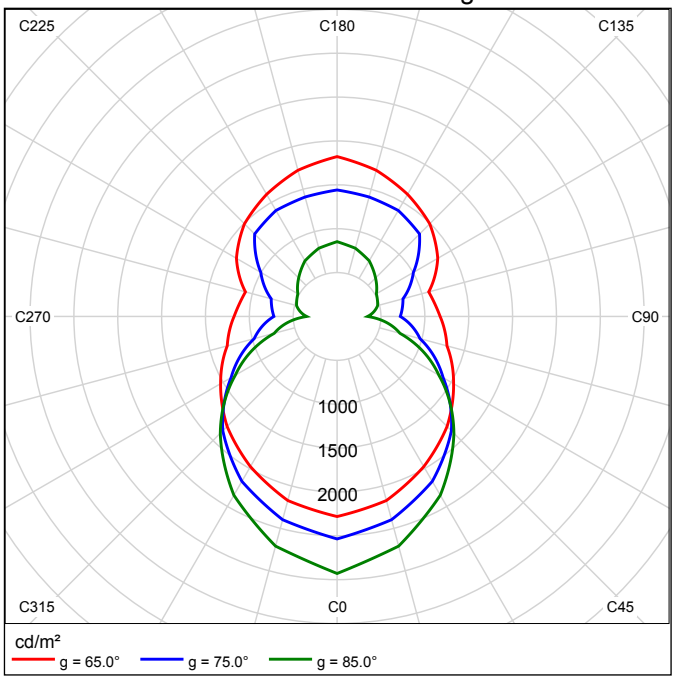


Luminous emittance 1 / Linear LDC



It is not possible to generate a cone diagram, as the light distribution is asymmetrical.

Luminous emittance 1 / Luminance diagram



Philips Lighting XWC120 1xSOX-E18W 1xSOX-E18W

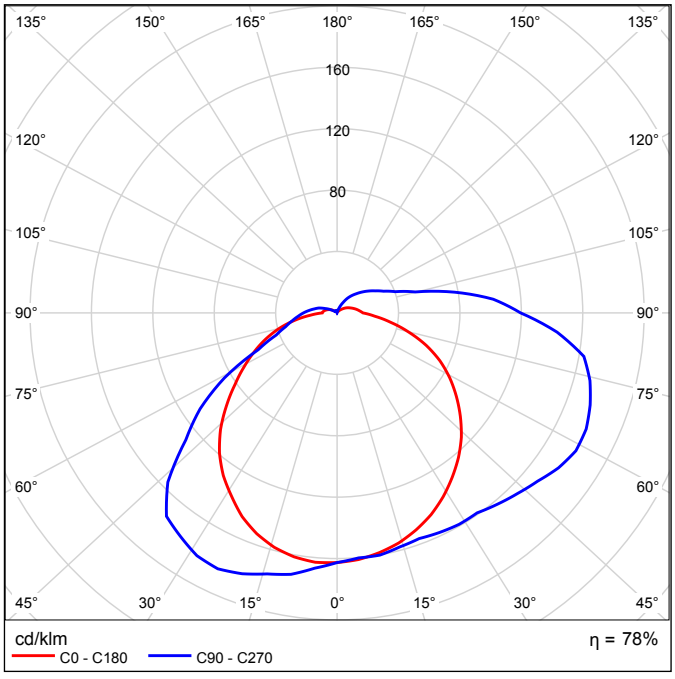
FWC110/120/121 and XWC120/121 – all-night security
FWC110/120/121 and XWC120/121 (wall-mounted) are attractive, low-energy luminaires for all-night security and amenity lighting. The high-reflectance white plate and translucent bowl with prismatic control produce excellent light distribution for low-level lighting of walls, corridors and surroundings.



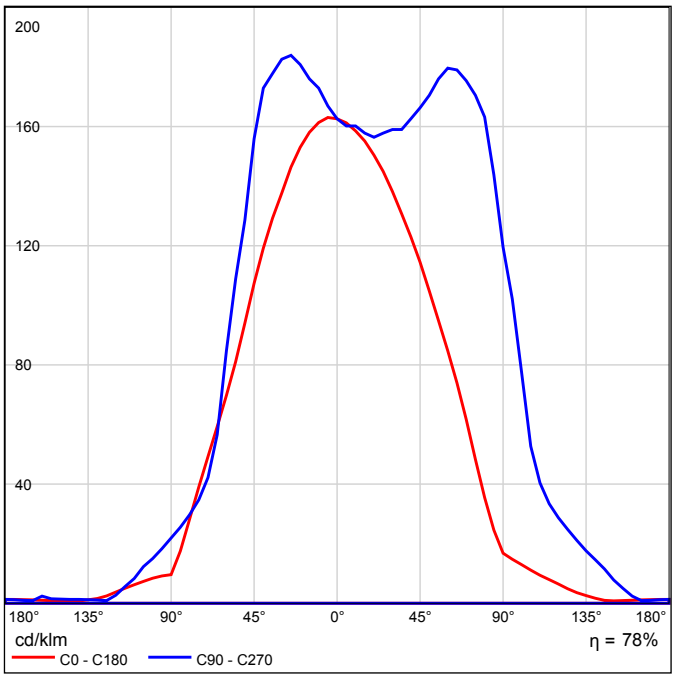
Light output ratio: 78.23%
Lamp luminous flux: 1800 lm
Luminaire luminous flux: 1408 lm
Power: 25.0 W
Luminous efficacy: 56.3 lm/W

Colorimetric data
1xSOX-E18W: CCT 3000 K, CRI 100

Luminous emittance 1 / Polar LDC

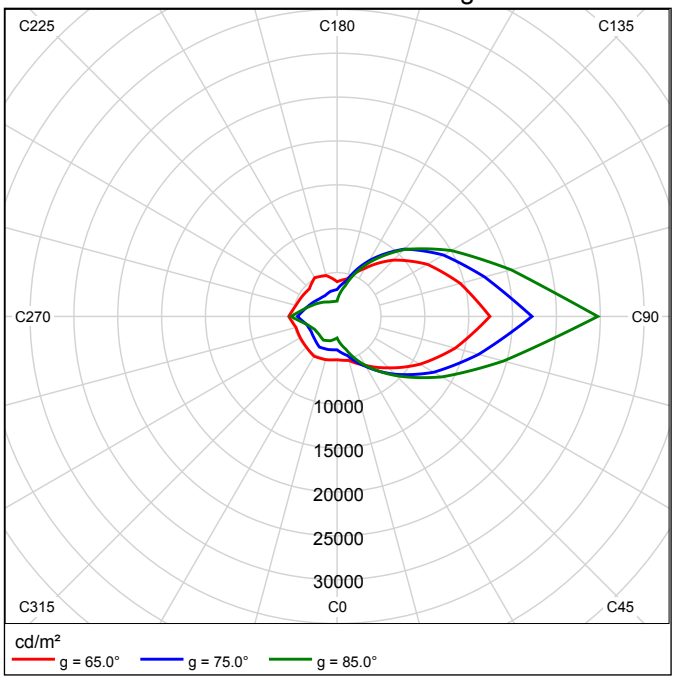


Luminous emittance 1 / Linear LDC



It is not possible to generate a cone diagram, as the light distribution is asymmetrical.

Luminous emittance 1 / Luminance diagram



It is not possible to generate a UGR diagram, as the light distribution is asymmetrical.

PRIMARY MATERIAL COMPOSITIONS:

STONE: 82% - 373 SF
BRICK: 18% - 82 SF



2 SOUTH ELEVATION
3/16" = 1'-0"

PRIMARY MATERIAL COMPOSITIONS:

STONE: 63% - 241 SF
BRICK: 37% - 141 SF



1 NORTH ELEVATION
3/16" = 1'-0"

SITE PLAN EXHIBIT - LAKE RAY HUBBARD PEDIATRIC

EXTERIOR ELEVATION - LAKE RAY HUBBARD PEDIATRIC
LOT: 2 - BLOCK: A OF HWY. 66 WAL-MART ROCKWALL
ROCKWALL, TEXAS

BY: SHEARER DESIGN & ASSOCIATES
414 W. MAIN ST.
DENISON, TEXAS 75020
214.497.5466

PRIMARY MATERIAL COMPOSITIONS:

STONE: 68% - 397 SF
BRICK: 32% - 189 SF



1 WEST ELEVATION
3/16" = 1'-0"

PRIMARY MATERIAL COMPOSITIONS:

STONE: 67% - 436 SF
BRICK: 33% - 233 SF

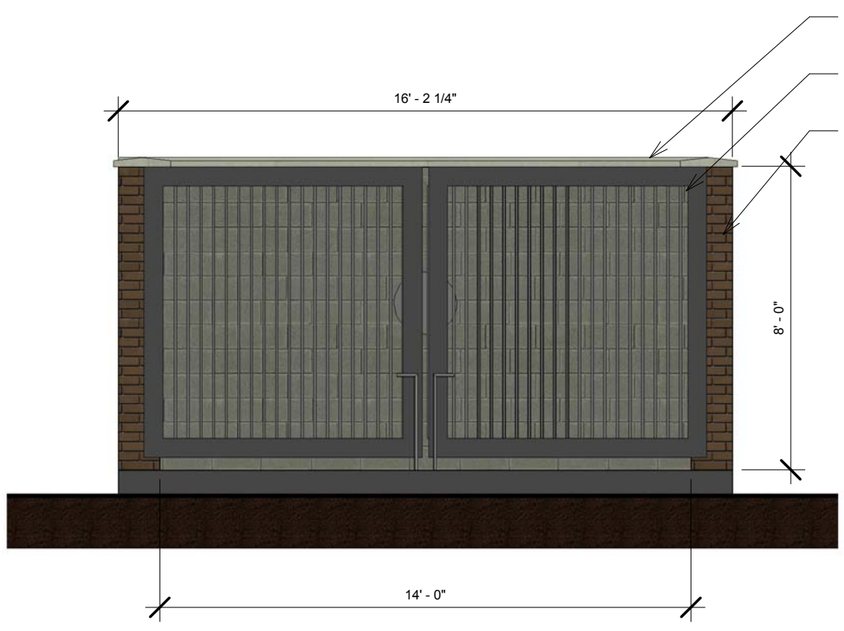


2 EAST ELEVATION
3/16" = 1'-0"

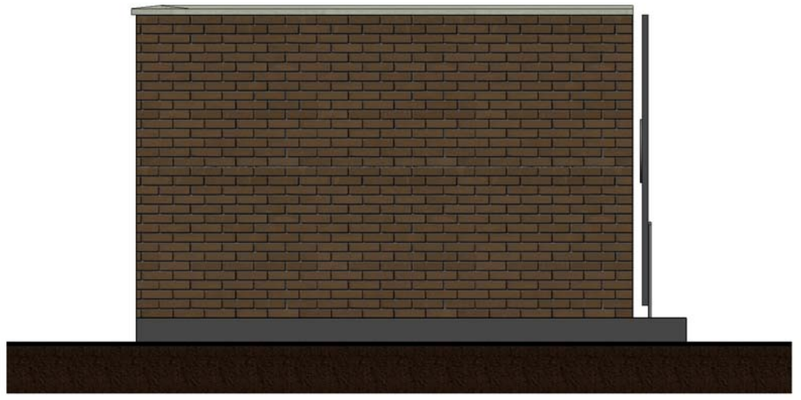
SITE PLAN EXHIBIT - LAKE RAY HUBBARD PEDIATRIC

EXTERIOR ELEVATION - LAKE RAY HUBBARD PEDIATRIC
LOT: 2 - BLOCK: A OF HWY. 66 WAL-MART ROCKWALL
ROCKWALL, TEXAS

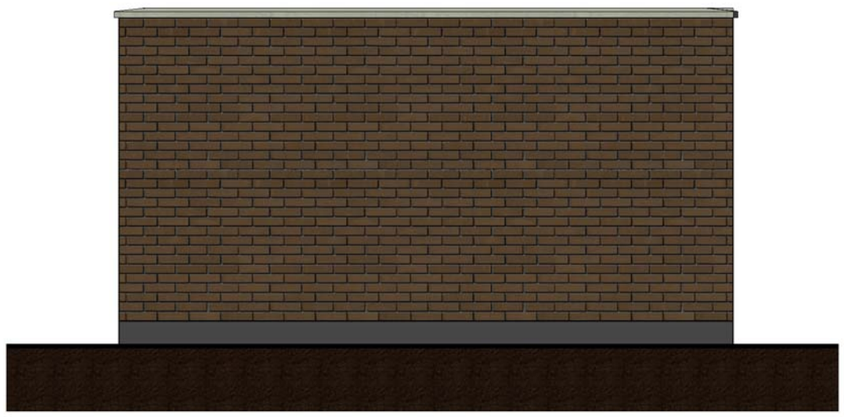
BY: SHEARER DESIGN & ASSOCIATES
414 W. MAIN ST.
DENISON, TEXAS 75020
214.497.5466



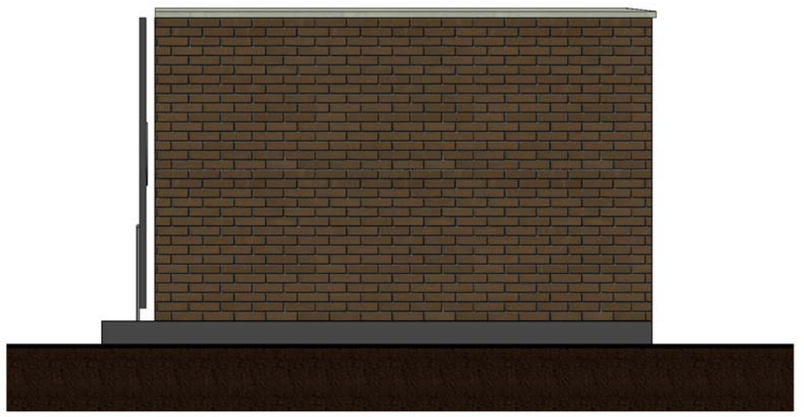
1 Dumpster - Front
1/4" = 1'-0"



3 Dumpster - Left Side
1/4" = 1'-0"



2 Dumpster - Rear
1/4" = 1'-0"



4 Dumpster - Right Side
1/4" = 1'-0"

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 29, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *August 15, 2017* Planning and Zoning Commission meeting.

2. **P2017-040** **(David)**
   Consider a request by Paula Hubert of GreenbergFarrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a final plat for Lot 1, Block A, Texas Roadhouse Addition being a 2.0767-acre portion of larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 912 E. IH-30, and take any action necessary.

3. **P2017-042** **(Korey)**
   Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a replat for Lot 2, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition being a 1.742-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

4. **P2017-043** **(Korey)**
   Consider a request by Kevin Patel, P. E. on behalf of John Dunkin for the approval of a final plat for Lot 1, Block A, North Lakeshore Daycare Addition being a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

5. **P2017-044** **(Korey)**
   Consider a request by Susan Gamez for the approval of a final plat for Lot 1, Block A, Everybody Massage Addition being a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

6. **P2017-045** **(David)**
   Consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a conveyance plat for Lots 1 & 2, Block A, SWBC Rockwall Addition being a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 83 (PD-83), situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

APPOINTMENTS

7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

8. **MIS2017-008** **(Ryan)**
   Discuss and consider a request by William C. Salee of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in a Commercial (C) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned

Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

9. MIS2017-009 (Ryan)
Discuss and consider a request by Kay Uhlig of Sabrina's Flowers and Gifts for the approval of a variance to the district development standards of the SH-205 Overlay (SH-205 OV) District for the approval of an electronic message sign (EMS) being incorporated into an existing pole sign on a 0.407-acre parcel of land identified as the J. J. Jones Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1903 S. Goliad Street [*SH-205*], and take any action necessary.

DISCUSSION ITEMS

10. Z2017-031 (David)
Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

11. Z2017-034 (Korey)
Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2625 S. Goliad Street [*SH-205*], and take any action necessary.

12. Z2017-035 (Korey)
Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 4.895-acre parcel of land identified as Lot 4, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2610 Observation Trail, and take any action necessary.

13. Z2017-036 (David)
Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

14. Z2017-037 (Korey)
Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a zoning change from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

15. Z2017-038 (David)
Hold a public hearing to discuss and consider a request by Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) for a residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

16. Z2017-039 (Ryan)
Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

17. **Z2017-040** **(Ryan)**
    Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

18. **P2017-046** **(Korey)**
    Consider a request by Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre tract of land identified as a portion of Block 7, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 Alamo Street and 906 West Street, and take any action necessary.

19. **SP2017-025** **(Korey)**
    Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

20. **SP2017-026** **(David)**
    Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

21. **SP2017-027** **(David)**
    Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

22. **SP2017-028** **(David)**
    Discuss and consider a request by Kent Birdsong of Birdsong CPA for the approval of a site plan for the expansion of an existing building on a 0.451-acre tract of land identified as Lots 1, 2, 3 & 6, Block I, OT Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 105 N. Alamo Street, and take any action necessary.

23. **SP2017-029** **(David)**
    Discuss and consider a request by Richard L. Brooks for the approval of an amended site plan for an existing medical building on a 2.427-acre tract of land identified as Lot 1, Block A, Lake Pointe Health Science Center of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2504 & 2506 Ridge Road [*FM-740*], and take any action necessary.

24. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

    - ✓ P2017-035: Final Plat for Phase X of the Breezy Hill Subdivision [*Approved*]
    - ✓ P2017-039: Final Plat for Lot 66, Block D, Northshore, Phase 2-A Addition [*Approved*]
    - ✓ Z2017-027: SUP for a Residence Hotel at La Jolla Pointe (*1st Reading*) [*Approved*]
    - ✓ Z2017-032: Zoning Change (AG to SFE-2.0) (*1st Reading*) [*Approved*]
    - ✓ Z2017-033: SUP for a Music Studio (*1st Reading*) [*Approved*]

ADJOURNMENT

WORK SESSION

25. *Comprehensive Plan Work Session*

A work session will be held in the City Council meeting room immediately following the adjournment of the August 29, 2016 Planning and Zoning Commission work session meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of August, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 29, 2017
4:30 PM

CONSENT AGENDA

1. SP2017-028 **(David)**
Discuss and consider a request by Kent Birdsong of Birdsong CPA for the approval of a site plan for the expansion of an existing building on a 0.451-acre tract of land identified as Lots 1, 2, 3 & 6, Block I, OT Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 105 N. Alamo Street, and take any action necessary.

ACTION ITEMS

2. SP2017-025 **(Korey)**
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

3. SP2017-026 **(David)**
Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

4. SP2017-027 **(David)**
Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

5. SP2017-029 **(David)**
Discuss and consider a request by Richard L. Brooks for the approval of an amended site plan for an existing medical building on a 2.427-acre tract of land identified as Lot 1, Block A, Lake Pointe Health Science Center of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2504 & 2506 Ridge Road [*FM-740*], and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of August, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 15, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Eric Chodun, Annie Fishman, Mark Moeller and Tracey Logan. Absent was Commissioner Jerry Welch. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams and Civil Engineer Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the July 25, 2017 Planning and Zoning Commission meeting.

2. P2017-035

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's POD, LTD for the approval of a final plat for Breezy Hill, Phase X containing 79 single-family residential lots on 19.784-acre portion of a larger 29.181-acre tract of land identified as Tract 7-05 of the J. Strickland Survey, Abstract No. 187; the J. Simmons Survey, Abstract No. 190; and the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated with the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of N. John King Boulevard and FM-552, and take any action necessary.

3. P2017-039

Consider a request by Patricia E. Linder for the approval of a replat for Lot 66, Block D, Northshore, Phase 2-A being a 0.23-acre parcel of land identified as Lot 17, Block D, Northshore, Phase 2-A, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 611 Sunset Hill Drive, and take any action necessary.

4. MIS2017-007

Consider a request by John Arnold of BH Balance I, LLC for the approval of a tree mitigation plan for Breezy Hill, Phase VI being 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 6-0, with Commissioner Welch absent.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative, John Womble, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

6. Z2017-032

Hold a public hearing to discuss and consider a request by Brian and Darla Kelly for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80,

City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting to rezone the property from an Agricultural District to a Single-Family Estate 2.0 for the purpose of building a single-family home. According to the UDC, a single-family dwelling is allowed on any Agriculture District zoned property that is more than 10 acres and since the subject property is less than ten 10 acres, the tract will need to be rezoned. Mr. Brooks provided a location map which showed what the land uses adjacent to the subject property show to be. Directly north of the subject property is vacant land that is connected to the City of Rockwall via a 212 Development Agreement and beyond that is vacant land in the city limits that is zoned Agriculture District. Directly south of the subject property are single-family homes and vacant land that is connected to the City of Rockwall via a 212 Development Agreement and beyond that are the city limits of Heath. Directly east of the subject property is a large tract of land, which is zoned AG and currently there is a single-family home on the property, beyond that are the city limits of McClendon-Chisholm. Directly west of the subject property is the city limits of Heath and that area is mostly vacant. Mr. Brooks further stated that the Future Land Use Map designates the subject property for Low Density Residential and therefore the applicant's request is in conformance with the Future Land Use Map.

Mr. Brooks went on to state that on August 4, 2017, staff sent 2 notices to property owners and residents within 500-feet of the subject property and situated in the City Limits. There are no HOA's within 1,500-feet of the subject property therefor no HOA notification was sent out. Staff had not received any notices concerning this case.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward and speak.

Brian Kelly
2846 Bent Ridge Drive
Rockwall, TX

Mr. Kelly came forward and stated he feels the home they intend to build will fit nicely within the City.

Chairman Lyons asked if there was anyone who wished to speak to come forward and do so. There being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or motion.

No discussion took place concerning this agenda item.

Commissioner Trowbridge made a motion to approve Z2017-032 with staff recommendations. Commissioner Fishman seconded the vote which passed by a vote of 6-01, with Commissioner Welch absent.

7. Z2017-033

Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a Specific Use Permit (SUP) for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that back in 2005 the City Council approved the Ordinance that established PD-60 that has an underlying of Residential Office. According to the UDC a music studio is allowed by right in a Residential Office District; however, according to the Planned Development District 60 use standards, a music studio is

allowed only through a Specific Use Permit, which is a discretionary decision for the Planning and Zoning Commission and City Council.

Mr. Brooks went on to state that the proposed school will be a 4,000 SF music studio and the applicant is proposing to provide a 6foot masonry screening wall adjacent to the residential properties located to the east and south property lines. Staff has included a requirement that a row of 4 inch caliper canopy trees be provided adjacent to the wall, which will further screen the building. According to the applicant, the building will be designed so that no sound will affect the adjacent residential properties. Additionally, the applicant has stated that there will be no music outside of the studio and staff included this prohibition in the operational conditions in the SUP ordinance. Mr. Brooks went on to provide a location map which showed what the land uses adjacent to the subject property show to be. Northeast of the subject property is an assisted living facility, Rock Ridge Assisted Living and beyond that is E. Ralph Hall Parkway, which is identified as a major, four 4-lane, divided roadway on the Master Thoroughfare Plan. This area is zoned PD-54 for Single-Family 10 District and Commercial land uses. Southeast of the subject property is a single-family residential subdivision, Flagstone Estates and beyond that is vacant land. Both areas are zoned PD-54 for Single-Family 10 land uses. Southwest of the subject property is a residential subdivision, Highland Meadows, zoned SF-7 District and beyond this is a single-family residential subdivision, Lynden Park Estates, that is zoned Planned Development District 17 for single-family detached residential. Northwest of the subject property is a vacant tract of land and beyond that is E. Ralph Hall Parkway which is identified as a major, 4-lane, divided roadway on the Master Thoroughfare Plan, this area is zoned PD-54 for Commercial land uses.

Mr. Brooks further stated that on August 4, 2017, staff sent 92 notices to property owners and residents within 500-feet of the subject property and notified the Lynden Park and Flagstone Estates HOA's. Staff received 2 notices in opposition to the request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the Commission for any questions for staff before the applicant comes forward.

Commissioner Trowbridge asked how this particular Planned Development, PD-60, come into play. Mr. Brooks deferred the question to Planning Director, Ryan Miller. Mr. Miller explained that Planned Development 60 was established for the purpose of transitioning the Rock Ridge Planned Development District, which is PD-54, it creates a transition directly adjacent to the residential structures and provides for a more appropriate uses than PD-54 allows.

Chairman Lyons opened up the public hearing and asked the applicant to come forward and speak.

Deric Salser
345 New Hope Drive
Sunnyvale, TX

Mr. Salser came forward and stated Mr. Porter, the owner, could further elaborate on the vision they have for the school, where they've been and where they are looking to go and discuss why they have chosen this neighborhood.

Russ Porter
The Rockwall School of Music
1447 Red Wolfe Drive
Rockwall, TX

Mr. Porter came forward and stated they have been in the community for 20 years where they started in downtown Rockwall, then went to the Goliad Place and currently at FM749 on Justin Road. They currently have about 3,000 square feet in the location they currently are housed in, which allows for them to have 13 teaching studios where they provide private lessons of piano, guitar, along with other instruments. They currently lease the building they currently occupy however they are now looking to purchase land to build and own, therefore when the subject

property became available and would allow subdividing the lot to allow them to take the portion they need, that will allow them to grow into a larger facility.

Mr. Salser came forward and added that it will be a residential style structure that will be approximately 4,500 square feet. He added that they felt that this particular PD, as Mr. Miller stated earlier, is a buffer of a use so as to not allow a gas station or such right up against the back of the residential houses which they feel will be a good transition.

Chairman Lyons asked if there was anyone wishing to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Trowbridge made a motion to approve Z2017-033 with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 6-0, with Commissioner Welch absent.

V. ACTION ITEMS

8. Z2017-027

Discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the agenda item stating that the request came before the Commission at a previous meeting on July 11th for an SUP for a Residence Hotel and after discussion the Commission forwarded a recommendation to the City Council with a 5-1 vote recommending approval. However when it went before City Council at the July 17th meeting, the City Council made a motion to postpone the public hearing at City Council level in order to bring the item back to the Planning and Zoning Commission. The reason behind that is because during the public hearing process at the July 11th Planning and Zoning meeting both hotels being proposed were mentioned during the process of the Residential Hotel, due to that and because there are kitchen facilities associated with the request, City Council wants to ensure that the vote that was taken at that July 11th meeting was with the understanding that there would be kitchen facilities within the Hyatt House request. Mr. Gonzales further explained that the vote just needs to be verified and should the Commission have any further questions staff as well as the applicant were available for questions.

Chairman Lyons asked the Commission for any questions for staff.

Commissioner Trowbridge asked if the other hotel that did not include the kitchen factor that was presented alongside the current one has already been approved by City Council. Mr. Gonzales stated that Council did approve the Hyatt Place in both first and second readings for a Specific Use Permit with some conditions.

Chairman Lyons asked the applicant to come forward to speak.

Kevin Hilchey
6128 FM 2011
Longview, TX

Mr. Hilchey came forward and stated him and Mr. Deepak Gandhi who is also present are partners in both projects.

Deepak Gandhi
380 Brighton Lane
Richardson, TX

Mr. Hilchey stated that there did seem to be some confusion at the Council meeting as to whether the Commission understood that there would be cooking facilities in the guest rooms and he understands that is the reason the City Council remanded it back to the Commission. He explained that there will be cooking facilities in the guest rooms that consist of a microwave, a two burner flat glass stove top no oven, and a refrigeration unit. Mr. Hilchey provided a picture of what a typical room will look like.

Chairman Lyons asked the applicant for the breakdown of the number of rooms and how many of those would have the cooktops. Mr. Hilchey explained that it will be 80 rooms and the cooktops will be in approximately two thirds of the rooms. He stated that the Hotel serves breakfast seven days a week and has a restaurant/bar facility that has a menu that they serve. Their belief is that at least 95% of the guests of the Hotel will not use the cooking facility, they are provided for people that may want to heat something up, but at the price point that the hotel will be at most of the guests are on expense accounts and would be eating out in the local market.

Commissioner Trowbridge asked if they achieve a rental rate premium for the residence hotel room over the neighboring Hyatt Place room. Mr. Hilchey stated that no, because they feel it appeals to a different type of guest who is going to stay longer, and that particular guest thinks they might want to cook but most of the time they don't.

Commissioner Trowbridge asked if the project would only work with the two hotels side by side or could one standalone economically. Mr. Hilchey stated they can work independently. Commissioner Trowbridge asked if there is not a premium for an in room kitchen, how are the costs covered as far as not getting any more rent but are putting more money into those type rooms. Mr. Hilchey explained that the difference between the two is the housekeeping model, where the regular hotel has to be cleaned thoroughly daily, the extended stay is also cleaned daily but as a "light touch" and only thoroughly when the guest leaves. This allows the return on the investment is better on the extended stay because of the operational efficiencies involved.

The Commission had no further questions for the applicant.

Chairman Lyons asked the Commission brought the item back to the Commission for discussion or action.

Commissioner Trowbridge expressed he is against extended stay hotels because, although the in house kitchen is an option, he feels extended stay is promoting people to not spend as much. He expressed he will be staying consistent with other requests for similar projects that have come before the Commission which he has not been in favor of because of the kitchen component those offer. He generally is in favor of the standard hotel despite the number of rooms currently in place within the City.

Commissioner Logan stated she did realize what they were voting on at the previous meeting however she thought they had relented on the kitchen component previously on another extended stay that was passed recently, and feels the kitchen component on the proposed hotel should be further discussed.

Commissioner Chodun stated he doesn't feel another extended stay is really needed with others having been approved already. He likes the Hyatt concept, but the Hyatt House sounds like an extended stay with a Hyatt name, and although the kitchen looks nice it appears to be a full kitchen, he understood it to be a smaller concept kitchen when the request was heard initially. He generally expressed not being in favor of the request.

Commissioner Moeller stated that although he has not generally been a fan of extended stay residence hotels, the Hyatt House appears to be an upscale product. He too feels there is more to the kitchen than when initially brought forward but feels that maybe with such a concept it will get some stay from people that are want that size kitchen as opposed to smaller ones other extended stays offer. He generally expressed being in favor of the request.

Commissioner Fishman asked staff how many extended stays currently along IH-30 have been approved. Mr. Miller stated there is the Best Western that is currently in the engineering process and is moving forward in pulling a building permit and there is also the H2 Suites next to the Walmart that was approved last year, but staff has not seen any further progress since their

approval. Commissioner Fishman noted that would make it just one that has been approved that is in progress. She generally expressed being in favor with the request stating she feels it is a good model it is upscale and having both projects together will complement each other well. She feels having Hyatt which is a good name in Rockwall is a good reflection of the City.

Chairman Lyons stated that although he understands Commissioner Trowbridge's concerns, he generally expressed being in favor of the request as the Hyatt is a premium name and this will be a premium location he feels it will be an asset to the community in this specific case.

Chairman Lyons made a motion to approve Z2017-017 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 4-2 with Commissioners Trowbridge and Commissioner Chodun dissenting and Commissioner Welch absent.

9. SP2017-022

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers on behalf of Kevin Smart for the approval of a site plan for a medical office building on a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (*SH-66*), and take any action necessary.

Planner, Korey Brooks, gave a brief explanation and background of the request stating that the subject property is located in front of the Walmart Neighborhood Market on Hwy 66. He explained that in 2001, the City Council approved a zoning change that established Planned Development District 49 for General Retail District land uses for the purpose of allowing a grocery store. At that time, the concept plan showed a retail center adjacent to the grocery store, and a retail establishment on Lot 2 then 2001, the Planning and Zoning Commission approved a site plan for a grocery store which is the Walmart Neighborhood Market, subsequently then the City Council approved a final plat establishing the current lot layout.

Mr. Brooks further stated that the applicant is proposing a medical office building that will be approximately 7,000 square feet and will be accessible via a mutual access easement that connects to the Walmart Neighborhood Market's parking lot north of the subject property. According to the UDC, the proposed use is allowed by right in a General Retail District and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations do generally conform to the technical requirements contained within the UDC. Mr. Brooks noted that the applicant is preserving all of the trees along the eastern property line in accordance with the requirements of the Planned Development District.

Mr. Brooks further stated that on July 25, 2017, the ARB reviewed the submitted building elevations and made recommendations to the applicant to provide additional articulation to the north, east, and south building facades. The applicant has since provided revisions and the ARB did recommend approval unanimously when this evening.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the Commission for any questions.

Commissioner Logan asked concerning a walnut tree that is on the property, will that be removed. Mr. Brooks stated there will not be any walnut trees removed.

Commissioner Trowbridge made a motion to approve SP2017-022 with staff recommendations. Commissioner Chodun seconded the motion, which passed by a vote of 6-0, with Commissioner Welch absent.

VI. DISCUSSION ITEMS

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2017-034: Lot 5, Block A, Lakeshore Commons Addition [*Approved*]
- ✓ P2017-036: Lot 23, Block A, Presbyterian Hospital Addition [*Approved*]
- ✓ P2017-037: Lot 1, Block A, Sky Ridge Addition [*Approved*]
- ✓ Z2017-023: Zoning Change (AG to SFE-4.0) (*2nd Reading*) [*Approved*]
- ✓ Z2017-026: Text Amendment to Article VI (*2nd Reading*) [*Approved*]
- ✓ Z2017-028: SUP for a Hotel at La Jolla Pointe (*2nd Reading*) [*Approved*]
- ✓ Z2017-029: SUP for a Drive Through Restaurant at 3611 N. Goliad Street (*2nd Reading*) [*Approved*]
- ✓ Z2017-030: SUP for a General Retail Store at 406 N. Goliad Street (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:43 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/29/2017

APPLICANT: Paula Hubert of *GreenbergFarrow*

AGENDA ITEM: **P2017-040;** *Lot 1, Block A, Texas Roadhouse Addition*

SUMMARY:

Discuss and consider a request by Paula Hubert of GreenbergFarrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the of a final plat for Lot 1, Block A, Texas Roadhouse Addition being a 2.0767-acre portion of larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 912 E. IH-30, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for the purpose of constructing a single-story, 7,420 SF restaurant (*i.e. Texas Roadhouse*). As part of the final plat, the applicant will be dedicating firelane, public access, detention/drainage, and utility easements for the purpose of providing the necessary services for the development. The site will have two (2) points of access, one (1) from the property to the east (*i.e. Rooms to Go*) and one (1) from the property to the west (*when developed*). A site plan (*i.e. SP2017-012*) for the restaurant was approved in May 2017.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

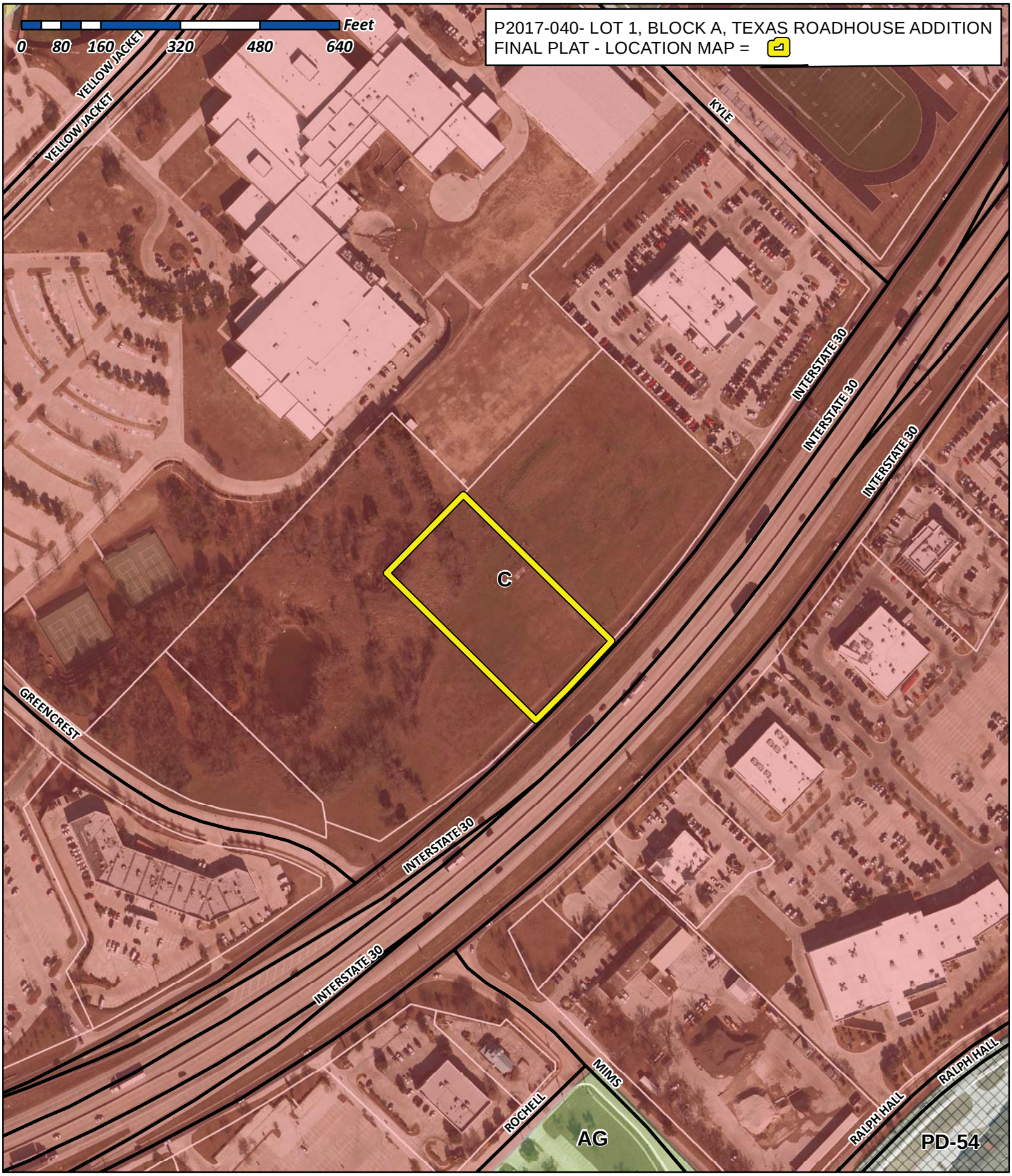
☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat for *Lot 1, Block A, Texas Roadhouse Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

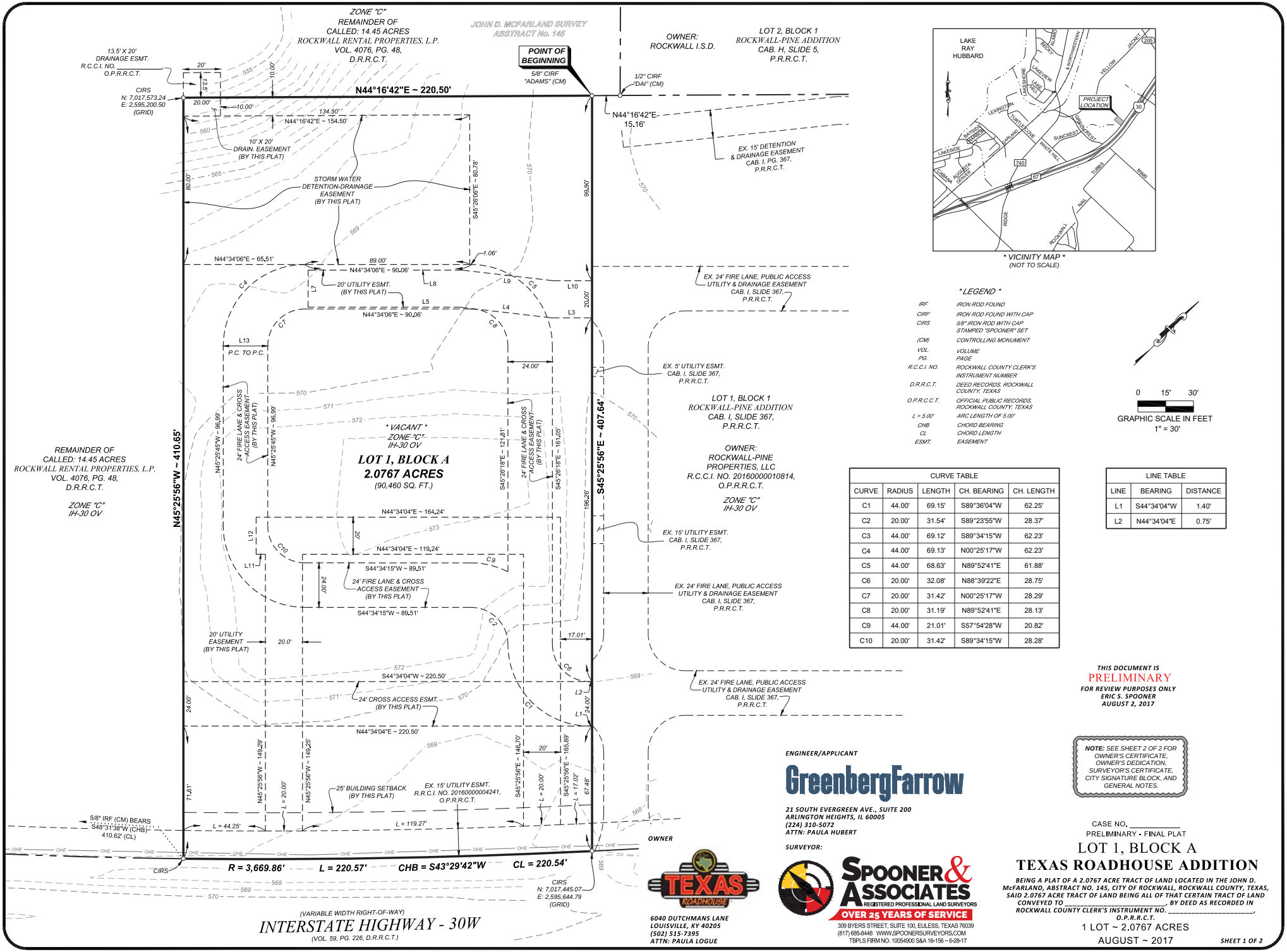
2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	44.00'	69.15'	S89°36'04"W	62.25'
C2	20.00'	31.54'	S89°23'55"W	28.37'
C3	44.00'	69.12'	S89°34'15"W	62.23'
C4	44.00'	69.13'	N00°25'17"W	62.23'
C5	44.00'	68.63'	N89°52'41"E	61.88'
C6	20.00'	32.08'	N88°39'22"E	28.75'
C7	20.00'	31.42'	N00°25'17"W	28.29'
C8	20.00'	31.19'	N89°52'41"E	28.13'
C9	44.00'	21.01'	S57°54'28"W	20.82'
C10	20.00'	31.42'	S89°34'15"W	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°34'04"W	1.40'
L2	N44°34'04"E	0.75'

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER
AUGUST 2, 2017

NOTE: SEE SHEET 2 OF 2 FOR OWNER'S CERTIFICATE, OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE, CITY SIGNATURE BLOCK, AND GENERAL NOTES.

ENGINEER/APPLICANT
GreenbergFarrow
21 SOUTH EVERGREEN AVE., SUITE 200
ARLINGTON HEIGHTS, IL 60005
(224) 310-5072
ATTN: PAULA HUBERT

OWNER
TEXAS ROADHOUSE
6040 DUTCHMANS LANE
LOUISVILLE, KY 40205
(502) 515-7395
ATTN: PAULA LOGUE

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 16-156 ~ 6-28-17

CASE NO. _____
PRELIMINARY - FINAL PLAT

LOT 1, BLOCK A
TEXAS ROADHOUSE ADDITION

BEING A PLAT OF A 2.0767 ACRE TRACT OF LAND LOCATED IN THE JOHN D. MCFARLAND, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 2.0767 ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO _____, BY DEED AS RECORDED IN ROCKWALL COUNTY CLERK'S INSTRUMENT NO. _____, O.P.R.R.C.T.

1 LOT ~ 2.0767 ACRES
AUGUST ~ 2017

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS _____, is the sole owner of a 2.0767 acre tract of land located in the John D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, said 2.0767 acre tract of land being all of a called 2.077 acre tract of land conveyed to _____, by deed as recorded in Rockwall County, Clerk's Instrument No. _____, Official Public Records, Rockwall County, Texas, said 2.0767 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "ADAMS" found (Controlling Monument) at the north property corner of the said 2.077 acre tract, same being the west lot corner of Lot 1, Block 1, Rockwall - Pine Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet I, Slide 367, Plat Records, Rockwall County, Texas (P.R.R.C.T.), from which a 1/2 inch iron rod with a cap stamped "DAI" found (Controlling Monument) at the south lot corner of Lot 2, Block 1, Rockwall-Pine Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet H, Slide 5, P.R.R.C.T. bears North 44°16'42" East, a distance of 15.16 feet;

THENCE South 45°25'56" East, along the northeast property line of the said 2.077 acre tract and along the southwest lot line of said Lot 1, a distance of 407.64 feet to a 5/8 inch iron rod with a cap stamped "SPOONER" set (hereinafter referred to as an iron rod set) at the east property corner of the said 2.077 acre tract, same being the south lot corner or said Lot 1, said iron rod set also being on the north right-of-way line of Interstate Highway No. 30W (being a variable with right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by deed filed for record in Volume 59, Page 226, Deed Records, Rockwall County, Texas), said iron rod set also being at the beginning of a non-tangent curve to the right having a radius of 3,669.86 feet;

THENCE along the south property line of the said 2.077 acre tract and along the said north right-of-way line, with said curve to the right, an arc length of 220.57 feet, and across a chord which bears South 43°29'42" West, a chord length of 220.54 feet to an iron rod set at the south property corner of the said 2.077 acre tract, from which a 5/8 inch iron rod found at the most southerly, southeast property corner of the remainder of a called 14.45 acre tract of land conveyed to Rockwall Rental Properties, L.P., by deed as recorded in Volume 4076, Page 48, Deed Records, Rockwall County, Texas, also being at the intersection of the said north right-of-way line with the northeast right-of-way line of Green Crest Boulevard (being a variable width right-of-way) bears South 48°31'38" West (Chord Bearing), a distance of 410.62 feet (Chord length);

THENCE North 45°25'56" West, departing the said north right-of-way line, and along the southwest property line of the said 2.077 acre tract, a distance of 410.65 feet to an iron rod set at the west property corner of the said 2.077 acre tract;

THENCE North 44°16'42" East, along the northwest property line of the said 2.077 acre tract, a distance of 220.50 feet to the **POINT OF BEGINNING.**

The herein described tract of land contains a computed area of **2.0767 acres (90,460 square feet)** of land, more or less.

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

WE, the undersigned owner of the land shown on this plat, and designated herein as the TEXAS ROADHOUSE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein express. We further certify that all other parties who have a mortgage or lien interest in the TEXAS ROADHOUSE ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress, to from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structures shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the const of such improvements, as determined by the city's engineer and/or administrator computed on a private commercial rate, basis has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

(CONTINUED)

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause action that we may have as a result of the dedication of exactions made herein.

TEXAS ROADHOUSE

_____
Duly Authorized Agent Date

_____
Printed Name and Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

_____
Notary Public, State of _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW BY ALL MEN THESE PRESENTS:

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the monuments shown thereon were properly placed under my personal supervision.

Surveyed on the ground October 24, 2016.

_____
Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER
AUGUST 2, 2017

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

_____
Notary Public, State of Texas

*** GENERAL NOTES ***

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water or personal use and fire protection within such plat, as required under Ordinance 83-54.
- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,017,297.74 and E: 2,595,433.37, using a combined scale factor of 1.0001466844, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48813C0265 K; map revised July 7, 2014, for Rockwall County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared from an ALTA/NSPS Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First National Title Insurance Company, File No. 16-273752-RW, having an effective date of September 14, 2016 and issued September 25, 2016, and only reflects those covenants, restrictions, easements, and other matters of record listed in Schedule B of the said Commitment. No other research was preformed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or resubdivision by the local city could be a violation of city ordinance and state law.
- Property owner is responsible for maintenance, repair and replacement of all drainage and detention systems.

CITY SIGNATURE BLOCK

_____
Planning & Zoning Commission, Chairman Date

APPROVED:

I, hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eight (180) days from said date of final approval.

WITNESS OUR HANDS, this the _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER

TEXAS ROADHOUSE

6040 DUTCHMANS LANE
LOUISVILLE, KY 40205
(502) 515-7395
ATTN: PAULA LOGUE

ENGINEER/APPLICANT

GreenbergFarrow

21 SOUTH EVERGREEN AVE., SUITE 200
ARLINGTON HEIGHTS, IL 60005
(224) 310-5072
ATTN: PAULA HUBERT

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 16-156 ~ 6-28-17

CASE NO. _____
PRELIMINARY - FINAL PLAT

LOT 1, BLOCK A
TEXAS ROADHOUSE ADDITION

BEING A PLAT OF A 2.0767 ACRE TRACT OF LAND LOCATED IN THE JOHN D. McFARLAND, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SAID 2.0767 ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO _____, BY DEED AS RECORDED IN ROCKWALL COUNTY CLERK'S INSTRUMENT NO. _____, O.P.R.R.C.T.

1 LOT ~ 2.0767 ACRES
AUGUST ~ 2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/29/2017

APPLICANT: Juan J. Vazquez; *Vasquez Engineering, LLC*

AGENDA ITEM: **P2017-042**; *Lot 2, Block A, Comfort Inn and Suites, Rockwall Towne Center Addition*

SUMMARY:

This is a request to consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a replat for Lot 2, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition being a 1.742-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat plat a 1.742-acre parcel of land [*i.e. Lot 1, Block A, Comfort Inn and Suites, Rockwall Towne Center Addition*] into one (1) parcel [*i.e. Lot 2 Block A, Comfort Inn and Suites, Rockwall Towne Center Addition*] for the purpose of establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for a residence hotel.

- ☑ A site plan [*SP2017-019*] for an ~44,761 SF *residence hotel* was approved by the Planning and Zoning Commission on July 25, 2017.

- ☑ A Specific Use Permit (SUP) [Z2016-033] was approved by City Council on March 6, 2017, to allow for residence hotel in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lot 2, Block A, Comfort Inn and Suites, Rockwall Towne Center Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-042	**Owner**	JAGH HOSPITALITY	**Applied**	8/18/2017 LM
Project Name	Lot 2, Block A, Comfort Inn & Suites	**Applicant**	VASQUEZ ENGINEERING LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	8/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
700 E. I30	ROCKWALL, TX 75087	

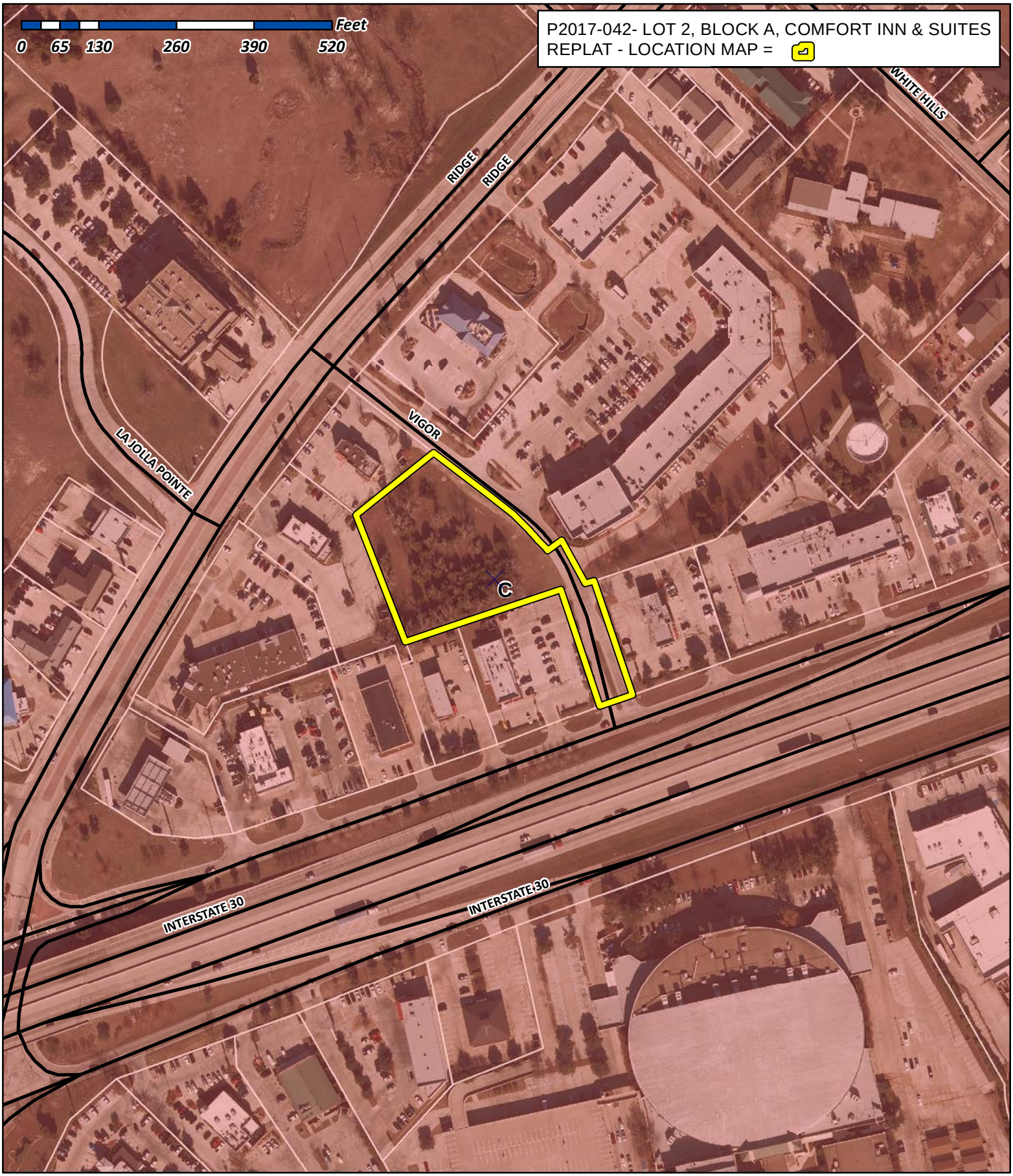
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TOWNE CENTER PH 2 & 3	1	A	1	3411-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	COMMENTS	See Comments
(8/21/2017 4:53 PM AW) Need off-site drainage easement filed and recording information on the plat Off-site drainage easement to be 20' wide minimum							
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	
GIS	Lance Singleton	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
PLANNING	Korey Brooks	8/18/2017	8/25/2017	8/24/2017	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(8/24/2017 10:25 AM KB)
P2017-42 Lot 1, Block A, Comfort Inn and Suites, Rockwall Towne Center Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

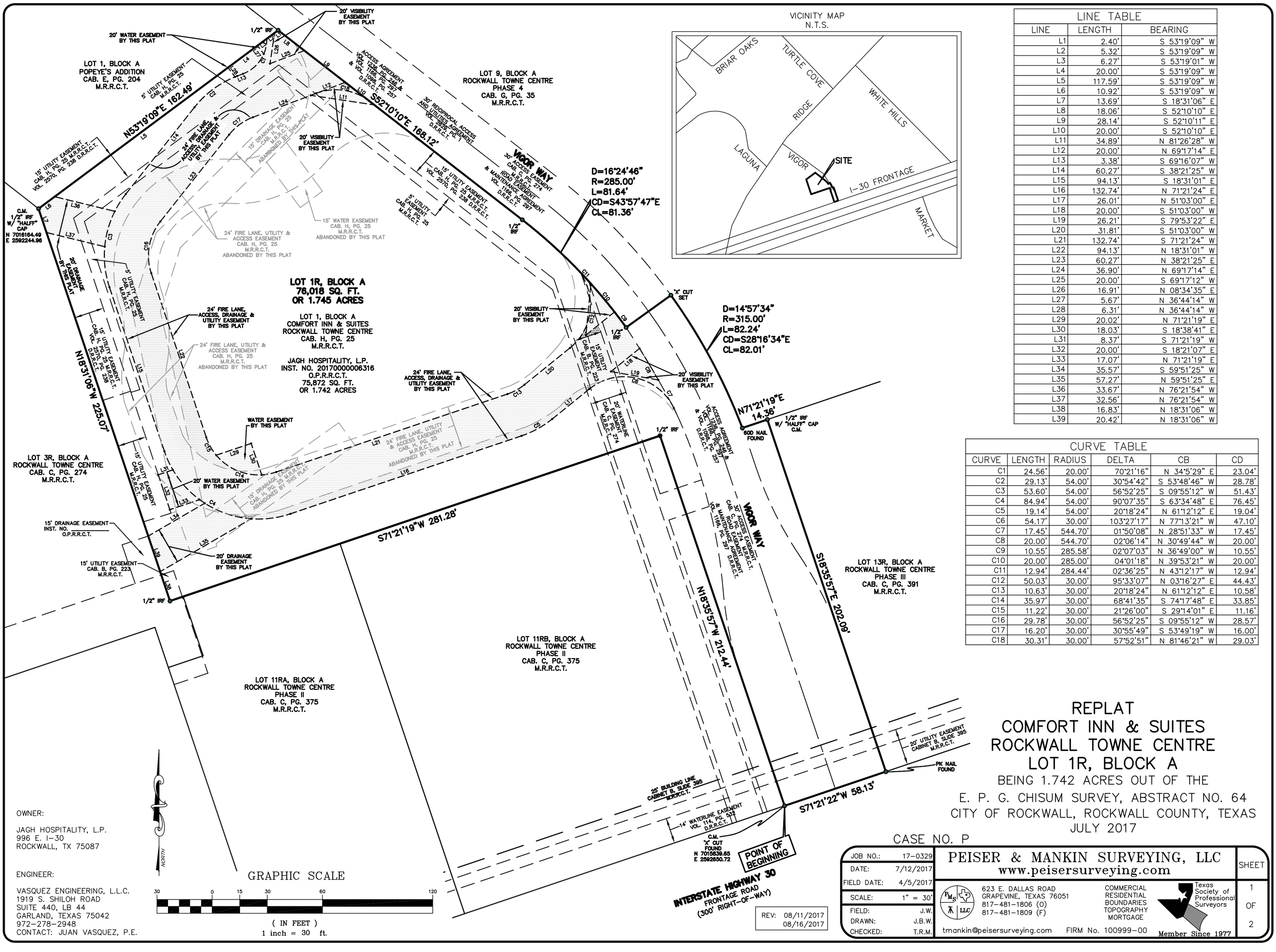
I.1 This is a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a final plat for Lot 2, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition being a 1.742-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-042) in the lower right hand corner of all pages on future submittals.
M.4 Since this is not going to be a Comfort Inn, maybe consider changing the subdivision name to "Best Western Addition" or something similar. The "Comfort Inn and Suites, Rockwall Towne Center Addition" is a long name. This is not a requirement but a suggestion.
M.5 Change lot number to Lot 2 if keeping the same Subdivision name. if changing than it would be Lot 1
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Meeting for this case is August 29, 2017.
I.7 The City Council meeting date and subsequent approval for this plat is September 5, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LINE TABLE		
LINE	LENGTH	BEARING
L1	2.40'	S 53°19'09" W
L2	5.32'	S 53°19'09" W
L3	6.27'	S 53°19'01" W
L4	20.00'	S 53°19'09" W
L5	117.59'	S 53°19'09" W
L6	10.92'	S 53°19'09" W
L7	13.69'	S 18°31'06" E
L8	18.06'	S 52°10'10" E
L9	28.14'	S 52°10'11" E
L10	20.00'	S 52°10'10" E
L11	34.89'	N 81°26'28" W
L12	20.00'	N 69°17'14" E
L13	3.38'	S 69°16'07" W
L14	60.27'	S 38°21'25" W
L15	94.13'	S 18°31'01" E
L16	132.74'	N 71°21'24" E
L17	26.01'	N 51°03'00" E
L18	20.00'	S 51°03'00" W
L19	26.21'	S 79°53'22" E
L20	31.81'	S 51°03'00" W
L21	132.74'	S 71°21'24" W
L22	94.13'	N 18°31'01" W
L23	60.27'	N 38°21'25" E
L24	36.90'	N 69°17'14" E
L25	20.00'	S 69°17'12" W
L26	16.91'	N 08°34'35" E
L27	5.67'	N 36°44'14" W
L28	6.31'	N 36°44'14" W
L29	20.02'	N 71°21'19" E
L30	18.03'	S 18°38'41" E
L31	8.37'	S 71°21'19" W
L32	20.00'	S 18°21'07" E
L33	17.07'	N 71°21'19" E
L34	35.57'	S 59°51'25" W
L35	57.27'	N 59°51'25" E
L36	33.67'	N 76°21'54" W
L37	32.56'	N 76°21'54" W
L38	16.83'	N 18°31'06" W
L39	20.42'	N 18°31'06" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	24.56'	20.00'	70°21'16"	N 34°5'29" E	23.04'
C2	29.13'	54.00'	30°54'42"	S 53°48'46" W	28.78'
C3	53.60'	54.00'	56°52'25"	S 09°55'12" W	51.43'
C4	84.94'	54.00'	90°07'35"	S 63°34'48" E	76.45'
C5	19.14'	54.00'	20°18'24"	N 61°12'12" E	19.04'
C6	54.17'	30.00'	103°27'17"	N 77°13'21" W	47.10'
C7	17.45'	544.70'	01°50'08"	N 28°51'33" W	17.45'
C8	20.00'	544.70'	02°06'14"	N 30°49'44" W	20.00'
C9	10.55'	285.58'	02°07'03"	N 36°49'00" W	10.55'
C10	20.00'	285.00'	04°01'18"	N 39°53'21" W	20.00'
C11	12.94'	284.44'	02°36'25"	N 43°12'17" W	12.94'
C12	50.03'	30.00'	95°33'07"	N 03°16'27" E	44.43'
C13	10.63'	30.00'	20°18'24"	N 61°12'12" E	10.58'
C14	35.97'	30.00'	68°41'35"	S 74°17'48" E	33.85'
C15	11.22'	30.00'	21°26'00"	S 29°14'01" E	11.16'
C16	29.78'	30.00'	56°52'25"	S 09°55'12" W	28.57'
C17	16.20'	30.00'	30°55'49"	S 53°49'19" W	16.00'
C18	30.31'	30.00'	57°52'51"	N 81°46'21" W	29.03'

REPLAT
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
LOT 1R, BLOCK A

BEING 1.742 ACRES OUT OF THE

E. P. G. CHISUM SURVEY, ABSTRACT NO. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 2017

CASE NO. P

OWNER:

JAGH HOSPITALITY, L.P.
996 E. I-30
ROCKWALL, TX 75087

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

REV: 08/11/2017
08/16/2017

JOB NO.:	17-0329
DATE:	7/12/2017
FIELD DATE:	4/5/2017
SCALE:	1" = 30'
FIELD:	J.W.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

OWNER'S CERTIFICATION

WHEREAS JAGH HOSPITALITY, L.P., BEING the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the E. P. G. Chisum Survey, Abstract No. 64, in the City of Rockwall, Rockwal County, Texas, and being all of that certain tract of land conveyed to JAGH HOSPITALITY, L.P. in Warranty Deed recorded under Instrument Number 20170000006316, Official Public Records, Rockwall County, Texas, and being Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Center, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Page 25, Map Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at an 'X' cut found in concrete for the most southerly Southwest corner of said Lot 1, same being the Southeast corner of Lot 11RB, Block A, Rockwall Towne Centre Phase II, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 375, Map Records of Rockwall County, Texas, same being in the northerly right-of-way line of Interstate Highway 30 (Frontage Road)(300 foot right-of-way), same being the Southwest corner of Vigor Way (30 foot access easement per Cabinet C, Page 274, said Plat Records);

THENCE along the common line of said Lot 1 (Comfort Inn) and said Lot 11RB as follows:

North 18 deg. 35 min. 57 sec. West, a distance of 212.44 feet to a 1/2 inch iron rod found for internal corner, same being the Northeast corner of said Lot 11RB;

South 71 deg. 21 min. 19 sec. West, passing the Northwest corner of said Lot 11RB, same being the Northeast corner of Lot 11RA, aforesaid Rockwall Towne Centre Phase II, Cabinet C, Page 375, and continuing along the common line of said Lot 1 (Comfort Inn) and said Lot 11RA, passing the most northerly Northwest coner of said Lot 11RA, same being an East corner of Lot 3R, Block A, Rockwall Towne Centre, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 274, aforesaid Map Records, and continuing along the common line of said Lot 1 (Comfort Inn), and said Lot 3R, a total distance of 281.28 feet to a 1/2 inch iron rod found for the most westerly Southwest corner of said Lot 1 (Comfort Inn);

THENCE North 18 deg. 31 min. 06 sec. West, continuing along the common line of said Lot 1 (Comfort Inn), and said Lot 3R, a distance of 225.07 feet to a 1/2 inch iron rod with "Halff" cap found for the Northwest corner of said Lot 1 (Comfort Inn), same being the Northeast corner of said Lot 3R, same beig the South corner of Lot 1, Block A, Popeye's Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 204, said Map Records;

THENCE North 53 deg. 19 min. 09 sec. East, along the common line of said Lot 1 (Comfort Inn), and said Lot 1 (Popeye's Addition), a distance of 162.49 feet to a 1/2 inch iron rod found for the most northerly Northeast corner of said Lot 1 (Comfort Inn), same being the East corner of said Lot 1 (Popeye's Addition), same being in the southwesterly line of Lot 9, Block A, Rockwall Towne Centre Phase 4, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 35, said Map Records, same being in the southwesterly line of aforesaid Vigor Way;

THENCE along the common line of said Lot 1 (Comfort Inn), and said Lot 9 as follows:

South 52 deg. 10 min. 10 sec. East, a distance of 168.12 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 285.00 feet and a central angle of 16 deg. 24 min. 46 sec.;

Along said curve to the right, an arc distance of 81.64 feet and a chord bearing and distance of South 43 deg. 57 min. 47 sec. East, 81.36 feet to a 1/2 inch iron rod found for internal corner;

North 54 deg. 14 min. 38 sec. East, a distance of 30.00 feet to an 'X' cut in concrete found for corner, same being the beginning of a non-tangent curve to the right, having a radius of 315.00 feet and a central angle of 14 deg. 57 min. 34 sec.;

Along said non-tangent curve to the right, a distance of 82.24 feet and a chord bearing and distance of South 28 deg. 16 min. 34 sec. East, 82.01 feet to a 60D nail found for corner, same being the most southerly Southwest corner of said Lot 9;

North 71 deg. 21 min. 19 sec. East, a distance of 14.36 feet to a 1/2 inch iron rod with "Halff" cap found for corner, same being the Northwest corner of Lot 13R, Block A, Rockwall Towne Centre Phase III, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 391, aforesaid Map Records;

THENCE South 18 deg. 35 min. 57 sec. East, along the common line of said Lot 1 (Comfort Inn) and said Lot 13R, a distance of 202.09 feet to a PK Nail found for the most southerly Southeast corner of said Lot 1 (Comfort Inn), same being the Southwest corner of said Lot 13R, same being in the northerly right-of-way line of aforesaid Interstate Highway 30, same being the Southeast corner of aforesaid Vigor Way;

THENCE South 71 deg. 21 min. 22 sec. West, along the common line of said Lot 1 (Comfort Inn) and said Interstate Highway 30, a distance of 58.13 feet to the POINT OF BEGINNING and containing 75,872 square feet or 1.742 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **COMFORT INN & SUITES ROCKWALL TOWNE CENTRE** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **COMFORT INN & SUITES ROCKWALL TOWNE CENTRE** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. All detention and drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2017

JAGH HOSPITALITY, L.P.

_____

By: OWNER

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

_____

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

08/16/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ _____

Timothy R. Mankin Date

Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2017.

_____ _____

Mayor, City of Rockwall City Secretary

_____

City Engineer

NOTES:

1. IRF – Iron Rod Found
2. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
3. P.O.B. – Point of Beginning.
4. O.P.R.R.C.T. – Official Public Records, Rockwall County, Texas.
5. M.R.R.C.T. – Map Records, Rockwall County, Texas.
6. D.R.R.C.T. – Deed Records, Rockwall County, Texas.
7. CAB. – CABINET
8. C.M. – Controllin Monument
9. Basis of Bearing –Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
10. Purpose of this replat is to abandon and create easements.
11. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

REPLAT
COMFORT INN & SUITES ROCKWALL TOWNE CENTRE LOT 1R, BLOCK A

BEING 1.742 ACRES OUT OF THE

E. P. G. CHISUM SURVEY, ABSTRACT NO. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 2017

CASE NO. P

REV: 08/11/2017
08/16/2017

JOB NO.:	17-0329
DATE:	7/12/2017
FIELD DATE:	4/5/2017
SCALE:	1" = 30'
FIELD:	J.W.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
FIRM No. 100999-00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 2

Parcel name: PLAT CLOSURE

North: 7015839.65 East : 2592650.72
Line Course: N 18-35-57 W Length: 212.44
North: 7016041.00 East : 2592582.96
Line Course: S 71-21-19 W Length: 281.28
North: 7015951.07 East : 2592316.44
Line Course: N 18-31-06 W Length: 225.07
North: 7016164.49 East : 2592244.96
Line Course: N 53-19-09 E Length: 162.49
North: 7016261.56 East : 2592375.27
Line Course: S 52-10-10 E Length: 168.12
North: 7016158.44 East : 2592508.06
Curve Length: 81.64 Radius: 285.00
Delta: 16-24-46 Tangent: 41.10
Chord: 81.36 Course: S 43-57-47 E
Course In: S 37-49-50 W Course Out: N 54-14-36 E
RP North: 7015933.34 East : 2592333.26
End North: 7016099.88 East : 2592564.54
Line Course: N 54-14-38 E Length: 30.00
North: 7016117.41 East : 2592588.88
Curve Length: 82.24 Radius: 315.00
Delta: 14-57-34 Tangent: 41.36
Chord: 82.01 Course: S 28-16-34 E
Course In: S 54-14-39 W Course Out: N 69-12-13 E
RP North: 7015933.35 East : 2592333.26
End North: 7016045.19 East : 2592627.73
Line Course: N 71-21-19 E Length: 14.36
North: 7016049.78 East : 2592641.34
Line Course: S 18-35-57 E Length: 202.09
North: 7015858.24 East : 2592705.80
Line Course: S 71-21-22 W Length: 58.13
North: 7015839.66 East : 2592650.72

Perimeter: 1517.87 Area: 76,018 SQ. FT. 1.75 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.00 Course: N 29-03-16 W
Error North: 0.003 East : -0.002
Precision 1: 1,517,860,000.00

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/29/2017

APPLICANT: Kevin Patel, P.E.; *Masters Developers-SNB, LLC*

AGENDA ITEM: **P2017-043**; *Lot 1, Block A, North Lakeshore Daycare Addition*

SUMMARY:

This is a request to consider a request by Kevin Patel, P. E. on behalf of John Dunkin for the approval of a final plat for Lot 1, Block A, North Lakeshore Daycare Addition being a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 2.960-acre tract of land [*Lot 1, Block S, Preserve, Phase 3 Addition*] and a 1.4376-acre tract of land [*i.e. Tract 12, A Hanna Survey Abstract No. 98*] into one (1) parcel [*i.e. Lot 1, Block A, North Lakeshore Daycare Addition*] for the purpose of establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for a daycare facility.

- ☑ An amended site plan [*SP2017-014*] for an ~13,142 SF *daycare facility* was approved by the Planning and Zoning Commission on May 5, 2017. On October 11, 2016, the Planning and Zoning Commission approved a site plan [SP2016-019] for a ~13,234 SF daycare facility.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lot 1, Block A, North Lakeshore Daycare Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	8/18/2017	LM
Project Number	P2017-043	**Owner**	JOHN DUNKIN	**Approved**		
Project Name	Lot 1, Block A, North Lake Shore Daycare	**Applicant**	DARTAVYA PATEL, P.E.	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	8/18/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1450 EAST FORK DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1	S	1	4694-000S-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	
GIS	Lance Singleton	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	See Comments
(8/22/2017 8:20 AM LS) Road name correction: East Ford Drive							
PLANNING	Korey Brooks	8/18/2017	8/25/2017	8/24/2017	6	APPROVED	Comments

(8/24/2017 10:29 AM KB)

P2017-43 Lot 1, Block A, North Lakeshore Daycare Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Kevin Patel, P. E. on behalf of John Dunkin for the approval of a final plat for Lot 1, Block A, North Lakeshore Daycare Addition being a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a final plat for Lot 2, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition being a 1.742-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30.

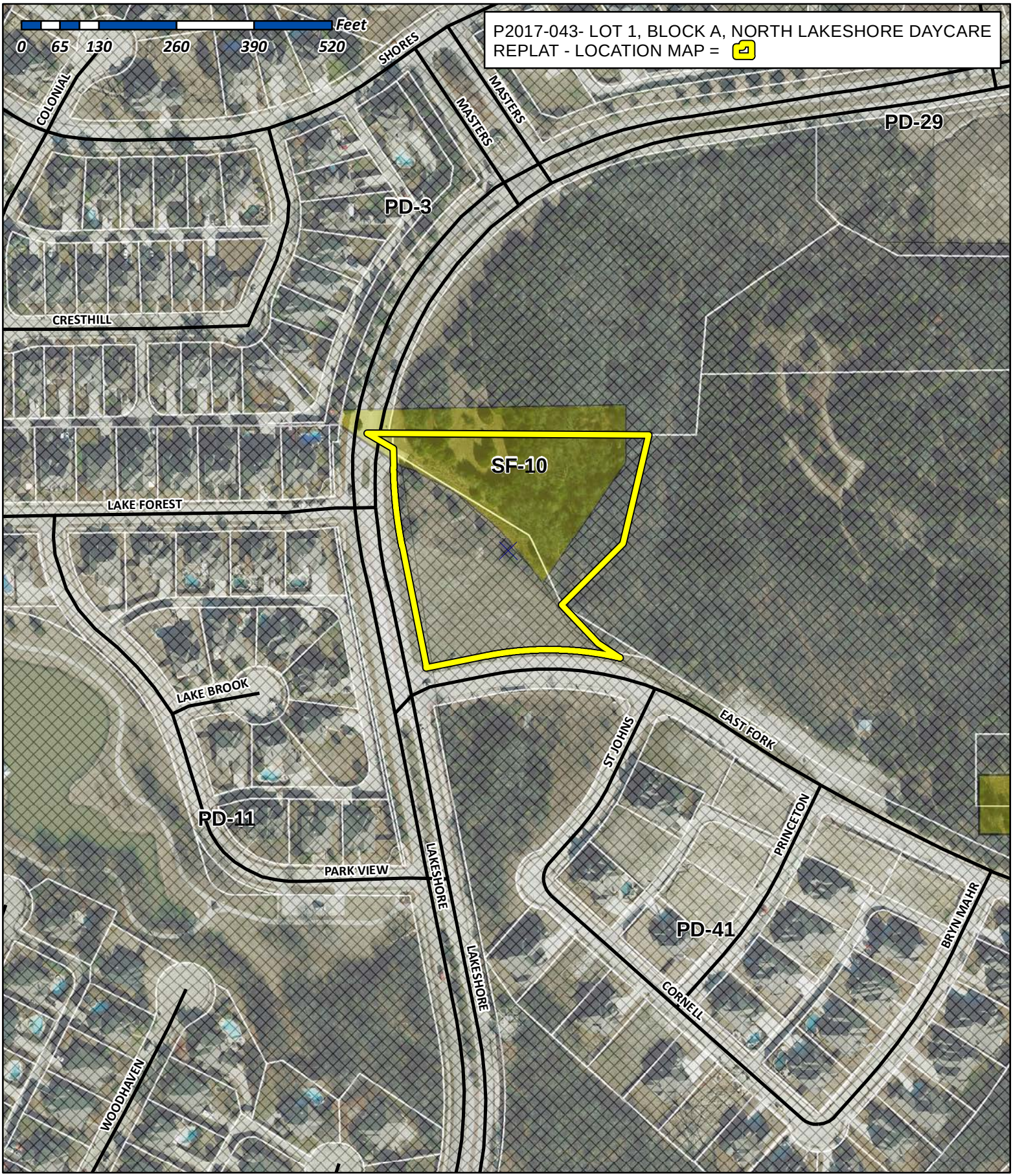
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-043) in the lower right hand corner of all pages on future submittals.

M.4 Your general notes section mention “the purpose is to create two platted lots…” This is going to be one lot, correct?

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Meeting for this case is August 29, 2017.

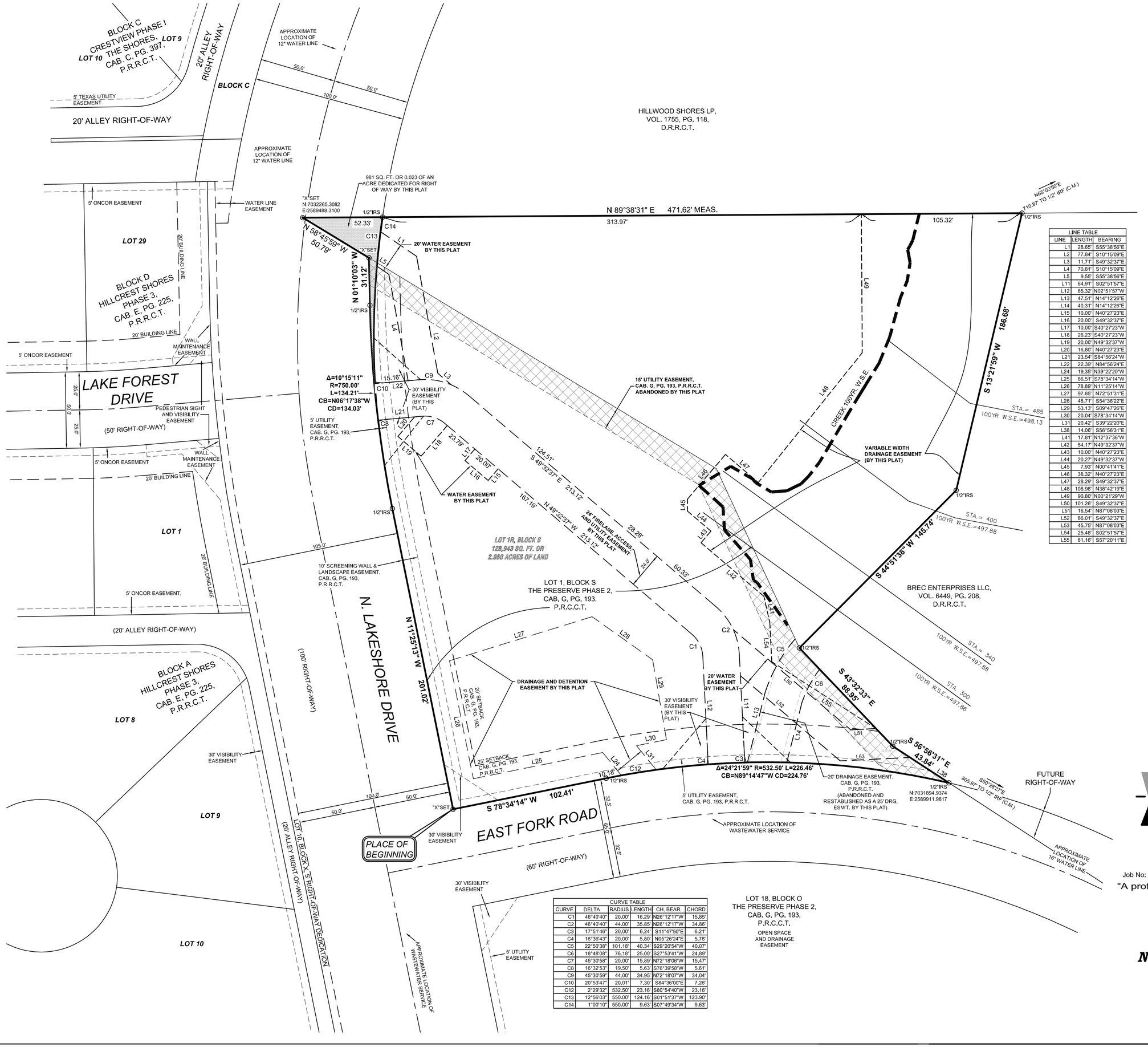
I.7 The City Council meeting date and subsequent approval for this plat is September 5, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

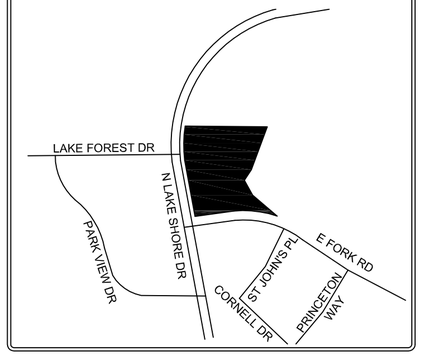
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

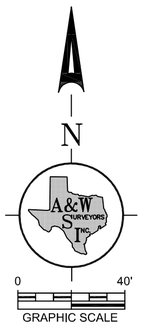


LINE TABLE		
LINE	LENGTH	BEARING
L1	28.65'	S55°38'56"E
L2	77.84'	S10°15'09"E
L3	11.71'	S49°32'37"E
L4	70.81'	S10°15'09"E
L5	9.55'	S55°38'56"E
L11	64.91'	S02°51'57"E
L12	65.32'	N02°51'57"W
L13	47.51'	N14°12'26"E
L14	40.31'	N14°12'26"E
L15	10.00'	N40°27'23"E
L16	20.00'	S49°32'37"E
L17	10.00'	S40°27'23"W
L18	26.23'	S40°27'23"W
L19	20.00'	N49°32'37"W
L20	16.80'	N40°27'23"E
L21	23.54'	S84°56'24"W
L22	22.39'	N84°56'24"E
L24	19.35'	N39°22'20"W
L25	86.51'	S78°34'14"W
L26	78.89'	N11°25'14"W
L27	97.85'	N72°51'31"E
L28	48.71'	S54°36'22"E
L29	53.13'	S09°47'26"E
L30	20.04'	S78°34'14"W
L31	20.42'	S39°22'20"E
L38	14.06'	S56°56'31"E
L41	17.81'	N12°37'36"W
L42	54.17'	N49°32'37"W
L43	10.00'	N40°27'23"E
L44	20.27'	N49°32'37"W
L45	7.93'	N00°41'41"E
L46	38.32'	N40°27'23"E
L47	28.29'	S49°32'37"E
L48	108.98'	N38°42'19"E
L49	90.80'	N00°21'29"W
L50	101.26'	S49°32'37"E
L51	16.54'	N87°08'03"E
L52	86.01'	S49°32'37"E
L53	45.75'	N87°08'03"E
L54	25.48'	S02°51'57"E
L55	81.16'	S57°20'11"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	46°40'40"	20.00'	16.29'	N26°12'17"W	15.85'
C2	46°40'40"	44.00'	35.85'	N26°12'17"W	34.86'
C3	17°51'46"	20.00'	6.24'	S11°47'50"E	6.21'
C4	16°36'43"	20.00'	5.80'	N05°26'24"E	5.78'
C5	22°50'38"	101.18'	40.34'	S29°20'54"W	40.07'
C6	18°48'08"	76.18'	25.00'	S27°53'41"W	24.89'
C7	45°30'56"	20.00'	15.89'	N72°18'06"W	15.47'
C8	16°32'53"	19.50'	5.63'	S76°39'56"W	5.61'
C9	45°30'59"	44.00'	34.95'	N72°18'07"W	34.04'
C10	20°53'47"	20.01'	7.30'	S84°36'00"E	7.26'
C12	2°29'32"	532.50'	23.16'	S80°54'40"W	23.16'
C13	12°56'03"	550.00'	124.16'	S01°51'37"W	123.90'
C14	1°00'10"	550.00'	9.63'	S07°49'34"W	9.63'

VICINITY MAP





GENERAL NOTES

1) Any structure new or existing may not extend across new property lines.

2) The purpose of this plat is to create two (2) platted lots from from one (1) plat and two (2) tracts of land.

3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).

4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection

5) 16" Water lines shown are approximate location.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Master Developers-SNB LLC
~ 2400 Dallas Parkway, Suite 580 ~
~ Plano, Collin County, Texas, 75093 ~

Job No: 16-0737 | Drawn by: 024 | Date: 09-09-2016 | Revised: 05-18-2017 / 06-30-2017

"A professional company operating in your best interest"

REPLAT
LOT 1R, BLOCK S
NORTH LAKE SHORE DAYCARE

2.960 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK S
THE PRESERVE PHASE 3
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98

OWNER'S CERTIFICATE

WHEREAS, Master Developers-SNB, LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Master Developers-SNB LLC, recorded in Instrument No. 2011-00448460, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Road, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a cnetral angle of 10°15'11", a radius of 750.00', and a chord bearing and distance of North 06°17'38" West, 134.03';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 134.21' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°10'03" West, along said East line, a distance of 31.12' to an "X" set for corner in the Southwest line of said Master Developers-SNB LLC tract;

Thence North 58°45'59" West, a distance of 50.79' to an "X" set at the West corner of said Master Developers-SNB LLC tract;

Thence North 89°38'31" East, passing at a distance of 47.78' the Southwest corner of a tract of land described in deed to BREC Enterprises, LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas, continuing along the South line of said BREC Enterprises, LLC tract, a total distance of 471.62' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Road, and being in a non-tangent curve to the left, having a central angle of 24°21'59", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 128,943 square feet or 2.960 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

PRELIMINARY, RELEASED 7-3-2017 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

We, Master Developers-SNB, LLC, the undersigned owners of the land shown on this plat, acting by and through it's authorized agent _____, designated herein as ***LOT 1R, BLOCK S, NORTH LAKE SHORE DAY CARE*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (*we*) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat.
I (*we*) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Authorized Agent,
Master Developers-SNB, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission *Date*

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20___.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Master Developers-SNB LLC
~ 2400 Dallas Parkway, Suite 580 ~
~ Plano, Collin County, Texas, 75093 ~

Job No: 16-0737 | Drawn by: 024 | Date: 09-09-2016 | Revised: 05-18-2017

"A professional company operating in your best interest"

REPLAT
LOT 1R, BLOCK S
NORTH LAKE SHORE DAYCARE
2.960 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK S
THE PRESERVE PHASE 3
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98

DAY CARE AT ROCKWALL CLOSURE SHEET

Parcel name: 4

```
   North: 7031878.9384        East : 2589582.9090
Line  Course: N 11-25-13 W  Length: 201.02
        North: 7032075.9784          East : 2589543.1062
Curve  Length: 134.21               Radius: 750.00
        Delta: 10-15-11            Tangent: 67.29
        Chord: 134.03               Course: N 06-17-38 W
    Course In: N 78-34-46 E     Course Out: S 88-49-57 W
    RP  North: 7032224.4852          East : 2590278.2564
    End North: 7032209.2037          East : 2589528.4121
Line  Course: N 01-10-03 W  Length: 31.12
        North: 7032240.3172          East : 2589527.7780
Line  Course: N 58-45-59 W  Length: 50.79
        North: 7032266.6533          East : 2589484.3495
Line  Course: N 89-38-31 E  Length: 471.62
        North: 7032269.6006          East : 2589955.9603
Line  Course: S 13-21-59 W  Length: 186.68
        North: 7032087.9774          East : 2589912.8041
Line  Course: S 44-51-38 W  Length: 145.74
        North: 7031984.6732          East : 2589810.0015
Line  Course: S 43-32-33 E  Length: 88.95
        North: 7031920.1966          East : 2589871.2785
Line  Course: S 56-56-31 E  Length: 43.84
        North: 7031896.2823          East : 2589908.0216
Curve  Length: 226.46               Radius: 532.50
        Delta: 24-22-00            Tangent: 114.97
        Chord: 224.76               Course: N 89-14-47 W
    Course In: S 12-56-13 W     Course Out: N 11-25-47 W
    RP  North: 7031377.2988          East : 2589788.8062
    End North: 7031899.2385          East : 2589683.2829
Line  Course: S 78-34-14 W  Length: 102.41
        North: 7031878.9448          East : 2589582.9038

   Perimeter: 1682.83   Area: 128,943 Sq Ft 2.960 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0083               Course: N 39-23-15 W
  Error North: 0.00643               East : -0.00528
Precision  1: 202,751.81
```

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/29/2017

APPLICANT: Susan Gamez

AGENDA ITEM: **P2017-044**; *Lot 1, Block A, Everybody Massage Addition*

SUMMARY:

This is a request to consider a request by Susan Gamez for the approval of a final plat for Lot 1, Block A, Everybody Massage Addition being a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 4.478-acre tract of land [i.e. *Tract 7 of the D. Atkins Survey, Abstract No. 1*] into one (1) parcel [*i.e. Lot 1, Block A, Everybody Massage Addition*] for the purpose of establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for a massage therapist facility.

- ☑ A site plan [*SP2017-015*] for an ~1,775 SF *massage therapist facility* was approved by the Planning and Zoning Commission on April 25, 2017. The proposed massage therapist facility is situated on a 0.478-acre of land, is zoned Residential Office (RO) District, and is situated within the Scenic Overlay (SOV) District.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *final plat* for *Lot 1, Block A, Everybody Massage Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-044	**Owner**	SUSAN GAMEZ	**Applied**	8/18/2017	LM
Project Name	2001 Ridge Road	**Applicant**	SUSAN GAMEZ	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	8/18/2017	LM

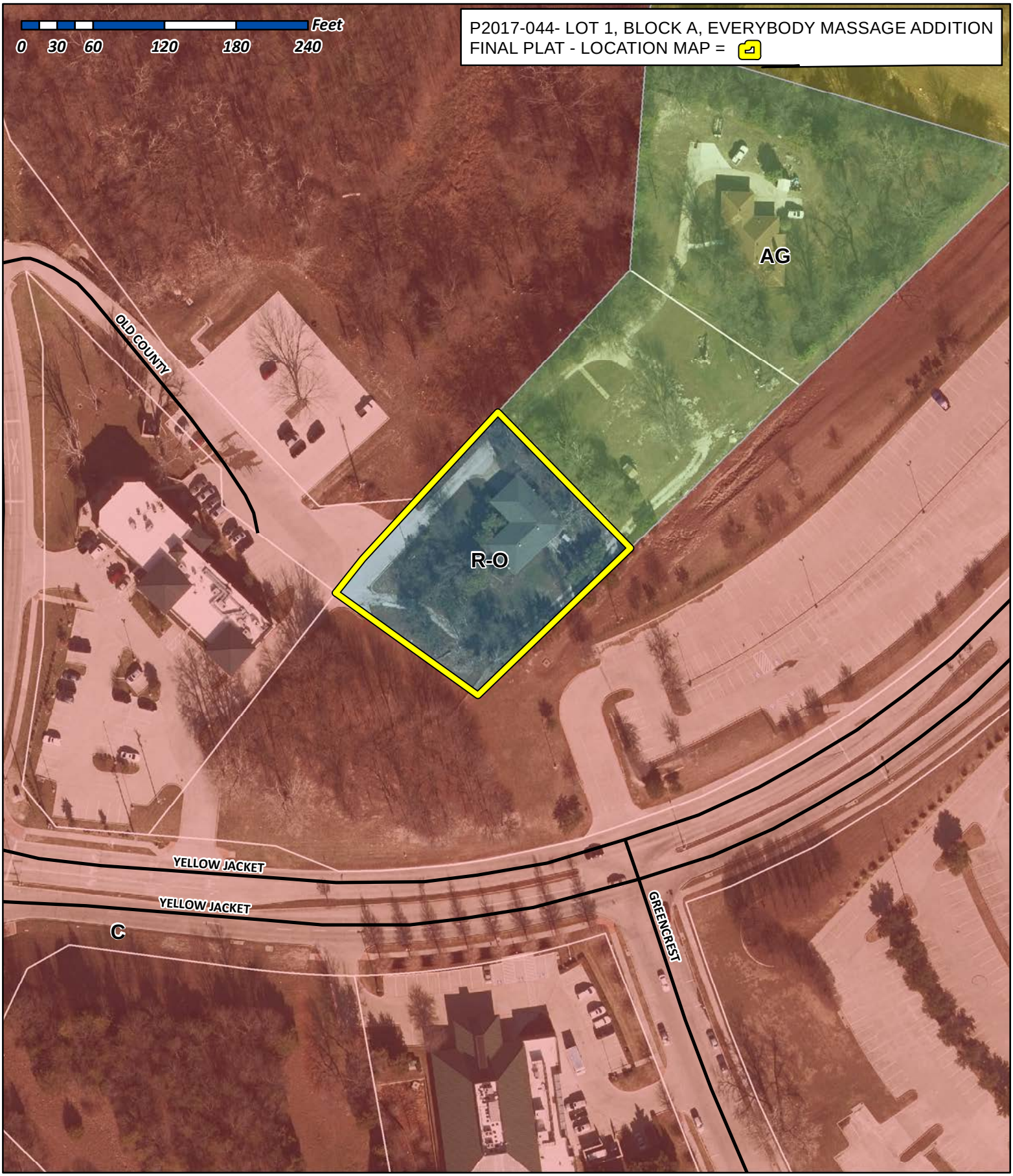
Site Address	**City, State Zip**	**Zoning**
2001 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
YELLOW JACKET ADDITION	7	NULL	7	0001-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	
GIS	Lance Singleton	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
PLANNING	Korey Brooks	8/18/2017	8/25/2017	8/24/2017	6	COMMENTS	Comments

(8/24/2017 10:35 AM KB)
P2017-44 Everybody Massage Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Susan Gamez for the approval of a final plat for Lot 1, Block A, Everybody Massage Addition being a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-044) in the lower right hand corner of all pages on future submittals.
M.4 I am missing Page 2 of the plat (paper copy).
M.5 The scale is off. Please take a look at the scale.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Meeting for this case is August 29, 2017.
I.7 The City Council meeting date and subsequent approval for this plat is September 5, 2017

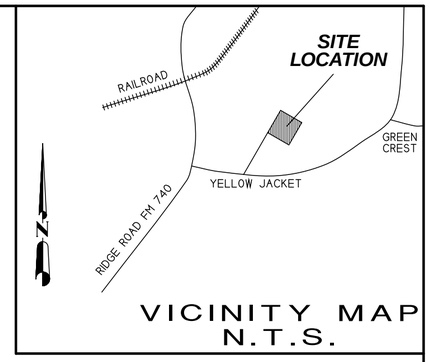


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.

FINAL PLAT

EVERYBODY MASSAGE ADDITION
LOT 1, BLOCK A

0.48 ACRES OR 21,023 S.F.
(1 LOT)

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
A.HANNA SURVEY, A-98

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIR AND REPLACEMENT OF ALL DRAINAGE/DETENTION SYSTEMS.

OWNER:
SUSAN GAMEZ
VICTOR BALDERAS
602 LAURENCE
HEATH, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE / PROPERTY LINES	AIR COND. UNIT	PROPANE TANK	

SURVEY DATE JULY 10, 2017
SCALE 1" = 20' FILE # 20160480PP
CLIENT GAMEZ

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SUSAN GAMEZ and VICTOR BALDERAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, City of Rockwall, Rockwall County, Texas, and being a part of that 2.1 acres tract of land as described in a Deed to Charles Prock, as recorded in Volume 51, Page 504 of the Deed Records of Rockwall County, Texas, and being the same tract of land as described in a Warranty deed to Susan Gamez and Victor Balderas, sa recorded in Document no. 20160000000311of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found in concrete drive, said point being the west most corner of said Gamez and Balderas tract, said point being N. 44 deg. 35 min. 07 sec. E., 87.12 feet from a P-K nail found at the east corner of Lot 1, Block A, YELLOW JACKET ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 17 of the Plat Records of Rockwall County, Texas;

THENCE N. 41 deg. 55 min. 16 sec. E. along the northwest line of said Gamez and Balderas tract, a distance of 146.18 feet to a 1/2" iron rod found for corner;

THENCE S. 50 deg. 16 min. 57 sec. E. a distance of 141.91 feet to a 1/2" iron rod found forrner at the east corner of said Gamez and Balderas tract;

THENCE S. 42 deg. 15 min. 40 sec. W. along the southeast line of said Gamez and Balderas tract, a distance of 151.29 feet to a 3/8" iron rod found for corner;

THENCE N. 48 deg. 13 min. 16 sec. W. a distance of 140.91 feet to the POINT OF BEGINNING and containing 21,023 square feet or 0.48 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as EVERYBODY MASSAGE ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in EVERYBODY MASSAGE ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
SUSAN GAMEZ

_____
VICTOR BALDERAS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUSAN GAMEZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared VICTOR BALDERAS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of EVERYBODY MASSAGE ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

EVERYBODY MASSAGE ADDITION
LOT 1, BLOCK A

0.48 ACRES OR 21,023 S.F.
(1 LOT)

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
A.HANNA SURVEY, A-98

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
SUSAN GAMEZ
VICTOR BALDERAS
602 LAURENCE
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JULY 10, 2017
SCALE 1" = 20' FILE # 20160480PP
CLIENT GAMEZ

CASE NO. P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/29/2017

APPLICANT: Robert Lambreth of *Pneuma Ventures, LTD*

AGENDA ITEM: **P2017-045;** *Lots 1 & 2, Block A, SWBC Rockwall Addition*

SUMMARY:

Consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a conveyance plat for Lots 1 & 2, Block A, SWBC Rockwall Addition being a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 83 (PD-83), situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for the purpose of subdividing the subject property into two (2) lots and conveying *Lot 1, Block A*. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).

☑ Concurrently with this request, the applicant has submitted a PD Site Plan (*i.e. SP2017-027*) in accordance with the requirements of Planned Development District 83 (PD-83). These plans indicate an intent to develop the subject property as multi-family, apartment complex. This development will take place in two (2) phases, which are generally demarcated by the proposed lot lines (*i.e. Lots 1 & 2, Block A*).

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

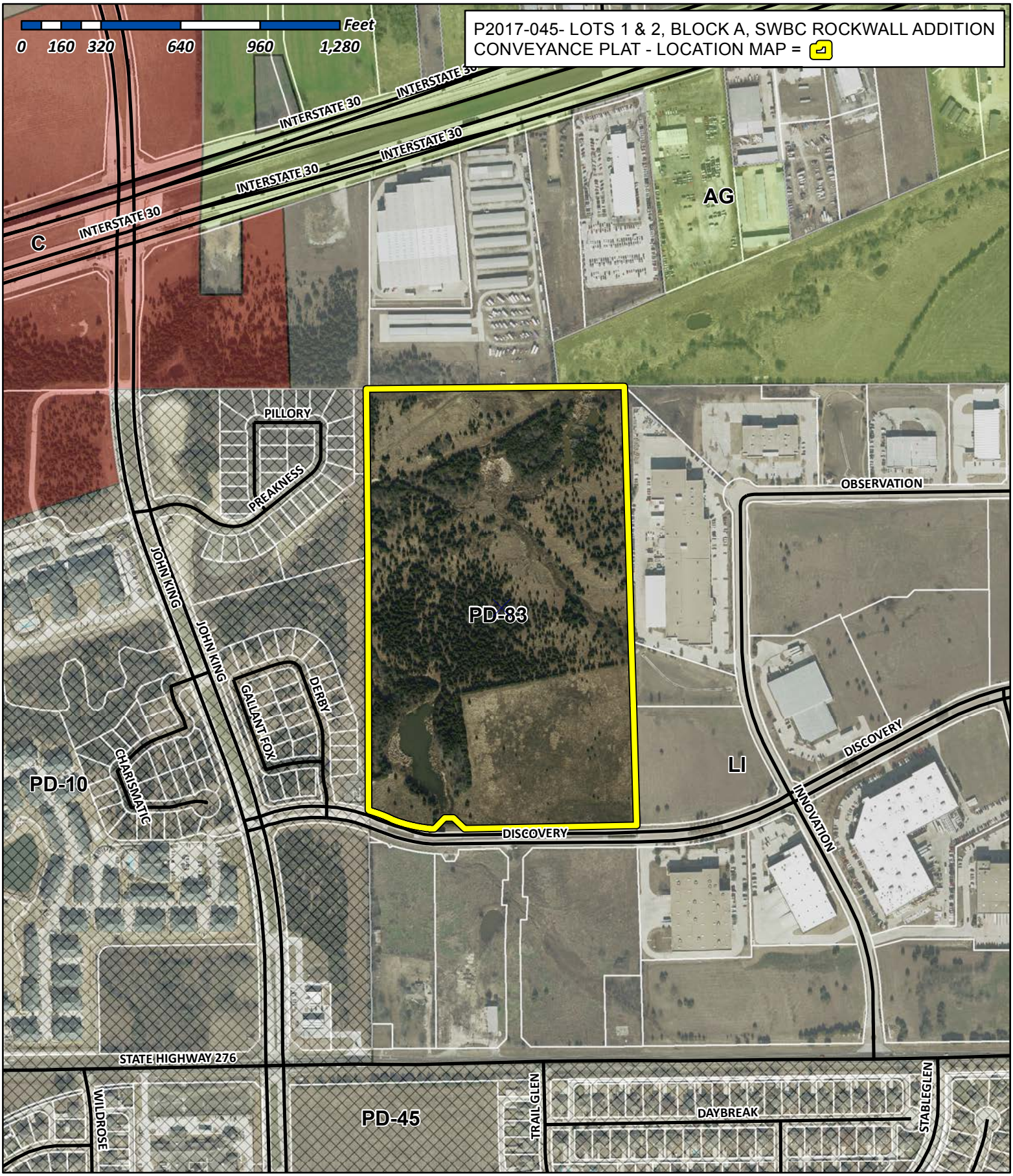
☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat for *Lots 1 & 2, Block A, SWBC Rockwall Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

LOT 4, BLOCK C

LOT 5, BLOCK C

Rockwall Technology Park
Cab. D, Slide 312

LOT 6, BLOCK C

Hitt Family Limited Partnership
Vol. 1875, Pg. 238

McKeown-Belaustegui Addition
Cab. E, Slide 233

Nissan of Rockwall Addition
Inst. No. 20150000008394

Lot 32, Block E

Lot 31, Block E

Rockwall Downes, Phase 1
Inst. No. 20150000008387

The Cambridge Companies, Inc. Trustee
Vol. 99, Pg. 1022

1/2" CRF (Wier)

S 01°33'10" E 1767.98'

60D Nail Found

LOT 2, BLOCK A
21.275 Acres

LOT 1, BLOCK A
21.280 Acres

N 89°35'05" E 1039.12'

674.71'

364.41'

N 18°19'40" E 56.31'

N 71°40'20" W 94.13'

N 18°19'40" E 418.25'

N 18°19'40" E 75.67'

N 71°40'20" W 121.02'

N 71°40'20" W 225.76'

N 00°39'25" E 535.77'

N 00°04'40" E 572.46'

484.05'

S 89°12'17" W 687.07'

203.02'

DISCOVERY BOULEVARD
(Variable Width R.O.W.)
City of Rockwall - Vol. 6169, Pg. 198

20' Sanitary Sewer Easement
Vol. 2014, Pg. 14522

N 45°47'43" W 61.52'

5/8" CRF (Maddox)

S 89°12'17" W 35.13'

PK Nail Found

5/8" CRF (UNSTAMPED)

S 44°12'17" W 59.92'

5/8" CRF (Maddox)

20' Sanitary Sewer Easement
Vol. 1256, Pg. 314

Δ=21°45'33"
R=557.50'
L=211.72'
CD=N 75°36'59" W
CL=210.45'

5/8" CRF (UNSTAMPED)

Δ=5°25'16"
R=642.50'
L=60.79'
CD=N 67°26'52" W
CL=60.77'

1/2" CRF (Maddox 5430)

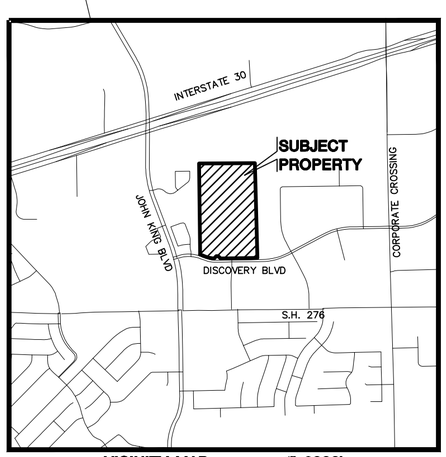
5/8" CRF (Maddox)

N 00°38'35" W 1694.41'

P.O.B.

100 0 100 200 300 Feet

SCALE: 1"=100'



VICINITY MAP 1"=2000'

NOTES:

1.) Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2.) Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.

3.) No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.

4.) This Final Plat is for conveyance purposes only and not for the development of the subject property.

5.) A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 8/18/17

FINAL PLAT
Lots 1 & 2, Block A
SWBC Rockwall Addition
42.555 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
Pneuma Ventures, L.T.D.
504 Smirl Drive
Rockwall, Texas 75032

Contact: _____

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

1/2

DRAWN BY: TM DATE: 08/17/17 SCALE: 1"=100' JOB. No. 17193

File: Z:\2017\17193\Drawings\FP & Const Plans\17193 CONVEYANCE PLAT
Plotted: 8/18/2017 9:56 AM, by Thad Murley. Saved: 8/18/2017 9:42 AM, by Thad

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS PNEUMA VENTURES, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all that certain lot, tract or parcel of land situated in the J.M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, and being a portion of a called 57.819 acre tract of land described as Tract Three in deed to Pneuma Ventures, L.T.D., recorded in Volume 2924, Page 314, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found with cap stamped "MADDOX 5430" in the west line of said 57.819 acre tract and being the northwest corner of a called 2.354 acres tract of land described in deed to the City of Rockwall recorded in Volume 6169, Page 198, Official Public Records, Rockwall County, Texas, and being in the north line of Discovery Boulevard;

THENCE N 00°38'35" W, with the west line of said 57.819 acre tract, a distance of 1694.41 feet to a 5/8 inch rebar found with cap stamped "MADDOX", being the northeast corner of Lot 32, Block E, Rockwall Downes, Phase 1, an addition to the City of Rockwall, according to the plat thereof recorded in Instrument No. 20150000008387, Plat Records, Rockwall County, Texas, and being in the south line of Nissan of Rockwall Addition, an addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 20150000008394, Plat Records, Rockwall County, Texas;

THENCE N 89°35'05" E, with the south line of said Nissan of Rockwall Addition, continuing with the south line of McKeown–Belaustegui Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet E, Page 233, Plat Records, Rockwall County, Texas, and the south line of that certain tract of land described in deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238, Official Public Records, Rockwall County, Texas, a distance of 1039.12 feet to a 1/2 inch rebar found with cap stamped "WIER", being the northwest corner and common of Lot 4 and Lot 5, Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Page 312, Plat Records, Rockwall County, Texas;

THENCE S 01°33'10" E, with the east line of said Rockwall Technology Park, a distance of 1767.98 feet to a 60D nail found at the southeast corner of Lot 6, Block C, of said Rockwall Technology Park, and being the northeast corner of said 2.354 acre tract, and the north line of Discovery Boulevard;

THENCE westerly with the north line of said 2.354 acre tract of land, and the north line of Discovery Boulevard the following six (6) calls:

S 89°12'17" W, a distance of 687.07 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

N 45°47'43" W, a distance of 61.52 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

S 89°12'17" W, a distance of 35.13 feet to a 5/8 inch rebar found with cap (unstamped);

S 44°12'17" W, a distance of 59.92 feet to a 5/8 inch rebar found with cap stamped "MADDOX";

Northwesterly with a curve to the right having a radius of 557.50 feet, a central angle of 21°45'33", and an arc length of 211.72 feet, whose chord bears N 75°36'59" W, a distance of 210.45 feet to a 5/8 inch rebar found with cap (unstamped);

Northwesterly with a curve to the left having a radius of 642.50 feet, a central angle of 05°25'16", and an arc length of 60.79 feet, whose chord bears N 67°26'52" W, a distance of 60.77 feet to the POINT OF BEGINNING and containing approximately 42.555 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the SWBC Rockwall Addition, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SWBC Rockwall Addition subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

_____
Authorized Representative
Pneuma Ventures, L.T.D., a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____,_____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. Thad Murley III, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 8/18/17

_____
W. Thad Murley III, RPLS
Texas No. 5802

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNER/DEVELOPER
Pneuma Ventures, L.T.D.
504 Smirl Drive
Rockwall, Texas 75032

Contact: _____

FINAL PLAT
Lots 1 & 2, Block A
SWBC Rockwall Addition
42.555 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: TM DATE: 08/17/17 SCALE: No Scale JOB. No. 17193

File: Z:\2017\17193\Drawings\FP & Const Plans\17193 CONVEYANCE PLAT
Plotted: 8/18/2017 9:56 AM, by Thad Murley. Saved: 8/18/2017 9:42 AM, by Thad

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/29/2017

APPLICANT: William C. Salee, *Rockwall Independent School District (RISD)*

AGENDA ITEM: **MIS2017-008**; *Masonry Exception*

SUMMARY:

Discuss and consider a request by William C. Salee of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in a Commercial (C) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

CHARACTERISTICS OF REQUEST:

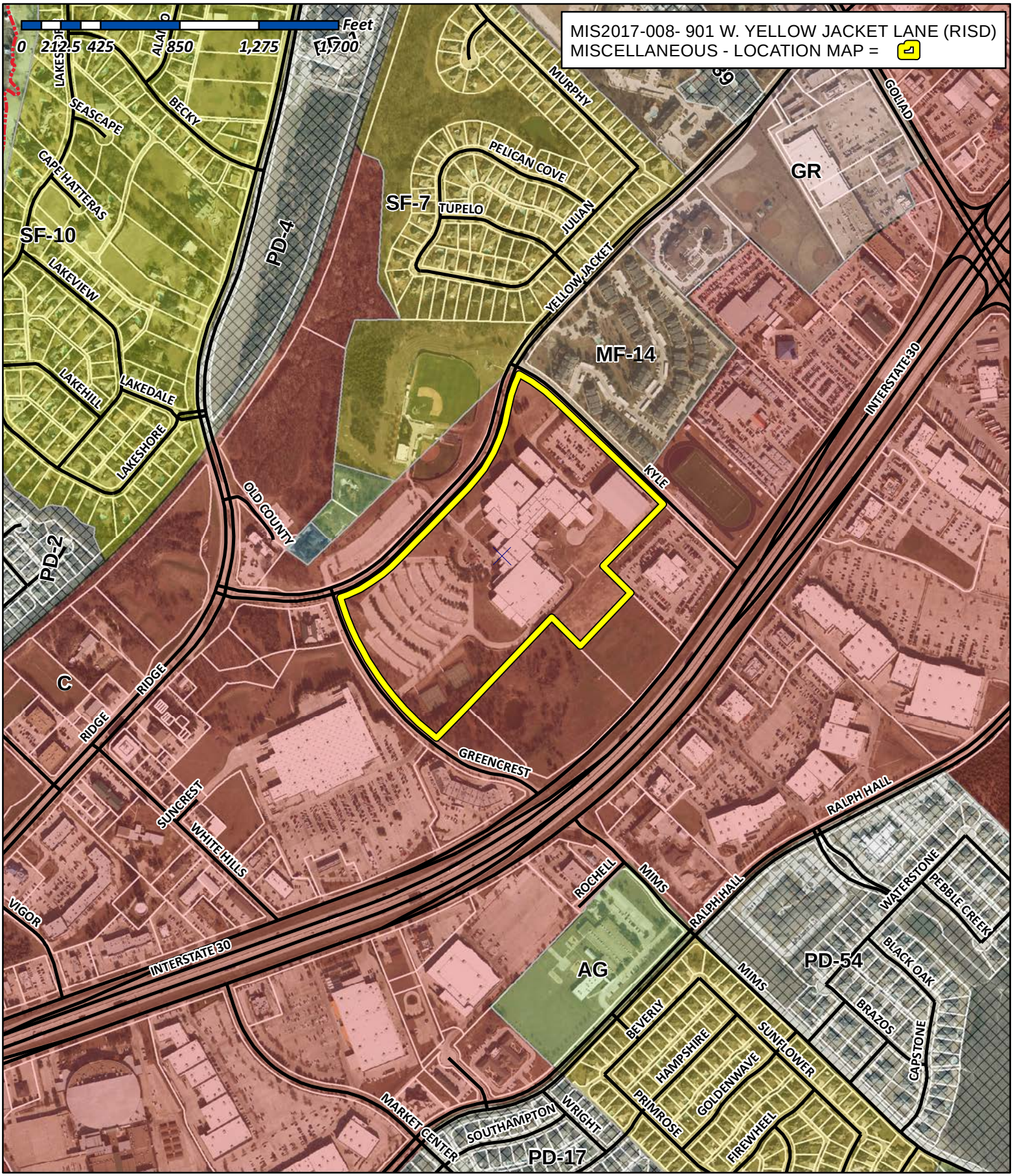
William C. Salee of the Rockwall Independent School District (RISD) has submitted a request for an exception to the minimum masonry requirements for the purpose of constructing two (2) accessory buildings on the property at 901 W. Yellow Jacket Lane (*i.e. Rockwall High School*). According to the applicant's letter, the purpose of the two (2) storage buildings will be to store golf carts, gymnastic equipment, cheer equipment, and wrestling mats, which are currently located in the halls of main building. The letter goes on to state that this is being done at the behest of the Fire Department. The proposed accessory buildings will be 12' x 24' (*i.e. 288 SF each*) pre-fabricated metal buildings from Tuff Shed. They will be placed along the south side of the subject property, adjacent to an existing parking area (*see site plan*). These items were originally stored in accessory buildings adjacent to a retaining wall; however, this wall failed and the accessory buildings needed to be removed to reconstruct the wall. The proposed structures will replace the storage structures that were in this location, and will be approximately 40% smaller than the previous storage structures. These structures should not be visible from any public right-of-ways or adjacent properties when constructed.

Rockwall High School being situated in a Commercial (C) District is subject to all the development requirements for commercial properties as stated in the Unified Development Code (UDC). According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the UDC, "(e)ach exterior wall shall consist of 90 percent masonry materials … including 20 percent stone." The code goes on to state that the City Council can grant exceptions to this requirement on a case-by-case basis after reviewing the building elevations of the proposed structure. *The applicant has submitted building elevations and a site plan for the proposed property that staff has included in the attached packet.*

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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August 23, 2017

David Williams
Senior Planner
City of Rockwall
P.O. Box 110535
Rockwall, Texas 75011-0535

Rockwall ISD – Rockwall High School Storage Building
Request for Variance - Exception to Building Exterior Finish Ordinance

Dear Mr. Williams,

Rockwall ISD is requesting an exception to the building exterior finish requirements in order to place two new pre-manufactured 12'x28' storage buildings at Rockwall High School. The purpose for replacing the storage buildings will be to move gymnastic, cheer, and wrestling mats out of the corridors of the main building, previously stored in the existing storage area, as requested by the fire department. Additionally, this will provide a location for golf carts currently stored in the multipurpose building.

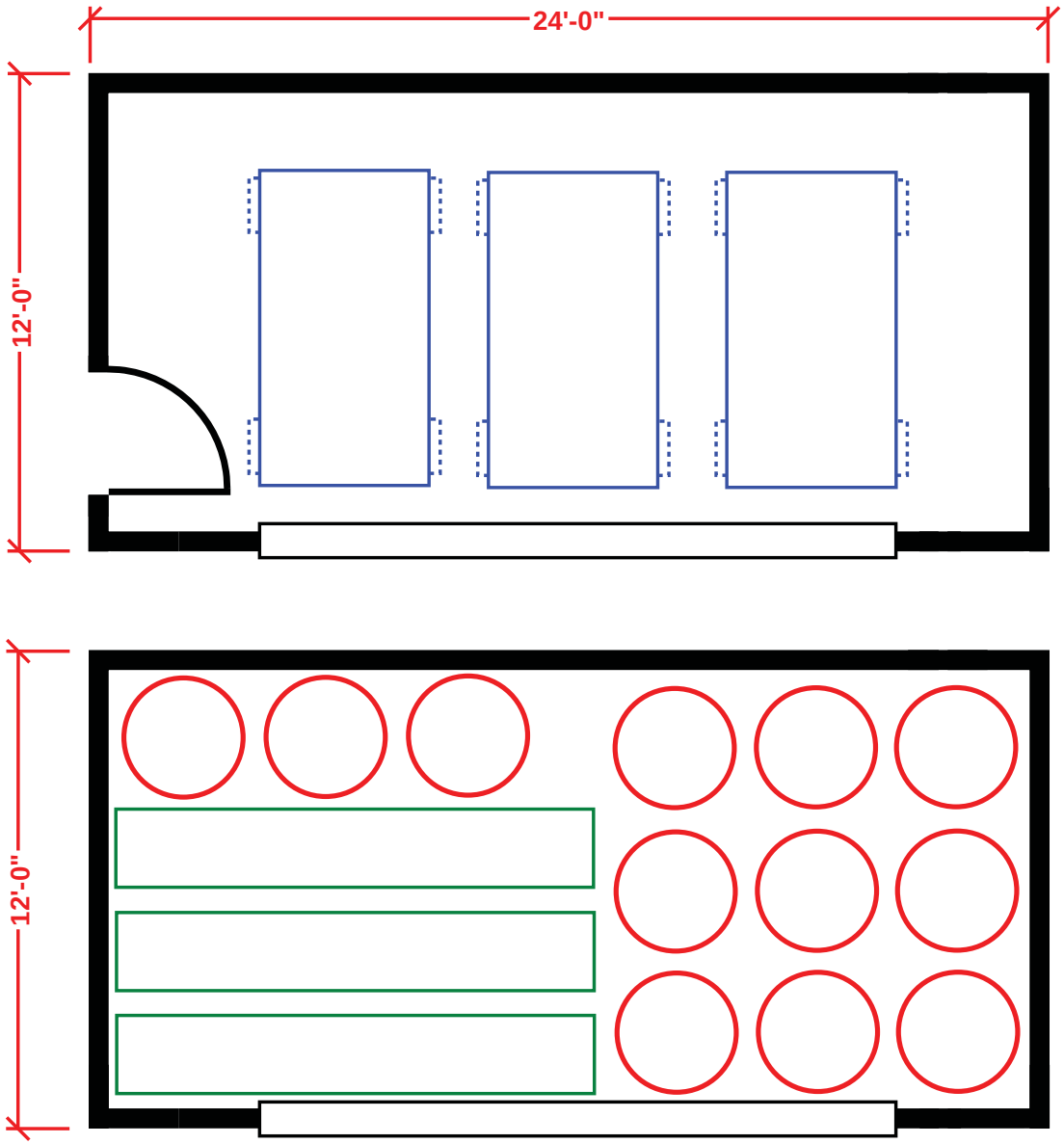
The existing retaining wall on the south side of the building is failing and is currently being replaced. As a result, the existing storage area must be removed to accommodate the new wall construction. The proposed buildings are, in total, about a 45% smaller footprint than the previous storage area. An existing 44' wide utility easement prevents the buildings from being placed in the same location. As such RISD is proposing to locate the new buildings adjacent to the band practice parking lot which will allow for paved access to the front of the buildings. The previous open air storage area was constructed of steel posts with chain link fence panels and vinyl inserts with a wood framed shingled roof. The new storage buildings will be fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. The proposed location of the buildings will not be adjacent to the public right of way and will be on the back part of the high school site.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the existing storage area.

Sincerely,

William C. Salee
RISD Construction Project Manager


Rockwall High School
Proposed
Location
Google



LINEAR STORAGE SHED (2) - 12X24'

TUFF SHED
(https://www.tuffshed.com)

Premier Ranch Garage - 12' wide by 24' long by 10'7" high



IdeaRoom

Reset Rotate Zoom

Premier Premier Ranch Garage

Building Size
12 ft. wide by 24 ft. long

Door and Window Selection
21 Tempered Transom Window (16in Wide x 8in High)

Roof Selection
Driftwood Standard Shingle

Paint Selection
Base: Ground Coffee , Trim: Delicate White


ENLARGED VIEW

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/29/2017

APPLICANT: Kay Uhlig, *Sabrina's Flowers and Gifts*

AGENDA ITEM: **MIS2017-009**; *Sign Exception*

SUMMARY:

Discuss and consider a request by Kay Uhlig of Sabrina's Flowers and Gifts for the approval of a variance to the district development standards of the SH-205 Overlay (SH-205 OV) District for the approval of a LED message sign on an existing pole sign on a 0.407-acre parcel of land identified as the J. J. Jones Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1903 S. Goliad Street [*SH-205*], and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant, Kay Uhlig, is requesting to convert the message reader board on the existing pole sign in front of Sabrina's Flowers and Gifts (*i.e. 1903 S. Goliad Street*) to a LED message board. This would be a retrofit of the existing four (4) foot by eight (8) foot message reader board and would not increase the size or height of the existing sign. In addition, the applicant's letter states that they will be upgrading the landscaping and repainting the existing pole. The sign as it sits today is considered to be a legally non-conforming sign (*i.e. the City does not allow pole signs along SH-205*), and according to Division 4, *Non-Conforming Signs*, of Article II, *Administration*, of Chapter 32, *Signs*, of the Municipal Code of Ordinances non-conforming signs "…shall not be moved, altered, repaired, expanded, or the use intensified unless it is made to comply with all the provisions of this chapter." In addition, according to Section 6.7, *SH-205 Overlay (SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), signs must adhere to the following requirements in the SH-205 Overlay (SH-205 OV) district:

G. Signs. All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as maybe amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the city council. Approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.

Based on this any changes to the sign would necessitate the applicant to convert the sign to a monument sign, and the *Sign Code* does not grant the ability for the City Council to approve a variance for a non-conforming sign; however, the SH-205 Overlay (SH-205 OV) District does go on to state that the City Council has the power to, "…grant a variance to any provision of this section [*i.e. Section 6.7; Article V of the UDC*] where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship." In order to approve a variance under this section of the code the City Council is required to hold a super majority vote requiring a minimum of ¾ [*three fourths*] of all City Council members present to vote in the affirmative. Staff should note that the applicant would be permitted to establish an LED message board under the requirements of Chapter 32, *Signs*, of the Municipal Code of

Ordinances if the pole sign was converted to a monument sign and staff could not identify a hardship in this case; however, this matter is a discretionary decision for the City Council.

For the City Council's review, the applicant has prepared an exhibit showing the proposed changes to the sign, and for comparison staff has included a current picture of the sign. These along with the applicant's request letter have been placed in the attached packet. As a condition of approval staff is requesting the if approved the applicant be required to meet the current requirements of the *Sign Code* for *Changeable Electronic Variable Message (CEVM) Signs* when applicable (*this will regulate items like brightness, message duration, etc.*).

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) The sign shall adhere to all applicable requirements for CEVM signs as stipulated in Chapter 32, Signs, of the Municipal Code of Ordinances.

2) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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Sabrina's FLOWERS & GIFTS

1903 S. Goliad · Rockwall, TX 75087 · 972-771-1896

To City of Rockwall

My name is Kay Uhlig; I am the owner of Sabrina's Flowers & Gifts located at 1903 S. Goliad. We are asking for permission to update our sign. We would like to update the old, yellowed letter board to a new LED message center. Signature Signs & Graphics will be removing the faces and replacing with a retrofit 4' x 8' message center to a new clean updated and modern style that goes with the fresh friendly look Rockwall is known for.

With the new sign update we will not only be able to show people where we are and what we do, but also be able to provide information about the many upcoming city and local events we participate in. Such as Helping hands fundraisers, daddy/daughter dance, RHS prom and homecoming, the 4th of July and Christmas parade etc...

Our sign pole and surrounding landscaping will be updated. Which includes fresh paint, flowers, trimming and cleaning to make a beautiful sight upon entry to Rockwall.

Thank you,
Kay Uhlig


Sabrina's
FLOWERS
& GIFTS
(972) 771-1896
READY
TO MAKE AN IMPRESSION?


Sabrina's
FLOWERS
& GIFTS

Cirrus System Brightness Levels

Client: Sabrina's Flowers
1903 S. Goliad Street

Factory Settings:

The brightness levels for Sabrina's sign will be preset not to exceed 7,500 NITs surring the day and no more that 750 NITs durring the night.

Local Ordinance Compliance:

The LED Display for Sabrina's Flowers will comply with local sign ordinance which will require (5) second hold time between content changes.

Brightness Control:

The software uses a time table to adjust the brightness to the preset NITS.

Cirrus Systems Inc., 4240 Holden Street, Emeryville, CA 94608 | Phone : 1.877.636.2331 | Fax : 1.877.636.2331 | Email : contact@cirrusled.com

City of Rockwall

Project Plan Review History

Project Number	Z2017-031	**Owner**	DAVID TURNHAM	**Applied**	8/3/2017 LM
Project Name	950 Clem Road	**Applicant**	DAVID TURNHAM	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	

Site Address	**City, State Zip**	**Zoning**
950 CLEM RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	9-1	NULL	9-1	0193-0000-0009-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	APPROVED	
FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	David Gonzales	7/13/2017	7/20/2017	8/17/2017	35	APPROVED	See comments

Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.17.2017

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

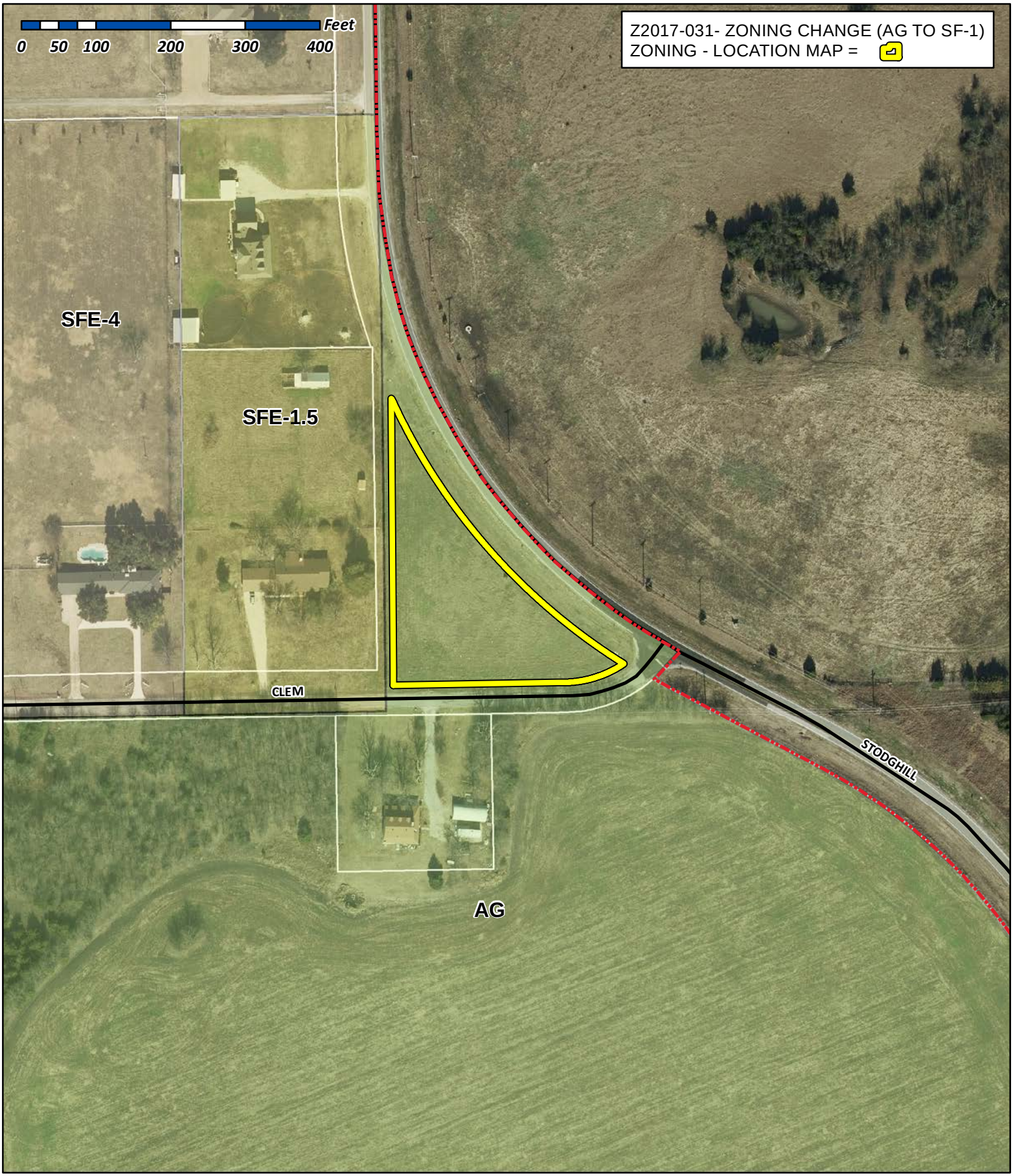
Meeting Dates to Attend:

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: September 18, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: October 2, 2017 (6:00 p.m.) [2nd Reading of Ordinance]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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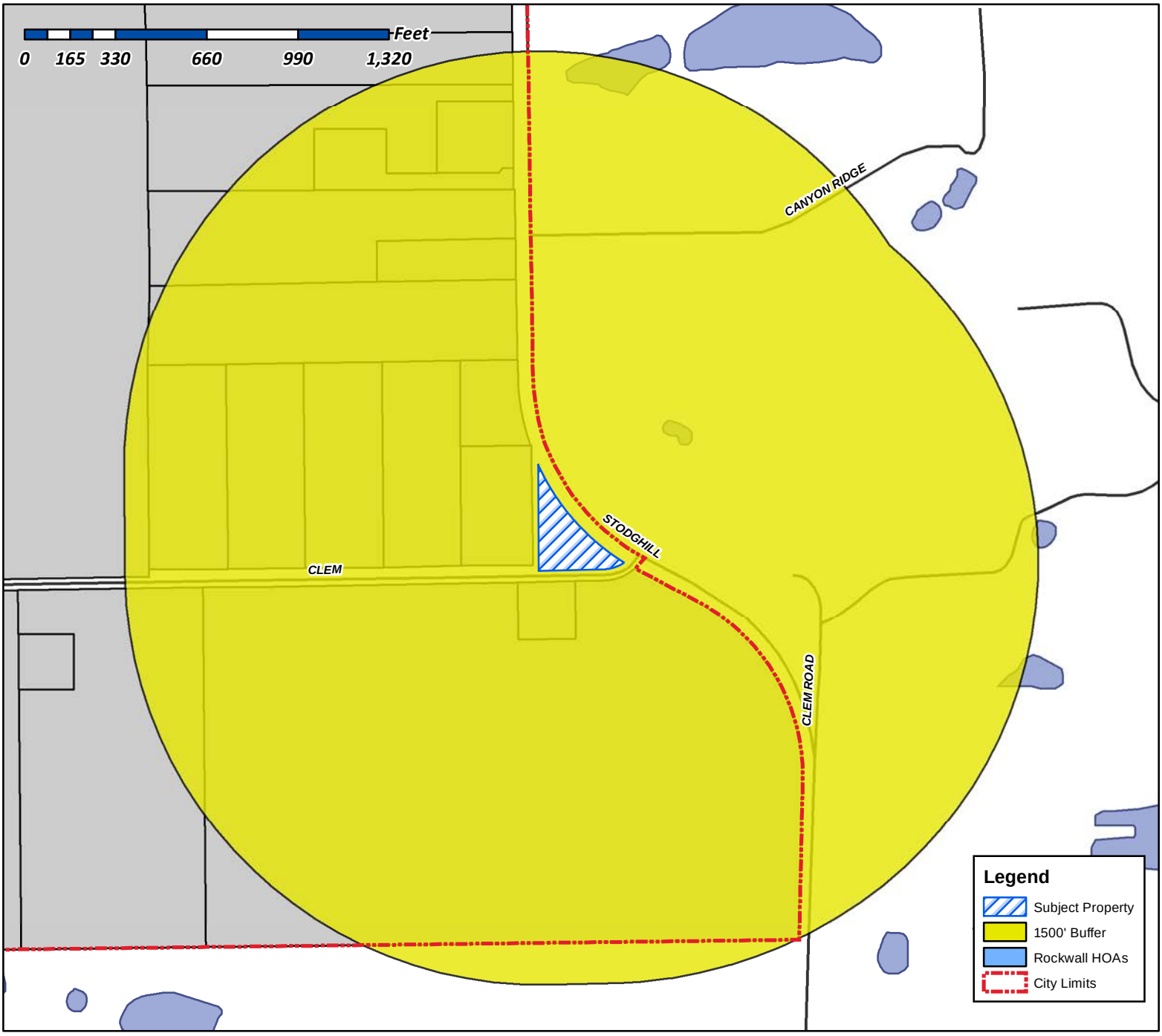
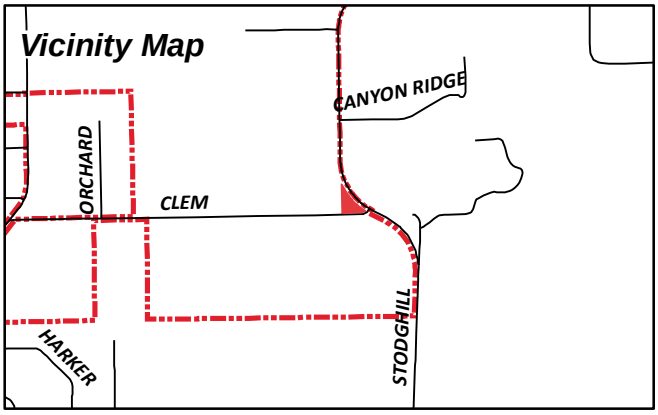


Case Number: Z2017-031
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 950 Clem Road



Date Created: 08/04/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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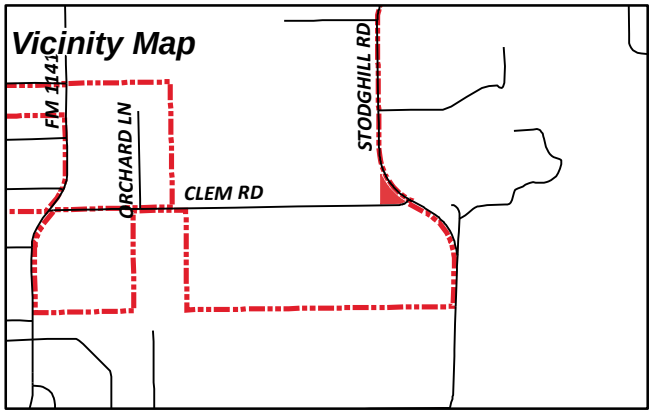
Case Number: Z2017-031
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 950 Clem Road



Date Created: 08/03/2017
For Questions on this Case Call (972) 771-7745

TURNHAM DAVID & LORI
FM3549 STODGHILL RD
ROCKWALL, TX 75087

TURNHAM DAVID & LORI
1485 MADISON DR
ROCKWALL, TX 75032

UNISON INVESTMENT
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

BURNETT LEE K
2590 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L
892 CLEM ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

BERTOCH ROBERT D AND JERRY J
961 CLEM RD
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ONE (SF-1) DISTRICT FOR A 1.410-ACRE TRACT OF LAND IDENTIFIED AS TRACT 9-01, J. E. SHERWOOD SURVEY, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Turnaham for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family One (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01, J. E. Sherwood Survey, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family One (SF-1) District; and

Section 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family One (SF-1) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses", Section 3.1, "General Residential District Standards"* and *Section 3.2.1, "Single-Family One (SF-1) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT ORDINANCE AS OF 2017

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 2ND DAY OF OCTOBER 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A'
Legal Description

WHEREAS DAVID TURNHAM and *LORI TURNHAM*, *BEING THE OWNERS OF A TRACT OF* land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J. E. Sherwood Survey, Abstract No. 193, Rockwall County, Texas, being all of a tract of land as described as Tract II in a Warranty deed from The Estate of L. V. Parker to Lynn Victor Parker, dated June 20, 1995 and being recorded in Volume 1014, Page 249, of the Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a *P-K* nail set for corner in the center of Clem Road, at the southwest corner of said Tract II and at the southeast corner of Lot 1, Mustang Acres Subdivision, First Installment, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 54 of the Plat Records of Rockwall County, Texas;

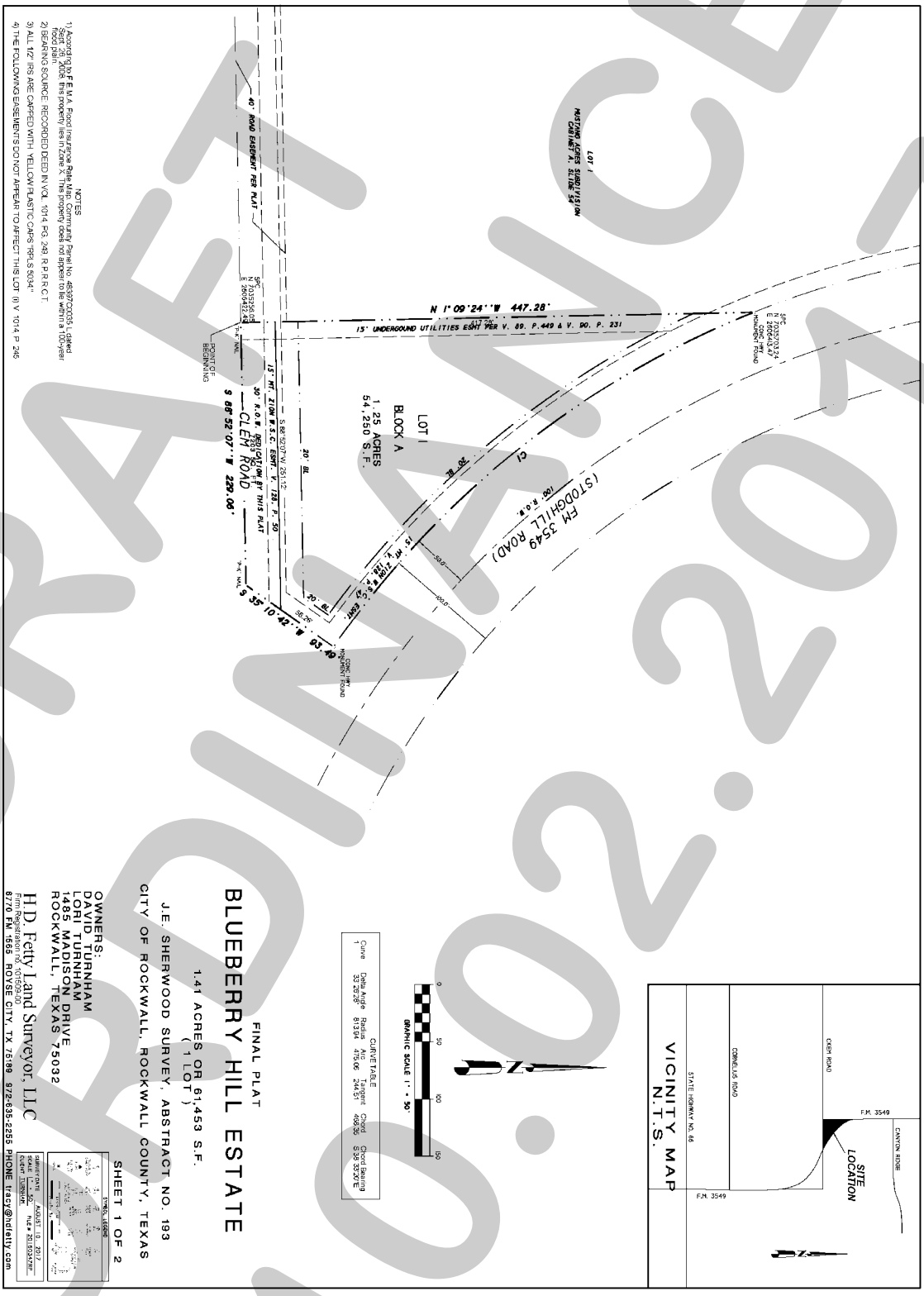
THENCE N. 01 Deg. 09 Min. 24 Sec. W. a distance of 447.28-feet to a concrete TXDOT monument found for corner in the curving southwest right-of-way line of FM-3549 Stodghill Road;

THENCE in a southeasterly direction along a curve to the left having a central angle of 33 Deg. 26 Min. 28 Sec, a radius of 813.94-feet, a tangent of 244.51-feet, a chord of S. 38 Deg. 33 Min. 20 Sec. E., 468.35-feet long said right-of-way line, an arc distance of 475.06-feet to a concrete TXDOT monument found for corner in the flare in said right-of-way;

THENCE S. 35 Deg. 10 Min. 42 Sec. W. along said flare in right-of-way, a distance of 93.49-feet to a *P-K* nail set for corner in the center of Clem Road;

THENCE S. 88 deg. 52 min. 07 sec. W. along the center of Clem Road, a distance of 229.06-feet to the *POINT OF BEGINNING* and containing 61,453 SF or 1.41-acres of land.

DRAFT ORDINANCE 10.02.2017



DRAFT
ORDINANCE
10.02.2017

City of Rockwall

Project Plan Review History

				Applied	8/4/2017	LM
Project Number	Z2017-034	**Owner**	MARLYN ROBERTS	**Approved**		
Project Name	2325 S. Golilad Street	**Applicant**	MINGLING MOUTH	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	8/4/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2325 S GOLIAD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MEADOWCREEK BUSINESS CENTER PH 1	2	1	2	4366-0001-0002-00-0R	

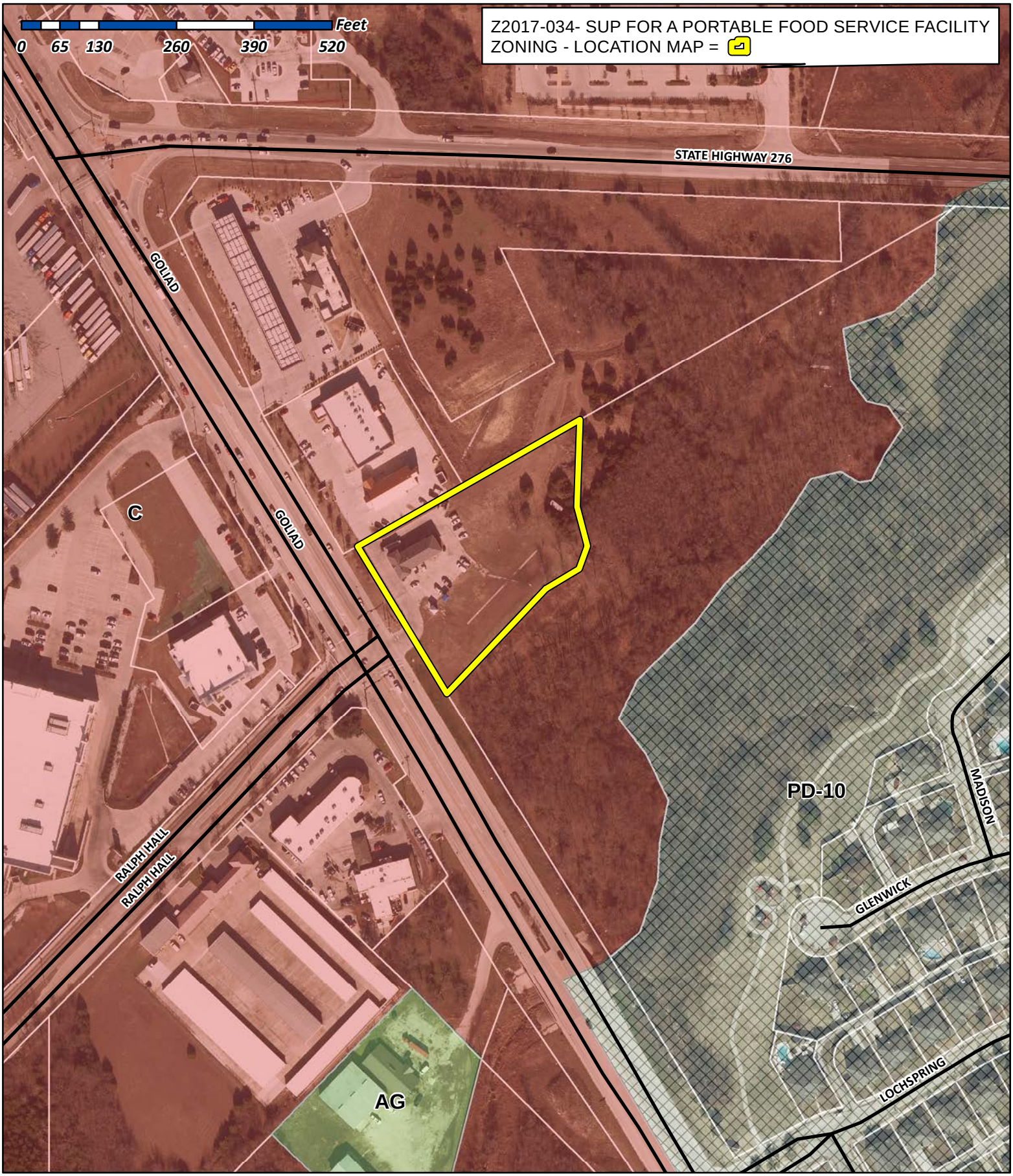
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/4/2017	8/11/2017	8/22/2017	18	APPROVED	
ENGINEERING	Amy Williams	8/4/2017	8/11/2017	8/21/2017	17	APPROVED	
FIRE	Kevin Clark	8/4/2017	8/11/2017	8/23/2017	19	APPROVED	See Comments

(8/23/2017 9:44 AM KC)
-Must meet and adhere to all Fire Code requirements
-Type 1 hood system required for any appliance that produces grease laden vapor. Type 1 hood systems are required to have fire suppression systems.
-Class K fire extinguisher required for secondary use after the release of the extinguishment system.

PLANNING	Korey Brooks	8/4/2017	8/11/2017	8/24/2017	20	COMMENTS	Comments

(8/24/2017 10:39 AM KB)
Z2017-34 2625 S. Goliad Mingling Mouth Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Mike Richter of Mingling Mouth on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a Portable Beverage and/or Food Service Facility on a 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2625 S. Goliad Street [SH-205].
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-034) in the lower right hand corner of all pages on future submittals.
M.4 Please review the draft ordinance before the public hearing
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Worksession for this case is August 29, 2017. The Planning and Zoning Meeting is September 12.
I.6 The City Council meeting dates are September 18, 2017 and October 2, 2017



City of Rockwall

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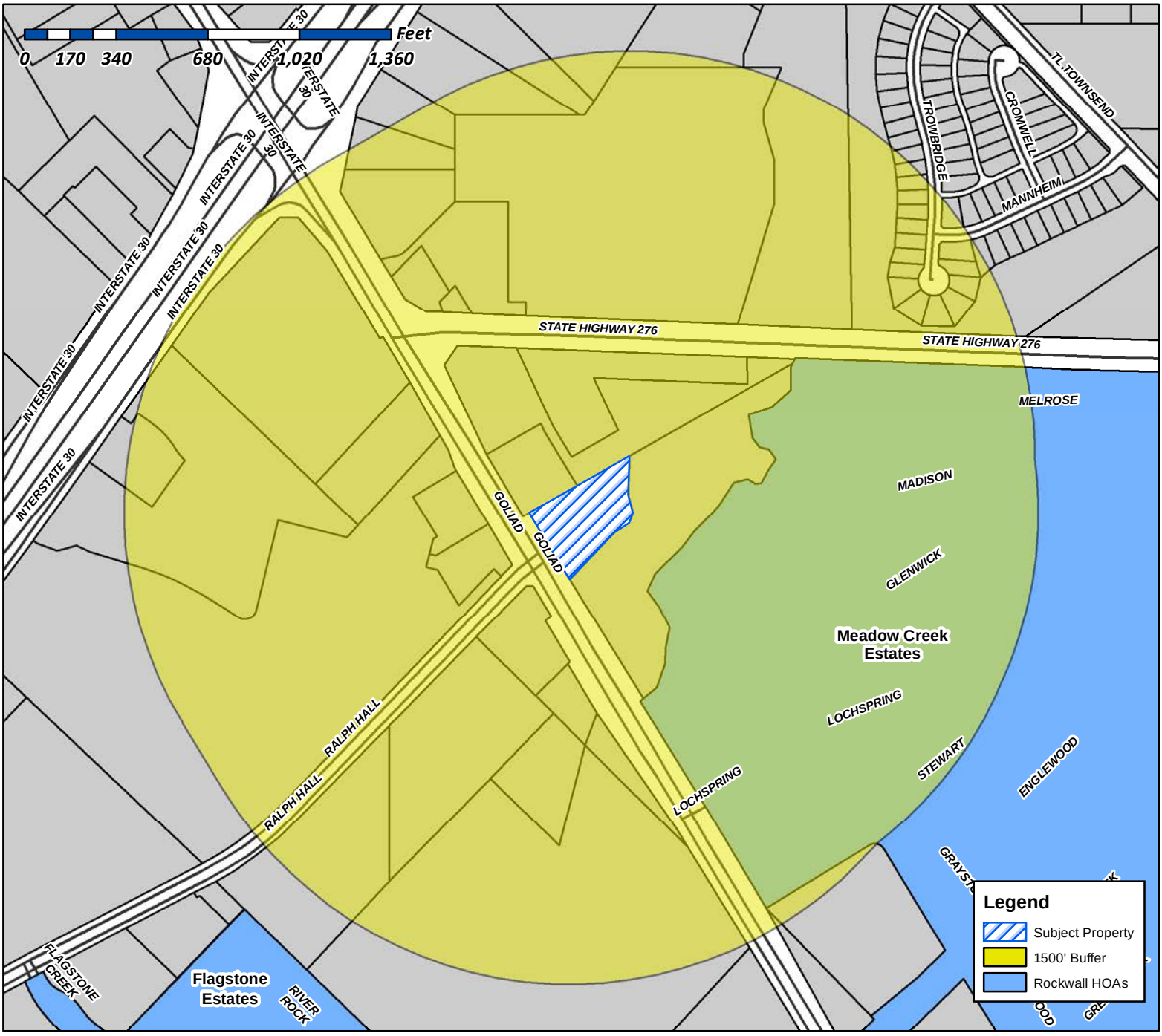
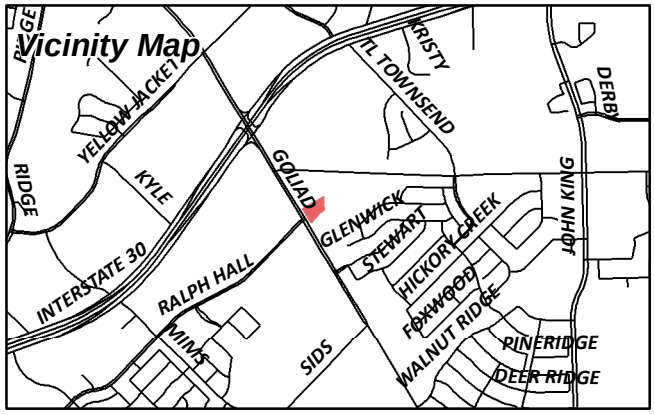


Case Number: Z2017-034
Case Name: SUP for Portable Food Service Facility
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2325 S. Goliad Street



Date Created: 08/04/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

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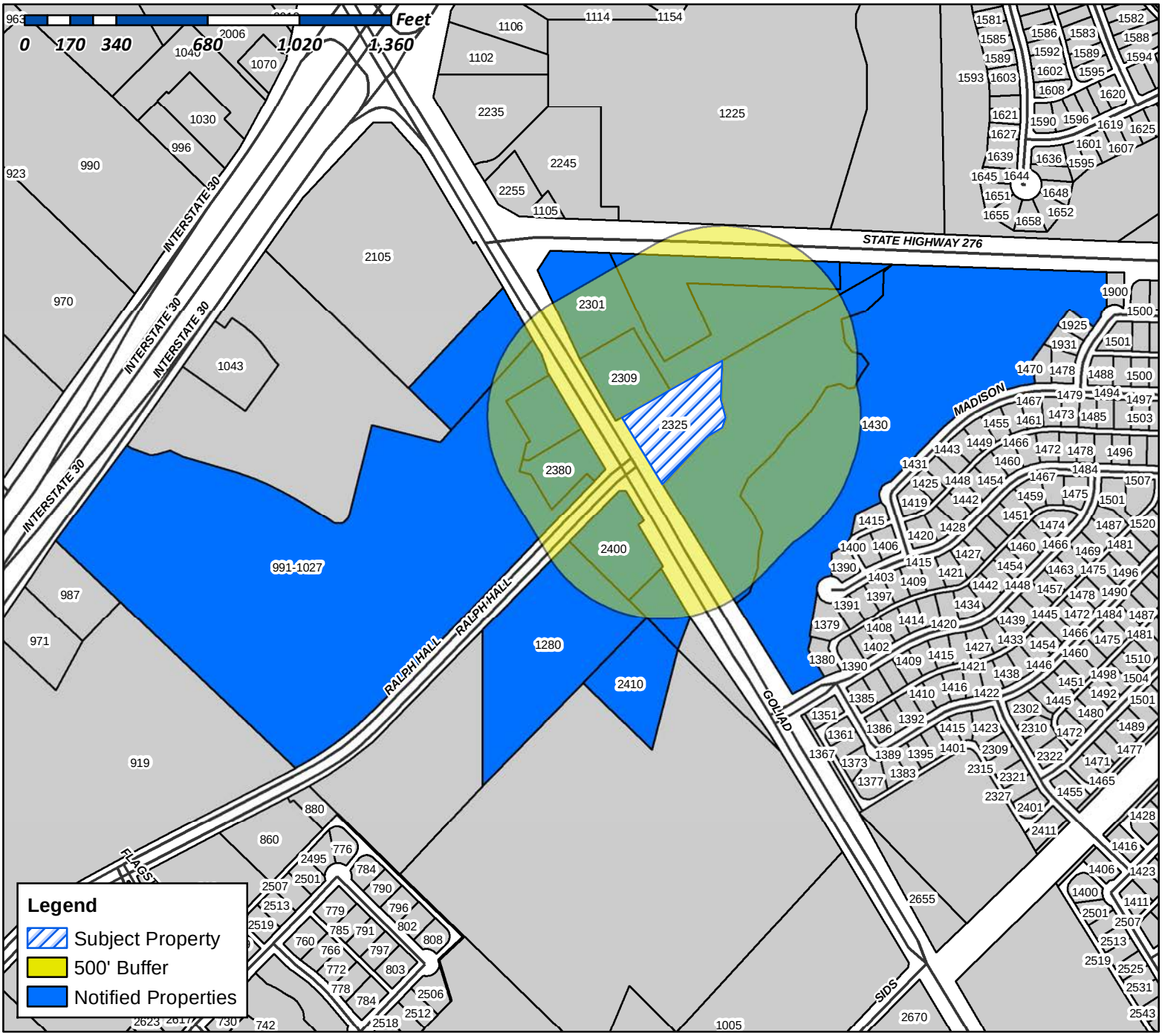

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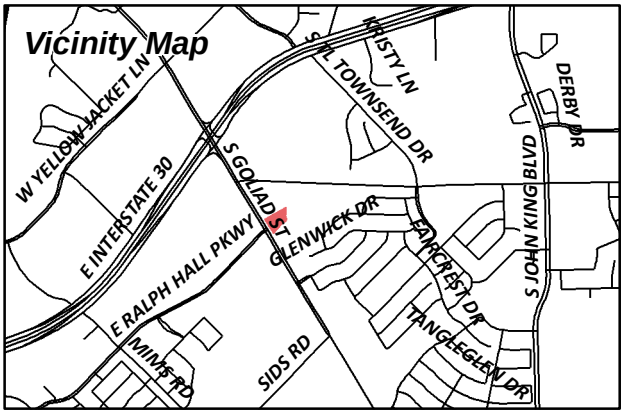


Date Created: 08/04/2017
For Questions on this Case Call (972) 771-7745

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

CURRENT RESIDENT
1280 E RAPLPH HALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
1430 MADISON DR
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

EXCEL ROCKWALL LLC
17140 BERNARDO CENTER DR STE 300
SAN DIEGO, CA 92128

CURRENT RESIDENT
2301 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2309 S GOLIAD
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S GOLIAD ST
ROCKWALL, TX 75032

REA-TRA LLC
2380 S GOLIAD SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
2400 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2410 S GOLIAD
ROCKWALL, TX 75032

TRAVEL CENTERS PROPERTIES LP
24601 CENTER RIDGE RD STE 200
WESTLAKE, OH 44145

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

GINGERCREST INC
3225 CUMBERLAND BOULEVARD SUITE 100
ATLANTA, GA 30339

GOLIAD EXPRESS LLC
700 PARKER SQUARE SUITE 145
FLOWER MOUND, TX 75028

CURRENT RESIDENT
991-1027 E I-30
ROCKWALL, TX 75032

STROTHER CATHY
993 N MUNSON RD
ROYSE CITY, TX 75189

July 20, 2017

To Whom It May Concern:

After receiving permission from the land owner, Mr. Marlyn Roberts of Express Care Rockwall (2325 S. Goliad Street), we are requesting the city to grant us an "SUP (Special Use Permit)." We would like to park our Mingling Mouth Food Trailer on his lot and sell food weekly.

Should you have any questions please do not hesitate to contact us.

Sincerely,

Mike and Sunny Richter
Mingling Mouth LLC
Mike: (903) 804-6881
Sunny: (972) 679-3060
Email: Mike@minglingmouth.com
Website: www.minglingmouth.com



Mingling Mouth plans to park and operate our food trailer at the following address: Express Care Valvoline: 2325 S. Goliad St, Rockwall Texas 75032.

Days of Operations: 3 days a week through the year.

Hours of Operations: 6:00pm-10:00pm

Mingling Mouth is the first locally owned Mobile Street food trailer of its kind. We are completely self-contained and a self-efficient trailer with our own power source, trash and water receptacles. We will leave the parking in-tact and nothing behind.


Era Pedi Spa
Your Cleaners
Express Care
Rockwall Eye Associates
520 ft
EXPRESS CARE
65273
15 x 7
MINGLING MOUTH TRAILER
COLLIN
6m
20ft

CITY OF ROCKWALL

ORDINANCE NO. 17-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A PORTABLE FOOD SERVICE FACILITY, ON A 2.02-ACRE PARCEL OF LAND IDETIFIED AS LOT 2, BLOCK 1, MEADOWCREEK BUSINESS CENTER, PHASE 1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Mike Richter of Mingling Mouth on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) to allow for a *Portable Food Service Facility* a 2.02-acre parcel of land being described as a portion of Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2325 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Portable Food Service Facility* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule,* and *Section 2, Use Standards,* of *Article IV, Permissible Uses,* of the Unified Development Code (UDC) [Ordinance No. 04-38], as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a portable food service facility on the subject property, and conformance to these operations is required for continued operation:

1) The portable food service facility shall generally conform to the concept plan shown in

PRIVILEGE ORDINANCE 10.02.17

Exhibit 'C' of this ordinance.

2) The portable food facility shall meet all health and electrical codes of the City.

3) No additional freestanding signage shall be permitted.

4) The portable food service facility shall operate three (3) days per week for a time period not to exceed 150 days annually. At the end of this time period, the structure shall be removed from the property.

5) Hours of operation shall be 6:00 p.m. to 10:00 p.m.

6) Any temporary power poles shall be removed on the date of or immediately following the termination date of the permit.

7) The portable food facility shall not reduce the number of required parking spaces required [*i.e. 2 spaces per service bay*] for the automotive repair station [i.e. Express Care Rockwall] located on the subject property.

8) The portable food facility shall have permanent restrooms for employees available within 300-feet of the front door of the portable facility [*i.e. Express Care Rockwall*]. Written permission from the permanent building owner for restroom use shall be submitted to the building official; no portable restroom facility is allowed.

9) The portable facility shall be located on an all-weather (asphalt or concrete) parking surface with adequate space for parking and circulation as shown generally on the concept plan.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

DRAFT ORDINANCE

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

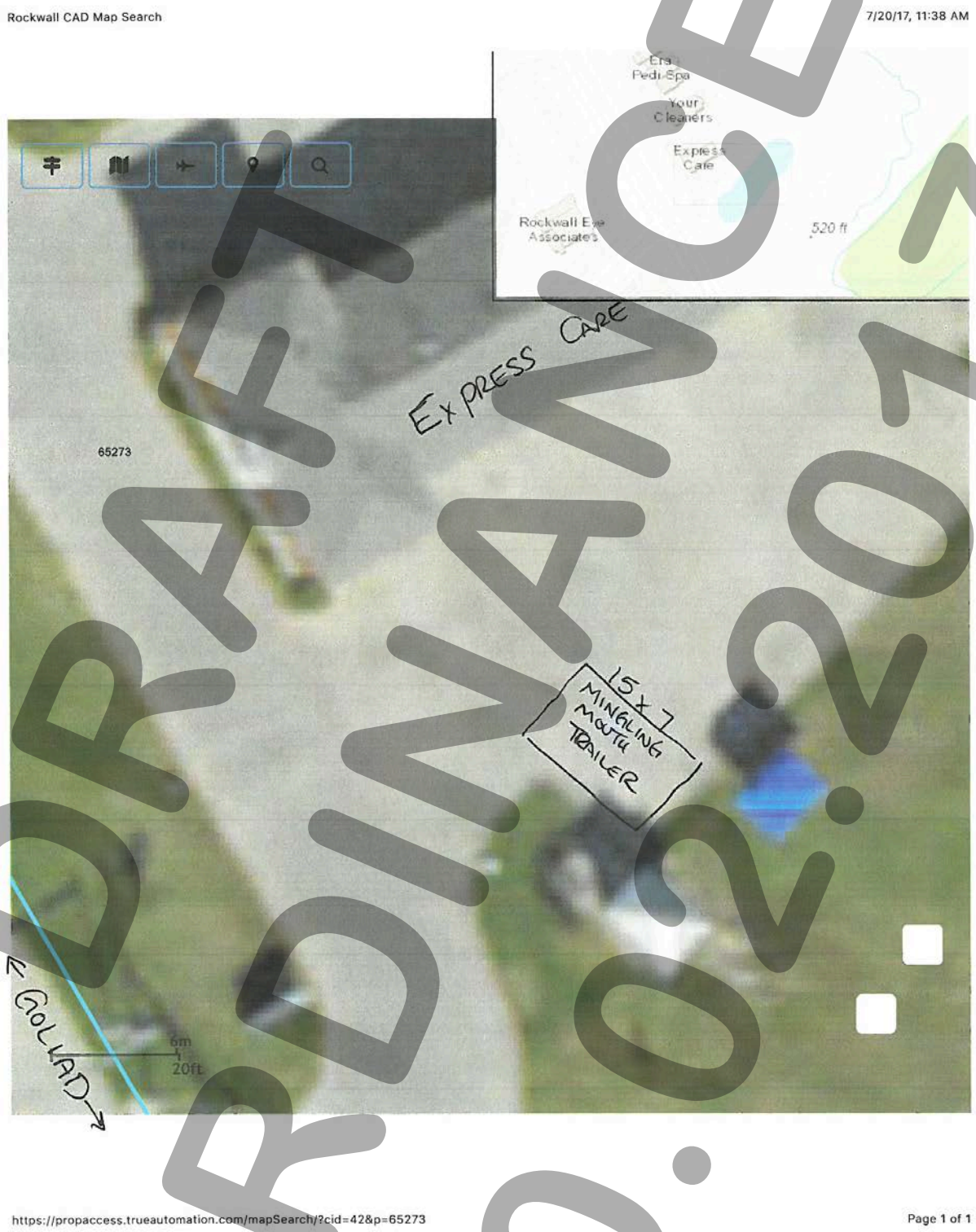
Exhibit 'A':
Legal Description

DRAFT
ORDINANCE
10.02.2017

Exhibit 'B':
Survey

DRAFT
ORDINANCE
10.02.2017

Exhibit 'C':
Concept Plan



DRAFT ORDINANCE 10.02.2017

City of Rockwall

Project Plan Review History

				Applied	8/11/2017	LM
Project Number	Z2017-035	**Owner**	JBC, LAND & CATTLE COMPANY LLC	**Approved**		
Project Name	2610 Observation Trl.	**Applicant**	MINGLING MOUTH	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	8/11/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2610 OBSERVATION TRL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TECHNOLOGY PARK	4	C	4	4816-000C-0004-00-0R	

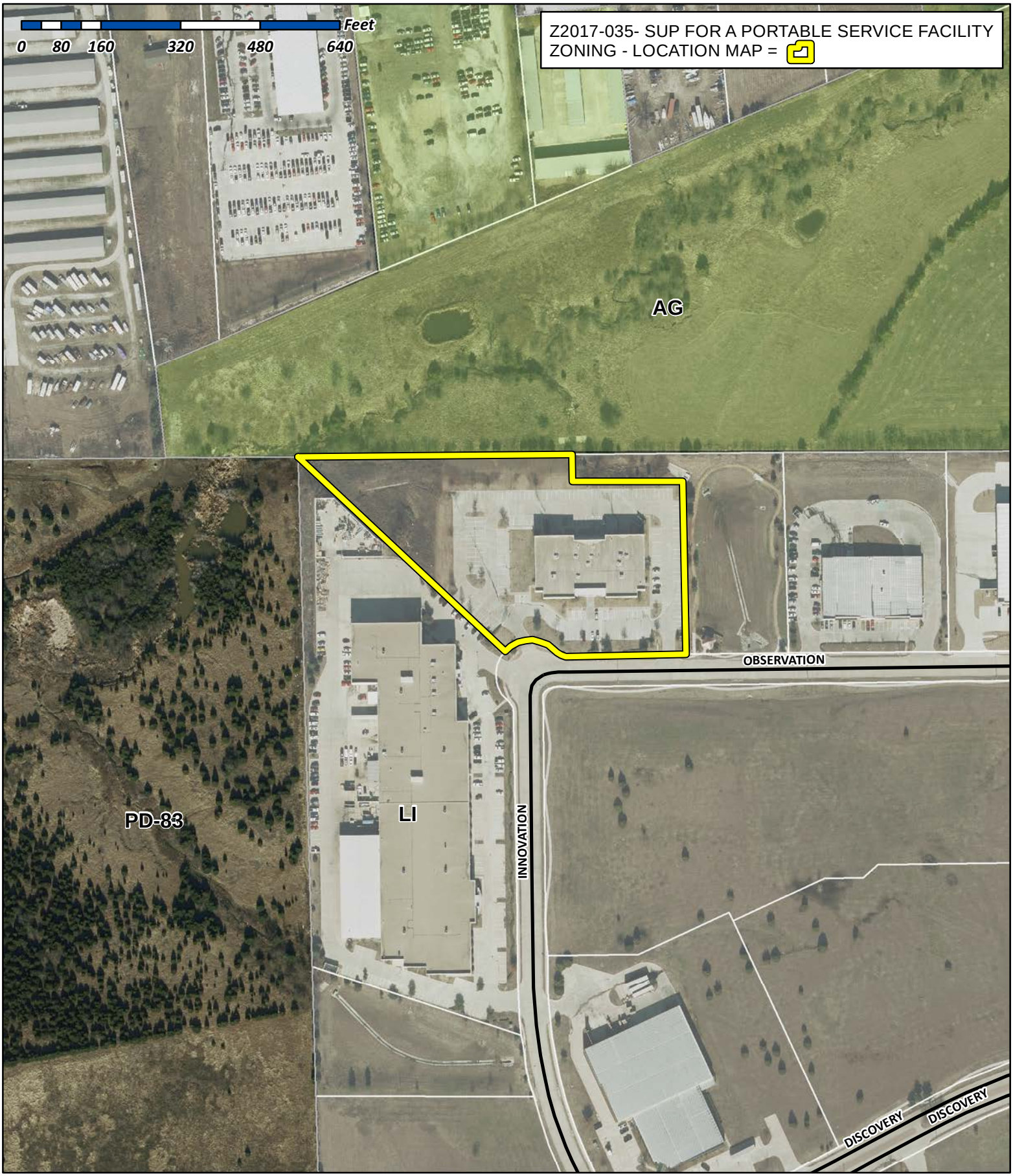
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/11/2017	8/18/2017	8/22/2017	11	APPROVED	
ENGINEERING	Amy Williams	8/11/2017	8/18/2017	8/21/2017	10	APPROVED	
FIRE	Kevin Clark	8/11/2017	8/18/2017	8/23/2017	12	APPROVED	See Comments

(8/23/2017 9:43 AM KC)
-Must meet and adhere to all Fire Code requirements
-Type 1 hood system required for any appliance that produces grease laden vapor. Type 1 hood systems are required to have fire suppression systems.
-Class K fire extinguisher required for secondary use after the release of the extinguishment system.

PLANNING	Korey Brooks	8/11/2017	8/18/2017	8/24/2017	13	COMMENTS	Comments

Z2017-35 2610 Observation Trail. Goliad Mingling Mouth Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Mike Richter of Mingling Mouth on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for a Portable Beverage and/or Food Service Facility on a 4.895-acre parcel of land identified as Lot 4, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2610 Observation Trail,
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-035) in the lower right hand corner of all pages on future submittals.
M.4 Please review the draft ordinance before the public hearing
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Worksession for this case is August 29, 2017. The Planning and Zoning Meeting is September 12.
I.6 The City Council meeting dates are September 18, 2017 and October 2, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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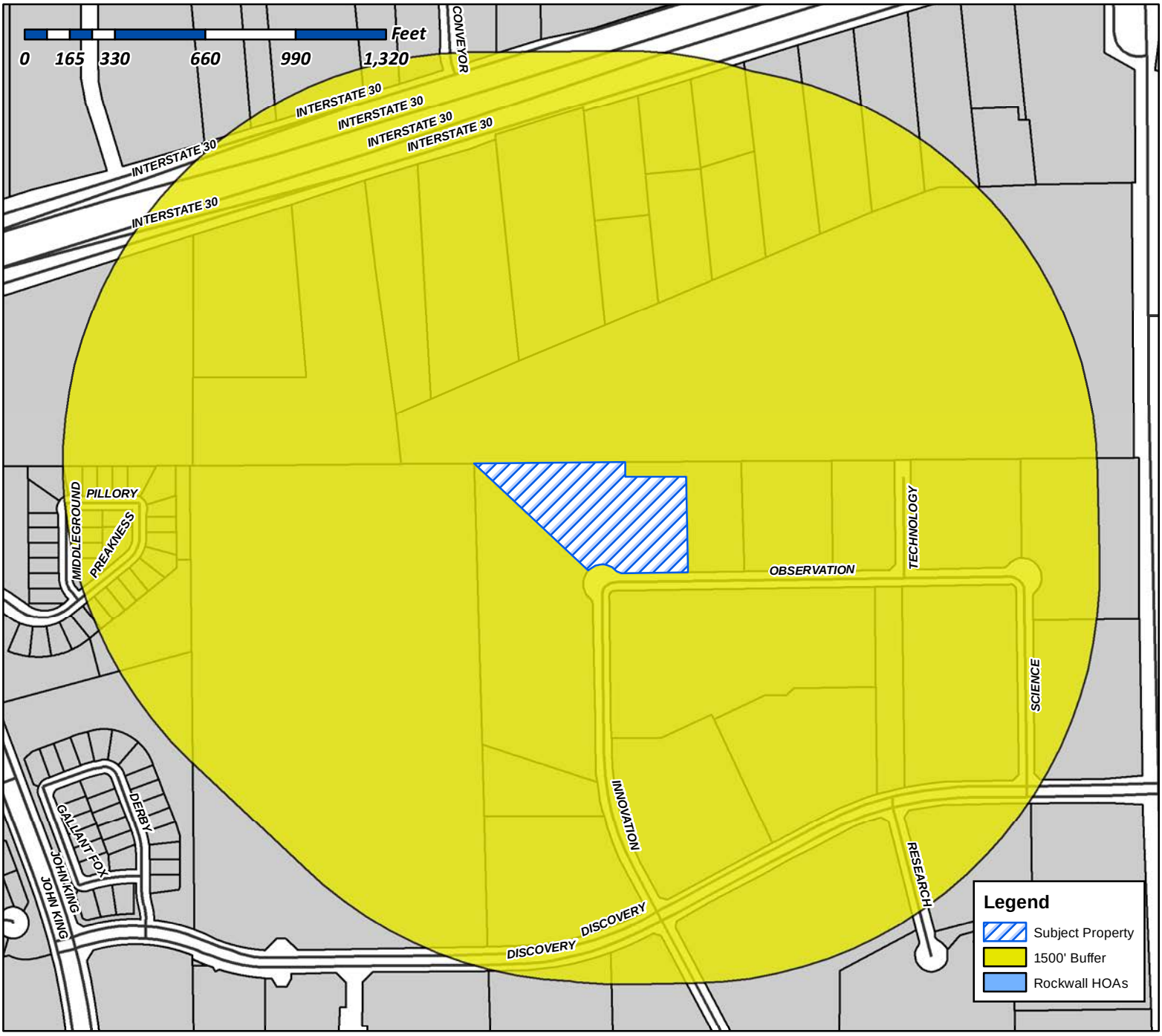
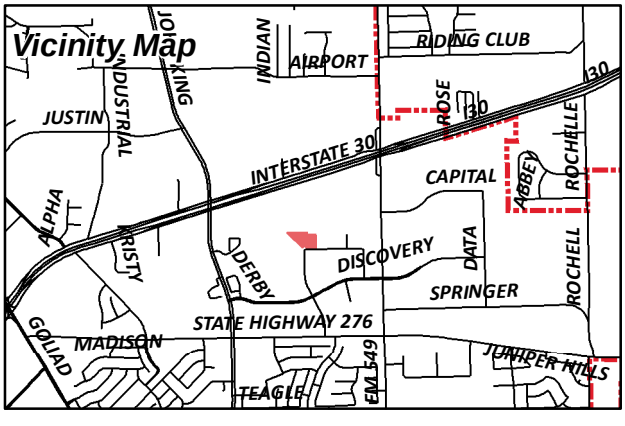


Case Number: Z2017-035
Case Name: SUP for a Portable Food Service Facility
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2610 Observation Trail



Date Created: 08/11/2017
For Questions on this Case Call (972) 771-7745

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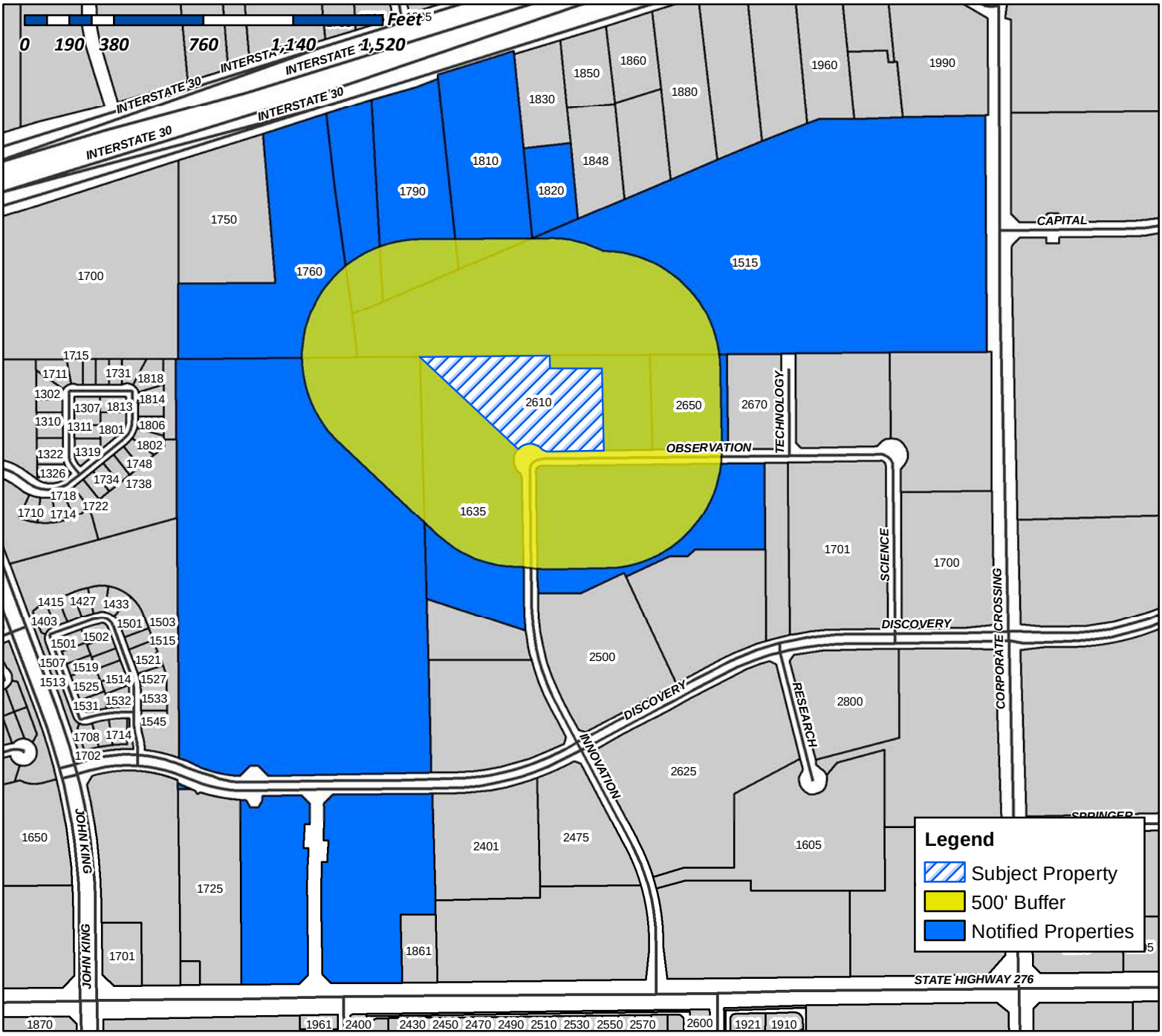

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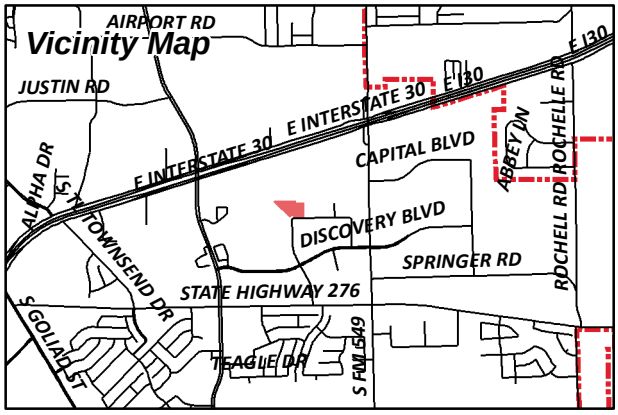


Date Created: 08/11/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 S I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1820 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

PRECISION SHEET METAL SHOP INC
2650 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

SAINT GEORGE PARTNERS LTD
3811 TURTLE CREEK 0
DALLAS, TX 75219

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

ROCKWALL STORAGE SOLUTIONS LLC
447 STEVENS RD
ROCKWALL, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY 0
PLANO, TX 75074

DA THACKER LLC AND
60 E RIO SALADO PKWY 0
TEMPE, AZ 85281

PNEUMA VENTURES LTD
714 SANCTUARY WAY
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

Rockwall
REDC
ECONOMIC DEVELOPMENT CORPORATION

August 1, 2017

Mr. Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Letter of Support for Mingling Mouth

Mr. Miller:

One of the tasks of the Rockwall Economic Development Corporation is to retain and encourage the expansion of existing primary employers located within the city limits. To that end, the REDC is constantly exploring opportunities to improve the amenities available to our local employees. One such opportunity is to bring unique and varying lunch options to the hundreds of employees located within the Rockwall Technology Park.

After learning about Mike & Sunny Richter's Rockwall-based food trailer "Mingling Mouth" we invited them to consider setting up once a week in Technology Park. I met with the Richters last week and am confident that they will offer a high quality product and rapid service so that employees with short lunch breaks can enjoy their food. Our landlord at 2610 Observation Trail has given us permission to offer a portion of our office's parking lot for Mingling Mouth to set up and serve during lunch hours. The location offers off street parking and proximity to the Technology Park's pavilion for limited outdoor seating.

We look forward to offering this new amenity to our local employees. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

Matt J. Wavering
Director of Project Development

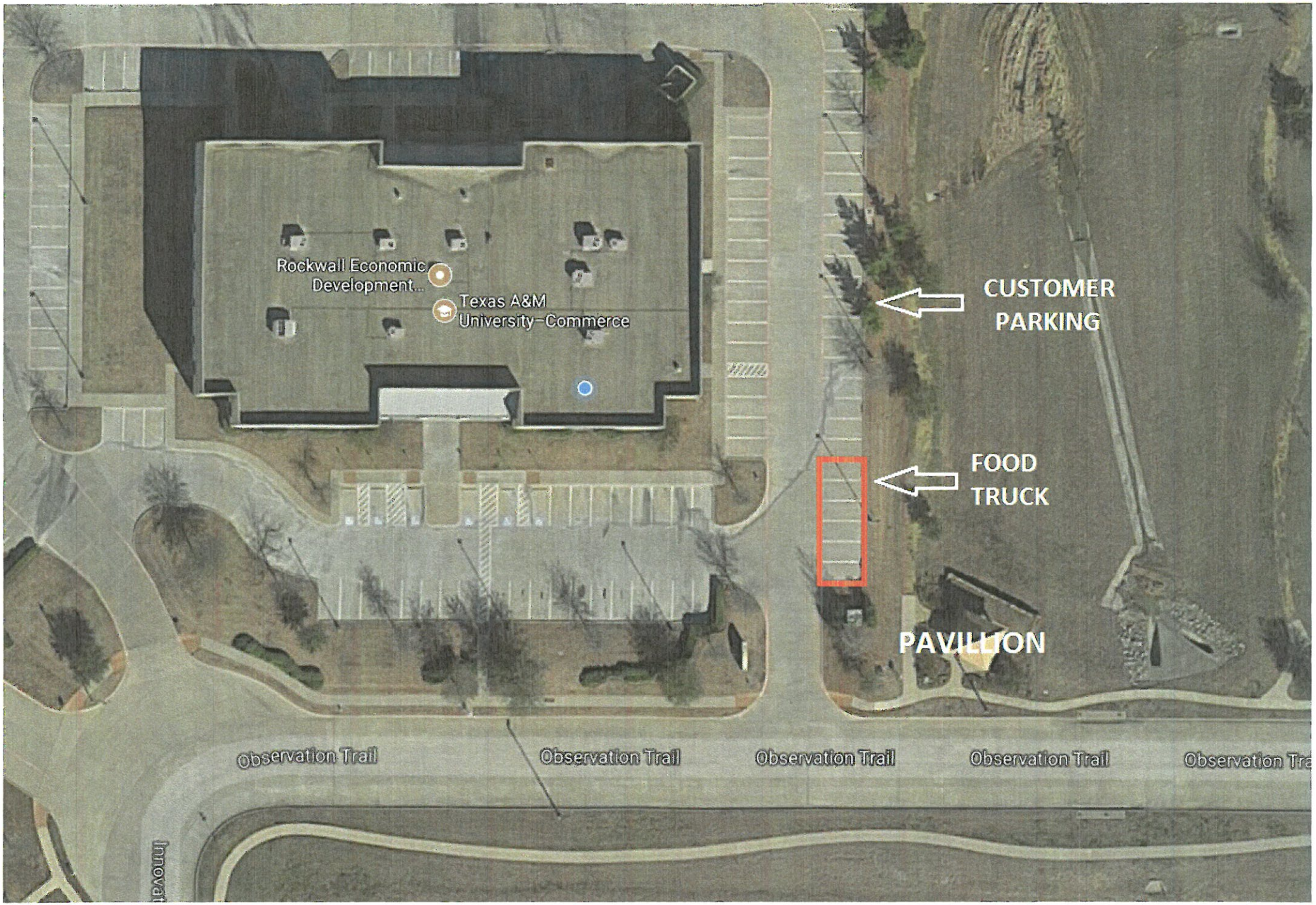


Mingling Mouth plans to park and operate our food trailer at the following address:
Rockwall Economic Development Corporation- Technology Park: 2610 Observation Trail
Rockwall, Texas 75032

Days of Operations: 1-3 days a week through the year. Max of 150 days. We anticipate to start once a week eventually adding more days during the week.

Hours of Operations: 10:00am-3:00pm (Lunch Hours)

Mingling Mouth is the first locally owned Mobile Street food trailer of its kind. We are completely self-contained and a self-efficient trailer with our own power source, trash and water receptacles. We will leave the parking in-tact and nothing behind.


Rockwall Economic Development...
Texas A&M University-Commerce
CUSTOMER PARKING
FOOD TRUCK
PAVILLION
Observation Trail
Observation Trail
Observation Trail
Observation Trail
Observation Tra

CITY OF ROCKWALL

ORDINANCE NO. 17-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A PORTABLE FOOD SERVICE FACILITY, ON A 4.895-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK C, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Mike Richter of Mingling Mouth on behalf of Matt Wavering for the approval of a Specific Use Permit (SUP) to allow for a *Portable Food Service Facility* a 4.895-acre parcel of land being described Lot 4, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2610 Observation Trail, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Portable Beverage and/or Food Service Facility* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule, and Section 2, Use Standards,* of *Article IV, Permissible Uses,* of the Unified Development Code (UDC) [Ordinance No. 04-38], as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a portable food service facility on the subject property, and conformance to these operations is required for continued operation:

PRIVILEGE ORDINANCE 10-05-17

1) The portable beverage and/or food service facility shall generally conform to the concept plan shown in *Exhibit 'C'* of this ordinance.

2) The portable food facility shall meet all health and electrical codes of the City.

3) No additional freestanding signage shall be permitted.

4) The portable food service facility shall operate three (3) days per week for a time period not to exceed 150 days annually. At the end of this time period, the structure shall be removed from the property.

5) Hours of operation shall be 6:00 p.m. to 10:00 p.m.

6) Any temporary power poles shall be removed on the date of or immediately following the termination date of the permit.

7) The portable food facility shall not reduce the number of required parking spaces required [*i.e. 2 spaces per service bay*] for the automotive repair station [i.e. Express Care Rockwall] located on the subject property.

8) The portable food facility shall have permanent restrooms for employees available within 300-feet of the front door of the portable facility [*i.e. Express Care Rockwall*]. Written permission from the permanent building owner for restroom use shall be submitted to the building official; no portable restroom facility is allowed.

9) The portable facility shall be located on an all-weather (asphalt or concrete) parking surface with adequate space for parking and circulation as shown generally on the concept plan.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

DRAFT ORDINANCE NO. 17

the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Legal Description

DRAFT
ORDINANCE
10.02.2017

Exhibit 'B':
Survey

DRAFT
ORDINANCE
10.02.2017

Exhibit 'C':
Concept Plan



DRAFT ORDINANCE 10.02.2017

City of Rockwall

Project Plan Review History

				Applied	8/18/2017	LM
Project Number	Z2017-036	**Owner**	MASTER, DEVELOPERS SNB LLC	**Approved**		
Project Name	1310 Summer Lee Drive	**Applicant**	TRIANGLE ENGINEERING LLC	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	8/18/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	
1310 SUMMER LEE	,	**Zoning**

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	See Conditions
(8/21/2017 4:10 PM AW) - Detention is required (4:1 side slopes) - 4% Engineering Inspection Fees - Impact Fees - Off-site sewer is require to the west - Summer Lee sidewalk pro-rata $19.33/lf - Summer Lee 12" water pro-rata $38.80/lf - Summer Lee Roadway pro-rata $95.12/lf - Must meet engineering requirements							
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	See Comments
(8/23/2017 9:38 AM KC) -Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. -Underground fire line piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
PLANNING	David Gonzales	8/18/2017	8/25/2017	8/18/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

General Planning Comments:

1. Adherence to all Engineering and Fire Department standards.
2. Site Plan Case No. SP2017-023 requires approval of the SUP for the clock tower element that exceeds 36-ft in height as per the Scenic Overlay (SOV) District special use standards prior to approval of this site plan and will not run concurrently with the SUP request.

PLANNING COMMENTS - DAVID GONZALES - 08.18.2017

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP zoning request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: September 18, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: October 2, 2017 (6:00 p.m.) [2nd Reading of Ordinance]



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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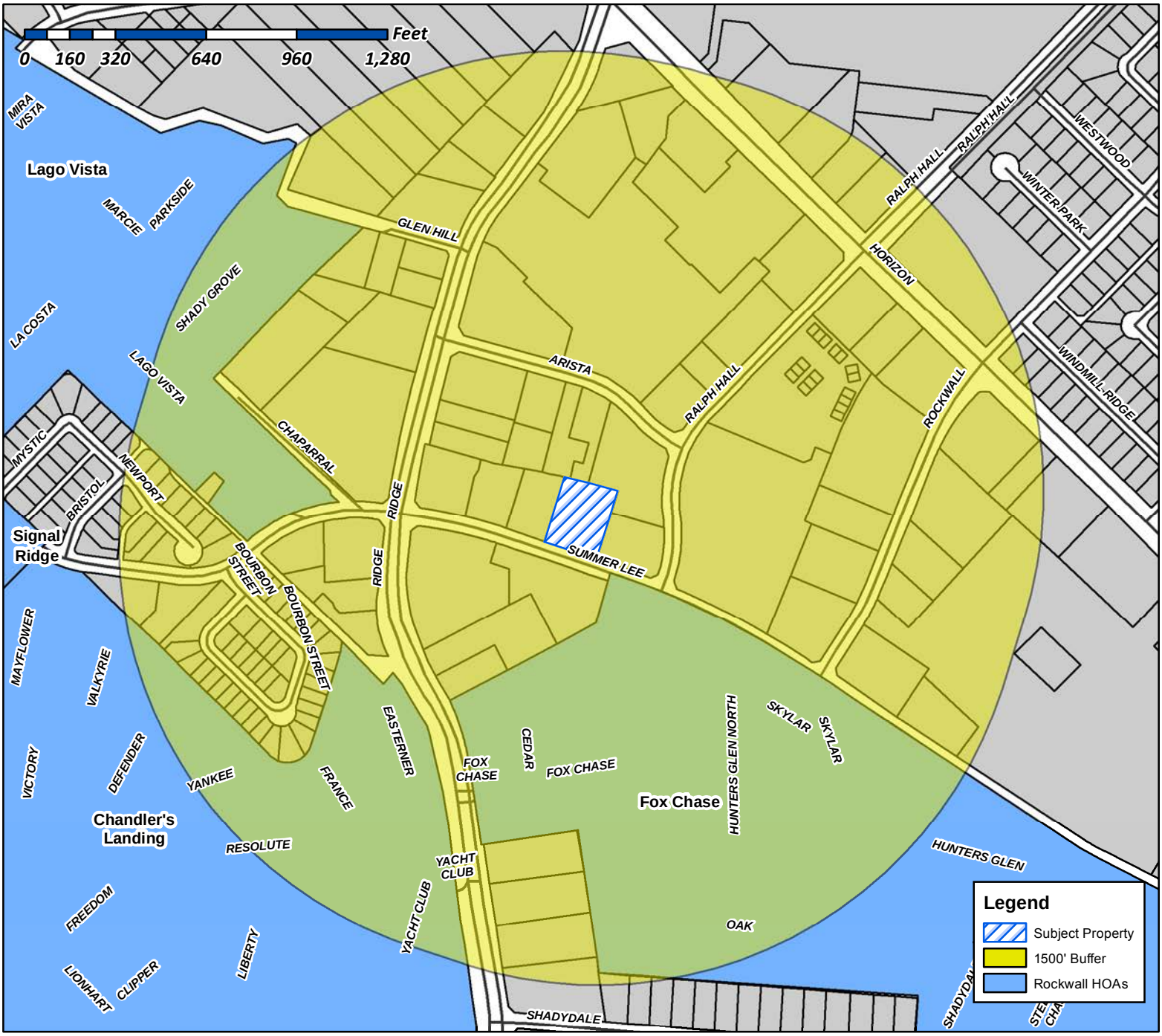
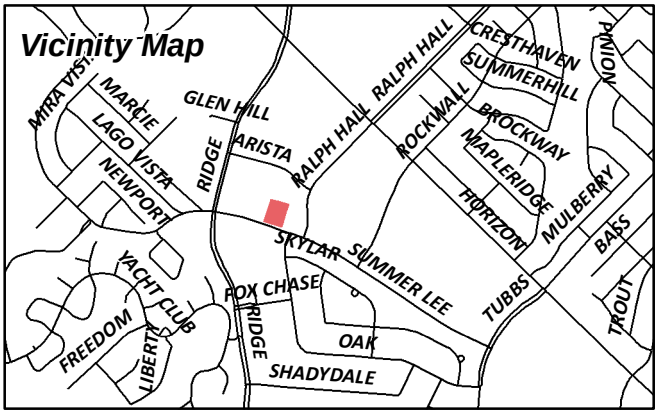


Case Number: Z2017-036
Case Name: SUP for a Medical Office
Case Type: Zoning
Zoning: PD-9
Case Address: 1310 Summer Lee Drive

Date Created: *08/18/2017*
For Questions on this Case Call (972) 771-7745



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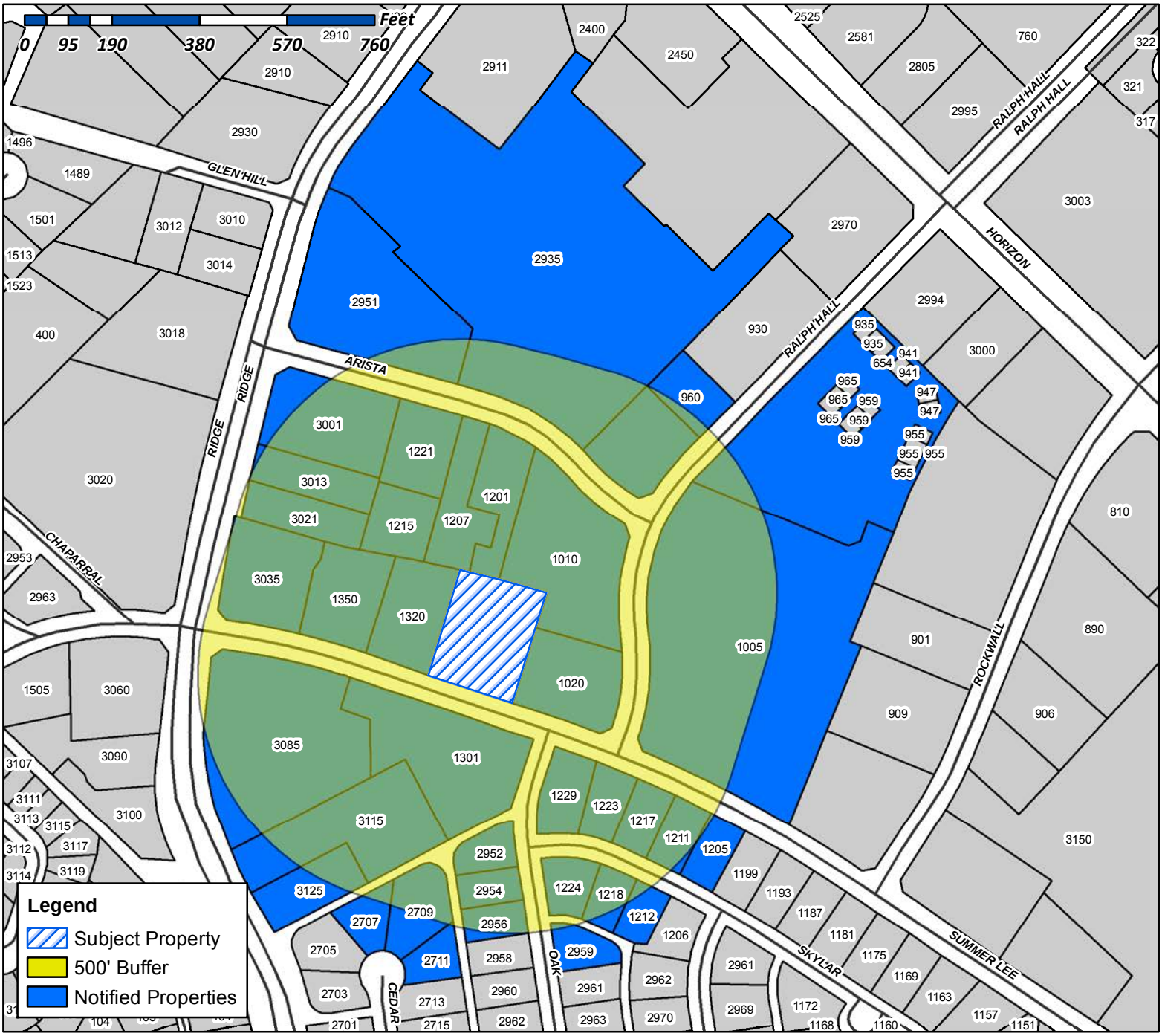

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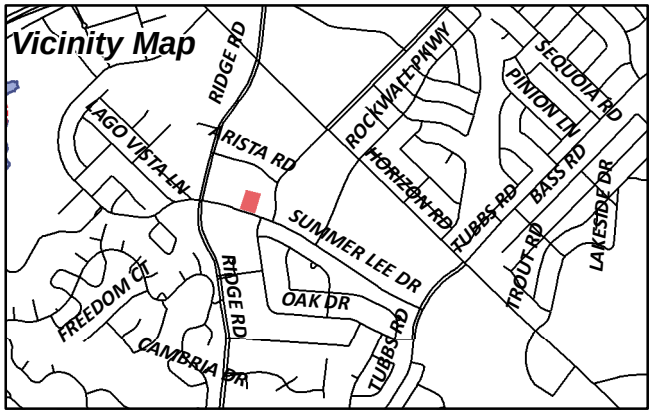


Date Created: 08/18/2017

For Questions on this Case Call (972) 771-7745

HALL & LEE LAND COMPANY LLC
1005 W RALPH HALL PKWY SUITE 107
ROCKWALL, TX 75032

CURRENT RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

ARISTA OFFICE LP
1010 W RALPH HALL PKWY FL 2
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

NERITA LLC
10333 WOODFORD DR
DALLAS, TX 75229

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

CURRENT RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

NORTH DALLAS ROCKWALL LAND INVESTORS LLC
1301 SUMMER LEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1320 SUMMER LEE DR
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

GUO ZHENJING AND
2017 RUMSON DRIVE
ARLINGTON, TX 76006

B R DALLAS PROPERTIES LLC
22900 VENTURA BLVD SUITE 200
WOODLAND HILLS, CA 91364

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

MANELSKI MEGHAN
2711 CEDAR CT
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

CURRENT RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

GASTON RICHARD
4037 VIA MARINA H-207
MARINA DEL REY, CA 90292

SPT IVEY ROCKWALL MOB LLC
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

LANCE A HOLLAND FAMILY TRUST
909 CULLINS ROAD
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

FHS ROCKWALL L.P.
C/O MGR ASSETS INC 3160 CROW CANYON
PLACE SUITE 135
SAN RAMON, CA 94583

PS5 PROPERTIES LLC
PO BOX 595261
DALLAS, TX 75359

MEETS AND BOUNDS DESCRIPTION:

WHEREAS, Temunovic Partnership, LTD, is the owner of a remainder of a tract of land in the Edward Teal Sur vey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded in Volume 7038, Page 319 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found for the south corner of NEC Ridge/Summer Lee addition, an addition to The City of Rock wall, Texas recorded in Cabinet I, slide 71, Plat Records Rockwall County, Texas, said point also lying on the northerly line of Summer Lee Drive, (a called 65' right-of-way);

THENCE North 12 degrees 45 minutes 10 seconds East along the easterly line of said NEC addition, a distance of 140.92 feet to a 1/2 inch iron rod found for corner;

THENCE North 34 degrees 21 minutes 34 seconds East continuing along the easterly line of said NEC addition a distance of 28.41 feet to a 1/2-inch iron rod found for corner;

THENCE North 12 degrees 22 minutes 14 seconds East continuing along the easterly line of said NEC addition a distance of 38.10 feet ta a 1/2 inch iron rod with cap stamped "KAZ" found for the east corner of said NEC addition, same lying on the southerly line of Lot 27, Block A, of the replat of lot 13R called Lots 26 & 27, Block A, Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet H, Slide 367, Plot Records Rockwall County, Texas ;

THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 3074. 27 feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07 feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67 feet to a 1/2-inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, on addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall Countyy, Texas;

THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08 feet to a 5/8-inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;

THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50 feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70 feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65 feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the le ft;

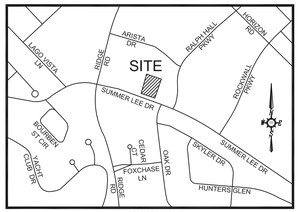
THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55 feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41 feet, a chord bearing of North 73 d e g r e e s 18 minutes 03 seconds West a distance of 211.24 feet to the POINT OF BEGINNING containing 112 ,44 5 square Feet, or 2.581 acres of land.

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

0 30 60

SCALE : 1" = 30'



VICINITY MAP
N.T.S

WATER METER & SANITARY SEWER SCHEDULE

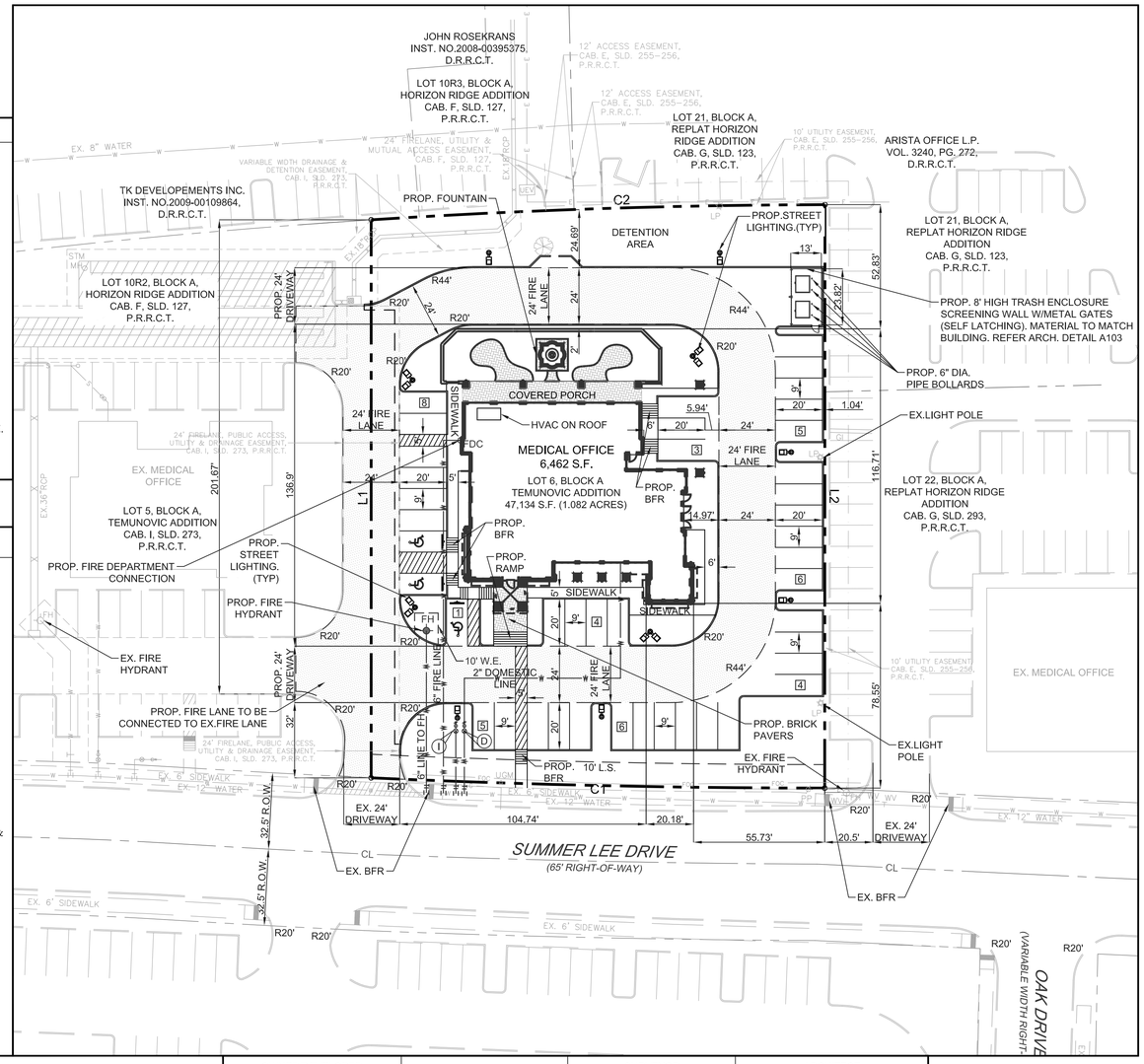
ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	2"	1	6"
(I)	IRR.	1"	1	N/A

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTERIAN SIGHT & VISIBILITYESAEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

LEGENDS

PROPERTY LINE	EXISTING PAVEMENT/CURB
EXISTING WATER LANE	EXISTING SEWER MANHOLE
PROPOSED WATER LINE	PROPOSED HANDICAP PARKING SPACE
EX.SANITARY SEWER LINE	EXISTING POWER POLE
PROP. SANITARY SEWER LINE	EXISTING STORM INLETS
PROPOSED STORM SEWER	EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT	EXISTING WATER VALVE
PROPOSED FIRE CONNECTION	PROPOSED BOLLARDS
PROPOSED WATER METERS	PROPOSED CAR STACKING
PROPOSED BACK FLOW PREVENTER	PROP.6' HIGH WROUGHT IRON FENCE
PEDESTERIAN SIGNT & VISIBILITY EASEMENT	EXISTING TREE
UTILITY EASEMENT	TRANSFORMER
WATER EASEMENT	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
SANITARY SEWER EASEMENT	GREASE TRAP
DRAINAGE EASEMENT	SAMPLING WELL
FIRE LANE, PUBLIC ACCESS & WATER EASEMENT	SINGLE CLEAN OUT
VISIBILITY EASEMENT	DOUBLE CLEAN OUT
PROPOSED FIRE LANE	MONUMENT/POLE SIGN
FRONT SET BACK	PROPOSED WHEEL STOP
LANDSCAPE SET BACK	PROPOSED HANDICAP SIGN
BARRIER FREE RAMP	BRICK PAVERS/ STAMPED CONCRETE
EXISTING STORM SEWER	



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	1.082 ACRES (47,134 S.F.)	
NET AREA	1.082 ACRES (47,134 S.F.)	
ZONING	PD-9	
CURRENT USE	VACANT	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	6,454 S.F. (13.69%)	
IMPERVIOUS COVERAGE	35,199 S.F. (74.68%)	
PERVIOUS COVERAGE	11,935 S.F. (25.32%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 200 GFA	33	43
TOTAL PARKING	43	43
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	6,454 S.F.	

NOTE

1. ALL EXTERIOR SIGNAGE REQUIRES SUBMITTAL AND APPROVAL OF SEPARATE BUILDING PERMIT THROUGH THE BUILDING INSPECTION DEPARTMENT.

2. THE PROPOSED BUILDING IS EQUIPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

NO.	DATE	DESCRIPTION	BY
1	07/13/2017	1st CITY SUBMITTAL	KP
2	08/16/2017	PER CITY COMMENTS	

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
08/16/2017

CASE # SP2017-023

SITE PLAN

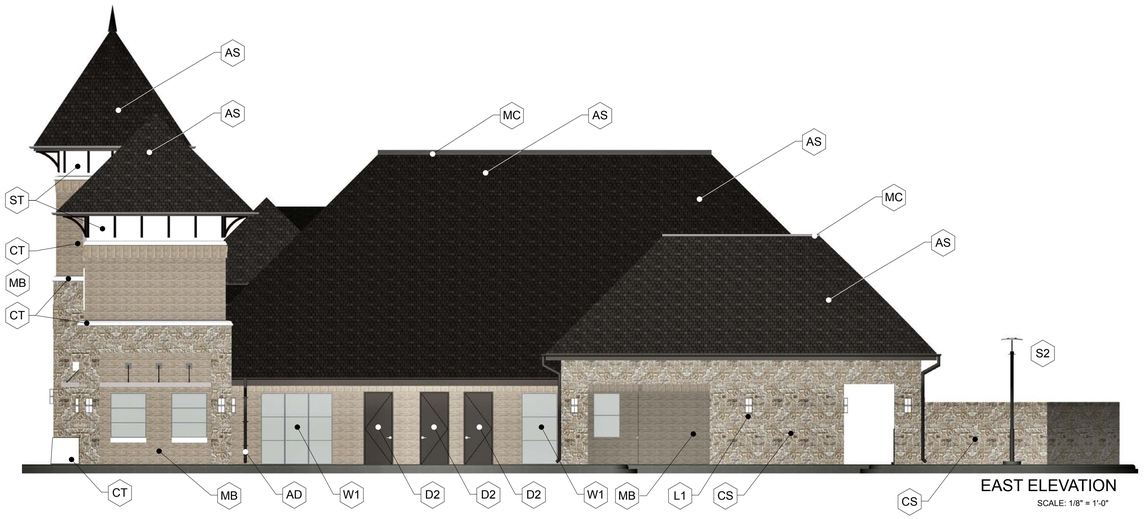
OFFICE BUILDING
1310 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

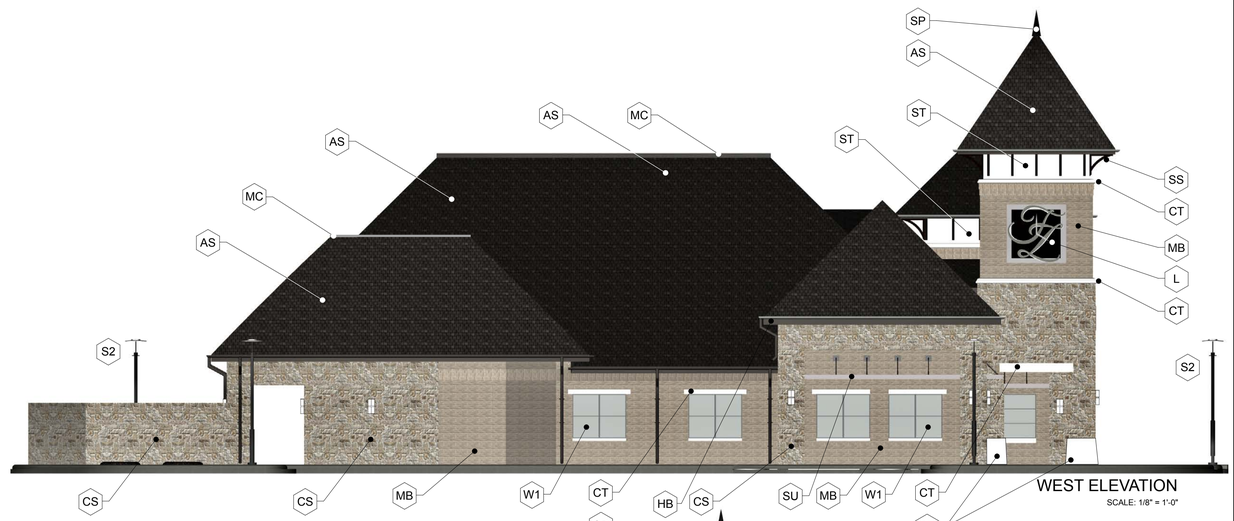
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEE SCALE BAR	018-17	SP

TX PE FIRM #11525



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

Exterior Material Legend

Masonry

CS	Chop Stone - Custom blend Lueders - 6" 8" & 10" Mix
MB	Modular Brick - 105128 ACME - 030 - Velour Dove Gray -
CT	Caststone 75 White / 25 Brown
ST	Stucco Finish Color to Match P-2 3068 Birch

Roofing

AS	Asphalt Shingles - Weathered Wood Elk - Camelot 30 Designer
MC	Metal Cap - Pre-finished Aluminum Dark Gray
AG	Aluminum Gutters - Pre-finished Dark Gray
AD	Aluminum Downspouts - Pre-finished Dark Gray
HB	Hardie Board Painted Trim Paint P-1

Doors and Windows

D1	Aluminum Door - Dark Bronze w/ Divided Lite Glass Insert
D2	Hollow Metal Door Painted Finish P-2
W1	Aluminum Clad Wood Windows - Dark Bronze Tinted Solar Gray Glass -Low e

Decorative Elements

CF	Clock Face Dark Bronze
L	Building Logo / Street Address Painted Metal or Anodized Letters Color: Black or Dark Bronze
SS	Steel Strut Painted Metal Color: P3
SP	Aluminum Spire Anodized Dark Bronze
SU	Steel Sunscreens Painted Metal Color: P4

Lighting

S2	Decorative Pole Lighting Selux - Saturn
L1	Decorative Wall Sconce Evergreen Lighting - Georgetown Series



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

FACADE MATERIAL

ALL FACADE SURFACES OVER 98% MASONRY (INCLUDING STUCCO) EXCLUDING GLASS.

ALL FACADE SURFACES OVER 80% STONE, BRICK OR CASTSTONE

DATE: 7/13/2017

The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph. E-mail robertstensland@mac.com

5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

/Users/robertstensland/Documents/The Stensland Group/Projects 2017/Architecture/F&Z CD's/FZ Plans 3OOO_21_7_07 CD_Roof.pln

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.082-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 6, BLOCK A, TEMUNOVIC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) to allow for a medical office buildings that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.082-acre parcel of land, identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 9 (PD-9) District for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by *Section 6.8, Scenic Overlay (SOV) District,* of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.4, General Retail (GR) District,* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORDINANCE 10.02.17

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the height limitation for a medical office building on the *Subject Property*, and conformance to these conditions is required for continued operations:

1) The proposed medical office building shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'B'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB).

2) The maximum height of the building shall not exceed *43-feet* at the midpoint of the roof, with a maximum overall height not to exceed *52-feet*, and as depicted in *Exhibit 'B'* of this SUP ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

DRAFT ORDINANCE 10-02-17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Legal Description

MEETS AND BOUNDS DESCRIPTION:

WHEREAS, Temunovic Partnership, LTD, is the owner of a remainder of a tract of land in the Edward Teal Sur vey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded in Volume 7038, Page 319 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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THENCE North 12 degrees 45 minutes 10 seconds East along the easterly line of said NEC addition, a distance of 140.92-feet to a 1/2 inch iron rod found for corner;

THENCE North 34 degrees 21 minutes 34 seconds East continuing along the easterly line of said NEC addition a distance of 28.41-feet to a 1/2-inch iron rod found for corner;

THENCE North 12 degrees 22 minutes 14 seconds East continuing along the easterly line of said NEC addition a distance of 38.10-feet ta a 1/2 inch iron rod with cap stamped "KAZ" found for the east corner of said NEC addition, same lying on the southerly line of Lot 27, Block A, of the replat of lot 13R called Lots 26 & 27, Block A, Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet H, Slide 367, Plot Records Rockwall County, Texas;

THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33-feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 3074. 27-feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07-feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67-feet to a 1/2-inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, on addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall County, Texas;

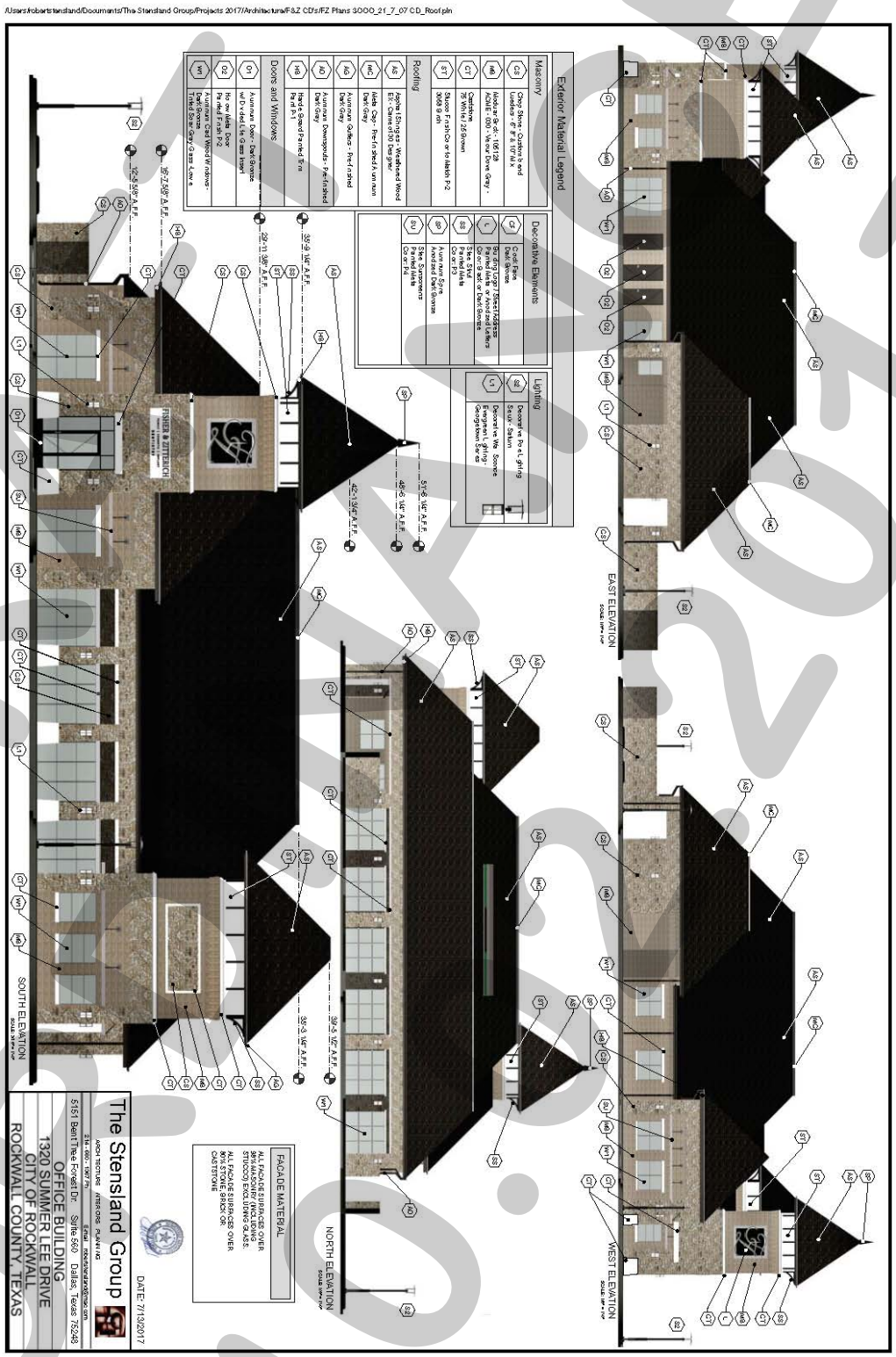
THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08-feet to a 5/8-inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;

THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50-feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70-feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65-feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55-feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41-feet, a chord bearing of North 73 d e g r e e s 18 minutes 03 seconds West a distance of 211.24-feet to the *POINT OF BEGINNING* containing 112 ,44 5 square-feet, or 2.581 acres of land.

DRAFT ORDINANCE 10-02-17

Exhibit 'C':
Conceptual Building Elevations



DRAFT 10.02.2017

City of Rockwall

Project Plan Review History

Project Number	Z2017-037	**Owner**	MCMULLEN, KENNETH & SANDRA A	**Applied**	8/18/2017	DG
Project Name	Zoning Change from SFE-4.0 to C	**Applicant**	RUSSELL PHILLIPS	**Approved**		
Type	ZONING			**Closed**		
Subtype	REZONE			**Expired**		
Status	STAFF REVIEW			**Status**	8/18/2017	DG

Site Address	**City, State Zip**	**Zoning**
259 RANCH TRAIL	ROCKWALL, TX 75032	

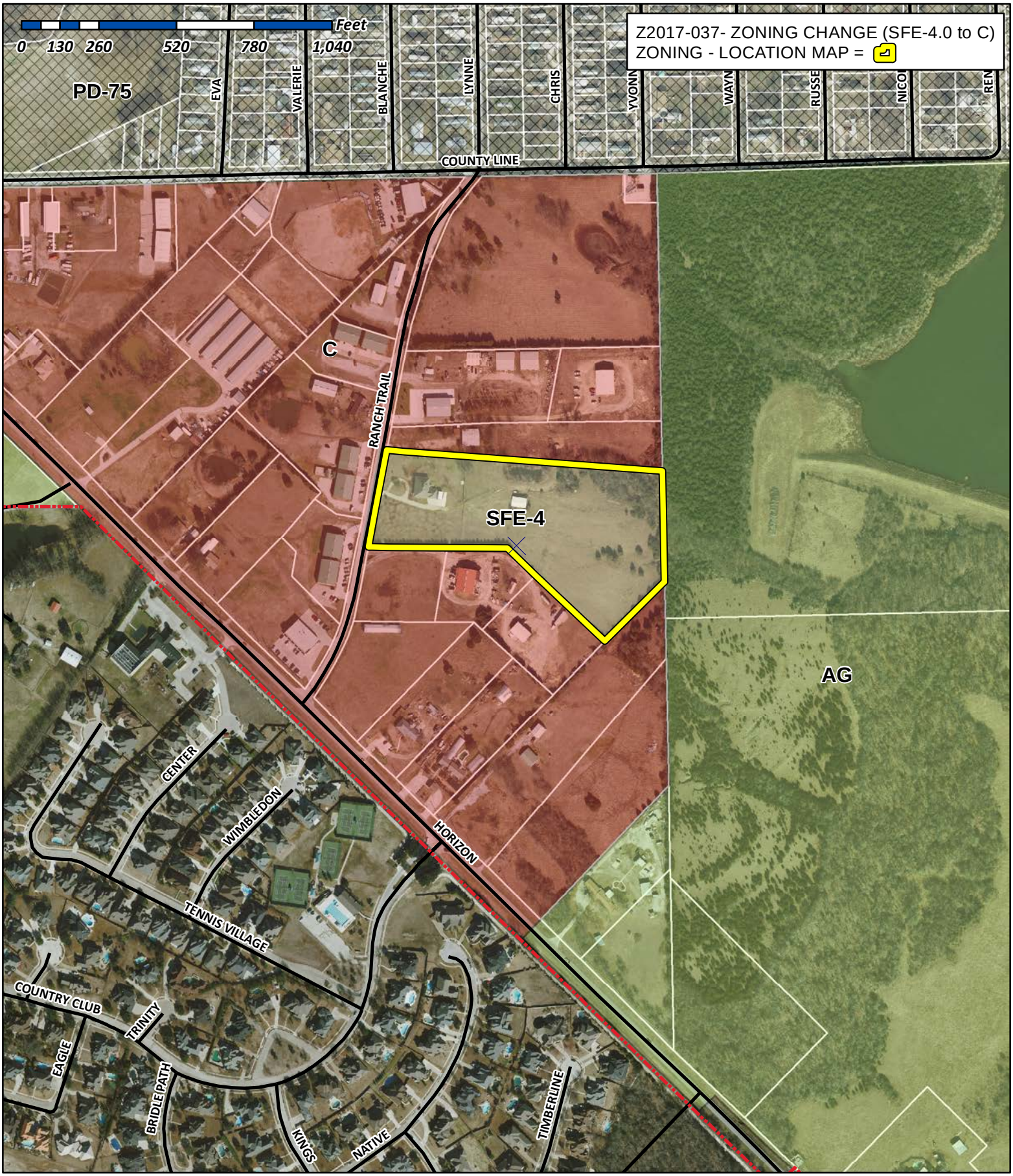
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	14 & PT 16	NULL	14 & PT 16	4720-0000-0014-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	See Conditions
(8/21/2017 4:18 PM AW) - Must meet all engineering requirements - Detention is required - 4% Engineering Inspection Fees - Impact Fees - Dumpster area to drain to oil/water separator or grease trap if any businesses have food (storage/production) - Sewer pro-rata $94.41/acre or $432.74/acre depending on where it sewers - Detention system can't discharge in concentrated flow without an off-site easement to creek - Wetland/WOUS study required on all ponds/creeks on site - All driveways to be 100' apart measured from edge of paving to edge of paving							
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	See Conditions
(8/23/2017 8:52 AM KC) -Must meet and adhere to all Fire Code requirements							
PLANNING	Korey Brooks	8/18/2017	8/25/2017	8/24/2017	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(8/24/2017 10:44 AM KB)
Z2017-37 259 Ranch Trail (SFE 4.0 to C) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Russell Phillips on behalf of Sandra McMullen for the approval of a zoning change from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-037) in the lower right hand corner of all pages on future submittals.
M.4 Please review the draft ordinance before the public hearing
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Worksession for this case is August 29, 2017. The Planning and Zoning Meeting is September 12.
I.6 The City Council meeting dates are September 18, 2017 and October 2, 2017



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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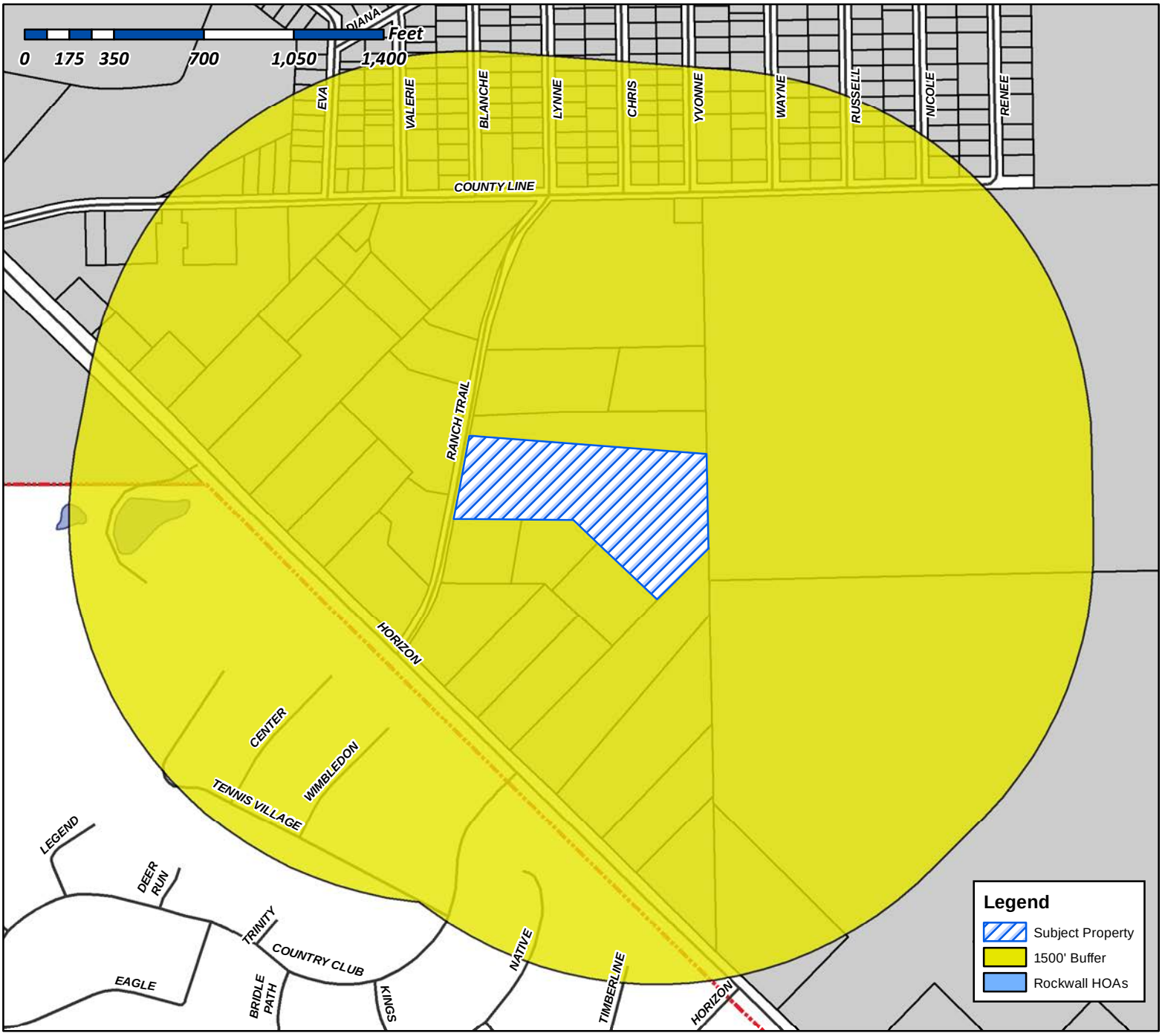
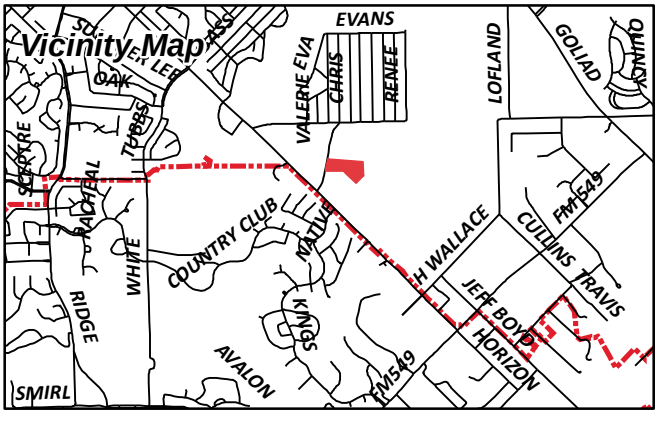


Case Number: Z2017-037
Case Name: Zoning Change (SFE4.0 to C)
Case Type: Zoning
Zoning: SFE-4.0
Case Address: 259 Ranch Trail



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

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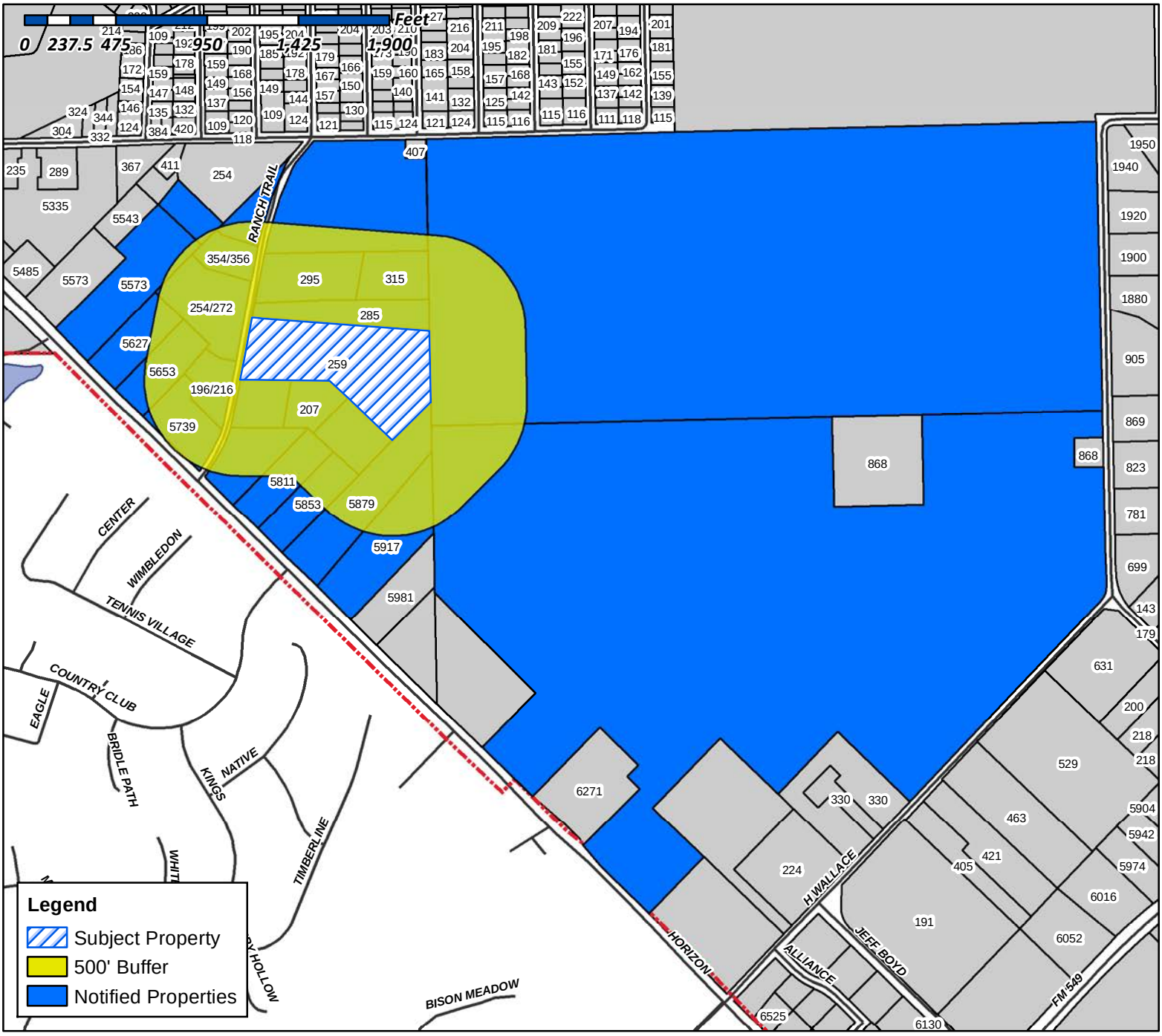
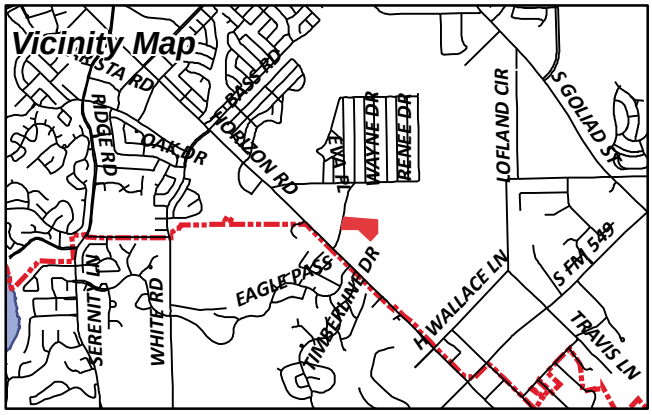


Case Number: Z2017-037
Case Name: Zoning Change (SFE-4.0 to C)
Case Type: Zoning
Zoning: SFE-4.0
Case Address: 259 Ranch Trail



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
196/216 RANCH TRL
ROCKWALL, TX 75032

TEXAS RANCH TRAILS LLC
200 LOUISANA
LITTLE ROCK, AR 72201

CURRENT RESIDENT
207 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

SUNBELT STAINLESS EQUIPMENT
382 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5627 HORIZON RD
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

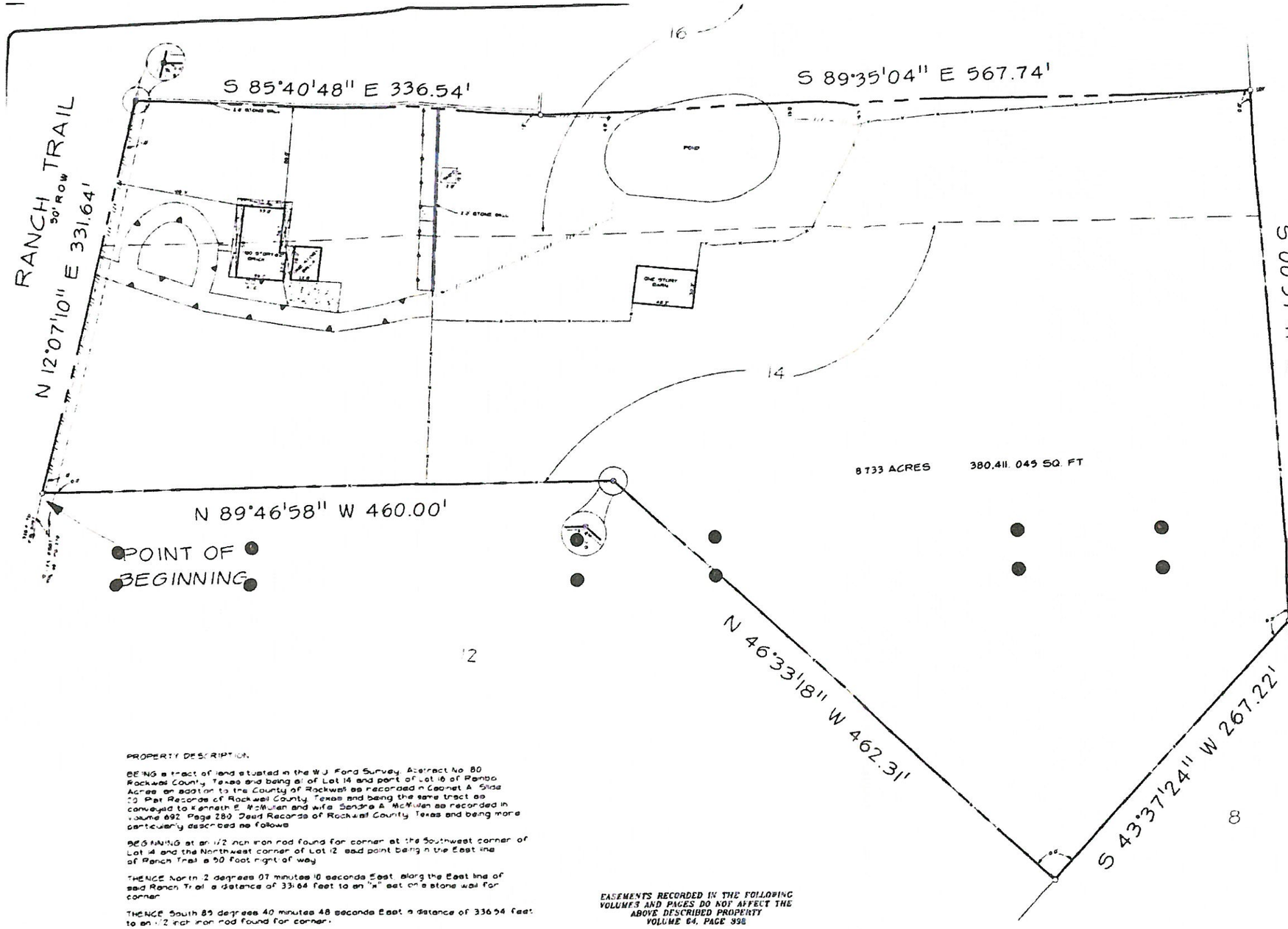
CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD 0
PLANO, TX 75093



Scanned by CamScanner

Z2017 087

PROPERTY DESCRIPTION

BEING a tract of land situated in the W J Ford Survey, Abstract No 80, Rockwall County, Texas and being all of Lot 14 and part of Lot 16 of Rambo Acres an addition to the County of Rockwall as recorded in Cabinet A, Slide 39, Plat Records of Rockwall County, Texas and being the same tract as conveyed to Kenneth E McMullen and wife, Sandra A McMullen as recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas and being more particularly described as follows

BEGINNING at an 1/2 inch iron rod found for corner at the Southwest corner of Lot 14 and the Northwest corner of Lot 12, said point being in the East line of Ranch Trail, a 50 foot right of way

THENCE North 12 degrees 07 minutes 10 seconds East, along the East line of said Ranch Trail, a distance of 331.64 feet to an "X" set on a stone wall for corner

THENCE South 85 degrees 40 minutes 48 seconds East, a distance of 336.54 feet to an 1/2 inch iron rod found for corner,

THENCE South 89 degrees 35 minutes 04 seconds East, a distance of 567.74 feet to an 1/2 inch iron rod found for corner in the East line of said Rambo Acres addition,

THENCE South 00 degrees 57 minutes 41 seconds East, with a fence along the East line of said addition, a distance of 421.06 feet to an 1/2 inch iron rod found for corner, said point being the North corner of Lot 8,

THENCE South 43 degrees 37 minutes 24 seconds West, with a fence along the Northwest line of said Lot 8, a distance of 267.22 feet to an 1/2 inch iron rod found for corner, said point being the most Easterly corner of Lot 12 and the most Southerly corner of Lot 14,

THENCE along the common line of Lot 12 and Lot 14 as follows

North 46 degrees 33 minutes 18 seconds West, a distance of 462.31 feet to an 1/2 inch iron rod set for corner

North 89 degrees 46 minutes 58 seconds West, a distance of 460.00 feet to the Point of BEGINNING and containing 8.733 acres or 380,411.045 square feet of land

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOLUME 64, PAGE 398

Kenneth E. McMullen
6-17-98

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Surveyor (Doug Conn
certifies to KENNETH E. MCMULLEN and wife, SAN
COMMUNITY CREDIT UNION, SAFECO
that (a) this plat of survey and the property description set
true and correct and were prepared from an actual on the
real property (the "Property") shown hereon, (b) such surve
the Surveyor or under his supervision, (c) all monuments s
exist and the location, size and type of material thereof ar
(d) except as shown hereon, there are no encroachments on
protrusions therefrom, there are no improvements on the Pr
visible discrepancies, conflicts, shortages in area, or bounda
(e) the size, location and type of improvements are as sho
located within the boundaries of the Property and set back
lines the distance indicated, (f) the distance from the nea
street or road is as shown, (g) the Property has access to
roadway, and (h) the boundaries, dimensions and other det
true and correct

RECEIVED
AUG 21 2017

Note: According to the F.I.R.M. (Community Panel No. 48397C0040G), this property does lie in a Zone C and does not lie within the 100 year flood plain

LEGEND

DOUG CONNALLY & ASSOC., INC.
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216

SCALE	DATE	JOB NO	DF NO	DRAWN
1"=100'	6/17/98	98-469	70699	RC

SU
W J FORD
8.733 ACR

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 8.733-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 16 AND ALL OF LOT 14, RAINBOW ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Russell Phillips on behalf of Sandra McMullen for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Single-Family Estate 4.0 (SFE-4.0) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Lakes Addition, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by *Section 4.5, Commercial (C) District,* of *Article V, District Development Standards,* of the *Unified Development Code* [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT ORDINANCE 10.02.17

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 2nd DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

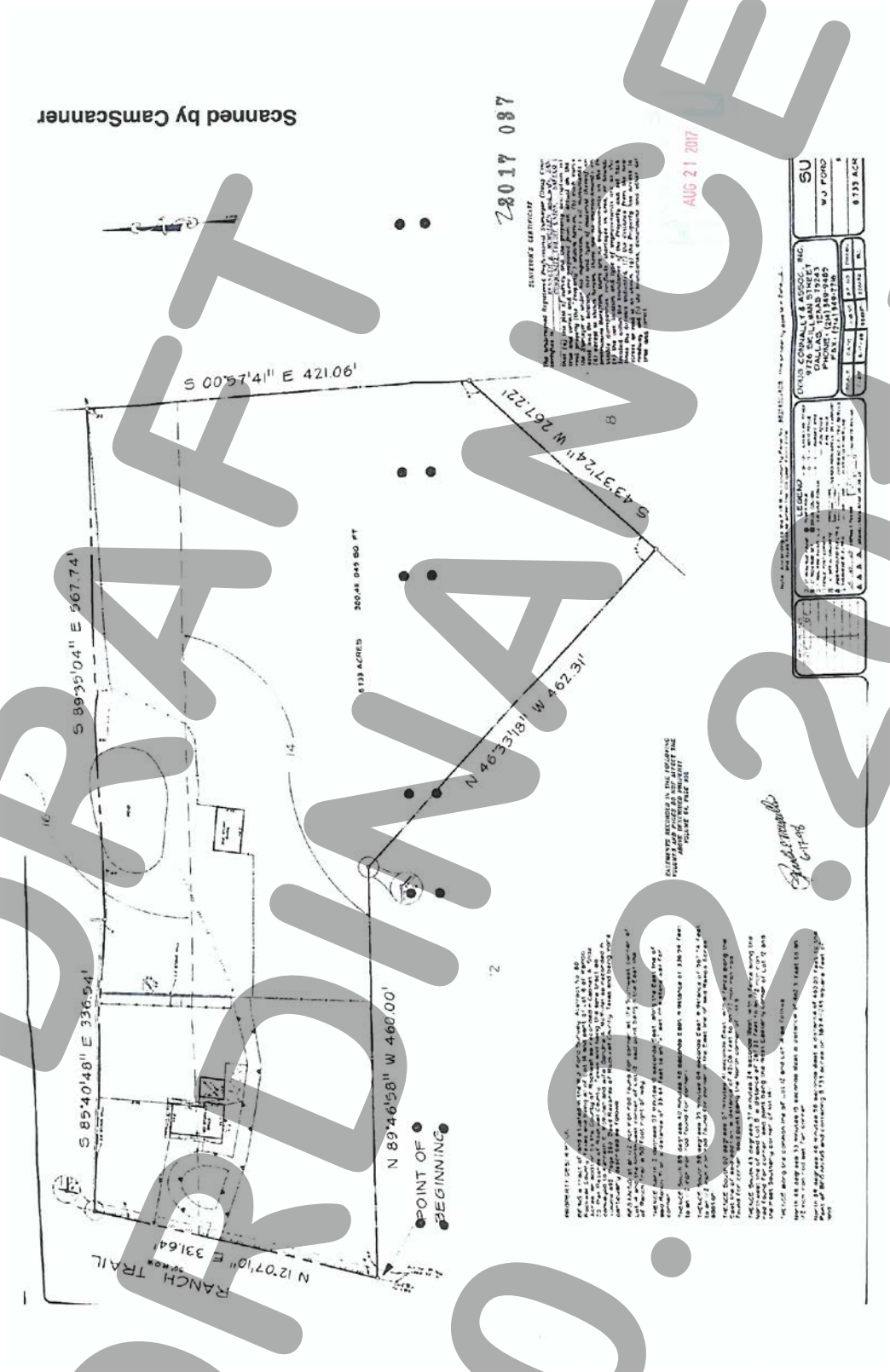
2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.17

Exhibit 'A'
Legal Description

DRAFT
ORDINANCE
10.02.2017

Exhibit 'B'
Survey



DRAFT ORDINANCE 10.03.2017

City of Rockwall

Project Plan Review History

				Applied	8/18/2017	DG
Project Number	Z2017-038	**Owner**	HENDERSON, EDDI	**Approved**		
Project Name	SUP for Residential Care Facility	**Applicant**	LORI STEVENS	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	8/18/2017	DG
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
302 RANCH TRL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MAVERICK RANCH	3	A	3	4374-000A-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	See Comments
(8/23/2017 9:52 AM KC) -Must meet and adhere to all Fire Code requirements.							
PLANNING	David Gonzales	8/18/2017	8/25/2017	8/18/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) for a residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

General Planning Comments:

1. Adherence to all Engineering, Fire Department and Building Inspection standards, including ADA requirements.
2. If approved, the facility will require a minimum of two parking spaces or 1 for each 6 beds, and 1 for each employee on the largest shift, whichever is greater.
3. The facility may be used for temporary housing for a maximum of 14 days for veterans for the purpose of training with their dogs to provide assistance for the owner.
4. The facility may be used as a fraternernal organizational gathering place; however, additional parking spaces for this use is requires 1 parking space for each 3 seats or 1 parking space for each 100 square feet, which ever is greater.

PLANNING COMMENTS - DAVID GONZALES - 08.18.2017

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP zoning request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

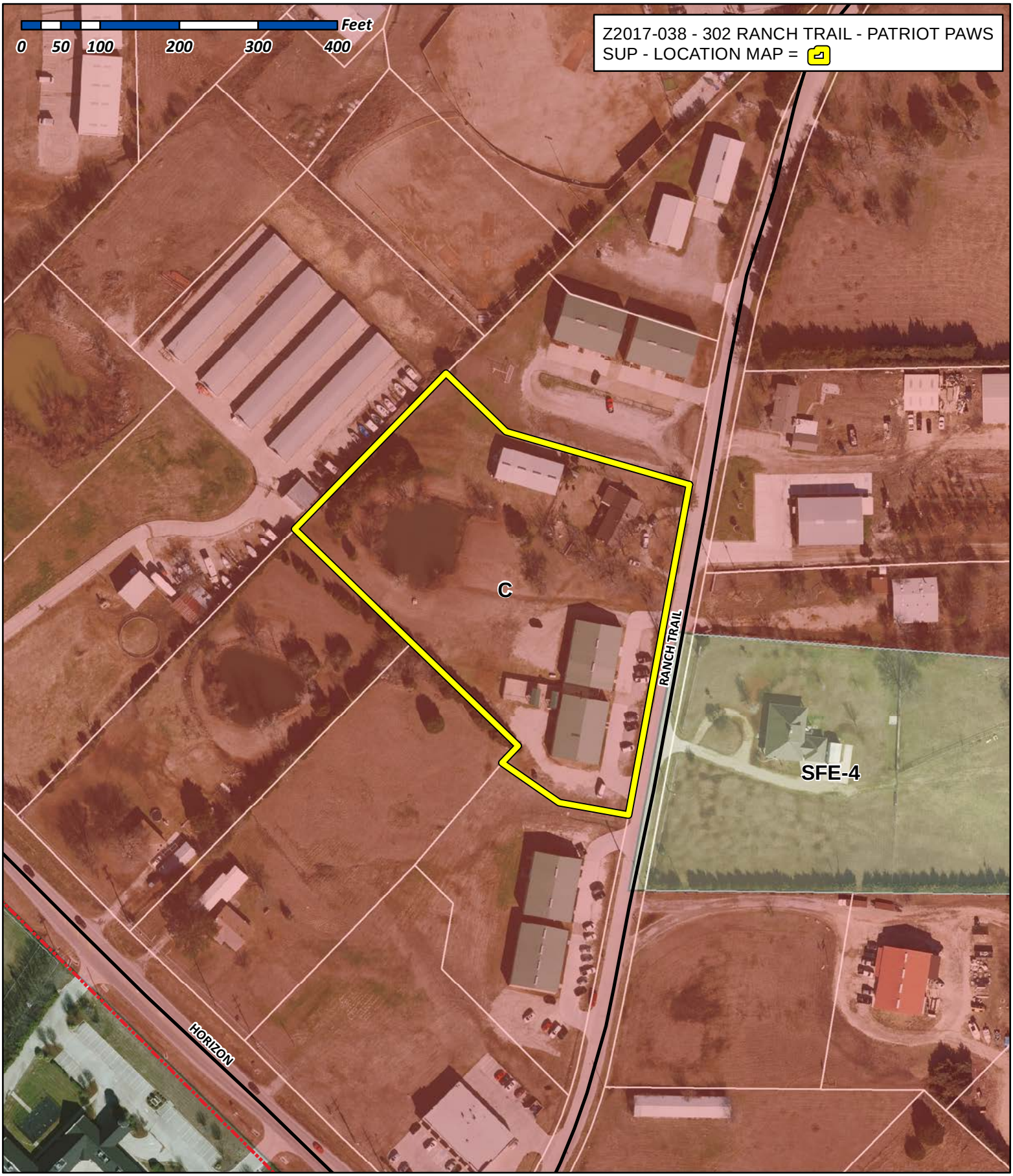
Meeting Dates to Attend:

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: September 18, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: October 2, 2017 (6:00 p.m.) [2nd Reading of Ordinance]



City of Rockwall

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Rockwall, Texas 75032
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(W): www.rockwall.com

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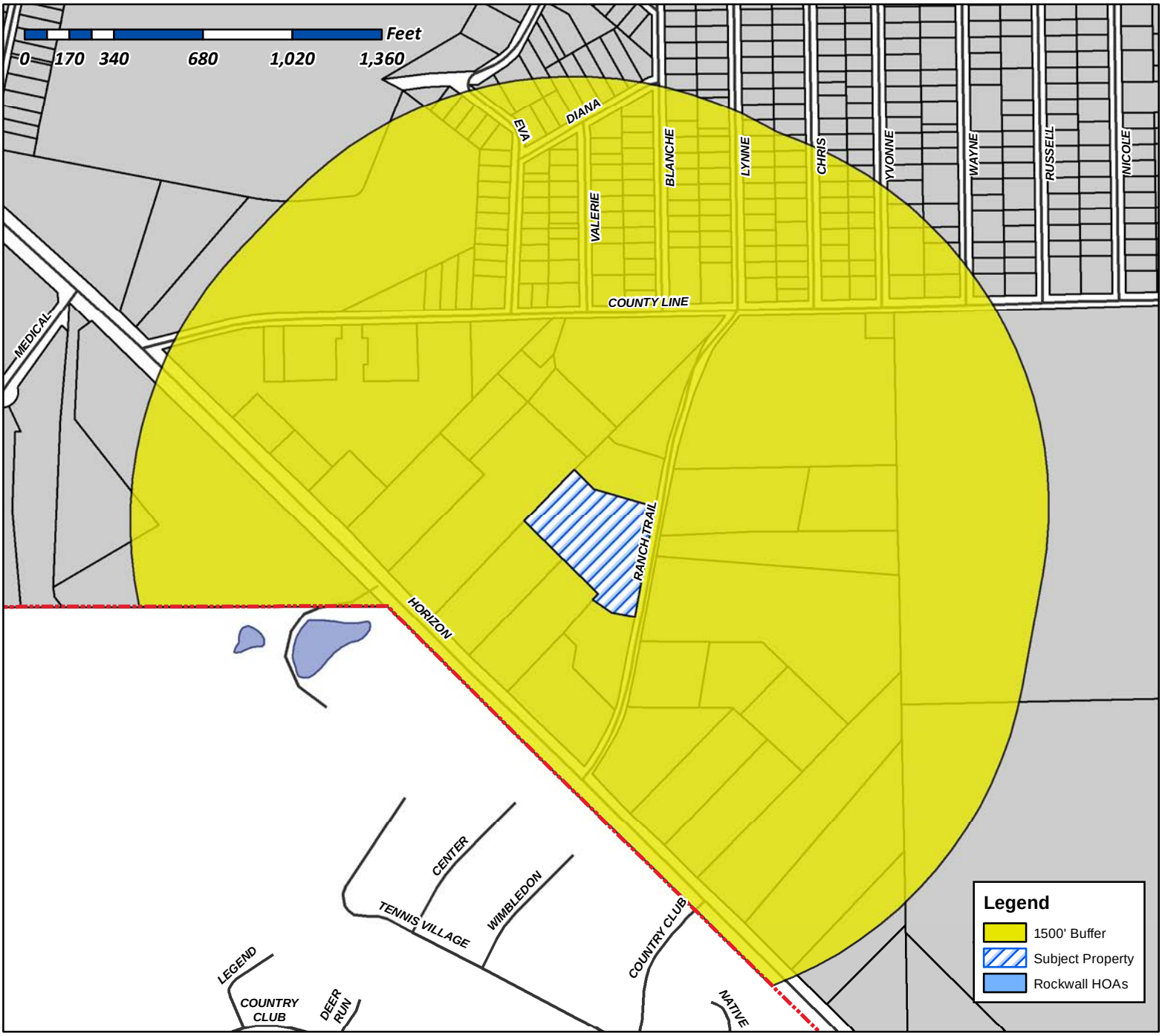
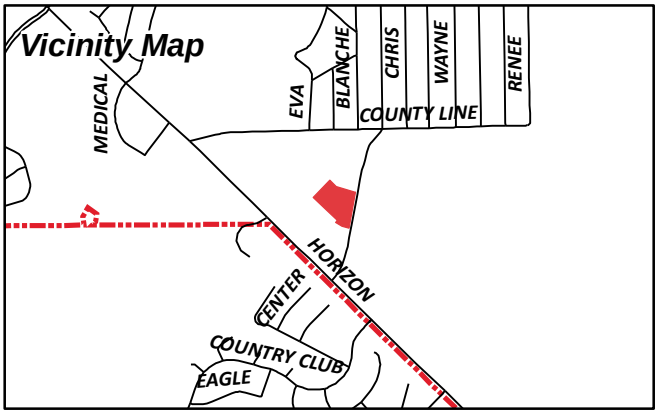


Case Number: Z2017-038
Case Name: 302 Ranch Trail - Patriot Paws
Case Type: Zoning
Zoning: SUP
Case Address: 302 Ranch Trail



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

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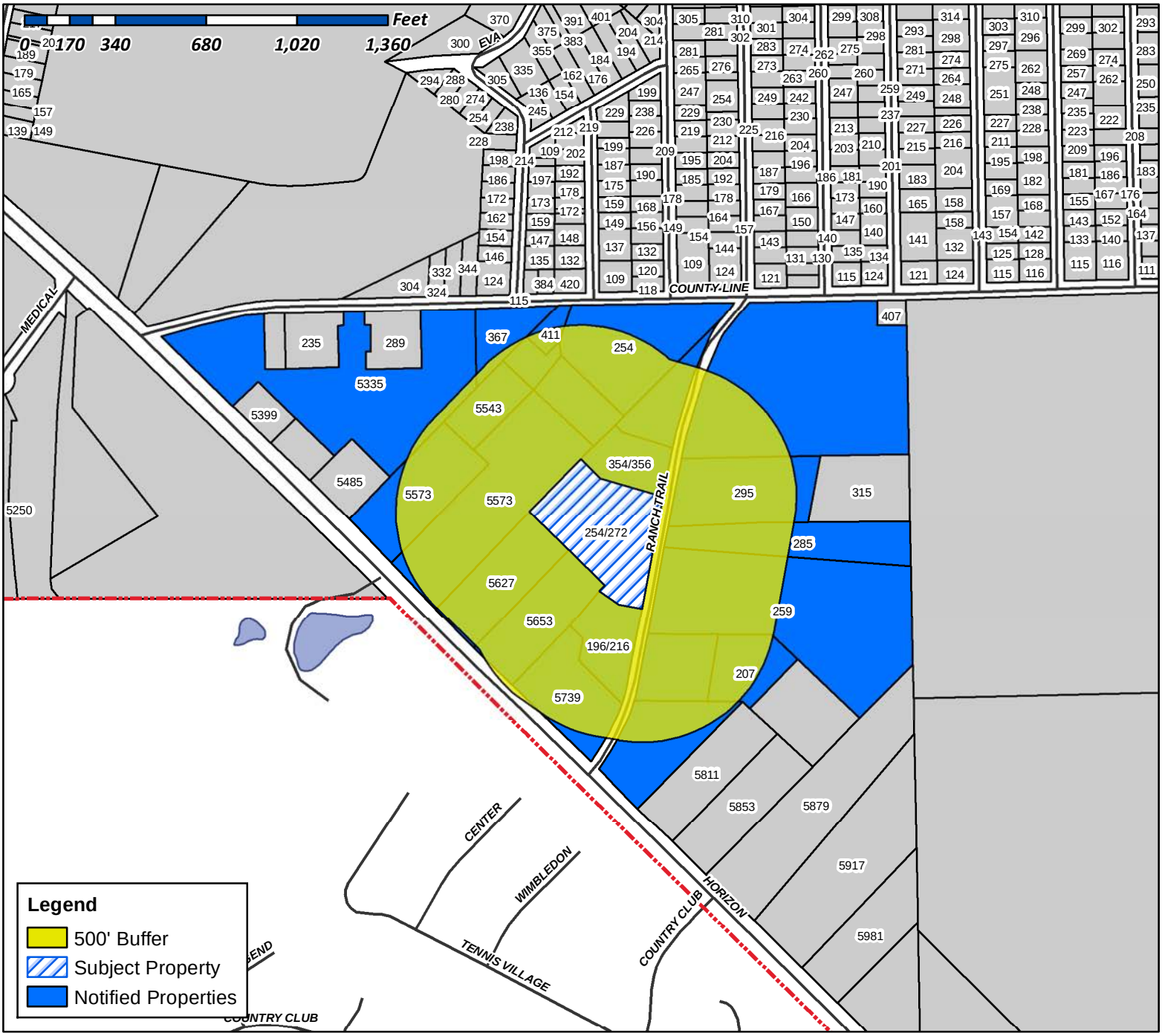

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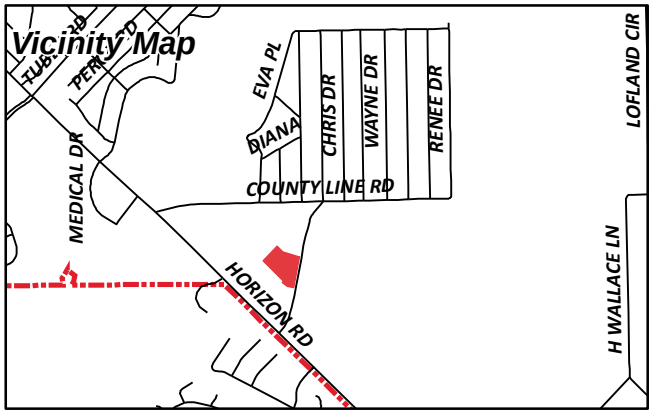
Date Created: *08/21/2017*
For Questions on this Case Call (972) 771-7745



JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
196 RANCH TRL
ROCKWALL, TX 75032

TEXAS RANCH TRAILS LLC
200 LOUISANA
LITTLE ROCK, AR 72201

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
216 RANCH TRL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
356 RANCH TRL
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

CURRENT RESIDENT
367 COUNTY LINE RD
ROCKWALL, TX 75032

SUNBELT STAINLESS EQUIPMENT
382 RANCH TRL
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
405 CHATHAM ST
SUNNYVALE, TX 75182

CURRENT RESIDENT
411 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5335 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5543 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD 0
PLANO, TX 75093

LAKESIDE NATIONAL BANK
P O BOX 9
ROCKWALL, TX 75087

PATRIOTPAWS
SERVICE DOGS

The mission of Patriot PAWS is to train and provide service dogs of the highest quality at no cost to disabled American veterans and others with mobile disabilities in order to help restore their physical and emotional independence. Patriot PAWS intends to build partnerships with state and community organizations to help develop and support this goal.

Patriot PAWS Board of Directors

William Perkins, Ph.D., Chairman of the Board; Harvard University Research

Lori Stevens, Executive Director; Patriot PAWS President & Founder

Rhonda Phillips Black, DVM; Country Friends Veterinary Clinic

Mitzi Brown, Chief Legal Officer & VP of Business Development; BRIX Holdings, LLC

Bill Cecil, Former Mayor; Rockwall, TX

Randy Chambers, VP of Regional Operations, SW Region, PETCO

Elaine Ford, CPA, VP & Controller; Hillwood Communities

Mike Kovar, VP & CFO; Fritz Industries, Inc.

David Margulies, PR Expert; The Margulies Communications Group

August 17, 2017

City of Rockwall
Planning and Zoning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Letter of Intent

This letter is to describe the intent of the build on the property at 254 Ranch Trl, Rockwall, TX.

The building, a former residence on the property, is to be renovated as a meeting place where disabled veterans can gather in a "safe place" with their band of brothers. Combat veterans often barricade themselves in their homes as a result of Post-Traumatic Stress Disorder (PTSD) and having a place to go and be with other veterans can help them get out of their homes and start the path to recovery.

The house will also have two bedrooms which may occasionally be used as temporary housing (14 days or less) for veterans returning to continue training with their dogs. This instance will be infrequent and for short periods of time only.

Please let me know of any further information you require.

Best Regards,

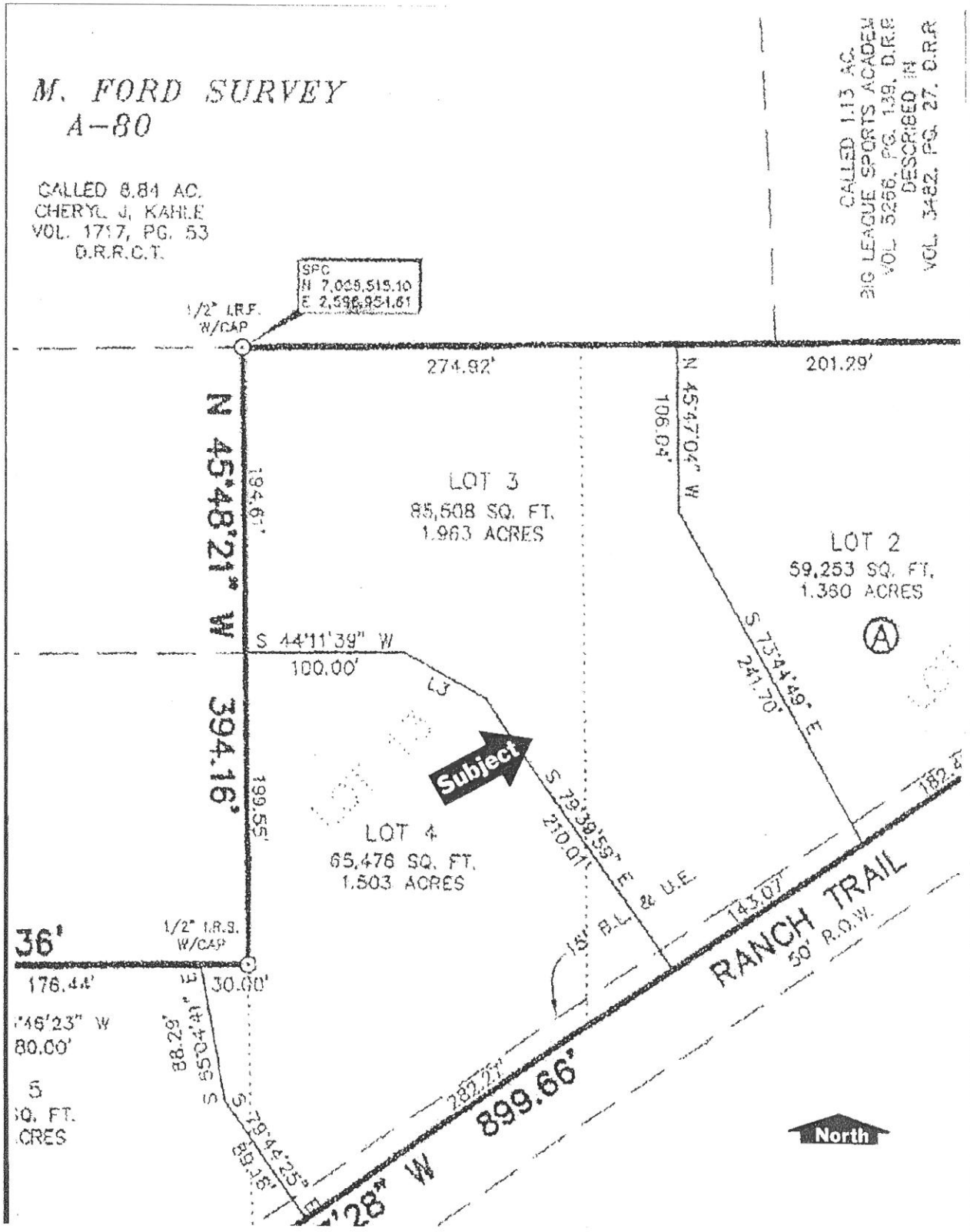
Lori Stevens
Founder and Executive Director

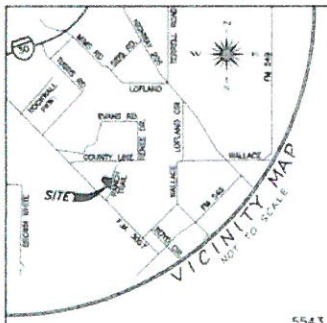


AERIAL MAP


Eva Pl
Valerie Pl
Blanche Dr
Lynne Dr
Chris Dr
County Line Rd
SUBJECT
Ranch Trail
Horizon Rd
© 2015 Google

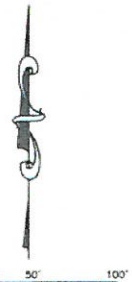
SURVEY


M. FORD SURVEY
A-80
CALLED 8.84 AC.
CHERYL J. KAHLE
VOL. 1717, PG. 53
O.R.R.C.T.
SPC
N 7,035,515.10
E 2,596,951.61
1/2" I.R.F.
W/CAP
CALLED 1.13 AC.
BIG LEAGUE SPORTS ACADEMY
VOL. 5256, PG. 139, O.R.R.
DESCRIBED IN
VOL. 3482, PG. 27, O.R.R.
274.92'
201.29'
N 45°47'07" W
106.04'
N 45°48'21" W
394.16'
194.61'
LOT 3
85,608 SQ. FT.
1.963 ACRES
LOT 2
59,253 SQ. FT.
1.360 ACRES
A
S 44°11'39" W
100.00'
L3
Subject
S 73°44'49" E
241.70'
S 73°39'59" E
210.01'
LOT 4
65,476 SQ. FT.
1.503 ACRES
199.55'
182.47'
15' B.L. & U.E.
143.07'
RANCH TRAIL
50' R.O.W.
36'
1/2" I.R.S.
W/CAP
176.44'
30.00'
'46'23" W
80.00'
5
SQ. FT.
CRES
S 55°04'41" E
88.29'
S 79°44'25" E
89.16'
282.27'
899.66'
'28" W
North



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48.00'	71°42'25"	59.93'	N 44°27'05" W	56.12'
C2	24.00'	26°05'11"	10.93'	N 21°43'29" W	10.83'
C3	47.60'	41°31'16"	34.49'	N 24°36'52" W	33.74'
C4	48.00'	90°00'00"	75.40'	N 54°46'43" E	67.88'
C5	20.00'	42°15'57"	14.74'	N 78°39'28" E	14.41'
C6	20.11'	50°13'36"	17.63'	N 59°40'45" W	17.07'
C7	24.00'	90°00'00"	37.70'	S 54°46'43" W	33.94'
C8	23.40'	37°01'47"	15.25'	S 26°51'36" E	14.99'
C9	48.00'	29°11'56"	24.46'	S 33°16'51" E	24.20'
C10	24.00'	71°32'25"	29.97'	S 44°27'05" E	28.06'
C11	20.00'	48°18'08"	16.86'	N 74°56'15" E	16.37'
C12	20.00'	37°11'2"	13.00'	N 47°11'02" W	12.78'

LINE	BEARING	DISTANCE
L1	N 79°16'31" W	52.49'
L2	N 80°13'17" W	45.74'
L3	N 45°22'30" W	33.79'
L4	N 06°46'43" E	27.92'
L5	N 09°46'43" E	52.07'
L6	S 80°13'17" E	173.88'
L7	S 10°27'33" W	41.15'
L8	N 71°46'58" W	40.41'
L9	N 80°13'17" W	130.87'
L10	S 09°46'43" W	51.44'
L11	S 06°46'47" W	24.67'
L12	S 45°22'30" E	35.14'
L13	S 80°13'17" E	45.93'
L14	S 79°16'31" E	50.27'
L15	S 45°01'47" E	9.90'
L16	S 10°27'33" W	40.28'
L17	N 65°46'29" W	13.92'
L18	N 44°07'01" E	116.03'
L19	S 17°50'44" E	152.62'
L20	S 72°15'56" E	101.64'
L21	S 86°12'19" E	29.82'
L22	S 16°52'08" E	19.39'
L23	S 11°50'25" W	64.43'
L24	N 79°48'54" W	36.19'
L25	S 74°00'17" W	40.00'
L26	S 44°05'44" W	100.00'
L27	N 45°54'16" W	194.81'



Legend of Symbols & Abbreviations
- IRF = IRON ROD FOUND
- R.O.W = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- SLD. = SLIDE
- D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1. THE BASIS OF BEARINGS AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

2. THE DRAINAGE AND DETENTION POND EASEMENT SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE OWNER. IT IS NOT THE RESPONSIBILITY OF THE CITY OF ROCKWALL TO MAINTAIN, REPAIR, OR SERVICE SAID EASEMENT.

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 3 AND 4, BLOCK A, MAVERICK RANCH ADDITION TO CREATE ONE DEVELOPABLE LOT.

I 341

FINAL PLAT
PATRIOT PAWS ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF ALL OF LOTS 3 AND 4, BLOCK A, OF MAVERICK RANCH ADDITION, RECORDED IN CABINET H, SLIDE 19 P.R.R.C.T.
SITUATED IN THE WILLIAM M. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
PATRIOT PAWS SERVICE DOGS
254 Ranch Trail
Rockwall, Texas 75032
(972) 772-3282

SURVEYOR
MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Firm Reg. No.-10013200

1"=50' 1-28-2016 SHEET 1 OF 2 (CASE NO. P2016-001)

Patriot Paws Addition
Lot 1, Block A
Final Plat

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *RESIDENTIAL CARE FACILITY* IN A COMMERCIAL (C) DISTRICT, ON A 3.466-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, PATRIOT PAWS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) to allow for a *Residential Care Facility* on a 3.466-acre parcel of land, identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, addressed as 302 Ranch Trail, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Residential Care Facility* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residential Care Facility* on the *Subject*

PRELIMINARY ORDINANCE 10.05.17

Property, and conformance to these operational conditions is required for continued operations:

1) For the purposes of this SUP ordinance, a *Residential Care Facility* shall be defined as a facility that allows for the short-term occupancy (*i.e. occupancy not to exceed 14 days*) of a disabled American veteran and/or others with mobile disabilities that require special training for a service animal.

2) Parking for this facility shall be one (1) parking space per each bed provided within the *Residential Care Facility*, and shall be constructed in accordance with the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

3) For the purpose of this SUP ordinance, the *Residential Care Facility* shall be limited to the residential structure addressed as 302 Ranch Trail and indicated in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

DRAFT ORDINANCE 10-2-17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Legal Description

WHEREAS, PATRIOT PAWS SERVICE DOGS is the owner of a tract of land in the William M. Ford Survey, Abstract No. 80, situated in the City of Rockwall, in Rockwall County, Texas, being all of Lot 3 and Lot 4, Block A, of Maverick Ranch Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 19, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast comer of said Lot 4, said point also lying on the northwest right of way of Ranch Trail, (a called 50' Right of Way};

THENCE North 79 degrees 50 minutes 20 seconds West along the southerly line of said Lot 4, a distance of 89.18-feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 10 minutes 36 seconds West continuing along said southerly line a distance of 88.29-feet to a 1/2 inch iron rod found for comer lying on the southeast line of Lot 2 of Rainbo Acres, an addition to The City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44 degrees 07 minutes 42 seconds East along the southeast line of said Lot 2 a distance of 30.00 foet to a 1/2 inch iron rod found for the east corner of said Lot 2, same being an inner ell comer of previously mentioned Lot 4;

THENCE North 45 degrees 54 minutes 16 seconds West along the northeast line of Lots 1 and 2 of said Rainbo Acres, same being the southwest line of Lots 3 and 4 of said Maverick Ranch Addition a distance of 394 .16-feet to a point for the west corner of said Lot 3 from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found bears South 24 degrees 13 minutes 24 seconds East a distance of 0.42-feet;

THENCE North 44 degrees 07 minutes 01 seconds East along the northwest line of said Lot 3 a distance of 274.92-feet to a 1/2 inch iron
rod found for the north comer of said Lot 3;

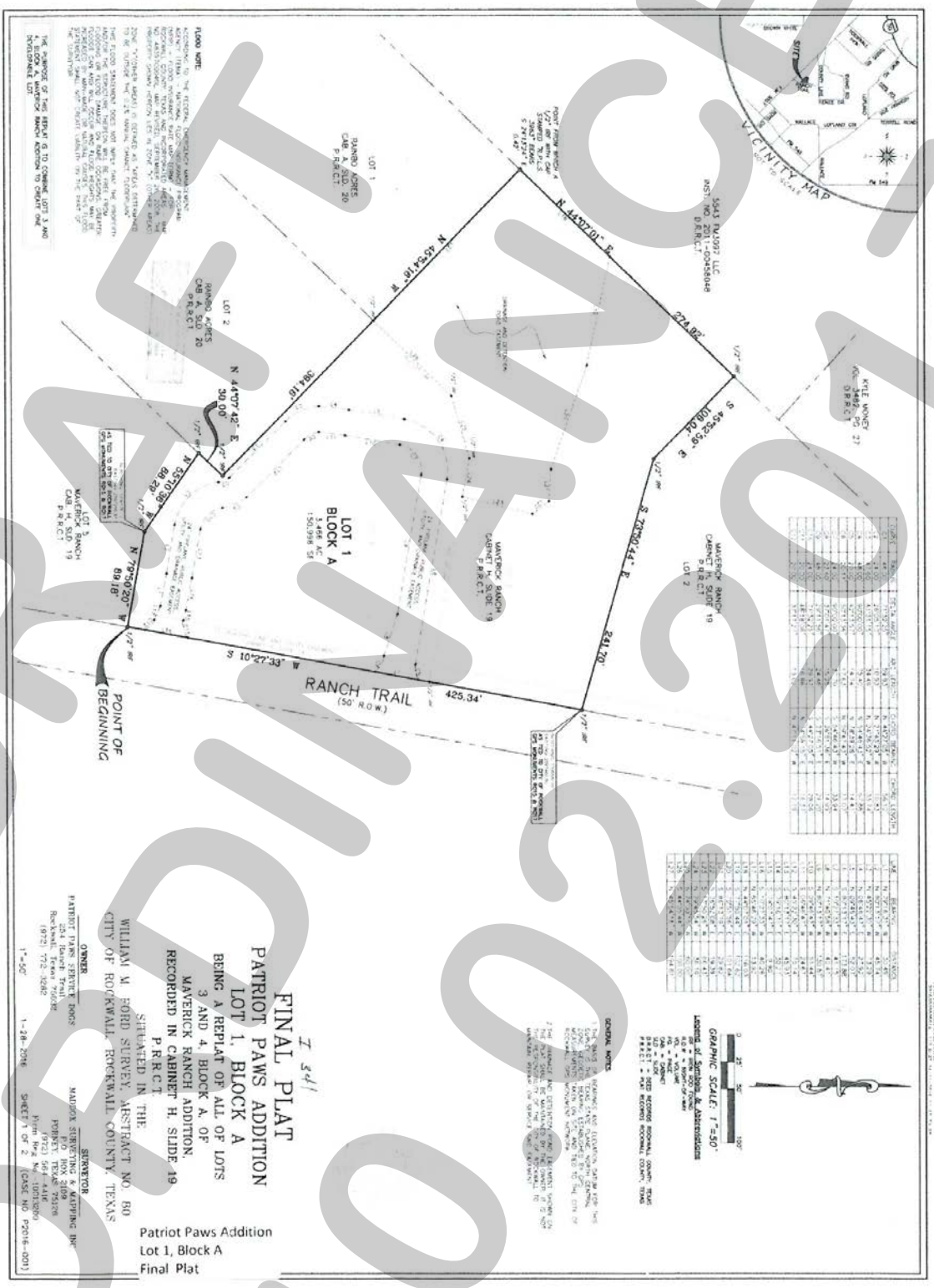
THENCE South 45 degrees 52 minutes 59 seconds East along the northeast line of said Lot 3 a distance of 106.04-feet to a 1/2 inch iron rod found for corner;

THENCE South 73 degrees 50 minutes 44 seconds East continuing along the northeast line of said Lot 3 a distance of 241.70-feet to a 1/2 inch iron rod found for the east corner of said Lot 3 lying on the aforementioned northwest line of Ranch Trail;

THENCE South 10 degrees 27 minutes 33 seconds West along the northwest line of said Ranch Trail a distance of 425.34-feet to the *POINT OF BEGINNING* containing 150,998 SF, or 3.466-acres of land.

DRAFT ORDINANCE 10.02.17

Exhibit 'A':
Boundary Survey



DRAFT ORDINANCE 10.02.2017

Exhibit 'B':
Site Plan



Subject Property
302 Ranch Trail

DRAFT 10/6/17

City of Rockwall

Project Plan Review History

Project Number	Z2017-039	**Owner**	CULLINS, JANE	**Applied**	8/21/2017 LM
Project Name	Ledera Rockwall Retail (AG to GR)	**Applicant**	INTEGRITY GROUP, LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	8/21/2017 LM

Site Address	**City, State Zip**	**Zoning**
FM1141/JOHN KING BLVD	ROCKWALL, TX 75087	

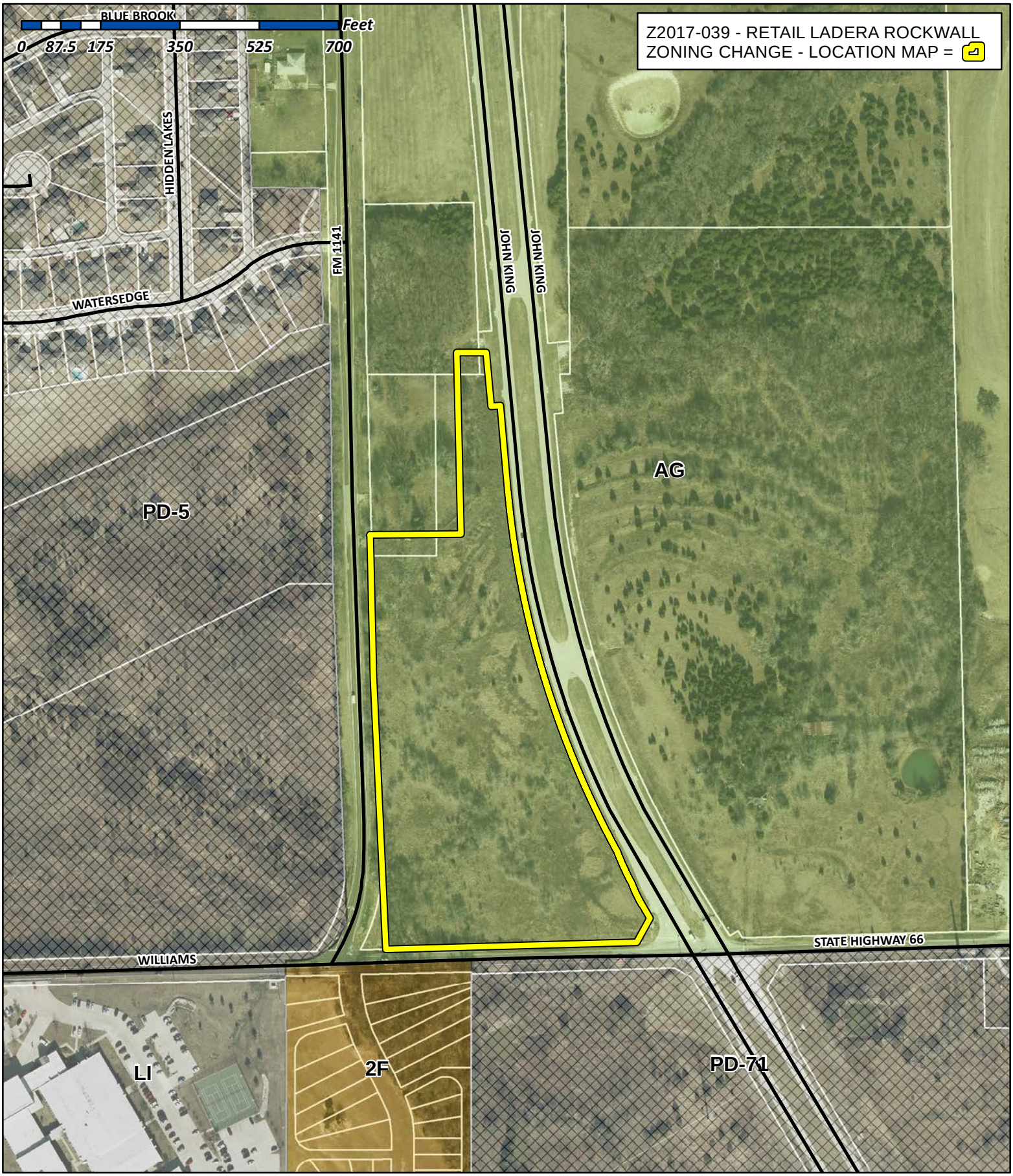
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	5	NULL	5	0122-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	8/21/2017	8/28/2017	8/21/2017		COMMENTS	See Comments

(8/21/2017 4:43 PM AW)
All driveways shall be a minimum 24' wide (face to face)
Must meet all Engineering requirements
Off-site sewer required
12" water line required along John King and 8" water along FM 1141
4% engineering fees
Impact fees
TIA required
Curb inlets only...no grate inlets
5' wide minimum on all sidewalks
20'x9' parking spaces
All dumpsters to drain to oil/water separators
Driveways along FM 1141 too close for TXDOT requirements
Add note when platting " Property will be responsible for all maintenance, repair, and replacement of all streets, sidewalks, erosion setbacks, drainage and detention systems"
Sidewalk along John King
Left turn lane required along John King

FIRE	Kevin Clark	8/21/2017	8/28/2017	8/23/2017	2	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/23/2017 9:20 AM KC) -All driveways shall be a minimum 24' wide (face to face) -Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. -Buildings over 5,000 sqft shall be equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13. - The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. -A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. - Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building. - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.							
PLANNING	Ryan Miller	8/21/2017	8/28/2017	8/22/2017	1	COMMENTS	See Comments
Z2017-039 Ladera Rockwall Retail (AG to GR): Please address the following comments (M= Mandatory Comments; I = Informational Comments) I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, and located at the northeast corner of the intersection of SH-66 and John King Boulevard. I.2 For questions or comments concerning this case, please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com. M.3 For reference, include the case number (Z2017-039) in the lower right hand corner of all pages on future submittals. I.4 The Future Land Use Map contained within the City's Comprehensive Plan indicates that the subject property is designated as Medium Density Residential (MDR). The proposed zoning does not conform to this designation and will require the City Council to amend the Future Land Use Map to indicate a Commercial (C) designation. I.5 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 29, 2017. I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on September 6, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the September 12, 2017 Planning & Zoning Meeting. I.7 The projected City Council dates for this case are projected to be: 1) September 18, 2017 [1st Reading], and 2) October 2, 2017 [2nd Reading].							



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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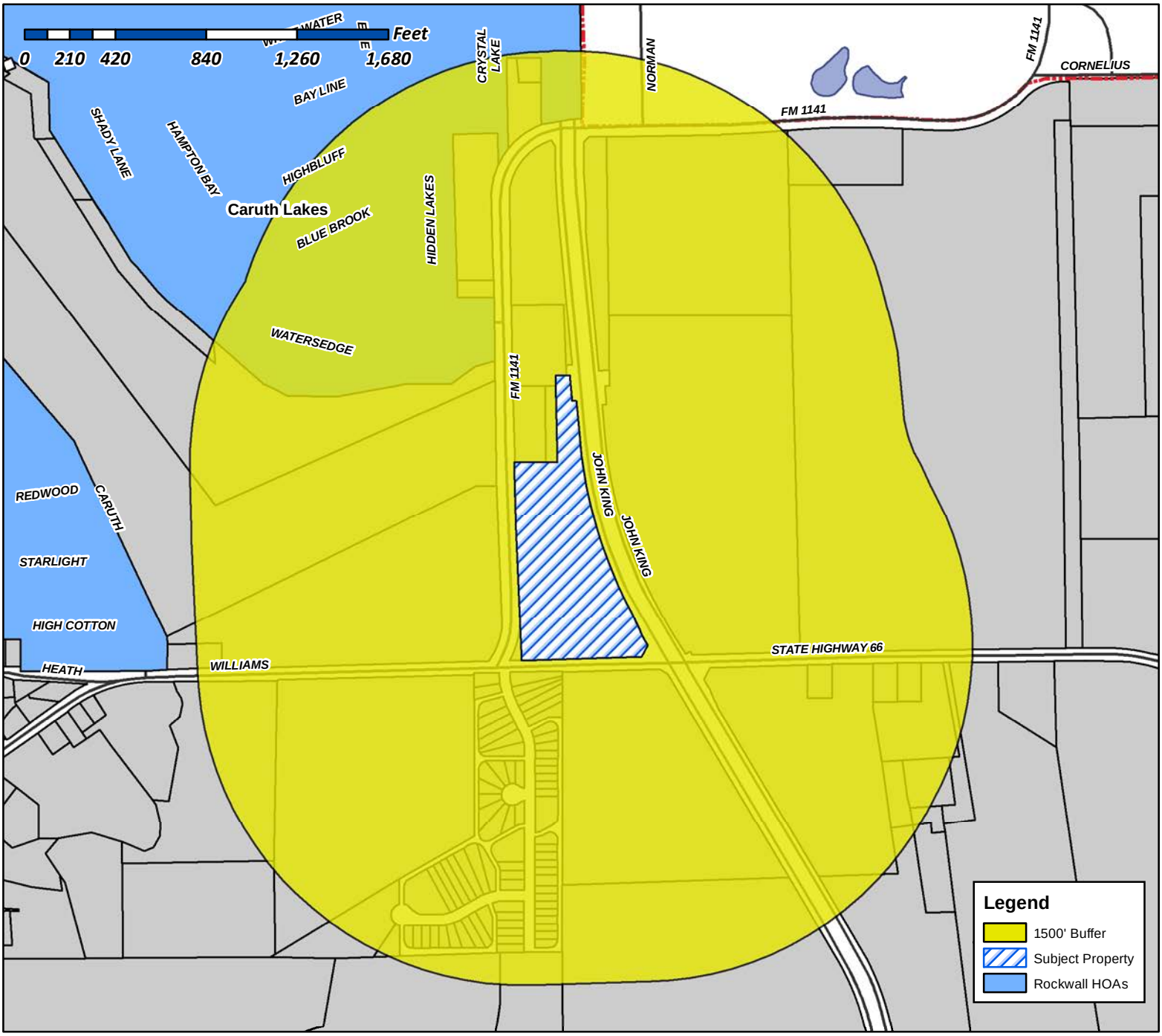
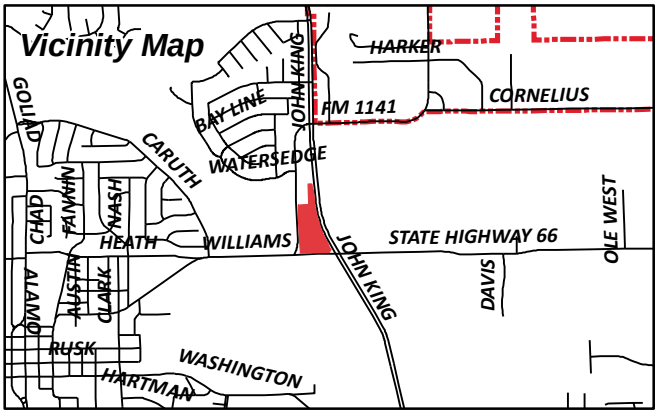


Case Number: Z2017-039
Case Name: Retail Ladera Rockwall
Case Type: Zoning
Zoning: AG to GR
Case Address: FM 1141/John King/SH 66



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

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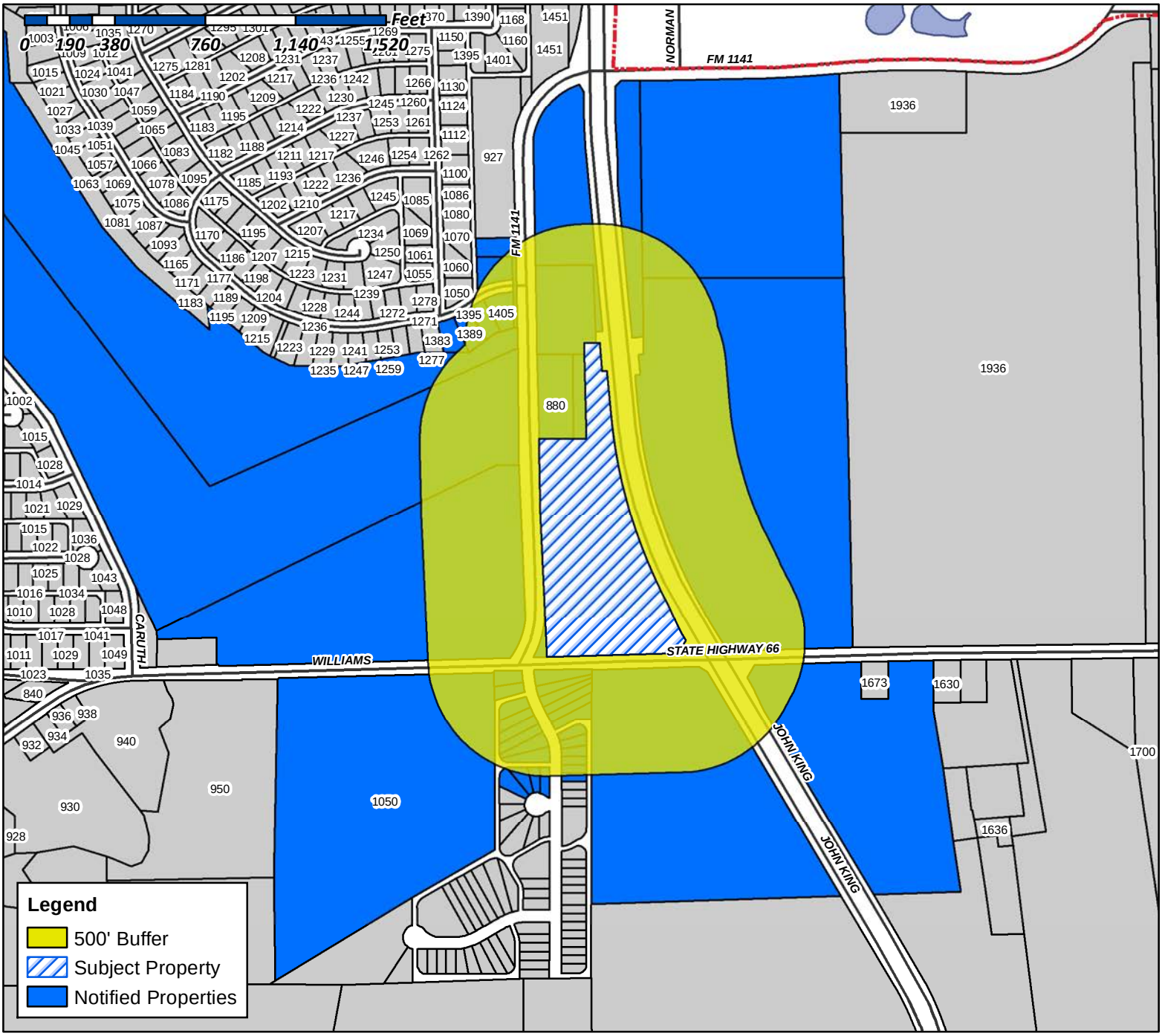

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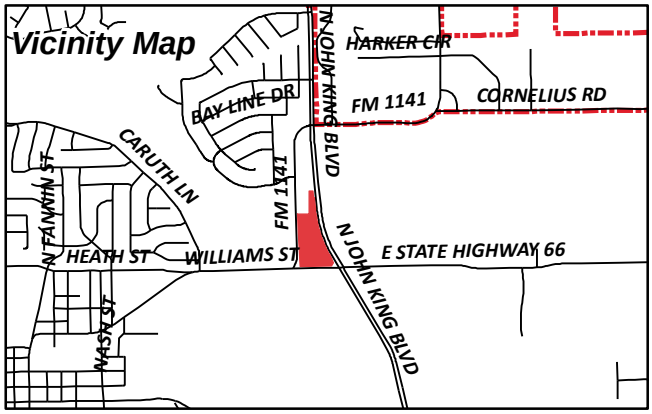

Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

August 18, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Retail – Zoning Application
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Zoning Change Request application for review and approval on approximately 10 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141. The existing zoning of this property is Agricultural. We would like to request the zoning be changed to General Business (GB) in order to property neighborhood services to the surrounding residential communities.

The property has the potential to accommodate up to 47,000 square feet of building. We have demonstrated how the site could be developed on the attached Concept Plan. The plan proposes two larger buildings fronting onto John Kind Blvd and a smaller building along FM 1141. Between the two larger buildings is enough space to allow for a plaza or gathering space area that would also provide outdoor dining opportunities. The proposed uses for these buildings can be retail, office, restaurant, personal services and other uses as permitted in the GB zoning district.

We feel that the proposed zoning request is appropriate for this area and will allow for services to be provided to the residents in the vicinity. Thank you for your consideration of the presented request and please feel free to contact us to discuss any comments or questions you may have.

Sincerely,

Randi L. Rivera

Randi L. Rivera, AICP

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

LEGAL DESCRIPTION

Tract 2 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

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Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and , and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", , and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

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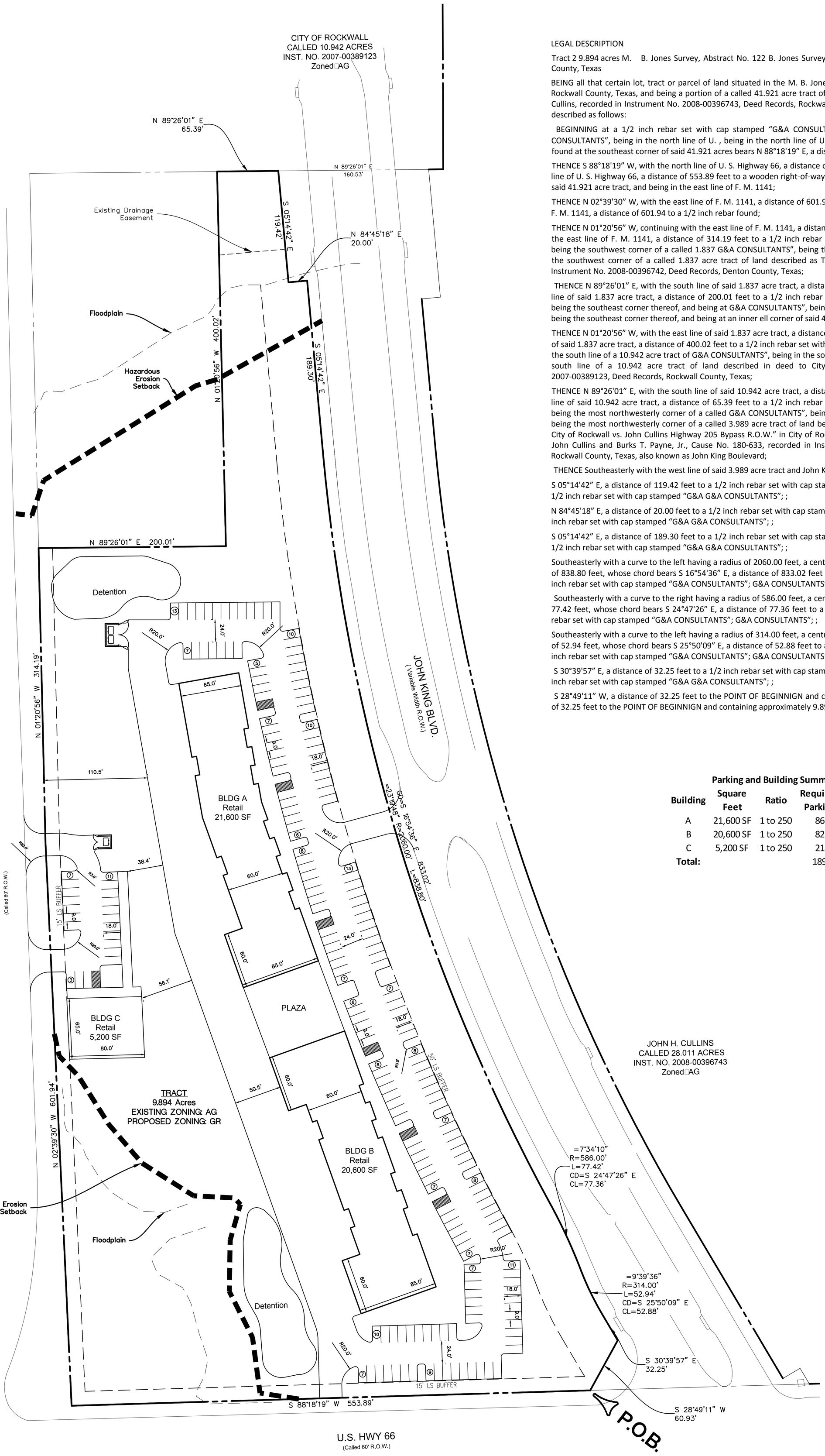
S 28°49'11" W, a distance of 32.25 feet to the POINT OF BEGINNIGN and containing approximately 9.894 W, a distance of 32.25 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.



Parking and Building Summary

Building	Square Feet	Ratio	Required Parking	Proposed Parking
A	21,600 SF	1 to 250	86	
B	20,600 SF	1 to 250	82	
C	5,200 SF	1 to 250	21	
Total:			189	209

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Concept Plan
Retail Ladera Rockwall
+/- 9.894 Acres

City of Rockwall
Rockwall County, Texas

60 0 60 120 180 Feet

N

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700
www.gacon.com P:972.436.9712 (Lewisville) / 940.240.1012 (Argyle)

G&A Job No. 17191 Date: August 18, 2017 By: PF
Z:\2017\17191\Drawings\Zoning\RETAIL CONCEPT PLAN 17191.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S
Urban Agriculture-Community Garden[1]	S
Urban Agriculture-Community Urban Farm[1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing[1]	S
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Group or Community Home [1]	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand-Alone)	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

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Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	S
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable[1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Car Wash/Auto Detail [1]	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

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Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio[1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT ON A 9.894-ACRE PORTION OF A LARGER 37.932-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A', 'B', & 'C'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by John Delin Susan Gamez of Integrity Group, LLC on behalf of the owner Jane Cullins for the approval of a zoning change from Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a General Retail (GR) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.4, "General Retail (GR) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day

DRAFT ORDINANCE 10-02-17

such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Legal Description

Tract 2 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

DRAFT ORDINANCE

Exhibit 'A':
Legal Description

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

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Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and , and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and , and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

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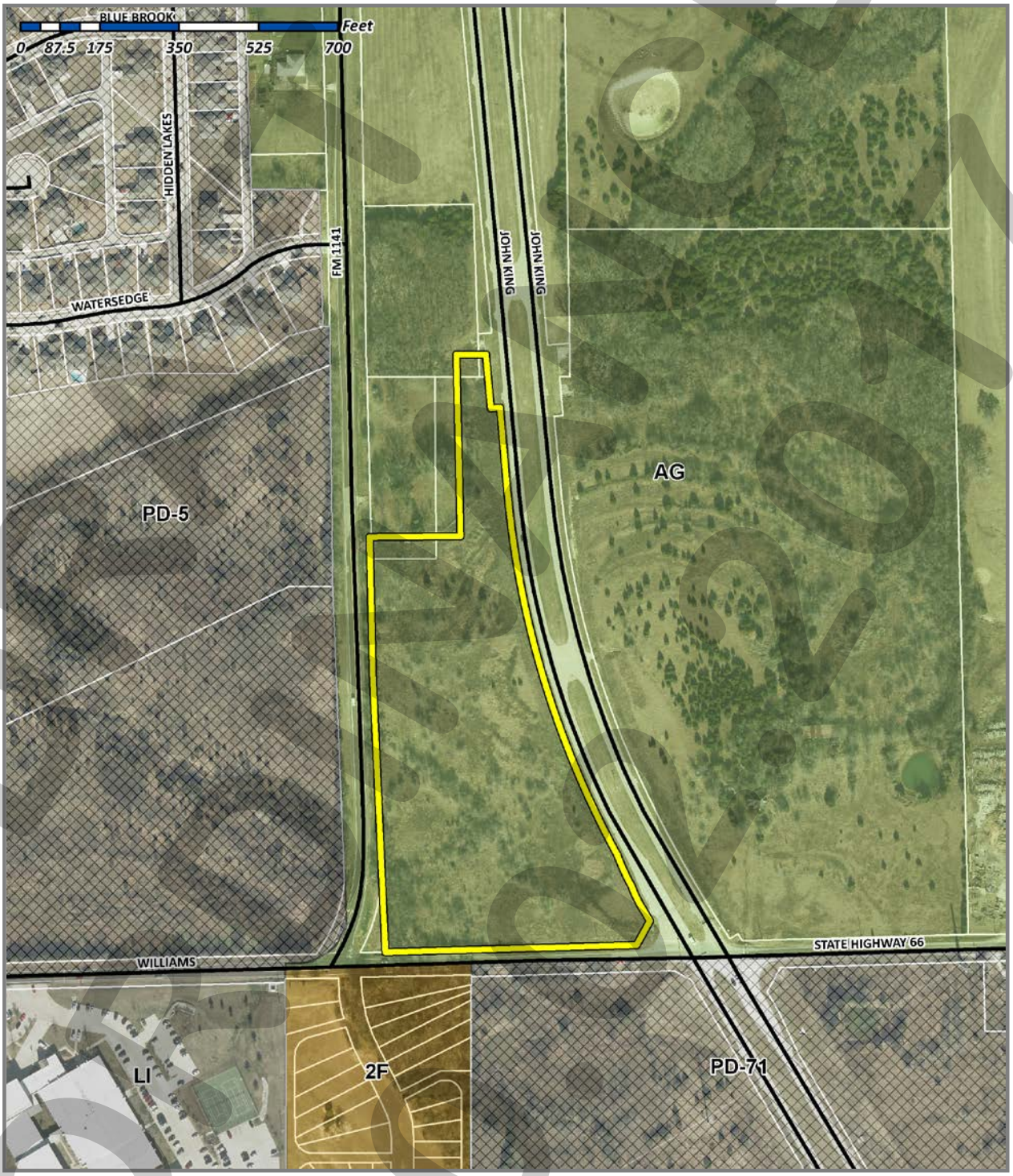
S 28°49'11" W, a distance of 32.25 feet to the *POINT OF BEGINNING* and containing approximately 9.894 acres of land.

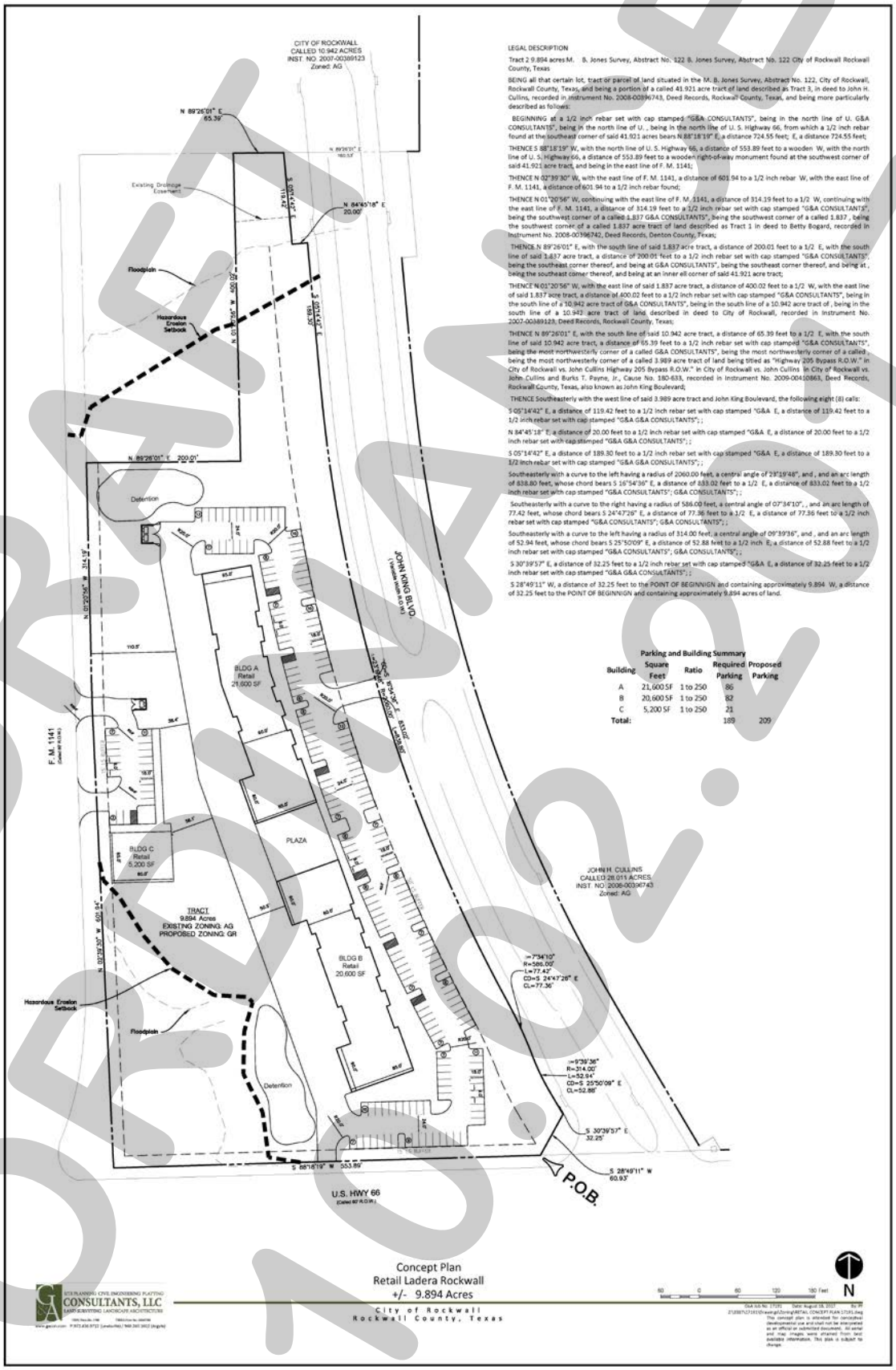
DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Location Map



DRAFT 10-02-2017

Exhibit 'B':
Zoning Exhibit



LEGAL DESCRIPTION

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Parking and Building Summary

Building	Square Feet	Ratio	Required Parking	Proposed Parking
A	21,600 SF	1 to 250	86	
B	20,600 SF	1 to 250	82	
C	5,200 SF	1 to 250	21	
Total:			189	209

DRAFT
ORDINANCE
10.02.2017

Kelly & Associates

785 Sleepy Creek Drive, Frisco, Texas, 75034 (214) 697-1328 (972) 668-7867 fax

TECHNICAL MEMORANDUM



To: **Robert Dollak, P.E.**

G & A Consultants, Inc.

From: **Rod Kelly, P.E.**
Kelly & Associates

Date: **June 19, 2015**

RE: **Traffic Impact Analysis – Senior Adult Residential Development on Debbie Lane, in Mansfield, Texas**

PURPOSE

The purpose of this memorandum is to document the results of a traffic impact analysis (TIA) for a proposed senior adult residential development, to be located on Debbie Lane, between Matlock Road and South Collins Street, in Mansfield, Texas (See **Figure 1**). The proposed development site plan is shown in **Figure 2**. This analysis was conducted to determine the possible impacts of the proposed development change on traffic operations in the vicinity of the proposed development access street intersection of Debbie Lane and Summer Glen Drive. The analysis also examined the impact on a future street, currently shown in the City's Thoroughfare Plan to connect the residential neighborhood to the southeast with Debbie Lane, bisecting the proposed development tract, and the impact of vehicles queuing at the proposed single gated entry to the proposed development. This analysis is in response to a request from the City of Mansfield.

ANALYSIS APPROACH

The approach applied to the analysis was as follows:

- Consulted with the traffic engineer for the City of Mansfield to verify the scope of the TIA
- Conducted new traffic counts to establish existing traffic volumes at the development access street
- Estimated the vehicle trips in and out of proposed development
- Determined the directions of approach and departure for traffic coming to and leaving from the proposed development
- Entered the above traffic information as input data into the traffic analysis software package to determine the expected traffic conditions
- Analyzed Impact on neighborhood traffic
- Conducted queuing analysis at proposed development entry
- Provided comments and conclusions associated with the analysis findings

Traffic Counts

The first step in the analysis process was to conduct new traffic counts to establish existing traffic volumes at the development access street intersection with Debbie Lane and Summer Glen Drive. The counts were conducted for the morning and afternoon peak traffic conditions. Turning movement traffic counts were conducted on Wednesday, June 3, 2015, at the intersection of Debbie Lane and Summer Glen Drive, directly across from the proposed development access street on the north side of Debbie Lane. Intersection traffic counts were also made at the five main access streets serving the existing residential neighborhood directly southeast of the proposed development. These counts were made to determine the vehicular traffic directions of approach to and departure from this neighborhood. The intersection of Country Club Drive and South Collins Street was also counted to extend the directional distribution of neighborhood traffic. These traffic volume counts are provided in **Appendix A** and summarized in **Figure 3**

Proposed Development Access Analysis

The next step was to estimate the vehicle trips in and out of proposed development. By comparing the AM and PM Peak Hour traffic generation rates (0.22 vs.0.27) trips per dwelling unit and the 2015 traffic counts on Debbie Lane, adjacent to the site (1504 vs. 1283), it was determined that the PM Peak Hour should be analyzed Using the 9th Edition of the ITE Trip Generation Manual, it was determined that, at a weekday trip generation rate of 3.68 trips per dwelling unit, the proposed one hundred and eighty-five (185) single-family housing units will generate a total of 50 vehicle trips during the PM Peak Hour. The PM Peak Hour trips generated by the senior adult housing land use proposed for the development are presented below in **Table 1**.

Figure 1 – Site Location Map



Figure 2 – Site Plan

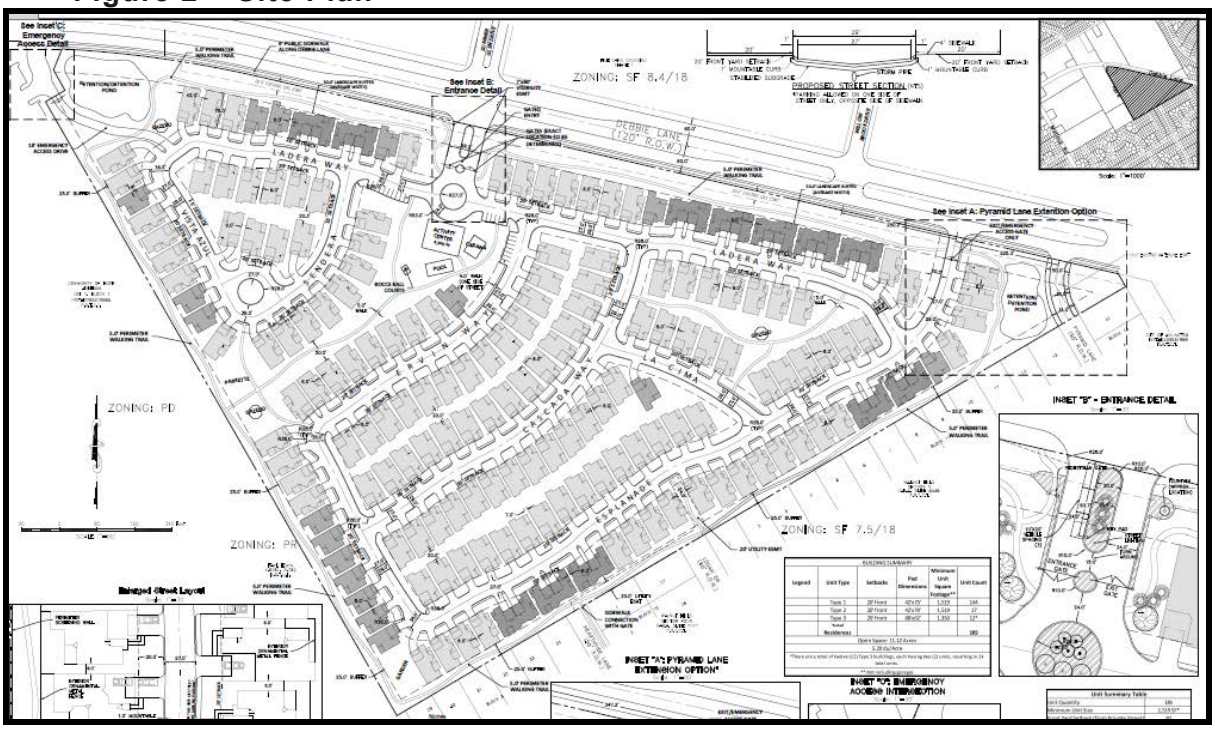


Figure 3 – Existing PM Peak Hour Traffic

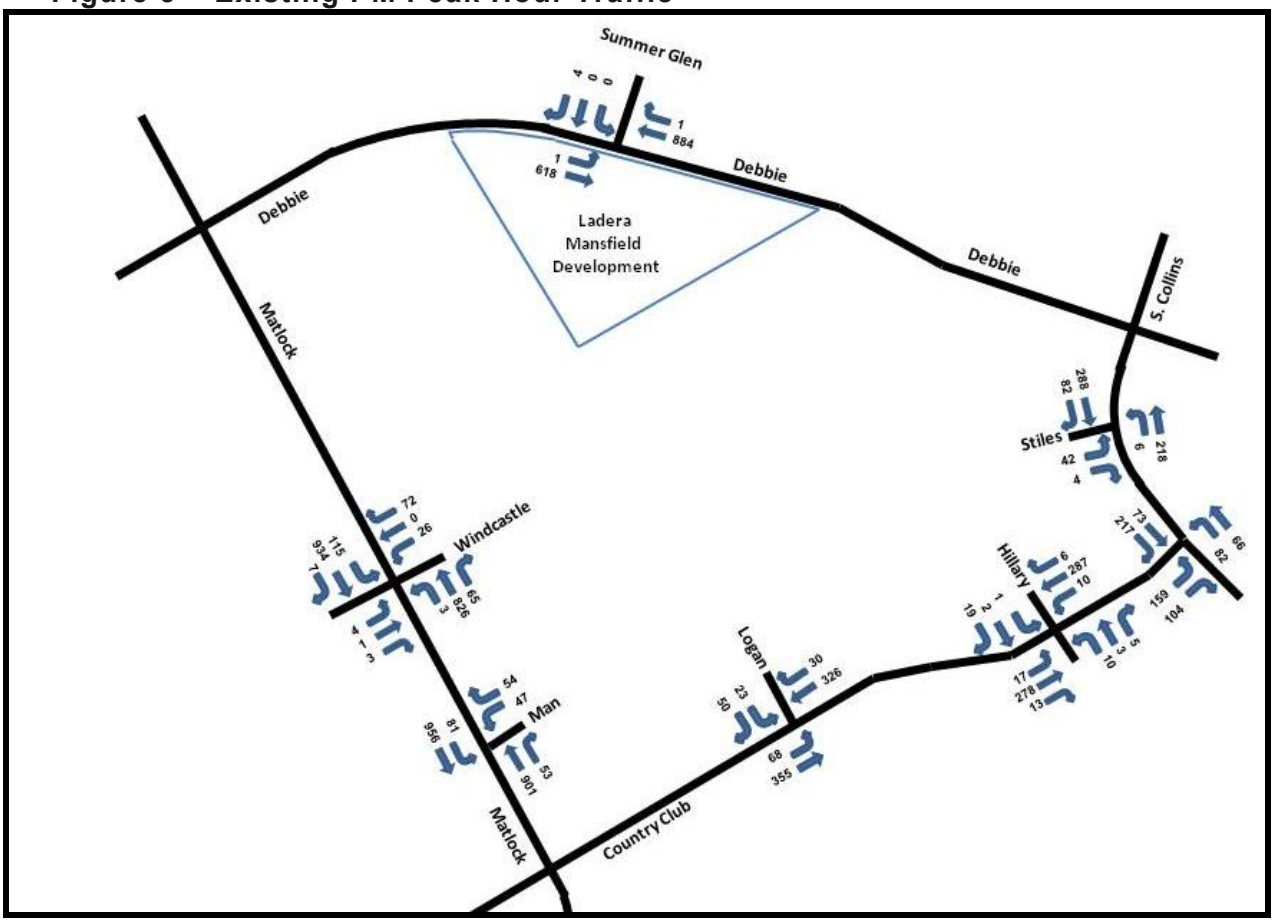


Table 1 – Development Trip Generation

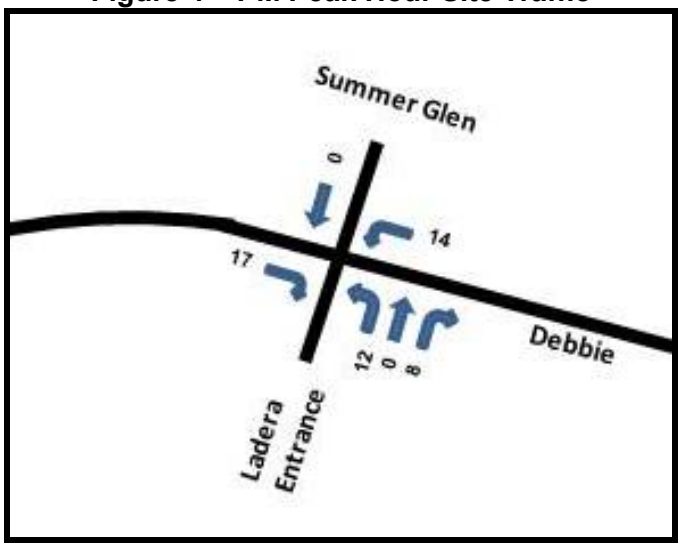
Use	Dwelling Units	ITE Code	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Senior Adult Housing - Detached	185	251	14	27	31	20

The next step was to determine the directions of approach and departure for traffic coming to and leaving from the proposed development. The directions of approach and departure for traffic coming to and leaving from the development were derived from the distribution shown in the traffic counts conducted at the existing neighborhood access intersections on Matlock Road, Country Club Drive, and South Collins Street., which indicated that the average PM peak hour approach/departure patterns for the subject site would be as follows:

- 45% coming from the east
- 55% coming from the west
- 38% going to the east
- 62% going to the west

Trips generated by the development were then assigned to the appropriate approaches of the proposed development entry intersection to be analyzed. These volumes are shown in **Figure 4**.

Figure 4 – PM Peak Hour Site Traffic



The above traffic information was entered as input data into the Trafficware "SYNCHRO" computerized traffic analysis software package for determine the impact of the traffic conditions. The analysis of impacts is measured in terms of traffic operating level of service (LOS). According to the Highway Capacity Manual, capacity is defined as the maximum number of vehicles that can be expected to travel on a given section of roadway or a specific lane during a given period under prevailing traffic conditions. The operational conditions of roadways are measured in terms of "Level of Service" (LOS). Level of Service refers to the operational conditions within a traffic stream and their perception by motorists in terms of delay, freedom to maneuver, traffic interruptions, comfort, convenience and safety. There are six levels of service (LOS) or capacity conditions for each roadway facility and they are designated from "A" to "F", with "A" representing an optimal, free-flow condition, and "F" representing a congested, forced flow condition. These Delay/LOS relationships are shown in **Table 2** for intersections with stop sign control.

Table 2 Relationship between Delay and LOS

Vehicle Delay per Vehicle for Signalized Intersections	LOS (Vol./Cap. Ratio < or = to 1	Vehicle Delay per Vehicle for Stop Controlled Intersections	LOS (Vol./Cap. Ratio < or = to 1
< or = to 10	A	< or = to 10	A
>10 & < or = 20	B	>10 & < or = 15	B
>20 & < or = 35	C	>15 & < or = 25	C
>35 & < or = 55	D	>25 & < or = 35	D
>55 & <or = 80	E	>35 & <or = 50	E
>80	F	>50	F

The existing non-site base traffic volumes and those that will be generated by the proposed development at the intersection of Debbie Lane and Summer Glen Drive were then combined, as shown in **Figure 5**. The intersection lane configurations and traffic control are displayed in **Figure 6.**The result were then tabulated and conclusions developed to determine the impact of the added traffic.

Figure 5 – PM Peak Hour Base + Site Traffic Volumes

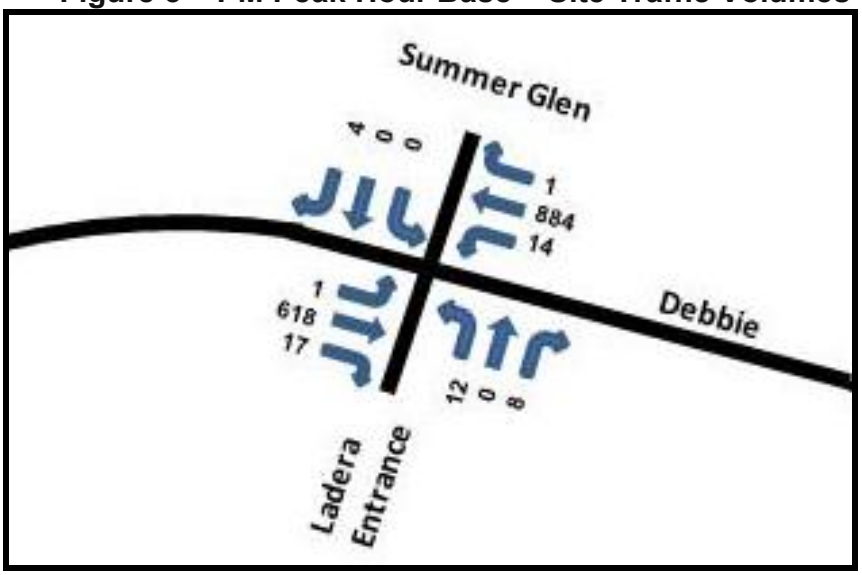
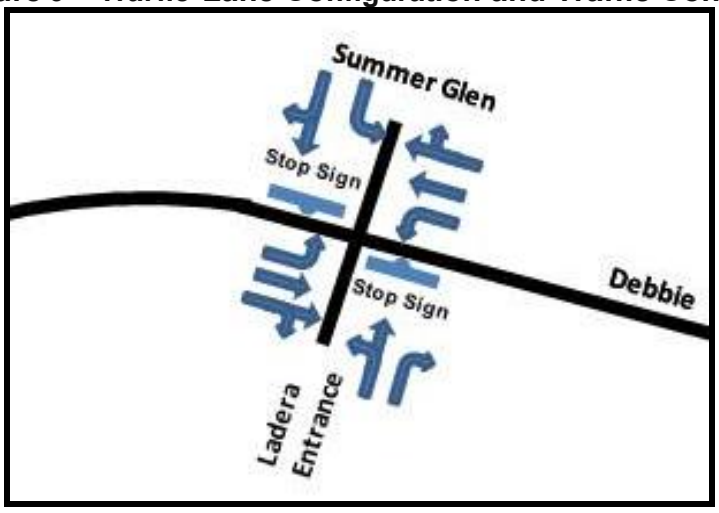


Figure 6 – Traffic Lane Configuration and Traffic Control



A summary of the existing base + site analysis results are shown in **Table 2.** The capacity analysis worksheets for the intersection analyzed are contained in **Appendix B**.

Table 2 –Existing PM Peak Hour Traffic Analysis Results

Intersection	Approach	Approach Delay (Seconds)	Approach LOS	Intersection Delay (Secs.)	Intersection LOS
Ladera Entry @ Debbie & Summer Glen	NB	24.5	C	0.4	A
	SB	11.8	B		
	EB	0.0	A		
	WB	0.1	A		

As can be seen from the results in **Table 2,** the existing + Site traffic operations in 2015 for the proposed development access intersection analyzed are at an LOS A, with no approach at less than LOS C for the PM peak traffic hour.

Analysis of Neighborhood Traffic Patterns

The next step was to analyze the impact on neighborhood traffic, by determining the current traffic patterns and assessing the impacts of several options for providing additional street connections shown in the Mansfield Master Thoroughfare Plan.

At the present time, access to the 1086 single-family residential homes to the southeast of the proposed development is by 4 local street intersections with Matlock Road, 5 local street intersections with Country Club Drive, 1 local street intersection with South Collins Street, and 1 local street intersection with Debbie Lane, as shown in **Figure 7**. Traffic counts were made at the neighborhood access streets shown in blue. These counts are displayed above in **Figure 3**. Capacity analyses were conducted at these intersections and those results are shown in **Table 3.** The capacity analysis worksheets for the intersections analyzed are contained in **Appendix B**.

Figure 7 – Residential Neighborhood Access

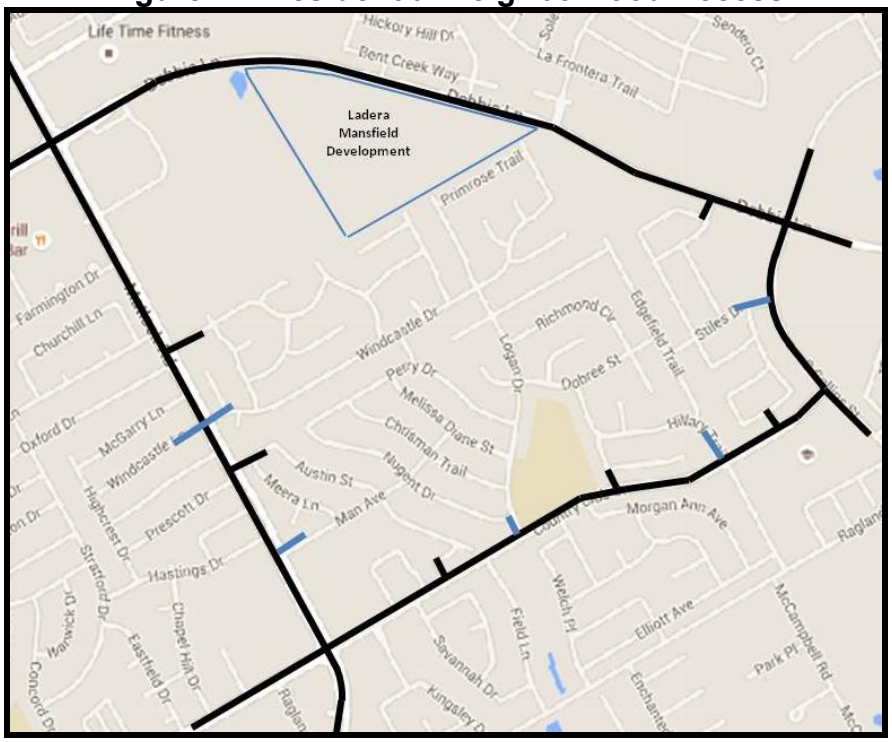


Table 3 –Existing PM Peak Hour Traffic Analysis Results

Intersection	Intersection Delay (Secs.)	Intersection LOS
Windcastle & Matlock	2.9	A
Man & Matlock	3.8	A
Logan & Country Club	1.7	A
Hillary & Country Club	0.9	A
S. Collins & Country Club	5.8	A
S. Collins & Stiles	1.0	A

As can be seen from the results in **Table 3,** the existing traffic operations in 2015 for the intersection analyzed are at a LOS A for the PM peak traffic hour. However, on an approach basis, although Windcastle Drive and Man Avenue, the minor street approaches of the intersections with Matlock Road are currently operating at LOS E and F, respectively. In order to reduce the delay they may be experiencing at the Matlock Road intersections, motorists have the opportunity to re-direct their access to the other neighborhood intersections on Matlock Road and Country Club Drive that operating at better LOSs.

The directions of approach and volumes to and departure from the neighborhood are shown in **Figures 8 and 9**. **Table 4** shows a summary of the general directions.

Figure 8 – AM Peak Hour Approach and Departure Volumes and Directions

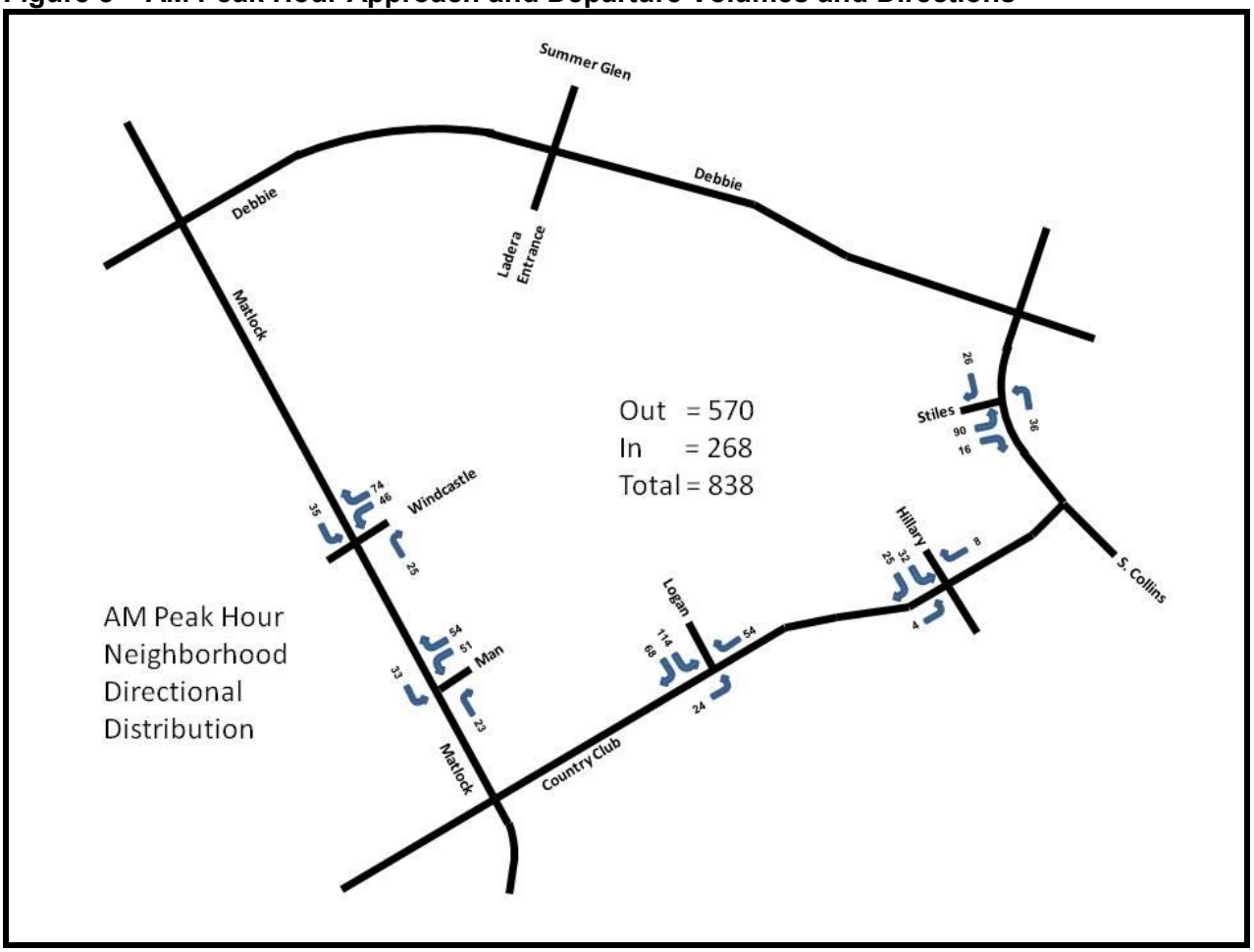


Figure 9 – PM Peak Hour Approach and Departure Volumes and Directions

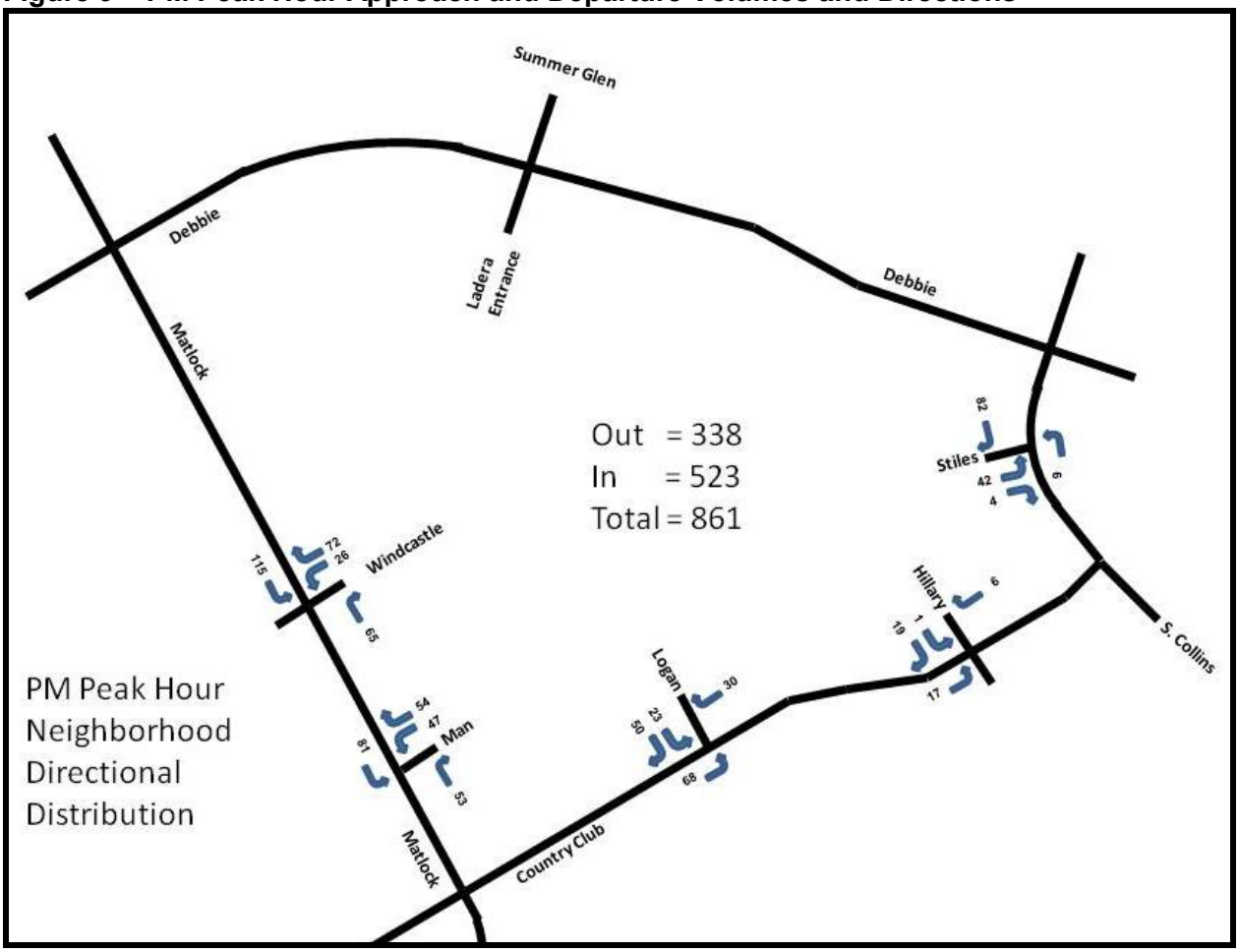


Table 4 – AM and PM Peak Hour Traffic Approach and Departure Summary

AM Peak Hour 232 In		AM Peak Hour 570 Out		PM Peak Hour 523 In		PM Peak Hour 368 Out	
96 EB	136 WB	237 WB	333 EB	287 EB	236 WB	229 WB	139 EB
41%	59%	42%	58%	55%	45%	62%	38%

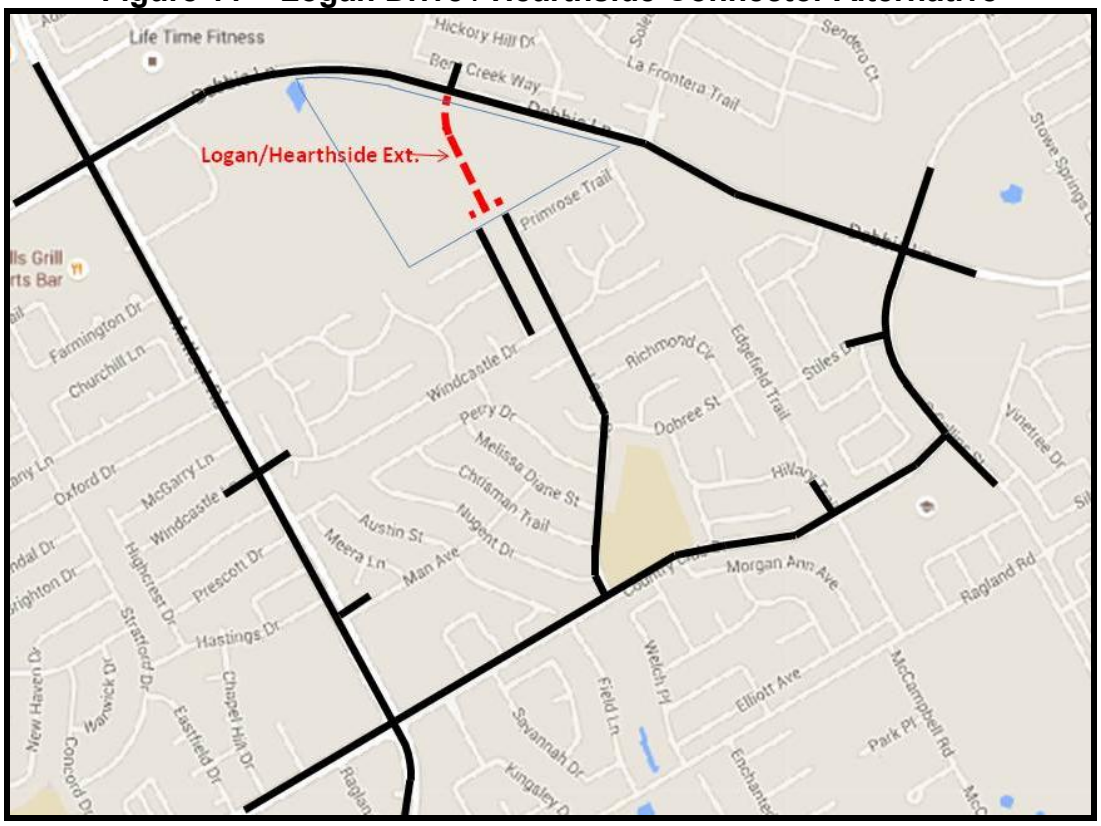
The magnitude and distribution of neighborhood traffic shown in the figure and table above indicate that there is adequate access to and from the neighborhood and that the traffic is generally equally dispersed. With 11 points of access into this fully-developed residential neighborhood and access intersection levels of service well below capacity, it appears that traffic generated by the proposed development, with 1 access street on Debbie Lane, which has only 1 existing neighborhood access street intersections, will have little impact on the existing neighborhood traffic.

Another consideration is that the City's Master Thoroughfare Plan (MTP), shown in **Figure 10**, contains a future Minor Collector (circled in red) connecting the north end of Logan Drive, in the adjacent neighborhood, with Debbie Lane. However, this connection would bisect the proposed development and prevent the gating of this enclosed community. To minimize the impact on the planned development, it has been proposed that, if this Logan Drive collector is constructed, it be paired with Hearthside Lane, as shown in **Figure 11**, to create an access street couplet that would connect with the Logan Drive extension, with no residential frontage.

Figure 10 –Master Thoroughfare Plan Connector - Logan Drive Extension



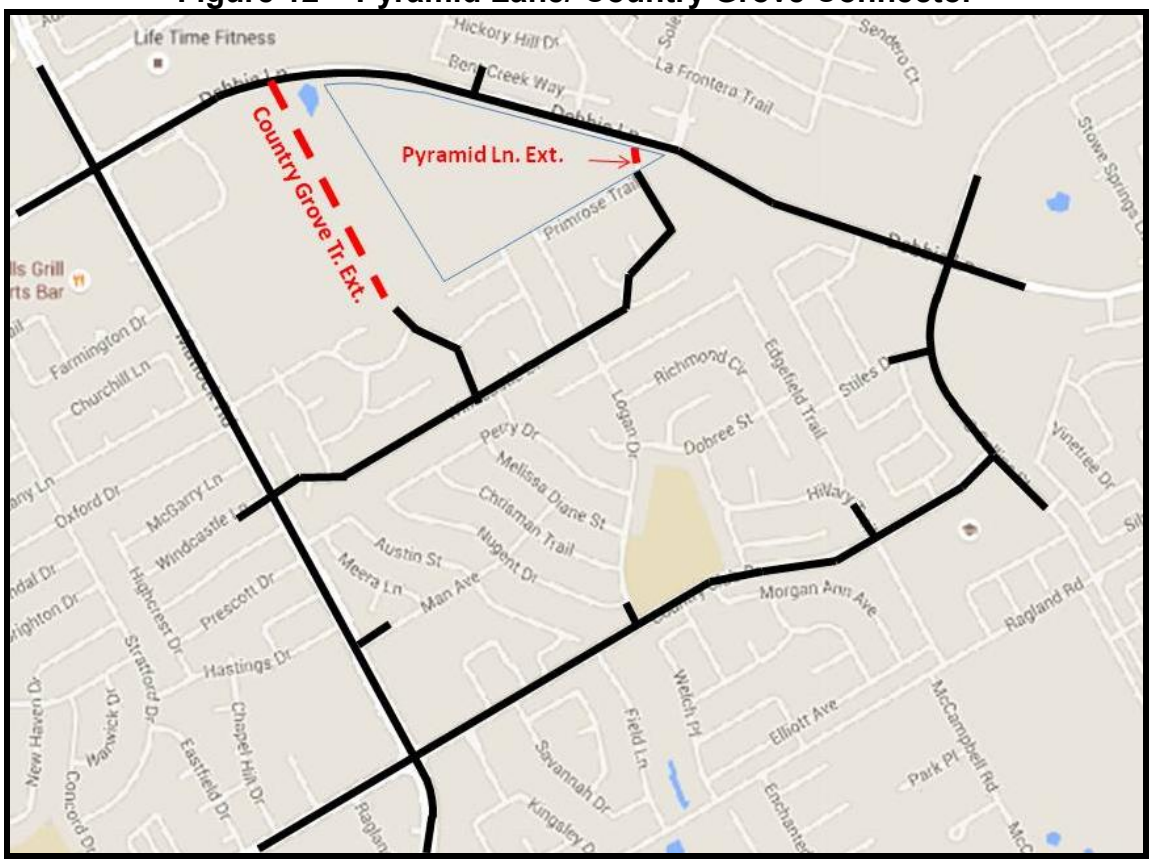
Figure 11 – Logan Drive / Hearthside Connector Alternative



An option to the proposed connection in the MTP that has been suggested is to provide additional access to and from the neighborhood to Debbie Lane by extending Pyramid Lane northward to

Debbie Lane and/or extending Country Grove Trail northward, adjacent to and west of western boundary of the proposed development, as shown in **Figure 12**. This option would allow for the proposed development to be screened and secured as a gated community, as planned, but would provide another access street for the existing residential neighborhood to Debbie Lane.

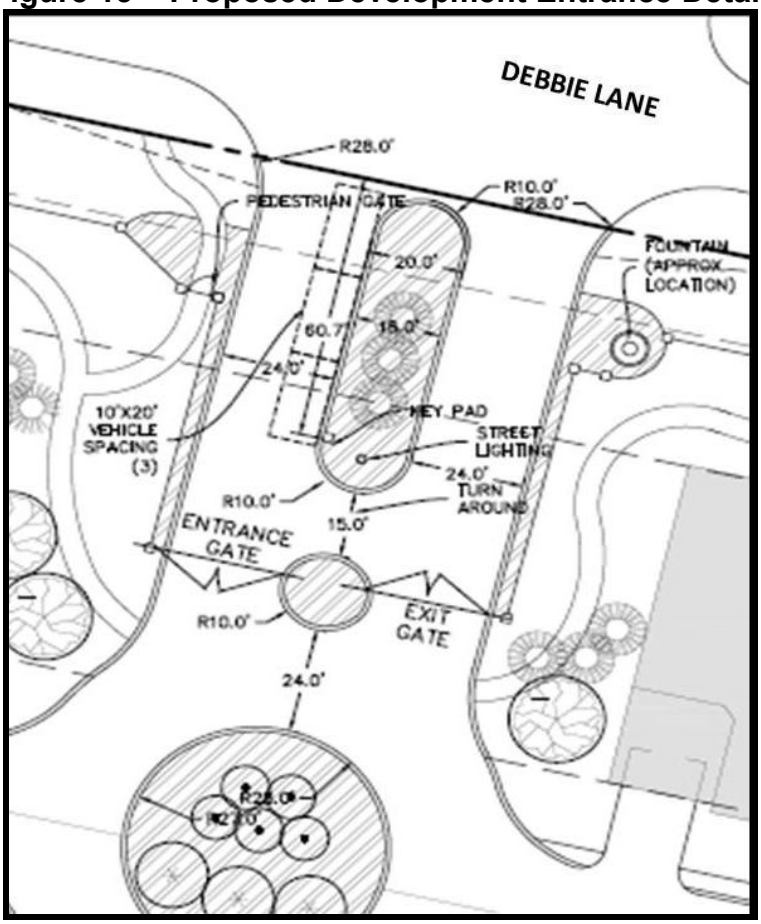
Figure 12 – Pyramid Lane/ Country Grove Connector



Queuing Analysis of Proposed Development Entrance

Even though the proposed development will not generate a large amount of traffic at the access intersection, the City has asked for an analysis of this single entry and exit point to verify that there is adequate storage capacity for resident and visitor vehicles as they enter the development. The entry point is proposed to be configured as shown in F**igure 13.** Since the development is proposed to be gated, there will be a security stop required for residents and visitors alike. Entering residents will only have to swipe the key pad to open the gate, while visitors will need to need to notify the resident to gain access, which will take only a short time longer. There is queuing space between the property line and the entry key pad store 3 vehicles, with space for 1 more vehicle between the key pad and the gate, for a total of space for 4 vehicles. With an estimated average of 1 vehicle every 2 minutes (31vehicles in the PM peak hour), this should be more than enough queuing space. If a problem develops, the entry can accommodate 2 lanes of traffic, with queuing space for a total of 8 vehicles. With a garage door-type gate opener, residents would use the right lane and visitors would use the left lane to notify residents and gain entry.

Figure 13 – Proposed Development Entrance Detail



Conclusions

Based upon the analysis findings described above, the following conclusions can be drawn.

Intersection Levels of Service – The overall intersection Levels of Service (LOSs) for existing conditions, and with development traffic added, were found to be at highly acceptable levels (LOS A); at all intersections analyzed, including the single access intersection to the proposed development; but two neighborhood access streets are operating at undesirable levels (LOS E & F). However, neighborhood motorists have the opportunity to re-direct their access to any of the other 9 neighborhood intersections on Matlock Road and Country Club Drive that operating at better LOSs.

Neighborhood Traffic Patterns - The magnitude and distribution of the adjacent neighborhood traffic indicate that there is adequate access to and from the neighborhood and that the traffic is generally equally dispersed. Traffic generated by the proposed development will not have its access on any existing neighborhood access street intersections and will have little impact on the existing neighborhood traffic. A short, separate future connector to Debbie Lane from the adjacent neighborhood, as an option to the City's Master Thoroughfare Plan, will allow for the proposed development to be screened and secured as a gated community, as planned, but will provide another access street for the existing residential neighborhood.

Vehicle Queuing at Proposed Development Entrance - There two possible options that will assure that there is adequate off-street, resident and visitor vehicle queuing space for entry into the proposed secure development.

Appendices

Appendix A

Traffic Volume Counts

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Matlock Rd. & Windcastle Dr.
6-3-15

File Name : RK631
Site Code : 00000631
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Matlock Southbound				Windcastle Westbound				Matlock Northbound				Windcastle Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	102	5	108	28	0	5	33	2	77	0	79	1	0	5	6	226
06:45 AM	0	167	9	176	22	0	14	36	2	115	0	117	2	0	3	5	334
Total	1	269	14	284	50	0	19	69	4	192	0	196	3	0	8	11	560
07:00 AM	1	208	8	217	15	0	10	25	1	160	0	161	1	1	2	4	407
07:15 AM	0	139	8	147	20	0	9	29	5	207	2	214	1	0	2	3	393
07:30 AM	0	156	10	166	21	1	12	34	3	179	0	182	3	0	5	8	390
07:45 AM	0	212	8	220	14	0	11	25	9	173	1	183	4	0	0	4	432
Total	1	715	34	750	70	1	42	113	18	719	3	740	9	1	9	19	1622
08:00 AM	1	145	9	155	19	0	14	33	8	153	0	161	2	0	1	3	352
08:15 AM	2	139	6	147	12	0	16	28	3	136	1	140	1	0	3	4	319
*** BREAK ***																	
Total	3	284	15	302	31	0	30	61	11	289	1	301	3	0	4	7	671
*** BREAK ***																	
04:30 PM	4	206	25	235	14	0	4	18	8	193	0	201	1	0	3	4	458
04:45 PM	2	205	27	234	17	0	4	21	4	193	0	197	2	0	1	3	455
Total	6	411	52	469	31	0	8	39	12	386	0	398	3	0	4	7	913
05:00 PM	1	227	28	256	17	0	4	21	9	215	1	225	0	0	1	1	503
05:15 PM	4	234	34	272	19	0	9	28	36	214	1	251	0	0	1	1	552
05:30 PM	0	236	31	267	14	0	8	22	13	190	1	204	2	1	1	4	497
05:45 PM	2	237	22	261	22	0	5	27	7	207	0	214	1	0	1	2	504
Total	7	934	115	1056	72	0	26	98	65	826	3	894	3	1	4	8	2056
06:00 PM	3	198	15	216	19	0	5	24	10	191	3	204	1	0	3	4	448
06:15 PM	1	248	24	273	18	0	3	21	6	194	1	201	2	0	3	5	500
Grand Total	22	3059	269	3350	291	1	133	425	126	2797	11	2934	24	2	35	61	6770
Apprch %	0.7	91.3	8		68.5	0.2	31.3		4.3	95.3	0.4		39.3	3.3	57.4		
Total %	0.3	45.2	4	49.5	4.3	0	2	6.3	1.9	41.3	0.2	43.3	0.4	0	0.5	0.9	

	Matlock Southbound				Windcastle Westbound				Matlock Northbound				Windcastle Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	**1**	208	8	217	15	0	10	25	1	160	0	161	1	**1**	2	4	407
07:15 AM	0	139	8	147	20	0	9	29	5	**207**	**2**	**214**	1	0	2	3	393
07:30 AM	0	156	**10**	166	**21**	**1**	**12**	**34**	3	179	0	182	3	0	**5**	**8**	390
07:45 AM	0	**212**	8	**220**	14	0	11	25	**9**	173	1	183	**4**	0	0	4	**432**
Total Volume	1	715	34	750	70	1	42	113	18	719	3	740	9	1	9	19	1622
% App. Total	0.1	95.3	4.5		61.9	0.9	37.2		2.4	97.2	0.4		47.4	5.3	47.4		
PHF	.250	.843	.850	.852	.833	.250	.875	.831	.500	.868	.375	.864	.563	.250	.450	.594	.939

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Matlock Rd. & Windcastle Dr.
6-3-15

File Name : RK631
Site Code : 00000631
Start Date : 6/3/2015
Page No : 2

	Matlock Southbound				Windcastle Westbound				Matlock Northbound				Windcastle Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:00 AM				06:45 AM				07:00 AM				06:45 AM				
+0 mins.	**1**	208	8	217	**22**	0	**14**	**36**	1	160	0	161	2	0	3	5	
+15 mins.	0	139	8	147	15	0	10	25	5	**207**	**2**	**214**	1	**1**	2	4	
+30 mins.	0	156	**10**	166	20	0	9	29	3	179	0	182	1	0	2	3	
+45 mins.	0	**212**	8	**220**	21	**1**	12	34	**9**	173	1	183	**3**	0	**5**	**8**	
Total Volume	1	715	34	750	78	1	45	124	18	719	3	740	7	1	12	20	
% App. Total	0.1	95.3	4.5		62.9	0.8	36.3		2.4	97.2	0.4		35	5	60		
PHF	.250	.843	.850	.852	.886	.250	.804	.861	.500	.868	.375	.864	.583	.250	.600	.625	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	227	28	256	17	0	4	21	9	**215**	**1**	225	0	0	**1**	1	503
05:15 PM	**4**	234	**34**	**272**	19	0	**9**	**28**	**36**	214	1	**251**	0	0	1	1	**552**
05:30 PM	0	236	31	267	14	0	8	22	13	190	1	204	**2**	**1**	1	**4**	497
05:45 PM	2	**237**	22	261	**22**	0	5	27	7	207	0	214	1	0	1	2	504
Total Volume	7	934	115	1056	72	0	26	98	65	826	3	894	3	1	4	8	2056
% App. Total	0.7	88.4	10.9		73.5	0	26.5		7.3	92.4	0.3		37.5	12.5	50		
PHF	.438	.985	.846	.971	.818	.000	.722	.875	.451	.960	.750	.890	.375	.250	1.00	.500	.931

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				05:15 PM				05:00 PM				05:30 PM			
+0 mins.	1	227	28	256	19	0	**9**	**28**	9	**215**	**1**	225	**2**	**1**	1	4
+15 mins.	**4**	234	**34**	**272**	14	0	8	22	**36**	214	1	**251**	1	0	1	2
+30 mins.	0	236	31	267	**22**	0	5	27	13	190	1	204	1	0	**3**	4
+45 mins.	2	**237**	22	261	19	0	5	24	7	207	0	214	2	0	3	**5**
Total Volume	7	934	115	1056	74	0	27	101	65	826	3	894	6	1	8	15
% App. Total	0.7	88.4	10.9		73.3	0	26.7		7.3	92.4	0.3		40	6.7	53.3	
PHF	.438	.985	.846	.971	.841	.000	.750	.902	.451	.960	.750	.890	.750	.250	.667	.750

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Man Ave. & Matlock Rd.
6-3-15

File Name : RK632
Site Code : 00000632
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Matlock Southbound				Man Westbound				Matlock Northbound				From Church Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	103	6	110	6	0	7	13	8	56	0	64	0	0	0	0	187
06:45 AM	0	188	13	201	18	0	9	27	3	101	0	104	0	0	0	0	332
Total	1	291	19	311	24	0	16	40	11	157	0	168	0	0	0	0	519
07:00 AM	0	237	6	243	18	0	16	34	8	139	0	147	0	0	0	0	424
07:15 AM	0	146	6	152	16	0	12	28	5	190	1	196	0	0	0	0	376
07:30 AM	0	170	12	182	13	0	15	28	4	166	0	170	0	0	0	0	380
07:45 AM	0	235	6	241	15	0	14	29	9	169	0	178	0	0	0	0	448
Total	0	788	30	818	62	0	57	119	26	664	1	691	0	0	0	0	1628
08:00 AM	0	187	9	196	10	0	10	20	5	144	0	149	0	0	0	0	365
08:15 AM	0	155	7	162	10	0	11	21	8	142	0	150	0	0	0	0	333
*** BREAK ***																	
Total	0	342	16	358	20	0	21	41	13	286	0	299	0	0	0	0	698
*** BREAK ***																	
04:30 PM	1	209	15	225	6	0	8	14	16	191	0	207	0	0	5	5	451
04:45 PM	0	192	8	200	12	0	9	21	8	199	1	208	0	0	0	0	429
Total	1	401	23	425	18	0	17	35	24	390	1	415	0	0	5	5	880
05:00 PM	2	218	24	244	9	0	6	15	11	216	2	229	1	0	0	1	489
05:15 PM	0	225	20	245	18	0	10	28	16	222	0	238	0	0	1	1	512
05:30 PM	0	270	18	288	13	0	11	24	15	215	1	231	0	0	1	1	544
05:45 PM	3	243	19	265	14	0	20	34	11	248	0	259	3	0	0	3	561
Total	5	956	81	1042	54	0	47	101	53	901	3	957	4	0	2	6	2106
06:00 PM	2	194	15	211	25	0	12	37	17	210	1	228	0	0	1	1	477
06:15 PM	7	243	11	261	22	3	16	41	10	180	5	195	0	0	0	0	497
Grand Total	16	3215	195	3426	225	3	186	414	154	2788	11	2953	4	0	8	12	6805
Apprch %	0.5	93.8	5.7		54.3	0.7	44.9		5.2	94.4	0.4		33.3	0	66.7		
Total %	0.2	47.2	2.9	50.3	3.3	0	2.7	6.1	2.3	41	0.2	43.4	0.1	0	0.1	0.2	

	Matlock Southbound				Man Westbound				Matlock Northbound				From Church Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	**237**	6	**243**	**18**	0	**16**	**34**	8	139	0	147	0	0	0	0	424
07:15 AM	0	146	6	152	16	0	12	28	5	**190**	**1**	**196**	0	0	0	0	376
07:30 AM	0	170	**12**	182	13	0	15	28	4	166	0	170	0	0	0	0	380
07:45 AM	0	235	6	241	15	0	14	29	**9**	169	0	178	0	0	0	0	**448**
Total Volume	0	788	30	818	62	0	57	119	26	664	1	691	0	0	0	0	1628
% App. Total	0	96.3	3.7		52.1	0	47.9		3.8	96.1	0.1		0	0	0		
PHF	.000	.831	.625	.842	.861	.000	.891	.875	.722	.874	.250	.881	.000	.000	.000	.000	.908

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Man Ave. & Matlock Rd.
6-3-15

File Name : RK632
Site Code : 00000632
Start Date : 6/3/2015
Page No : 2

	Matlock Southbound				Man Westbound				Matlock Northbound				From Church Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:00 AM				07:00 AM				07:15 AM				06:30 AM				
+0 mins.	0	**237**	6	**243**	**18**	0	**16**	**34**	5	**190**	**1**	**196**	0	0	0	0	
+15 mins.	0	146	6	152	16	0	12	28	4	166	0	170	0	0	0	0	
+30 mins.	0	170	**12**	182	13	0	15	28	**9**	169	0	178	0	0	0	0	
+45 mins.	0	235	6	241	15	0	14	29	5	144	0	149	0	0	0	0	
Total Volume	0	788	30	818	62	0	57	119	23	669	1	693	0	0	0	0	
% App. Total	0	96.3	3.7		52.1	0	47.9		3.3	96.5	0.1		0	0	0		
PHF	.000	.831	.625	.842	.861	.000	.891	.875	.639	.880	.250	.884	.000	.000	.000	.000	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	2	218	**24**	244	9	0	6	15	11	216	**2**	229	1	0	0	1	489
05:15 PM	0	225	20	245	**18**	0	10	28	**16**	222	0	238	0	0	**1**	1	512
05:30 PM	0	**270**	18	**288**	13	0	11	24	15	215	1	231	0	0	1	1	544
05:45 PM	**3**	243	19	265	14	0	**20**	**34**	11	**248**	0	**259**	**3**	0	0	**3**	**561**
Total Volume	5	956	81	1042	54	0	47	101	53	901	3	957	4	0	2	6	2106
% App. Total	0.5	91.7	7.8		53.5	0	46.5		5.5	94.1	0.3		66.7	0	33.3		
PHF	.417	.885	.844	.905	.750	.000	.588	.743	.828	.908	.375	.924	.333	.000	.500	.500	.939
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	05:00 PM				05:30 PM				05:00 PM				04:30 PM				
+0 mins.	2	218	**24**	244	13	0	11	24	11	216	**2**	229	0	0	**5**	**5**	
+15 mins.	0	225	20	245	14	0	**20**	34	**16**	222	0	238	0	0	0	0	
+30 mins.	0	**270**	18	**288**	**25**	0	12	37	15	215	1	231	**1**	0	0	1	
+45 mins.	**3**	243	19	265	22	**3**	16	**41**	11	**248**	0	**259**	0	0	1	1	
Total Volume	5	956	81	1042	74	3	59	136	53	901	3	957	1	0	6	7	
% App. Total	0.5	91.7	7.8		54.4	2.2	43.4		5.5	94.1	0.3		14.3	0	85.7		
PHF	.417	.885	.844	.905	.740	.250	.738	.829	.828	.908	.375	.924	.250	.000	.300	.350	

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
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Mansfield
Country Club Dr. & Logan Dr.
6-3-15

File Name : RK633
Site Code : 00000633
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Logan Southbound				Country Club Westbound				Na Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	12	0	7	19	3	53	0	56	0	0	0	0	0	27	2	29	104
06:45 AM	23	0	6	29	2	51	0	53	0	0	0	0	0	34	6	40	122
Total	35	0	13	48	5	104	0	109	0	0	0	0	0	61	8	69	226
07:00 AM	30	0	4	34	1	55	0	56	0	0	0	0	0	64	6	70	160
07:15 AM	16	0	13	29	2	53	0	55	0	0	0	0	0	68	5	73	157
07:30 AM	15	0	39	54	13	81	0	94	0	0	0	0	0	75	6	81	229
07:45 AM	17	0	52	69	26	106	0	132	0	0	0	0	0	79	4	83	284
Total	78	0	108	186	42	295	0	337	0	0	0	0	0	286	21	307	830
08:00 AM	20	0	10	30	13	88	0	101	0	0	0	0	0	41	9	50	181
08:15 AM	19	0	5	24	1	67	0	68	0	0	0	0	0	51	10	61	153
*** BREAK ***																	
Total	39	0	15	54	14	155	0	169	0	0	0	0	0	92	19	111	334
*** BREAK ***																	
04:30 PM	19	0	6	25	6	78	0	84	0	0	0	0	0	86	24	110	219
04:45 PM	13	0	5	18	6	73	0	79	0	0	0	0	0	67	12	79	176
Total	32	0	11	43	12	151	0	163	0	0	0	0	0	153	36	189	395
05:00 PM	8	0	8	16	12	81	0	93	0	0	0	0	0	83	21	104	213
05:15 PM	9	0	9	18	8	83	0	91	0	0	0	0	0	88	12	100	209
05:30 PM	19	0	5	24	6	73	0	79	0	0	0	0	0	99	18	117	220
05:45 PM	14	0	1	15	4	89	0	93	0	0	0	0	0	85	17	102	210
Total	50	0	23	73	30	326	0	356	0	0	0	0	0	355	68	423	852
06:00 PM	17	0	4	21	7	63	0	70	0	0	0	0	0	66	21	87	178
06:15 PM	16	0	2	18	9	68	0	77	0	0	0	0	0	78	16	94	189
Grand Total	267	0	176	443	119	1162	0	1281	0	0	0	0	0	1091	189	1280	3004
Apprch %	60.3	0	39.7		9.3	90.7	0		0	0	0		0	85.2	14.8		
Total %	8.9	0	5.9	14.7	4	38.7	0	42.6	0	0	0	0	0	36.3	6.3	42.6	

	Logan Southbound				Country Club Westbound				Na Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	16	0	13	29	2	53	0	55	0	0	0	0	0	68	5	73	157
07:30 AM	15	0	39	54	13	81	0	94	0	0	0	0	0	75	6	81	229
07:45 AM	17	0	**52**	**69**	**26**	**106**	0	**132**	0	0	0	0	0	**79**	4	**83**	**284**
08:00 AM	**20**	0	10	30	13	88	0	101	0	0	0	0	0	41	**9**	50	181
Total Volume	68	0	114	182	54	328	0	382	0	0	0	0	0	263	24	287	851
% App. Total	37.4	0	62.6		14.1	85.9	0		0	0	0		0	91.6	8.4		
PHF	.850	.000	.548	.659	.519	.774	.000	.723	.000	.000	.000	.000	.000	.832	.667	.864	.749

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Country Club Dr. & Logan Dr.
6-3-15

File Name : RK633
Site Code : 00000633
Start Date : 6/3/2015
Page No : 2

	Logan Southbound				Country Club Westbound				Na Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:00 AM				07:30 AM				06:30 AM				07:00 AM				
+0 mins.	**30**	0	4	34	13	81	0	94	0	0	0	0	0	64	**6**	70	
+15 mins.	16	0	13	29	**26**	**106**	0	**132**	0	0	0	0	0	68	5	73	
+30 mins.	15	0	39	54	13	88	0	101	0	0	0	0	0	75	6	81	
+45 mins.	17	0	**52**	**69**	1	67	0	68	0	0	0	0	0	**79**	4	**83**	
Total Volume	78	0	108	186	53	342	0	395	0	0	0	0	0	286	21	307	
% App. Total	41.9	0	58.1		13.4	86.6	0		0	0	0		0	93.2	6.8		
PHF	.650	.000	.519	.674	.510	.807	.000	.748	.000	.000	.000	.000	.000	.905	.875	.925	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	8	16	**12**	81	0	**93**	0	0	0	0	0	83	**21**	104	213
05:15 PM	9	0	**9**	18	8	83	0	91	0	0	0	0	0	88	12	100	209
05:30 PM	**19**	0	5	**24**	6	73	0	79	0	0	0	0	0	**99**	18	**117**	**220**
05:45 PM	14	0	1	15	4	**89**	0	93	0	0	0	0	0	85	17	102	210
Total Volume	50	0	23	73	30	326	0	356	0	0	0	0	0	355	68	423	852
% App. Total	68.5	0	31.5		8.4	91.6	0		0	0	0		0	83.9	16.1		
PHF	.658	.000	.639	.760	.625	.916	.000	.957	.000	.000	.000	.000	.000	.896	.810	.904	.968

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:15 PM				05:00 PM				12:00 PM				05:00 PM			
+0 mins.	9	0	**9**	18	**12**	81	0	**93**	0	0	0	0	0	83	**21**	104
+15 mins.	**19**	0	5	**24**	8	83	0	91	0	0	0	0	0	88	12	100
+30 mins.	14	0	1	15	6	73	0	79	0	0	0	0	0	**99**	18	**117**
+45 mins.	17	0	4	21	4	**89**	0	93	0	0	0	0	0	85	17	102
Total Volume	59	0	19	78	30	326	0	356	0	0	0	0	0	355	68	423
% App. Total	75.6	0	24.4		8.4	91.6	0		0	0	0		0	83.9	16.1	
PHF	.776	.000	.528	.813	.625	.916	.000	.957	.000	.000	.000	.000	.000	.896	.810	.904

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Country Club Dr. & Hillary Tr.
6-3-15

File Name : RK634
Site Code : 00000634
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Hillary Southbound				Country Club Westbound				Hillary Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	0	1	2	4	35	0	39	1	0	1	2	1	32	1	34	77
06:45 AM	3	1	0	4	0	35	0	35	1	0	7	8	3	38	1	42	89
Total	4	1	1	6	4	70	0	74	2	0	8	10	4	70	2	76	166
07:00 AM	5	3	0	8	0	37	2	39	0	0	3	3	0	69	2	71	121
07:15 AM	6	1	2	9	0	29	1	30	2	0	3	5	1	76	0	77	121
07:30 AM	7	0	15	22	4	69	3	76	15	0	7	22	1	103	1	105	225
07:45 AM	6	0	11	17	3	113	3	119	25	0	6	31	3	142	2	147	314
Total	24	4	28	56	7	248	9	264	42	0	19	61	5	390	5	400	781
08:00 AM	6	1	4	11	1	68	2	71	5	0	2	7	2	46	1	49	138
08:15 AM	5	1	1	7	1	48	0	49	3	0	4	7	1	45	6	52	115
*** BREAK ***																	
Total	11	2	5	18	2	116	2	120	8	0	6	14	3	91	7	101	253
*** BREAK ***																	
04:30 PM	5	1	0	6	0	57	0	57	0	1	1	2	3	64	4	71	136
04:45 PM	1	1	0	2	1	63	1	65	0	0	2	2	2	55	4	61	130
Total	6	2	0	8	1	120	1	122	0	1	3	4	5	119	8	132	266
05:00 PM	8	0	0	8	2	75	0	77	1	2	2	5	5	68	6	79	169
05:15 PM	4	0	0	4	1	67	3	71	2	0	3	5	1	69	5	75	155
05:30 PM	3	1	1	5	1	70	1	72	1	1	3	5	4	86	2	92	174
05:45 PM	4	1	0	5	2	75	6	83	1	0	2	3	3	55	4	62	153
Total	19	2	1	22	6	287	10	303	5	3	10	18	13	278	17	308	651
06:00 PM	3	1	0	4	0	47	1	48	1	1	6	8	7	57	2	66	126
06:15 PM	4	0	0	4	3	57	2	62	2	1	2	5	5	47	3	55	126
Grand Total	71	12	35	118	23	945	25	993	60	6	54	120	42	1052	44	1138	2369
Apprch %	60.2	10.2	29.7		2.3	95.2	2.5		50	5	45		3.7	92.4	3.9		
Total %	3	0.5	1.5	5	1	39.9	1.1	41.9	2.5	0.3	2.3	5.1	1.8	44.4	1.9	48	

	Hillary Southbound				Country Club Westbound				Hillary Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	6	**1**	2	9	0	29	1	30	2	0	3	5	1	76	0	77	121
07:30 AM	**7**	0	**15**	**22**	**4**	69	**3**	76	15	0	**7**	22	1	103	1	105	225
07:45 AM	6	0	11	17	3	**113**	3	**119**	**25**	0	6	**31**	**3**	**142**	**2**	**147**	**314**
08:00 AM	6	1	4	11	1	68	2	71	5	0	2	7	2	46	1	49	138
Total Volume	25	2	32	59	8	279	9	296	47	0	18	65	7	367	4	378	798
% App. Total	42.4	3.4	54.2		2.7	94.3	3		72.3	0	27.7		1.9	97.1	1.1		
PHF	.893	.500	.533	.670	.500	.617	.750	.622	.470	.000	.643	.524	.583	.646	.500	.643	.635

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Country Club Dr. & Hillary Tr.
6-3-15

File Name : RK634
Site Code : 00000634
Start Date : 6/3/2015
Page No : 2

	Hillary Southbound				Country Club Westbound				Hillary Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:15 AM				07:30 AM				07:30 AM				07:00 AM				
+0 mins.	6	1	2	9	4	69	3	76	15	0	7	22	0	69	2	71	
+15 mins.	7	0	15	22	3	113	3	119	25	0	6	31	1	76	0	77	
+30 mins.	6	0	11	17	1	68	2	71	5	0	2	7	1	103	1	105	
+45 mins.	6	1	4	11	1	48	0	49	3	0	4	7	3	142	2	147	
Total Volume	25	2	32	59	9	298	8	315	48	0	19	67	5	390	5	400	
% App. Total	42.4	3.4	54.2		2.9	94.6	2.5		71.6	0	28.4		1.2	97.5	1.2		
PHF	.893	.500	.533	.670	.563	.659	.667	.662	.480	.000	.679	.540	.417	.687	.625	.680	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	0	8	2	75	0	77	1	2	2	5	5	68	6	79	169
05:15 PM	4	0	0	4	1	67	3	71	2	0	3	5	1	69	5	75	155
05:30 PM	3	1	1	5	1	70	1	72	1	1	3	5	4	86	2	92	174
05:45 PM	4	1	0	5	2	75	6	83	1	0	2	3	3	55	4	62	153
Total Volume	19	2	1	22	6	287	10	303	5	3	10	18	13	278	17	308	651
% App. Total	86.4	9.1	4.5		2	94.7	3.3		27.8	16.7	55.6		4.2	90.3	5.5		
PHF	.594	.500	.250	.688	.750	.957	.417	.913	.625	.375	.833	.900	.650	.808	.708	.837	.935
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	05:00 PM				05:00 PM				05:15 PM				05:00 PM				
+0 mins.	8	0	0	8	2	75	0	77	2	0	3	5	5	68	6	79	
+15 mins.	4	0	0	4	1	67	3	71	1	1	3	5	1	69	5	75	
+30 mins.	3	1	1	5	1	70	1	72	1	0	2	3	4	86	2	92	
+45 mins.	4	1	0	5	2	75	6	83	1	1	6	8	3	55	4	62	
Total Volume	19	2	1	22	6	287	10	303	5	2	14	21	13	278	17	308	
% App. Total	86.4	9.1	4.5		2	94.7	3.3		23.8	9.5	66.7		4.2	90.3	5.5		
PHF	.594	.500	.250	.688	.750	.957	.417	.913	.625	.500	.583	.656	.650	.808	.708	.837	

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Collins St. & Country Club Dr.
6-3-15

File Name : RK635
Site Code : 00000635
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Collins Southbound				Country Club Westbound				Collins Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	18	6	0	24	0	0	0	0	0	27	18	45	4	0	28	32	101
06:45 AM	13	7	0	20	0	0	0	0	0	29	20	49	5	0	35	40	109
Total	31	13	0	44	0	0	0	0	0	56	38	94	9	0	63	72	210
07:00 AM	20	15	0	35	0	0	0	0	0	20	16	36	9	0	52	61	132
07:15 AM	16	18	0	34	0	0	0	0	0	30	14	44	9	0	33	42	120
07:30 AM	31	19	0	50	0	0	0	0	0	54	38	92	23	0	49	72	214
07:45 AM	29	18	0	47	0	0	0	0	0	53	54	107	28	0	44	72	226
Total	96	70	0	166	0	0	0	0	0	157	122	279	69	0	178	247	692
08:00 AM	29	12	0	41	0	0	0	0	0	23	28	51	19	0	38	57	149
08:15 AM	21	9	0	30	0	0	0	0	0	12	21	33	14	0	27	41	104
*** BREAK ***																	
Total	50	21	0	71	0	0	0	0	0	35	49	84	33	0	65	98	253
*** BREAK ***																	
04:30 PM	45	25	0	70	0	0	0	0	0	18	12	30	28	0	31	59	159
04:45 PM	42	18	0	60	0	0	0	0	0	20	16	36	24	0	28	52	148
Total	87	43	0	130	0	0	0	0	0	38	28	66	52	0	59	111	307
05:00 PM	49	17	0	66	0	0	0	0	0	14	28	42	22	0	40	62	170
05:15 PM	52	13	0	65	0	0	0	0	0	15	18	33	27	0	44	71	169
05:30 PM	56	17	0	73	0	0	0	0	0	16	17	33	30	0	48	78	184
05:45 PM	60	26	0	86	0	0	0	0	0	21	19	40	25	0	27	52	178
Total	217	73	0	290	0	0	0	0	0	66	82	148	104	0	159	263	701
06:00 PM	28	19	0	47	0	0	0	0	0	25	22	47	22	0	30	52	146
06:15 PM	37	29	0	66	0	0	0	0	0	16	21	37	20	0	24	44	147
Grand Total	546	268	0	814	0	0	0	0	0	393	362	755	309	0	578	887	2456
Apprch %	67.1	32.9	0		0	0	0		0	52.1	47.9		34.8	0	65.2		
Total %	22.2	10.9	0	33.1	0	0	0	0	0	16	14.7	30.7	12.6	0	23.5	36.1	

	Collins Southbound				Country Club Westbound				Collins Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	16	18	0	34	0	0	0	0	0	30	14	44	9	0	33	42	120
07:30 AM	**31**	**19**	0	**50**	0	0	0	0	0	**54**	38	92	23	0	**49**	**72**	214
07:45 AM	29	18	0	47	0	0	0	0	0	53	**54**	**107**	**28**	0	44	72	**226**
08:00 AM	29	12	0	41	0	0	0	0	0	23	28	51	19	0	38	57	149
Total Volume	105	67	0	172	0	0	0	0	0	160	134	294	79	0	164	243	709
% App. Total	61	39	0		0	0	0		0	54.4	45.6		32.5	0	67.5		
PHF	.847	.882	.000	.860	.000	.000	.000	.000	.000	.741	.620	.687	.705	.000	.837	.844	.784

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Collins St. & Country Club Dr.
6-3-15

File Name : RK635
Site Code : 00000635
Start Date : 6/3/2015
Page No : 2

	Collins Southbound				Country Club Westbound				Collins Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:15 AM				06:30 AM				07:15 AM				07:00 AM				
+0 mins.	16	18	0	34	0	0	0	0	0	30	14	44	9	0	**52**	61	
+15 mins.	**31**	**19**	0	**50**	0	0	0	0	0	**54**	38	92	9	0	33	42	
+30 mins.	29	18	0	47	0	0	0	0	0	53	**54**	**107**	23	0	49	**72**	
+45 mins.	29	12	0	41	0	0	0	0	0	23	28	51	**28**	0	44	72	
Total Volume	105	67	0	172	0	0	0	0	0	160	134	294	69	0	178	247	
% App. Total	61	39	0		0	0	0		0	54.4	45.6		27.9	0	72.1		
PHF	.847	.882	.000	.860	.000	.000	.000	.000	.000	.741	.620	.687	.616	.000	.856	.858	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	49	17	0	66	0	0	0	0	0	14	**28**	**42**	22	0	40	62	170
05:15 PM	52	13	0	65	0	0	0	0	0	15	18	33	27	0	44	71	169
05:30 PM	56	17	0	73	0	0	0	0	0	16	17	33	**30**	0	**48**	**78**	**184**
05:45 PM	**60**	**26**	0	**86**	0	0	0	0	0	**21**	19	40	25	0	27	52	178
Total Volume	217	73	0	290	0	0	0	0	0	66	82	148	104	0	159	263	701
% App. Total	74.8	25.2	0		0	0	0		0	44.6	55.4		39.5	0	60.5		
PHF	.904	.702	.000	.843	.000	.000	.000	.000	.000	.786	.732	.881	.867	.000	.828	.843	.952

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				12:00 PM				05:30 PM				04:45 PM			
+0 mins.	49	17	0	66	0	0	0	0	0	16	17	33	24	0	28	52
+15 mins.	52	13	0	65	0	0	0	0	0	21	19	40	22	0	40	62
+30 mins.	56	17	0	73	0	0	0	0	0	**25**	**22**	**47**	27	0	44	71
+45 mins.	**60**	**26**	0	**86**	0	0	0	0	0	16	21	37	**30**	0	**48**	**78**
Total Volume	217	73	0	290	0	0	0	0	0	78	79	157	103	0	160	263
% App. Total	74.8	25.2	0		0	0	0		0	49.7	50.3		39.2	0	60.8	
PHF	.904	.702	.000	.843	.000	.000	.000	.000	.000	.780	.898	.835	.858	.000	.833	.843

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Collins Dr. & Stiles Dr.
6-3-15

File Name : RK636
Site Code : 00000636
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Collins Southbound				NA Westbound				Collins Northbound				Stiles Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	7	23	0	30	0	0	0	0	0	54	2	56	1	0	27	28	114
06:45 AM	2	19	0	21	0	0	0	0	0	60	1	61	2	0	18	20	102
Total	9	42	0	51	0	0	0	0	0	114	3	117	3	0	45	48	216
07:00 AM	7	33	0	40	0	0	0	0	0	72	1	73	3	0	38	41	154
07:15 AM	6	35	0	41	0	0	0	0	0	61	1	62	2	0	28	30	133
07:30 AM	6	45	0	51	0	0	0	0	0	91	15	106	3	0	20	23	180
07:45 AM	6	39	0	45	0	0	0	0	0	91	12	103	8	0	22	30	178
Total	25	152	0	177	0	0	0	0	0	315	29	344	16	0	108	124	645
08:00 AM	8	38	0	46	0	0	0	0	0	58	8	66	3	0	20	23	135
08:15 AM	7	32	0	39	0	0	0	0	0	35	1	36	4	0	13	17	92
*** BREAK ***																	
Total	15	70	0	85	0	0	0	0	0	93	9	102	7	0	33	40	227
*** BREAK ***																	
04:30 PM	26	68	0	94	0	0	0	0	0	46	5	51	1	0	10	11	156
04:45 PM	25	60	0	85	0	0	0	0	0	49	0	49	1	0	12	13	147
Total	51	128	0	179	0	0	0	0	0	95	5	100	2	0	22	24	303
05:00 PM	20	68	0	88	0	0	0	0	0	50	2	52	0	0	8	8	148
05:15 PM	17	65	0	82	0	0	0	0	0	58	1	59	1	0	7	8	149
05:30 PM	28	71	0	99	0	0	0	0	0	61	2	63	1	0	5	6	168
05:45 PM	17	84	0	101	0	0	0	0	0	49	1	50	2	0	22	24	175
Total	82	288	0	370	0	0	0	0	0	218	6	224	4	0	42	46	640
06:00 PM	32	48	0	80	0	0	0	0	0	51	5	56	2	0	10	12	148
06:15 PM	28	66	0	94	0	0	0	0	0	40	1	41	0	0	20	20	155
Grand Total	242	794	0	1036	0	0	0	0	0	926	58	984	34	0	280	314	2334
Apprch %	23.4	76.6	0		0	0	0		0	94.1	5.9		10.8	0	89.2		
Total %	10.4	34	0	44.4	0	0	0	0	0	39.7	2.5	42.2	1.5	0	12	13.5	

	Collins Southbound				NA Westbound				Collins Northbound				Stiles Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	**7**	33	0	40	0	0	0	0	0	72	1	73	3	0	**38**	**41**	154
07:15 AM	6	35	0	41	0	0	0	0	0	61	1	62	2	0	28	30	133
07:30 AM	6	**45**	0	**51**	0	0	0	0	0	**91**	**15**	**106**	3	0	20	23	**180**
07:45 AM	6	39	0	45	0	0	0	0	0	91	12	103	**8**	0	22	30	178
Total Volume	25	152	0	177	0	0	0	0	0	315	29	344	16	0	108	124	645
% App. Total	14.1	85.9	0		0	0	0		0	91.6	8.4		12.9	0	87.1		
PHF	.893	.844	.000	.868	.000	.000	.000	.000	.000	.865	.483	.811	.500	.000	.711	.756	.896

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6-3-15

File Name : RK636
Site Code : 00000636
Start Date : 6/3/2015
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	Collins Southbound				NA Westbound				Collins Northbound				Stiles Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:15 AM				06:30 AM				07:00 AM				07:00 AM				
+0 mins.	6	35	0	41	0	0	0	0	0	72	1	73	3	0	**38**	**41**	
+15 mins.	6	**45**	0	**51**	0	0	0	0	0	61	1	62	2	0	28	30	
+30 mins.	6	39	0	45	0	0	0	0	0	**91**	**15**	**106**	3	0	20	23	
+45 mins.	**8**	38	0	46	0	0	0	0	0	91	12	103	**8**	0	22	30	
Total Volume	26	157	0	183	0	0	0	0	0	315	29	344	16	0	108	124	
% App. Total	14.2	85.8	0		0	0	0		0	91.6	8.4		12.9	0	87.1		
PHF	.813	.872	.000	.897	.000	.000	.000	.000	.000	.865	.483	.811	.500	.000	.711	.756	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:30 PM																	
05:30 PM	28	71	0	99	0	0	0	0	0	**61**	2	**63**	1	0	5	6	168
05:45 PM	17	**84**	0	**101**	0	0	0	0	0	49	1	50	**2**	0	**22**	**24**	**175**
06:00 PM	**32**	48	0	80	0	0	0	0	0	51	**5**	56	2	0	10	12	148
06:15 PM	28	66	0	94	0	0	0	0	0	40	1	41	0	0	20	20	155
Total Volume	105	269	0	374	0	0	0	0	0	201	9	210	5	0	57	62	646
% App. Total	28.1	71.9	0		0	0	0		0	95.7	4.3		8.1	0	91.9		
PHF	.820	.801	.000	.926	.000	.000	.000	.000	.000	.824	.450	.833	.625	.000	.648	.646	.923

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:30 PM				12:00 PM				05:15 PM				05:30 PM			
+0 mins.	28	71	0	99	0	0	0	0	0	58	1	59	1	0	5	6
+15 mins.	17	**84**	0	**101**	0	0	0	0	0	**61**	2	**63**	**2**	0	**22**	**24**
+30 mins.	**32**	48	0	80	0	0	0	0	0	49	1	50	2	0	10	12
+45 mins.	28	66	0	94	0	0	0	0	0	51	**5**	56	0	0	20	20
Total Volume	105	269	0	374	0	0	0	0	0	219	9	228	5	0	57	62
% App. Total	28.1	71.9	0		0	0	0		0	96.1	3.9		8.1	0	91.9	
PHF	.820	.801	.000	.926	.000	.000	.000	.000	.000	.898	.450	.905	.625	.000	.648	.646

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Mansfield
Debbie Ln. & Summerglen Dr.
6-3-15

File Name : RK637
Site Code : 00000637
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Summerglen Southbound				Debbie Westbound				NA Northbound				Debbie Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	0	0	1	1	140	0	141	0	0	0	0	0	121	0	121	263
06:45 AM	1	0	0	1	0	143	0	143	0	0	0	0	0	123	0	123	267
Total	2	0	0	2	1	283	0	284	0	0	0	0	0	244	0	244	530
07:00 AM	0	0	0	0	0	144	0	144	0	0	0	0	0	153	1	154	298
07:15 AM	0	0	1	1	0	168	0	168	0	0	0	0	0	151	1	152	321
07:30 AM	0	0	1	1	1	191	0	192	0	0	0	0	0	146	1	147	340
07:45 AM	0	0	0	0	0	193	0	193	0	0	0	0	0	110	0	110	303
Total	0	0	2	2	1	696	0	697	0	0	0	0	0	560	3	563	1262
08:00 AM	0	0	0	0	0	189	0	189	0	0	0	0	0	130	2	132	321
08:15 AM	1	0	0	1	0	125	0	125	0	0	0	0	0	116	2	118	244
*** BREAK ***																	
Total	1	0	0	1	0	314	0	314	0	0	0	0	0	246	4	250	565
*** BREAK ***																	
04:30 PM	3	0	2	5	0	228	0	228	0	0	0	0	0	150	5	155	388
04:45 PM	0	0	0	0	0	221	0	221	0	0	0	0	0	126	2	128	349
Total	3	0	2	5	0	449	0	449	0	0	0	0	0	276	7	283	737
05:00 PM	0	0	0	0	0	213	0	213	0	0	0	0	0	143	0	143	356
05:15 PM	0	0	0	0	0	208	0	208	0	0	0	0	0	156	0	156	364
05:30 PM	2	0	0	2	1	247	0	248	0	0	0	0	0	172	0	172	422
05:45 PM	2	0	0	2	0	216	0	216	0	0	0	0	0	147	1	148	366
Total	4	0	0	4	1	884	0	885	0	0	0	0	0	618	1	619	1508
06:00 PM	0	0	0	0	0	229	0	229	0	0	0	0	0	172	0	172	401
06:15 PM	0	0	0	0	1	216	0	217	0	0	0	0	0	145	1	146	363
Grand Total	10	0	4	14	4	3071	0	3075	0	0	0	0	0	2261	16	2277	5366
Apprch %	71.4	0	28.6		0.1	99.9	0		0	0	0		0	99.3	0.7		
Total %	0.2	0	0.1	0.3	0.1	57.2	0	57.3	0	0	0	0	0	42.1	0.3	42.4	

	Summerglen Southbound				Debbie Westbound				NA Northbound				Debbie Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	**1**	**1**	0	168	0	168	0	0	0	0	0	**151**	1	**152**	321
07:30 AM	0	0	1	1	**1**	191	0	192	0	0	0	0	0	146	1	147	**340**
07:45 AM	0	0	0	0	0	**193**	0	**193**	0	0	0	0	0	110	0	110	303
08:00 AM	0	0	0	0	0	189	0	189	0	0	0	0	0	130	**2**	132	321
Total Volume	0	0	2	2	1	741	0	742	0	0	0	0	0	537	4	541	1285
% App. Total	0	0	100		0.1	99.9	0		0	0	0		0	99.3	0.7		
PHF	.000	.000	.500	.500	.250	.960	.000	.961	.000	.000	.000	.000	.000	.889	.500	.890	.945

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6-3-15

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Site Code : 00000637
Start Date : 6/3/2015
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	Summerglen Southbound				Debbie Westbound				NA Northbound				Debbie Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	06:30 AM				07:15 AM				06:30 AM				06:45 AM				
+0 mins.	**1**	0	0	**1**	0	168	0	168	0	0	0	0	0	123	0	123	
+15 mins.	1	0	0	1	**1**	191	0	192	0	0	0	0	0	**153**	**1**	**154**	
+30 mins.	0	0	0	0	0	**193**	0	**193**	0	0	0	0	0	151	1	152	
+45 mins.	0	0	**1**	1	0	189	0	189	0	0	0	0	0	146	1	147	
Total Volume	2	0	1	3	1	741	0	742	0	0	0	0	0	573	3	576	
% App. Total	66.7	0	33.3		0.1	99.9	0		0	0	0		0	99.5	0.5		
PHF	.500	.000	.250	.750	.250	.960	.000	.961	.000	.000	.000	.000	.000	.936	.750	.935	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:15 PM																	
05:15 PM	0	0	0	0	0	208	0	208	0	0	0	0	0	156	0	156	364
05:30 PM	**2**	0	0	**2**	**1**	**247**	0	**248**	0	0	0	0	0	**172**	0	**172**	**422**
05:45 PM	2	0	0	2	0	216	0	216	0	0	0	0	0	147	**1**	148	366
06:00 PM	0	0	0	0	0	229	0	229	0	0	0	0	0	172	0	172	401
Total Volume	4	0	0	4	1	900	0	901	0	0	0	0	0	647	1	648	1553
% App. Total	100	0	0		0.1	99.9	0		0	0	0		0	99.8	0.2		
PHF	.500	.000	.000	.500	.250	.911	.000	.908	.000	.000	.000	.000	.000	.940	.250	.942	.920

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	03:45 PM				05:30 PM				12:00 PM				05:15 PM			
+0 mins.	0	0	0	0	**1**	**247**	0	**248**	0	0	0	0	0	156	0	156
+15 mins.	0	0	0	0	0	216	0	216	0	0	0	0	0	**172**	0	**172**
+30 mins.	0	0	0	0	0	229	0	229	0	0	0	0	0	147	**1**	148
+45 mins.	**3**	0	**2**	**5**	1	216	0	217	0	0	0	0	0	172	0	172
Total Volume	3	0	2	5	2	908	0	910	0	0	0	0	0	647	1	648
% App. Total	60	0	40		0.2	99.8	0		0	0	0		0	99.8	0.2	
PHF	.250	.000	.250	.250	.500	.919	.000	.917	.000	.000	.000	.000	.000	.940	.250	.942

APPENDIX B

Capacity Analysis Worksheets

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

AM Peak
6/19/2015

Intersection	
Intersection Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	537	0	0	741	1	0	0	0	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	584	0	0	805	1	0	0	0	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	807	0	0	584	0	0	995	1399	292	1107	1398	403
Stage 1	-	-	-	-	-	-	592	592	-	806	806	-
Stage 2	-	-	-	-	-	-	403	807	-	301	592	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	814	-	-	987	-	-	199	139	704	165	140	597
Stage 1	-	-	-	-	-	-	460	492	-	342	393	-
Stage 2	-	-	-	-	-	-	595	392	-	683	492	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	814	-	-	987	-	-	198	138	704	164	139	597
Mov Capacity-2 Maneuver	-	-	-	-	-	-	198	138	-	164	139	-
Stage 1	-	-	-	-	-	-	458	490	-	340	393	-
Stage 2	-	-	-	-	-	-	595	392	-	680	490	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	27.1
HCM LOS			A	D

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	0	0	814	-	-	987	-	-	164	164
HCM Lane V/C Ratio	+	+	0.005	-	-	-	-	-	0.009	0.004
HCM Control Delay (s)	0	0	9.446	-	-	0	-	-	27.1	27
HCM Lane LOS	A	A	A			A			D	D
HCM 95th %tile Q(veh)	+	+	0.016	-	-	0	-	-	0.027	0.013

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

PM Peak
6/19/2015

Intersection	
Intersection Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	1	618	17	14	884	1	12	0	8	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	672	18	15	961	1	13	0	9	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	962	0	0	690	0	0	1194	1675	345	1330	1684	481
Stage 1	-	-	-	-	-	-	683	683	-	992	992	-
Stage 2	-	-	-	-	-	-	511	992	-	338	692	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	711	-	-	900	-	-	142	94	651	113	93	531
Stage 1	-	-	-	-	-	-	405	447	-	264	322	-
Stage 2	-	-	-	-	-	-	514	322	-	650	443	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	711	-	-	900	-	-	139	92	651	110	91	531
Mov Capacity-2 Maneuver	-	-	-	-	-	-	139	92	-	110	91	-
Stage 1	-	-	-	-	-	-	404	446	-	264	317	-
Stage 2	-	-	-	-	-	-	501	317	-	640	442	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.1	24.5	11.8
HCM LOS			C	B

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	162	651	711	-	-	900	-	-	0	531
HCM Lane V/C Ratio	0.098	0.009	0.002	-	-	0.017	-	-	+	0.008
HCM Control Delay (s)	29.6	10.6	10.071	-	-	9.069	-	-	0	11.8
HCM Lane LOS	D	B	B			A			A	B
HCM 95th %tile Q(veh)	0.322	0.027	0.005	-	-	0.052	-	-	+	0.025

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	8	0	10	46	1	74	3	712	25	35	652	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	0	11	50	1	80	3	774	27	38	709	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1179	1593	355	1224	1580	401	710	0	0	801	0	0
Stage 1	785	785	-	794	794	-	-	-	-	-	-	-
Stage 2	394	808	-	430	786	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	146	106	641	135	108	599	885	-	-	818	-	-
Stage 1	352	402	-	348	398	-	-	-	-	-	-	-
Stage 2	602	392	-	574	401	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	121	101	641	128	103	599	885	-	-	818	-	-
Mov Capacity-2 Maneuver	121	101	-	128	103	-	-	-	-	-	-	-
Stage 1	351	383	-	347	397	-	-	-	-	-	-	-
Stage 2	518	391	-	538	382	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23	35.3	0	0.5
HCM LOS	C	E		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	885	-	-	220	246	818	-	-
HCM Lane V/C Ratio	0.004	-	-	0.089	0.535	0.047	-	-
HCM Control Delay (s)	9.083	-	-	23	35.3	9.616	-	-
HCM Lane LOS	A			C	E	A		
HCM 95th %tile Q(veh)	0.011	-	-	0.289	2.871	0.146	-	-

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Baseline

Synchro 8 Report
Page 1

HCM 2010 TWSC
9: Matlock & Main

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	2.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	51	54	669	23	33	738
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	59	727	25	36	802

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1213	376	0	0	752	0
Stage 1	740	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	174	622	-	-	853	-
Stage 1	433	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	167	622	-	-	853	-
Mov Capacity-2 Maneuver	167	-	-	-	-	-
Stage 1	433	-	-	-	-	-
Stage 2	568	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28	0	0.4
HCM LOS	D		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	268	853	-
HCM Lane V/C Ratio	-	-	0.426	0.042	-
HCM Control Delay (s)	-	-	28	9.406	-
HCM Lane LOS			D	A	
HCM 95th %tile Q(veh)	-	-	2.014	0.132	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
12: S. Collins & Country Club

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	7.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	164	79	134	160	67	105
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	178	86	146	174	73	114

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	595	130	187	0	-	0
Stage 1	130	-	-	-	-	-
Stage 2	465	-	-	-	-	-
Follow-up Headway	3.518	3.318	2.218	-	-	-
Pot Capacity-1 Maneuver	467	920	1387	-	-	-
Stage 1	896	-	-	-	-	-
Stage 2	632	-	-	-	-	-
Time blocked-Platoon, %				-	-	-
Mov Capacity-1 Maneuver	412	920	1387	-	-	-
Mov Capacity-2 Maneuver	412	-	-	-	-	-
Stage 1	896	-	-	-	-	-
Stage 2	558	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.7	3.6	0
HCM LOS	C		

Minor Lane / Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1387	-	412	920	-	-
HCM Lane V/C Ratio	0.105	-	0.433	0.093	-	-
HCM Control Delay (s)	7.9	0	20.2	9.3	-	-
HCM Lane LOS	A	A	C	A		
HCM 95th %tile Q(veh)	0.351	-	2.132	0.308	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
13: Country Club & Logan

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	24	263	328	54	114	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	286	357	59	124	74

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	415	0	-	0	581	208
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	195	-
Follow-up Headway	2.22	-	-	-	3.52	3.32
Pot Capacity-1 Maneuver	1140	-	-	-	445	798
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	819	-
Time blocked-Platoon, %		-	-	-		
Mov Capacity-1 Maneuver	1140	-	-	-	435	798
Mov Capacity-2 Maneuver	-	-	-	-	435	-
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	800	-

Approach	EB	WB	SB
HCM Control Delay, s	0.7	0	14.1
HCM LOS			B

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1140	-	-	-	435	798
HCM Lane V/C Ratio	0.023	-	-	-	0.285	0.093
HCM Control Delay (s)	8.232	-	-	-	16.5	10
HCM Lane LOS	A				C	B
HCM 95th %tile Q(veh)	0.07	-	-	-	1.16	0.305

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
15: Hillary & Country Club

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	367	7	9	279	8	18	0	47	32	2	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	399	8	10	303	9	20	0	51	35	2	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	312	0	0	407	0	0	583	743	203	535	742	156
Stage 1	-	-	-	-	-	-	411	411	-	327	327	-
Stage 2	-	-	-	-	-	-	172	332	-	208	415	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	1245	-	-	1148	-	-	396	342	804	428	342	862
Stage 1	-	-	-	-	-	-	589	593	-	660	646	-
Stage 2	-	-	-	-	-	-	813	643	-	775	591	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	1245	-	-	1148	-	-	378	338	804	397	338	862
Mov Capacity-2 Maneuver	-	-	-	-	-	-	378	338	-	397	338	-
Stage 1	-	-	-	-	-	-	587	591	-	658	640	-
Stage 2	-	-	-	-	-	-	778	637	-	723	589	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.2	11.6	13.1
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	613	1245	-	-	1148	-	-	511
HCM Lane V/C Ratio	0.115	0.003	-	-	0.009	-	-	0.125
HCM Control Delay (s)	11.6	7.902	-	-	8.163	-	-	13.1
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.389	0.011	-	-	0.026	-	-	0.427

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	537	6	8	741	1	16	0	0	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	584	7	9	805	1	17	0	0	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	807	0	0	590	0	0	1016	1420	295	1124	1422	403
Stage 1	-	-	-	-	-	-	596	596	-	823	823	-
Stage 2	-	-	-	-	-	-	420	824	-	301	599	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	814	-	-	982	-	-	192	135	701	160	135	597
Stage 1	-	-	-	-	-	-	457	490	-	334	386	-
Stage 2	-	-	-	-	-	-	581	385	-	683	489	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	814	-	-	982	-	-	190	133	701	158	133	597
Mov Capacity-2 Maneuver	-	-	-	-	-	-	190	133	-	158	133	-
Stage 1	-	-	-	-	-	-	455	488	-	332	382	-
Stage 2	-	-	-	-	-	-	576	381	-	680	487	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	25.8	28
HCM LOS			D	D

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	190	0	814	-	-	982	-	-	158	158
HCM Lane V/C Ratio	0.092	+	0.005	-	-	0.009	-	-	0.009	0.005
HCM Control Delay (s)	25.8	0	9.446	-	-	8.699	-	-	28	27.9
HCM Lane LOS	D	A	A			A			D	D
HCM 95th %tile Q(veh)	0.298	+	0.016	-	-	0.027	-	-	0.028	0.014

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

AM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	51	54	669	23	33	738
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	59	727	25	36	802

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1213	376	0	0	752	0
Stage 1	740	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	174	622	-	-	853	-
Stage 1	433	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	167	622	-	-	853	-
Mov Capacity-2 Maneuver	167	-	-	-	-	-
Stage 1	433	-	-	-	-	-
Stage 2	568	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.4
HCM LOS	C		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	167	622	853	-
HCM Lane V/C Ratio	-	-	0.332	0.094	0.042	-
HCM Control Delay (s)	-	-	36.9	11.4	9.406	-
HCM Lane LOS			E	B	A	
HCM 95th %tile Q(veh)	-	-	1.358	0.311	0.132	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	1	3	26	0	72	3	826	65	115	934	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	3	28	0	78	3	898	71	125	1015	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1724	2244	511	1698	2213	484	1023	0	0	968	0	0
Stage 1	1269	1269	-	940	940	-	-	-	-	-	-	-
Stage 2	455	975	-	758	1273	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	57	41	508	60	43	529	674	-	-	707	-	-
Stage 1	178	238	-	283	340	-	-	-	-	-	-	-
Stage 2	554	328	-	365	237	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	42	34	508	50	35	529	674	-	-	707	-	-
Mov Capacity-2 Maneuver	42	34	-	50	35	-	-	-	-	-	-	-
Stage 1	177	196	-	282	338	-	-	-	-	-	-	-
Stage 2	470	327	-	297	195	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	73.6	74	0	1.2
HCM LOS	F	F		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	674	-	-	61	149	707	-	-
HCM Lane V/C Ratio	0.005	-	-	0.143	0.715	0.177	-	-
HCM Control Delay (s)	10.367	-	-	73.6	74	11.182	-	-
HCM Lane LOS	B			F	F	B		
HCM 95th %tile Q(veh)	0.015	-	-	0.466	4.2	0.639	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	5.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	47	54	901	53	81	956
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	59	979	58	88	1039

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1704	518	0	0	1037	0
Stage 1	1008	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	82	502	-	-	666	-
Stage 1	313	-	-	-	-	-
Stage 2	456	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	71	502	-	-	666	-
Mov Capacity-2 Maneuver	71	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	396	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	104.2	0	0.9
HCM LOS	F		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	131	666	-
HCM Lane V/C Ratio	-	-	0.838	0.132	-
HCM Control Delay (s)	-	-	104.2	11.227	-
HCM Lane LOS			F	B	
HCM 95th %tile Q(veh)	-	-	5.226	0.454	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
12: S. Collins & Country Club

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	5.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	159	104	82	66	73	217
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	173	113	89	72	79	236

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	447	197	315	0	-	0
Stage 1	197	-	-	-	-	-
Stage 2	250	-	-	-	-	-
Follow-up Headway	3.518	3.318	2.218	-	-	-
Pot Capacity-1 Maneuver	569	844	1245	-	-	-
Stage 1	836	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Time blocked-Platoon, %				-	-	-
Mov Capacity-1 Maneuver	527	844	1245	-	-	-
Mov Capacity-2 Maneuver	527	-	-	-	-	-
Stage 1	836	-	-	-	-	-
Stage 2	733	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13	4.5	0
HCM LOS	B		

Minor Lane / Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1245	-	527	844	-	-
HCM Lane V/C Ratio	0.072	-	0.328	0.134	-	-
HCM Control Delay (s)	8.114	0	15.1	9.9	-	-
HCM Lane LOS	A	A	C	A		
HCM 95th %tile Q(veh)	0.231	-	1.418	0.462	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
13: Country Club & Logan

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	68	355	326	30	23	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	74	386	354	33	25	54

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	387	0	-	0	712	193
Stage 1	-	-	-	-	371	-
Stage 2	-	-	-	-	341	-
Follow-up Headway	2.22	-	-	-	3.52	3.32
Pot Capacity-1 Maneuver	1168	-	-	-	367	816
Stage 1	-	-	-	-	668	-
Stage 2	-	-	-	-	692	-
Time blocked-Platoon, %		-	-	-		
Mov Capacity-1 Maneuver	1168	-	-	-	344	816
Mov Capacity-2 Maneuver	-	-	-	-	344	-
Stage 1	-	-	-	-	668	-
Stage 2	-	-	-	-	648	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.8
HCM LOS			B

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1168	-	-	-	344	816
HCM Lane V/C Ratio	0.063	-	-	-	0.073	0.067
HCM Control Delay (s)	8.29	-	-	-	16.3	9.7
HCM Lane LOS	A				C	A
HCM 95th %tile Q(veh)	0.202	-	-	-	0.234	0.214

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
15: Hillary & Country Club

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	17	278	13	1	287	6	10	3	5	1	2	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	302	14	1	312	7	11	3	5	1	2	21

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	318	0	0	316	0	0	505	667	158	507	670	159
Stage 1	-	-	-	-	-	-	346	346	-	317	317	-
Stage 2	-	-	-	-	-	-	159	321	-	190	353	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	1239	-	-	1241	-	-	450	378	859	449	377	858
Stage 1	-	-	-	-	-	-	643	634	-	669	653	-
Stage 2	-	-	-	-	-	-	827	650	-	794	629	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	1239	-	-	1241	-	-	432	372	859	438	371	858
Mov Capacity-2 Maneuver	-	-	-	-	-	-	432	372	-	438	371	-
Stage 1	-	-	-	-	-	-	634	625	-	659	652	-
Stage 2	-	-	-	-	-	-	804	649	-	773	620	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0	12.7	10
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	486	1239	-	-	1241	-	-	738
HCM Lane V/C Ratio	0.04	0.015	-	-	0.001	-	-	0.032
HCM Control Delay (s)	12.7	7.95	-	-	7.903	-	-	10
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.126	0.045	-	-	0.003	-	-	0.1

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	1	618	6	0	884	1	0	0	0	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	672	7	0	961	1	0	0	0	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	962	0	0	678	0	0	1157	1639	339	1299	1641	481
Stage 1	-	-	-	-	-	-	677	677	-	961	961	-
Stage 2	-	-	-	-	-	-	480	962	-	338	680	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	711	-	-	910	-	-	151	99	657	119	99	531
Stage 1	-	-	-	-	-	-	409	450	-	275	333	-
Stage 2	-	-	-	-	-	-	536	332	-	650	449	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	711	-	-	910	-	-	150	99	657	119	99	531
Mov Capacity-2 Maneuver	-	-	-	-	-	-	150	99	-	119	99	-
Stage 1	-	-	-	-	-	-	408	449	-	275	333	-
Stage 2	-	-	-	-	-	-	532	332	-	649	448	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	0	11.8
HCM LOS			A	B

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	0	0	711	-	-	910	-	-	0	531
HCM Lane V/C Ratio	+	+	0.002	-	-	-	-	-	+	0.008
HCM Control Delay (s)	0	0	10.071	-	-	0	-	-	0	11.8
HCM Lane LOS	A	A	B			A			A	B
HCM 95th %tile Q(veh)	+	+	0.005	-	-	0	-	-	+	0.025

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
25: S. Collins & Stiles

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	42	4	6	218	288	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	46	4	7	237	313	89

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	608	358	402	0	-	0
Stage 1	358	-	-	-	-	-
Stage 2	250	-	-	-	-	-
Follow-up Headway	3.518	3.318	2.218	-	-	-
Pot Capacity-1 Maneuver	459	686	1157	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Time blocked-Platoon, %				-	-	-
Mov Capacity-1 Maneuver	456	686	1157	-	-	-
Mov Capacity-2 Maneuver	456	-	-	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	786	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.6	0.2	0
HCM LOS	B		

Minor Lane / Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1157	-	470	-	-
HCM Lane V/C Ratio	0.006	-	0.106	-	-
HCM Control Delay (s)	8.129	0	13.6	-	-
HCM Lane LOS	A	A	B		
HCM 95th %tile Q(veh)	0.017	-	0.355	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

AM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	8	0	10	46	1	74	3	712	25	35	652	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	0	11	50	1	80	3	774	27	38	709	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1179	1593	355	1224	1580	401	710	0	0	801	0	0
Stage 1	785	785	-	794	794	-	-	-	-	-	-	-
Stage 2	394	808	-	430	786	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	146	106	641	135	108	599	885	-	-	818	-	-
Stage 1	352	402	-	348	398	-	-	-	-	-	-	-
Stage 2	602	392	-	574	401	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	121	101	641	128	103	599	885	-	-	818	-	-
Mov Capacity-2 Maneuver	121	101	-	128	103	-	-	-	-	-	-	-
Stage 1	351	383	-	347	397	-	-	-	-	-	-	-
Stage 2	518	391	-	538	382	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.1	25	0	0.5
HCM LOS	C	D		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	885	-	-	121	337	128	357	818	-	-
HCM Lane V/C Ratio	0.004	-	-	0.048	0.041	0.26	0.275	0.047	-	-
HCM Control Delay (s)	9.083	-	-	36.2	16.1	42.8	18.9	9.616	-	-
HCM Lane LOS	A			E	C	E	C	A		
HCM 95th %tile Q(veh)	0.011	-	-	0.149	0.127	0.976	1.101	0.146	-	-

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

AM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	51	54	669	23	33	738
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	59	727	25	36	802

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1213	376	0	0	752	0
Stage 1	740	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	174	622	-	-	853	-
Stage 1	433	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	167	622	-	-	853	-
Mov Capacity-2 Maneuver	167	-	-	-	-	-
Stage 1	433	-	-	-	-	-
Stage 2	568	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.4
HCM LOS	C		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	167	622	853	-
HCM Lane V/C Ratio	-	-	0.332	0.094	0.042	-
HCM Control Delay (s)	-	-	36.9	11.4	9.406	-
HCM Lane LOS			E	B	A	
HCM 95th %tile Q(veh)	-	-	1.358	0.311	0.132	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

PM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	1	3	26	0	72	3	826	65	115	934	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	3	28	0	78	3	898	71	125	1015	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1724	2244	511	1698	2213	484	1023	0	0	968	0	0
Stage 1	1269	1269	-	940	940	-	-	-	-	-	-	-
Stage 2	455	975	-	758	1273	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	57	41	508	60	43	529	674	-	-	707	-	-
Stage 1	178	238	-	283	340	-	-	-	-	-	-	-
Stage 2	554	328	-	365	237	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	42	34	508	50	35	529	674	-	-	707	-	-
Mov Capacity-2 Maneuver	42	34	-	50	35	-	-	-	-	-	-	-
Stage 1	177	196	-	282	338	-	-	-	-	-	-	-
Stage 2	470	327	-	297	195	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	68	41.5	0	1.2
HCM LOS	F	E		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	674	-	-	42	80	50	261	707	-	-
HCM Lane V/C Ratio	0.005	-	-	0.069	0.072	0.377	0.336	0.177	-	-
HCM Control Delay (s)	10.367	-	-	97	53.5	115.3	25.6	11.182	-	-
HCM Lane LOS	B			F	F	F	D	B		
HCM 95th %tile Q(veh)	0.015	-	-	0.213	0.229	1.348	1.424	0.639	-	-

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

PM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	3.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	47	54	901	53	81	956
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	59	979	58	88	1039

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1704	518	0	0	1037	0
Stage 1	1008	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	82	502	-	-	666	-
Stage 1	313	-	-	-	-	-
Stage 2	456	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	71	502	-	-	666	-
Mov Capacity-2 Maneuver	71	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	396	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	70	0	0.9
HCM LOS	F		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	71	502	666	-
HCM Lane V/C Ratio	-	-	0.72	0.117	0.132	-
HCM Control Delay (s)	-	-	135.4	13.1	11.227	-
HCM Lane LOS			F	B	B	
HCM 95th %tile Q(veh)	-	-	3.306	0.394	0.454	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

City of Rockwall

Project Plan Review History

Project Number	Z2017-040	**Owner**	CULLINS, JANE	**Applied**	8/21/2017 LM
Project Name	Ladera Rockwall (AG to PD)	**Applicant**	INTEGRITY GROUP, LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	8/21/2017 LM

Site Address	City, State Zip	Zoning
FM1141/JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	5	NULL	5	0122-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	8/21/2017	8/28/2017	8/21/2017		COMMENTS	See Comments

(8/21/2017 4:40 PM AW)
All driveways shall be a minimum 24' wide (face to face)
Engineering requirements
Off-site sewer required
12" water along John King required
4% engineering fees
Impact fees
TIA required
Roadways to be crowned
Curb inlets only...no grate inlets
5' wide minimum on all sidewalks
Add note in PD " HOA will be responsible for all maintenance, repair, and replacement of all streets, sidewalks, erosion setbacks, drainage and detention systems"
Sidewalks along John King

FIRE	Kevin Clark	8/21/2017	8/28/2017	8/23/2017	2	COMMENTS	See Comments

(8/23/2017 9:11 AM KC)
-Must meet and adhere to all Fire Code requirements

-All fire lanes shall be a minimum 24' wide

-Gates shall open electromechanically using the Overhead Door Company Emergency Ingress System radio receiver.

PLANNING	Ryan Miller	8/21/2017	8/28/2017	8/22/2017	1	COMMENTS	See Comments

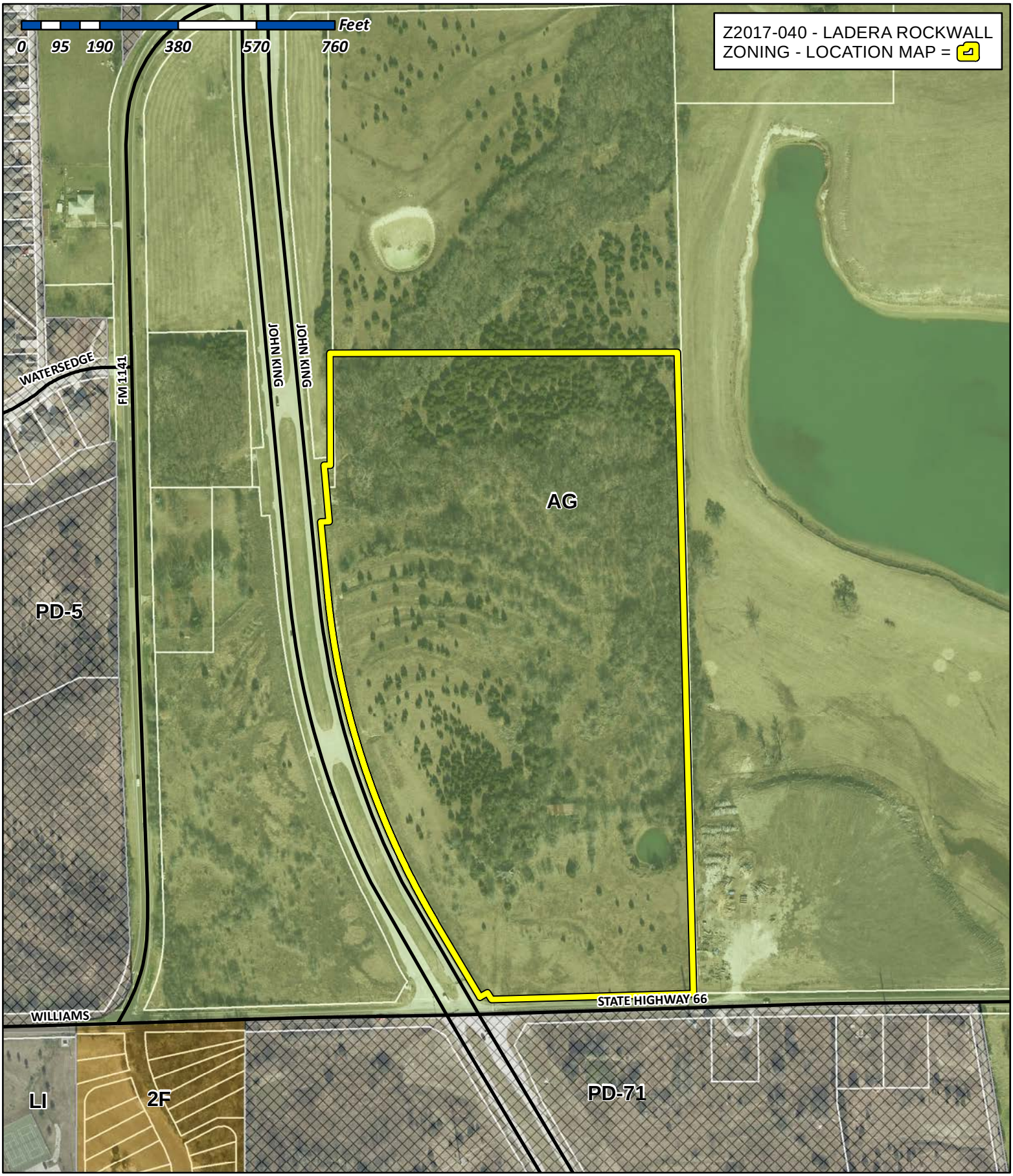
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2017-040 (Ladera Rockwall [AG to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, and located at the northeast corner of the intersection of SH-66 and John King Boulevard.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-040) in the lower right hand corner.
I.4 Based on the submittal staff has identified the following issues/notes that need to be addressed:

(1) According to the requirements of the SH-66 Overlay (SH-66 OV) District a minimum of a 20-foot landscape buffer is required adjacent to SH-66 and cannot be situated within the internal fenced area.
(2) As a policy, the City does not reference age restriction or deed restrictions in zoning ordinances.
(3) The private streets in the front of the development do not meet the City's minimum width for private streets (i.e. 24-feet as opposed to the 21-feet provided).
(4) The proposed standards do not reference garage orientation. Staff has put the City's standard per the Unified Development Code.
(5) Staff included the City's standard anti-monotony requirements for single-family developments.
(6) Staff has included the standard language for fences in the Planned Development District.
(7) According to the City's Future Land Use Map in the Comprehensive Plan the subject property is designated for Low Density Residential (LDR) land uses (i.e. less than two [2] units per acre). The proposed density of 3.2-units/acre would necessitate this to be changed to a High Density Residential (HDR) designation (i.e. this request does not conform to the Future Land Use Map).
(8) The John King Boulevard Concept Plan contained in the Comprehensive Plan identifies the corner as being an intersection enhancement area. Please see Appendix 'C'; Page 20 of the Comprehensive Plan.

I.5 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 29, 2017.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff on September 6, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the September 12, 2017 Planning & Zoning Meeting.
I.7 The projected City Council dates for this case are projected to be: 1) September 18, 2017 [1st Reading], and 2) October 2, 2017 [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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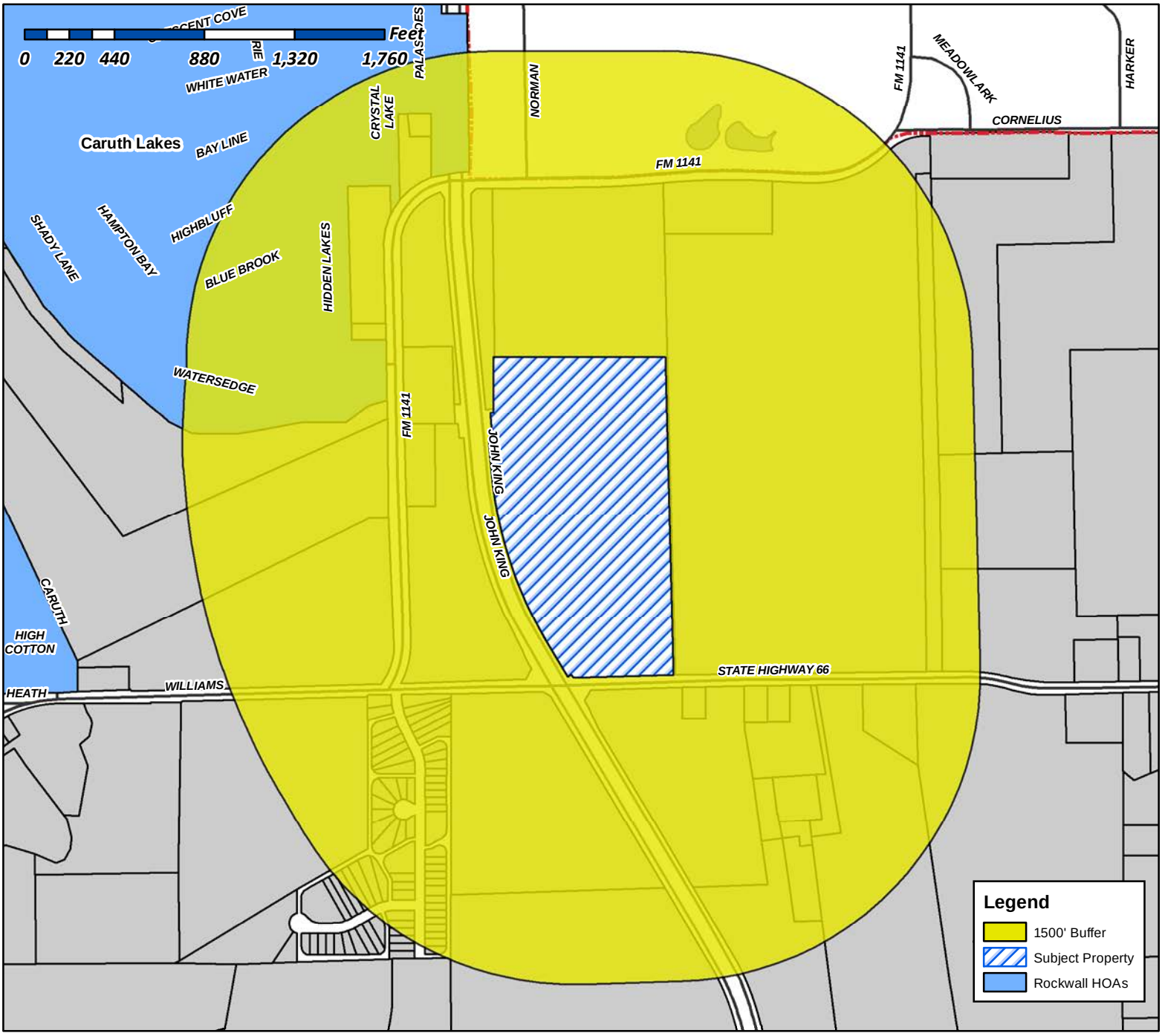
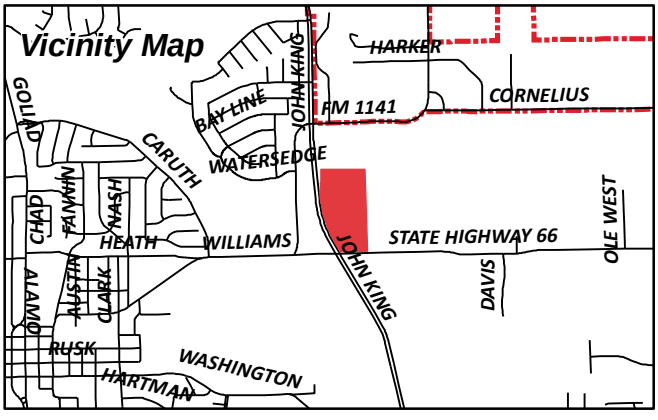


Case Number: Z2017-040
Case Name: Ladera Rockwall (AG to PD)
Case Type: Zoning
Zoning: AG
Case Address: NEC of John King Blvd. and SH-66



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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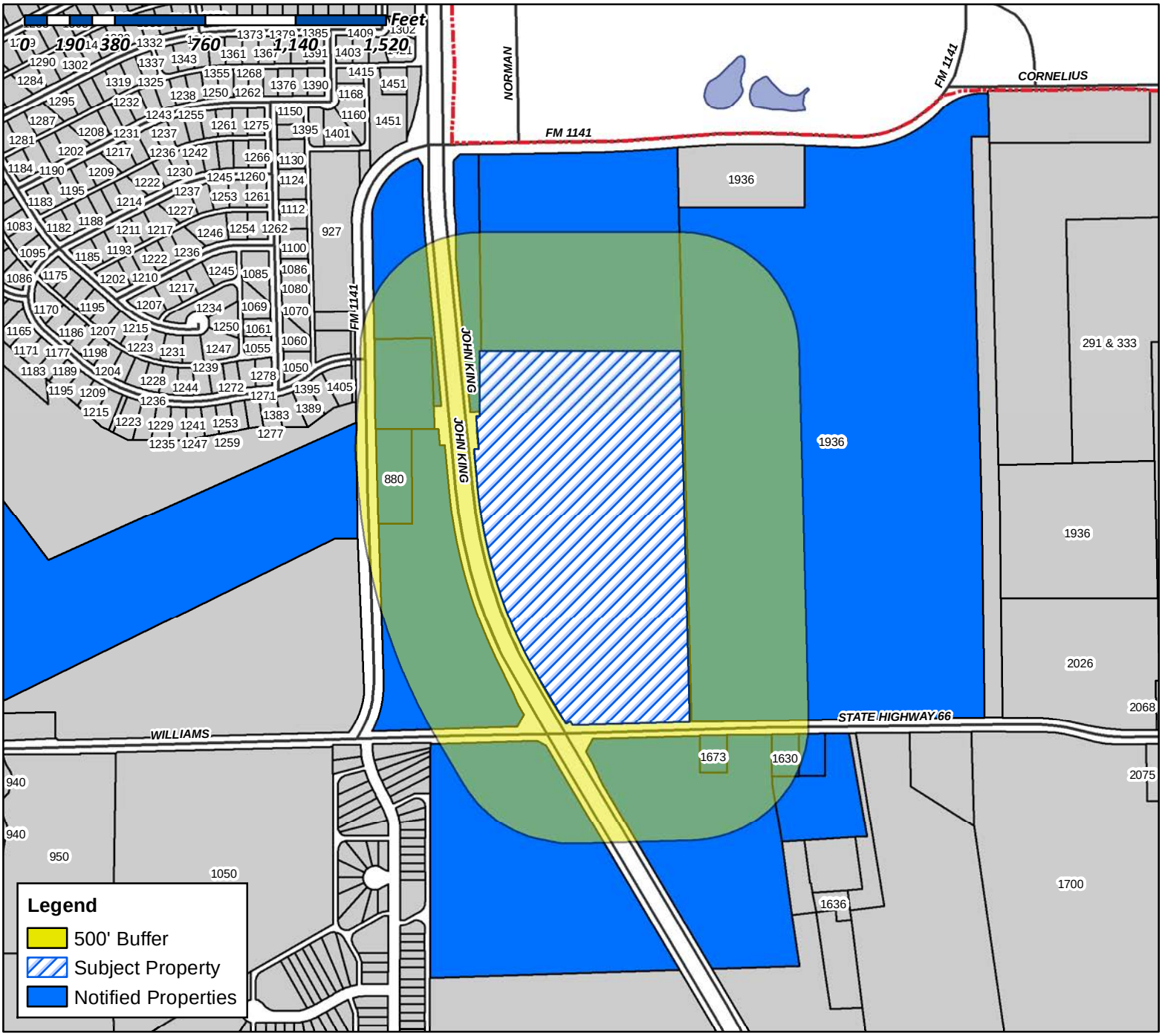

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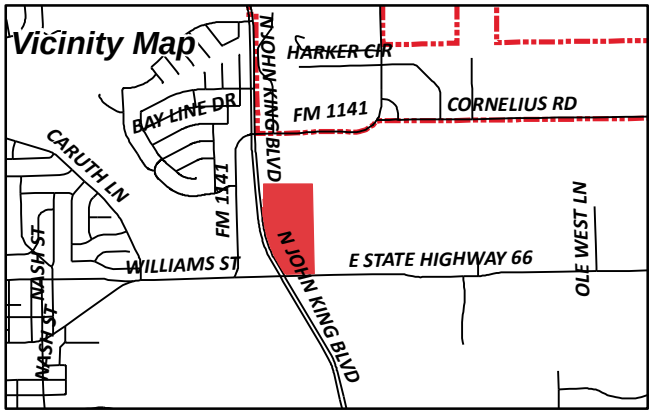

Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

August 18, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Rockwall – Zoning PD Application Letter of Intent
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Zoning Change Request application for review and approval on approximately 28 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141. The proposed zoning designation is a Planned Development for an active adult, age-restricted, private, condominium-style residential development.

Ladera Rockwall is a gated, privately maintained development containing a maximum of 3.2 dwelling units per gross acre of land and it will include amenity features such as fitness trails about 3,500 linear feet in length; an activity center with exercise pool, kitchen and gathering space; 12.8 acres of open space that consists of greenbelts, parks, gathering spaces, floodplain areas, and buffers; and a 50' landscape buffer along the John King Blvd. A wrought iron fence of at least 6-feet in height is located along the perimeter of the community. The gated entrance is located at the median opening on John King and it includes a divided entry with a landscaped median and enhanced entry features such as a fountain and enhanced landscaping. The secondary gated ingress/egress location is along SH 66. Both gated access points will provide for entry for emergency personnel with a Knox Box system.

The unique aspects about Ladera Rockwall are that it is a low-maintenance active adult community and that the development will be maintained and managed by the HOA – including all green space and home exteriors. The homes are smaller to attract empty nesters and those adults looking to down-size and still have high-end kitchens and large open living areas. There are several customization options for the size and the amenities within the homes. In addition, each home will have a private courtyard. The homes will not be on individually platted lots, as is typical for a traditional subdivision. Instead, the homeowners will own their house and a portion of the common grounds, which is similar to a condominium-style development. The fees they pay to the HOA will allow Ladera Rockwall to be privately maintained.

The proposed Planned Development includes development regulations that outline how the property will be developed. They include requirements for building separation, maximum density, minimum open space area, private street sections, and other types of regulations. Each home will be access via a mutual access easement and the private streets will be maintained by the HOA.

The Ladera communities have experienced immense success throughout the DFW area. We are excited to bring this unique living option to Rockwall. Thank you for your consideration of the presented request. Please feel free to contact us to discuss any comments or questions you have during the review of this request.

Sincerely,

Randi L. Rivera

Randi L. Rivera, AICP

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

LEGAL DESCRIPTION

Tract 1 28.011 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

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Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

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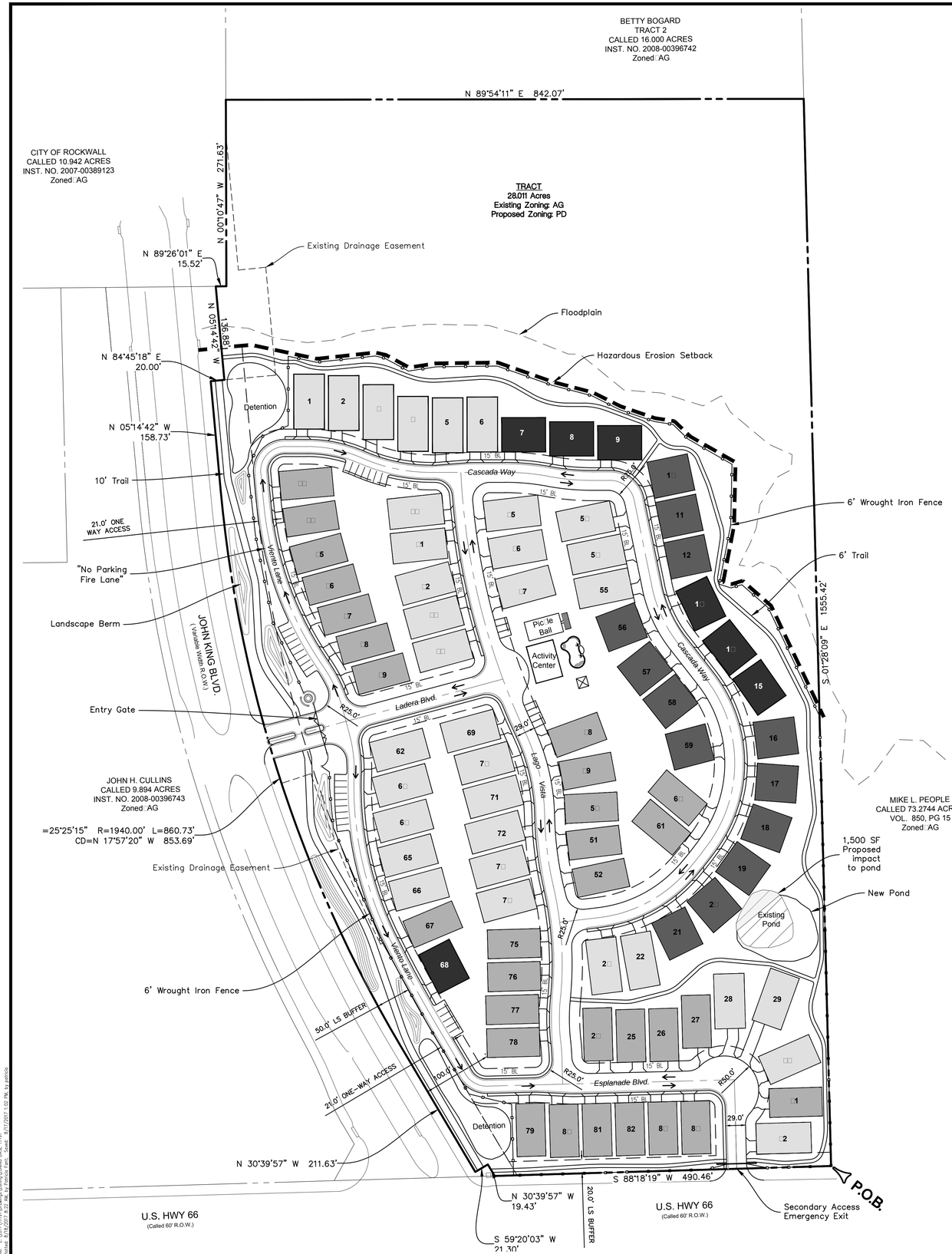
of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

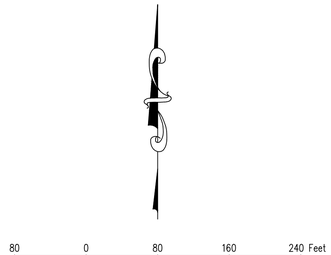
THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; , being the southeast corner thereof;

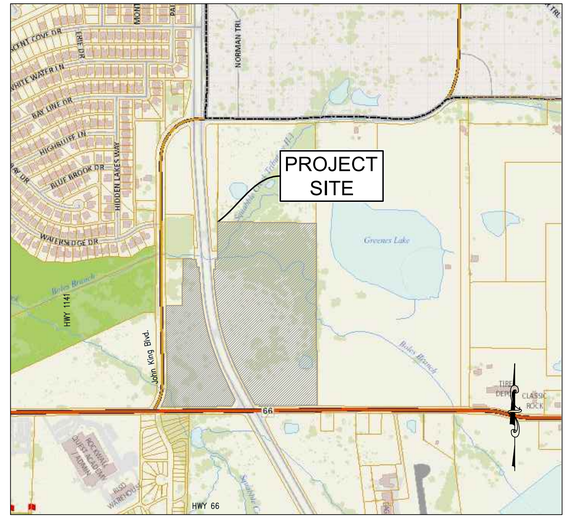
THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.







Vicinity Map Not To Scale

DESCRIPTION
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M.B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

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Site Data Summary

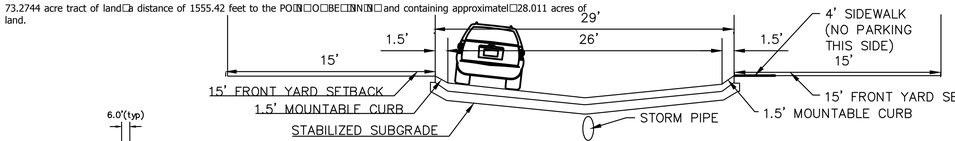
Item	Total	% of Total
Acreage of Proposed Site	28.011 Acres	100%
Flood Plain Acreage	7.821 Acres	27.92%
Open Space Acreage	12.8 Acres*	45.80%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	34	
Unit 2: 42'x77'	30	
Unit 3: 54'x60'	13	
unit 4: 64'x50'	7	
Total Units***:	84	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

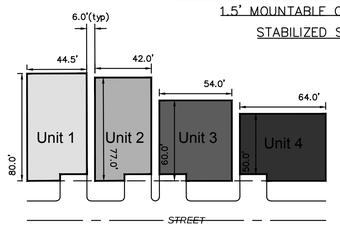
* Excludes 50% of the total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows

1. Ladera Highland Village shall be completed in one phase.

2. The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.

3. On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces for the amenity center.





PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

OWNER
775 JEFF BOYD RD
ROCKWALL, TX 75032
Contact: JANE CULLINS

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 16247
Ph. 817.430.3318
Contact: JOHN DELIN

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive Lewisville, TX 75057
P: 972.436.9712 F: 972.436.9715
144 Old Town Blvd. North, Ste 2 Argyle, TX 76226
P: 940.240.1012 F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700
G&A

LADERA ROCKWALL
28.011 Acres
In the
M.B. JONES SURVEY, ABSTRACT NO. 122
ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.
P.E. #86898
DATE 8/18/2017

Drawn By: PF
Date: 8/18/2017
Scale: 1" = 80'
Revisions:
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17191

CP

EXHIBIT
CONCEPT PLAN

File: Z:\2017\17191\Drawings\Zoning\ZONING BASE 17191.dwg
Plotted: 8/18/2017 7:22:08 AM by Patricia Ford Scale: 1" = 80'

Exhibit "C":
PD Development Standards

1. Permitted Uses. Unless specifically provided by this Planned Development (PD) ordinance, only those uses permitted within the _____ (SF-?) District, as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on Tract 1 as shown on Exhibit "B", the Concept Plan, in addition to the following uses:

    a. Activity Center
    b. Community Pool
    c. Gazebos/Pavilions
    d. Sport Courts

2. Unit Composition. The unit composition shall generally conform to Exhibit "B", the Concept Plan and as follows:

Unit Number	Minimum Unit Area (SF)
1	1,600
2	1,600
3	1,650
4	2,100

3. Density and Dimensional Requirements. Unless specifically provided by this PD ordinance, the development standards stipulated by _____ (SF-?) District and the SH-205 By-Pass Overlay (SH205- BY-OV) District, as specified by Article V, District Development Standards of the UDC are applicable to all development on Tract 1.

    a. The maximum possible density on Tract 1 shall not exceed 3.2 dwelling units per gross acre of land of Tract 1.

    b. Dimensional Requirements:

Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Minimum Lot Area per Unit	N/A
Minimum Front Yard Setback from Access Easement/Back of Curb	15'
Minimum Side Yard Between Units	6'
Minimum Side Yard Adjacent to Access Easement/Back of Curb	15'
Minimum Rear Yard Between Units	20'
Maximum Height	35'
Maximum Lot Coverage	N/A
Minimum Landscape	N/A

4. Deed Restrictions Requirement. Prior to the recording of a plat for Tract 1, the owner shall establish a restrictive covenant on the property to limit residential uses by people fifty-five (55) years of age or older consistent with the Fair Housing Act and other applicable law.

5. Condominium Requirement. The property may be platted as a single lot provided that the property is established as a condominium development pursuant to Chapter 82 of the Texas Property Code, as amended.

6. Homeowner's Association Requirement. There shall be established a Homeowner's Association (HOA) that shall own and maintain the common areas and all common improvements located thereon and including landscaping, trees, shrubs, entrance features, fences/walls, and foundation plantings for each unit.

7. Building Standards. The development of Tract 1 shall comply with single family residential architectural requirement and building materials contained within the UDC.

    a. Chimneys shall not be required. Homes may include a direct-vent fireplace.

    b. The Developer shall offer a minimum of fourteen (14) different home floorplans with an average of four (4) different elevations per floorplan. The Developer shall monitor floorplan locations and brick and stone selections to comply with the anti-monotony standards contained in Article X, Planned Development Regulations, of the UDC.

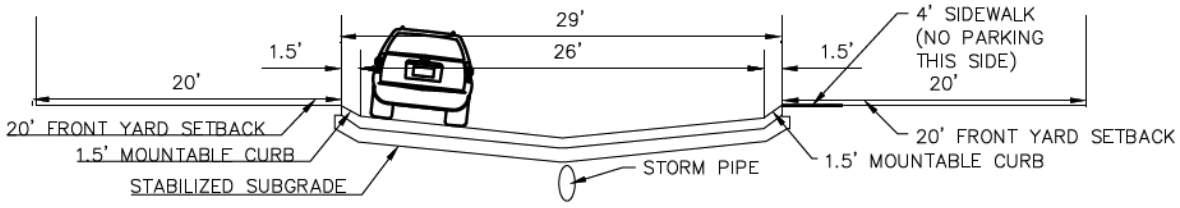
8. Open Space Requirement. The development of Tract 1 shall consist of 38 % open space (or 10.6 acres). Open space shall consist of all front yards, rear yards, common areas, buffers, and floodplain, except that only 50% of the floodplain shall be counted towards the overall open space area. Side yards are excluded from the open space area. All open space shall be maintained by the HOA.

9. Access. Access to the development shall be private and gated. Access to residential units shall be provided by establishing a mutual access easement that shall grant all owners the right to ingress, egress, and passage both within the property and to and from John King Road and SH 66.

    a. The mutual access easement shall also grant the right to all federal, state, county, or municipal government entities, any special districts, and their respective departments or agencies, to enter onto said mutual access easement to perform law enforcement services, firefighting, emergency medical services, solid waste collection services, public utility repairs and maintenance, and other activities necessary for the enforcement of laws and regulations, provided as such the easement shall give authorization to enter individually owned dwelling units.

    b. The entrances shall be equipped with Knox Box for use by emergency personnel.

c. The mutual access easement shall be a minimum width of 21 feet for a one-way street and a minimum width of 29 feet for a two-way street. The two-way street shall be constructed based on the following street section:



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON A 28.011-ACRE PORTION OF A LARGER 37.932-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Delin of Integrity Group, LLC on behalf of the owner Jane Cullins for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 29,2017*

2nd Reading: *October 2, 2017*

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Exhibit 'A':
Legal Description

Tract 1 28.011 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall, Rockwall County, Texas;

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap

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stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the *POINT OF BEGINNING* and containing approximately 28.011 acres of land.

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Exhibit 'B':
Concept Plan

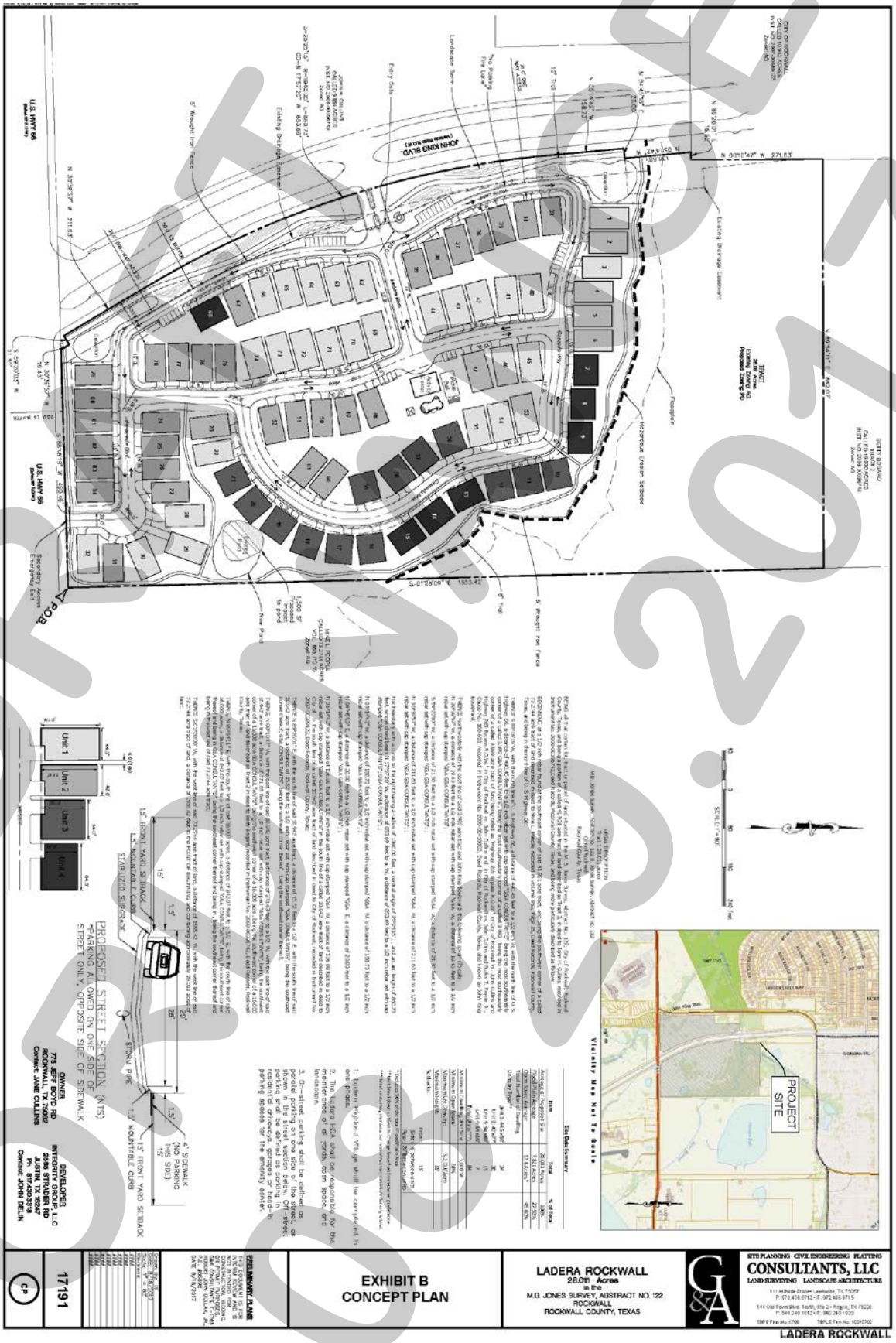

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Exhibit 'C':
PD Development Standards

PD Development Standards.

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

- ☑ Activity Center
- ☑ Community Pool
- ☑ Gazebos/Pavilions
- ☑ Sports Courts

(2) *Unit Composition and Layout.* The unit composition and layout shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated as follows:

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*34*	*40.48%*
2	*42' x 77'*	*1,600 SF*	*30*	*35.71%*
3	*54' x 60'*	*1,600 SF*	*13*	*15.48%*
4	*64' x 50'*	*2,100 SF*	*7*	*8.33%*
		Maximum Permitted Units:	*84*	

(3) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.2-units/acre; however, in no case should the proposed development exceed 84 single-family, residential lots. The *Subject Property* shall maintain conformance with the following requirements:

(a) Condominium Requirement. The property shall be established as a condominium development pursuant to the requirements of *Chapter 82* of the *Texas Local Government Code*, and platted as a single lot.

(b) Lot Dimensional Requirements. The proposed condominium lot shall adhere to the following setbacks:

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*86'*
Minimum Setback Adjacent to SH-66	*15'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*15'*

(c) Internal Artificial Lot Requirements. The units constructed on the proposed condominium lot shall adhere to the following dimensional requirements:

Minimum Setback from a Private Street[1]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street[1]	*15'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:
[1]: This setback shall be measured from the back of curb.

(4) *Building Standards.* All development shall adhere to the following building standards:

(A) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured

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stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 20% of the masonry requirement.

(B) Roof Pitch. A minimum of a *10:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(C) Garage Orientation. Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized that garage shall be located at least 20-feet behind the front building façade. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

(D) Anti-Monotony Restrictions. The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) All roof shingles shall be weathered wood color, an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



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Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(E) Fencing Standards. All residential fencing shall be four (4) foot wrought iron/tubular steel fencing. Fencing located at along the exterior of the lot shall be a minimum of six (6) foot wrought iron/tubular steel fencing with masonry columns a maximum of 45-feet on center.

(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* All canopy trees planted within the condominium lot shall be a minimum of three (3) inches in caliper and accent trees shall be a minimum of four (4) feet in height. All tree plantings shall conform to the City's tree planting guidelines and requirements stipulated in Appendix F, *Landscaping Guidelines and Requirements*, of the Unified Development Code.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer (SH-66). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 20-foot landscape buffer adjacent to SH-66.

(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

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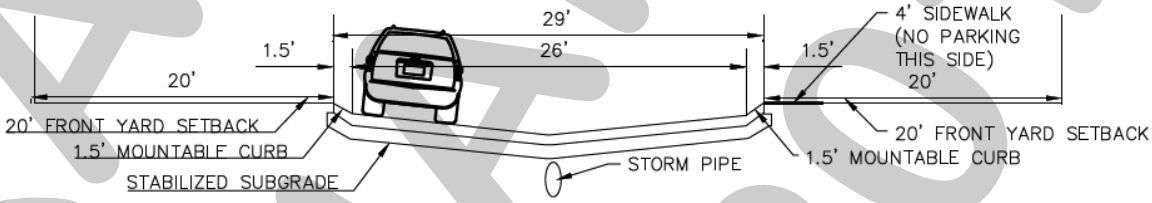
(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(G) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(H) Private Streets. With the exception of the 21-foot, one-way street situated adjacent to John King Boulevard the street cross sections for this development should conform to the following cross section:



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

SEE ENGINEERING AND FIRE'S COMMENTS ABOUT THE STREET CROSS SECTION.

(I) Open Space. The development shall consist of a minimum of 38% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all open space areas. For the purposes of this Planned Development District open space shall include all front yards, rear yards, common areas, buffers and floodplain. Floodplain shall be calculated at a rate of 50% (*e.g. ½-acre for every acre provided*).

(J) Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(K) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

(L) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the

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City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(M) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

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Kelly & Associates

785 Sleepy Creek Drive, Frisco, Texas, 75034 (214) 697-1328 (972) 668-7867 fax

TECHNICAL MEMORANDUM



To: **Robert Dollak, P.E.**

G & A Consultants, Inc.

From: **Rod Kelly, P.E.**
Kelly & Associates

Date: **June 19, 2015**

RE: **Traffic Impact Analysis – Senior Adult Residential Development on Debbie Lane, in Mansfield, Texas**

PURPOSE

The purpose of this memorandum is to document the results of a traffic impact analysis (TIA) for a proposed senior adult residential development, to be located on Debbie Lane, between Matlock Road and South Collins Street, in Mansfield, Texas (See **Figure 1**). The proposed development site plan is shown in **Figure 2**. This analysis was conducted to determine the possible impacts of the proposed development change on traffic operations in the vicinity of the proposed development access street intersection of Debbie Lane and Summer Glen Drive. The analysis also examined the impact on a future street, currently shown in the City's Thoroughfare Plan to connect the residential neighborhood to the southeast with Debbie Lane, bisecting the proposed development tract, and the impact of vehicles queuing at the proposed single gated entry to the proposed development. This analysis is in response to a request from the City of Mansfield.

ANALYSIS APPROACH

The approach applied to the analysis was as follows:

- Consulted with the traffic engineer for the City of Mansfield to verify the scope of the TIA
- Conducted new traffic counts to establish existing traffic volumes at the development access street
- Estimated the vehicle trips in and out of proposed development
- Determined the directions of approach and departure for traffic coming to and leaving from the proposed development
- Entered the above traffic information as input data into the traffic analysis software package to determine the expected traffic conditions
- Analyzed Impact on neighborhood traffic
- Conducted queuing analysis at proposed development entry
- Provided comments and conclusions associated with the analysis findings

Traffic Counts

The first step in the analysis process was to conduct new traffic counts to establish existing traffic volumes at the development access street intersection with Debbie Lane and Summer Glen Drive. The counts were conducted for the morning and afternoon peak traffic conditions. Turning movement traffic counts were conducted on Wednesday, June 3, 2015, at the intersection of Debbie Lane and Summer Glen Drive, directly across from the proposed development access street on the north side of Debbie Lane. Intersection traffic counts were also made at the five main access streets serving the existing residential neighborhood directly southeast of the proposed development. These counts were made to determine the vehicular traffic directions of approach to and departure from this neighborhood. The intersection of Country Club Drive and South Collins Street was also counted to extend the directional distribution of neighborhood traffic. These traffic volume counts are provided in **Appendix A** and summarized in **Figure 3**

Proposed Development Access Analysis

The next step was to estimate the vehicle trips in and out of proposed development. By comparing the AM and PM Peak Hour traffic generation rates (0.22 vs.0.27) trips per dwelling unit and the 2015 traffic counts on Debbie Lane, adjacent to the site (1504 vs. 1283), it was determined that the PM Peak Hour should be analyzed Using the 9th Edition of the ITE Trip Generation Manual, it was determined that, at a weekday trip generation rate of 3.68 trips per dwelling unit, the proposed one hundred and eighty-five (185) single-family housing units will generate a total of 50 vehicle trips during the PM Peak Hour. The PM Peak Hour trips generated by the senior adult housing land use proposed for the development are presented below in **Table 1**.

Figure 1 – Site Location Map



Figure 2 – Site Plan

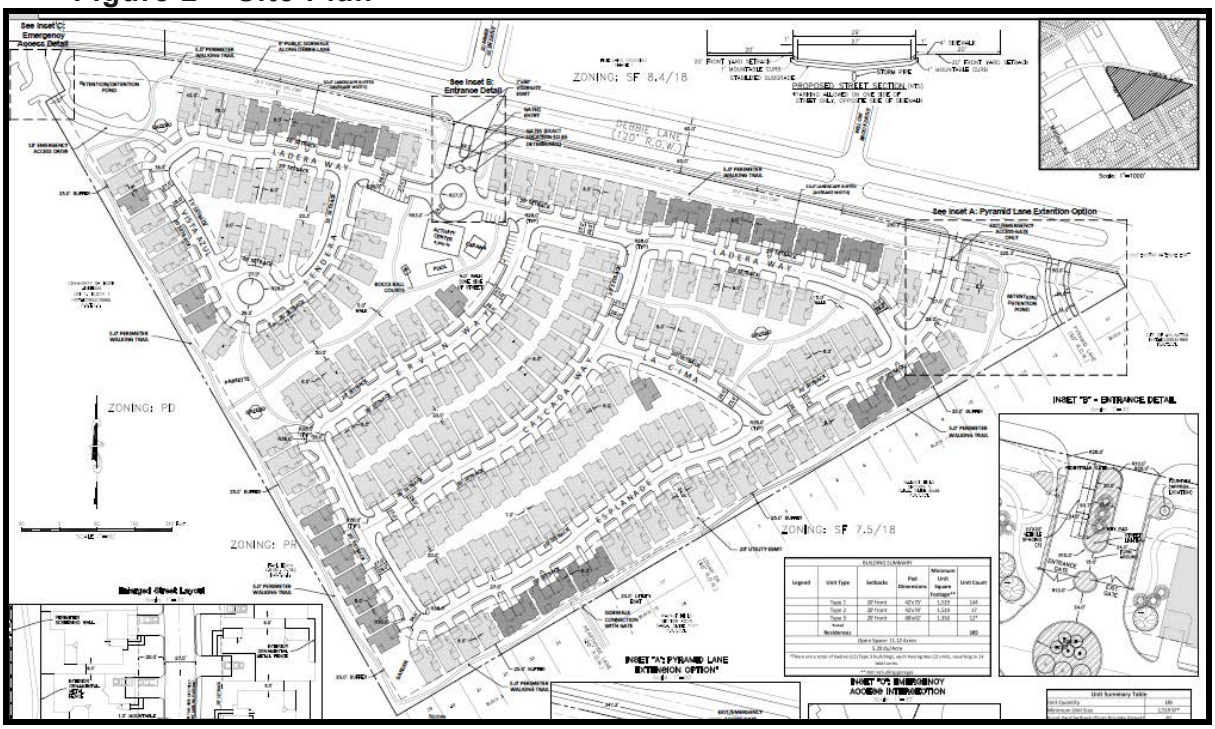


Figure 3 – Existing PM Peak Hour Traffic

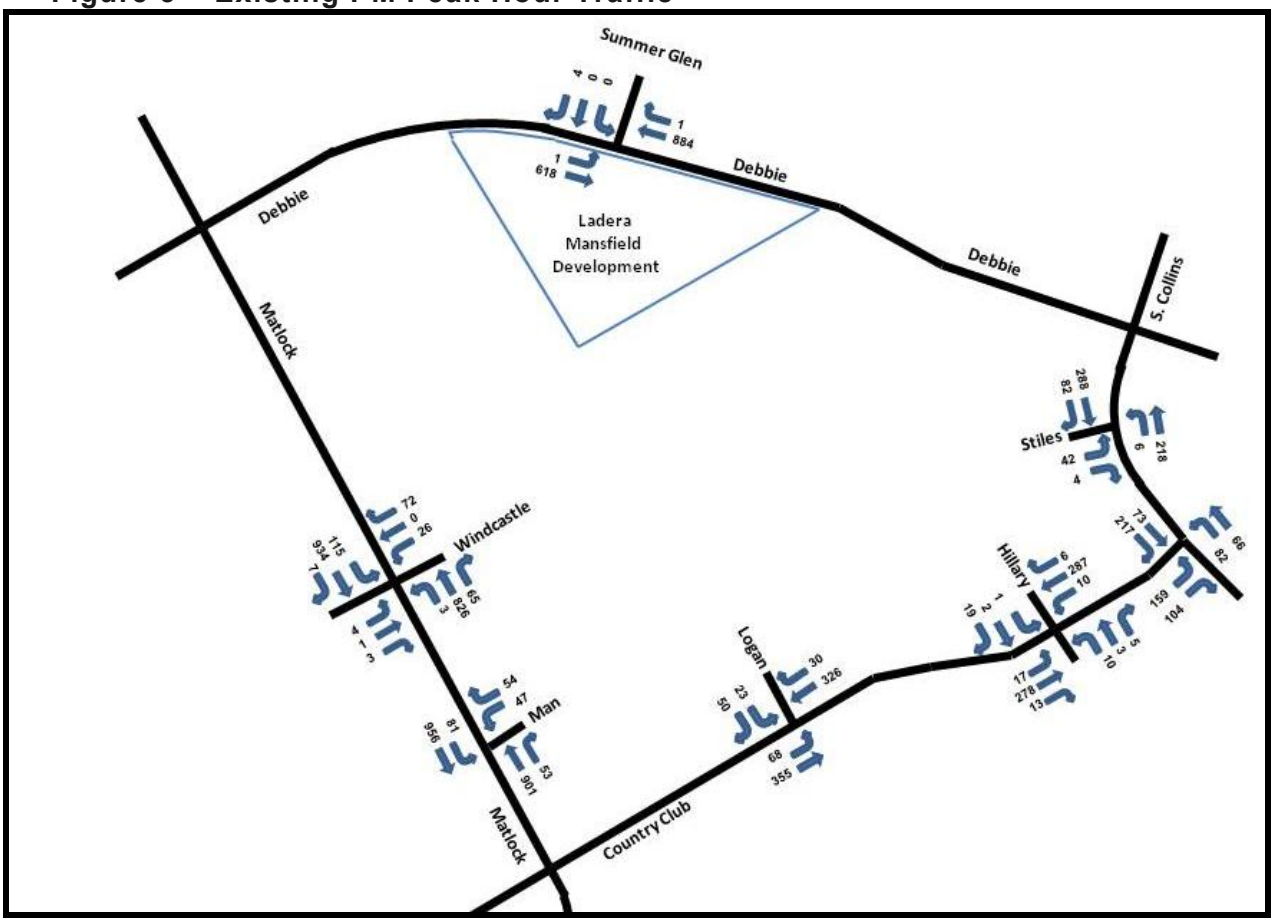


Table 1 – Development Trip Generation

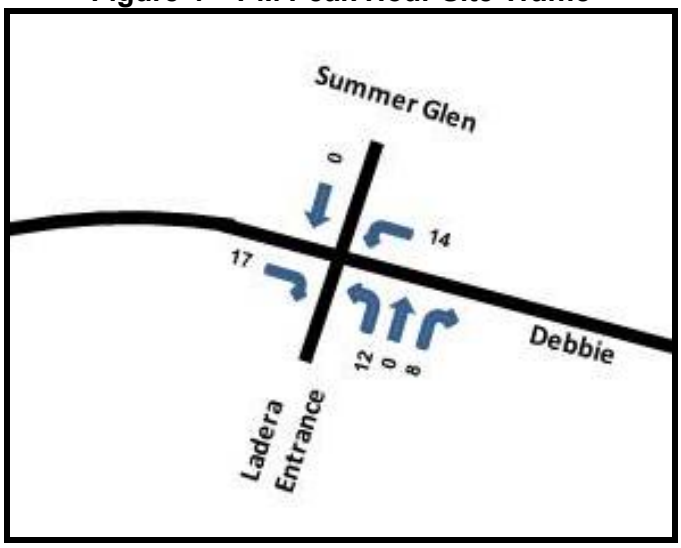
Use	Dwelling Units	ITE Code	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Senior Adult Housing - Detached	185	251	14	27	31	20

The next step was to determine the directions of approach and departure for traffic coming to and leaving from the proposed development. The directions of approach and departure for traffic coming to and leaving from the development were derived from the distribution shown in the traffic counts conducted at the existing neighborhood access intersections on Matlock Road, Country Club Drive, and South Collins Street., which indicated that the average PM peak hour approach/departure patterns for the subject site would be as follows:

- 45% coming from the east
- 55% coming from the west
- 38% going to the east
- 62% going to the west

Trips generated by the development were then assigned to the appropriate approaches of the proposed development entry intersection to be analyzed. These volumes are shown in **Figure 4**.

Figure 4 – PM Peak Hour Site Traffic



The above traffic information was entered as input data into the Trafficware "SYNCHRO" computerized traffic analysis software package for determine the impact of the traffic conditions. The analysis of impacts is measured in terms of traffic operating level of service (LOS). According to the Highway Capacity Manual, capacity is defined as the maximum number of vehicles that can be expected to travel on a given section of roadway or a specific lane during a given period under prevailing traffic conditions. The operational conditions of roadways are measured in terms of "Level of Service" (LOS). Level of Service refers to the operational conditions within a traffic stream and their perception by motorists in terms of delay, freedom to maneuver, traffic interruptions, comfort, convenience and safety. There are six levels of service (LOS) or capacity conditions for each roadway facility and they are designated from "A" to "F", with "A" representing an optimal, free-flow condition, and "F" representing a congested, forced flow condition. These Delay/LOS relationships are shown in **Table 2** for intersections with stop sign control.

Table 2 Relationship between Delay and LOS

Vehicle Delay per Vehicle for Signalized Intersections	LOS (Vol./Cap. Ratio < or = to 1	Vehicle Delay per Vehicle for Stop Controlled Intersections	LOS (Vol./Cap. Ratio < or = to 1
< or = to 10	A	< or = to 10	A
>10 & < or = 20	B	>10 & < or = 15	B
>20 & < or = 35	C	>15 & < or = 25	C
>35 & < or = 55	D	>25 & < or = 35	D
>55 & <or = 80	E	>35 & <or = 50	E
>80	F	>50	F

The existing non-site base traffic volumes and those that will be generated by the proposed development at the intersection of Debbie Lane and Summer Glen Drive were then combined, as shown in **Figure 5**. The intersection lane configurations and traffic control are displayed in **Figure 6.**The result were then tabulated and conclusions developed to determine the impact of the added traffic.

Figure 5 – PM Peak Hour Base + Site Traffic Volumes

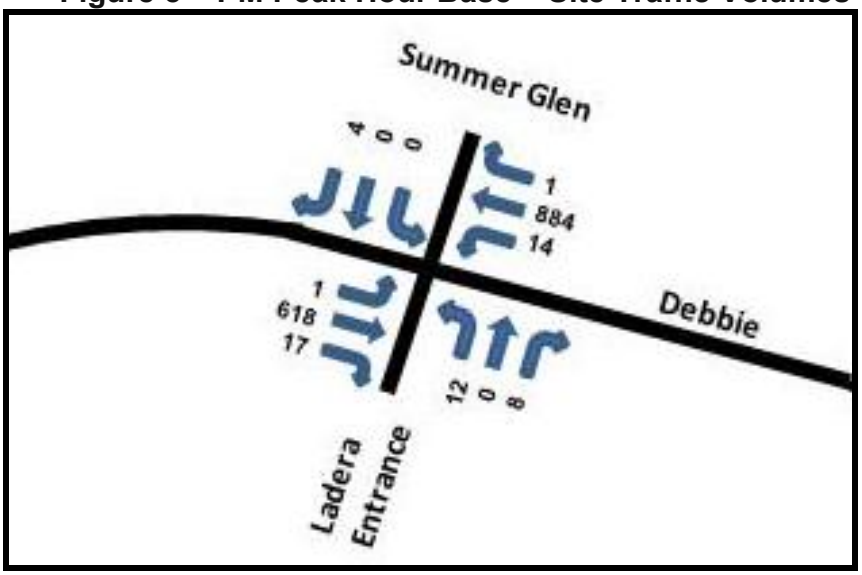
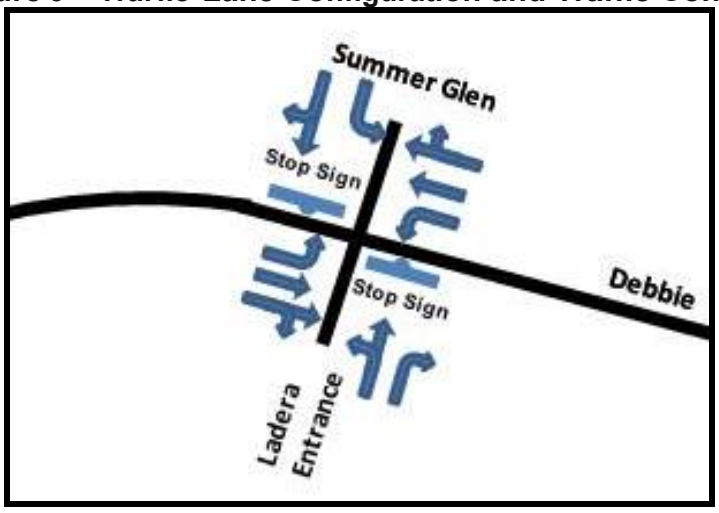


Figure 6 – Traffic Lane Configuration and Traffic Control



A summary of the existing base + site analysis results are shown in **Table 2.** The capacity analysis worksheets for the intersection analyzed are contained in **Appendix B**.

Table 2 –Existing PM Peak Hour Traffic Analysis Results

Intersection	Approach	Approach Delay (Seconds)	Approach LOS	Intersection Delay (Secs.)	Intersection LOS
Ladera Entry @ Debbie & Summer Glen	NB	24.5	C	0.4	A
	SB	11.8	B		
	EB	0.0	A		
	WB	0.1	A		

As can be seen from the results in **Table 2,** the existing + Site traffic operations in 2015 for the proposed development access intersection analyzed are at an LOS A, with no approach at less than LOS C for the PM peak traffic hour.

Analysis of Neighborhood Traffic Patterns

The next step was to analyze the impact on neighborhood traffic, by determining the current traffic patterns and assessing the impacts of several options for providing additional street connections shown in the Mansfield Master Thoroughfare Plan.

At the present time, access to the 1086 single-family residential homes to the southeast of the proposed development is by 4 local street intersections with Matlock Road, 5 local street intersections with Country Club Drive, 1 local street intersection with South Collins Street, and 1 local street intersection with Debbie Lane, as shown in **Figure 7**. Traffic counts were made at the neighborhood access streets shown in blue. These counts are displayed above in **Figure 3**. Capacity analyses were conducted at these intersections and those results are shown in **Table 3.** The capacity analysis worksheets for the intersections analyzed are contained in **Appendix B**.

Figure 7 – Residential Neighborhood Access

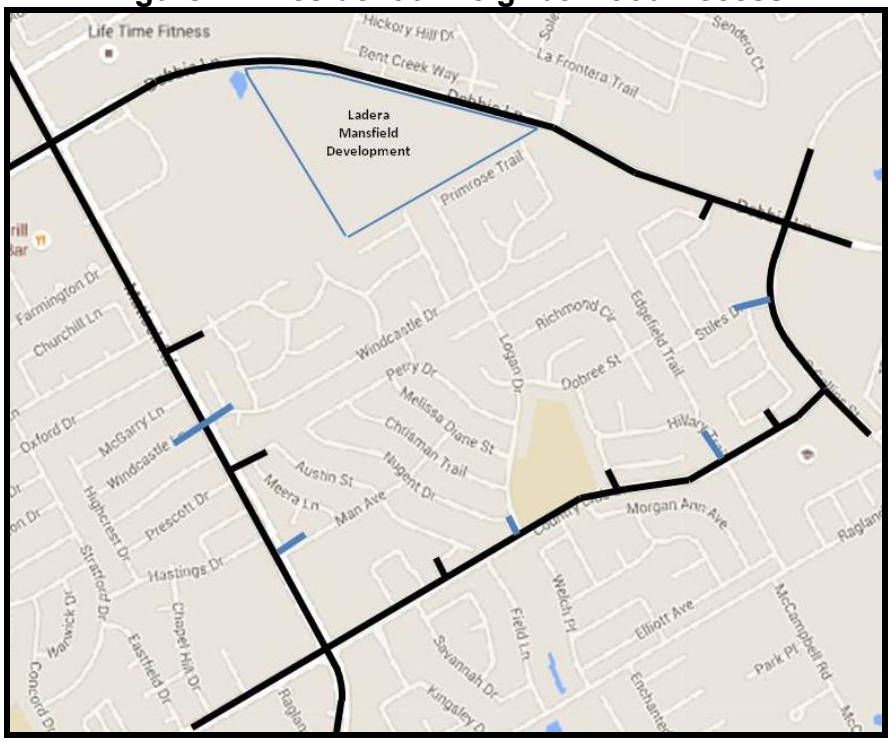


Table 3 –Existing PM Peak Hour Traffic Analysis Results

Intersection	Intersection Delay (Secs.)	Intersection LOS
Windcastle & Matlock	2.9	A
Man & Matlock	3.8	A
Logan & Country Club	1.7	A
Hillary & Country Club	0.9	A
S. Collins & Country Club	5.8	A
S. Collins & Stiles	1.0	A

As can be seen from the results in **Table 3,** the existing traffic operations in 2015 for the intersection analyzed are at a LOS A for the PM peak traffic hour. However, on an approach basis, although Windcastle Drive and Man Avenue, the minor street approaches of the intersections with Matlock Road are currently operating at LOS E and F, respectively. In order to reduce the delay they may be experiencing at the Matlock Road intersections, motorists have the opportunity to re-direct their access to the other neighborhood intersections on Matlock Road and Country Club Drive that operating at better LOSs.

The directions of approach and volumes to and departure from the neighborhood are shown in **Figures 8 and 9**. **Table 4** shows a summary of the general directions.

Figure 8 – AM Peak Hour Approach and Departure Volumes and Directions

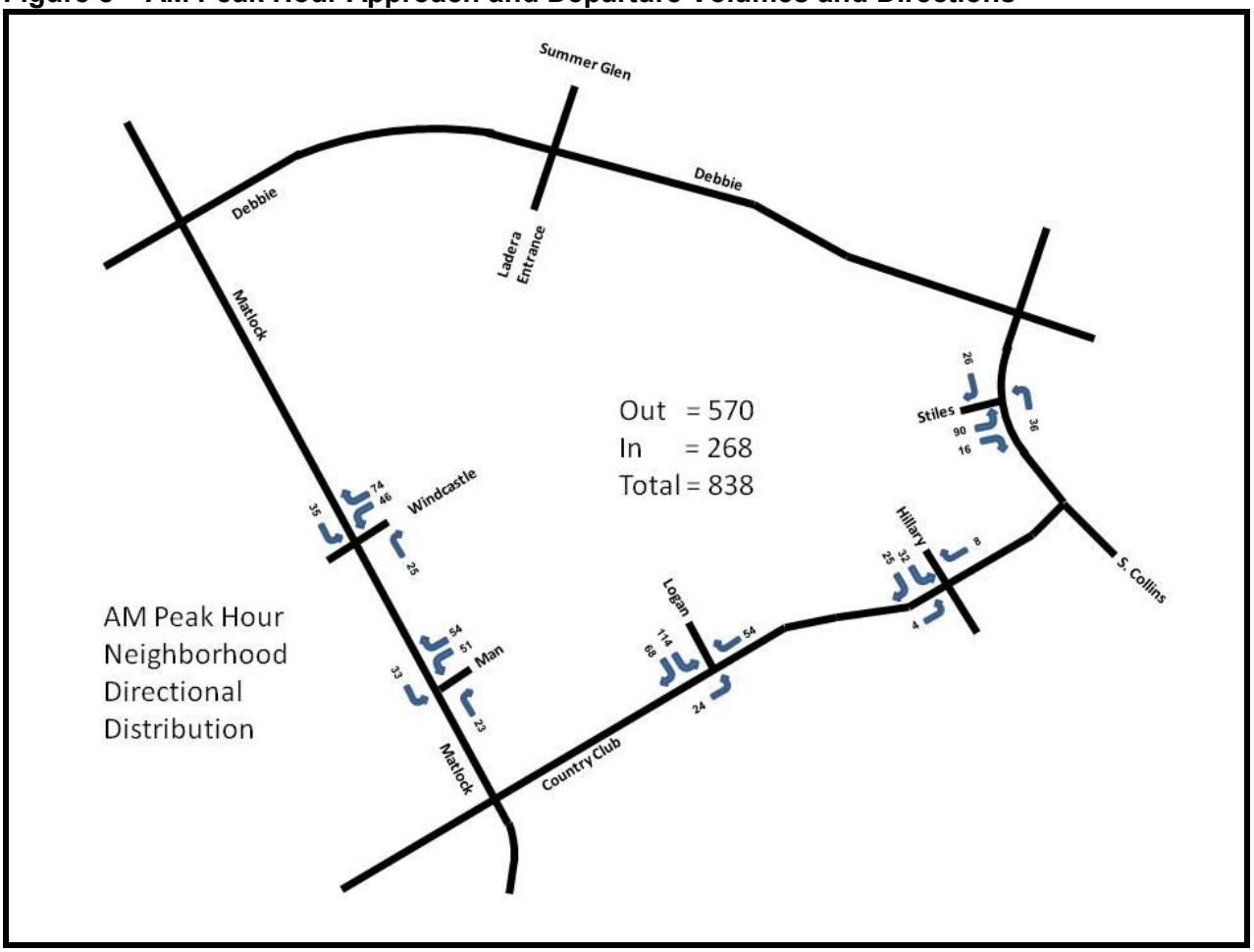


Figure 9 – PM Peak Hour Approach and Departure Volumes and Directions

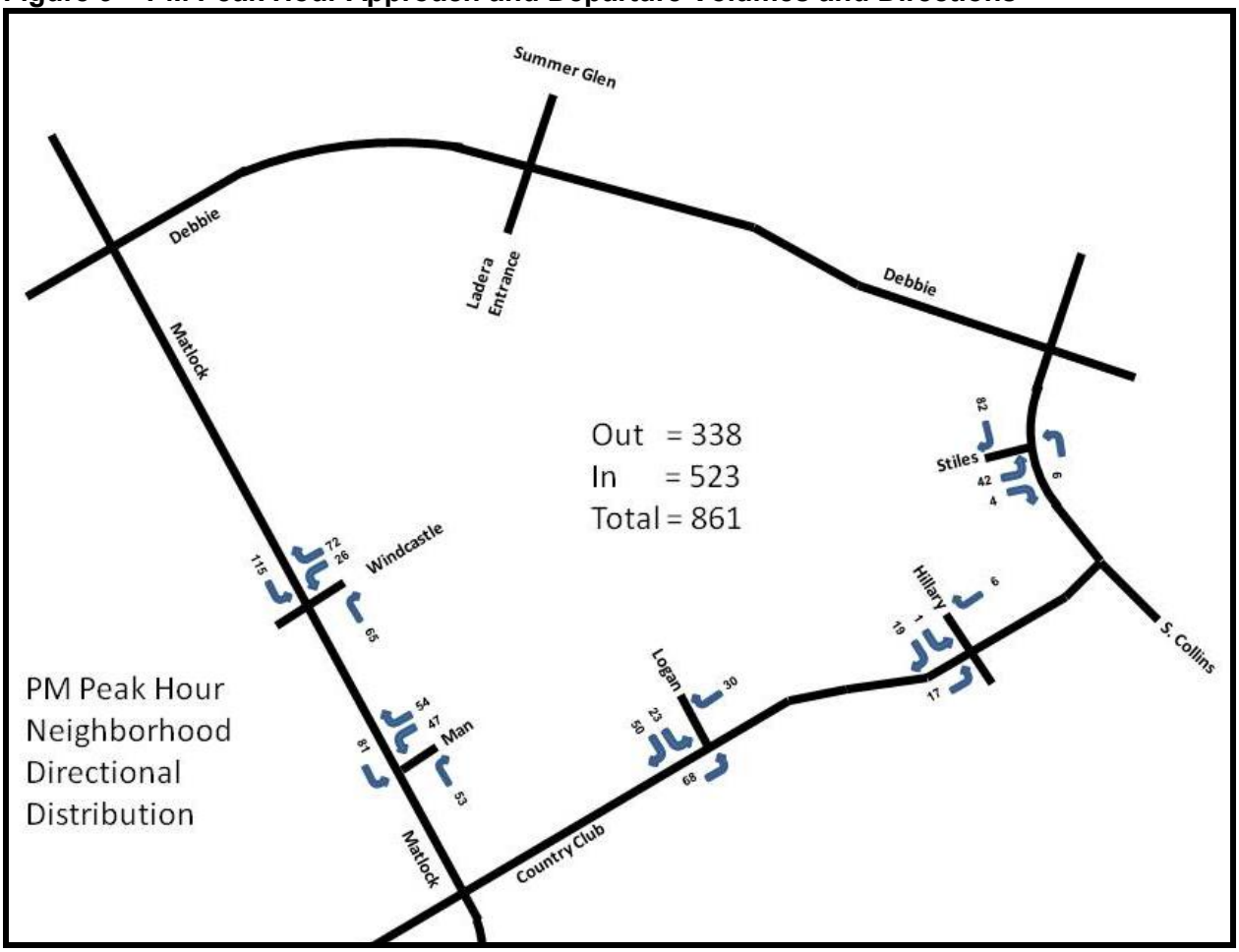


Table 4 – AM and PM Peak Hour Traffic Approach and Departure Summary

AM Peak Hour 232 In		AM Peak Hour 570 Out		PM Peak Hour 523 In		PM Peak Hour 368 Out	
96 EB	136 WB	237 WB	333 EB	287 EB	236 WB	229 WB	139 EB
41%	59%	42%	58%	55%	45%	62%	38%

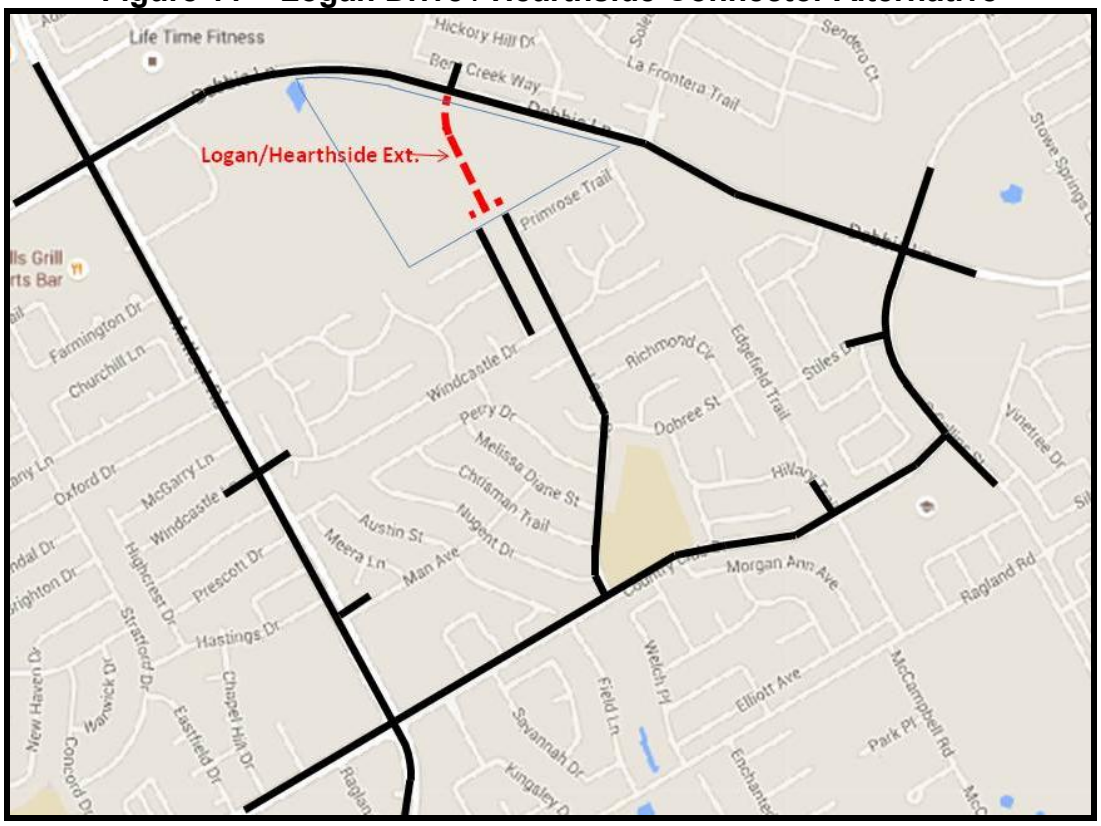
The magnitude and distribution of neighborhood traffic shown in the figure and table above indicate that there is adequate access to and from the neighborhood and that the traffic is generally equally dispersed. With 11 points of access into this fully-developed residential neighborhood and access intersection levels of service well below capacity, it appears that traffic generated by the proposed development, with 1 access street on Debbie Lane, which has only 1 existing neighborhood access street intersections, will have little impact on the existing neighborhood traffic.

Another consideration is that the City's Master Thoroughfare Plan (MTP), shown in **Figure 10**, contains a future Minor Collector (circled in red) connecting the north end of Logan Drive, in the adjacent neighborhood, with Debbie Lane. However, this connection would bisect the proposed development and prevent the gating of this enclosed community. To minimize the impact on the planned development, it has been proposed that, if this Logan Drive collector is constructed, it be paired with Hearthside Lane, as shown in **Figure 11**, to create an access street couplet that would connect with the Logan Drive extension, with no residential frontage.

Figure 10 –Master Thoroughfare Plan Connector - Logan Drive Extension



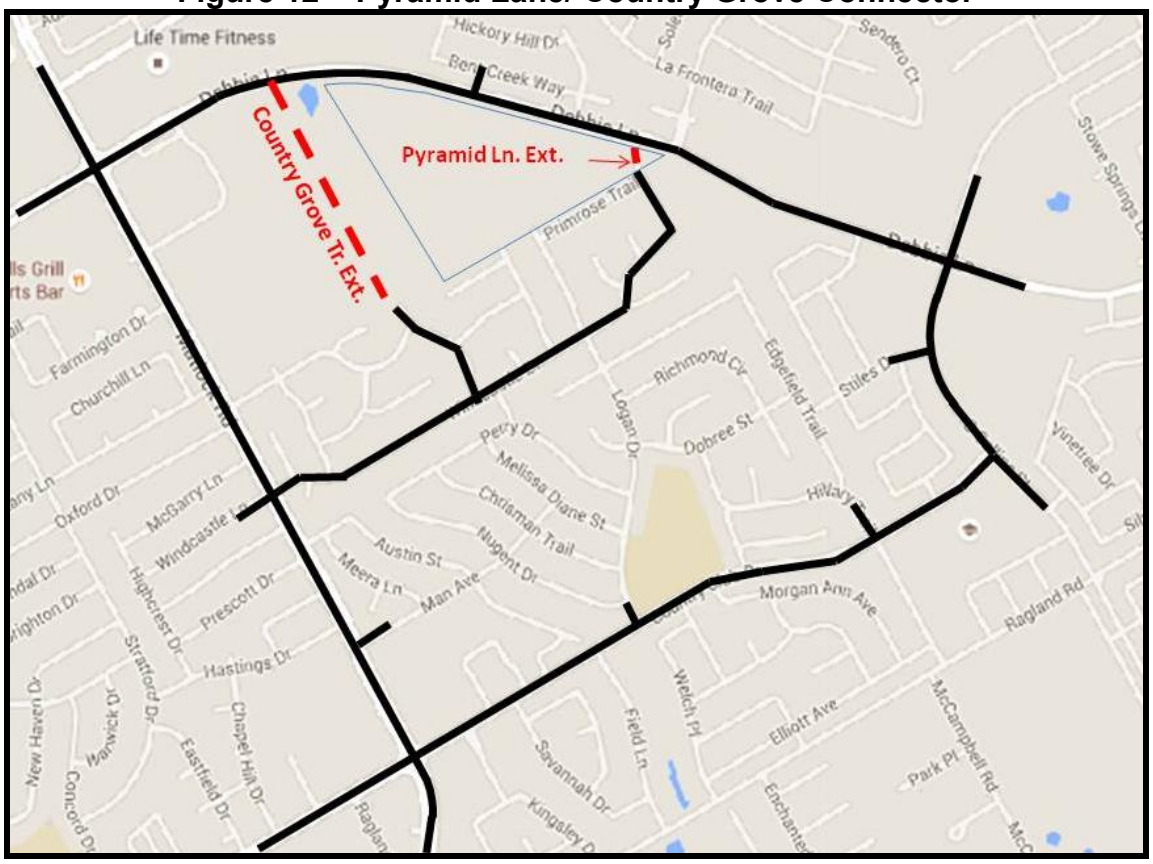
Figure 11 – Logan Drive / Hearthside Connector Alternative



An option to the proposed connection in the MTP that has been suggested is to provide additional access to and from the neighborhood to Debbie Lane by extending Pyramid Lane northward to

Debbie Lane and/or extending Country Grove Trail northward, adjacent to and west of western boundary of the proposed development, as shown in **Figure 12**. This option would allow for the proposed development to be screened and secured as a gated community, as planned, but would provide another access street for the existing residential neighborhood to Debbie Lane.

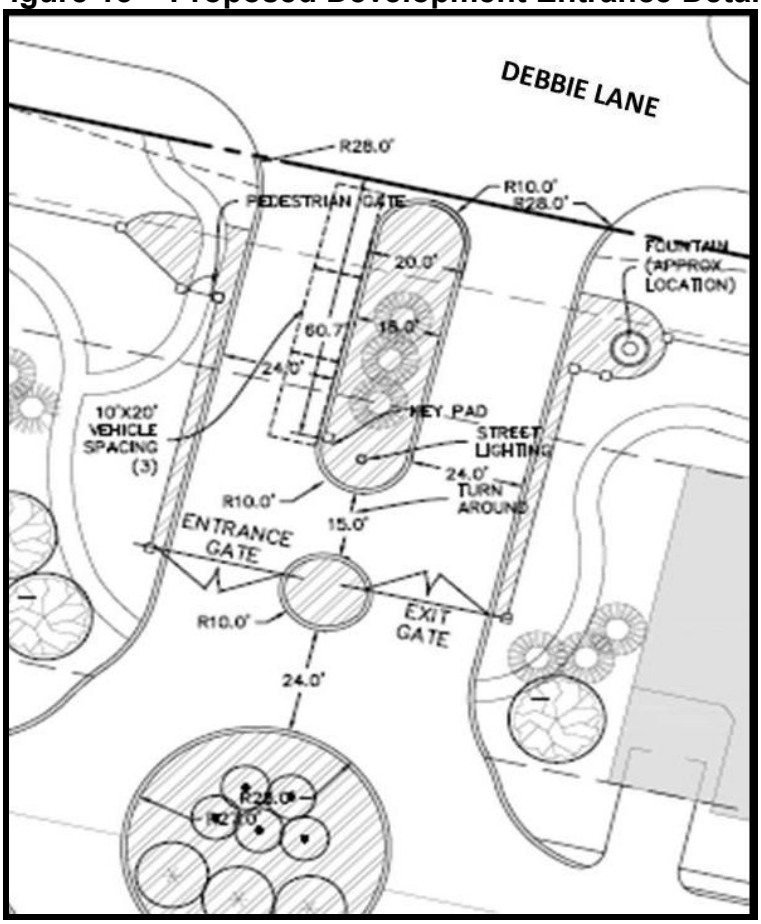
Figure 12 – Pyramid Lane/ Country Grove Connector



Queuing Analysis of Proposed Development Entrance

Even though the proposed development will not generate a large amount of traffic at the access intersection, the City has asked for an analysis of this single entry and exit point to verify that there is adequate storage capacity for resident and visitor vehicles as they enter the development. The entry point is proposed to be configured as shown in F**igure 13.** Since the development is proposed to be gated, there will be a security stop required for residents and visitors alike. Entering residents will only have to swipe the key pad to open the gate, while visitors will need to need to notify the resident to gain access, which will take only a short time longer. There is queuing space between the property line and the entry key pad store 3 vehicles, with space for 1 more vehicle between the key pad and the gate, for a total of space for 4 vehicles. With an estimated average of 1 vehicle every 2 minutes (31vehicles in the PM peak hour), this should be more than enough queuing space. If a problem develops, the entry can accommodate 2 lanes of traffic, with queuing space for a total of 8 vehicles. With a garage door-type gate opener, residents would use the right lane and visitors would use the left lane to notify residents and gain entry.

Figure 13 – Proposed Development Entrance Detail



Conclusions

Based upon the analysis findings described above, the following conclusions can be drawn.

Intersection Levels of Service – The overall intersection Levels of Service (LOSs) for existing conditions, and with development traffic added, were found to be at highly acceptable levels (LOS A); at all intersections analyzed, including the single access intersection to the proposed development; but two neighborhood access streets are operating at undesirable levels (LOS E & F). However, neighborhood motorists have the opportunity to re-direct their access to any of the other 9 neighborhood intersections on Matlock Road and Country Club Drive that operating at better LOSs.

Neighborhood Traffic Patterns - The magnitude and distribution of the adjacent neighborhood traffic indicate that there is adequate access to and from the neighborhood and that the traffic is generally equally dispersed. Traffic generated by the proposed development will not have its access on any existing neighborhood access street intersections and will have little impact on the existing neighborhood traffic. A short, separate future connector to Debbie Lane from the adjacent neighborhood, as an option to the City's Master Thoroughfare Plan, will allow for the proposed development to be screened and secured as a gated community, as planned, but will provide another access street for the existing residential neighborhood.

Vehicle Queuing at Proposed Development Entrance - There two possible options that will assure that there is adequate off-street, resident and visitor vehicle queuing space for entry into the proposed secure development.

Appendices

Appendix A

Traffic Volume Counts

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Matlock Rd. & Windcastle Dr.
6-3-15

File Name : RK631
Site Code : 00000631
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Matlock Southbound				Windcastle Westbound				Matlock Northbound				Windcastle Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	102	5	108	28	0	5	33	2	77	0	79	1	0	5	6	226
06:45 AM	0	167	9	176	22	0	14	36	2	115	0	117	2	0	3	5	334
Total	1	269	14	284	50	0	19	69	4	192	0	196	3	0	8	11	560
07:00 AM	1	208	8	217	15	0	10	25	1	160	0	161	1	1	2	4	407
07:15 AM	0	139	8	147	20	0	9	29	5	207	2	214	1	0	2	3	393
07:30 AM	0	156	10	166	21	1	12	34	3	179	0	182	3	0	5	8	390
07:45 AM	0	212	8	220	14	0	11	25	9	173	1	183	4	0	0	4	432
Total	1	715	34	750	70	1	42	113	18	719	3	740	9	1	9	19	1622
08:00 AM	1	145	9	155	19	0	14	33	8	153	0	161	2	0	1	3	352
08:15 AM	2	139	6	147	12	0	16	28	3	136	1	140	1	0	3	4	319
*** BREAK ***																	
Total	3	284	15	302	31	0	30	61	11	289	1	301	3	0	4	7	671
*** BREAK ***																	
04:30 PM	4	206	25	235	14	0	4	18	8	193	0	201	1	0	3	4	458
04:45 PM	2	205	27	234	17	0	4	21	4	193	0	197	2	0	1	3	455
Total	6	411	52	469	31	0	8	39	12	386	0	398	3	0	4	7	913
05:00 PM	1	227	28	256	17	0	4	21	9	215	1	225	0	0	1	1	503
05:15 PM	4	234	34	272	19	0	9	28	36	214	1	251	0	0	1	1	552
05:30 PM	0	236	31	267	14	0	8	22	13	190	1	204	2	1	1	4	497
05:45 PM	2	237	22	261	22	0	5	27	7	207	0	214	1	0	1	2	504
Total	7	934	115	1056	72	0	26	98	65	826	3	894	3	1	4	8	2056
06:00 PM	3	198	15	216	19	0	5	24	10	191	3	204	1	0	3	4	448
06:15 PM	1	248	24	273	18	0	3	21	6	194	1	201	2	0	3	5	500
Grand Total	22	3059	269	3350	291	1	133	425	126	2797	11	2934	24	2	35	61	6770
Apprch %	0.7	91.3	8		68.5	0.2	31.3		4.3	95.3	0.4		39.3	3.3	57.4		
Total %	0.3	45.2	4	49.5	4.3	0	2	6.3	1.9	41.3	0.2	43.3	0.4	0	0.5	0.9	

	Matlock Southbound				Windcastle Westbound				Matlock Northbound				Windcastle Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	**1**	208	8	217	15	0	10	25	1	160	0	161	1	**1**	2	4	407
07:15 AM	0	139	8	147	20	0	9	29	5	**207**	**2**	**214**	1	0	2	3	393
07:30 AM	0	156	**10**	166	**21**	**1**	**12**	**34**	3	179	0	182	3	0	**5**	**8**	390
07:45 AM	0	**212**	8	**220**	14	0	11	25	**9**	173	1	183	**4**	0	0	4	**432**
Total Volume	1	715	34	750	70	1	42	113	18	719	3	740	9	1	9	19	1622
% App. Total	0.1	95.3	4.5		61.9	0.9	37.2		2.4	97.2	0.4		47.4	5.3	47.4		
PHF	.250	.843	.850	.852	.833	.250	.875	.831	.500	.868	.375	.864	.563	.250	.450	.594	.939

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Matlock Rd. & Windcastle Dr.
6-3-15

File Name : RK631
Site Code : 00000631
Start Date : 6/3/2015
Page No : 2

	Matlock Southbound				Windcastle Westbound				Matlock Northbound				Windcastle Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:00 AM				06:45 AM				07:00 AM				06:45 AM				
+0 mins.	**1**	208	8	217	**22**	0	**14**	**36**	1	160	0	161	2	0	3	5	
+15 mins.	0	139	8	147	15	0	10	25	5	**207**	**2**	**214**	1	**1**	2	4	
+30 mins.	0	156	**10**	166	20	0	9	29	3	179	0	182	1	0	2	3	
+45 mins.	0	**212**	8	**220**	21	**1**	12	34	**9**	173	1	183	**3**	0	**5**	**8**	
Total Volume	1	715	34	750	78	1	45	124	18	719	3	740	7	1	12	20	
% App. Total	0.1	95.3	4.5		62.9	0.8	36.3		2.4	97.2	0.4		35	5	60		
PHF	.250	.843	.850	.852	.886	.250	.804	.861	.500	.868	.375	.864	.583	.250	.600	.625	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	1	227	28	256	17	0	4	21	9	**215**	**1**	225	0	0	**1**	1	503
05:15 PM	**4**	234	**34**	**272**	19	0	**9**	**28**	**36**	214	1	**251**	0	0	1	1	**552**
05:30 PM	0	236	31	267	14	0	8	22	13	190	1	204	**2**	**1**	1	**4**	497
05:45 PM	2	**237**	22	261	**22**	0	5	27	7	207	0	214	1	0	1	2	504
Total Volume	7	934	115	1056	72	0	26	98	65	826	3	894	3	1	4	8	2056
% App. Total	0.7	88.4	10.9		73.5	0	26.5		7.3	92.4	0.3		37.5	12.5	50		
PHF	.438	.985	.846	.971	.818	.000	.722	.875	.451	.960	.750	.890	.375	.250	1.00	.500	.931

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				05:15 PM				05:00 PM				05:30 PM			
+0 mins.	1	227	28	256	19	0	**9**	**28**	9	**215**	**1**	225	**2**	**1**	1	4
+15 mins.	**4**	234	**34**	**272**	14	0	8	22	**36**	214	1	**251**	1	0	1	2
+30 mins.	0	236	31	267	**22**	0	5	27	13	190	1	204	1	0	**3**	4
+45 mins.	2	**237**	22	261	19	0	5	24	7	207	0	214	2	0	3	**5**
Total Volume	7	934	115	1056	74	0	27	101	65	826	3	894	6	1	8	15
% App. Total	0.7	88.4	10.9		73.3	0	26.7		7.3	92.4	0.3		40	6.7	53.3	
PHF	.438	.985	.846	.971	.841	.000	.750	.902	.451	.960	.750	.890	.750	.250	.667	.750

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Man Ave. & Matlock Rd.
6-3-15

File Name : RK632
Site Code : 00000632
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Matlock Southbound				Man Westbound				Matlock Northbound				From Church Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	103	6	110	6	0	7	13	8	56	0	64	0	0	0	0	187
06:45 AM	0	188	13	201	18	0	9	27	3	101	0	104	0	0	0	0	332
Total	1	291	19	311	24	0	16	40	11	157	0	168	0	0	0	0	519
07:00 AM	0	237	6	243	18	0	16	34	8	139	0	147	0	0	0	0	424
07:15 AM	0	146	6	152	16	0	12	28	5	190	1	196	0	0	0	0	376
07:30 AM	0	170	12	182	13	0	15	28	4	166	0	170	0	0	0	0	380
07:45 AM	0	235	6	241	15	0	14	29	9	169	0	178	0	0	0	0	448
Total	0	788	30	818	62	0	57	119	26	664	1	691	0	0	0	0	1628
08:00 AM	0	187	9	196	10	0	10	20	5	144	0	149	0	0	0	0	365
08:15 AM	0	155	7	162	10	0	11	21	8	142	0	150	0	0	0	0	333
*** BREAK ***																	
Total	0	342	16	358	20	0	21	41	13	286	0	299	0	0	0	0	698
*** BREAK ***																	
04:30 PM	1	209	15	225	6	0	8	14	16	191	0	207	0	0	5	5	451
04:45 PM	0	192	8	200	12	0	9	21	8	199	1	208	0	0	0	0	429
Total	1	401	23	425	18	0	17	35	24	390	1	415	0	0	5	5	880
05:00 PM	2	218	24	244	9	0	6	15	11	216	2	229	1	0	0	1	489
05:15 PM	0	225	20	245	18	0	10	28	16	222	0	238	0	0	1	1	512
05:30 PM	0	270	18	288	13	0	11	24	15	215	1	231	0	0	1	1	544
05:45 PM	3	243	19	265	14	0	20	34	11	248	0	259	3	0	0	3	561
Total	5	956	81	1042	54	0	47	101	53	901	3	957	4	0	2	6	2106
06:00 PM	2	194	15	211	25	0	12	37	17	210	1	228	0	0	1	1	477
06:15 PM	7	243	11	261	22	3	16	41	10	180	5	195	0	0	0	0	497
Grand Total	16	3215	195	3426	225	3	186	414	154	2788	11	2953	4	0	8	12	6805
Apprch %	0.5	93.8	5.7		54.3	0.7	44.9		5.2	94.4	0.4		33.3	0	66.7		
Total %	0.2	47.2	2.9	50.3	3.3	0	2.7	6.1	2.3	41	0.2	43.4	0.1	0	0.1	0.2	

	Matlock Southbound				Man Westbound				Matlock Northbound				From Church Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	**237**	6	**243**	**18**	0	**16**	**34**	8	139	0	147	0	0	0	0	424
07:15 AM	0	146	6	152	16	0	12	28	5	**190**	**1**	**196**	0	0	0	0	376
07:30 AM	0	170	**12**	182	13	0	15	28	4	166	0	170	0	0	0	0	380
07:45 AM	0	235	6	241	15	0	14	29	**9**	169	0	178	0	0	0	0	**448**
Total Volume	0	788	30	818	62	0	57	119	26	664	1	691	0	0	0	0	1628
% App. Total	0	96.3	3.7		52.1	0	47.9		3.8	96.1	0.1		0	0	0		
PHF	.000	.831	.625	.842	.861	.000	.891	.875	.722	.874	.250	.881	.000	.000	.000	.000	.908

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Man Ave. & Matlock Rd.
6-3-15

File Name : RK632
Site Code : 00000632
Start Date : 6/3/2015
Page No : 2

	Matlock Southbound				Man Westbound				Matlock Northbound				From Church Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:00 AM				07:00 AM				07:15 AM				06:30 AM				
+0 mins.	0	**237**	6	**243**	**18**	0	**16**	**34**	5	**190**	**1**	**196**	0	0	0	0	
+15 mins.	0	146	6	152	16	0	12	28	4	166	0	170	0	0	0	0	
+30 mins.	0	170	**12**	182	13	0	15	28	**9**	169	0	178	0	0	0	0	
+45 mins.	0	235	6	241	15	0	14	29	5	144	0	149	0	0	0	0	
Total Volume	0	788	30	818	62	0	57	119	23	669	1	693	0	0	0	0	
% App. Total	0	96.3	3.7		52.1	0	47.9		3.3	96.5	0.1		0	0	0		
PHF	.000	.831	.625	.842	.861	.000	.891	.875	.639	.880	.250	.884	.000	.000	.000	.000	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	2	218	**24**	244	9	0	6	15	11	216	**2**	229	1	0	0	1	489
05:15 PM	0	225	20	245	**18**	0	10	28	**16**	222	0	238	0	0	**1**	1	512
05:30 PM	0	**270**	18	**288**	13	0	11	24	15	215	1	231	0	0	1	1	544
05:45 PM	**3**	243	19	265	14	0	**20**	**34**	11	**248**	0	**259**	**3**	0	0	**3**	**561**
Total Volume	5	956	81	1042	54	0	47	101	53	901	3	957	4	0	2	6	2106
% App. Total	0.5	91.7	7.8		53.5	0	46.5		5.5	94.1	0.3		66.7	0	33.3		
PHF	.417	.885	.844	.905	.750	.000	.588	.743	.828	.908	.375	.924	.333	.000	.500	.500	.939
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	05:00 PM				05:30 PM				05:00 PM				04:30 PM				
+0 mins.	2	218	**24**	244	13	0	11	24	11	216	**2**	229	0	0	**5**	**5**	
+15 mins.	0	225	20	245	14	0	**20**	34	**16**	222	0	238	0	0	0	0	
+30 mins.	0	**270**	18	**288**	**25**	0	12	37	15	215	1	231	**1**	0	0	1	
+45 mins.	**3**	243	19	265	22	**3**	16	**41**	11	**248**	0	**259**	0	0	1	1	
Total Volume	5	956	81	1042	74	3	59	136	53	901	3	957	1	0	6	7	
% App. Total	0.5	91.7	7.8		54.4	2.2	43.4		5.5	94.1	0.3		14.3	0	85.7		
PHF	.417	.885	.844	.905	.740	.250	.738	.829	.828	.908	.375	.924	.250	.000	.300	.350	

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Country Club Dr. & Logan Dr.
6-3-15

File Name : RK633
Site Code : 00000633
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Logan Southbound				Country Club Westbound				Na Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	12	0	7	19	3	53	0	56	0	0	0	0	0	27	2	29	104
06:45 AM	23	0	6	29	2	51	0	53	0	0	0	0	0	34	6	40	122
Total	35	0	13	48	5	104	0	109	0	0	0	0	0	61	8	69	226
07:00 AM	30	0	4	34	1	55	0	56	0	0	0	0	0	64	6	70	160
07:15 AM	16	0	13	29	2	53	0	55	0	0	0	0	0	68	5	73	157
07:30 AM	15	0	39	54	13	81	0	94	0	0	0	0	0	75	6	81	229
07:45 AM	17	0	52	69	26	106	0	132	0	0	0	0	0	79	4	83	284
Total	78	0	108	186	42	295	0	337	0	0	0	0	0	286	21	307	830
08:00 AM	20	0	10	30	13	88	0	101	0	0	0	0	0	41	9	50	181
08:15 AM	19	0	5	24	1	67	0	68	0	0	0	0	0	51	10	61	153
*** BREAK ***																	
Total	39	0	15	54	14	155	0	169	0	0	0	0	0	92	19	111	334
*** BREAK ***																	
04:30 PM	19	0	6	25	6	78	0	84	0	0	0	0	0	86	24	110	219
04:45 PM	13	0	5	18	6	73	0	79	0	0	0	0	0	67	12	79	176
Total	32	0	11	43	12	151	0	163	0	0	0	0	0	153	36	189	395
05:00 PM	8	0	8	16	12	81	0	93	0	0	0	0	0	83	21	104	213
05:15 PM	9	0	9	18	8	83	0	91	0	0	0	0	0	88	12	100	209
05:30 PM	19	0	5	24	6	73	0	79	0	0	0	0	0	99	18	117	220
05:45 PM	14	0	1	15	4	89	0	93	0	0	0	0	0	85	17	102	210
Total	50	0	23	73	30	326	0	356	0	0	0	0	0	355	68	423	852
06:00 PM	17	0	4	21	7	63	0	70	0	0	0	0	0	66	21	87	178
06:15 PM	16	0	2	18	9	68	0	77	0	0	0	0	0	78	16	94	189
Grand Total	267	0	176	443	119	1162	0	1281	0	0	0	0	0	1091	189	1280	3004
Apprch %	60.3	0	39.7		9.3	90.7	0		0	0	0		0	85.2	14.8		
Total %	8.9	0	5.9	14.7	4	38.7	0	42.6	0	0	0	0	0	36.3	6.3	42.6	

	Logan Southbound				Country Club Westbound				Na Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	16	0	13	29	2	53	0	55	0	0	0	0	0	68	5	73	157
07:30 AM	15	0	39	54	13	81	0	94	0	0	0	0	0	75	6	81	229
07:45 AM	17	0	**52**	**69**	**26**	**106**	0	**132**	0	0	0	0	0	**79**	4	**83**	**284**
08:00 AM	**20**	0	10	30	13	88	0	101	0	0	0	0	0	41	**9**	50	181
Total Volume	68	0	114	182	54	328	0	382	0	0	0	0	0	263	24	287	851
% App. Total	37.4	0	62.6		14.1	85.9	0		0	0	0		0	91.6	8.4		
PHF	.850	.000	.548	.659	.519	.774	.000	.723	.000	.000	.000	.000	.000	.832	.667	.864	.749

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Country Club Dr. & Logan Dr.
6-3-15

File Name : RK633
Site Code : 00000633
Start Date : 6/3/2015
Page No : 2

	Logan Southbound				Country Club Westbound				Na Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:00 AM				07:30 AM				06:30 AM				07:00 AM				
+0 mins.	**30**	0	4	34	13	81	0	94	0	0	0	0	0	64	**6**	70	
+15 mins.	16	0	13	29	**26**	**106**	0	**132**	0	0	0	0	0	68	5	73	
+30 mins.	15	0	39	54	13	88	0	101	0	0	0	0	0	75	6	81	
+45 mins.	17	0	**52**	**69**	1	67	0	68	0	0	0	0	0	**79**	4	**83**	
Total Volume	78	0	108	186	53	342	0	395	0	0	0	0	0	286	21	307	
% App. Total	41.9	0	58.1		13.4	86.6	0		0	0	0		0	93.2	6.8		
PHF	.650	.000	.519	.674	.510	.807	.000	.748	.000	.000	.000	.000	.000	.905	.875	.925	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	8	16	**12**	81	0	**93**	0	0	0	0	0	83	**21**	104	213
05:15 PM	9	0	**9**	18	8	83	0	91	0	0	0	0	0	88	12	100	209
05:30 PM	**19**	0	5	**24**	6	73	0	79	0	0	0	0	0	**99**	18	**117**	**220**
05:45 PM	14	0	1	15	4	**89**	0	93	0	0	0	0	0	85	17	102	210
Total Volume	50	0	23	73	30	326	0	356	0	0	0	0	0	355	68	423	852
% App. Total	68.5	0	31.5		8.4	91.6	0		0	0	0		0	83.9	16.1		
PHF	.658	.000	.639	.760	.625	.916	.000	.957	.000	.000	.000	.000	.000	.896	.810	.904	.968

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:15 PM				05:00 PM				12:00 PM				05:00 PM			
+0 mins.	9	0	**9**	18	**12**	81	0	**93**	0	0	0	0	0	83	**21**	104
+15 mins.	**19**	0	5	**24**	8	83	0	91	0	0	0	0	0	88	12	100
+30 mins.	14	0	1	15	6	73	0	79	0	0	0	0	0	**99**	18	**117**
+45 mins.	17	0	4	21	4	**89**	0	93	0	0	0	0	0	85	17	102
Total Volume	59	0	19	78	30	326	0	356	0	0	0	0	0	355	68	423
% App. Total	75.6	0	24.4		8.4	91.6	0		0	0	0		0	83.9	16.1	
PHF	.776	.000	.528	.813	.625	.916	.000	.957	.000	.000	.000	.000	.000	.896	.810	.904

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Country Club Dr. & Hillary Tr.
6-3-15

File Name : RK634
Site Code : 00000634
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Hillary Southbound				Country Club Westbound				Hillary Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	0	1	2	4	35	0	39	1	0	1	2	1	32	1	34	77
06:45 AM	3	1	0	4	0	35	0	35	1	0	7	8	3	38	1	42	89
Total	4	1	1	6	4	70	0	74	2	0	8	10	4	70	2	76	166
07:00 AM	5	3	0	8	0	37	2	39	0	0	3	3	0	69	2	71	121
07:15 AM	6	1	2	9	0	29	1	30	2	0	3	5	1	76	0	77	121
07:30 AM	7	0	15	22	4	69	3	76	15	0	7	22	1	103	1	105	225
07:45 AM	6	0	11	17	3	113	3	119	25	0	6	31	3	142	2	147	314
Total	24	4	28	56	7	248	9	264	42	0	19	61	5	390	5	400	781
08:00 AM	6	1	4	11	1	68	2	71	5	0	2	7	2	46	1	49	138
08:15 AM	5	1	1	7	1	48	0	49	3	0	4	7	1	45	6	52	115
*** BREAK ***																	
Total	11	2	5	18	2	116	2	120	8	0	6	14	3	91	7	101	253
*** BREAK ***																	
04:30 PM	5	1	0	6	0	57	0	57	0	1	1	2	3	64	4	71	136
04:45 PM	1	1	0	2	1	63	1	65	0	0	2	2	2	55	4	61	130
Total	6	2	0	8	1	120	1	122	0	1	3	4	5	119	8	132	266
05:00 PM	8	0	0	8	2	75	0	77	1	2	2	5	5	68	6	79	169
05:15 PM	4	0	0	4	1	67	3	71	2	0	3	5	1	69	5	75	155
05:30 PM	3	1	1	5	1	70	1	72	1	1	3	5	4	86	2	92	174
05:45 PM	4	1	0	5	2	75	6	83	1	0	2	3	3	55	4	62	153
Total	19	2	1	22	6	287	10	303	5	3	10	18	13	278	17	308	651
06:00 PM	3	1	0	4	0	47	1	48	1	1	6	8	7	57	2	66	126
06:15 PM	4	0	0	4	3	57	2	62	2	1	2	5	5	47	3	55	126
Grand Total	71	12	35	118	23	945	25	993	60	6	54	120	42	1052	44	1138	2369
Apprch %	60.2	10.2	29.7		2.3	95.2	2.5		50	5	45		3.7	92.4	3.9		
Total %	3	0.5	1.5	5	1	39.9	1.1	41.9	2.5	0.3	2.3	5.1	1.8	44.4	1.9	48	

	Hillary Southbound				Country Club Westbound				Hillary Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	6	**1**	2	9	0	29	1	30	2	0	3	5	1	76	0	77	121
07:30 AM	**7**	0	**15**	**22**	**4**	69	**3**	76	15	0	**7**	22	1	103	1	105	225
07:45 AM	6	0	11	17	3	**113**	3	**119**	**25**	0	6	**31**	**3**	**142**	**2**	**147**	**314**
08:00 AM	6	1	4	11	1	68	2	71	5	0	2	7	2	46	1	49	138
Total Volume	25	2	32	59	8	279	9	296	47	0	18	65	7	367	4	378	798
% App. Total	42.4	3.4	54.2		2.7	94.3	3		72.3	0	27.7		1.9	97.1	1.1		
PHF	.893	.500	.533	.670	.500	.617	.750	.622	.470	.000	.643	.524	.583	.646	.500	.643	.635

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Country Club Dr. & Hillary Tr.
6-3-15

File Name : RK634
Site Code : 00000634
Start Date : 6/3/2015
Page No : 2

	Hillary Southbound				Country Club Westbound				Hillary Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:15 AM				07:30 AM				07:30 AM				07:00 AM				
+0 mins.	6	1	2	9	4	69	3	76	15	0	7	22	0	69	2	71	
+15 mins.	7	0	15	22	3	113	3	119	25	0	6	31	1	76	0	77	
+30 mins.	6	0	11	17	1	68	2	71	5	0	2	7	1	103	1	105	
+45 mins.	6	1	4	11	1	48	0	49	3	0	4	7	3	142	2	147	
Total Volume	25	2	32	59	9	298	8	315	48	0	19	67	5	390	5	400	
% App. Total	42.4	3.4	54.2		2.9	94.6	2.5		71.6	0	28.4		1.2	97.5	1.2		
PHF	.893	.500	.533	.670	.563	.659	.667	.662	.480	.000	.679	.540	.417	.687	.625	.680	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	0	8	2	75	0	77	1	2	2	5	5	68	6	79	169
05:15 PM	4	0	0	4	1	67	3	71	2	0	3	5	1	69	5	75	155
05:30 PM	3	1	1	5	1	70	1	72	1	1	3	5	4	86	2	92	174
05:45 PM	4	1	0	5	2	75	6	83	1	0	2	3	3	55	4	62	153
Total Volume	19	2	1	22	6	287	10	303	5	3	10	18	13	278	17	308	651
% App. Total	86.4	9.1	4.5		2	94.7	3.3		27.8	16.7	55.6		4.2	90.3	5.5		
PHF	.594	.500	.250	.688	.750	.957	.417	.913	.625	.375	.833	.900	.650	.808	.708	.837	.935
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	05:00 PM				05:00 PM				05:15 PM				05:00 PM				
+0 mins.	8	0	0	8	2	75	0	77	2	0	3	5	5	68	6	79	
+15 mins.	4	0	0	4	1	67	3	71	1	1	3	5	1	69	5	75	
+30 mins.	3	1	1	5	1	70	1	72	1	0	2	3	4	86	2	92	
+45 mins.	4	1	0	5	2	75	6	83	1	1	6	8	3	55	4	62	
Total Volume	19	2	1	22	6	287	10	303	5	2	14	21	13	278	17	308	
% App. Total	86.4	9.1	4.5		2	94.7	3.3		23.8	9.5	66.7		4.2	90.3	5.5		
PHF	.594	.500	.250	.688	.750	.957	.417	.913	.625	.500	.583	.656	.650	.808	.708	.837	

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
Phone/Fax (972) 359-6310

Mansfield
Collins St. & Country Club Dr.
6-3-15

File Name : RK635
Site Code : 00000635
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Collins Southbound				Country Club Westbound				Collins Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	18	6	0	24	0	0	0	0	0	27	18	45	4	0	28	32	101
06:45 AM	13	7	0	20	0	0	0	0	0	29	20	49	5	0	35	40	109
Total	31	13	0	44	0	0	0	0	0	56	38	94	9	0	63	72	210
07:00 AM	20	15	0	35	0	0	0	0	0	20	16	36	9	0	52	61	132
07:15 AM	16	18	0	34	0	0	0	0	0	30	14	44	9	0	33	42	120
07:30 AM	31	19	0	50	0	0	0	0	0	54	38	92	23	0	49	72	214
07:45 AM	29	18	0	47	0	0	0	0	0	53	54	107	28	0	44	72	226
Total	96	70	0	166	0	0	0	0	0	157	122	279	69	0	178	247	692
08:00 AM	29	12	0	41	0	0	0	0	0	23	28	51	19	0	38	57	149
08:15 AM	21	9	0	30	0	0	0	0	0	12	21	33	14	0	27	41	104
*** BREAK ***																	
Total	50	21	0	71	0	0	0	0	0	35	49	84	33	0	65	98	253
*** BREAK ***																	
04:30 PM	45	25	0	70	0	0	0	0	0	18	12	30	28	0	31	59	159
04:45 PM	42	18	0	60	0	0	0	0	0	20	16	36	24	0	28	52	148
Total	87	43	0	130	0	0	0	0	0	38	28	66	52	0	59	111	307
05:00 PM	49	17	0	66	0	0	0	0	0	14	28	42	22	0	40	62	170
05:15 PM	52	13	0	65	0	0	0	0	0	15	18	33	27	0	44	71	169
05:30 PM	56	17	0	73	0	0	0	0	0	16	17	33	30	0	48	78	184
05:45 PM	60	26	0	86	0	0	0	0	0	21	19	40	25	0	27	52	178
Total	217	73	0	290	0	0	0	0	0	66	82	148	104	0	159	263	701
06:00 PM	28	19	0	47	0	0	0	0	0	25	22	47	22	0	30	52	146
06:15 PM	37	29	0	66	0	0	0	0	0	16	21	37	20	0	24	44	147
Grand Total	546	268	0	814	0	0	0	0	0	393	362	755	309	0	578	887	2456
Apprch %	67.1	32.9	0		0	0	0		0	52.1	47.9		34.8	0	65.2		
Total %	22.2	10.9	0	33.1	0	0	0	0	0	16	14.7	30.7	12.6	0	23.5	36.1	

	Collins Southbound				Country Club Westbound				Collins Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	16	18	0	34	0	0	0	0	0	30	14	44	9	0	33	42	120
07:30 AM	**31**	**19**	0	**50**	0	0	0	0	0	**54**	38	92	23	0	**49**	**72**	214
07:45 AM	29	18	0	47	0	0	0	0	0	53	**54**	**107**	**28**	0	44	72	**226**
08:00 AM	29	12	0	41	0	0	0	0	0	23	28	51	19	0	38	57	149
Total Volume	105	67	0	172	0	0	0	0	0	160	134	294	79	0	164	243	709
% App. Total	61	39	0		0	0	0		0	54.4	45.6		32.5	0	67.5		
PHF	.847	.882	.000	.860	.000	.000	.000	.000	.000	.741	.620	.687	.705	.000	.837	.844	.784

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
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Mansfield
Collins St. & Country Club Dr.
6-3-15

File Name : RK635
Site Code : 00000635
Start Date : 6/3/2015
Page No : 2

	Collins Southbound				Country Club Westbound				Collins Northbound				Country Club Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:15 AM				06:30 AM				07:15 AM				07:00 AM				
+0 mins.	16	18	0	34	0	0	0	0	0	30	14	44	9	0	**52**	61	
+15 mins.	**31**	**19**	0	**50**	0	0	0	0	0	**54**	38	92	9	0	33	42	
+30 mins.	29	18	0	47	0	0	0	0	0	53	**54**	**107**	23	0	49	**72**	
+45 mins.	29	12	0	41	0	0	0	0	0	23	28	51	**28**	0	44	72	
Total Volume	105	67	0	172	0	0	0	0	0	160	134	294	69	0	178	247	
% App. Total	61	39	0		0	0	0		0	54.4	45.6		27.9	0	72.1		
PHF	.847	.882	.000	.860	.000	.000	.000	.000	.000	.741	.620	.687	.616	.000	.856	.858	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	49	17	0	66	0	0	0	0	0	14	**28**	**42**	22	0	40	62	170
05:15 PM	52	13	0	65	0	0	0	0	0	15	18	33	27	0	44	71	169
05:30 PM	56	17	0	73	0	0	0	0	0	16	17	33	**30**	0	**48**	**78**	**184**
05:45 PM	**60**	**26**	0	**86**	0	0	0	0	0	**21**	19	40	25	0	27	52	178
Total Volume	217	73	0	290	0	0	0	0	0	66	82	148	104	0	159	263	701
% App. Total	74.8	25.2	0		0	0	0		0	44.6	55.4		39.5	0	60.5		
PHF	.904	.702	.000	.843	.000	.000	.000	.000	.000	.786	.732	.881	.867	.000	.828	.843	.952

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				12:00 PM				05:30 PM				04:45 PM			
+0 mins.	49	17	0	66	0	0	0	0	0	16	17	33	24	0	28	52
+15 mins.	52	13	0	65	0	0	0	0	0	21	19	40	22	0	40	62
+30 mins.	56	17	0	73	0	0	0	0	0	**25**	**22**	**47**	27	0	44	71
+45 mins.	**60**	**26**	0	**86**	0	0	0	0	0	16	21	37	**30**	0	**48**	**78**
Total Volume	217	73	0	290	0	0	0	0	0	78	79	157	103	0	160	263
% App. Total	74.8	25.2	0		0	0	0		0	49.7	50.3		39.2	0	60.8	
PHF	.904	.702	.000	.843	.000	.000	.000	.000	.000	.780	.898	.835	.858	.000	.833	.843

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
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Mansfield
Collins Dr. & Stiles Dr.
6-3-15

File Name : RK636
Site Code : 00000636
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Collins Southbound				NA Westbound				Collins Northbound				Stiles Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	7	23	0	30	0	0	0	0	0	54	2	56	1	0	27	28	114
06:45 AM	2	19	0	21	0	0	0	0	0	60	1	61	2	0	18	20	102
Total	9	42	0	51	0	0	0	0	0	114	3	117	3	0	45	48	216
07:00 AM	7	33	0	40	0	0	0	0	0	72	1	73	3	0	38	41	154
07:15 AM	6	35	0	41	0	0	0	0	0	61	1	62	2	0	28	30	133
07:30 AM	6	45	0	51	0	0	0	0	0	91	15	106	3	0	20	23	180
07:45 AM	6	39	0	45	0	0	0	0	0	91	12	103	8	0	22	30	178
Total	25	152	0	177	0	0	0	0	0	315	29	344	16	0	108	124	645
08:00 AM	8	38	0	46	0	0	0	0	0	58	8	66	3	0	20	23	135
08:15 AM	7	32	0	39	0	0	0	0	0	35	1	36	4	0	13	17	92
*** BREAK ***																	
Total	15	70	0	85	0	0	0	0	0	93	9	102	7	0	33	40	227
*** BREAK ***																	
04:30 PM	26	68	0	94	0	0	0	0	0	46	5	51	1	0	10	11	156
04:45 PM	25	60	0	85	0	0	0	0	0	49	0	49	1	0	12	13	147
Total	51	128	0	179	0	0	0	0	0	95	5	100	2	0	22	24	303
05:00 PM	20	68	0	88	0	0	0	0	0	50	2	52	0	0	8	8	148
05:15 PM	17	65	0	82	0	0	0	0	0	58	1	59	1	0	7	8	149
05:30 PM	28	71	0	99	0	0	0	0	0	61	2	63	1	0	5	6	168
05:45 PM	17	84	0	101	0	0	0	0	0	49	1	50	2	0	22	24	175
Total	82	288	0	370	0	0	0	0	0	218	6	224	4	0	42	46	640
06:00 PM	32	48	0	80	0	0	0	0	0	51	5	56	2	0	10	12	148
06:15 PM	28	66	0	94	0	0	0	0	0	40	1	41	0	0	20	20	155
Grand Total	242	794	0	1036	0	0	0	0	0	926	58	984	34	0	280	314	2334
Apprch %	23.4	76.6	0		0	0	0		0	94.1	5.9		10.8	0	89.2		
Total %	10.4	34	0	44.4	0	0	0	0	0	39.7	2.5	42.2	1.5	0	12	13.5	

	Collins Southbound				NA Westbound				Collins Northbound				Stiles Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	**7**	33	0	40	0	0	0	0	0	72	1	73	3	0	**38**	**41**	154
07:15 AM	6	35	0	41	0	0	0	0	0	61	1	62	2	0	28	30	133
07:30 AM	6	**45**	0	**51**	0	0	0	0	0	**91**	**15**	**106**	3	0	20	23	**180**
07:45 AM	6	39	0	45	0	0	0	0	0	91	12	103	**8**	0	22	30	178
Total Volume	25	152	0	177	0	0	0	0	0	315	29	344	16	0	108	124	645
% App. Total	14.1	85.9	0		0	0	0		0	91.6	8.4		12.9	0	87.1		
PHF	.893	.844	.000	.868	.000	.000	.000	.000	.000	.865	.483	.811	.500	.000	.711	.756	.896

METROCOUNT
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Mansfield
Collins Dr. & Stiles Dr.
6-3-15

File Name : RK636
Site Code : 00000636
Start Date : 6/3/2015
Page No : 2

	Collins Southbound				NA Westbound				Collins Northbound				Stiles Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	07:15 AM				06:30 AM				07:00 AM				07:00 AM				
+0 mins.	6	35	0	41	0	0	0	0	0	72	1	73	3	0	**38**	**41**	
+15 mins.	6	**45**	0	**51**	0	0	0	0	0	61	1	62	2	0	28	30	
+30 mins.	6	39	0	45	0	0	0	0	0	**91**	**15**	**106**	3	0	20	23	
+45 mins.	**8**	38	0	46	0	0	0	0	0	91	12	103	**8**	0	22	30	
Total Volume	26	157	0	183	0	0	0	0	0	315	29	344	16	0	108	124	
% App. Total	14.2	85.8	0		0	0	0		0	91.6	8.4		12.9	0	87.1		
PHF	.813	.872	.000	.897	.000	.000	.000	.000	.000	.865	.483	.811	.500	.000	.711	.756	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:30 PM																	
05:30 PM	28	71	0	99	0	0	0	0	0	**61**	2	**63**	1	0	5	6	168
05:45 PM	17	**84**	0	**101**	0	0	0	0	0	49	1	50	**2**	0	**22**	**24**	**175**
06:00 PM	**32**	48	0	80	0	0	0	0	0	51	**5**	56	2	0	10	12	148
06:15 PM	28	66	0	94	0	0	0	0	0	40	1	41	0	0	20	20	155
Total Volume	105	269	0	374	0	0	0	0	0	201	9	210	5	0	57	62	646
% App. Total	28.1	71.9	0		0	0	0		0	95.7	4.3		8.1	0	91.9		
PHF	.820	.801	.000	.926	.000	.000	.000	.000	.000	.824	.450	.833	.625	.000	.648	.646	.923

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:30 PM				12:00 PM				05:15 PM				05:30 PM			
+0 mins.	28	71	0	99	0	0	0	0	0	58	1	59	1	0	5	6
+15 mins.	17	**84**	0	**101**	0	0	0	0	0	**61**	2	**63**	**2**	0	**22**	**24**
+30 mins.	**32**	48	0	80	0	0	0	0	0	49	1	50	2	0	10	12
+45 mins.	28	66	0	94	0	0	0	0	0	51	**5**	56	0	0	20	20
Total Volume	105	269	0	374	0	0	0	0	0	219	9	228	5	0	57	62
% App. Total	28.1	71.9	0		0	0	0		0	96.1	3.9		8.1	0	91.9	
PHF	.820	.801	.000	.926	.000	.000	.000	.000	.000	.898	.450	.905	.625	.000	.648	.646

METROCOUNT
9128 Couples Dr.-Plano,TX-75025
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Mansfield
Debbie Ln. & Summerglen Dr.
6-3-15

File Name : RK637
Site Code : 00000637
Start Date : 6/3/2015
Page No : 1

Groups Printed- Unshifted

	Summerglen Southbound				Debbie Westbound				NA Northbound				Debbie Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
06:30 AM	1	0	0	1	1	140	0	141	0	0	0	0	0	121	0	121	263
06:45 AM	1	0	0	1	0	143	0	143	0	0	0	0	0	123	0	123	267
Total	2	0	0	2	1	283	0	284	0	0	0	0	0	244	0	244	530
07:00 AM	0	0	0	0	0	144	0	144	0	0	0	0	0	153	1	154	298
07:15 AM	0	0	1	1	0	168	0	168	0	0	0	0	0	151	1	152	321
07:30 AM	0	0	1	1	1	191	0	192	0	0	0	0	0	146	1	147	340
07:45 AM	0	0	0	0	0	193	0	193	0	0	0	0	0	110	0	110	303
Total	0	0	2	2	1	696	0	697	0	0	0	0	0	560	3	563	1262
08:00 AM	0	0	0	0	0	189	0	189	0	0	0	0	0	130	2	132	321
08:15 AM	1	0	0	1	0	125	0	125	0	0	0	0	0	116	2	118	244
*** BREAK ***																	
Total	1	0	0	1	0	314	0	314	0	0	0	0	0	246	4	250	565
*** BREAK ***																	
04:30 PM	3	0	2	5	0	228	0	228	0	0	0	0	0	150	5	155	388
04:45 PM	0	0	0	0	0	221	0	221	0	0	0	0	0	126	2	128	349
Total	3	0	2	5	0	449	0	449	0	0	0	0	0	276	7	283	737
05:00 PM	0	0	0	0	0	213	0	213	0	0	0	0	0	143	0	143	356
05:15 PM	0	0	0	0	0	208	0	208	0	0	0	0	0	156	0	156	364
05:30 PM	2	0	0	2	1	247	0	248	0	0	0	0	0	172	0	172	422
05:45 PM	2	0	0	2	0	216	0	216	0	0	0	0	0	147	1	148	366
Total	4	0	0	4	1	884	0	885	0	0	0	0	0	618	1	619	1508
06:00 PM	0	0	0	0	0	229	0	229	0	0	0	0	0	172	0	172	401
06:15 PM	0	0	0	0	1	216	0	217	0	0	0	0	0	145	1	146	363
Grand Total	10	0	4	14	4	3071	0	3075	0	0	0	0	0	2261	16	2277	5366
Apprch %	71.4	0	28.6		0.1	99.9	0		0	0	0		0	99.3	0.7		
Total %	0.2	0	0.1	0.3	0.1	57.2	0	57.3	0	0	0	0	0	42.1	0.3	42.4	

	Summerglen Southbound				Debbie Westbound				NA Northbound				Debbie Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	**1**	**1**	0	168	0	168	0	0	0	0	0	**151**	1	**152**	321
07:30 AM	0	0	1	1	**1**	191	0	192	0	0	0	0	0	146	1	147	**340**
07:45 AM	0	0	0	0	0	**193**	0	**193**	0	0	0	0	0	110	0	110	303
08:00 AM	0	0	0	0	0	189	0	189	0	0	0	0	0	130	**2**	132	321
Total Volume	0	0	2	2	1	741	0	742	0	0	0	0	0	537	4	541	1285
% App. Total	0	0	100		0.1	99.9	0		0	0	0		0	99.3	0.7		
PHF	.000	.000	.500	.500	.250	.960	.000	.961	.000	.000	.000	.000	.000	.889	.500	.890	.945

METROCOUNT
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Mansfield
Debbie Ln. & Summerglen Dr.
6-3-15

File Name : RK637
Site Code : 00000637
Start Date : 6/3/2015
Page No : 2

	Summerglen Southbound				Debbie Westbound				NA Northbound				Debbie Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:30 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Each Approach Begins at:																	
	06:30 AM				07:15 AM				06:30 AM				06:45 AM				
+0 mins.	**1**	0	0	**1**	0	168	0	168	0	0	0	0	0	123	0	123	
+15 mins.	1	0	0	1	**1**	191	0	192	0	0	0	0	0	**153**	**1**	**154**	
+30 mins.	0	0	0	0	0	**193**	0	**193**	0	0	0	0	0	151	1	152	
+45 mins.	0	0	**1**	1	0	189	0	189	0	0	0	0	0	146	1	147	
Total Volume	2	0	1	3	1	741	0	742	0	0	0	0	0	573	3	576	
% App. Total	66.7	0	33.3		0.1	99.9	0		0	0	0		0	99.5	0.5		
PHF	.500	.000	.250	.750	.250	.960	.000	.961	.000	.000	.000	.000	.000	.936	.750	.935	
Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:15 PM																	
05:15 PM	0	0	0	0	0	208	0	208	0	0	0	0	0	156	0	156	364
05:30 PM	**2**	0	0	**2**	**1**	**247**	0	**248**	0	0	0	0	0	**172**	0	**172**	**422**
05:45 PM	2	0	0	2	0	216	0	216	0	0	0	0	0	147	**1**	148	366
06:00 PM	0	0	0	0	0	229	0	229	0	0	0	0	0	172	0	172	401
Total Volume	4	0	0	4	1	900	0	901	0	0	0	0	0	647	1	648	1553
% App. Total	100	0	0		0.1	99.9	0		0	0	0		0	99.8	0.2		
PHF	.500	.000	.000	.500	.250	.911	.000	.908	.000	.000	.000	.000	.000	.940	.250	.942	.920

Peak Hour Analysis From 12:00 PM to 06:15 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	03:45 PM				05:30 PM				12:00 PM				05:15 PM			
+0 mins.	0	0	0	0	**1**	**247**	0	**248**	0	0	0	0	0	156	0	156
+15 mins.	0	0	0	0	0	216	0	216	0	0	0	0	0	**172**	0	**172**
+30 mins.	0	0	0	0	0	229	0	229	0	0	0	0	0	147	**1**	148
+45 mins.	**3**	0	**2**	**5**	1	216	0	217	0	0	0	0	0	172	0	172
Total Volume	3	0	2	5	2	908	0	910	0	0	0	0	0	647	1	648
% App. Total	60	0	40		0.2	99.8	0		0	0	0		0	99.8	0.2	
PHF	.250	.000	.250	.250	.500	.919	.000	.917	.000	.000	.000	.000	.000	.940	.250	.942

APPENDIX B

Capacity Analysis Worksheets

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

AM Peak
6/19/2015

Intersection	
Intersection Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	537	0	0	741	1	0	0	0	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	584	0	0	805	1	0	0	0	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	807	0	0	584	0	0	995	1399	292	1107	1398	403
Stage 1	-	-	-	-	-	-	592	592	-	806	806	-
Stage 2	-	-	-	-	-	-	403	807	-	301	592	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	814	-	-	987	-	-	199	139	704	165	140	597
Stage 1	-	-	-	-	-	-	460	492	-	342	393	-
Stage 2	-	-	-	-	-	-	595	392	-	683	492	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	814	-	-	987	-	-	198	138	704	164	139	597
Mov Capacity-2 Maneuver	-	-	-	-	-	-	198	138	-	164	139	-
Stage 1	-	-	-	-	-	-	458	490	-	340	393	-
Stage 2	-	-	-	-	-	-	595	392	-	680	490	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	0	27.1
HCM LOS			A	D

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	0	0	814	-	-	987	-	-	164	164
HCM Lane V/C Ratio	+	+	0.005	-	-	-	-	-	0.009	0.004
HCM Control Delay (s)	0	0	9.446	-	-	0	-	-	27.1	27
HCM Lane LOS	A	A	A			A			D	D
HCM 95th %tile Q(veh)	+	+	0.016	-	-	0	-	-	0.027	0.013

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

PM Peak
6/19/2015

Intersection	
Intersection Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	1	618	17	14	884	1	12	0	8	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	672	18	15	961	1	13	0	9	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	962	0	0	690	0	0	1194	1675	345	1330	1684	481
Stage 1	-	-	-	-	-	-	683	683	-	992	992	-
Stage 2	-	-	-	-	-	-	511	992	-	338	692	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	711	-	-	900	-	-	142	94	651	113	93	531
Stage 1	-	-	-	-	-	-	405	447	-	264	322	-
Stage 2	-	-	-	-	-	-	514	322	-	650	443	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	711	-	-	900	-	-	139	92	651	110	91	531
Mov Capacity-2 Maneuver	-	-	-	-	-	-	139	92	-	110	91	-
Stage 1	-	-	-	-	-	-	404	446	-	264	317	-
Stage 2	-	-	-	-	-	-	501	317	-	640	442	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.1	24.5	11.8
HCM LOS			C	B

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	162	651	711	-	-	900	-	-	0	531
HCM Lane V/C Ratio	0.098	0.009	0.002	-	-	0.017	-	-	+	0.008
HCM Control Delay (s)	29.6	10.6	10.071	-	-	9.069	-	-	0	11.8
HCM Lane LOS	D	B	B			A			A	B
HCM 95th %tile Q(veh)	0.322	0.027	0.005	-	-	0.052	-	-	+	0.025

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	8	0	10	46	1	74	3	712	25	35	652	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	0	11	50	1	80	3	774	27	38	709	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1179	1593	355	1224	1580	401	710	0	0	801	0	0
Stage 1	785	785	-	794	794	-	-	-	-	-	-	-
Stage 2	394	808	-	430	786	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	146	106	641	135	108	599	885	-	-	818	-	-
Stage 1	352	402	-	348	398	-	-	-	-	-	-	-
Stage 2	602	392	-	574	401	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	121	101	641	128	103	599	885	-	-	818	-	-
Mov Capacity-2 Maneuver	121	101	-	128	103	-	-	-	-	-	-	-
Stage 1	351	383	-	347	397	-	-	-	-	-	-	-
Stage 2	518	391	-	538	382	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23	35.3	0	0.5
HCM LOS	C	E		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	885	-	-	220	246	818	-	-
HCM Lane V/C Ratio	0.004	-	-	0.089	0.535	0.047	-	-
HCM Control Delay (s)	9.083	-	-	23	35.3	9.616	-	-
HCM Lane LOS	A			C	E	A		
HCM 95th %tile Q(veh)	0.011	-	-	0.289	2.871	0.146	-	-

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

Baseline

Synchro 8 Report
Page 1

HCM 2010 TWSC
9: Matlock & Main

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	2.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	51	54	669	23	33	738
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	59	727	25	36	802

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1213	376	0	0	752	0
Stage 1	740	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	174	622	-	-	853	-
Stage 1	433	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	167	622	-	-	853	-
Mov Capacity-2 Maneuver	167	-	-	-	-	-
Stage 1	433	-	-	-	-	-
Stage 2	568	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28	0	0.4
HCM LOS	D		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	268	853	-
HCM Lane V/C Ratio	-	-	0.426	0.042	-
HCM Control Delay (s)	-	-	28	9.406	-
HCM Lane LOS			D	A	
HCM 95th %tile Q(veh)	-	-	2.014	0.132	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
12: S. Collins & Country Club

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	7.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	164	79	134	160	67	105
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	178	86	146	174	73	114

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	595	130	187	0	-	0
Stage 1	130	-	-	-	-	-
Stage 2	465	-	-	-	-	-
Follow-up Headway	3.518	3.318	2.218	-	-	-
Pot Capacity-1 Maneuver	467	920	1387	-	-	-
Stage 1	896	-	-	-	-	-
Stage 2	632	-	-	-	-	-
Time blocked-Platoon, %				-	-	-
Mov Capacity-1 Maneuver	412	920	1387	-	-	-
Mov Capacity-2 Maneuver	412	-	-	-	-	-
Stage 1	896	-	-	-	-	-
Stage 2	558	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.7	3.6	0
HCM LOS	C		

Minor Lane / Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1387	-	412	920	-	-
HCM Lane V/C Ratio	0.105	-	0.433	0.093	-	-
HCM Control Delay (s)	7.9	0	20.2	9.3	-	-
HCM Lane LOS	A	A	C	A		
HCM 95th %tile Q(veh)	0.351	-	2.132	0.308	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
13: Country Club & Logan

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	24	263	328	54	114	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	286	357	59	124	74

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	415	0	-	0	581	208
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	195	-
Follow-up Headway	2.22	-	-	-	3.52	3.32
Pot Capacity-1 Maneuver	1140	-	-	-	445	798
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	819	-
Time blocked-Platoon, %		-	-	-		
Mov Capacity-1 Maneuver	1140	-	-	-	435	798
Mov Capacity-2 Maneuver	-	-	-	-	435	-
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	800	-

Approach	EB	WB	SB
HCM Control Delay, s	0.7	0	14.1
HCM LOS			B

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1140	-	-	-	435	798
HCM Lane V/C Ratio	0.023	-	-	-	0.285	0.093
HCM Control Delay (s)	8.232	-	-	-	16.5	10
HCM Lane LOS	A				C	B
HCM 95th %tile Q(veh)	0.07	-	-	-	1.16	0.305

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
15: Hillary & Country Club

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	367	7	9	279	8	18	0	47	32	2	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	399	8	10	303	9	20	0	51	35	2	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	312	0	0	407	0	0	583	743	203	535	742	156
Stage 1	-	-	-	-	-	-	411	411	-	327	327	-
Stage 2	-	-	-	-	-	-	172	332	-	208	415	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	1245	-	-	1148	-	-	396	342	804	428	342	862
Stage 1	-	-	-	-	-	-	589	593	-	660	646	-
Stage 2	-	-	-	-	-	-	813	643	-	775	591	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	1245	-	-	1148	-	-	378	338	804	397	338	862
Mov Capacity-2 Maneuver	-	-	-	-	-	-	378	338	-	397	338	-
Stage 1	-	-	-	-	-	-	587	591	-	658	640	-
Stage 2	-	-	-	-	-	-	778	637	-	723	589	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.2	11.6	13.1
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	613	1245	-	-	1148	-	-	511
HCM Lane V/C Ratio	0.115	0.003	-	-	0.009	-	-	0.125
HCM Control Delay (s)	11.6	7.902	-	-	8.163	-	-	13.1
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.389	0.011	-	-	0.026	-	-	0.427

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

AM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	537	6	8	741	1	16	0	0	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	584	7	9	805	1	17	0	0	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	807	0	0	590	0	0	1016	1420	295	1124	1422	403
Stage 1	-	-	-	-	-	-	596	596	-	823	823	-
Stage 2	-	-	-	-	-	-	420	824	-	301	599	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	814	-	-	982	-	-	192	135	701	160	135	597
Stage 1	-	-	-	-	-	-	457	490	-	334	386	-
Stage 2	-	-	-	-	-	-	581	385	-	683	489	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	814	-	-	982	-	-	190	133	701	158	133	597
Mov Capacity-2 Maneuver	-	-	-	-	-	-	190	133	-	158	133	-
Stage 1	-	-	-	-	-	-	455	488	-	332	382	-
Stage 2	-	-	-	-	-	-	576	381	-	680	487	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	25.8	28
HCM LOS			D	D

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	190	0	814	-	-	982	-	-	158	158
HCM Lane V/C Ratio	0.092	+	0.005	-	-	0.009	-	-	0.009	0.005
HCM Control Delay (s)	25.8	0	9.446	-	-	8.699	-	-	28	27.9
HCM Lane LOS	D	A	A			A			D	D
HCM 95th %tile Q(veh)	0.298	+	0.016	-	-	0.027	-	-	0.028	0.014

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

AM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	51	54	669	23	33	738
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	59	727	25	36	802

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1213	376	0	0	752	0
Stage 1	740	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	174	622	-	-	853	-
Stage 1	433	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	167	622	-	-	853	-
Mov Capacity-2 Maneuver	167	-	-	-	-	-
Stage 1	433	-	-	-	-	-
Stage 2	568	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.4
HCM LOS	C		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	167	622	853	-
HCM Lane V/C Ratio	-	-	0.332	0.094	0.042	-
HCM Control Delay (s)	-	-	36.9	11.4	9.406	-
HCM Lane LOS			E	B	A	
HCM 95th %tile Q(veh)	-	-	1.358	0.311	0.132	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	1	3	26	0	72	3	826	65	115	934	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	3	28	0	78	3	898	71	125	1015	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1724	2244	511	1698	2213	484	1023	0	0	968	0	0
Stage 1	1269	1269	-	940	940	-	-	-	-	-	-	-
Stage 2	455	975	-	758	1273	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	57	41	508	60	43	529	674	-	-	707	-	-
Stage 1	178	238	-	283	340	-	-	-	-	-	-	-
Stage 2	554	328	-	365	237	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	42	34	508	50	35	529	674	-	-	707	-	-
Mov Capacity-2 Maneuver	42	34	-	50	35	-	-	-	-	-	-	-
Stage 1	177	196	-	282	338	-	-	-	-	-	-	-
Stage 2	470	327	-	297	195	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	73.6	74	0	1.2
HCM LOS	F	F		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	674	-	-	61	149	707	-	-
HCM Lane V/C Ratio	0.005	-	-	0.143	0.715	0.177	-	-
HCM Control Delay (s)	10.367	-	-	73.6	74	11.182	-	-
HCM Lane LOS	B			F	F	B		
HCM 95th %tile Q(veh)	0.015	-	-	0.466	4.2	0.639	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	5.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	47	54	901	53	81	956
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	59	979	58	88	1039

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1704	518	0	0	1037	0
Stage 1	1008	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	82	502	-	-	666	-
Stage 1	313	-	-	-	-	-
Stage 2	456	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	71	502	-	-	666	-
Mov Capacity-2 Maneuver	71	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	396	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	104.2	0	0.9
HCM LOS	F		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	131	666	-
HCM Lane V/C Ratio	-	-	0.838	0.132	-
HCM Control Delay (s)	-	-	104.2	11.227	-
HCM Lane LOS			F	B	
HCM 95th %tile Q(veh)	-	-	5.226	0.454	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
12: S. Collins & Country Club

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	5.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	159	104	82	66	73	217
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	173	113	89	72	79	236

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	447	197	315	0	-	0
Stage 1	197	-	-	-	-	-
Stage 2	250	-	-	-	-	-
Follow-up Headway	3.518	3.318	2.218	-	-	-
Pot Capacity-1 Maneuver	569	844	1245	-	-	-
Stage 1	836	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Time blocked-Platoon, %				-	-	-
Mov Capacity-1 Maneuver	527	844	1245	-	-	-
Mov Capacity-2 Maneuver	527	-	-	-	-	-
Stage 1	836	-	-	-	-	-
Stage 2	733	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13	4.5	0
HCM LOS	B		

Minor Lane / Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1245	-	527	844	-	-
HCM Lane V/C Ratio	0.072	-	0.328	0.134	-	-
HCM Control Delay (s)	8.114	0	15.1	9.9	-	-
HCM Lane LOS	A	A	C	A		
HCM 95th %tile Q(veh)	0.231	-	1.418	0.462	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
13: Country Club & Logan

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	68	355	326	30	23	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	74	386	354	33	25	54

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	387	0	-	0	712	193
Stage 1	-	-	-	-	371	-
Stage 2	-	-	-	-	341	-
Follow-up Headway	2.22	-	-	-	3.52	3.32
Pot Capacity-1 Maneuver	1168	-	-	-	367	816
Stage 1	-	-	-	-	668	-
Stage 2	-	-	-	-	692	-
Time blocked-Platoon, %		-	-	-		
Mov Capacity-1 Maneuver	1168	-	-	-	344	816
Mov Capacity-2 Maneuver	-	-	-	-	344	-
Stage 1	-	-	-	-	668	-
Stage 2	-	-	-	-	648	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	11.8
HCM LOS			B

Minor Lane / Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1168	-	-	-	344	816
HCM Lane V/C Ratio	0.063	-	-	-	0.073	0.067
HCM Control Delay (s)	8.29	-	-	-	16.3	9.7
HCM Lane LOS	A				C	A
HCM 95th %tile Q(veh)	0.202	-	-	-	0.234	0.214

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
15: Hillary & Country Club

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	17	278	13	1	287	6	10	3	5	1	2	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	302	14	1	312	7	11	3	5	1	2	21

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	318	0	0	316	0	0	505	667	158	507	670	159
Stage 1	-	-	-	-	-	-	346	346	-	317	317	-
Stage 2	-	-	-	-	-	-	159	321	-	190	353	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	1239	-	-	1241	-	-	450	378	859	449	377	858
Stage 1	-	-	-	-	-	-	643	634	-	669	653	-
Stage 2	-	-	-	-	-	-	827	650	-	794	629	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	1239	-	-	1241	-	-	432	372	859	438	371	858
Mov Capacity-2 Maneuver	-	-	-	-	-	-	432	372	-	438	371	-
Stage 1	-	-	-	-	-	-	634	625	-	659	652	-
Stage 2	-	-	-	-	-	-	804	649	-	773	620	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0	12.7	10
HCM LOS			B	B

Minor Lane / Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	486	1239	-	-	1241	-	-	738
HCM Lane V/C Ratio	0.04	0.015	-	-	0.001	-	-	0.032
HCM Control Delay (s)	12.7	7.95	-	-	7.903	-	-	10
HCM Lane LOS	B	A			A			B
HCM 95th %tile Q(veh)	0.126	0.045	-	-	0.003	-	-	0.1

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
22: Ladera Entrance/Summer Glen & Debbie

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	0

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	1	618	6	0	884	1	0	0	0	0	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	0	-	-	-	-	100	100	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	672	7	0	961	1	0	0	0	0	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	962	0	0	678	0	0	1157	1639	339	1299	1641	481
Stage 1	-	-	-	-	-	-	677	677	-	961	961	-
Stage 2	-	-	-	-	-	-	480	962	-	338	680	-
Follow-up Headway	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Capacity-1 Maneuver	711	-	-	910	-	-	151	99	657	119	99	531
Stage 1	-	-	-	-	-	-	409	450	-	275	333	-
Stage 2	-	-	-	-	-	-	536	332	-	650	449	-
Time blocked-Platoon, %		-	-		-	-						
Mov Capacity-1 Maneuver	711	-	-	910	-	-	150	99	657	119	99	531
Mov Capacity-2 Maneuver	-	-	-	-	-	-	150	99	-	119	99	-
Stage 1	-	-	-	-	-	-	408	449	-	275	333	-
Stage 2	-	-	-	-	-	-	532	332	-	649	448	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	0	11.8
HCM LOS			A	B

Minor Lane / Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	0	0	711	-	-	910	-	-	0	531
HCM Lane V/C Ratio	+	+	0.002	-	-	-	-	-	+	0.008
HCM Control Delay (s)	0	0	10.071	-	-	0	-	-	0	11.8
HCM Lane LOS	A	A	B			A			A	B
HCM 95th %tile Q(veh)	+	+	0.005	-	-	0	-	-	+	0.025

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
25: S. Collins & Stiles

PM Peak
6/14/2015

Intersection	
Intersection Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	42	4	6	218	288	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	46	4	7	237	313	89

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	608	358	402	0	-	0
Stage 1	358	-	-	-	-	-
Stage 2	250	-	-	-	-	-
Follow-up Headway	3.518	3.318	2.218	-	-	-
Pot Capacity-1 Maneuver	459	686	1157	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Time blocked-Platoon, %				-	-	-
Mov Capacity-1 Maneuver	456	686	1157	-	-	-
Mov Capacity-2 Maneuver	456	-	-	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	786	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.6	0.2	0
HCM LOS	B		

Minor Lane / Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1157	-	470	-	-
HCM Lane V/C Ratio	0.006	-	0.106	-	-
HCM Control Delay (s)	8.129	0	13.6	-	-
HCM Lane LOS	A	A	B		
HCM 95th %tile Q(veh)	0.017	-	0.355	-	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

AM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	8	0	10	46	1	74	3	712	25	35	652	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	0	11	50	1	80	3	774	27	38	709	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1179	1593	355	1224	1580	401	710	0	0	801	0	0
Stage 1	785	785	-	794	794	-	-	-	-	-	-	-
Stage 2	394	808	-	430	786	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	146	106	641	135	108	599	885	-	-	818	-	-
Stage 1	352	402	-	348	398	-	-	-	-	-	-	-
Stage 2	602	392	-	574	401	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	121	101	641	128	103	599	885	-	-	818	-	-
Mov Capacity-2 Maneuver	121	101	-	128	103	-	-	-	-	-	-	-
Stage 1	351	383	-	347	397	-	-	-	-	-	-	-
Stage 2	518	391	-	538	382	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.1	25	0	0.5
HCM LOS	C	D		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	885	-	-	121	337	128	357	818	-	-
HCM Lane V/C Ratio	0.004	-	-	0.048	0.041	0.26	0.275	0.047	-	-
HCM Control Delay (s)	9.083	-	-	36.2	16.1	42.8	18.9	9.616	-	-
HCM Lane LOS	A			E	C	E	C	A		
HCM 95th %tile Q(veh)	0.011	-	-	0.149	0.127	0.976	1.101	0.146	-	-

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

AM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	51	54	669	23	33	738
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	59	727	25	36	802

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1213	376	0	0	752	0
Stage 1	740	-	-	-	-	-
Stage 2	473	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	174	622	-	-	853	-
Stage 1	433	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	167	622	-	-	853	-
Mov Capacity-2 Maneuver	167	-	-	-	-	-
Stage 1	433	-	-	-	-	-
Stage 2	568	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.8	0	0.4
HCM LOS	C		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	167	622	853	-
HCM Lane V/C Ratio	-	-	0.332	0.094	0.042	-
HCM Control Delay (s)	-	-	36.9	11.4	9.406	-
HCM Lane LOS			E	B	A	
HCM 95th %tile Q(veh)	-	-	1.358	0.311	0.132	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
3: Matlock & Windcastle

PM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	4	1	3	26	0	72	3	826	65	115	934	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	-	100	-	-	1	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	3	28	0	78	3	898	71	125	1015	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1724	2244	511	1698	2213	484	1023	0	0	968	0	0
Stage 1	1269	1269	-	940	940	-	-	-	-	-	-	-
Stage 2	455	975	-	758	1273	-	-	-	-	-	-	-
Follow-up Headway	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Capacity-1 Maneuver	57	41	508	60	43	529	674	-	-	707	-	-
Stage 1	178	238	-	283	340	-	-	-	-	-	-	-
Stage 2	554	328	-	365	237	-	-	-	-	-	-	-
Time blocked-Platoon, %								-	-		-	-
Mov Capacity-1 Maneuver	42	34	508	50	35	529	674	-	-	707	-	-
Mov Capacity-2 Maneuver	42	34	-	50	35	-	-	-	-	-	-	-
Stage 1	177	196	-	282	338	-	-	-	-	-	-	-
Stage 2	470	327	-	297	195	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	68	41.5	0	1.2
HCM LOS	F	E		

Minor Lane / Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	674	-	-	42	80	50	261	707	-	-
HCM Lane V/C Ratio	0.005	-	-	0.069	0.072	0.377	0.336	0.177	-	-
HCM Control Delay (s)	10.367	-	-	97	53.5	115.3	25.6	11.182	-	-
HCM Lane LOS	B			F	F	F	D	B		
HCM 95th %tile Q(veh)	0.015	-	-	0.213	0.229	1.348	1.424	0.639	-	-

Notes

~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

HCM 2010 TWSC
9: Matlock & Main

PM Peak - Mitigation
6/14/2015

Intersection	
Intersection Delay, s/veh	3.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	47	54	901	53	81	956
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	51	59	979	58	88	1039

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1704	518	0	0	1037	0
Stage 1	1008	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Follow-up Headway	3.52	3.32	-	-	2.22	-
Pot Capacity-1 Maneuver	82	502	-	-	666	-
Stage 1	313	-	-	-	-	-
Stage 2	456	-	-	-	-	-
Time blocked-Platoon, %			-	-		-
Mov Capacity-1 Maneuver	71	502	-	-	666	-
Mov Capacity-2 Maneuver	71	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	396	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	70	0	0.9
HCM LOS	F		

Minor Lane / Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	71	502	666	-
HCM Lane V/C Ratio	-	-	0.72	0.117	0.132	-
HCM Control Delay (s)	-	-	135.4	13.1	11.227	-
HCM Lane LOS			F	B	B	
HCM 95th %tile Q(veh)	-	-	3.306	0.394	0.454	-

Notes
~ : Volume Exceeds Capacity; $: Delay Exceeds 300 Seconds; Error : Computation Not Defined

City of Rockwall

Project Plan Review History

Project Number	P2017-046	**Owner**	WWSW, PROPERTIES LLC	**Applied**	8/22/2017 LM
Project Name	Lots 1&2, Block A, Briones Addition	**Applicant**	THERESA BRIONES	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	8/22/2017 LM

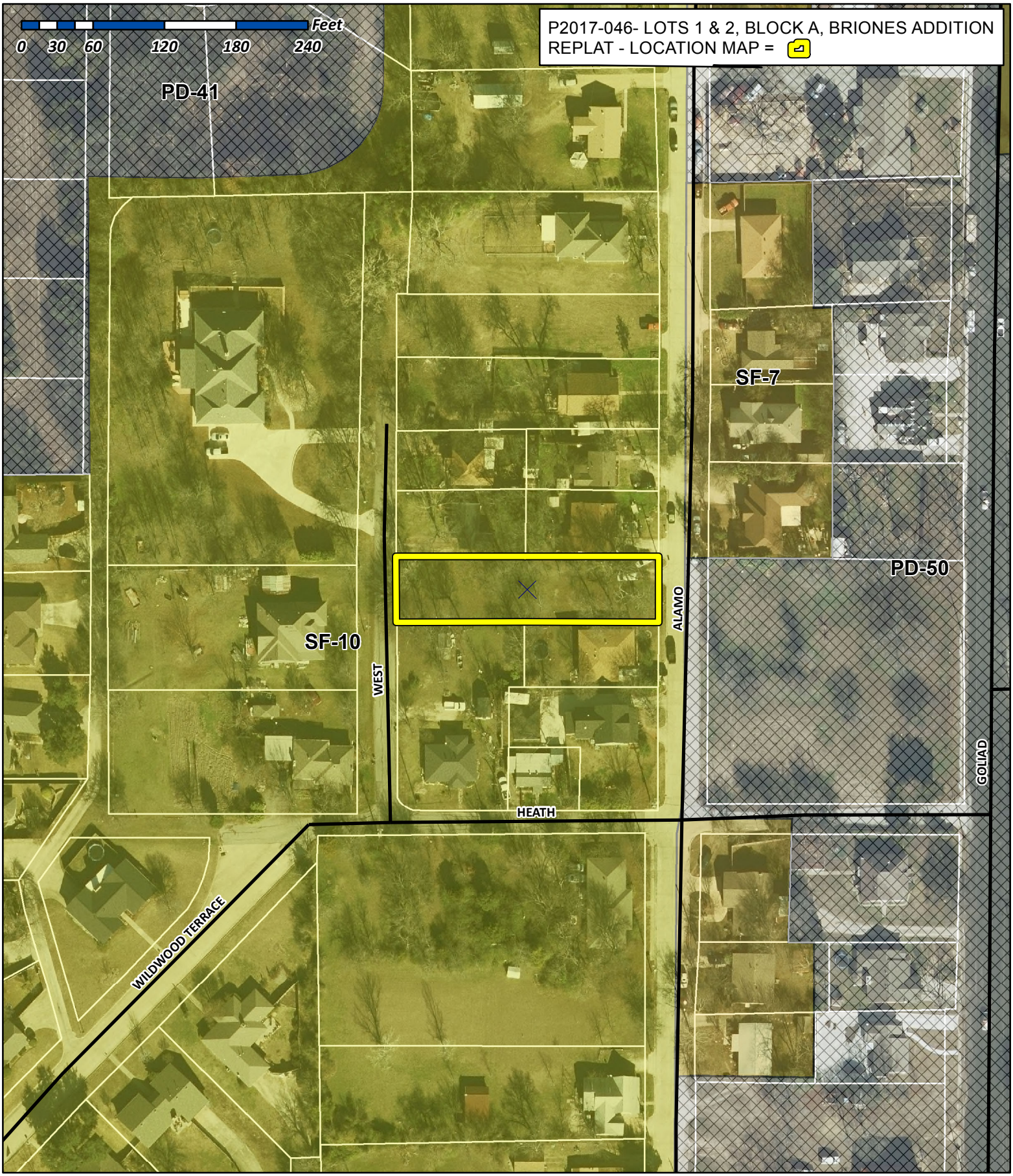
Site Address	**City, State Zip**	**Zoning**
905 N WEST RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	NULL	PART 7	NULL	3730-0007-0000-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/22/2017	8/29/2017				
ENGINEERING	Amy Williams	8/22/2017	8/29/2017				
FIRE	Ariana Hargrove	8/22/2017	8/29/2017				
GIS	Lance Singleton	8/22/2017	8/29/2017				
PLANNING	Korey Brooks	8/22/2017	8/29/2017	8/24/2017	2	COMMENTS	Comments

(8/24/2017 12:42 PM KB)
P2017-46 Lots 1 &2, Block A, Briones Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

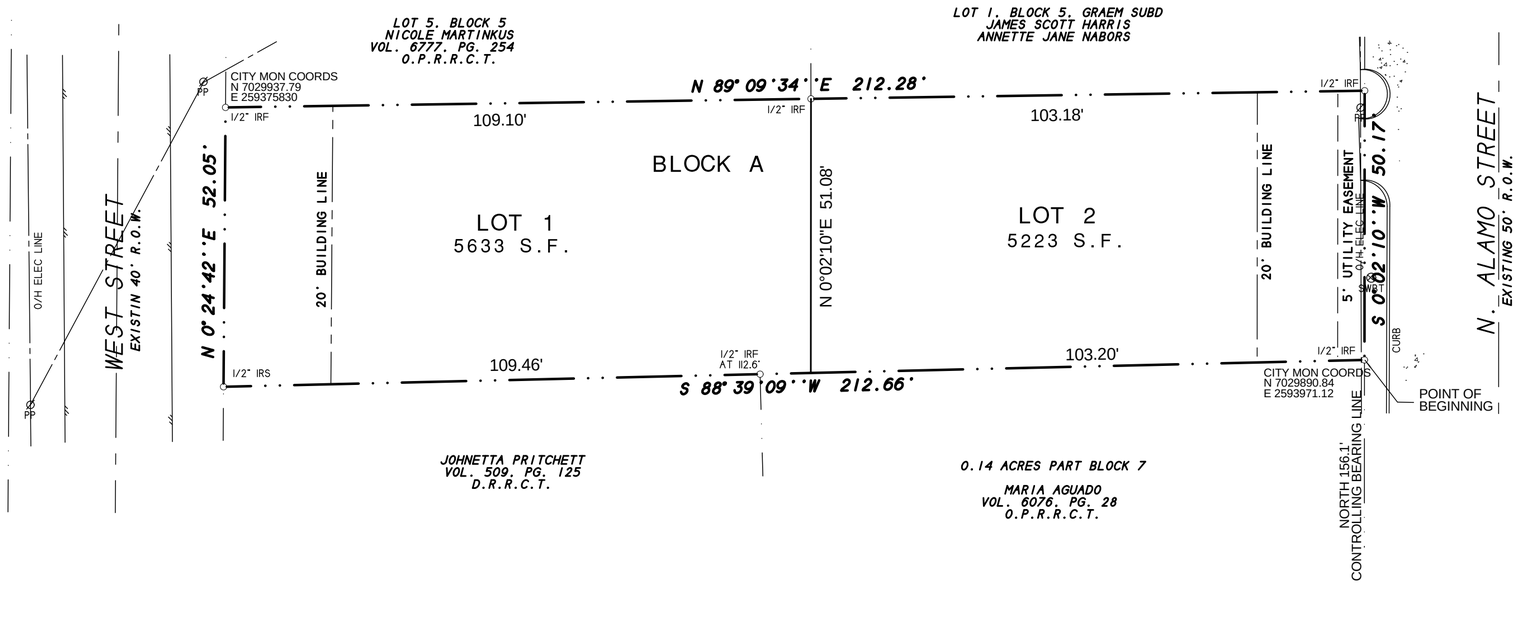
I.1 This is a request by Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre tract of land identified as a portion of Block 7, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 Alamo Street and 906 West Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-046) in the lower right hand corner of all pages on future submittals.
M.4 Please add General Note: "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Meeting for this case is August 29, 2017.
I.6 The City Council meeting date and subsequent approval for this plat is September 5, 2017

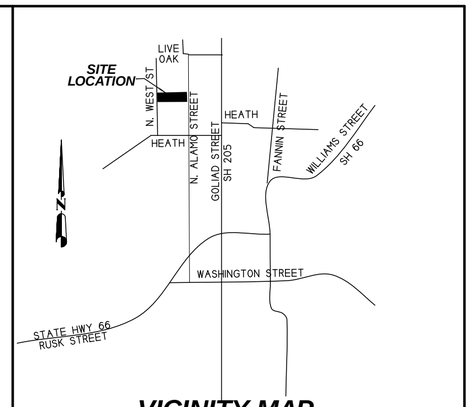


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.

FINAL PLAT

BRIONES ADDITION
LOTS 1 AND 2, BLOCK A

10,856 S.F. OR 0.25 ACRES
BEING A REPLAT OF
PART OF BLOCK 7
GARNER ADDITION

A PART OF THE J.H.B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: STATE PLACE COORDINATES BASED ON ROCKWALL MONUMENT SYSTEM.

OWNER:
RONALD & THERESA BRIONES
906 N. WEST STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE APRIL 6, 2017
SCALE 1" = 20' FILE # 20150249-RP
CLIENT BRIONES

CITY CASE NO P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Ronald Briones and Theresa Briones, BEING THE OWNER OF A TRACT OF land in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being a part of Block 7, Garner Addition, an Addition to the City of Rockwall, Texas, and being described in a Warranty deed from WWSW Properties, LLC to Ronald Briones and Theresa Briones, dated November 7, 2014 and being recorded in Document number 20140000016289 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street 50' R.O.W. said point being at the southeast corner of said tract, said point being NORTH, 156.1 feet from the intersection of said right-of-way line with the north right-of-way line of Heath Street, and also being the northeast corner of a tract of land as described in a Warranty deed to Maria Aguado, as recorded in Volume 6076, Page 28 of the Official Public Records of Rockwall County, Texas;

THENCE S. 88 deg. 39 min. 09 sec. W. along the south line of said tract, passing a 1/2" iron rod found at 112.60 feet and continuing for a total distance of 212.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line fo West Street and at the southwest corner of said tract of land and at the northwest corner of a tract of land as described in a Deed to Johnetta Pritchett, as recorded in Volume 509, Page 125 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 24 min. 42 sec. E. along the east line of said West Street, a distance of 52.05 feet to a 1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Deed to Nicole Martinkus, as recorded in Volume 6777, Page 254, of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 09 min. 34 sec. E. along the south line of said Martinkus tract, at 103.10 feet pass a 1/2" iron rod found at the southeast corner of said and continuing for a total distance of 212.28 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street;

THENCE S.00 deg. 02 min. 10 sec. W. along said right-of-way line, a distance of 50.17 feet to the POINT OF BEGINNING and containing 10,856 square feet or 0.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____
Ronald Briones

_____
Theresa Briones

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Briones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Theresa Briones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

BRIONES ADDITION
LOTS 1 AND 2, BLOCK A

10,856 S.F. OR 0.25 ACRES
BEING A REPLAT OF
PART OF BLOCK 7
GARNER ADDITION

A PART OF THE J.H.B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
RONALD & THERESA BRIONES
906 N. WEST STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SURVEY DATE APRIL 6, 2017
SCALE 1" = 20' FILE # 20150249-RP
CLIENT BRIONES

CITY CASE NO P2017-

City of Rockwall

Project Plan Review History

Project Number	SP2017-025	**Owner**	CORNERSTONE CHURCH	**Applied**	8/14/2017 LM
Project Name	Cornerstone Church	**Applicant**	MERSHAWN ARCHITECTS	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	8/14/2017 LM

Site Address	**City, State Zip**	**Zoning**
1565 AIRPORT RD	ROCKWALL, TX 75087	

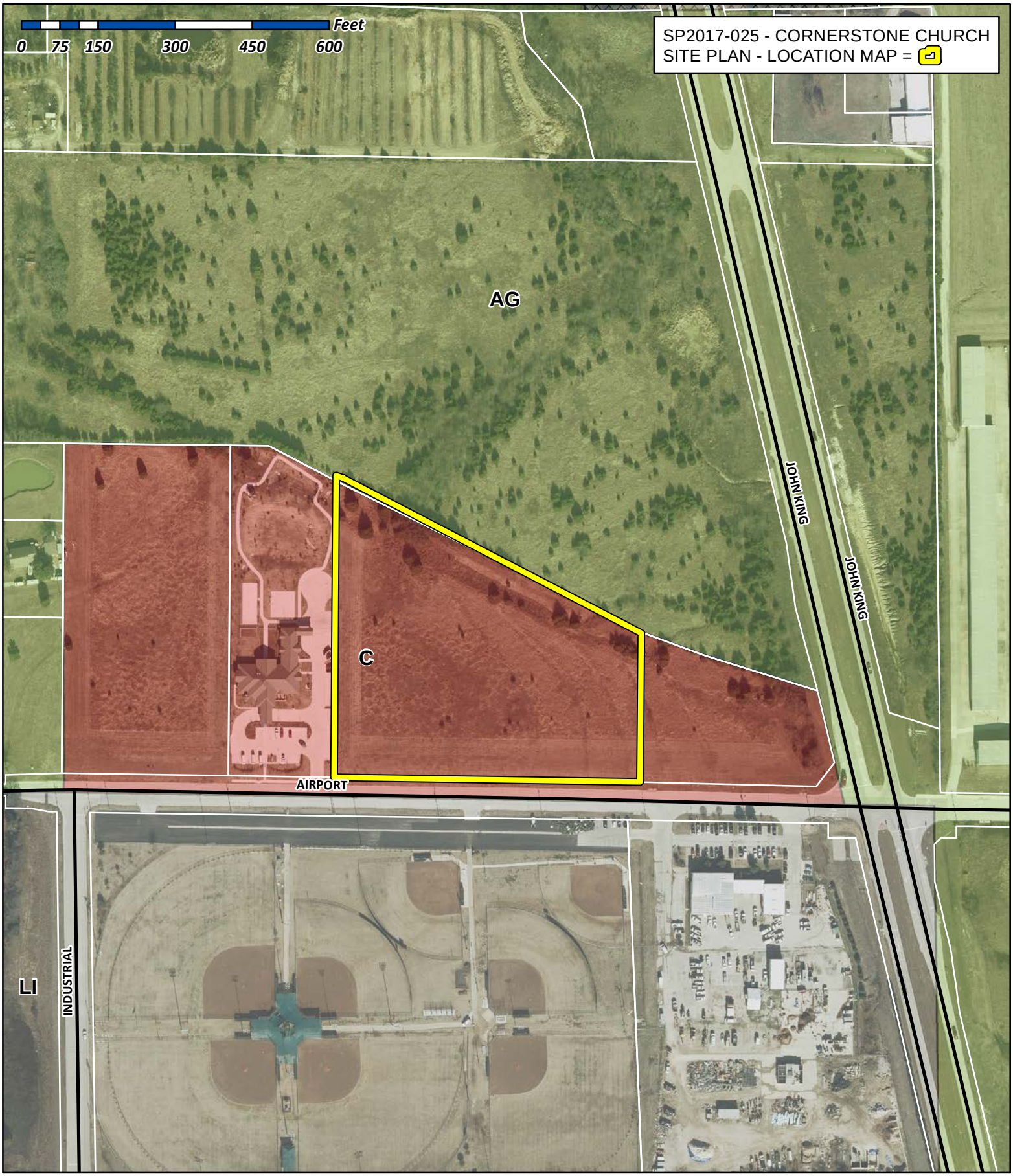
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	4-6	NULL	4-6	0020-0000-0004-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/14/2017	8/21/2017	8/22/2017	8	COMMENTS	
Need FAA Approval							
ENGINEERING	Amy Williams	8/14/2017	8/21/2017	8/21/2017	7	COMMENTS	See Comments
(8/21/2017 4:59 PM AW) - Engineering Inspection Fees (4% of anything in ROW/Easement) - Water Wastewater and Roadway Impact Fees - Will need off-site Drainage easement to Squabble Creek For Storm Water Runoff - Will need to get WW service from property to the west on Airport and extend to property line, Min 8" WW including to pay a sewer pro-rata. - Dumpster will need oil/water separator if there is a Kitchen Facility - 20'x9' parking adjacent to building							
FIRE	Kevin Clark	8/14/2017	8/21/2017	8/23/2017	9	COMMENTS	See Comments
(8/23/2017 10:27 AM KC) -Must meet and adhere to all Fire Code requirements - Where a portion of the facility or building hereafter constructed within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. -Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the building as measured by an approved route around the exterior of the building or facility.. The path of measurement shall be along a minimum of a 10-feet wide unobstructed pathway around the external walls of the structure. (Obstructions include AC units, shrubs, trees, gates, or other construction or utilities.) - Underground fire line piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
GIS	Lance Singleton	8/14/2017	8/21/2017	8/22/2017	8	APPROVED	See Comments
(8/22/2017 8:36 AM LS) Address assignment will be 1565 AIRPORT RD, ROCKWALL, TX 75087							
PLANNING	Korey Brooks	8/14/2017	8/21/2017	8/24/2017	10	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(8/24/2017 11:02 AM KB)
SP2017-025 Cornerstone Church Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six(6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1310 Summer Lee Drive.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2017-025) in the lower right hand corner of all pages on future submittals.
M.4 Parking for a church is 1 per 4 seats not 1 per 3. You are only required 148 spaces.
M.5 Please provide a materials sample board.
M.6 Please provide the date on the site plan (lower left corner doesn't have the date)
M.7 Please provide dimensions of all walls on site plan
M.8 Please provide distance from building to each property line.
M.9 Please show location of fire hydrants
M.10 Please indicate sidewalks
M.11 Please show centerline of Airport Road.
M.12 Please show any median breaks in Airport Road
M.13 Please show dimension of a typical parking space
M.14 Please show how mechanical equipment will be screened (e.g. foot mounted screen by parapet)—show dashline where the equipment will be.—on building elevations
M.15 Please provide pervious vs. impervious data.
M.16 Please provide site data on photometric plan
M.17 Please indicate mounting height (I see a note on the plan, but I cannot see what it is referencing)
M.18 Please provide cut sheets for all lighting.
M.19 Please check lighting levels along the south and west property lines and try to get as close to 0.2 FC as possible
M.20 Please indicate which elevation faces Airport road on building elevations.
M.21 Please provide building materials percentages per façade.
M.22 Please indicate parapet height.
M.23 Please take a look at our vertical articulation requirements. As shown, this may require a variance to vertical articulation.
I.24 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Worksession for this case is August 29, 2017. The Planning and Zoning Meeting is September 12.
I.25 The City Council meeting date, if necessary, is September 18, 2017
I.26 This site plan will be required to go to Architectural Review Board at 5:00 on the days of the Planning and Zoning worksession and meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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MERSHAWN
ARCHITECTS

City of Rockwall
Planning and Zoning Department
Ryan Miller AICP

August 9, 2017

Mr. Ryan,

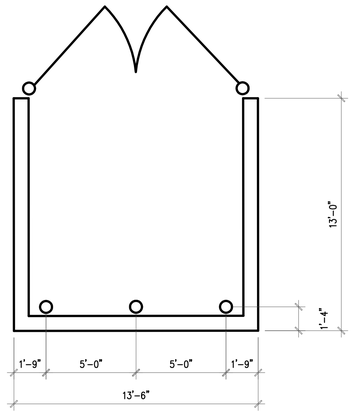
We are respectfully requesting a variance of the zoning ordinance for the Cornerstone Church project.
The first item is to extend the stucco on the exterior wall below the 4'-0" restriction.
The second item is in regard to not meeting 100% of the articulation requirement.

Thank you for your consideration,

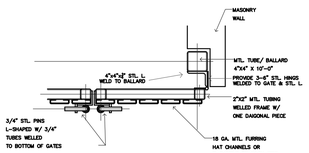
Greg Wallis
Mershawn Architects

2313 Ridge Rd. #103, Rockwall, TX 75087 • 972-722-9302 PH • 972-722-9299 FAX

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

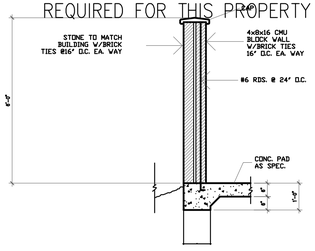


1 DUMPSTER PLAN
1/4" = 1'-0"

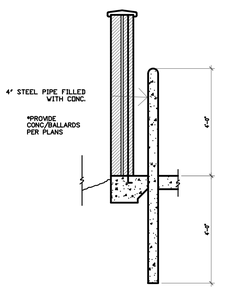


2 DETAIL@ BALLARD
NO SCALE

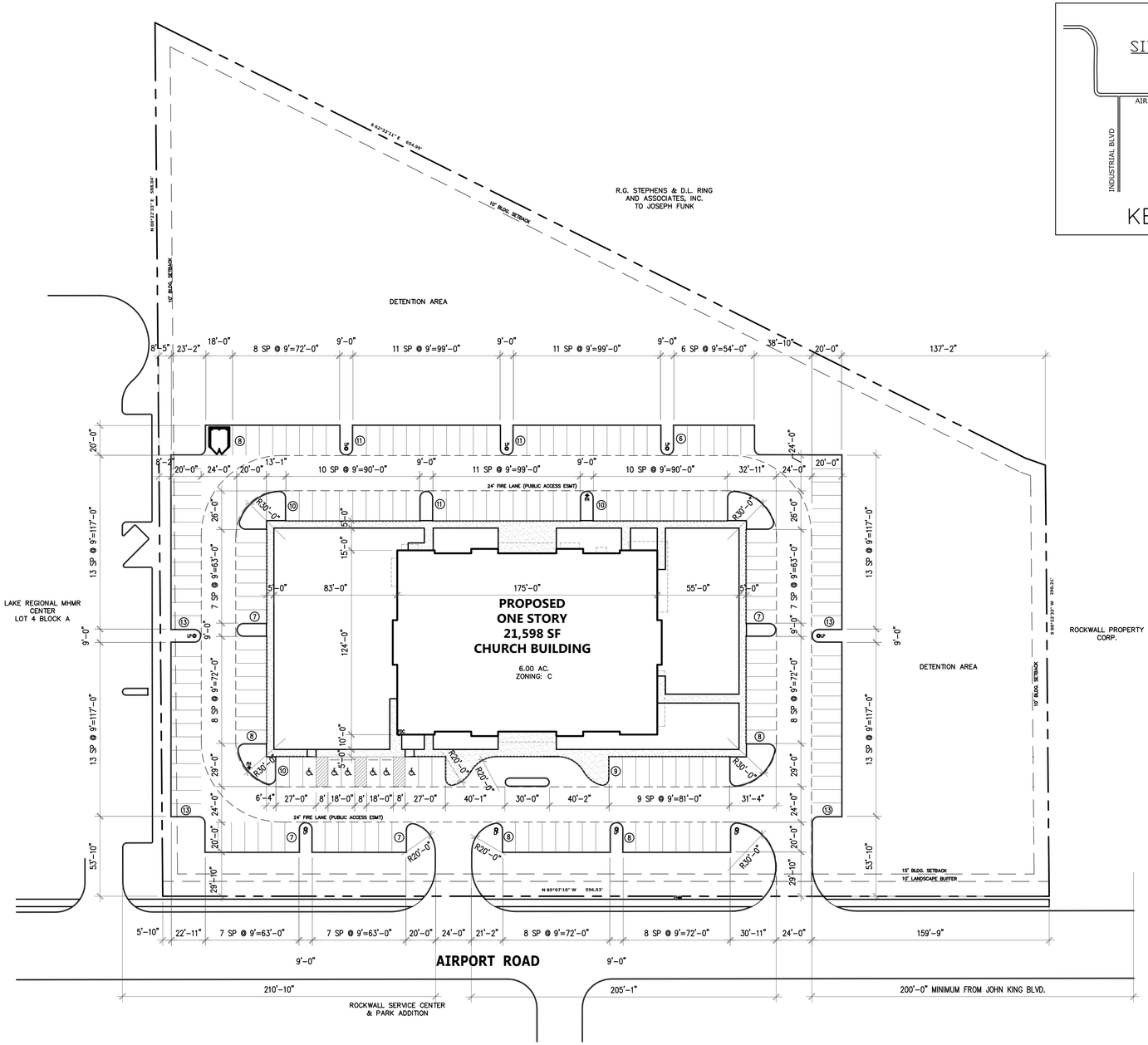
THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

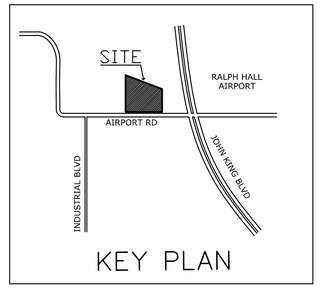


3 SECTION @ DUMPSTER WALL



4 DETAIL@ BALLARD
NO SCALE





NORTH
0 40 80
SCALE IN FEET

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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX. 6' WIDE U.N.O.
ALL PAVING RADII ARE 4'-6" U.N.O.

PARKING DATA

CHURCH	592 SEATS @ 1:3	= 197
197	PARKING SPACES REQUIRED	
198	PARKING SPACES PROVIDED	
192	PARKING SPACES & 6 HANDICAP SPACE	

OWNER
CORNERSTONE CHURCH
1950 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140

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MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A1
OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

EXISTING CEDAR AND HACKBERRY

LIVE OAKS (27)
INSTALLED WITH A MIN. 4"
CALIPER

RED BUD (2)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (8)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (58)
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

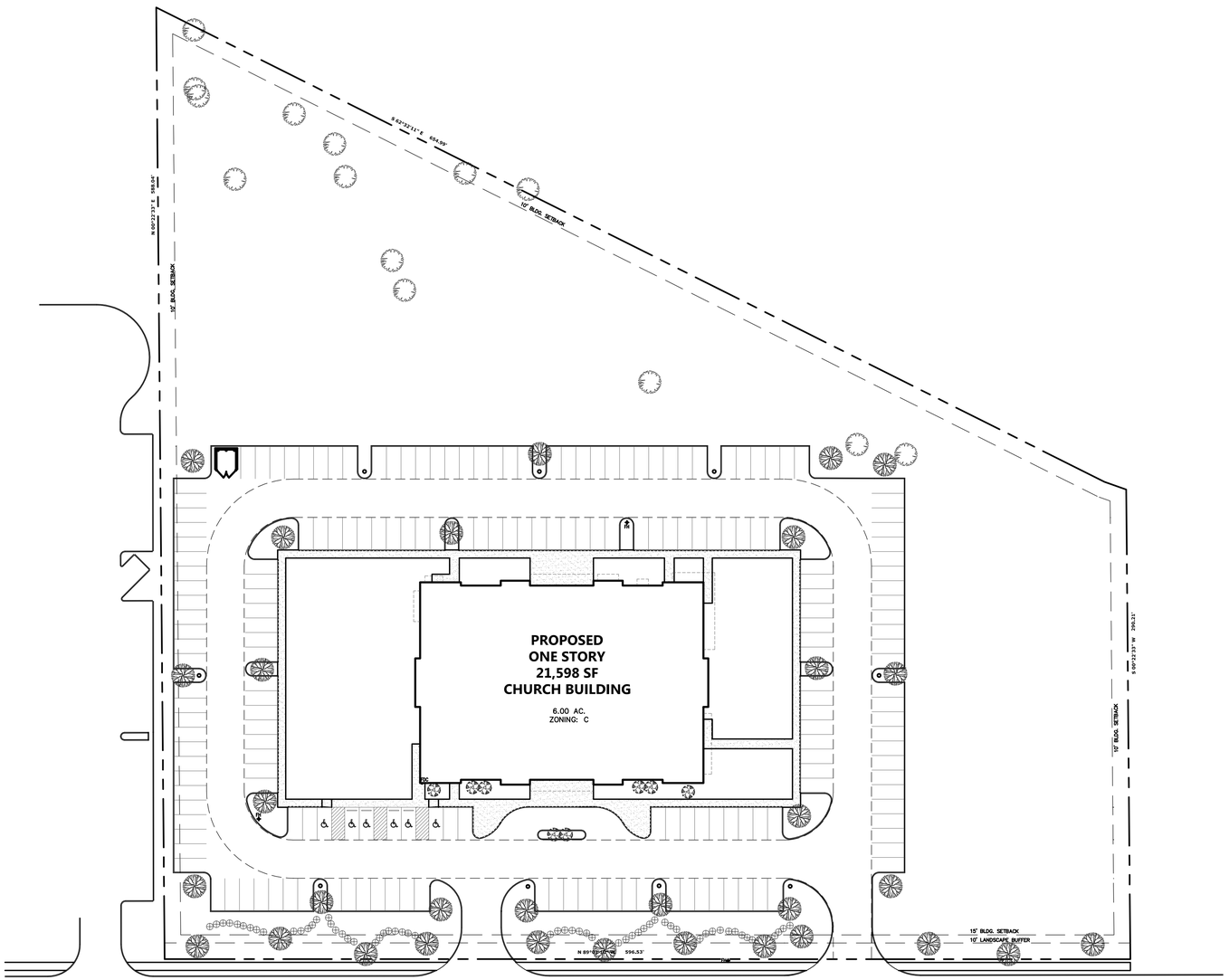
CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

ABSTRACT NO. 20 -N. BUTLER SURVEY

1. ZONING: C -COMERCIAL
2. PROPOSED USE: CHURCH
3. PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
4. BUILDING AREA: 21,598 SF
5. BUILDING HEIGHT: SINGLE STORY - 37'-0 "
6. LOT COVERAGE: 8.3% F.A.R. = 0.008:1
7. PARKING REQUIRED: 3 SPACE/SEAT 592/3 = 197 SPACES REQUIRED
8. HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 198 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF



NORTH

0 40 80

SCALE IN FEET

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50'	12	12
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
CORNERSTONE CHURCH
1959 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140

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MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

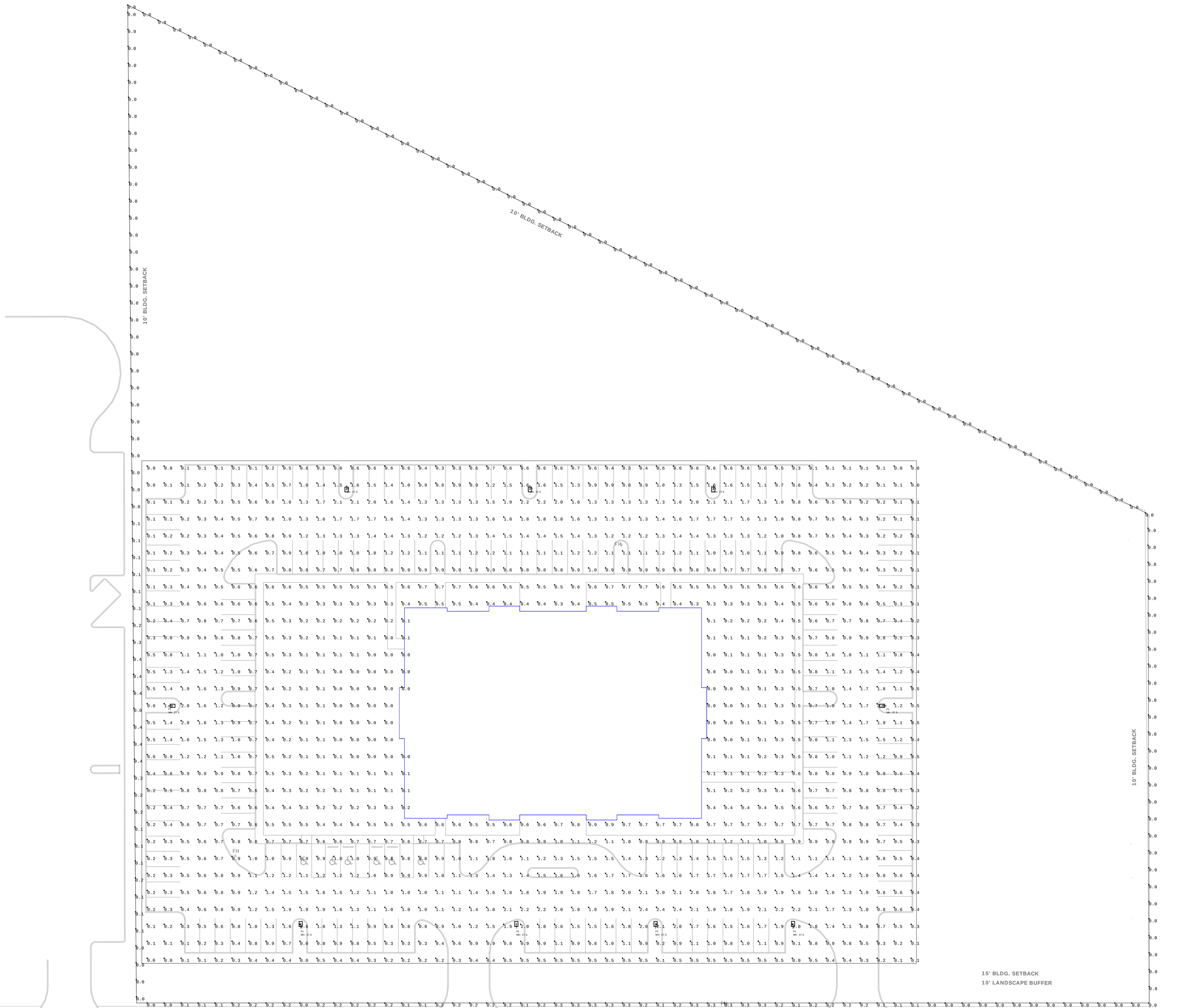
REGISTERED ARCHITECT WAYNE MERSHAWN 11,628 STATE OF TEXAS

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1



Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values shown at grade.
3. Mounting heights: As shown.
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaire uses integrated photometric lamp data, which is provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	
PROPERTY LINE	N.A.	Fc	0.06	0.4	0.0	N.A.	
SITE	0	Fc	0.78	2.4	0.0	N.A.	

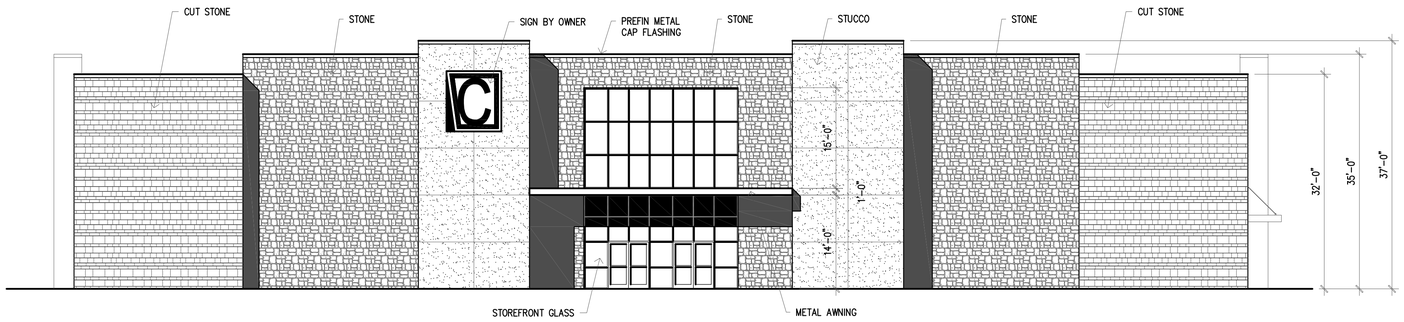
Luminaire Schedule									
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor	
	P1	9	LITHONIA DSXO LED 60C 1000 40K T3M MVOLT	15026	138	1.000	0.908	1.000	

PROJECT:CORNERSTONE CHURCH
SALESPERSON:
SCALE:1:30
CALC BY:MILLER
FILE: 170801_CORNERSTONE_V1

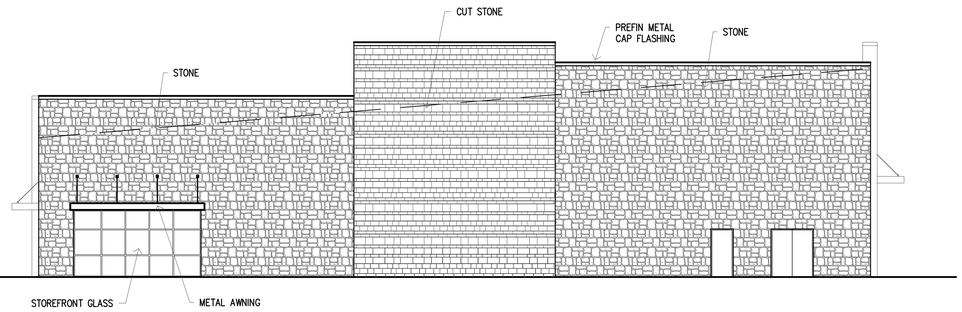
17-08-01

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com

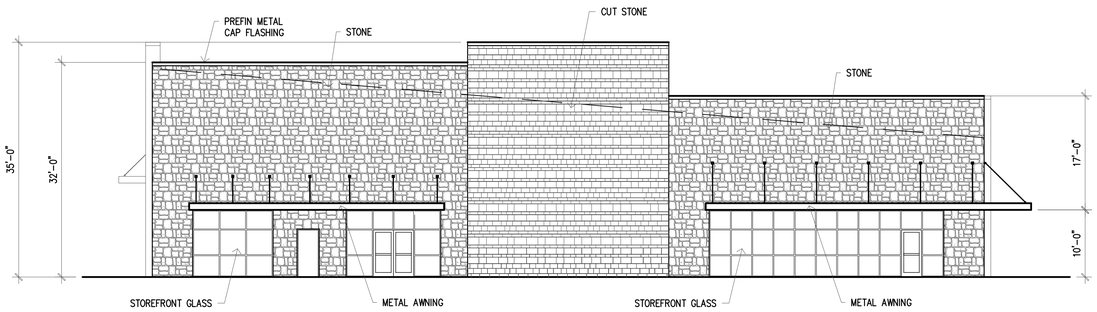
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



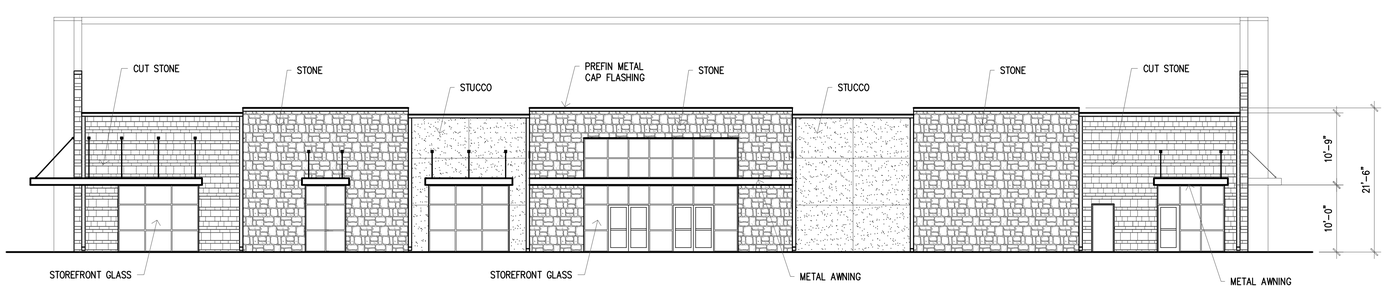
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

0 10 20
SCALE IN FEET

PRICING & CONSTRUCTION GENERAL NOTES:

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2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/32" = 1'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A4 OF







City of Rockwall

Project Plan Review History

Project Number	SP2017-026	**Owner**	RAYMOND JOWERS	**Applied**	8/18/2017	LM
Project Name	2040 Kristy Lane	**Applicant**	WILLIAM ADAIR	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	8/18/2017	LM

Site Address	**City, State Zip**	**Zoning**
2040 KRISTY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BODIN INDUSTRIAL	TR 1-B	NULL	TR 1-B	3130-0000-0001-B0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	COMMENTS	See Comments

(8/21/2017 4:23 PM AW)
- 4% Engineering Inspection Fees
- Impact Fees
- Detention is required for the entire property and must be at sheet flow conditions prior to leaving the property. Need to show detention on site plan
- Parking to be 20'x9'
- Label distances between driveways (measured from edge to edge)
- Variance on driveway spacing

FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	COMMENTS	See Comments

(8/23/2017 10:02 AM KC)
-Must meet and adhere to all Fire Code requirements.
-Buildings over 5,000 sqft shall be equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13.
-Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
-The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.
-A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.
- Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.

GIS	Lance Singleton	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
PLANNING	David Gonzales	8/18/2017	8/25/2017	8/19/2017	1	COMMENTS	See comments

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, September 6, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-026" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.
4. See Site Plan check list for informational requirements associated with a site plan submittal (i.e. site plan, landscape plan, photometric plan, building elevations).

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Per Sec. 5.1.A.1, of Article V, of the UDC, a minimum of 20% stone is required on all walls visible from a public street or open space. Provide calculation for each facade meeting this requirement or approval of an exception of required for each elevation not meeting this standard.
2. Per Sec. 5.1.C, of Article V, of the UDC, horizontal articulation is required for the east and west elevations.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide dumpster enclosure detail. Enclosure walls are to be a minimum of 6-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Approval of an exceptionto allow for not meeting the standards for horizontal articulaton for the east and west elevations is required. See Exception Request above for P&Z and CC to consider.
3. Indicate and dimension all easements (i.e. firelane, public access, utility, detension & drainage, etc.)
4. Indicate and dimension a minimum 10-ft landscape buffer along Kristy Lane.
5. Provide a label for the streets name along Kristy Lane.
6. Indicate and label appropriate setbacks based on the Light Industrial District standards.
7. Where will the HVAC units be located? Indicate screening of the units (i.e. landscapeing, wing-wall, etc.).
8. For the purpose of establishing the parking ratio's, please provide the square footage of the office and warehouse. Office is parked at 1 space per 300 sq. ft and warehouse is parked at 1 space per 1000 sq. ft.
9. Provide property owner information for each adjacent lot.
10. Label plan as Site Plan.

Landscape Plan:
1. Provide a detailed Landscape Plan.

Photometric Plan:

1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

Building Elevations:

1. Provide calculations for all exterior building materials - broken out for each facade.
2. Minimum 20% stone required for all facades. If standards are not met, see exception request listed above.
2. Exception to the horizontal articulation standards for the east and west elevations requried as indicated above.
3. Verify labels for each elevation. Appears that the east elevation should be north and the west should be south and so on for all elevations.
4. What type of roofing material will be used? provide label for roof material.
5. Remove landscaping from this plan and provide a landscape plan.
6. Elevation requires arecommendation of the Architectural Reivew Board (ARB).
7. Provide a materials sample board for review by the ARB.
7. Label plan as Building Elevations.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: August 29, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

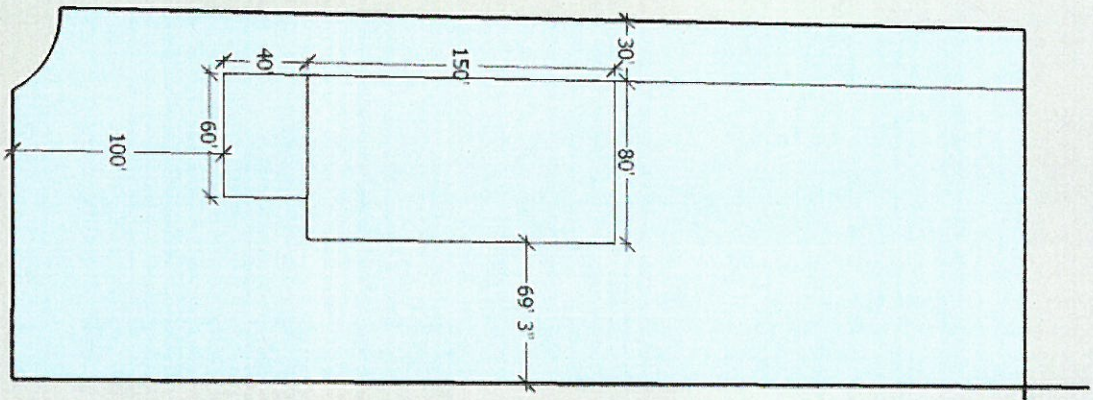
Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board: September 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]

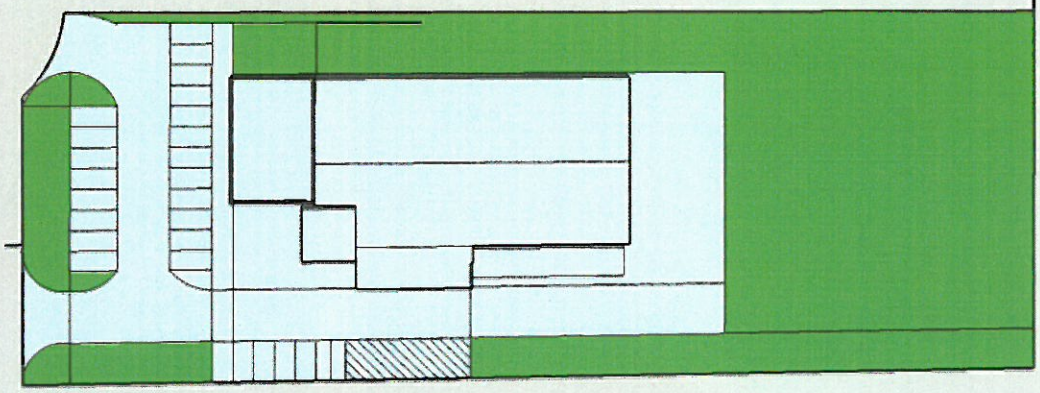
Planning - Action: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: September 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

2040 Kristy Ln

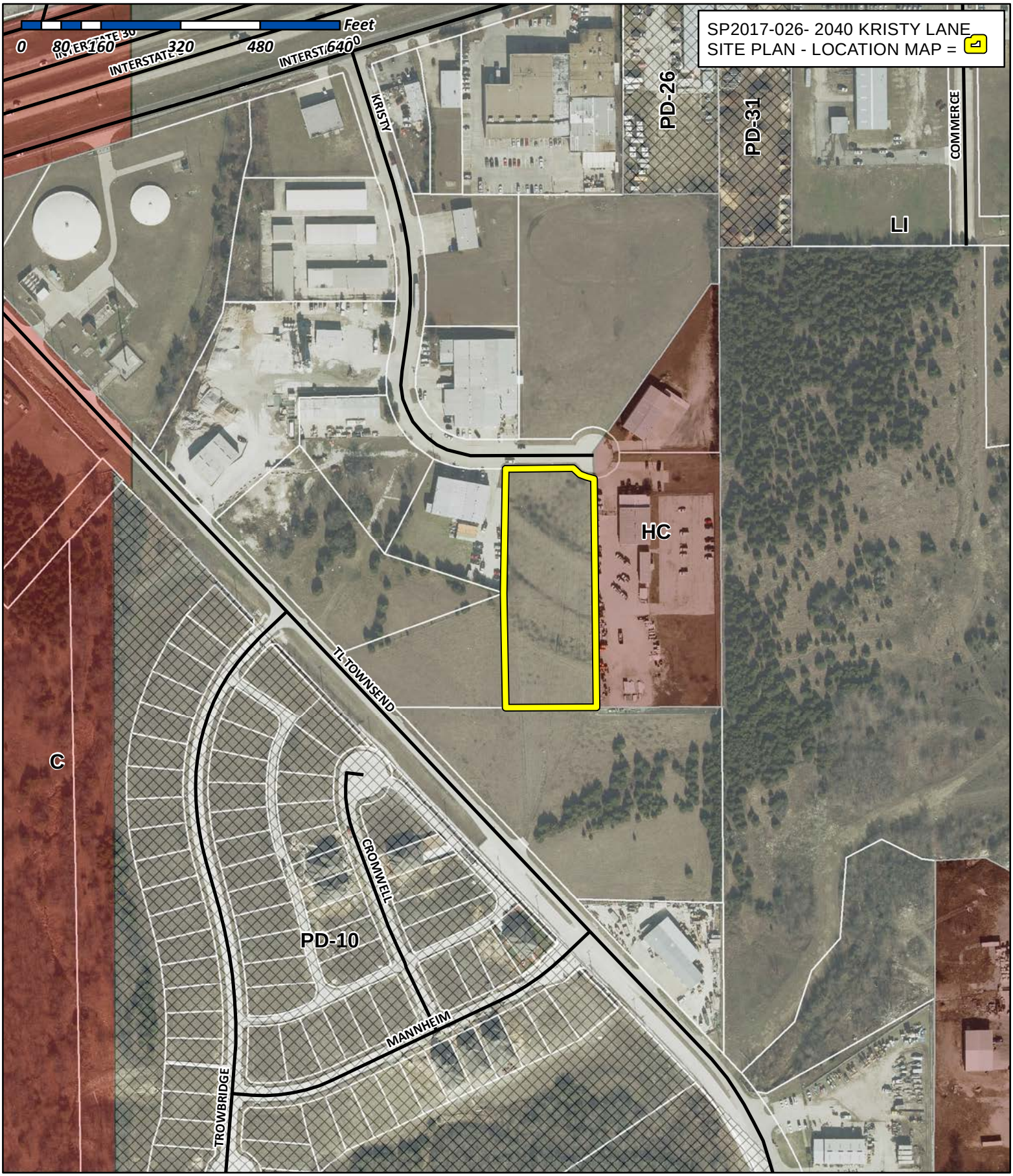


Kristy Ln



- 4% Engineering Inspection Fees
- Impact Fees
- Detention is required for the entire property and must be at sheet flow conditions prior to leaving the property
- Parking to be 20'x9'
- Label distances between driveways (measured from edge to edge)
- Variance on driveway spacing





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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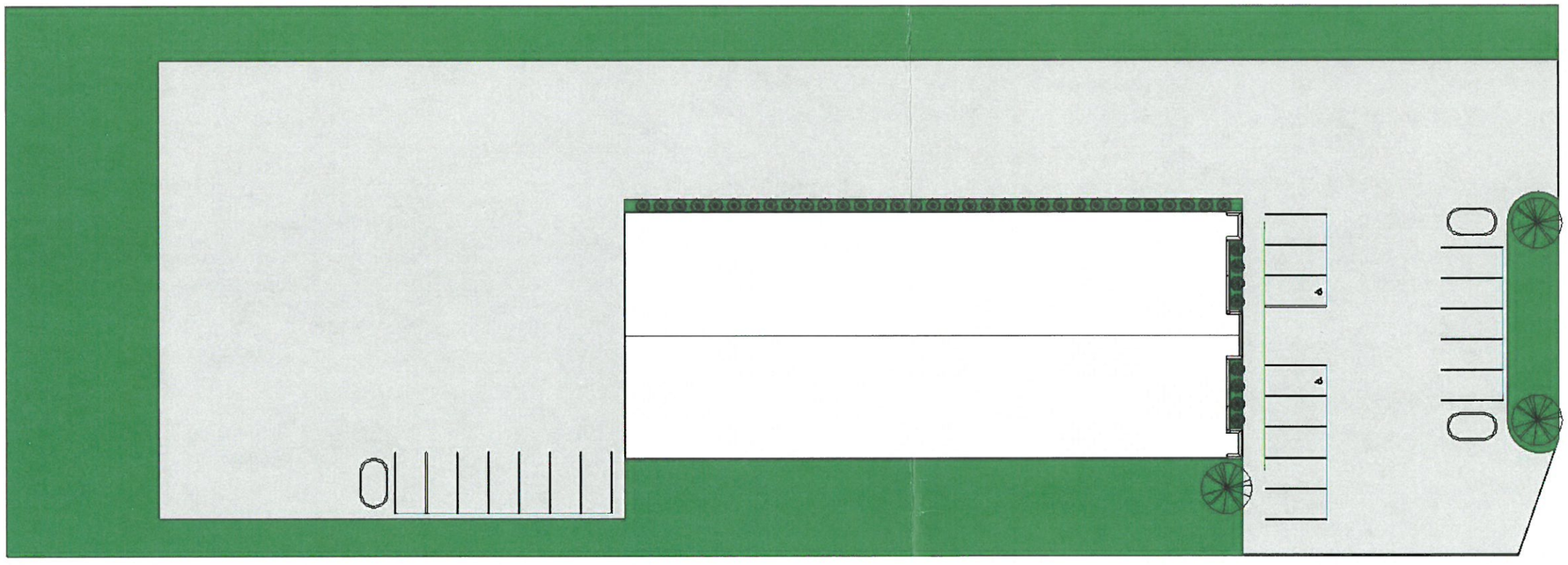

1 Site
1" = 20'-0"

WILLIAM G ADAIR,JR
ARCHITECT

13055 CLEARVIEW DR
FORNEY TEXAS
75126

WADAIR1950@GMAILCOM

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
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e-mail

No.	Description	Date

RAYMOND JOWERS WEARHOUSE

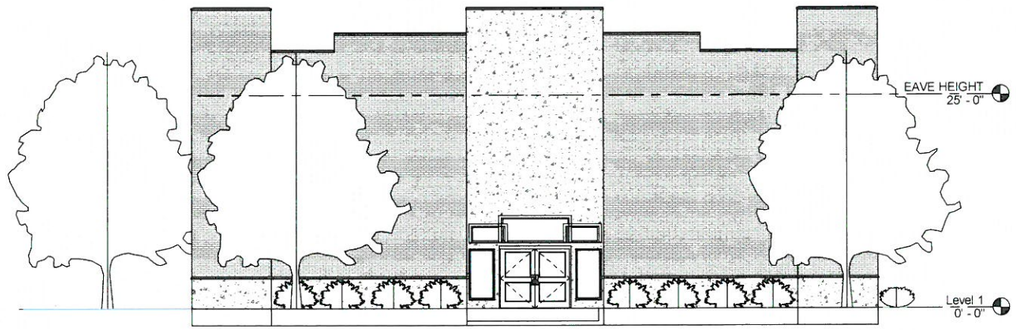
WGA

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

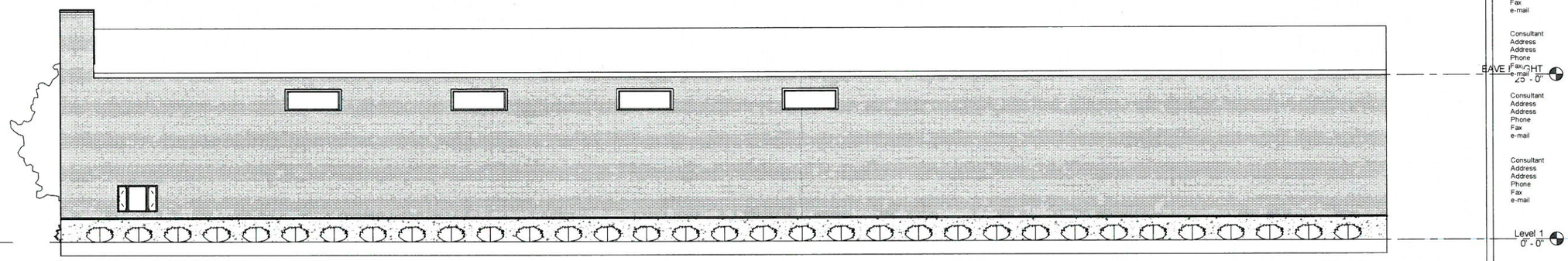
A101

Scale 1" = 20'-0"

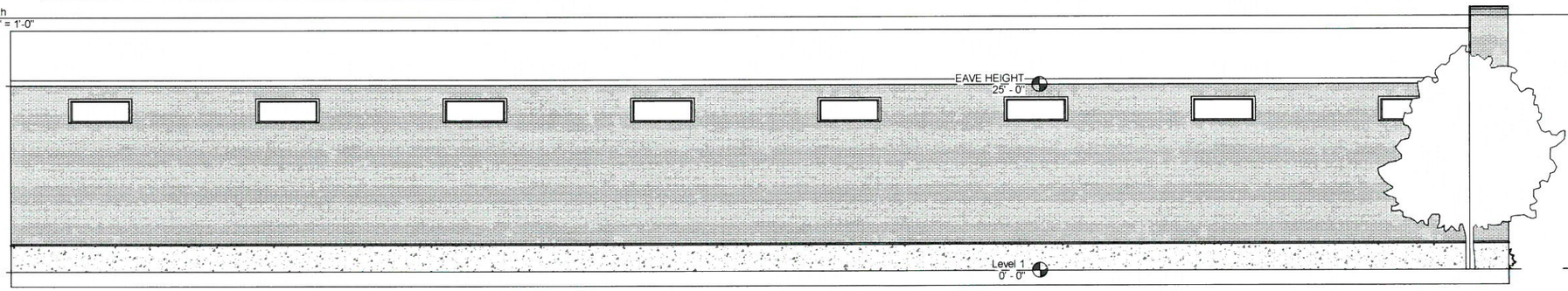
8/18/2017 2:11:03 PM



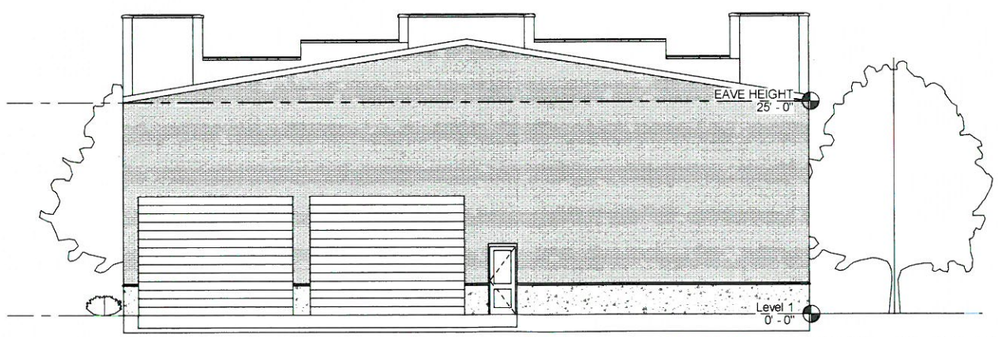
1 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"



3 South
1/8" = 1'-0"



4 West
1/8" = 1'-0"

WILLIAM G ADAIR,JR
ARCHITECT

13055 CLEARVIEW DR
FORNEY TEXAS
75126

WADAIR1950@GMAILCOM

Consultant
Address
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e-mail

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No.	Description	Date

RAYMOND JOWERS
WEARHOUSE

Unnamed

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale 1/8" = 1'-0"

8/18/2017 2:14:43 PM

City of Rockwall

Project Plan Review History

Please Address the Following Staff Comments

Project Number	SP2017-027	**Owner**	PNEUMA, VENTURES LTD	**Applied**	8/19/2017	DG
Project Name	SWBC MF Apartment Complex - PD Site	**Applicant**	SWBC REAL ESTATE LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	PD			**Expired**		
Status	NEED REVISIONS			**Status**	8/24/2017	RM

Site Address	City, State Zip	Zoning
2300 DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/19/2017	8/26/2017	8/22/2017	3	APPROVED	
ENGINEERING	Amy Williams	8/19/2017	8/26/2017	8/21/2017	2	COMMENTS	See Comments

(8/21/2017 7:23 PM AW)
See markups
- 4% Engineering Inspection Fees
- Impact Fees
- Detention is required (need to show on plan). Not allowed in flood plain
- Off-site sewer and lift station upgrades required (including but no limited to a 15" and 18" gravity sewer, and Mims lift station upgrade)
- On-site sewer upgrades (up-sizing a 10" to 15" and 8" to 10") required
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention and drainage systems
- Minimum utility and drainage easement widths are 20'
- Label distances between driveways (measured from edge to edge) for existing and proposed
- All parking to be labeled 20'x9'
- Need to show all proposed and existing water and sewer on site plan
- All dead end parking to have a 15'x24' turnaround area (no parking area to be enforced)
- All drive aisle to be a minimum of 24' wide
- Add note on landscape plan: No trees to be planted within 5' of any utility

FIRE	Kevin Clark	8/19/2017	8/26/2017	8/23/2017	4	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/23/2017 2:26 PM KC) -Must meet and adhere to all Fire Code requirements. -Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. -Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. - Where a portion of the facility or building hereafter constructed within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. -Buildings over 5,000 sqft shall be equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA. - The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. -A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. - Underground fire line piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building. -Knox Boxes will be required on every building located at the riser room door. -Gates shall not obstructed fire apparatus access roads in any manner. The minimum widths and clearances established shall be maintained at alltimes. Gates shall open electromechanically using the Overhead Door Company Emergency Ingress System radio receiver.A manual back-up system shall be accessible on the entry side of the gate to allow access through the gate in the event of a power failure, or other failure of the electromechanical system. a) On swing gates and barrier arms, this system shall be designed: To open manually by one person removing the Knox padlock and/or pin that is secured in the gate arm. Knox padlock shall be clearly visible and easily accessible from the entry side of the gate. b) On slide gate, this system shall be designed: Open manually by one person utilizing an approved single manual release device. The manual release device shall be within 10 feet of the gate in a location that is clearly visible and is easily accessible from the entry side of the gate. Manual release device shall be located in a fire department approved weatherproof Box.							
GIS	Lance Singleton	8/19/2017	8/26/2017	8/22/2017	3	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/22/2017 9:04 AM LS) Address assignment will be 2300 DISCOVERY BLVD, ROCKWALL, TX 75032 Please submit apartment unit address scheme drawing following the standards below: Section 6. Multiple-unit buildings. (b) Unit / Suite /Apartment numbers. Each unit in each multiple-unit building shall be assigned a single unit / suite / apartment number, and each unit / suite number / apartment shall be assigned based on the following rules: 1) Unit numbers should be sequenced and patterned in a logical, systematic, and intuitively clear way. 2) Increment and assign unit numbers in one single, continuous sweep for the entire building and / or site. This includes multiple building sites and means that each unit number will be unique on the whole site. Avoid oscillating back and forth across the building and / or site. 3) If there are ninety-nine (99) or fewer units on each floor of a multiple-unit building, then each unit will be assigned a three-digit unit number with the first digit representing the number of the floor on which the unit is located and the number represented by the final two digits being different from the number assigned to any other unit on the same floor. For example, the first-floor units will be assigned a unit number between 101 and 199; the second-floor units (if any) will be assigned a unit number between 201 and 299, and so forth. 4) If there are more than ninety-nine (99) units on any one floor of a multiple-unit building, then each unit will be assigned a four-digit unit number with the first digit representing the number of the floor on which the unit is located and the number represented by the final three digits being different from the number assigned to any other unit on the same floor. For example, the first-floor units will be assigned a unit number between 1001 and 1999; the second-floor units (if any) will be assigned a unit number between 2001 and 2999, and so forth. 5) Assignment of unit numbers shall take into consideration the potential for future additional space divisions, and numbers may be skipped in order to provide for such potential additions, although sequential order shall be maintained in assigning unit numbers. 6) Rooms intended and used for a primary purpose other than human occupancy, such as custodial closets, housekeeping rooms, utility closets, etc., shall be identified with a simple description and shall not be assigned a unit number. 7) Building letter or number (if required). Each building within a multiple-building complex shall be assigned a single building letter or number that is unique within that multiple-building complex. Said building letters / numbers shall be in consecutive order (e.g. Building A, B C, - 1, 2, 3, etc.) from front of complex to the rear of complex. Wherever possible, the main approved addressed entrance shall be located at the clubhouse, leasing building and/or main building and said building will be identified as Building #A or Building #1.							
PLANNING	David Gonzales	8/19/2017	8/26/2017	8/24/2017	5	COMMENTS	See comments

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2017-027" at the lower right corner of each revised plan.
4. Provide adjacent property owner information on all (revised) plans.
5. Provide street label (i.e. Discovery Blvd.) on all (revised) plans.
6. Per PD Ordinance, provide all data [Phase I & Phase II (i.e. legends, site data, tabulations, parking, tree data, etc.)] on each plan submitted for the entire property.

VARIANCES TO BE CONSIDERED BY THE CITY COUNCIL AND PLANNING COMMISSION:

1. A variance the Architectural Requirements of PD-83 to allow Building 'D' to have less than 20% natural or quarried stone on each building facade. This variance requires approval by a 3/4 majority vote of the City Council.

2. A variance under Sec. 6.10, C.1.a, of Article V, of the UDC per the PD-83 to allow for a cultured stone product meeting thestandards as prescribed within this overlay district. The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

a) That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

b) That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

c) That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

d) That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

e)That the manufactured stone product shall have a minimum warranty of 75 years.

** This variance requires approval by the Planning and Zoning Commission. **

Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Label and dimension (ROW width) Discovery Blvd.
2. Use a heavier scaled line for property boundary or lighten up building footprint, improvements, etc.
3. Indicate, dimension, and label all hardscape elements (sidewalks, trail systems, etc.) within the development.
4. Parking data and tabulations are to include both phases of the development.
5. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units.
6. Indicate screening fence and provide detail.
7. Label and dimension all easements (i.e. firelane, public access, utility, drainage & detension, etc.)
8. Label all trash receptacles and provide detail of dumpster enclosure -- minimum 8-ft enclosures walls with exterior walls matching the primary structure and a self latching gate mechanism.
9. Are there any recycle trash receptacles? If any, where are they located?
10. Indicate and label a minimum 20-ft landscape buffer along Discovery Blvd.
11. Indicate and lable a minimum 10-ft building setback line for the eastern property line.
12. Unit Tabulation chart: calculate and provide the overall average square footage per unit Total.
13. Unit Tabulation and Parking Tabulation charts need to indicate numbers for each phase of the development.

Landscape Plan:

1. Provide Tree Data Table: 1) indicate tree type for each tree (canopy and accent). 2) indicate tree size being planted (3", 4", 4-ft tall, etc.), 3) indicate the number of each type tree provided.
2. Indicate and label all ground mounted mechanical equipement (i.e. HVAC units) and provide screening detail for each unit.
3. Provide a lighter gray scale for the building footprints and improvments so as to highlight trees being planted.
4. Provide a label indicating a minimum 20-ft landscape buffer along Discovery Blvd
5. Correct OPEN SPACE CHART and include A) 50% FLOODPLAIN = 185,130 S.F, and B) CALCULATED OPEN SPACE = 490,408 S.F
6. Correct language for BUFFER LANDSCAPE to indicate REQUIRED: A minimum "20-foot" landscape street buffer shall be required along Discovery Blvd street frontage.
7. Based on the total number of parking spaces, a minimum of 1 canopy tree for each 10 parking spaces is required to be planted within the development (no required parking space may be located more than 80-ft from a large canopy tree) that is internal to the parking lot. 101 large canopy trees required. Provide a data table with tree type and size meeting this requirement.

Treescape (tree survey) Plan:

1. Treescape (tree survey) plan is incomplete. Must show all trees on site (identifying number, type, caliper inch, whether being removed or saved, and include on mitigation chart).
2. Remove or indicate as ghost lines the layer for all improvements (i.e. parking lot, building footprint, improvements, etc.).
3. Mititation chart should have at a minimumall the information listed in No. 1 noted above and include totals for inches saved, removed, and mitigation balance.

Photometric Plan:

1. Light levels along the southern and eastern property exceed 0.2-FC. Adjust lighting to meet the maximum intensity of 0.2-FC at the property lines for the development. All lighting fixtures are to be directed down and shielded with a maximum one-inch reveal in order to control glare.

2. Provide cut sheets for all exterior lighting fixtures and poles.
3. Maximum overall height of light poles not to exceed 20-ft based on overlay district standards (205 BY-OV).

Building Elevations:

1. ARB recommendation forwarded to the Planning and Zoning Commission required.
2. Provide elevations for the Clubhouse (visible from Discovery Blvd.)
3. Building 'D' requries a variance to the minimum stone requriement per the PD ordinance. All building facades require a minimum of 20% natural or quarried stone. See above.
4. Variance the to allow for cultured stone rather than a natural or quarried stone product. See above.

Open Space Master Plan:
1. To be considered by the Parks Board on September 6, 2017 with their recommendation forwarded to the City Council for approval.
2. Provide a legend for all amenties and label (i.e. clubhouse, pool, trails, etc.).
3. Indicate screening fence along perimeter of property as per PD-83 requirements.
4. Provide a stree label for Discovery Blvd.
5. Provide adjacent property owner information.
6. Provide a list of what amenities will be available for the park area and where located.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Architectural Review Board: August 29, 2017 (5:00p.m.)[To provide recommendations to applicant]
Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: September 6, 2017 (6:00p.m.) [To provide recommendations to applicant/P&Z]

Architectural Review Board: September 12, 2017 (5:00p.m.) [To provide recommendations to applicant/P&Z]
Planning - Action: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: September 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

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SITE DATA

BUILDING HEIGHT: 40'-0"

PHASE 1:	PHASE 2:
21.28 ACRES	21.28 ACRES
295 UNITS	295 UNITS
13.86 UNITS/ACRE	13.86 UNITS/ACRE

PARKING TABULATION

UNIT PARKING REQUIRED:			
1 BEDROOM UNITS	1.77(1.5)	266	
2 BEDROOM UNITS	82(2)	164	
3 BEDROOM UNITS	36(2.5)	90	
TOTAL UNIT PARKING REQUIRED		520	
CLUB PARKING REQUIRED:	1/300 S.F.	12	
TOTAL PARKING REQUIRED:		532	
UNIT PARKING PROVIDED:			
UNCOVERED		403	
ATTACHED GARAGE		70	
CARPORT		47	
TOTAL UNIT PARKING PROVIDED		520	
CLUB PARKING PROVIDED		12	
TOTAL PARKING PROVIDED		532	

UNIT TABULATION

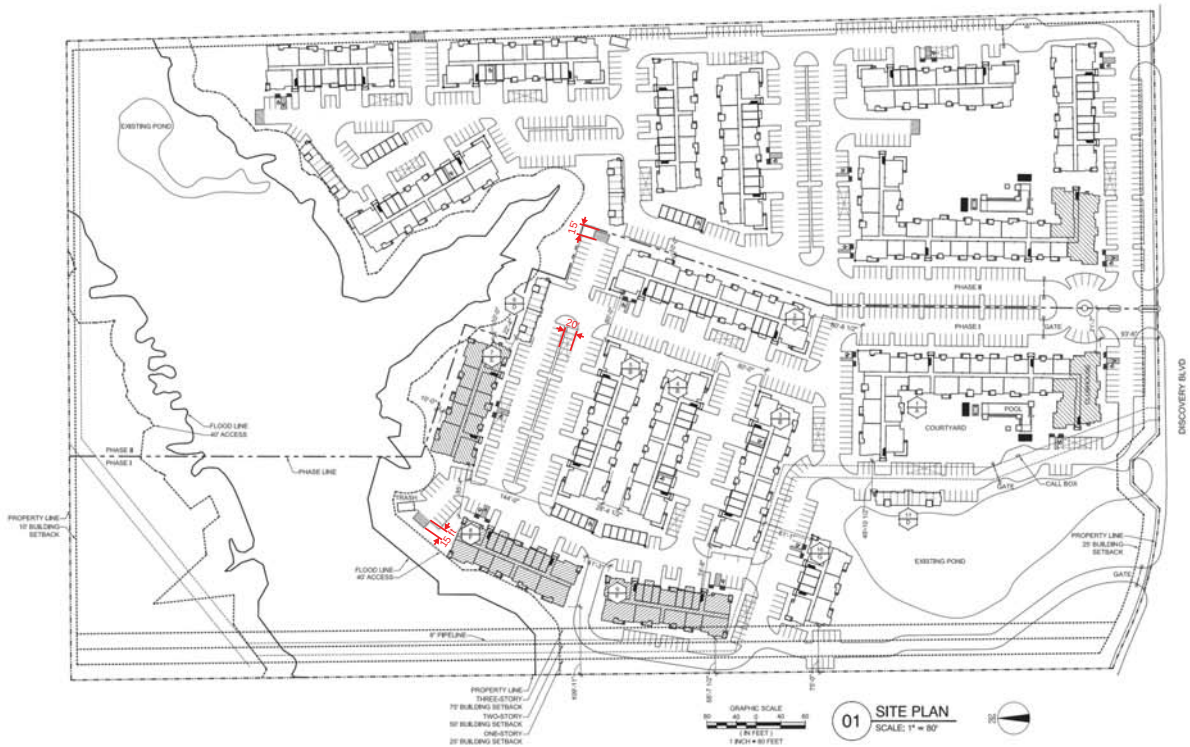
UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 = ONE BEDROOM, ONE BATH	34	830	32,100
A2 = ONE BEDROOM, ONE BATH	40	755	30,000
A3 = ONE BEDROOM, ONE BATH	38	850	32,300
A4 = ONE BEDROOM, ONE BATH	4	942	3,768
A5 = ONE BEDROOM, ONE BATH	34	975	33,150
A6 = ONE BEDROOM, ONE BATH, STUDY	23	1,075	24,725
A7 = ONE BEDROOM, ONE BATH	4	1,076	4,304
B1 = TWO BEDROOM, TWO BATH	22	1,125	24,750
B2 = TWO BEDROOM, TWO BATH	11	1,125	12,375
B3 = TWO BEDROOM, TWO BATH	20	1,175	23,500
B4 = TWO BEDROOM, TWO BATH	29	1,230	35,670
B5 = TWO BEDROOM, TWO BATH, STUDY	0	1,240	0
C1 = THREE BEDROOM, TWO BATH	24	1,360	32,640
C2 = THREE BEDROOM, THREE BATH	12	1,560	18,720
TOTAL	296		296,002

BUILDING TABULATION

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL S.F.
A	1	71	A1=12, A2=6, A3=3, A4=4,A5=7, A6=6, B1=8, B2=1, B4=5, C2=6, CLUB	87,428	87,428
B	3	34	A1=3, A2=6, A3=3, A5=5, A6=2, B1=3, B4=4, C1=6	34,940	104,820
C	1	45	A1=3, A2=6, A3=6, A5=10, B1=3, B4=6, C1=6	44,915	44,915
D	2	2	A7=2	2,152	4,304
E	1	20	A1=2, A2=4, A3=4, A5=2, B2=4, B3=2, C2=2	19,620	19,620
F	2	16	A1=4, A3=2, A5=2, B1=2, B3=4, C2=2	18,870	37,740
G	1	17	A6=5, B2=6, B3=6	19,800	19,800
TOTAL	11				296,002

LEGEND

- PROPERTY LINE
- EASEMENTS/SETBACKS
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING
- HANDICAP UNIT DESIGNATION
- A/C CONDENSING UNIT
- FIRE SPRINKLER RISER ROOM

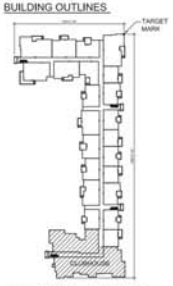


01 SITE PLAN
SCALE: 1" = 80'

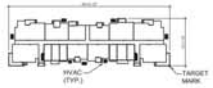
BUILDING KEY

BUILDING NUMBER
BUILDING TYPE

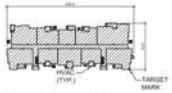
BUILDING OUTLINES



BUILDING 'A' 3 STORY



BUILDING 'B' 3 STORY



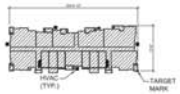
BUILDING 'E' 2 STORY



GARAGE

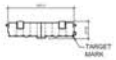


BUILDING 'C' 3 STORY

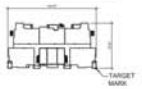


BUILDING 'F' 2 STORY

CARPORT



BUILDING 'D' 2 STORY



BUILDING 'G' 3 STORY

- 4% Engineering Inspection Fees
- Impact Fees
- Detention is required (need to show on plan). Not allowed in flood plain
- Off-site sewer and lift station upgrades required (including but no limited to a 15" and 18" gravity sewer, and Mims lift station upgrade)
- On-site sewer upgrades (up-sizing a 10" to 15" and 8" to 10") required
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge)
- All parking to be labeled 20'x9'
- Need to show all proposed and existing water and sewer on site plan
- All dead end parking to have a 15'x24' turnaround area (no parking area to be enforced)
- All drive aisle to be a minimum of 24' wide

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

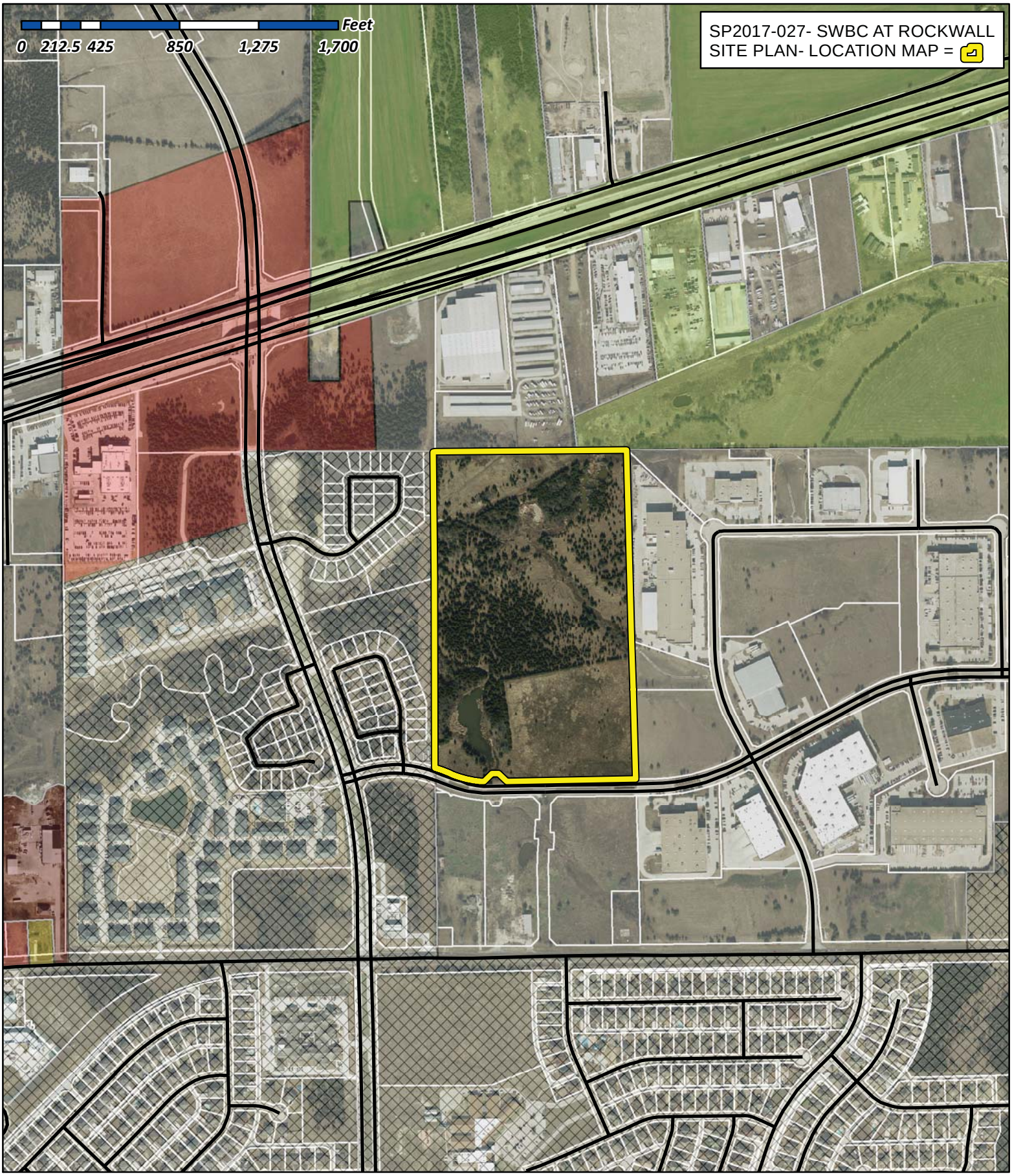
Cross architects
CROSS ARCHITECTS
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

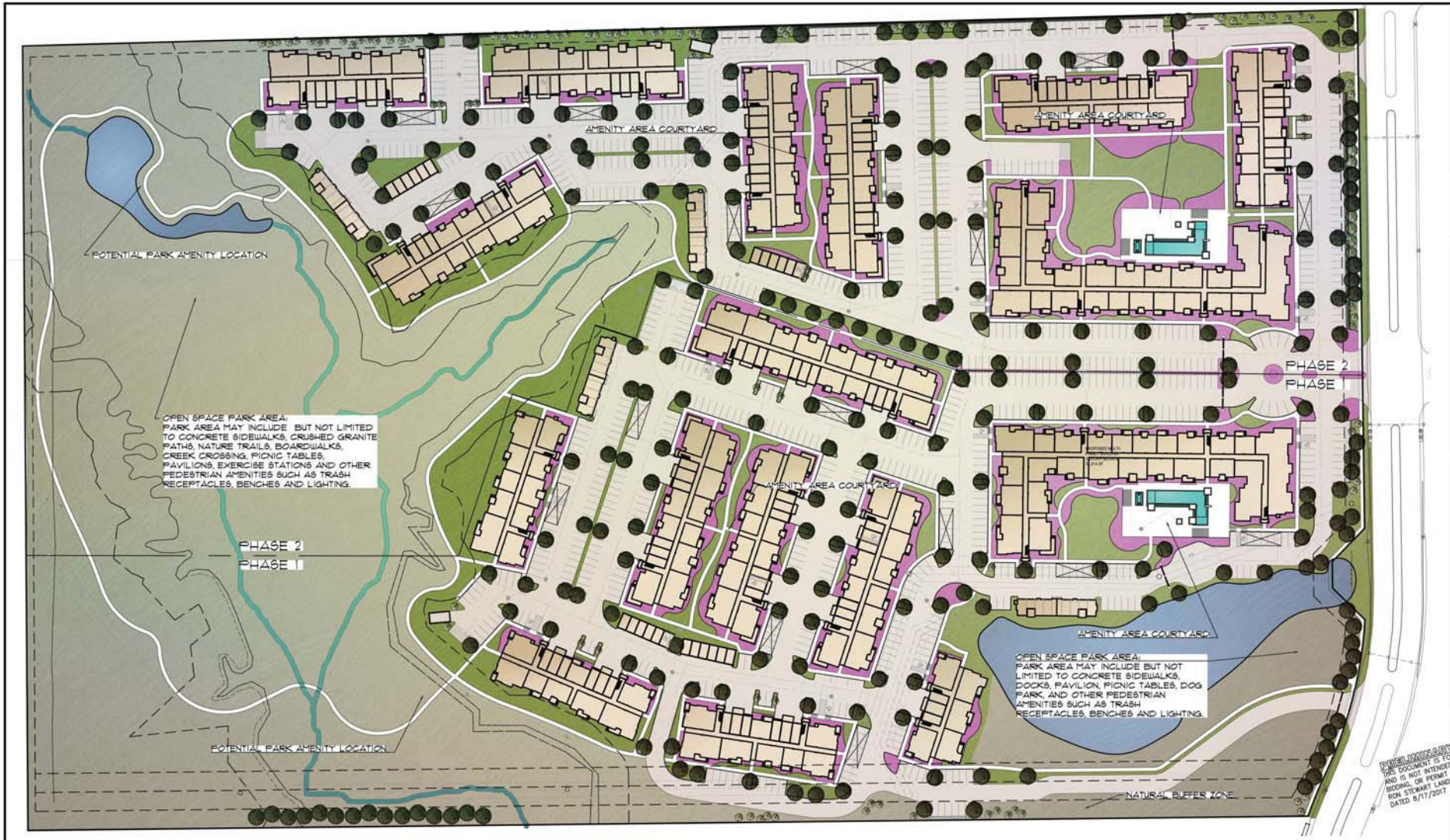
ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	06/16/17	



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 8/17/2017

REGISTERED LANDSCAPE ARCHITECT
RON M. STEWART
791
STATE OF TEXAS

NORTH

60 0 60 120 180 Feet
SCALE: 1"=60'

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1799 TBPLS Firm No. 10047700

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE AMENITY PLAN

Drawn By: ---
Date: 08/17/2017
Scale: 1"=60'
Revisions:

17193

L1.0



SITE DATA

BUILDING HEIGHT: 46'-9"

PHASE 1:	PHASE 2:
21.28 ACRES	21.28 ACRES
295 UNITS	295 UNITS
13.86 UNITS/ACRE	13.86 UNITS/ACRE

PARKING TABULATION

UNIT PARKING REQUIRED:		
1 BEDROOM UNITS	177(1.5)	266
2 BEDROOM UNITS	82(2)	164
3 BEDROOM UNITS	36(2.5)	90
TOTAL UNIT PARKING REQUIRED		520
CLUB PARKING REQUIRED:	1/300 S.F.	12
TOTAL PARKING REQUIRED:		532
UNIT PARKING PROVIDED:		
UNCOVERED		403
ATTACHED GARAGE		70
CARPORT		47
TOTAL UNIT PARKING PROVIDED		520
CLUB PARKING PROVIDED		12
TOTAL PARKING PROVIDED		532

UNIT TABULATION

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	34	650	22,100
A2 - ONE BEDROOM, ONE BATH	40	750	30,000
A3 - ONE BEDROOM, ONE BATH	38	850	32,300
A4 - ONE BEDROOM, ONE BATH	4	942	3,768
A5 - ONE BEDROOM, ONE BATH	34	975	33,150
A6 - ONE BEDROOM, ONE BATH, STUDY	23	1,075	24,725
A7 - ONE BEDROOM, ONE BATH	4	1,076	4,304
B1 - TWO BEDROOM, TWO BATH	22	1,125	24,750
B2 - TWO BEDROOM, TWO BATH	11	1,125	12,375
B3 - TWO BEDROOM, TWO BATH	20	1,175	23,500
B4 - TWO BEDROOM, TWO BATH	29	1,230	35,670
B5 - TWO BEDROOM, TWO BATH, STUDY	0	1,240	0
C1 - THREE BEDROOM, TWO BATH	24	1,360	32,640
C2 - THREE BEDROOM, THREE BATH	12	1,560	18,720
TOTAL	295		298,002

BUILDING TABULATION

TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	71	A1-12, A2-6, A3-3, A4-4, A5-7, A6-6, B1-6, B2-1, B4-5, C2-6, CLUB	67,428	67,428
B	3	34	A1-3, A2-6, A3-3, A5-6, A6-2, B1-3, B4-6, C1-6	34,940	104,820
C	1	45	A1-3, A2-6, A3-9, A5-10, B1-3, B4-6, C1-6	44,915	44,915
D	2	2	A7-2	2,152	4,304
E	1	20	A1-2, A2-4, A3-4, A5-2, B2-4, B3-2, C2-2	19,620	19,620
F	2	18	A1-4, A3-2, A6-2, B1-2, B3-6, C2-2	18,870	37,740
G	1	17	A6-5, B2-6, B3-6	19,805	19,805
TOTAL	11				298,002

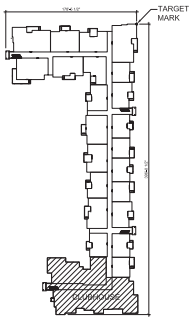
LEGEND

- PROPERTY LINE
- EASEMENTS/SETBACKS
- TARGET MARK
- HANDICAP PARKING
- HANDICAP VAN PARKING
- HANDICAP UNIT DESIGNATION
- A/C CONDENSING UNIT
- FIRE SPRINKLER RISER ROOM

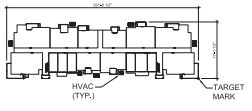
BUILDING KEY

1 — BUILDING NUMBER
A — BUILDING TYPE

BUILDING OUTLINES



BUILDING 'A' 3 STORY



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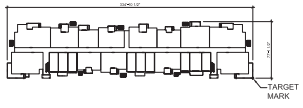
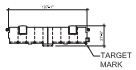
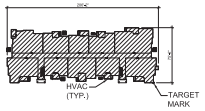


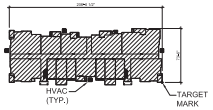
BUILDING 'C' 3 STORY



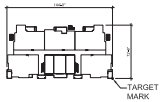
BUILDING 'D' 2 STORY



BUILDING 'E' 2 STORY



BUILDING 'F' 2 STORY

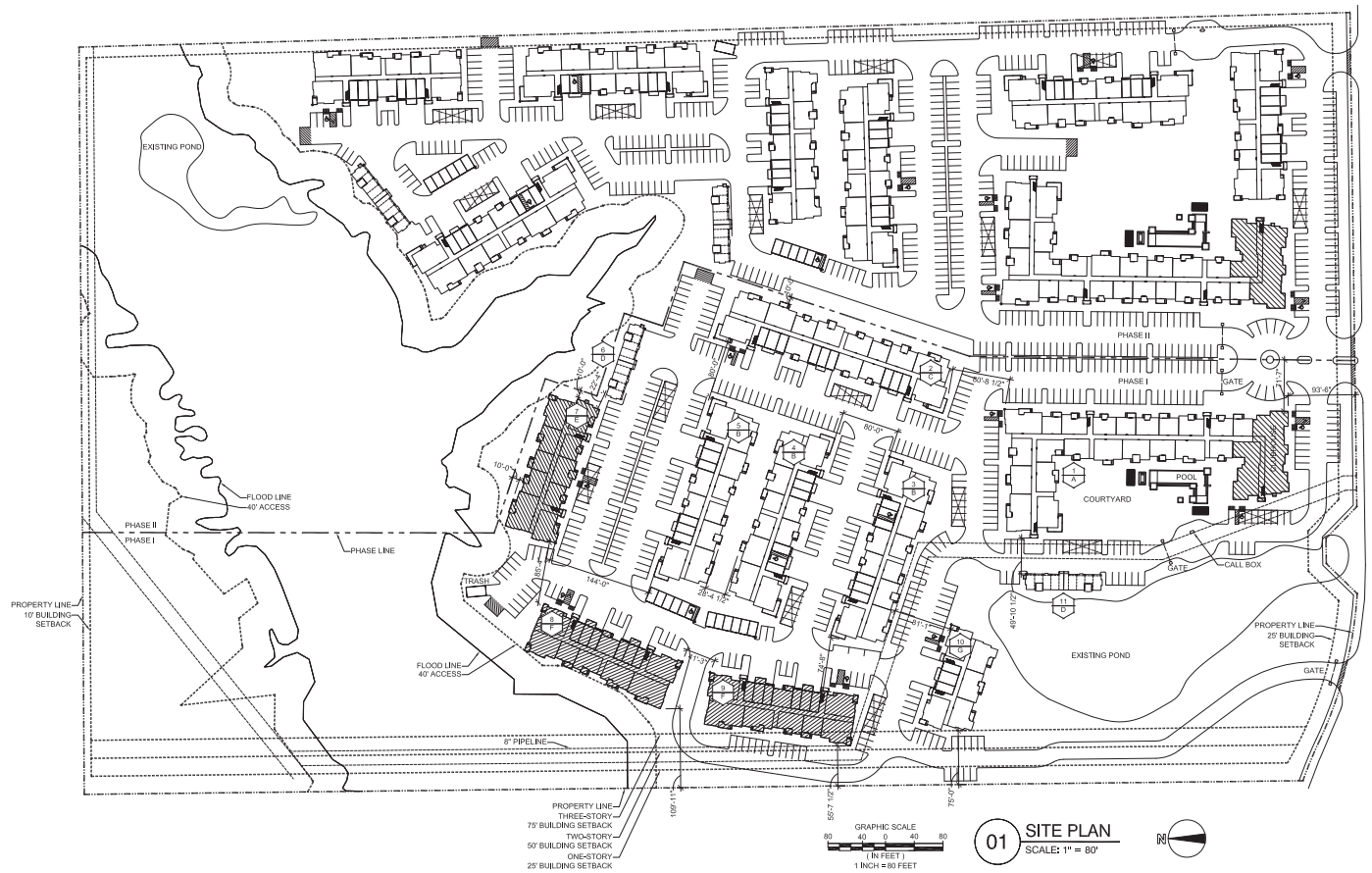


BUILDING 'G' 3 STORY



GARAGE

CARPORT



01 SITE PLAN
SCALE: 1" = 80'

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-5317
Contact: SPENCER BYINGTON

CROSS ARCHITECTS
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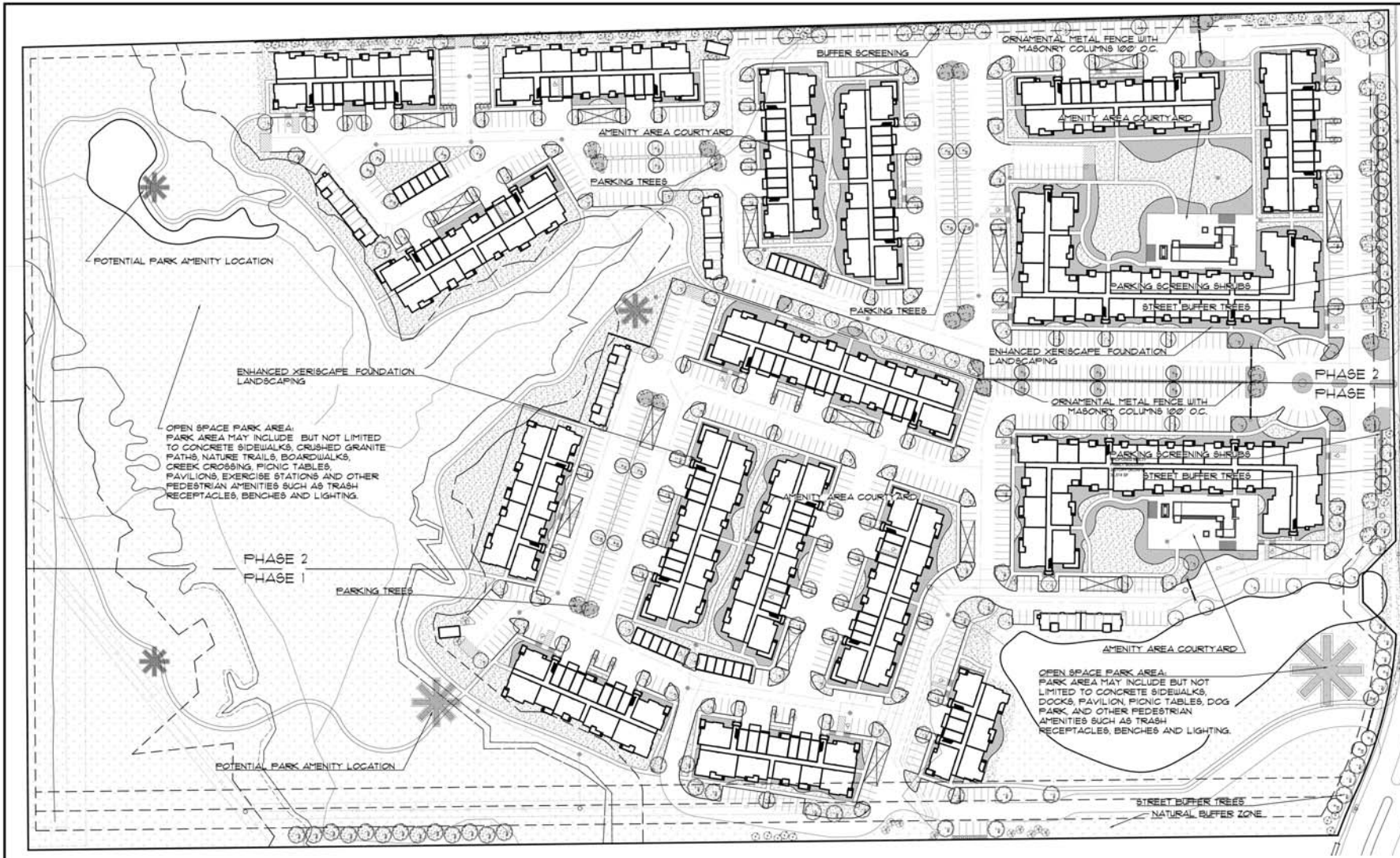
FAX: 972.312.8666
brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



LANDSCAPE ORDINANCE

CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
- REQUIRED: All canopy/shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
- PROVIDED: All canopy trees are 4 caliper inches
- REQUIRED: A minimum of 20% (18.5 acres+) open space. Floodplain acreage by county count for up to 50% of the 20% open space requirement.
- PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

BUFFER LANDSCAPE
- REQUIRED: A minimum 10' landscape street buffer shall be required along any street frontage.
- PROVIDED: 20' landscape buffer
- REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage. Discovery Boulevard - 942 l.f. of street frontage / 100 l.f. = 28 canopy trees and 19 ornamental trees.
- PROVIDED: 28 canopy trees + 19 ornamental trees

PARKING LANDSCAPE
- REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five spaces or 200 feet, whichever is greater, in the interior of the parking lot, in landscaping. Such landscaping shall be counted toward the total landscape requirement.
- REQUIRED: If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every ten spaces.
- 80 parking spaces x 16 sq. ft. = 1280 sq. ft.
- PROVIDED: 4120 sq. ft. of landscape and 1 shade tree with in 80 feet of every parking space.

OPEN SPACE CHART			
	AREA (SF)	REQUIED	PROVIDED
TOTAL SITE	1,853,313		
FLOODPLAIN	559,223		10%
LANDSCAPED AREA	305,278		16.5%
OPEN SPACE	864,501	20%	26.5%

NORTH

60 0 60 120 180 Feet

SCALE: 1"=60'

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RONALD STEWART LANDSCAPE ARCHITECT
DATED 8/17/2017

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Wildlife Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPLS Firm No. 10194700 TBPE Firm No. 1798

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By: ---
Date: 05/17/2017
Scale: 1"=60'
Revisions:

17193

L1.0



NORTH

01 SITE PLAN - PHOTOMETRICS

SCALE : 1" = 60'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property #1		0.4 fc	8.3 fc	0.0 fc	N/A	N/A
Property #2		0.3 fc	4.2 fc	0.0 fc	N/A	N/A

PGR

Mechanical, Plumbing and Electrical Engineering Consultants

5600 Tennyson Parkway, Suite 290
Plano, Texas 75024
214.509.8263
www.pgrus.com

Texas Registered Engineering Firm F-16851

STATE OF TEXAS
HAROLD JOHN VETTER II
112620
LICENSED
PROFESSIONAL ENGINEER

08/17/2017

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
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DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

Cross architects

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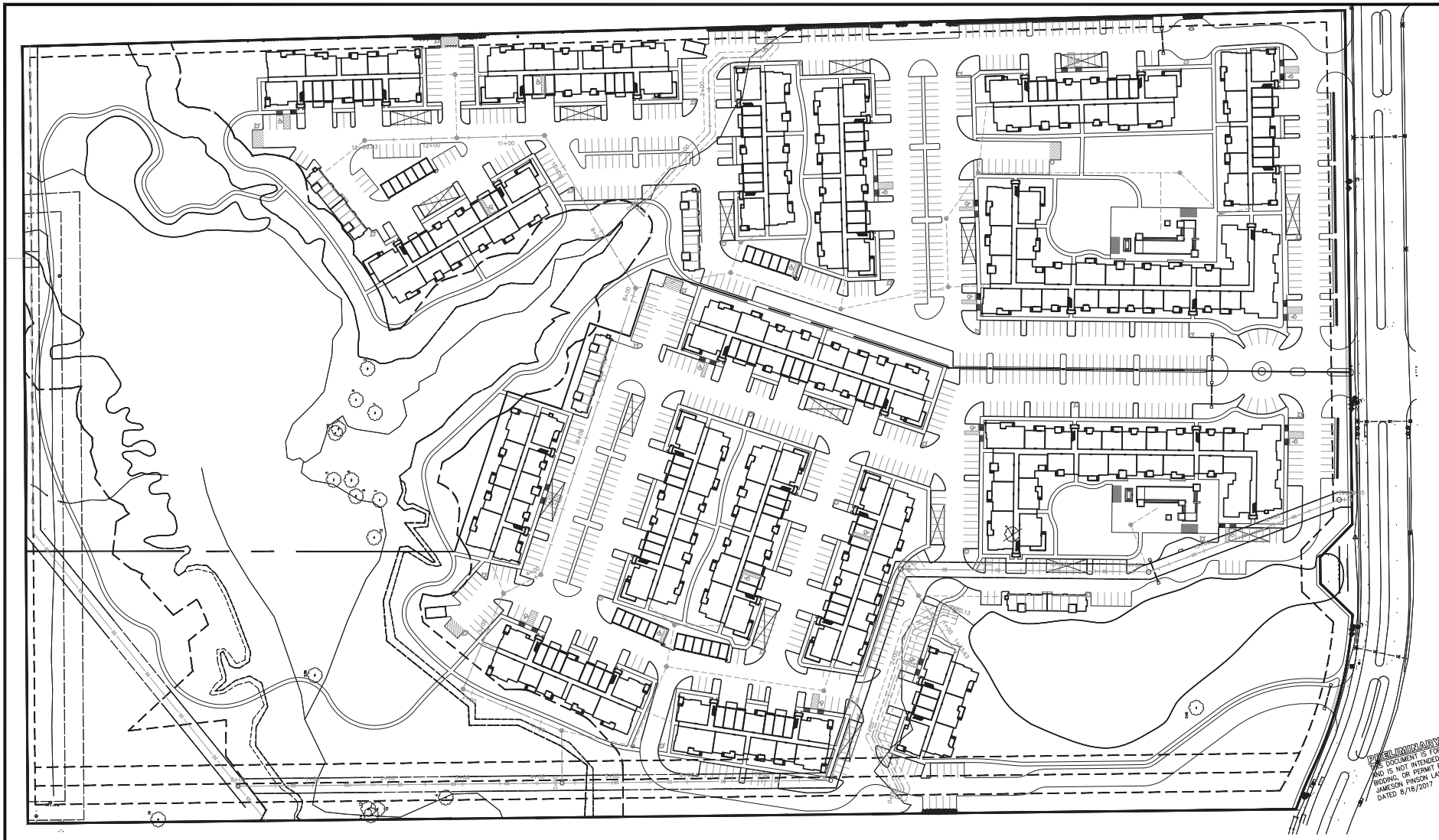
brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



TO BE SAVED

TO BE REMOVED

NORTH

60 0 60 120 180 Feet

SCALE: 1"=60'

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #760
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
JM. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 8/18/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
Lic. # 2826

Drawn By: LD
Date: 08/17/2017
Scale: 1"=60'
Revisions:

17193

T1.0

SITE PLANNING CIVIL ENGINEERING PLANNING
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LAND SURVEYING LANDSCAPE ARCHITECTURE
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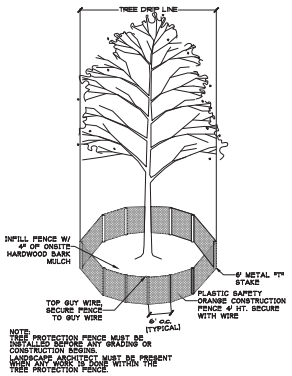
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

SWBC ROCKWALL

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTCTED	REMOVED
1	538	13.5	AMERICAN ELM	Ulmus americana	YES	NO
2	548	11	EASTERN RED CEDAR	Juniperus virginiana	YES	NO
3	1	14	EASTERN RED CEDAR	Juniperus virginiana	YES	YES
4	2	6	GREEN ASH	Fraxinus pennsylvanica	YES	NO
5	3	10	CATALPA	Caltalpa bignoniodes	NO	NO
6	4	6	CEDAR ELM	Ulmus crassifolia	YES	NO
7	5	14	CEDAR ELM	Ulmus crassifolia	YES	NO
8	6	8	GREEN ASH	Fraxinus pennsylvanica	YES	NO
9	7	5	GREEN ASH	Fraxinus pennsylvanica	YES	NO
10	8	5	CATALPA	Caltalpa bignoniodes	NO	NO
11	9	4	GREEN ASH	Fraxinus pennsylvanica	YES	NO
12	10	13	GREEN ASH	Fraxinus pennsylvanica	YES	NO
13	11	6	GREEN ASH	Fraxinus pennsylvanica	YES	NO
14	12	5	CEDAR ELM	Ulmus crassifolia	YES	NO
15	13	9	AMERICAN ELM	Ulmus americana	YES	NO
16	14	5	AMERICAN ELM	Ulmus americana	YES	NO
17	15	10	AMERICAN ELM	Ulmus americana	YES	NO
18	16	12	EASTERN RED CEDAR	Juniperus virginiana	YES	NO



1. TREE PROTECTION FENCING
1/4"=1'

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 8/18/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
Lic. # 2826

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #760
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER SYINGTON

CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
JM. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

Drawn By: LD
Date: 08/17/2017
Scale: ######
Revisions:

17193

T1.1

File: Z:\2017\17193\Drawings\Site Plan\Sheets\17193 T1
Plotted: 8/18/2017 9:29 AM, by Lori Davis Saved: 8/18/2017 9:27 AM, by lore



MATERIALS PROVIDED

STONE:	20.9%
BRICK:	25.6%
STUCCO:	41.1%
FIBER CEMENT:	12.4%
TOTAL:	100%

04 BUILDING A REAR ELEVATION
1/16" = 1'-0"



MATERIALS PROVIDED

STONE:	27.9%
BRICK:	17.3%
STUCCO:	47.4%
FIBER CEMENT:	07.4%
TOTAL:	100%

02 BUILDING A SIDE ELEVATION
1/16" = 1'-0"



MATERIALS PROVIDED

STONE:	20.6%
BRICK:	29.7%
STUCCO:	37.5%
FIBER CEMENT:	12.2%
TOTAL:	100%

02 BUILDING A SIDE ELEVATION
1/16" = 1'-0"



MATERIALS PROVIDED

STONE:	29.5%
BRICK:	17.4%
STUCCO:	39.5%
FIBER CEMENT:	13.6%
TOTAL:	100%

01 BUILDING A FRONT ELEVATION
1/16" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
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HEATH, TX 75032
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FAX: 972.312.8666
brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



04 BUILDING B REAR ELEVATION
1/16" = 1'-0"



03 BUILDING B SIDE ELEVATION
1/16" = 1'-0"



02 BUILDING B SIDE ELEVATION
1/16" = 1'-0"



01 BUILDING B FRONT ELEVATION
1/16" = 1'-0"

OWNER
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Contact: ROBERT LAMBERTH

DEVELOPER
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ROCKWALL, TEXAS

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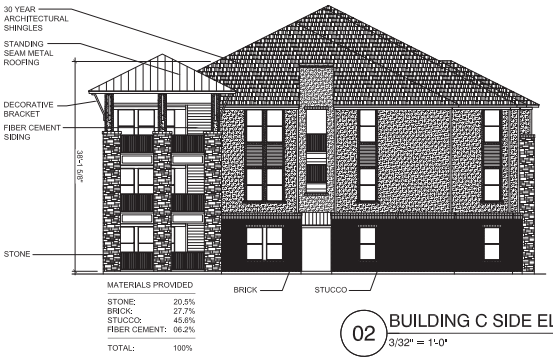
04 BUILDING C REAR ELEVATION
3/32" = 1'-0"



03 BUILDING C FRONT ELEVATION
3/32" = 1'-0"



02 BUILDING C SIDE ELEVATION
3/32" = 1'-0"



01 BUILDING C SIDE ELEVATION
3/32" = 1'-0"

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SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

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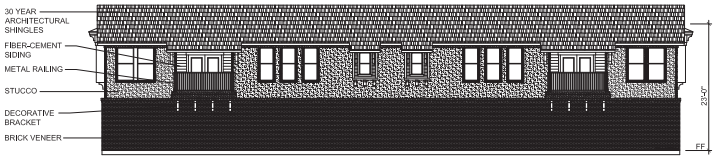
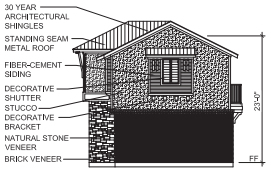


MATERIALS PROVIDED

STONE:	0.0%
BRICK:	57.0%
STUCCO:	41.0%
FIBER CEMENT:	2.0%
TOTAL:	100%

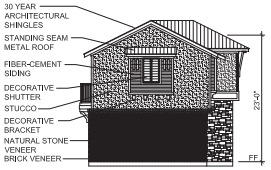
04 BUILDING D REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	11.0%
BRICK:	39.0%
STUCCO:	45.0%
FIBER CEMENT:	5.0%
TOTAL:	100%

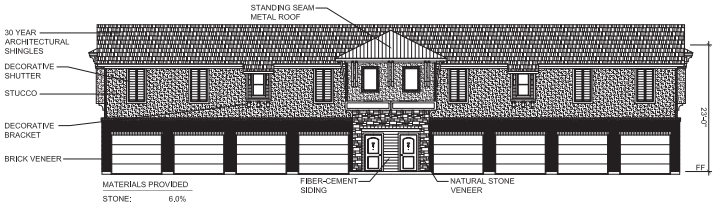
03 BUILDING D SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	11.0%
BRICK:	39.0%
STUCCO:	45.0%
FIBER CEMENT:	5.0%
TOTAL:	100%

02 BUILDING D SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	6.0%
BRICK:	29.0%
STUCCO:	62.0%
FIBER CEMENT:	3.0%
TOTAL:	100%

01 BUILDING D FRONT ELEVATION
3/32" = 1'-0"

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SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	

OWNER
PNEUMA VENTURES, LTD
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DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON



MATERIALS PROVIDED

STONE:	20.7%
BRICK:	36.8%
STUCCO:	33.5%
FIBER CEMENT:	09.2%
TOTAL:	100%

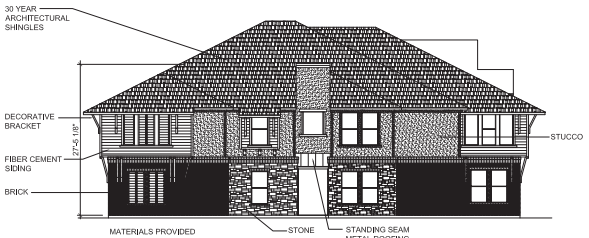
04 BUILDING E REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	22.9%
BRICK:	31.5%
STUCCO:	31.5%
FIBER CEMENT:	07.2%
TOTAL:	100%

03 BUILDING E SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.2%
BRICK:	38.7%
STUCCO:	30.8%
FIBER CEMENT:	10.3%
TOTAL:	100%

02 BUILDING E SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	22.1%
BRICK:	36.1%
STUCCO:	35.9%
FIBER CEMENT:	05.9%
TOTAL:	100%

01 BUILDING E FRONT ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

CROSS ARCHITECTS
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



MATERIALS PROVIDED

STONE:	20.0%
BRICK:	29.0%
STUCCO:	38.0%
FIBER CEMENT:	13.0%
TOTAL:	100%

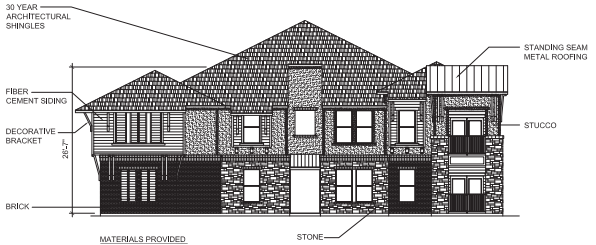
04 BUILDING F REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.8%
BRICK:	33.4%
STUCCO:	37.4%
FIBER CEMENT:	8.4%
TOTAL:	100%

03 BUILDING F SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	27.1%
BRICK:	28.9%
STUCCO:	33.5%
FIBER CEMENT:	10.5%
TOTAL:	100%

02 BUILDING F SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	22.5%
BRICK:	33.6%
STUCCO:	38.9%
FIBER CEMENT:	5.0%
TOTAL:	100%

01 BUILDING F FRONT ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
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Contact: SPENCER BYINGTON

Cross architects
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PLANO, TEXAS 75075
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brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



MATERIALS PROVIDED

STONE:	20.9%
BRICK:	26.5%
STUCCO:	37.4%
FIBER CEMENT:	15.2%
TOTAL:	100%

04 BUILDING G REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.5%
BRICK:	25.2%
STUCCO:	43.1%
FIBER CEMENT:	10.1%

03 BUILDING G SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.5%
BRICK:	25.2%
STUCCO:	43.1%
FIBER CEMENT:	10.1%

02 BUILDING G SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	21.4%
BRICK:	18.4%
STUCCO:	47.1%
FIBER CEMENT:	13.1%
TOTAL:	100%

01 BUILDING G FRONT ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
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SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	

PD Conceptual
Building Elevations

TYP. EXT. ELEVATION	
MASONRY:	100%
NATURAL STONE:	30%
LAP SIDING:	70%

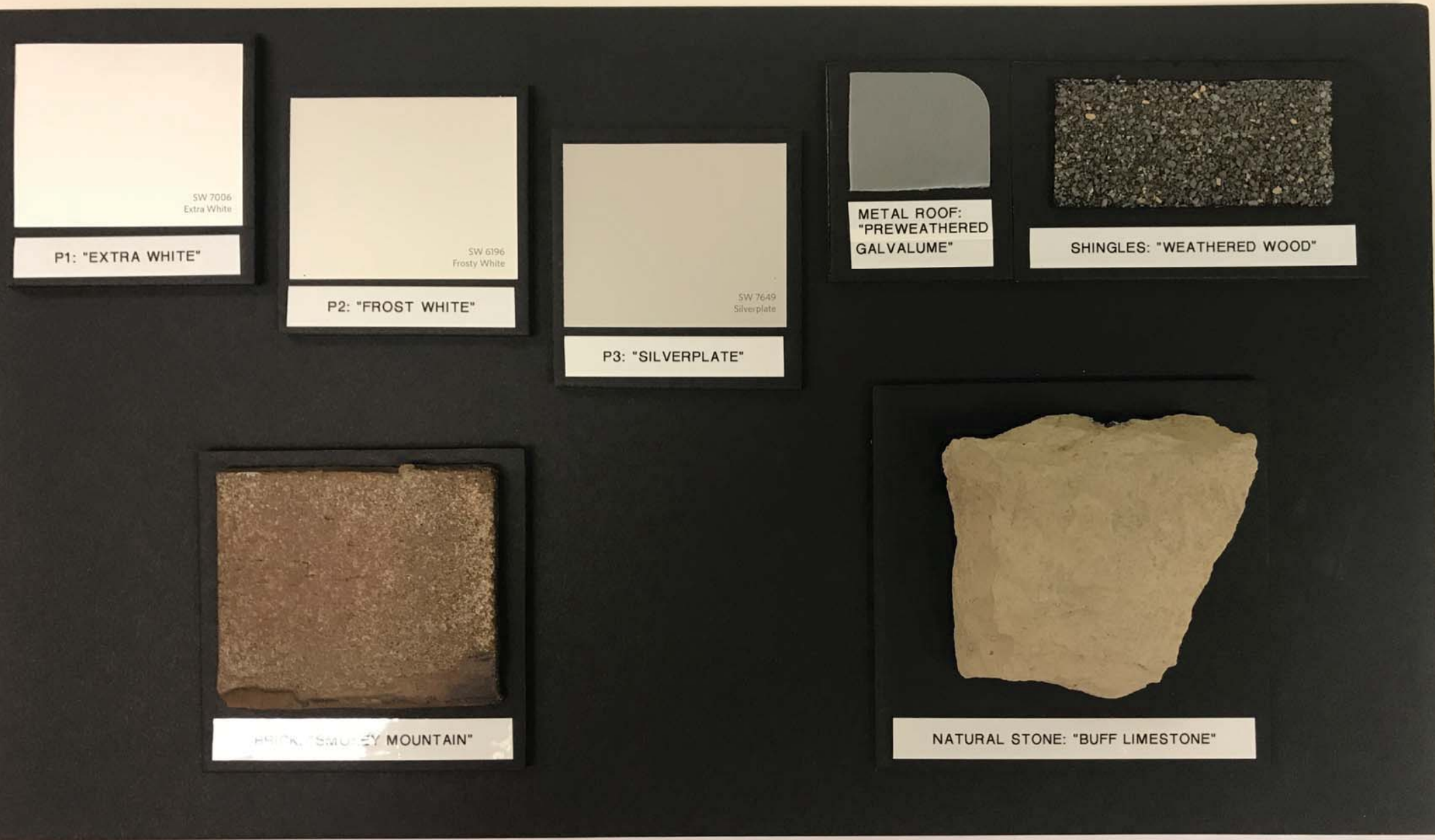


01 TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"

PD Conceptual
Color Rendering



01 PERSPECTIVE ELEVATION
SCALE: 1/8" = 1'-0"



SWBC AT ROCKWALL

ROCKWALL, TEXAS

AUGUST 2017

Cross

City of Rockwall

Project Plan Review History

Project Number	SP2017-028	**Owner**	AFJ, ENTERPRISES LLC	**Applied**	8/19/2017	DG
Project Name	Expansion of Existing Building	**Applicant**	Kent Birdsong, CPA	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	8/19/2017	DG

Site Address	**City, State Zip**	**Zoning**
105 N ALAMO	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL ORIGINAL TOWN	E 88' OF 1 & 6	I	E 88' OF 1	4820-000I-0001-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/19/2017	8/26/2017	8/22/2017	3	APPROVED	
ENGINEERING	Amy Williams	8/19/2017	8/26/2017	8/21/2017	2	COMMENTS	See Comments
(8/21/2017 4:44 PM AW) Any additional concrete will require detention Roadway impact fees due with expansion of the building							
FIRE	Kevin Clark	8/19/2017	8/26/2017	8/23/2017	4	APPROVED	
GIS	Lance Singleton	8/19/2017	8/26/2017	8/22/2017	3	APPROVED	
PLANNING	David Gonzales	8/19/2017	8/26/2017	8/19/2017		COMMENTS	See comments

Discuss and consider a request by Kent Birdsong of Birdsong CPA for the approval of a site plan for the expansion of an existing building on a 0.451-acre tract of land identified as Lots 1, 2, 3 & 6, Block I, OT Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 105 N. Alamo Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.19.2017

All staff comments are to be addressed and resubmitted by Tuesday, September 6, 2017. Please provide three copies [11" X 17" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-028" at the lower right corner of each plan.
3. With building exceeding 50% of the original footprint (RCAD - 1148 sq. ft.), the building is required to meet current standards. 1st expansion approximately 160 sq. ft. + requested expansion 503 sq. ft. = 663 sq. ft. total expansion = >50% of original foot print.
4. Site Plan approval required prior to release of building permit.

VARIANCES FOR THE CITY COUNCIL TO CONSIDER: SH 66 OVERLAY (SH 66 OV) DISTRICT:

1. Sec. 6.9.D.1, of Article V, of the UDC requires each exterior wall contain a minimum of 90% masonry materials on walls visible from a public street or open space, includeing 20% natural or quarried stone. The applicant intends to match the siding as exists on the structure.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide a scaled drawing indicating all improvements (e.g. survey), easements, and include area of expansion.
2. Indicate existing landscape detail of the property.
3. Provide information for the tree being removed (i.e. caliper inch). Cedar trees greater than 11-inches donot requrie mitigation.

Building Elevations:
1. The 503 sq. ft expansion requires a recommendation of the Architectural Review Board (ARB) to the Planning and Zoning Commission.
2. Variance required as listed above for the exterior materials of the structure. Provide a sample of the siding material being used for ARB to review.

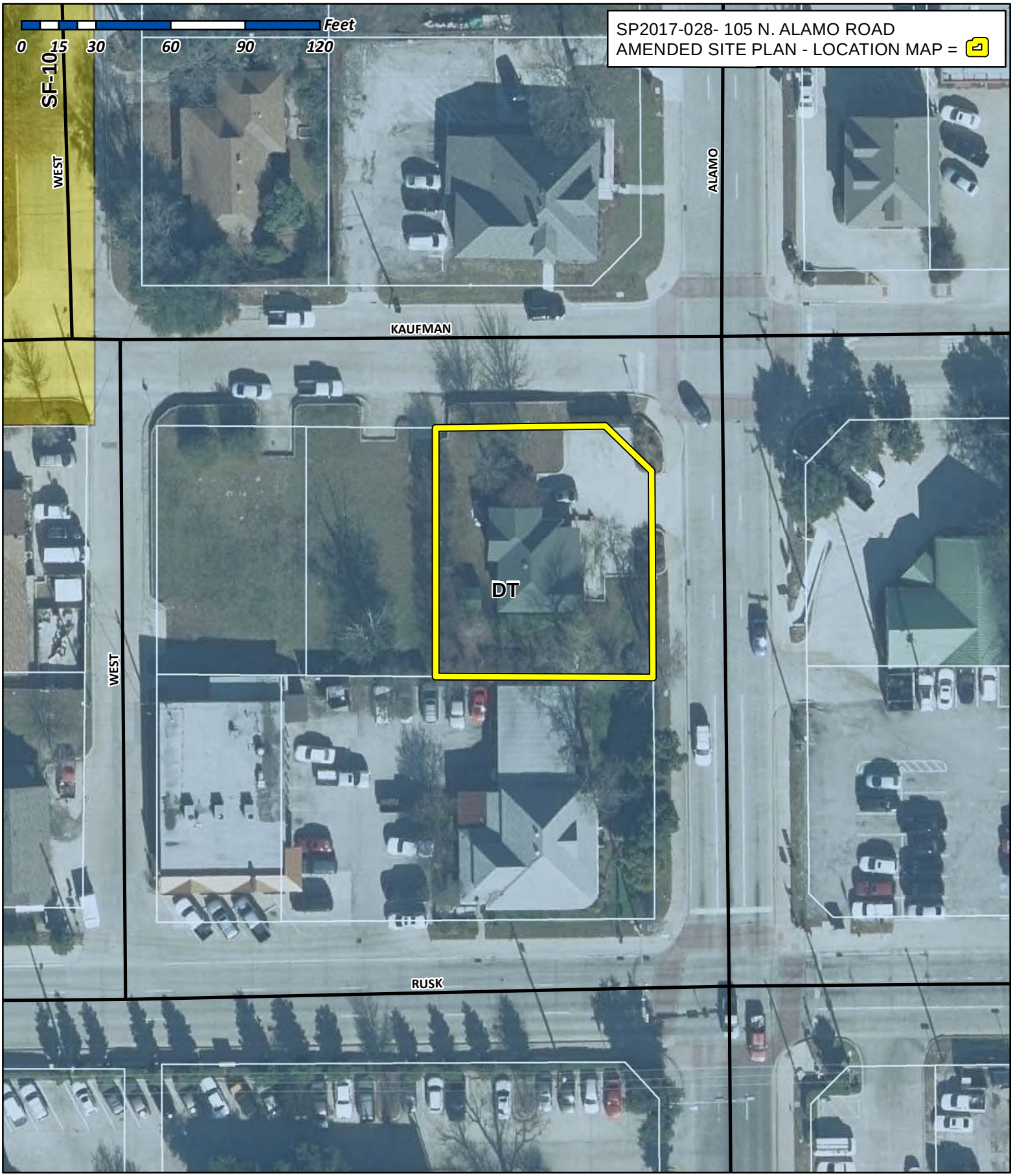
The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: August 29, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: September 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]							
Planning - Action: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
City Council - Action: September 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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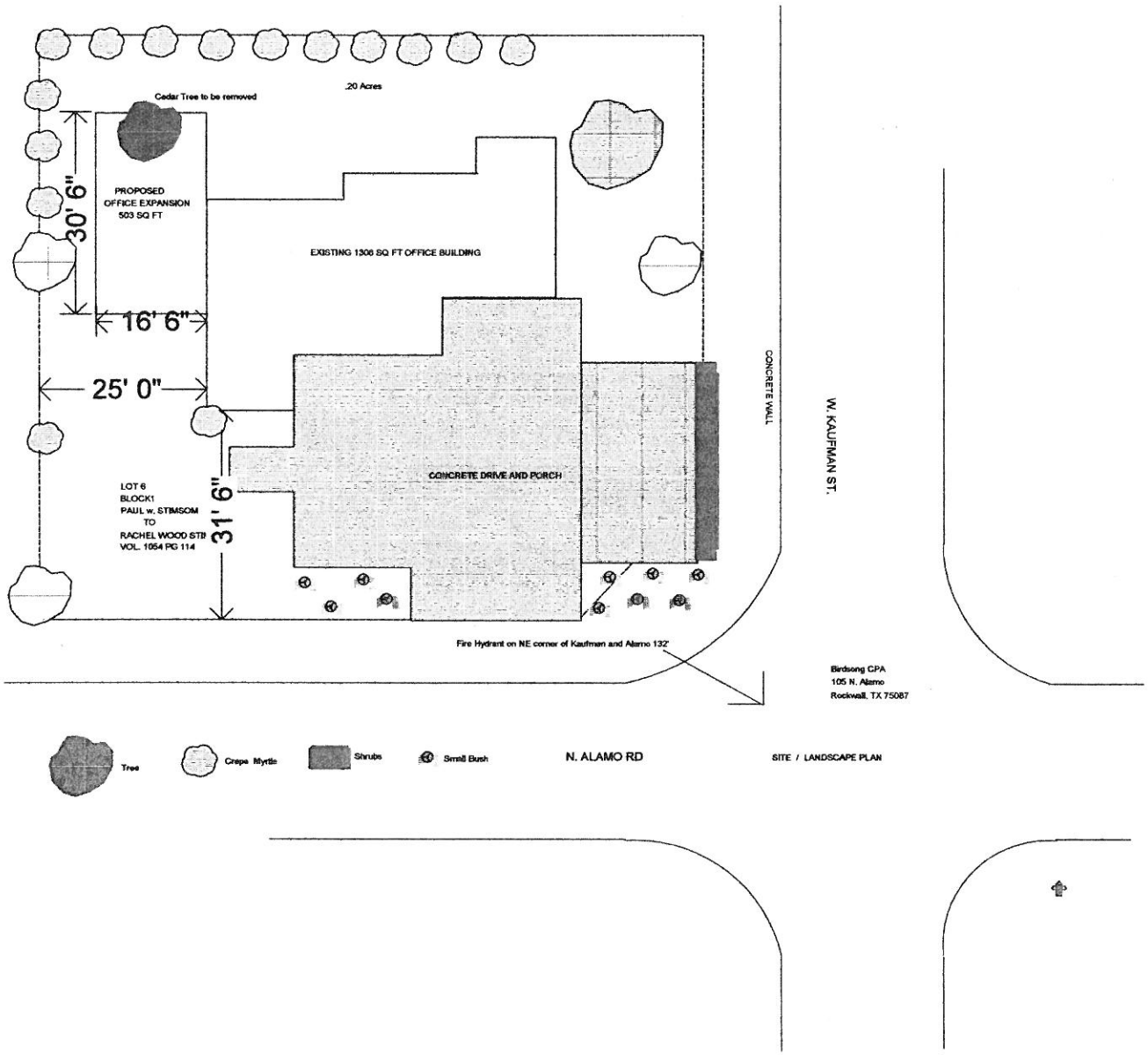
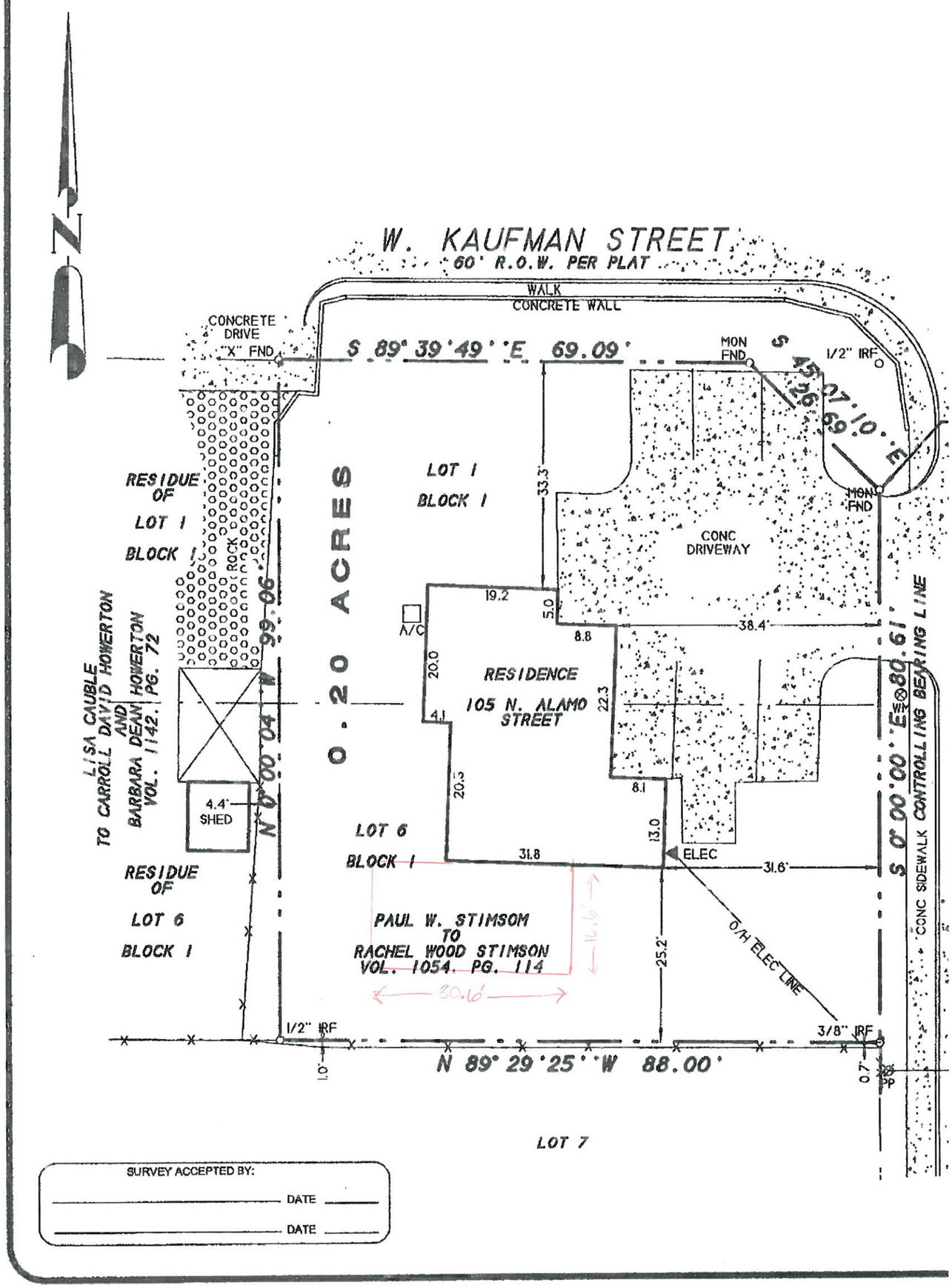

.20 Acres
Cedar Tree to be removed
PROPOSED
OFFICE EXPANSION
503 SQ FT
30' 6"
EXISTING 1306 SQ FT OFFICE BUILDING
16' 6"
25' 0"
CONCRETE DRIVE AND PORCH
31' 6"
LOT 6
BLOCK1
PAUL w. STIMSOM
TO
RACHEL WOOD STII
VOL. 1054 PG 114
CONCRETE WALL
W. KAUFMAN ST.
Fire Hydrant on NE corner of Kaufman and Alamo 132'
Birdsong CPA
105 N. Alamo
Rockwall, TX 75087
Tree
Crepe Myrtle
Shrubs
Small Bush
N. ALAMO RD
SITE / LANDSCAPE PLAN



Expansion Area



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

City of Rockwall

Project Plan Review History

Project Number	SP2017-029	**Owner**	RICHARD L. BROOKS	**Applied**	8/19/2017	DG
Project Name	Addition of Pitched Roof Structure to 2506	**Applicant**	RICHARD L. BROOKS	**Approved**		
Type	SITEPLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	STAFF REVIEW			**Status**	8/19/2017	DG

Site Address	**City, State Zip**	**Zoning**
2504 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LA JOLLA POINTE ADDITION PH 2	1	A	1	4192-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/19/2017	8/26/2017	8/24/2017	5	COMMENTS	See Comments
Structural Engineer will need to design roof.							
ENGINEERING	Amy Williams	8/19/2017	8/26/2017				
FIRE	Kevin Clark	8/19/2017	8/26/2017	8/23/2017	4	APPROVED	See Comments
(8/23/2017 9:50 AM KC) -Must meet and adhere to all Fire Code requirements.							
GIS	Lance Singleton	8/19/2017	8/26/2017	8/22/2017	3	APPROVED	
PLANNING	David Gonzales	8/19/2017	8/26/2017	8/19/2017		COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Richard L. Brooks for the approval of an amended site plan for an existing medical building on a 2.427-acre tract of land identified as Lot 1, Block A, Lake Pointe Health Science Center of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2504 & 2506 Ridge Road [FM-740], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.19.2017

All staff comments are to be addressed and resubmitted by Tuesday, September 6, 2017. Please provide three copies [11" X 17" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering, Building Inspections, and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-029" at the lower right corner of each plan.
3. Amended Site Plan approval for the addition of a pitched roof required prior to release of building permit.

Building Elevations:
1. The addition of a picthed roof system requires a recommendation of the Architectural Review Board (ARB) to the Planning and Zoning Commission. Planning and Zoning Commission approval required prior to work performed. Building situated within the Scenic Overlay District.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: August 29, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board: September 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]Planning - Action: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

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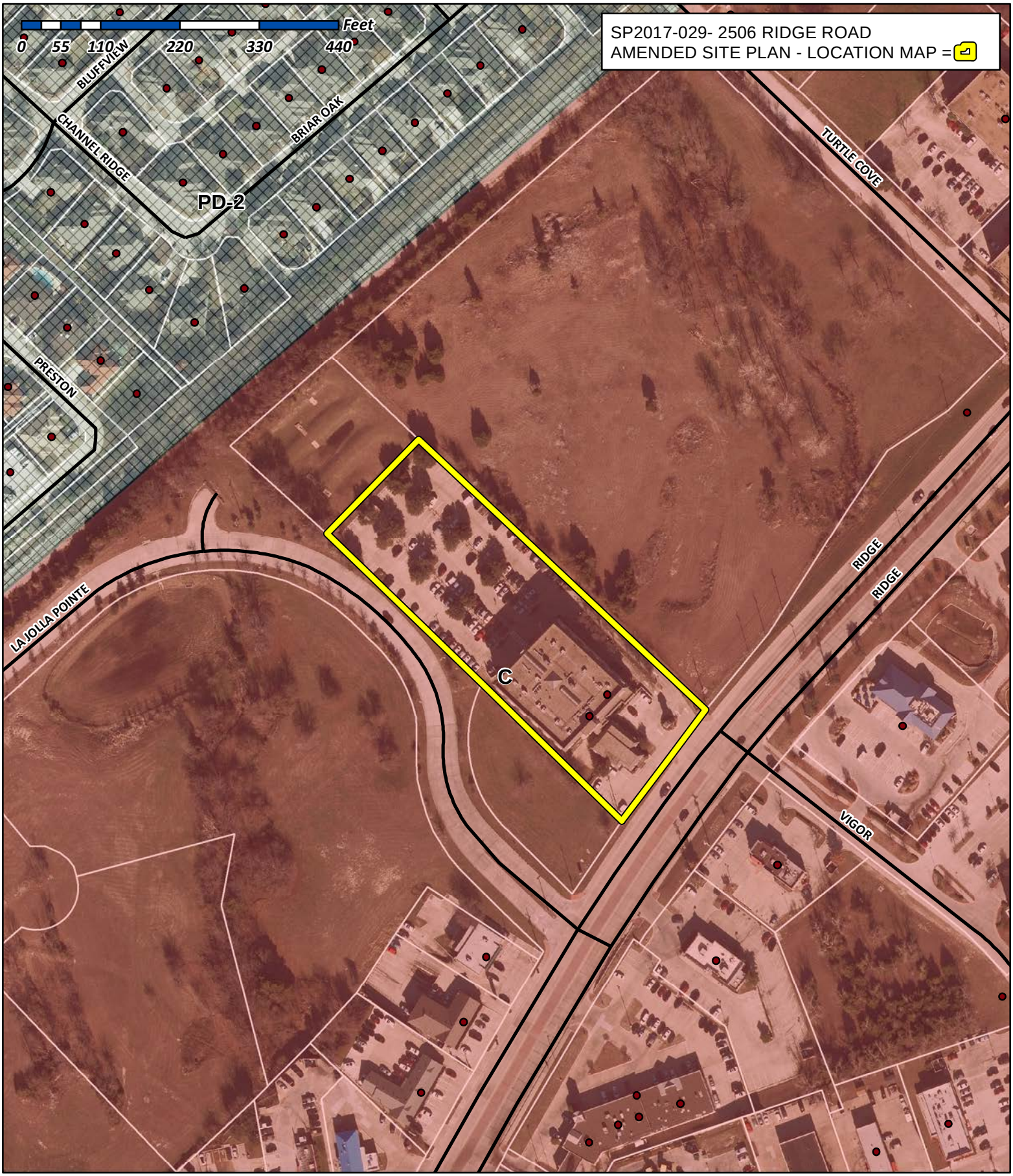

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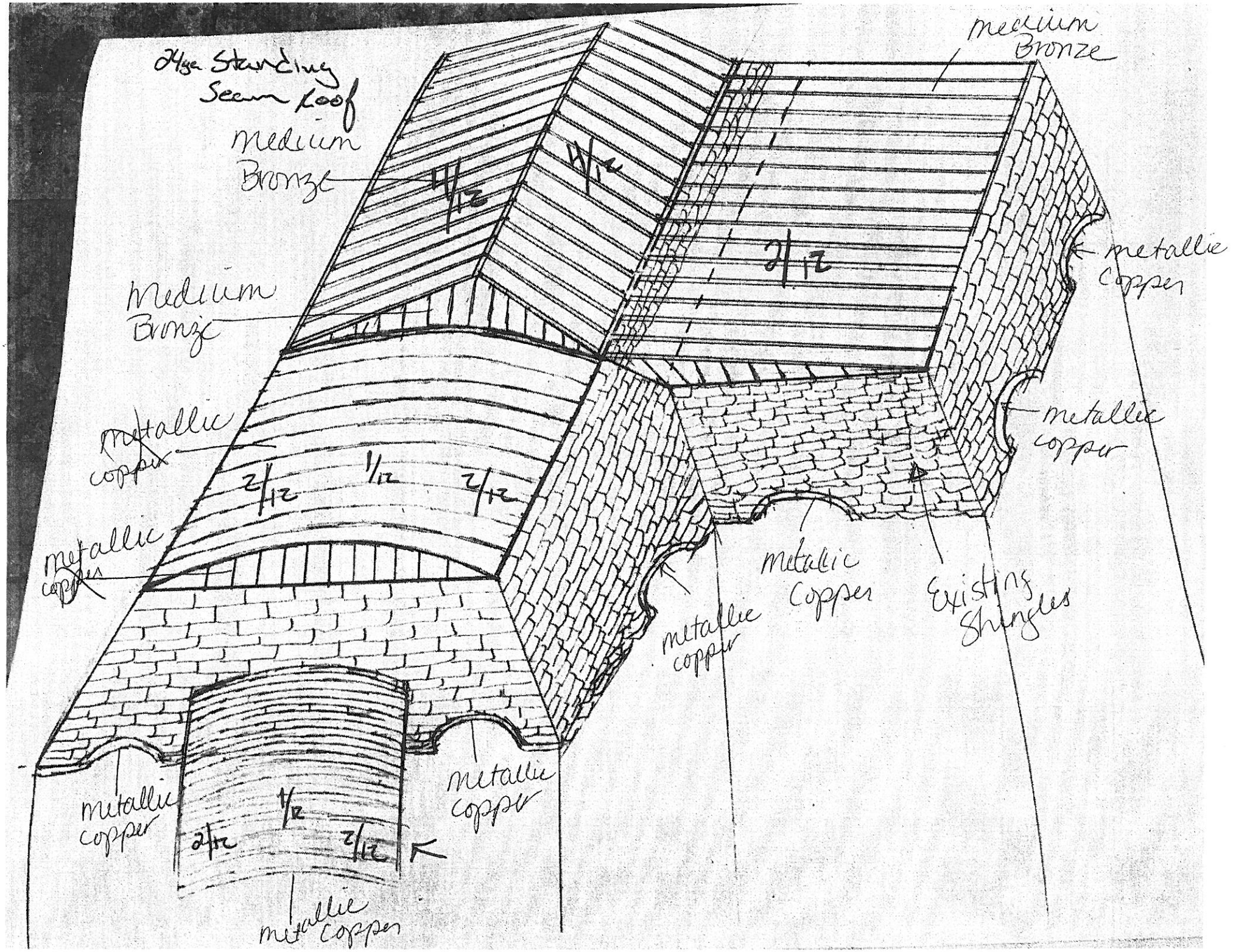
Dear Planning & Zoning & ARB

We are having lots of Problems with our roof on 2506 Ridge which was built on 1994, it's flat roof Currently & lots of Problems with our drainage. Part of our Ceiling is Collapsed & we need to Put the new metal Roof on this building as Soon as Possible. we are using matte black & Medium Brown Metal with low & Minimum Pitch. and also for the Protection of the Front entrance we are adding an awning above the EyBbrow on the top of Front door.

Moni & Richard Brooks
214-415-6204


Medical Arts
Building
SLEEP THERAPY
ASSOC.


24ga Standing Seam Roof
Medium Bronze
4/12
Medium Bronze
Medium Bronze
2/12
metallic copper
metallic copper
2/12
1/12
2/12
metallic copper
metallic copper
metallic copper
metallic copper
1/12
2/12
2/12
metallic copper
metallic copper
metallic copper
Existing Shingles
metallic copper

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 12, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *August 29, 2017* Planning and Zoning Commission meeting.

2. **P2017-047** **(David)**
   Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch, LP for the approval of a final plat for *Phase III* of the Fontanna Ranch Subdivision containing 53 single-family residential lots on a 27.80-acre tract of land identified as Tract 19 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 67 (PD-67) for Single-Family 16 (SF-16) District land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

4. **Z2017-031** **(David)**
   Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

5. **Z2017-034** **(Korey)**
   Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2625 S. Goliad Street [*SH-205*], and take any action necessary.

6. **Z2017-035** **(Korey)**
   Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 4.895-acre parcel of land identified as Lot 4, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2610 Observation Trail, and take any action necessary.

7. **Z2017-036** **(David)**
   Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

8. **Z2017-037** **(Korey)**
   Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a zoning change from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres

Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

9. Z2017-038 **(David)**
Hold a public hearing to discuss and consider a request by Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) for a residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

10. Z2017-039 **(Ryan)**
Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District and East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

11. Z2017-040 **(Ryan)**
Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District and East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

ACTION ITEMS

12. SP2017-024 **(David)**
Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

13. SP2017-025 **(Korey)**
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

14. SP2017-027 **(David)**
Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lamberth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-040: Lot 1, Block A, Texas Roadhouse Addition [*Approved*]
- ✓ P2017-042: Lot 2, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition [*Approved*]
- ✓ P2017-043: Lot 1, Block A, North Lakeshore Daycare Addition [*Approved*]
- ✓ P2017-044: Lot 1, Block A, Everybody Massage Addition [*Approved*]
- ✓ P2017-045: Lots 1 & 2, Block A, SWBC Rockwall Addition [*Approved*]
- ✓ Z2017-027: SUP for a Residence Hotel (*2nd Reading*) [*Approved*]
- ✓ Z2017-032: Zoning Change (AG to SFE-2.0) (*2nd Reading*) [*Approved*]
- ✓ Z2017-033: SUP for Music Studio (*2nd Reading*) [*Approved*]

- ✓ MIS2017-008: Masonry Exception for Rockwall High School [*Approved*]
- ✓ MIS2017-009: Sign Variance for Sabrina's Flowers [*Denied*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of September, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 12, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-024** (David)
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

2. **SP2017-027** (David)
   Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of September, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 29, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:06p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Eric Chodun, Annie Fishman, Mark Moeller, Tracey Logan and Jerry Welch. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy William, Civil Engineer Jeremy White and Fire Marshal, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the August 15, 2017 Planning and Zoning Commission meeting.

2. P2017-040
Consider a request by Paula Hubert of GreenbergFarrow on behalf of Doug Druen of Texas Roadhouse Holdings, LLC for the approval of a final plat for Lot 1, Block A, Texas Roadhouse Addition being a 2.0767-acre portion of larger 8.613-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 912 E. IH-30, and take any action necessary.

3. P2017-042
Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a replat for Lot 2, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition being a 1.742-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

4. P2017-043
Consider a request by Kevin Patel, P. E. on behalf of John Dunkin for the approval of a final plat for Lot 1, Block A, North Lakeshore Daycare Addition being a 2.960-acre tract of land identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [*1.4376-acres*], A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) and Single Family 10 (SF-10) District, addressed as 1450 East Fork Drive, and take any action necessary.

5. P2017-044
Consider a request by Susan Gamez for the approval of a final plat for Lot 1, Block A, Everybody Massage Addition being a 0.478-acre tract of land identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the Scenic Overlay (SOV) District, addressed as 2001 Ridge Road, and take any action necessary.

6. P2017-045
Consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lamberth of Pneuma Ventures, LTD for the approval of a conveyance plat for Lots 1 & 2, Block A, SWBC Rockwall Addition being a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 83 (PD-83), situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative, John Womble, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. ACTION ITEMS

8. MIS2017-008

Discuss and consider a request by William C. Salee of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in a Commercial (C) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating the applicant is requesting approval of an extension for the subject property which houses Rockwall High School. What the applicant is requesting is to replace an existing storage shed which was adjacent to a retaining wall in the back which runs along the back access drive. The existing storage sheds were located within a 24 foot access and utility easement and when the retaining wall fell and were required to move those to rebuild the retaining wall, they wanted to come back in and put two new accessory building but would need to move them outside of that area. Mr. Miller provided a location map which showed where the proposed placement will be. The metal buildings will be 12x24 pre-fabricated metal sheds, and all together they will be about 40% smaller than what was existing prior to. In addition they will not be visible as they will back up to the Rooms To Go site, but since the school is in a Commercial District they are required to meet the same masonry requirements as that District, which is 90% masonry with 20% natural stone, however in this case the Code does give the Planning and Zoning Commission as well as City Council the ability to review this type of case on a case by case basis and make a determination whether or not a request receives a special exception. In this case the applicant has provided all the needed material, including an elevation of the buildings.

Mr. Miller advised the Commission the applicant was present to answer questions, as well as staff.

Chairman Lyons asked the applicant to come forward.

William Salee
Wylie, TX

Mr. Salee came forward and stated he is the construction manager for Rockwall ISD. He explained that one of the reasons for the request is to remove the existing old storage sheds that used to house gymnastics mats and such because the Fire Department has asked those to be moved from the corridor of the athletic area and replace that storage with a similar storage. The existing storage was chain link with vinyl slats and the replacements will be fully enclosed manufactured storage buildings.

Chairman Lyons asked for questions from the Commission.

Commissioner Trowbridge asked if the prior buildings compliant with the zoning. Mr. Miller stated they were not.

Chairman Lyons brought the item back to the Commission for discussion or a motion.

Commissioner Moeller made a motion to approve MIS2017-008 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 7-0.

9. MIS2017-009

Discuss and consider a request by Kay Uhlig of Sabrina's Flowers and Gifts for the approval of a variance to the district development standards of the SH-205 Overlay (SH-205 OV) District for the approval of an electronic message sign (EMS) being incorporated into an existing pole sign on a 0.407-acre parcel of land identified as the J. J. Jones Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1903 S. Goliad Street [*SH-205*], and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the applicant is requesting is to replace a 4x8 reader board which is currently attached to an existing pole sign that is considered to be non-conforming. What they would like to do is put in a LED message board in the same spot as the existing reader board. The existing sign is considered to be legally non-conforming and according to the sign code a legally non-conforming sign cannot be altered in any way without bringing it into conformance, which in this case would mean removing the sign and putting in a monument sign. In addition, the SH-205 Overlay District makes the same requirement of it being a monument sign and that no pole signs are permitted within the Overlay District; however the code states the ability for Council to grant a variance and approval of any variance to the sign ordinance for property included the SH 205 Corridor Overlay District but shall require City Council approval by a three-quarter majority vote. It further states that granting a variance where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. In this case, staff has looked at the request, and although there doesn't appear to be any hardship or anything that would prevent the applicant from creating a conforming sign, but it is a discretionary decision for the City Council. Mr. Miller added that a similar request was made and approved for Taco Casa that is directly across the street and they currently have an LED reader.

Mr. Miller advised the Commission staff was available for questions.

Chairman Lyons asked the Commission for questions for staff.

Commissioner Trowbridge asked if there are light restrictions, or metrics in which the City regulates the amount of light emissions that these kinds of signs put out. Mr. Miller stated that in the Sign Code there are requirements called CEVM, Changeable Electronic Variable Message Signs, and have included a condition should the request be approved that it adhere to all applicable requirements. Those requirements regulate luminosity, message duration and things of that nature. Chairman Trowbridge asked if the how long the sign had been there and if there was any historical significance to it. Mr. Miller stated he was not aware of it having any historical significance that he knows of.

Chairman Lyons brought the item back to the Commission for discussion or a motion as the applicant was not present to offer additional comments.

Commissioner Trowbridge generally expressed not being in favor of the request as it does not have any historical significance, and lighted signs that have come before the Commission in the past usually have been small and he feels something as large as what the applicant is proposing.

Commissioner Chodun asked if the sign as is now is non-conforming. Mr. Miller stated that it is non-conforming because pole signs are not allowed anywhere in the City except along the IH-30 frontage. The sign existed prior to the requirement which makes it legally non-conforming, meaning it can exist as is without being altered in any way but at which time it is altered it is supposed to be brought into conformance. Commissioner Chodun noted that what is before the Commission then is either they keep it as is, or they be allowed to put an LED sign up, unless they chose to take it down. Mr. Miller explained that there are three scenarios: they can leave the pole sign as is, the Commission could approve for them to alter the sign as is being proposed, or they can bring the sign into conformance to allow for a CEVM sign. Commissioner Chodun asked if it would be at the applicant's discretion if they wanted to bring it into conformance.
Mr. Miller stated it would be at the applicant's discretion. Commissioner Chodun generally expressed generally preferred having an LED sign as opposed to what is there currently.

Chairman Lyons asked in looking at the picture Mr. Miller provided of the sign, would the applicant be keeping the portion of the sign that says "Sabrina's Flowers" and below it the LED sign. Mr. Miller explained that they are not changing the dimensions to the reader board they are

removing the panels and putting the CEVM sign. Chairman Lyons generally expressed being in favor of the request as it is an upgrade to what is there currently.

Commissioner Logan generally expressed not being in favor of the request; it doesn't conform with the City's plan for signing and reasoning that it would look better than what is there now that is non-conforming, she feels they should build a sign that meets the standards and come in conformance.

Commissioner Fishman stated that although she generally agrees with Commissioner Logan's thoughts where it should be in conformance, however she feels it offers a nice modern update and with a similar sign that was approved across the street she feels she would be in favor as long as it follows the CEVM standards.

Commissioner Moeller expressed concern with the height of the sign and would rather see them conform by building a monument sign.

Commissioner Trowbridge made a motion to approve the LED component as long as it is compliant with the monument sign restrictions, but asked staff for clarification as to how to draft such motion. Mr. Miller explained that the applicant is asking not to comply at this point, therefore a motion to recommend denial of the request would either allow them to keep the pole sign or convert it to a monument sign in which case the applicant could convert it to a monument sign and a CEVM sign per the City's current requirements. Commissioner Trowbridge asked if the Commission denies would the applicant then have the opportunity to one, keep it as is, or two, comply with the monument CEVM standards. Mr. Miller stated that was correct.

Commissioner Trowbridge made a motion to deny MIS2017-009. Commissioner Welch stated he wanted to have further discussion and would do so after the motion on the floor had a second. Commissioner Logan seconded the motion on the floor to deny MIS2017-009.

Chairman Lyons opened for further discussion. Commissioner Welch asked if it was possible to compromise by allowing the applicant to have the existing sign to stay but drop the LED as a monument. Mr. Miller explained that they are only permitted one sign per frontage and in this case that would allow them to have two signs and that would be a variance to the sign code. Commissioner Welch asked if it was considered one sign because of the proximity to each other. Mr. Miller explained that currently it is one sign, a pole sign.

General discussion took place concerning the options of monument signs over the now non-conforming sing.

Chairman Lyons stated there is a motion on the floor to deny the request and asked if there was any further discussion needed, no further discussion took place and Chairman Lyons then called for the Commission to vote. The motion to deny was approved with a vote of 4-3 with Commissioners Choudun, Lyons and Fishman dissenting.

Planning Director, Ryan Miller, advised the Commission action would be taken on item #22 on the agenda. Chairman Lyons moved agenda item #22 up and brought it up as an Action Item.

V. DISCUSSION ITEMS

10. Z2017-031

Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicants are requesting to rezone the property in order to build a home on the subject property. There are some issues with the lot that the applicants are aware of and they are working through those such as the septic system. Due to it being less than an acre and a half, they did obtain a letter of approval from Ron Merritt that allows them to move forward with providing septic to the property. The zoning within that area is Single-Family, with their lot being

less than one and a half acres they would go to an SF-1 for a one acre or more. Should the zoning be approved the applicant would then move forward with platting.

Mr. Gonzales advised the Commission the applicants were present and available for questions as well as staff.

Chairman Lyons asked if there were any questions from the Commission for staff.

Commissioner Trowbridge asked if the Future Land Use Map matched the current zoning that is currently in place. Mr. Gonzales explained that the Future Land Use Map shows as Low Density Residential and SF-1 would fall within that.

Chairman Lyons asked the applicant to come forward.

Laurie Turnham
1485 Madison Drive
Rockwall, TX

David Turnham
1485 Madison Drive
Rockwall, TX

Mr. Turnham stated they are looking forward to move forward with their request to build their custom home in Rockwall that they have been planning for quite some time. Mrs. Turnham added they are very excited to be building this home.

Chairman Lyons asked the Commission for questions or discussion from the Commission.

Commissioner Trowbridge asked if they would be working out of the home. Mr. Turnham stated they would not.

Commissioner Fishman asked where on the property the house would be built. Mr. Turnham explained where by the location map staff provided.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2017-034
Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2625 S. Goliad Street [*SH-205*], and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that this particular request is fairly new to staff there is currently two SUP's for snow cone stands as portable beverage and food facilities are allowed, but currently those two snow cone stands do not serve food, which is what makes this request something new. The applicant is requesting to locate their portable food trailer in the parking lot of the Valvoline on SH-205.

Mr. Brooks advised the Commission the applicants were present and could elaborate further on their request.

Chairman Lyons asked the applicants to come forward.

Mike Richter
2551 Daybreak Drive
Rockwall, TX

Sunny Richter
2551 Daybreak Drive
Rockwall,TX

Commissioner Chodun asked the applicant to explain further on the request. Mr. Richter stated it is a food trailer which they would park in the parking lot of the Valvoline and they would be serving in the evenings after business hours of the Valvoline. Commissioner Chodun asked what hours of operation they would have.

Mr. Brooks added that the draft ordinance states that the hours of operation are between 6pm and 10pm three days a week, however which three days a week has not been decided upon as of yet. In addition to that there are certain guidelines that any type of portable food facility must meet and those are: 1.The service shall be limited to snow cone stands, beverage and/or food stands serving nonalcoholic beverages such as coffee, juices or sodas and/or prepared food products. 2. The maximum time limit of such temporary use shall not exceed 150 days annually or a time limit otherwise approved by the city council. At the end of the time period, the structure shall be removed from the property. 3. Any temporary power poles will be removed on the date of or immediately following the termination date of the permit. 4. No additional freestanding signage shall be permitted.5.The temporary portable structure or trailer shall meet all health and electrical codes off the city. 6.Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.7.Any such temporary facility shall have permanent restrooms for employees available within 300 feet of the door of the portable facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed. 8. Any such temporary facility shall be located on an all-weather, asphalt or concrete, parking surface with adequate space for parking and circulation.

Commissioner Chodun asked why they chose the subject property as the location of choice. Mr. Richter stated that was the first property that approached them and gave them permission. Mrs. Richter added that after that first person approached them, they have since had several other interested parties asking they go to their location. Mr. Richter further added that they would like to do this to get their foot in the door in providing the portable food service to the residents of Rockwall.

Chairman Lyons asked if there would be a time line set. Mr. Brooks stated it would be 150 calendar days maximum, and the applicant has indicated they will be operating 3 days a week.

Commissioner Logan asked if it would be a permanent structure. Mr. Richter stated tit is a food trailer that he hooks up to his truck and parks it and when they are done for the evening they would hook it back up and leave the facility.

Commissioner Fishman asked if there would be seating allowed. Mr. Richter stated they have portable picnic tables that could be set out if allowed to do so. Commissioner Fishman asked staff if they would be allowed to provide seating. Mr. Brooks stated it is a limited service restaurant therefore the seating they’re proposing would be allowed.

Commissioner Welch asked what they would use for electricity. Mr. Richter stated they would be using a generator.

Commissioner Choudun asked staff if the City has ever been approached with a portable food concept. Mr. Brooks stated there are special event permits that are issued for portable food trucks that are allowed four times a year.

General discussion took place concerning the concept of the portable food trucks and the applicant expressed their desire to move around the City to provide the residents with the experience.

Commissioner Trowbridge stated that although he generally is in favor of such a concept he expressed concern with this being a land use ordinance not a restaurant ordinance and therefore the Commission would be approving the ability for the Valvoline land owner to have any food trailer out on his property anytime of the week within those 150 days within the constraints of the Ordinance since it is tied to the land not to the restaurant.

General discussion took place concerning time restraints of the SUP and if one should be placed as part of the SUP.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

Commissioner Moeller left the meeting at 7:02 p.m.

12. Z2017-035

Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 4.895-acre parcel of land identified as Lot 4, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2610 Observation Trail, and take any action necessary.

Planner, Korey Brooks, explained that it is basically the same background as the previous agenda item, just at a different location which is at the Tech Park. It will be all the same standards and requirements as discussed for the previous request.

Chairman Lyons asked the Commission for any questions for staff or the applicants.

Commissioner Welch asked if this location would provide different time restraints from the 6-10 pm from the previous request. Mr. Brooks stated that would be left to the applicant however on the original ordinance it was 6-10 p.m. and on this request it does say the same hours however, those can be changed.

Mike Richter
2551 Daybreak Drive
Rockwall, TX

Sunny Richter
2551 Daybreak Drive
Rockwall, TX

Mrs. Richter stated that for the EDC they would be offering lunch, therefore they are looking at operating from 10am-3pm.

Chairman Lyons asked if they would be operating Monday-Friday. Mr. Richter stated this being new to them, they want to make sure they will have a following therefore they will start with lunches with the Technology Park and may do one to two times a week to start off with. They have had numerous different locations approach them wanting them to come to their property but with this concept being so new they want to see how it will work with these two first.

General discussion took place between the Commission concerning the use being tied to the restaurant as opposed to the land and ways of how the process can be better facilitated.

Commissioner Logan asked staff how the bigger cities such as Dallas work with such requests. Mr. Miller explained that such cities have ordinances that specifically allow food trucks. Commissioner Logan asked about trailers that set up for example at Lowes selling hot dogs, what difference is it between that. Mr. Miller explained that every business in town is permitted four special events per year that allows for a food truck to sit at the business as part as that special event. Chairman Lyons asked if they could be allowed to go to those businesses as part of one's special event. Mr. Miller explained that they do not fall within the mobile food vendor definition because they have a trailer and therefore the reason as to why they need to come before the Commission requesting an SUP.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. Z2017-036

Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County,

Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the item came before the Commission earlier in the year as a site plan and was tabled because one of the elements on the building exceeds 36 feet which would require an SUP within the Scenic Overlay District.

Mr. Gonzales advised the Commission that the applicant was present to answer questions and further elaborate on the case and staff is available for questions as well.

Robert Stensland
Stensland Group Architects
5151 Bent Tree Forest Drive Suite 560
Dallas, TX

Mr. Stensland came forward and stated that the Architectural Review Board a few weeks ago approved it without any comments; however they have a clock tower that exceeds the 36 feet. Mr. Stensland provided a picture of the building renderings and explained that the majority of the building roof is slightly under 36 feet and the tower to the right, the midpoint to that tower, is also under 36 feet but the clock tower's midpoint is about 42 feet.

Commissioner Trowbridge asked if only the tower that exceeds the height. Mr. Stensland stated that was correct.

Commissioner Logan asked with it being a one story building is the rest just attic space. Mr. Stensland stated that all the mechanical equipment is hidden behind the roof. Commissioner Lyons asked if the applicant was aware the code required it not to exceed 36 feet could they not have found a way to make the one story building not exceed that code requirement. Mr. Stensland stated that his client from the very beginning of the project indicated he wanted that clock tower as part of the design, and in order for it to work as a clock tower it would have to exceed that height.

Commissioner Chodun asked if there would be any sound emanating from the clock tower. Mr. Stensland stated there would not be any sound. Commissioner Chodun asked if the ARB approved the clock tower concept. Mr. Gonzales stated they had approved the elevations as is.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

Chairman Lyons called a recess at 7:22 p.m.

Chairman Lyons called the meeting back to order at 7:31p.m.

14. Z2017-037
Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a zoning change from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the site is surrounded by Commercial property and the Future Land Use Map designates this area as Commercial therefore it is in conformance with the Future Land Use Map.

Mr. Brooks advised the Commission that the applicant was present and available for questions and could further elaborate on the request.

Russell Phillips
521 Lorraine Lane
Heath, TX

Mr. Russell came forward and stated that the people that live there currently are wanting to sell the property and they had held it in Single Family because they wanted to live there and not pay the taxes as Commercial throughout the time that they lived there, but they are now moving out of the City and now want to sell the property. Mr. Russell stated what they would like to do is develop the property and he respectfully is asking the Commission to approve the zoning that matches the surrounding tracts. He added that he believes that it was in the original plan all along for it to be Commercial when the City annexed but this was the only property that asked not to, but was in the plan.

Chairman Lyons asked for questions from the Commission for the applicant or staff.

Commissioner Trowbridge asked what the surrounding development is. Mr. Russell stated that the surrounding developments are Commercial. Mr. Miller added that there is another case on the agenda will be for a property across the street of a commercial building, but pretty much it is all business thru this entire district. Mr. Russell provided pictures of the surrounding area showing they are all metal buildings, some that are fairly new, and they will try to adopt the same look as those.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. Z2017-03**8**

Hold a public hearing to discuss and consider a request by Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) for a residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

S**enior Planner, David Gonzales, gave a brief explanation of the request stating that as Mr. Miller just indicated this property is across the street from the one that was just presented. The subject property is zoned Commercial and does conform to the Future Land Use Map it is the Patriot Paws facility that has service animals for veterans. There is a structure that is just north of there that was a single family home and what the applicant is proposing is to convert that to a facility that would house veterans for the purpose of training animals and in the event that they would need to stay for a few days which the applicant has indicated would be no more than fourteen days and staff has provided a definition in the ordinance that would cover exactly what they are looking to do.**

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Lori Stevens
Patriot Paws
254 Ranch Trail
Rockwall, TX

Ms. Stevens came forward and stated they are a non-profit organization and the structure in place was a residential house. The Dallas Builders Association has volunteered to take the house on as a project. She explained that when veterans come to get their dogs they stay two weeks to allow the dog as well as the veteran to be trained with each other however sometimes veterans need to return to get re-trained and have to stay elsewhere and they incur a cost with that. The Dallas Builders Association will take the house on as a charity and they have discussed possibly tearing down the house and building the exact same thing over again. The purpose of the request is to allow the veterans that need to stay additional time will have a place to stay it will be fully wheelchair accessible two bedrooms with an open floor plan.

Chairman Lyons asked the Commission for questions for the applicant or staff.

Commissioner Trowbridge asked if the dogs are trained at a different location and if then this is more for the recipients of the dogs. Ms. Stevens stated they have some dogs and full time trainers on the property; they have 67 dogs in the program all at different locations.

Commissioner Trowbridge asked staff if it would basically be accommodating a transitional, longer period type stay for the human's aspect of the partnership more than it is for the dog aspect of it. Mr. Gonzales stated that was correct, that is what it is being designed for.

Commissioner Logan asked the applicant for further explanation of what the house will be how it will be maintained, would it be a care facility or more like a hotel. Ms. Stevens explained that basically it will be a home where they can stay, fully wheelchair accessible adaptable for someone with disabilities. The veterans staying there will not need "care" they may just have a physical disability that the house will accommodate for. With them being a non-profit organization they all have volunteer maintenance crew that takes care of the maintenance of the home.

Commissioner Chodun asked if the draft ordinance applies to the entire property. Mr. Gonzales stated it would apply only to the home which is addressed as 302 Ranch Trail.

Commissioner Fishman asked the amount of veterans they anticipate staying at one time and the amount of time they would be staying. Ms. Stevens stated that never more than two at a time as there are only two bedrooms and the most they would stay is two weeks.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

16. Z2017-039

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission the applicant was present and would be presenting the case and staff would add anything if necessary when the applicant finished presenting the case.

Chairman Lyons asked the applicant to come forward.

Jon Delin
2565 Strader Road
Justin, TX

Mr. Delin came forward stated that the first case that they will be presenting is for the subject property and they are also in the next case looking to purchase 37 acres. The subject property is better suited for a General Retail use, strip center, garden office type which they feel would be a good fit for the land as it is not suited for residential currently because of the grade change from John King to FM1141 and that is the reason they are requesting to bring it in as General Retail. Mr. Delin showed the survey of the property and spoke of possible uses they could possibly bring in such as garden office, general office, however they are not proposing and uses at this time, they are just requesting to change the zoning.

Mr. Miller added that the Future Land Use Map indicates the property as being Medium Density Residential however it is a strip and it is something that is being looked at under the current Comprehensive Plan review but they would require the current Comprehensive Plan to be changed from Medium Density Residential to a Commercial. Mr. Miller advised the Commission the staff provided them with the use chart of General Retail for their review.

Chairman Lyons asked the Commission for questions for staff or the applicant.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

17. Z2017-040

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, turned the case over to the applicant to further explain on the request.

Jon Delin
2565 Strader Road
Justin, TX

Mr. Delin provided a power point presentation that provided background information on the company and the product they are looking to develop. He spoke of their company specializing in active adult communities for over 30 years. They cater in single family residences for sale for active adults 55 years and older which allows people an option to downsize but still live in a community setting full of active adults. They provide 15 unique custom designs with at least four different elevations which they refer to as a "semi-custom home" product that allows the ability to customize the kind of home they want. He went on to state that in accordance to how the City's ordinance works and how their product will be delivered they get to maintain a lot of control from the construction from the ground up, to the elevations and brick and stone selection that allows the community to look great and become an asset to the community. He went on to add that 45% will be green space and they will provide rich resort style amenities. The community will be gated and governed under an HOA which the resident would pay approximately $300 a month which covers their Home Owners Insurance, exterior maintenance of the home, and exterior maintenance of the grounds. He went on to explain that thru their research they found that Rockwall's population growth in the 55 plus demographic is the fastest growing demographic in Rockwall right now. They feel the location along John King and SH66 offers a great draw because of all the existing communities that are already surrounding the area. Mr. Delin provided a concept plan that showed the layout of the greenspace as well as the layout of the homes. The homes will range anywhere from 1,600 square feet to 2,500 square feet on a single floor although most homes have a two story option. Mr. Delin advised the Commission that from an engineering standpoint if there were any questions concerning the streets, one of the engineers on the project was also present to answer any questions. They have worked with the Fire Marshall and voluntarily fire lane one side of the street to create a larger fire lane. He provided pictures of the screening they will provide and of what the entry will look like as well as the landscaping that will be provided at the amenity center.

Mr. Delin concluded the power point presentation and advised the Commission he was available for questions.

Mr. Miller added that this type development is, for lack of a better work, somewhat as a condominium regime where it is one large property but they would own the houses themselves, they are individual ownership for each of the homes. He further added that the density is 3.2 units per acre, which currently the site is designated for Low Density Residential which is up to 2 units per acre and therefore the request will necessitate a High Density Residential designation and will require a change at the time of zoning. In addition this is the first case that has been brought forward since the John King Overlay District standards recently changed, with the buffer options. They will be creating about an 86 foot separation between the house and the roadway they have a 50 foot landscape buffer followed by a 21 foot roadway and a 15 foot front yard setback. They are still working with the Engineering and Fire Department thru the street design as it does not currently meet the City's minimum standards.

Mr. Miller advised the Commission staff provided them a draft ordinance and staff will continue to work with the applicant and bring in a final product at the next scheduled meeting which will be a public hearing item.

Chairman Lyons asked for any questions for the applicant or staff.

Commissioner Trowbridge asked if they would be sold as condos not as individual plots and with the proposed size of the lots 60's and 70's but what will the minimum distance between each project. Mr. Delin stated they would be sold as condos and the current design they are proposing would offer an 8 foot minimum. Commissioner Trowbridge asked since it is a condo, would they be able to restrict the people that buy the condo, how would they restrict by age, would it be by the HOA. Mr. Delin stated they follow the Federal Housing Law which basically states that as long as 80% of the census is over 55 you can sell people under 55 as long as they meet the restrictions of having no children living there. Commissioner Trowbridge asked if there would be a professional management that would monitor that restriction. Mr. Delin stated that it would be part of what is done when they contract with a person, they have to take their age census at that time and then the HOA would annually have to do an age census as well in order to abide by the Federal Housing Law. Mr. Delin added that pertaining to the age restriction question, they also have to follow the State of Texas Condominium Laws, and because of that there would be deed restrictions as well as governing documents.

Mr. Miller added that concerning the age restriction, it typically becomes harder to enforce on rental product but on for purchase product because there are deed restrictions it would take all the owners in the area to change the deed restrictions, therefore if they were age restricted thru deed restriction it becomes easier to control thru a single family product as opposed to for rent product.

Commissioner Trowbridge asked concerning another age restricted development that has recently been approved but has not commenced development. Mr. Miller stated that there was an age restricted product that was approved in PD-68 right next to the Evergreen Facility on SH-205 and that has not moved forward since approval.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

18.P2017-046

Consider a request by Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre tract of land identified as a portion of Block 7, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 Alamo Street and 906 West Street, and take any action necessary.

Planner Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting to subdivide the lot into two lots and the reason the case is coming before the Commission is because it has to go to the Parks Board to be accessed park fees and they will be meeting with the Parks Board on September 6th however the City Council is on September 5th therefore the case will not be going to City Council until September 18th for final approval.

Mr. Brooks advised the Commission the applicant was not present however staff was available for questions.

Chairman Lyons asked the Commission for questions for staff.

Commissioner Trowbridge asked the reason for subdividing the property. Mr. Brooks stated that one half of the lot faces one street and the other half faces another so with that being the case they want to subdivide to build a home on the second lot which will be on West Street. Mr. Brooks added that all the adjacent lots are subdivided in a similar manner.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

19.SP2017-025

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is proposing to build a church and the current variances would be to allow stucco within the first four feet of the building and also for the vertical articulation.

Mr. Brooks advised the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.
Wayne Mershawn
Mershawn Architects
2313 Ridge Road
Rockwall, TX

Mr. Mershawn came forward and advised the Commission that the pastor and his wife were present if the Commission had any questions from them. He stated that the ARB recommended approval and he feels they have a design that looks great that the pastor and the church both are happy with and he respectfully asked the Commission for their approval to allow them to move forward with the project.

Chairman Lyons asked if the reason for the variance is because it is stylistic in nature. Mr. Mershawn stated that it works with the architecture but they don't have equipment on the roof that needs to be hidden as that will be on the ground and screened so therefore there is no real need for a high parapet walls.

Mr. Brooks added that there will be additional landscaping in front of the two tower elements that have the stucco at the bottom.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

20. **SP2017-026**
Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is seeking a variance for the stone for all four sides as well as the horizontal articulation for the east and west elevations. The subject property is zoned Light Industrial with Heavy Commercial adjacent. Mr. Gonzales added that the ARB reviewed the case and the applicant provided the ARB new elevations this evening and the ARB has asked to see it again at the next scheduled meeting to review the materials.

Mr. Gonzales advised the Commission that the applicant was present and could further elaborate on the case as well as answer questions.

Chairman Lyons asked the applicant to come forward.

Willie Mader
13055 Clearview Drive
Forney, TX

Mr. Mader came forward and stated what they have is basically a warehouse and they have revised the elevations. The building is metal but encased in all masonry and they will have 20% stone on the new elevations and therefore meeting that requirement it will be 80x200 and in the front have a showroom and offices. In the back it will have storage for the products that will be

sold there. Mr. Mader added that it will be sitting amongst other metal buildings and warehouses and they feel it will fit well with adjacent properties and will be a vast improvement.

Chairman Lyons asked what the materials will be. Mr. Mader stated it will be stone at the bottom and brick on the columns.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

21. SP2017-027

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lamberth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that zoning was approved earlier in the year for the 590 units for the entire PD however they have now submitted for a site plan for Phase I of the project, as far as calculations, they need to have all calculations based on the PD it requires staff to move forward with full site plan for the entire site, essentially they are showing everything, and all that is needed is the calculations. They met with ARB earlier in the evening and they will be coming back with something more clear as far as what was approved in the Ordinance. There are some details that are not present on the current renderings and therefore they will come back with a 3D rendering to indicate some of the details from the original approved renderings.

Mr. Gonzales advised the Commission that the applicant was present to answer questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Spencer Byington
5600 S. FM 148
Kauffman, TX

Mr. Byington came forward and stated he represents SWBC.

Adam Everett
713 Willowbrook Drive
Allen, TX

Mr. Everett came forward and stated he is with Cross Architects.

Chairman Lyons asked the applicants if they would like to add any additional information to what Mr. Gonzales stated.

Mr. Byington stated that he did not have much more to add, he explained he is new to the process and apologized for not being better prepared. When they met with the Architectural Review Board earlier in the evening they were red stamped by them immediately and they asked for clearer elevations and those will be provided to them by the next scheduled meeting.

Commissioner Trowbridge asked if this site plan is for both phases or only for Phase I portion. Mr. Gonzales stated that according to the PD the site plan itself is for the entire project, however what they are moving forward with is the building of Phase I but staff does need to see calculations for the both phases. Mr. Miller added that more than likely what they will show is the place holders and provide the tabulations and come back and amend the site plan when they come in with Phase II.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

22. SP2017-028

Discuss and consider a request by Kent Birdsong of Birdsong CPA for the approval of a site plan for the expansion of an existing building on a 0.451-acre tract of land identified as Lots 1, 2, 3 & 6, Block I, OT Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 105 N. Alamo Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant recently came in to request a permit to expand the building, however the building had a small expansion about a year and a half ago to the north side of the building and therefore when the applicant came in to request expansion once again, staff then has to take a look at the non-conformity of the building and because that expansion along with the requested expansion equaled more than 50% of the building being expanded that kicked in requirements to come before the Planning and Zoning Commission for approval.

Mr. Gonzales further explained that the applicant has indicated that the building is going to look the same and provided a photo of what it will look like with the expansion as well as a landscape plan. The materials that will be used will be consistent with what is currently on the building which is hardy board siding and therefore the look will be same however the 503 square feet will be on the south side and they will be removing one cedar tree which is less than 11 inches which does not require any mitigation. Mr. Gonzales went on to state that the variance has been removed because it is in the SH-66 Overlay District and is an existing structure there is no need to move forward with a variance.

Mr. Gonzales advised the Commission that ARB recommended approval unanimously and the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Kent Birdsong
105 N. Alamo
Rockwall, TX

Mr. Birdsong came forward and explained they are requesting the expansion to allow them to have more room as they've outgrown the building as is and respectfully asked the Commission for their approval.

Commissioner Trowbridge asked if it was a multi-tenant building. Mr. Birdsong stated it was not.

Commissioner Trowbridge made a motion to approve SP2017-028. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

23. SP2017-029

Discuss and consider a request by Richard L. Brooks for the approval of an amended site plan for an existing medical building on a 2.427-acre tract of land identified as Lot 1, Block A, Lake Pointe Health Science Center of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2504 & 2506 Ridge Road [*FM-740*], and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the Architectural Review Board met with the applicant earlier in the evening tabled the case. The applicant is requesting to install a composition roof and they want to add a metal roof on top on just the front portion of the building. ARB would like to see either a composition roof or a metal roof where it's matching and not where you have differing materials as the applicant is showing would have. The primary reason that the applicant is requesting is because they came in to request a building permit because their roof is leaking and because of what they were presenting and with the property being on the Scenic Overlay District it requires approval from Planning and Zoning in order to move forward.

Mr. Gonzales advised the Commission the applicant was not present to further elaborate but staff was available for questions and the case would return for action at the next scheduled meeting.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

24. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-035: Final Plat for Phase X of the Breezy Hill Subdivision [*Approved*]
- ✓ P2017-039: Final Plat for Lot 66, Block D, Northshore, Phase 2-A Addition [*Approved*]
- ✓ Z2017-027: SUP for a Residence Hotel at La Jolla Pointe (*1st Reading*) [*Approved*]
- ✓ Z2017-032: Zoning Change (AG to SFE-2.0) (*1st Reading*) [*Approved*]
- ✓ Z2017-033: SUP for a Music Studio (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

25. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:36 p.m.

26. WORK SESSION

27. *Comprehensive Plan Work Session*
A work session will be held in the City Council meeting room immediately following the adjournment of the August 29, 2016 Planning and Zoning Commission work session meeting.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: Cameron Slown of *FC Cuny Corporation*

AGENDA ITEM: **P2017-047;** *Final Plat of Fontanna Ranch, Ph III Addition*

SUMMARY:

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch, LP for the approval of a final plat for Phase III of the Fontanna Ranch Subdivision containing 53 single-family residential lots on a 27.80-acre tract of land identified as Tract 19 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 67 (PD-67) for Single-Family 16 (SF-16) District land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat of 53 single-family residential lots on a 27.80-acre tract of land for the construction of *Phase III* of the *Fontanna Ranch Subdivision*. This phase will consist of a minimum of 12,000 sq. ft. single-family residential lots (*i.e. 80' X 120'*) with minimum 2,250 sq. ft. homes. The *subject property* is zoned Planned Development District 67 (PD-67), which designates the subject property for single family detached land uses.

☑ The preliminary plat was reinstated in October 2016 and the proposed final plat conforms to this approved preliminary plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ The development shall be required to adhere to the pro-rata equipment fees *(i.e. $531per lot, totaling $28,674*) and any other recommendations assessed by the Parks Board during the September 6, 2017 meeting. The fees will be due at final plat.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat for the *Fontanna Ranch Phase III Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/1/2017	LM
Project Number	P2017-047	**Owner**	FONTANNA, RANCH LTD	**Approved**		
Project Name	Fontanna Ranch Phase III	**Applicant**	FC CUNY CORPORATION	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	9/1/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
2049 FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FONTANNA RANCH PH 1	19	NULL	19	0186-0000-0019-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/1/2017	9/8/2017	9/1/2017		APPROVED	
ENGINEERING	Amy Williams	9/1/2017	9/8/2017	9/1/2017		COMMENTS	See Comments
(9/1/2017 3:24 PM AW) See markup Add minimum finished floor on Lots 43-47, Block H and Lots 21-24, Block D Note 5 (on page 1): Add "and drainage easements" after "systems". What is the line on lots 43-47, Block H							
FIRE	Ariana Hargrove	9/1/2017	9/8/2017	9/5/2017	4	APPROVED	
GIS	Lance Singleton	9/1/2017	9/8/2017				
PLANNING	David Gonzales	9/1/2017	9/8/2017	9/5/2017	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 09.05.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 19, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-047" on the lower right corner on all pages of the revised submittal.
3. Tie at least two (2) corners to City monumentation.
4. Although noted in Notes: No. 7, provide labels on all open space lots to indicate "To Be Maintained by HOA."

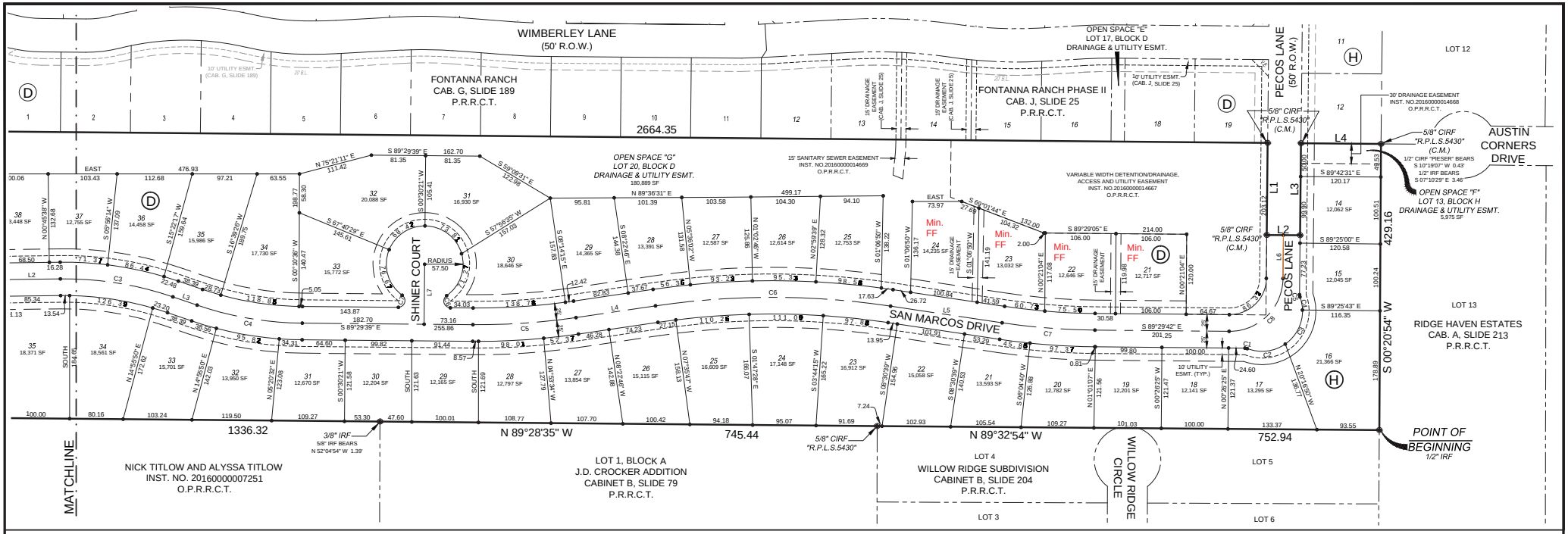
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

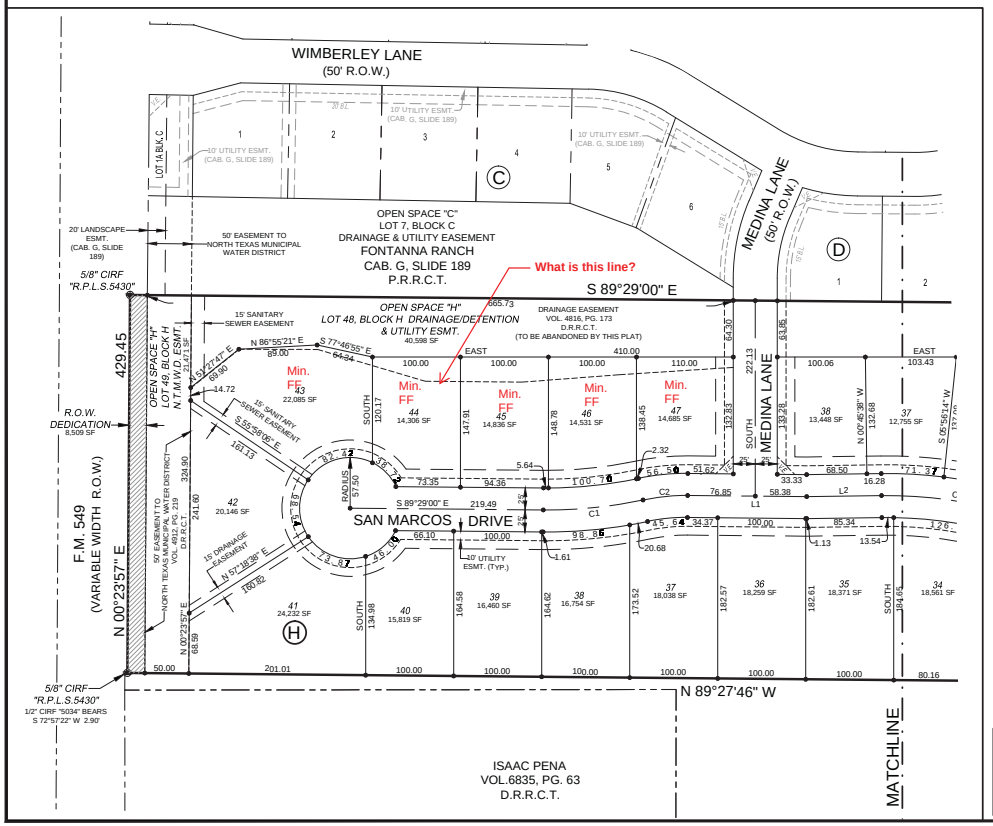
Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff recommends that someone be present for all meetings regarding this plat. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: Tuesday, September 12, 2017 (6:00p.m.)

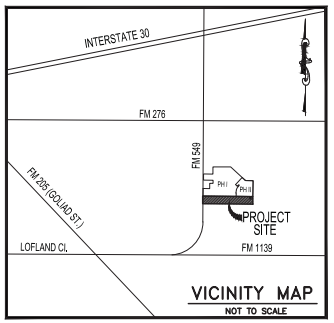
City Council - Consent : Monday, September 18, 2017 (6:00 p.m.)





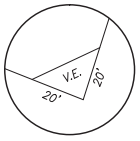
NOTES:

1. FLOOD STATEMENT:
   ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. BASIS OF BEARING:
   THE BASIS OF BEARING FOR THIS SURVEY IS THE FINAL PLAT OF FONTANNA RANCH AS RECORDED IN CABINET G, SLIDE 189 P.R.R.C.T.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
5. THE PROPERTY/LOT OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL THE DETENTION/DRAINAGE SYSTEMS AND DRAINAGE EASEMENTS.
6. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
7. H.O.A. TO MAINTAIN ALL OPEN SPACE LOTS, DECORATIVE SIGN POLES AND FIXTURES AS WELL AS STREET AND REGULATORY SIGNAGE.



CITY MONUMENT NOTE

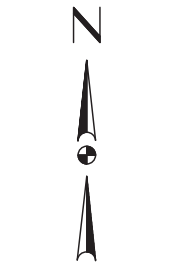
THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.



VISIBILTY EASEMENT
DETAIL
N.T.S.

LEGEND

IRF-IRON ROD FOUND
CIRF-CAPPED IRON ROD FOUND
(TYP.)-TYPICAL
VOL.-VOLUME
PG.-PAGE
CAB.-CABINET
SF-SQUARE FEET
V.E.-VISIBILITY EASEMENT
ESMT.-EASEMENT
D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



FINAL PLAT
FONTANNA RANCH PHASE III

BLOCK D, LOTS 20-38 AND
BLOCK H, LOTS 13-49

BEING A 27.805 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Contact: Jay Maddox
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH, L.P. .
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

May 26, 2017

1"=100'

CASE NO. (P2017-____)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as FONTANNA RANCH PHASE III to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in FONTANNA RANCH PHASE III addition have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Fontanna Ranch L.P.

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Fontanna Ranch L.P. is the owner of a tract of land located in the John A. Ramsey Survey, Abstract No. 186, situated in Rockwall County, Texas, and embracing all of the remainder of a called 27.939 acre tract of land to Fontanna Ranch L.P. as recorded in Volume 4713, Page 76 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said 27.939 acre tract, also for the northeast corner of Lot 5, Willow Ridge Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Slide 204 of the Plat Records of Rockwall County, Texas, also lying on the west line of Lot 13, Ridge Haven Estates, an addition to the City of Rockwall recorded in Cabinet A, Slide 213 of the Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 32 minutes 54 seconds West, along the south line of said 27.939 acre tract and the north line of said Willow Ridge Subdivision, a distance of 752.94 to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set for an angle point in said south line, also for the northwest corner of Lot 4 of said Willow Ridge Subdivision, also for the northeast corner of Lot 1, Block A, J.D. Crocker Addition, an addition to the City of Rockwall recorded in Cabinet B, Slide 79 of the Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 28 minutes 35 seconds West, continuing along the south line of said 27.939 acre tract and the north line of said J.D. Crocker Addition, a distance of 745.44 to a 3/8 inch iron rod found for an angle point in said south line and for the northwest corner of said J.D. Crocker addition, also for the northeast corner of a tract of land described by deed to Nick Titlow and Alyssa Titlow recorded in Instrument No. 20160000007251 of the Official Public Records of Rockwall County, Texas, from which a 5/8 inch iron rod found bears North 52 degrees 04 minutes 54 seconds West, a distance of 1.39 feet;

THENCE North 89 degrees 27 minutes 46 seconds West, continuing along said south line of said 27.939 acre tract and the north line of said Titlow tract, a distance of 1336.32 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southwest corner of said 27.939 acre tract, also lying on the east line of F.M. Highway No. 549, a variable width right-of-way, from which a 1/2 inch iron rod with cap stamped "5034" found bears South 72 degrees 57 minutes 22 seconds West, a distance of 2.90 feet;

THENCE North 00 degrees 23 minutes 57 seconds East, along the west line of said 27.939 acre tract and the west line of said F.M. Highway No. 549, a distance of 429.45 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said 27.939 acre tract, also for the original southwest corner of Fontanna Ranch, an addition to the City of Rockwall recorded in Cabinet G, Slide 189 of the Plat Records of Rockwall County, Texas;

THENCE South 89 degrees 29 minutes 00 seconds East (Reference Bearing), along the common line of said 27.939 acre tract and said Fontanna Ranch, passing at a distance of 1904.61 feet a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Fontanna Ranch, also for the southwest corner of Fontanna Ranch Phase II, an addition to the City of Rockwall recorded in Cabinet J, Slide 25 of the Plat Records of Rockwall County, Texas, and continuing along the common line of said 27.939 acre tract and said Fontanna Ranch Phase II, a total distance of 2664.35 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of Lot 19, Block D of said Fontanna Ranch Phase II, also lying on the west line of Pecos Lane a 50 feet wide right-of-way as dedicated by said Fontanna Ranch Phase II;

THENCE South 00 degrees 35 minutes 00 seconds West, along the west line of said Pecos Lane, a distance of 138.04 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of same;

THENCE South 89 degrees 29 minutes 00 seconds East, along the south line of said Pecos Lane, a distance of 50.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same;

THENCE North 00 degrees 35 minutes 00 seconds East, along the east line of said Pecos Lane, a distance of 138.04 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of Lot 12, Block D of said Fontanna Ranch Phase II;

THENCE South 89 degrees 29 minutes 00 seconds East, along the south line of said Lot 12, a distance of 119.97 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same, also for the northeast corner of said 27.939 acre tract, also lying on the west line of said Ridge Haven Estates;

THENCE South 00 degrees 20 minutes 54 seconds West, along the west line of said 27.939 acre tract and the west line of said Ridge Haven Estates, a distance of 429.16 to the POINT OF BEGINNING, containing 1,211,181 square feet, or 27.805 acres of land

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2017.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of FONTANNA RANCH PHASE III, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2017.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

DECORATIVE STREET AND REGULATORY SIGN POLES AND FIXTURES:

ANY AND ALL NON STANDARD DECORATIVE STREET SIGN POLES AND FIXTURES ARE TO BE THE MAINTENANCE RESPONSIBILITIES OF THE FONTANNA RANCH H.O.A., NOT THE CITY OF ROCKWALL.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°35'00" W	138.04
L2	S 89°29'00" E	50.00
L3	N 00°35'00" E	138.04
L4	S 89°29'00" E	119.97

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°29'00" E	135.23
L2	N 89°14'22" E	85.06
L3	S 71°05'03" E	38.39
L4	N 81°37'14" E	120.50
L5	S 81°29'21" E	169.15
L6	N 00°35'00" E	65.10
L7	S 00°30'21" W	90.00

CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00	12°27'06"	114.09	N 84°17'27" E	113.87
C2	235.00	12°27'06"	51.07	N 84°17'27" E	50.97
C3	500.00	19°40'35"	171.71	S 80°55'20" E	170.87
C4	500.00	18°24'36"	160.66	S 80°17'21" E	159.97
C5	1000.00	8°53'07"	155.08	N 86°03'48" E	154.92
C6	1200.00	16°53'24"	353.74	S 89°56'04" E	352.47
C7	1000.00	8°00'21"	139.73	S 85°29'32" E	139.61
C8	80.00	89°55'18"	125.55	N 45°32'39" E	113.06

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9.50	21°03'51"	3.49	N 78°57'47" W	3.47
C2	60.50	56°39'50"	59.83	N 83°14'14" E	57.42
C3	60.50	56°20'11"	59.49	N 26°44'13" E	57.12
C4	60.50	19°02'59"	20.12	N 10°57'22" W	20.02
C5	9.50	21°03'51"	3.49	S 09°56'55" E	3.47
C6	10.00	144°34'15"	25.23	S 17°12'31" E	19.05
C7	10.00	144°34'45"	25.23	N 18°13'06" E	19.05

FINAL PLAT
FONTANNA RANCH PHASE III

BLOCK D, LOTS 20-38 AND
BLOCK H, LOTS 13-49

BEING A 27.805 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Contact: Jay Maddox
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH, L.P. .
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
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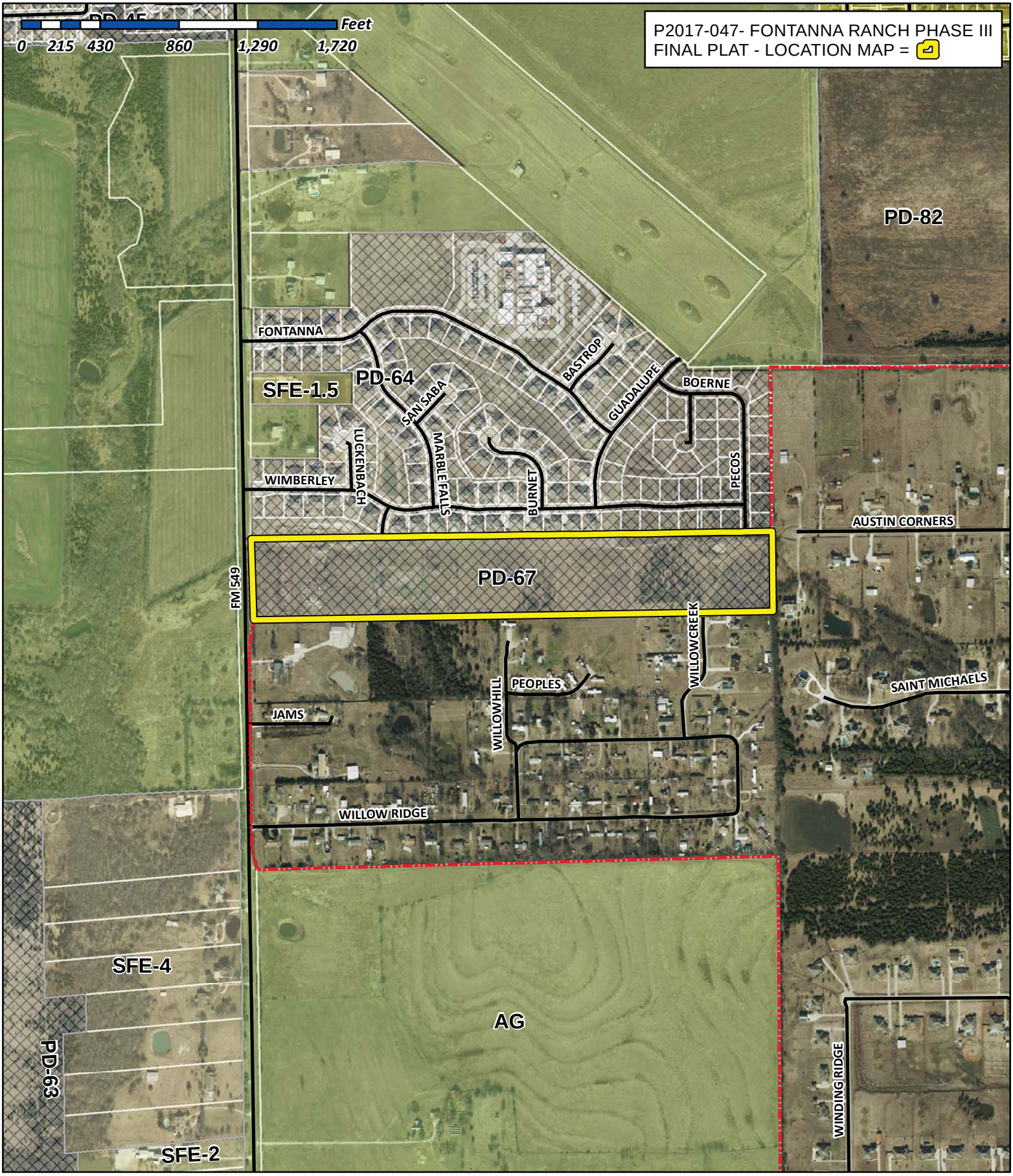
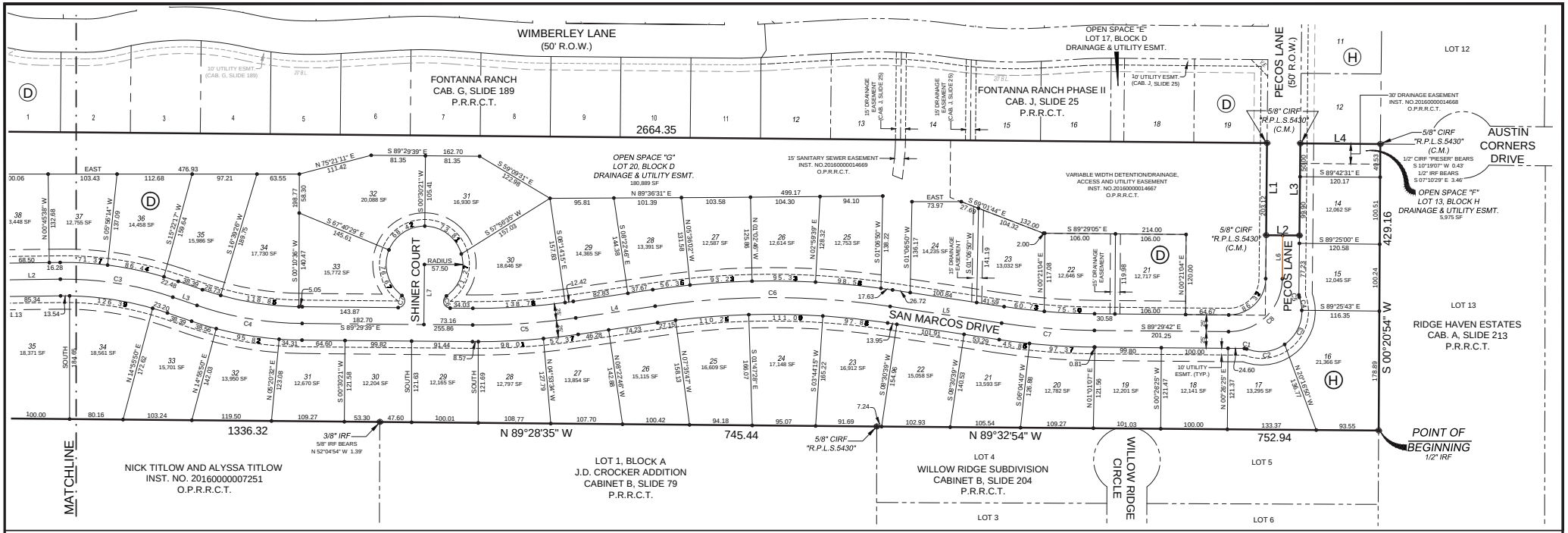
May 26, 2017 1"=100' CASE NO. (P2017-____)

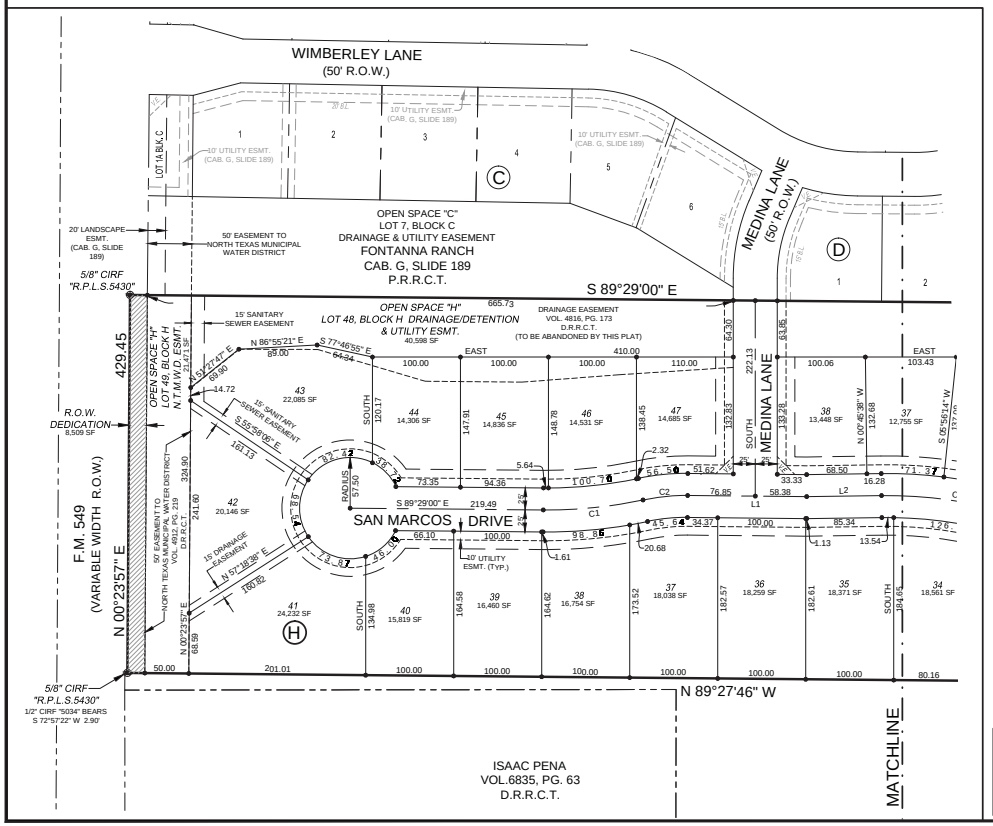


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

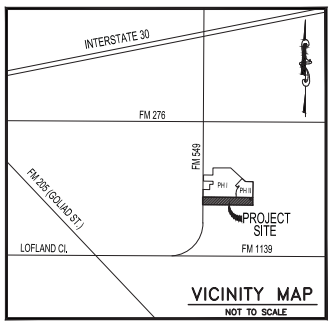
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





NOTES:

1. FLOOD STATEMENT:
   ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. BASIS OF BEARING:
   THE BASIS OF BEARING FOR THIS SURVEY IS THE FINAL PLAT OF FONTANNA RANCH AS RECORDED IN CABINET G, SLIDE 189 P.R.R.C.T.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
5. THE PROPERTY/LOT OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL THE DETENTION/DRAINAGE SYSTEMS.
6. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
7. H.O.A. TO MAINTAIN ALL OPEN SPACE LOTS, DECORATIVE SIGN POLES AND FIXTURES AS WELL AS STREET AND REGULATORY SIGNAGE.



CITY MONUMENT NOTE

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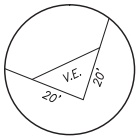

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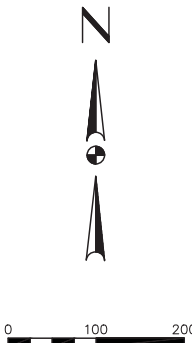

FINAL PLAT
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May 26, 2017

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CASE NO. (P2017-____)

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

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6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Fontanna Ranch L.P.

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

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COUNTY OF ROCKWALL}

WHEREAS Fontanna Ranch L.P. is the owner of a tract of land located in the John A. Ramsey Survey, Abstract No. 186, situated in Rockwall County, Texas, and embracing all of the remainder of a called 27.939 acre tract of land to Fontanna Ranch L.P. as recorded in Volume 4713, Page 76 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said 27.939 acre tract, also for the northeast corner of Lot 5, Willow Ridge Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Slide 204 of the Plat Records of Rockwall County, Texas, also lying on the west line of Lot 13, Ridge Haven Estates, an addition to the City of Rockwall recorded in Cabinet A, Slide 213 of the Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 32 minutes 54 seconds West, along the south line of said 27.939 acre tract and the north line of said Willow Ridge Subdivision, a distance of 752.94 to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set for an angle point in said south line, also for the northwest corner of Lot 4 of said Willow Ridge Subdivision, also for the northeast corner of Lot 1, Block A, J.D. Crocker Addition, an addition to the City of Rockwall recorded in Cabinet B, Slide 79 of the Plat Records of Rockwall County, Texas;

THENCE North 89 degrees 28 minutes 35 seconds West, continuing along the south line of said 27.939 acre tract and the north line of said J.D. Crocker Addition, a distance of 745.44 to a 3/8 inch iron rod found for an angle point in said south line and for the northwest corner of said J.D. Crocker addition, also for the northeast corner of a tract of land described by deed to Nick Titlow and Alyssa Titlow recorded in Instrument No. 20160000007251 of the Official Public Records of Rockwall County, Texas, from which a 5/8 inch iron rod found bears North 52 degrees 04 minutes 54 seconds West, a distance of 1.39 feet;

THENCE North 89 degrees 27 minutes 46 seconds West, continuing along said south line of said 27.939 acre tract and the north line of said Titlow tract, a distance of 1336.32 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southwest corner of said 27.939 acre tract, also lying on the east line of F.M. Highway No. 549, a variable width right-of-way, from which a 1/2 inch iron rod with cap stamped "5034" found bears South 72 degrees 57 minutes 22 seconds West, a distance of 2.90 feet;

THENCE North 00 degrees 23 minutes 57 seconds East, along the west line of said 27.939 acre tract and the west line of said F.M. Highway No. 549, a distance of 429.45 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said 27.939 acre tract, also for the original southwest corner of Fontanna Ranch, an addition to the City of Rockwall recorded in Cabinet G, Slide 189 of the Plat Records of Rockwall County, Texas;

THENCE South 89 degrees 29 minutes 00 seconds East (Reference Bearing), along the common line of said 27.939 acre tract and said Fontanna Ranch, passing at a distance of 1904.61 feet a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Fontanna Ranch, also for the southwest corner of Fontanna Ranch Phase II, an addition to the City of Rockwall recorded in Cabinet J, Slide 25 of the Plat Records of Rockwall County, Texas, and continuing along the common line of said 27.939 acre tract and said Fontanna Ranch Phase II, a total distance of 2664.35 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of Lot 19, Block D of said Fontanna Ranch Phase II, also lying on the west line of Pecos Lane a 50 feet wide right-of-way as dedicated by said Fontanna Ranch Phase II;

THENCE South 00 degrees 35 minutes 00 seconds West, along the west line of said Pecos Lane, a distance of 138.04 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of same;

THENCE South 89 degrees 29 minutes 00 seconds East, along the south line of said Pecos Lane, a distance of 50.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same;

THENCE North 00 degrees 35 minutes 00 seconds East, along the east line of said Pecos Lane, a distance of 138.04 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of Lot 12, Block D of said Fontanna Ranch Phase II;

THENCE South 89 degrees 29 minutes 00 seconds East, along the south line of said Lot 12, a distance of 119.97 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same, also for the northeast corner of said 27.939 acre tract, also lying on the west line of said Ridge Haven Estates;

THENCE South 00 degrees 20 minutes 54 seconds West, along the west line of said 27.939 acre tract and the west line of said Ridge Haven Estates, a distance of 429.16 to the POINT OF BEGINNING, containing 1,211,181 square feet, or 27.805 acres of land

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2017.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of FONTANNA RANCH PHASE III, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2017.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

DECORATIVE STREET AND REGULATORY SIGN POLES AND FIXTURES:

ANY AND ALL NON STANDARD DECORATIVE STREET SIGN POLES AND FIXTURES ARE TO BE THE MAINTENANCE RESPONSIBILITIES OF THE FONTANNA RANCH H.O.A., NOT THE CITY OF ROCKWALL.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°35'00" W	138.04
L2	S 89°29'00" E	50.00
L3	N 00°35'00" E	138.04
L4	S 89°29'00" E	119.97

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°29'00" E	135.23
L2	N 89°14'22" E	85.06
L3	S 71°05'03" E	38.39
L4	N 81°37'14" E	120.50
L5	S 81°29'21" E	169.15
L6	N 00°35'00" E	65.10
L7	S 00°30'21" W	90.00

CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	525.00	12°27'06"	114.09	N 84°17'27" E	113.87
C2	235.00	12°27'06"	51.07	N 84°17'27" E	50.97
C3	500.00	19°40'35"	171.71	S 80°55'20" E	170.87
C4	500.00	18°24'36"	160.66	S 80°17'21" E	159.97
C5	1000.00	8°53'07"	155.08	N 86°03'48" E	154.92
C6	1200.00	16°53'24"	353.74	S 89°56'04" E	352.47
C7	1000.00	8°00'21"	139.73	S 85°29'32" E	139.61
C8	80.00	89°55'18"	125.55	N 45°32'39" E	113.06

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9.50	21°03'51"	3.49	N 78°57'47" W	3.47
C2	60.50	56°39'50"	59.83	N 83°14'14" E	57.42
C3	60.50	56°20'11"	59.49	N 26°44'13" E	57.12
C4	60.50	19°02'59"	20.12	N 10°57'22" W	20.02
C5	9.50	21°03'51"	3.49	S 09°56'55" E	3.47
C6	10.00	144°34'15"	25.23	S 17°12'31" E	19.05
C7	10.00	144°34'45"	25.23	N 18°13'06" E	19.05

FINAL PLAT
FONTANNA RANCH PHASE III

BLOCK D, LOTS 20-38 AND
BLOCK H, LOTS 13-49

BEING A 27.805 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Contact: Jay Maddox
Firm Registration No. 10013200

OWNER:
FONTANNA RANCH, L.P. .
6750 Hillcrest Plaza Dr., Suite 325
Dallas, Texas 75230
(972) 386-3333

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

May 26, 2017 1"=100' CASE NO. (P2017-____)

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: David Turnham

AGENDA ITEM: **Z2017-031**; *950 Clem Road (AG to SF-1)*

SUMMARY:

Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (*AG*) District to a Single-Family 1 (*SF-1*) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (*AG*) District, addressed as 950 Clem Road, and take any action necessary.

PURPOSE:

The subject property is a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from an Agricultural (*AG*) District to a Single-Family One (*SF-1*) District for the purpose of building a home. Currently, there is an existing single-family home situated on the subject property. According to Section 2.1, Agricultural (*AG*) District, of Article V, District Development Standards, of the Unified Development Code (*UDC*), a single-family dwelling is allowed on any Agriculture (*AG*) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres, the tract is required to be rezoned.

ADJACENT PROPERTIES ZONING DISTRICTS:

The land uses adjacent to the subject property are as follows:

North: North of the *subject property* is Stodghill Lane (*i.e. N. FM 3549*), which is identified as a TXDOT 4D on the Master Thoroughfare Plan. Located on the east side of Stodghill Lane is an unincorporated area with single-family residential homes. On the west sides of Stodghill Lane there are several properties zoned as Single Family Estate 1.5 & 4.0 Districts.

South: South of the subject property is a one (1) acre tract of land with a single-family home that is zoned Agricultural (*AG*) District. Adjacent to this single-family home is 62-acre tract of vacant land zoned Agricultural (*AG*) District.

East: East of the subject property is an unincorporated tract of land with an existing single-family residential home on the property.

West: West of the subject property are single-family homes that are zoned Single-Family Estate-4.0 District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses, which is defined as less than two (2) single-

family units per acre. This designation is in conformance with the applicant's request to rezone the subject property to a Single-Family One (*SF-1*) District.

NOTIFICATION:

On September 1, 2017, staff mailed eight (8) notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations (*HOA's*) or Neighborhood Organizations located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has received one (1) notice in favor of the applicant's request.

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City of Rockwall

Project Plan Review History

Project Number	Z2017-031	**Owner**	DAVID TURNHAM	**Applied**	8/3/2017 LM
Project Name	950 Clem Road	**Applicant**	DAVID TURNHAM	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	

Site Address	**City, State Zip**	**Zoning**
950 CLEM RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	9-1	NULL	9-1	0193-0000-0009-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	7/13/2017	7/20/2017	7/19/2017	6	APPROVED	
FIRE	Ariana Hargrove	7/13/2017	7/20/2017	7/20/2017	7	APPROVED	
PLANNING	David Gonzales	7/13/2017	7/20/2017	8/17/2017	35	APPROVED	See comments

Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.17.2017

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

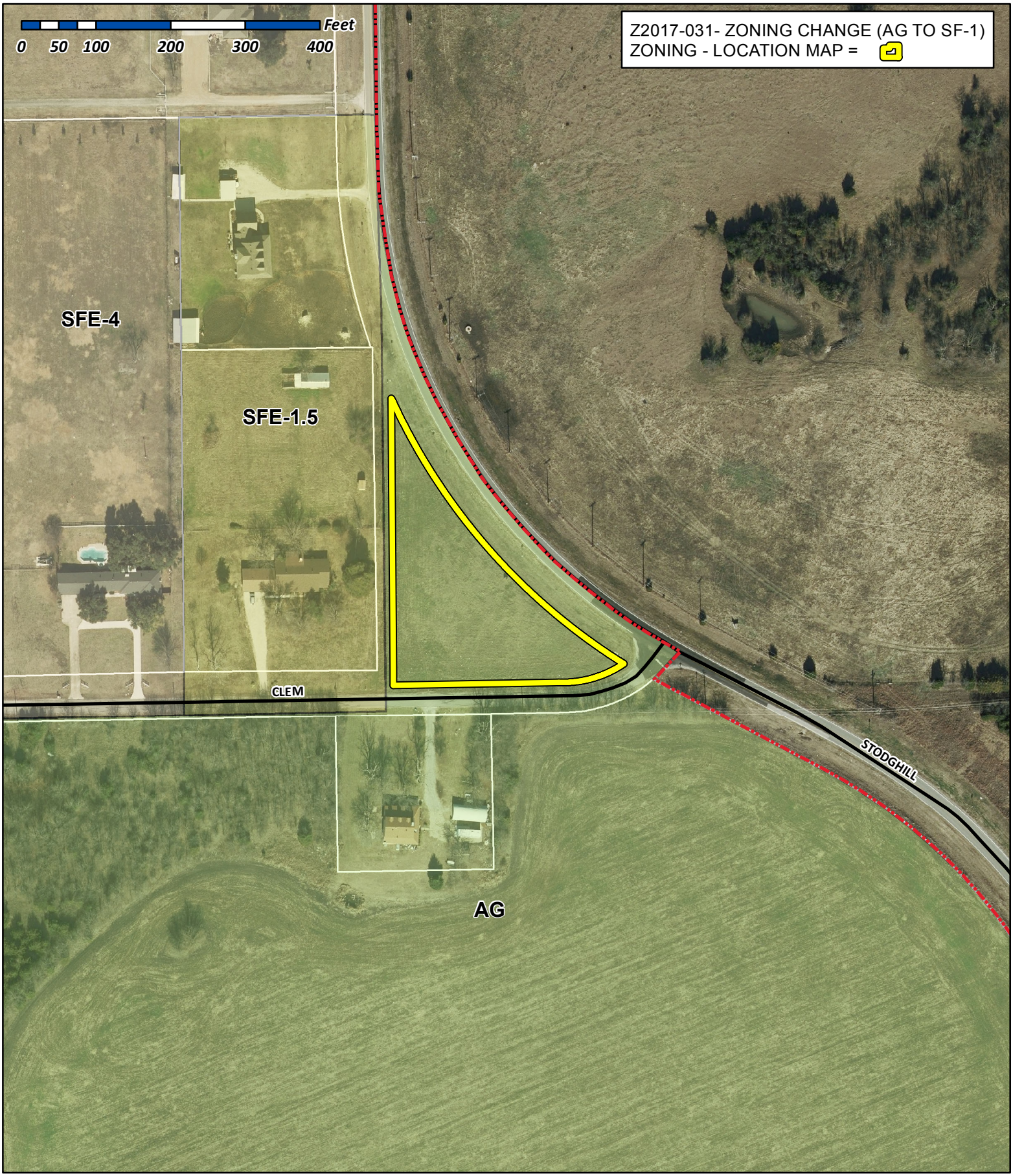
Meeting Dates to Attend:

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: September 18, 2017 (6:00 p.m.) [1st Reading of Ordinance]

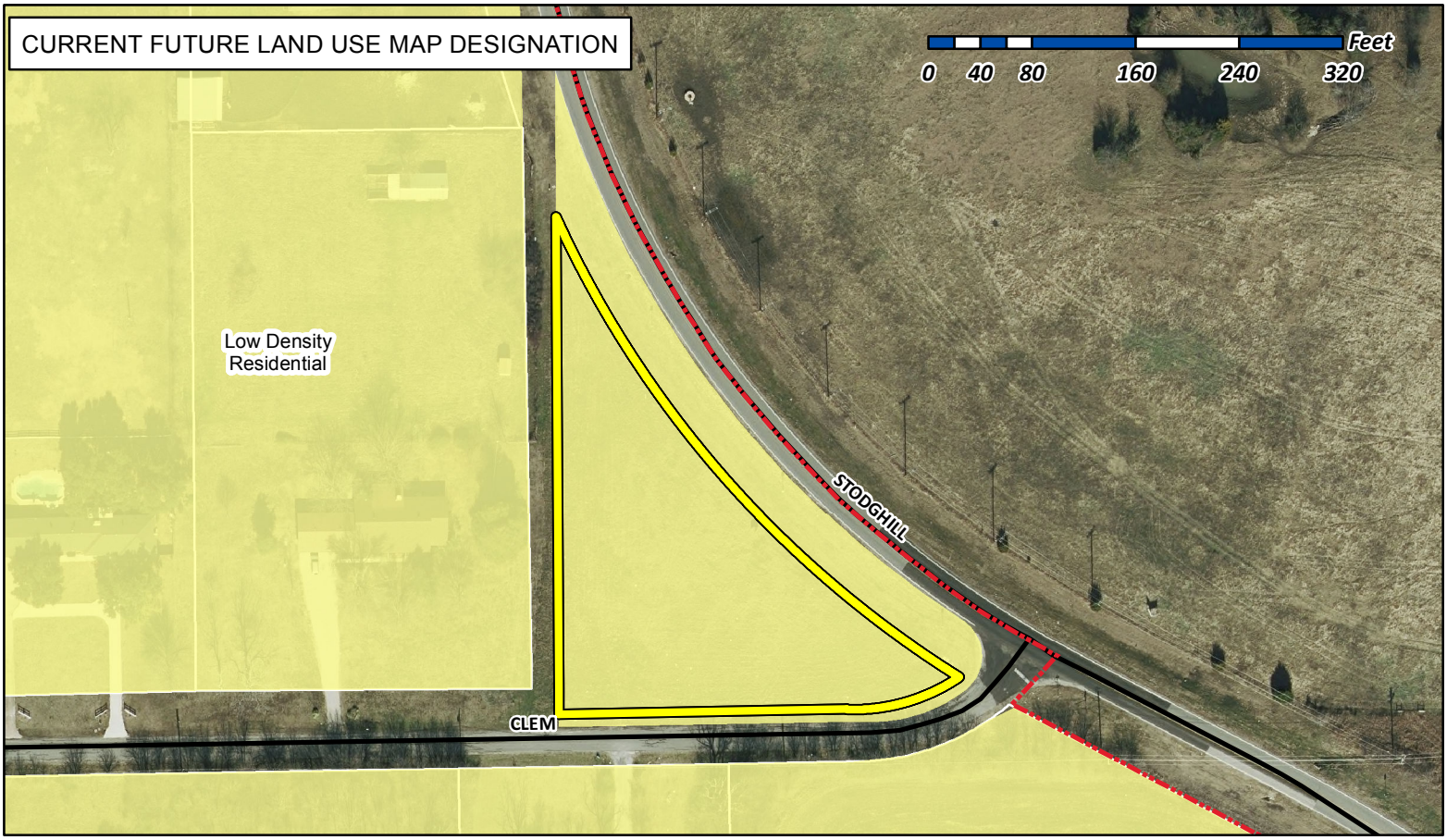
City Council - Action Item: October 2, 2017 (6:00 p.m.) [2nd Reading of Ordinance]

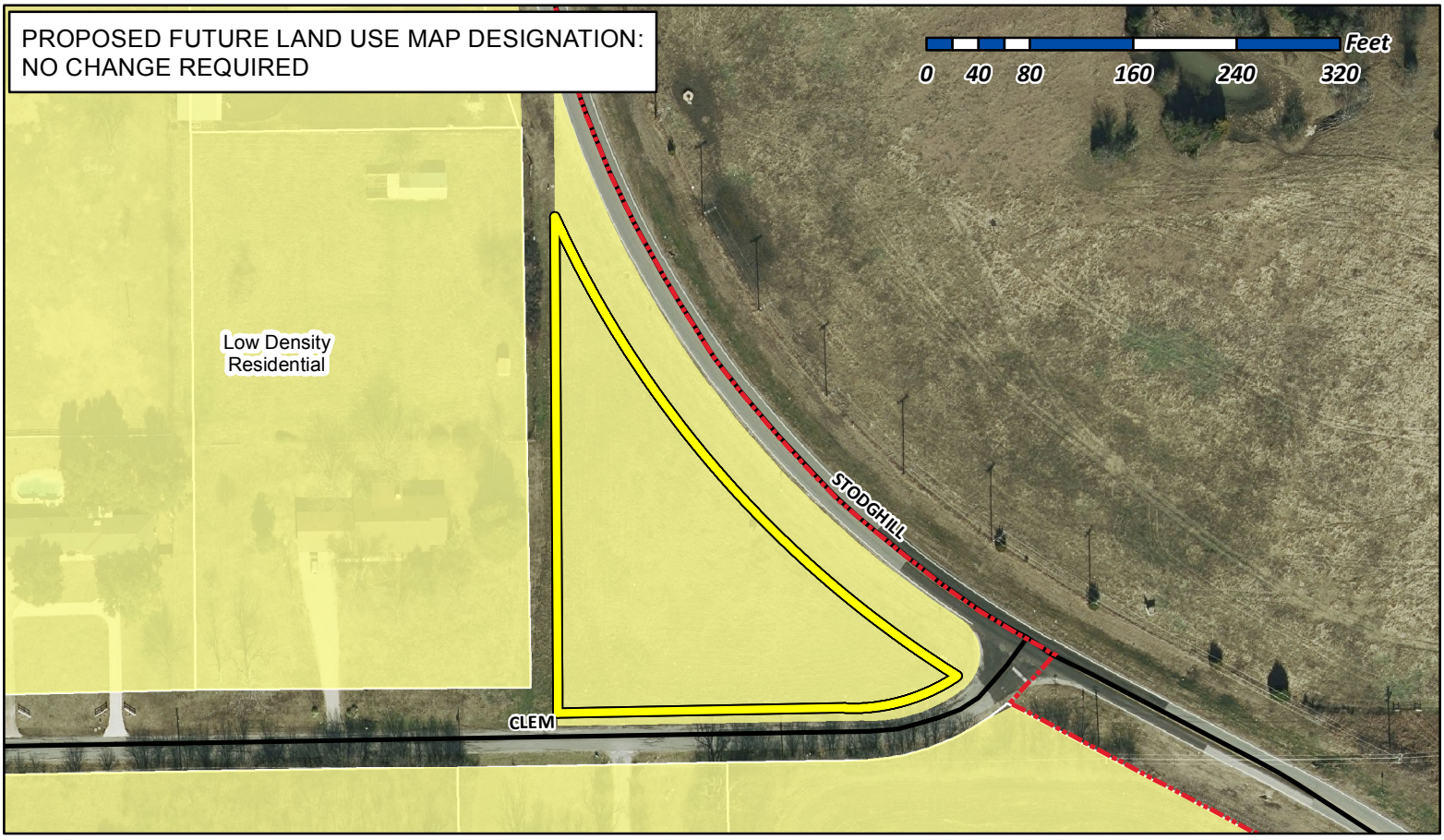


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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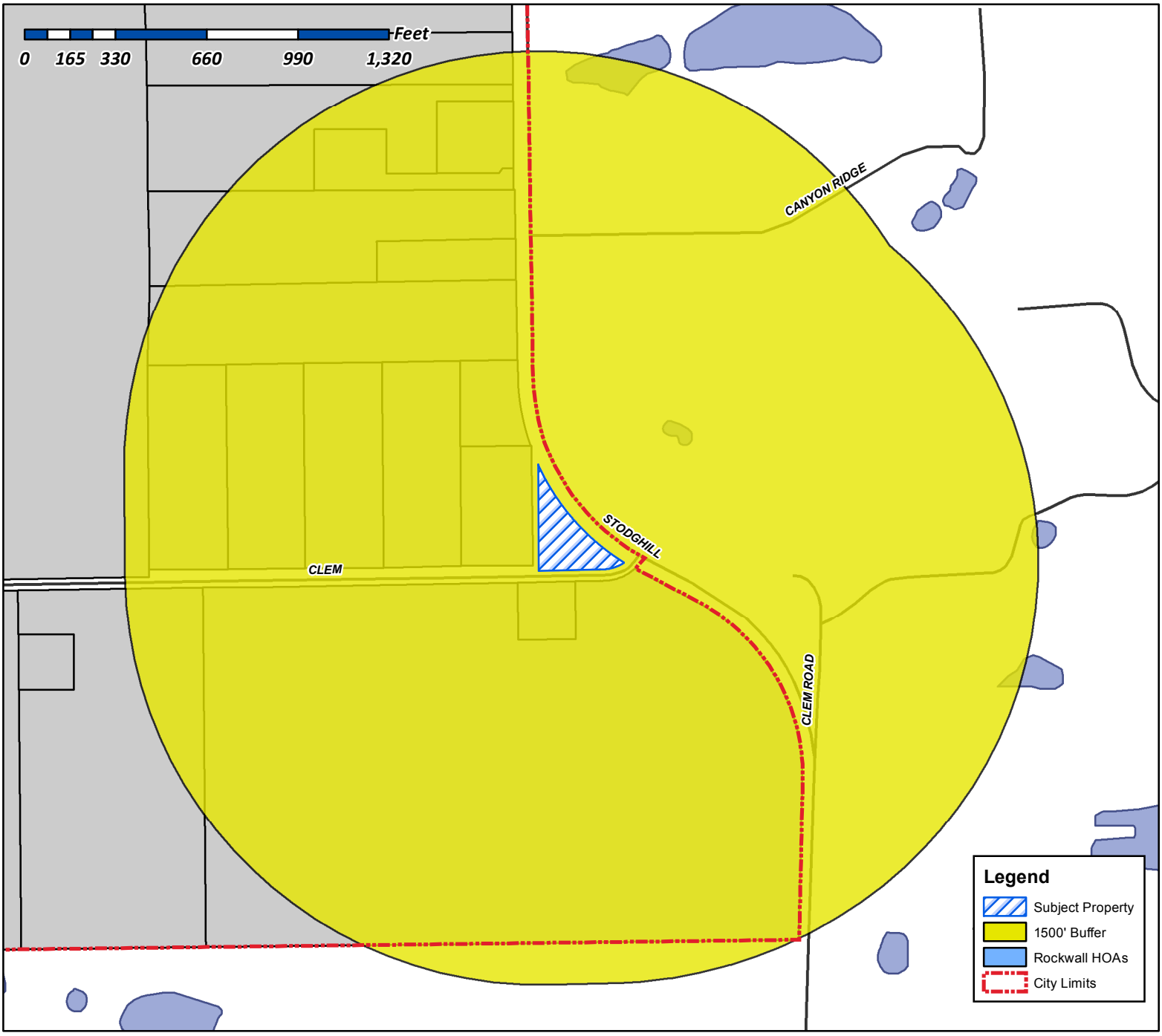
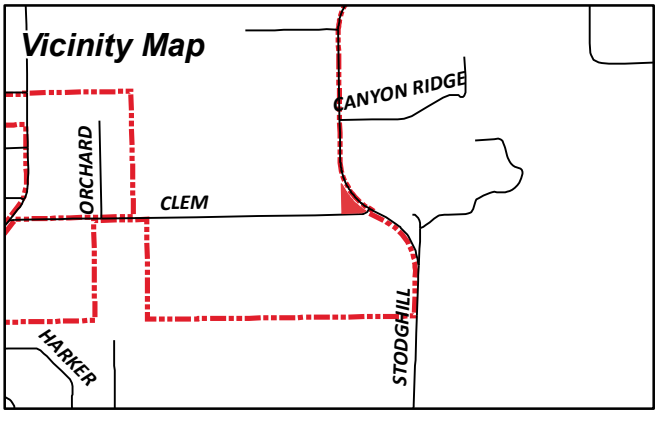


Case Number: Z2017-031
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 950 Clem Road

Date Created: *08/04/2017*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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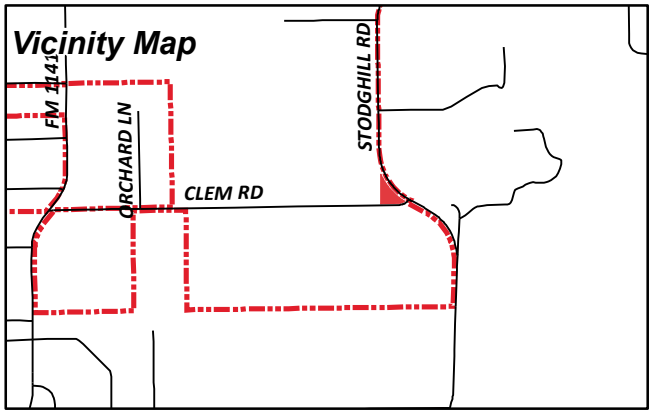
Case Number: Z2017-031
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 950 Clem Road

Date Created: *08/03/2017*
For Questions on this Case Call (972) 771-7745



TURNHAM DAVID & LORI
FM3549 STODGHILL RD
ROCKWALL, TX 75087

TURNHAM DAVID & LORI
1485 MADISON DR
ROCKWALL, TX 75032

UNISON INVESTMENT
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

BURNETT LEE K
2590 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L
892 CLEM ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

BERTOCH ROBERT D AND JERRY J
961 CLEM RD
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-031: Zoning Change AG to SF-1

Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-031: Zoning Change AG to SF-1

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

We are building a beautiful home! This zoning has to pass — I have already selected my toilet paper holders!

Name: DAVID & LORI TURNHAM

Address: 1485 MADISON DR ROCKWALL, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ONE (SF-1) DISTRICT FOR A 1.410-ACRE TRACT OF LAND IDENTIFIED AS TRACT 9-01, J. E. SHERWOOD SURVEY, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Turnaham for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Single-Family One (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01, J. E. Sherwood Survey, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family One (SF-1) District; and

Section 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Single-Family One (SF-1) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses", Section 3.1, "General Residential District Standards"* and *Section 3.2.1, "Single-Family One (SF-1) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT ORDINANCE AS OF 2017

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 2ND DAY OF OCTOBER 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A'
Legal Description

WHEREAS DAVID TURNHAM and *LORI TURNHAM*, *BEING THE OWNERS OF A TRACT OF* land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J. E. Sherwood Survey, Abstract No. 193, Rockwall County, Texas, being all of a tract of land as described as Tract II in a Warranty deed from The Estate of L. V. Parker to Lynn Victor Parker, dated June 20, 1995 and being recorded in Volume 1014, Page 249, of the Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a *P-K* nail set for corner in the center of Clem Road, at the southwest corner of said Tract II and at the southeast corner of Lot 1, Mustang Acres Subdivision, First Installment, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 54 of the Plat Records of Rockwall County, Texas;

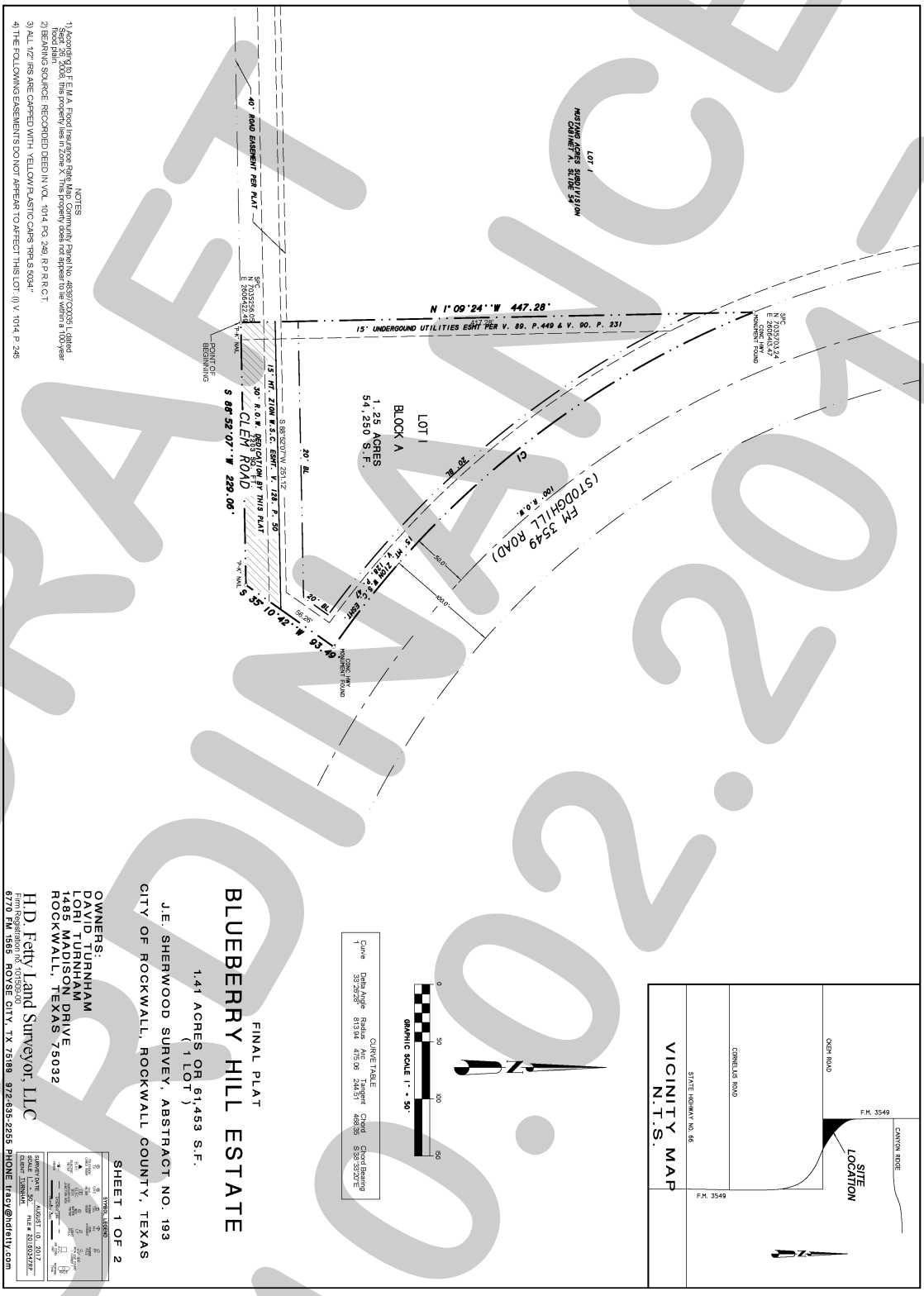
THENCE N. 01 Deg. 09 Min. 24 Sec. W. a distance of 447.28-feet to a concrete TXDOT monument found for corner in the curving southwest right-of-way line of FM-3549 Stodghill Road;

THENCE in a southeasterly direction along a curve to the left having a central angle of 33 Deg. 26 Min. 28 Sec, a radius of 813.94-feet, a tangent of 244.51-feet, a chord of S. 38 Deg. 33 Min. 20 Sec. E., 468.35-feet long said right-of-way line, an arc distance of 475.06-feet to a concrete TXDOT monument found for corner in the flare in said right-of-way;

THENCE S. 35 Deg. 10 Min. 42 Sec. W. along said flare in right-of-way, a distance of 93.49-feet to a *P-K* nail set for corner in the center of Clem Road;

THENCE S. 88 deg. 52 min. 07 sec. W. along the center of Clem Road, a distance of 229.06-feet to the *POINT OF BEGINNING* and containing 61,453 SF or 1.41-acres of land.

DRAFT ORDINANCE 10.02.2017



NOTES
1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48397C0095 L, dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: RECORDED DEED IN VOL. 1014, PG. 249, R.P.R.R.C.T.
3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "RPLS 5034"
4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (I) V. 1014, P. 246

FINAL PLAT

BLUEBERRY HILL ESTATE

1.41 ACRES OR 61,453 S.F.
(1 LOT)

J.E. SHERWOOD SURVEY, ABSTRACT NO. 193

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNERS:
DAVID TURNHAM
LORI TURNHAM
1485 MADISON DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration No. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2017-

DRAFT
ORDINANCE
10.02.2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: Korey Brooks, *Planner*

DATE: September 12, 2017

SUBJECT: Z2017-034; *2325 S. Goliad Street (Mingling Mouth)*

On September 5, 2017, Marlyn Roberts submitted a request to withdraw *Case No. Z2017-034*. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Attached is the applicant's letter. Should the Planning and Zoning Commission have any questions staff will be available at the meeting.

From: valvoline express
To: Brooks, Korey
Subject: Food Trailer
Date: Tuesday, September 05, 2017 1:25:09 PM

Please remove case # z2014-034 concerning the food trailer from the agenda. Thanks Marlyn Roberts

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: Korey Brooks, *Planner*

DATE: September 12, 2017

SUBJECT: Z2017-035; *2610 S. Observation Trail (Mingling Mouth)*

On September 8, 2017, John Chisholm submitted a request to withdraw *Case No. Z2017-035*. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Attached is the applicant's letter. Should the Planning and Zoning Commission have any questions staff will be available at the meeting.

From: John Chisolm
To: Brooks, Korey
Cc: Franza, Sheri - REDC
Subject: Request to withdraw application for SUP
Date: Friday, September 08, 2017 12:32:16 PM

Korey Brooks
Planning and Zoning Department
City of Rockwall

Korey,
Please accept this as my formal request to withdraw the application for an SUP on my property at 2610 Observation Trail in Rockwall. After visiting with you and Sheri I have determined that JBC Land and Cattle cannot accept the terms and conditions of the SUP.

Thank you
John Chisolm
President
JBC Land and Cattle LLC

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: Kevin Patel *of Triangle Engineering, LLC*

AGENDA ITEM: **Z2017-036**; *SUP for a Structure Exceeding 36-ft in Height in SOV*

SUMMARY:

Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Kevin Patel of Triangle Engineering, LLC, is requesting the approval of a Specific Use Permit (*SUP*) to allow for a structure that will exceed 36-feet in height within the Scenic Overlay (*SOV*) District on a 1.082-acre parcel of land generally located west of the intersection of Summer Lee Drive and West Ralph Hall Parkway. The *subject property* is addressed as 1310 Summer Lee Drive and is zoned Planned Development District 9 (PD-9) for General Retail (*GR*) District land uses. According to Subsection C.3, *Special Use Standards,* of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*UDC*) any structure over 36-feet in height requires a Specific Use Permit (*SUP*). The proposed single-story building will be a 6,454 SF medical office facility. It should be noted that the applicant has submitted a site plan (*SP2017-023*) and on July 25, 2017 the Architectural Review Board (*ARB*) recommended approval of the building elevations with the increase height. The site plan case has been tabled pending the outcome of this SUP request. Granting a SUP remains a discretionary act of the City Council. If approved the applicant will be required to site plan and replat the lot. Contained in the attached packet is a copy of the concept site plan, a conceptual rendering of the building elevations, and the draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north and adjacent to the *subject property* are office buildings (*i.e. medical, dental, law, etc.*), which are zoned Planned Development District 9 (*PD-9*).

South: Directly south of the *subject property* is an orthodontic office and the Foxchase residential subdivision, which is zoned Planned Development District 9 (*PD-9*).

East: Directly east of the *subject property* is an office building, and beyond that is the Sandknop Medical facility. These properties are zoned Planned Development District 9 (*PD-9*).

West: Directly west of the *subject property* is Lowrance/Young Dental Offices, which are zoned Planned Development District 9 (*PD-9*).

NOTIFICATION:

On September 1, 2017, staff mailed 51 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Chandlers Landing and Lago Vista Homeowner's Associations (*HOA's*), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has received one (1) notice in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow for a structure that exceeds 36-feet in height within the SOV on the s*ubject property,* then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are summarized as follows:

    (a) The proposed medical office building shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'B'* of the SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB).

    (b) The maximum height of the building shall not exceed *43-feet* at the midpoint of the roof, and a maximum overall height of *52-feet*, as depicted in *Exhibit 'B'* of the SUP ordinance.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-036	**Owner**	MASTER, DEVELOPERS SNB LLC	**Applied**	8/18/2017 LM
Project Name	1310 Summer Lee Drive	**Applicant**	TRIANGLE ENGINEERING LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	8/18/2017 LM

Site Address	**City, State Zip**				
1310 SUMMER LEE	,				**Zoning**
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	See Conditions
(8/21/2017 4:10 PM AW) - Detention is required (4:1 side slopes) - 4% Engineering Inspection Fees - Impact Fees - Off-site sewer is require to the west - Summer Lee sidewalk pro-rata $19.33/lf - Summer Lee 12" water pro-rata $38.80/lf - Summer Lee Roadway pro-rata $95.12/lf - Must meet engineering requirements							
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	See Comments
(8/23/2017 9:38 AM KC) -Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. -Underground fire line piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
PLANNING	David Gonzales	8/18/2017	8/25/2017	8/18/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

General Planning Comments:

1. Adherence to all Engineering and Fire Department standards.
2. Site Plan Case No. SP2017-023 requires approval of the SUP for the clock tower element that exceeds 36-ft in height as per the Scenic Overlay (SOV) District special use standards prior to approval of this site plan and will not run concurrently with the SUP request.

PLANNING COMMENTS - DAVID GONZALES - 08.18.2017

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP zoning request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: September 18, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: October 2, 2017 (6:00 p.m.) [2nd Reading of Ordinance]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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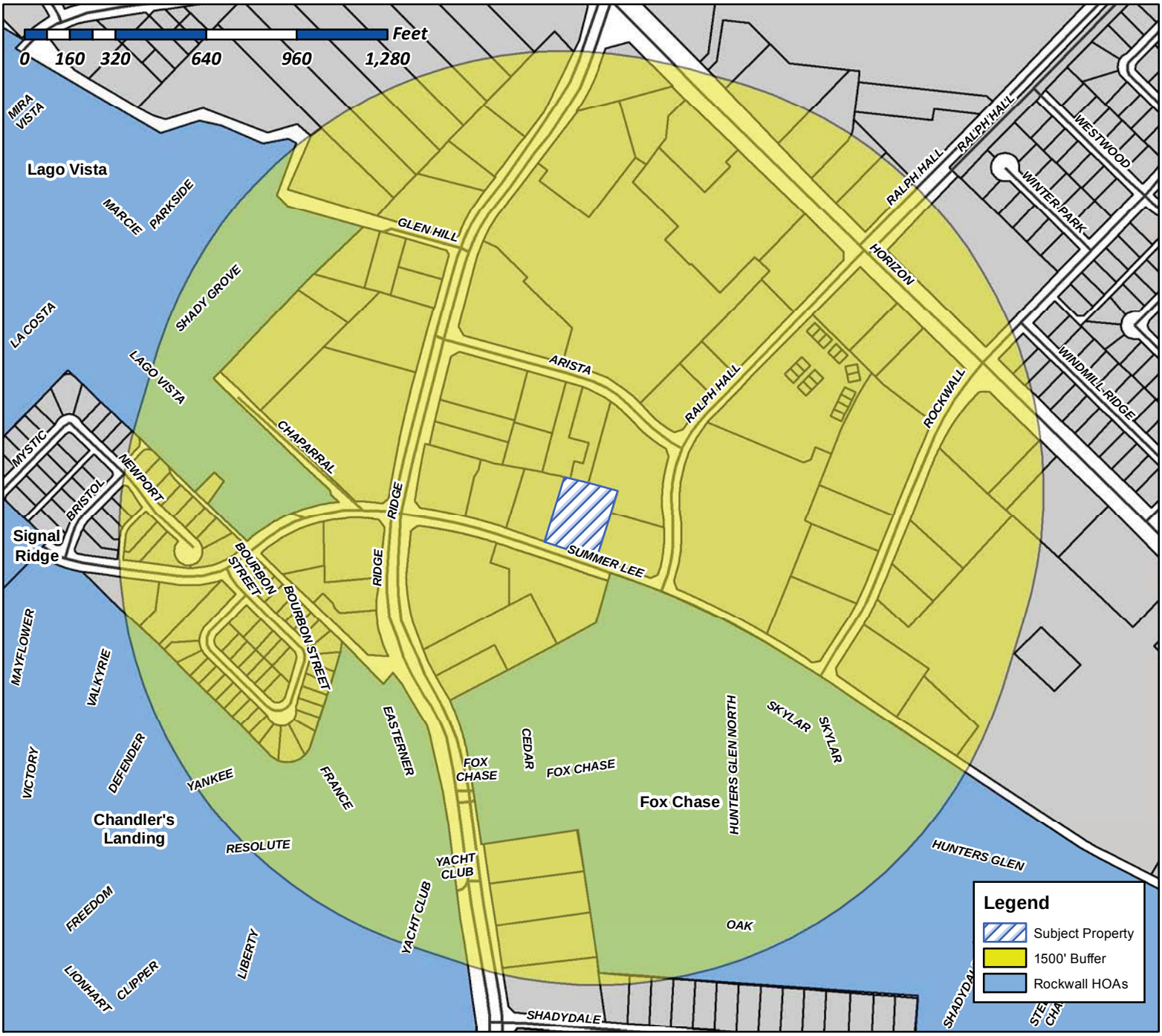
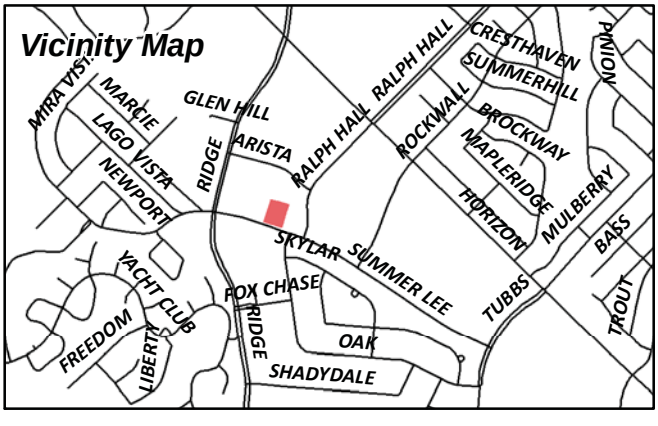


Case Number: Z2017-036
Case Name: SUP for a Medical Office
Case Type: Zoning
Zoning: PD-9
Case Address: 1310 Summer Lee Drive

Date Created: *08/18/2017*
For Questions on this Case Call (972) 771-7745



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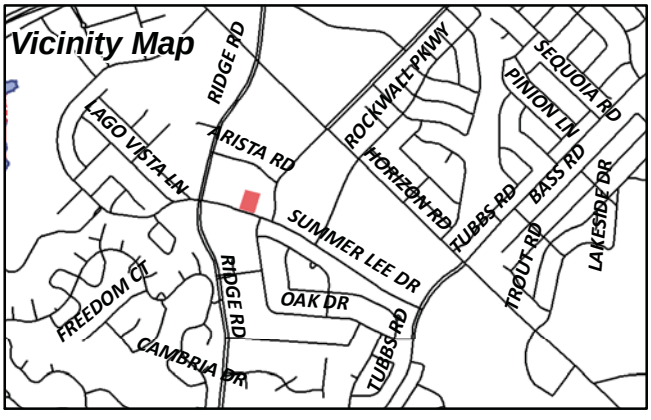
Case Number: Z2017-036
Case Name: SUP for a Medical Office
Case Type: Zoning
Zoning: PD-9
Case Address: 1310 Summer Lee Drive



Date Created: 08/18/2017
For Questions on this Case Call (972) 771-7745

HALL & LEE LAND COMPANY LLC
1005 W RALPH HALL PKWY SUITE 107
ROCKWALL, TX 75032

CURRENT RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

ARISTA OFFICE LP
1010 W RALPH HALL PKWY FL 2
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

NERITA LLC
10333 WOODFORD DR
DALLAS, TX 75229

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

CURRENT RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

CURRENT RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

NORTH DALLAS ROCKWALL LAND INVESTORS LLC
1301 SUMMER LEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1320 SUMMER LEE DR
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

GUO ZHENJING AND
2017 RUMSON DRIVE
ARLINGTON, TX 76006

B R DALLAS PROPERTIES LLC
22900 VENTURA BLVD SUITE 200
WOODLAND HILLS, CA 91364

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

MANELSKI MEGHAN
2711 CEDAR CT
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

CURRENT RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

GASTON RICHARD
4037 VIA MARINA H-207
MARINA DEL REY, CA 90292

SPT IVEY ROCKWALL MOB LLC
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

LANCE A HOLLAND FAMILY TRUST
909 CULLINS ROAD
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

FHS ROCKWALL L.P.
C/O MGR ASSETS INC 3160 CROW CANYON
PLACE SUITE 135
SAN RAMON, CA 94583

PS5 PROPERTIES LLC
PO BOX 595261
DALLAS, TX 75359

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

RECEIVED
SEP 05 2017
BY:

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-036: SUP for a structure exceeding 36-ft in height

Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-036: SUP for a structure exceeding 36-ft in height

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

I have seen the elevations of the building & think it will be a great addition to the area. Exceeding the 36' height restriction does not bother me.

Name: Andrew Qualle for Arista Office LP

Address: 1010 W Ralph Hall Pkwy, Ste 200, Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

MEETS AND BOUNDS DESCRIPTION:

WHEREAS, Temunovic Partnership, LTD, is the owner of a remainder of a tract of land in the Edward Teal Sur vey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded in Volume 7038, Page 319 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found for the south corner of NEC Ridge/Summer Lee addition, an addition to The City of Rock wall, Texas recorded in Cabinet I, slide 71, Plat Records Rockwall County, Texas, said point also lying on the northerly line of Summer Lee Drive, (a called 65' right-of-way);

THENCE North 12 degrees 45 minutes 10 seconds East along the easterly line of said NEC addition, a distance of 140.92 feet to a 1/2 inch iron rod found for corner;

THENCE North 34 degrees 21 minutes 34 seconds East continuing along the easterly line of said NEC addition a distance of 28.41 feet to a 1/2-inch iron rod found for corner;

THENCE North 12 degrees 22 minutes 14 seconds East continuing along the easterly line of said NEC addition a distance of 38.10 feet ta a 1/2 inch iron rod with cap stamped "KAZ" found for the east corner of said NEC addition, same lying on the southerly line of Lot 27, Block A, of the replat of lot 13R called Lots 26 & 27, Block A, Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet H, Slide 367, Plot Records Rockwall County, Texas ;

THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 3074. 27 feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07 feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67 feet to a 1/2-inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, on addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall Countyy, Texas;

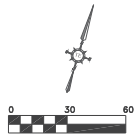
THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08 feet to a 5/8-inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;

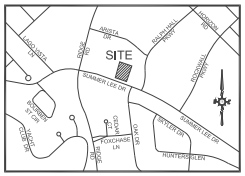
THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50 feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70 feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65 feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the le ft ;

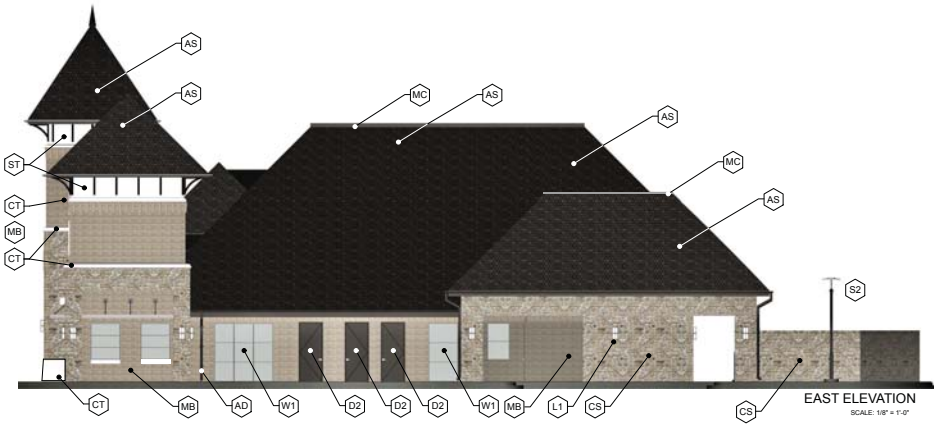
THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55 feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41 feet, a chord bearing of North 73 d e g r e e s 18 minutes 03 seconds West a distance of 211.24 feet to the POINT OF BEGINNING containing 112 ,44 5 square Feet, or 2.581 acres of land.

OFFICE BUILDING SITE DEVELOPMENT

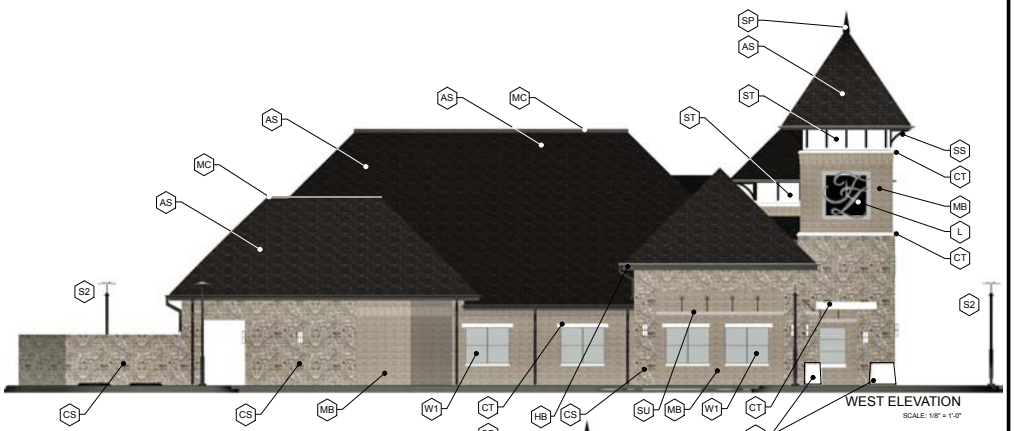
1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS




SITE
SUMMER LEE DR
SUMMER LEE DR
SHIRTA DR
ROCKWALL HIGH SCHOOL
SCHOOL
SUMMER LEE DR
SUMMER LEE DR
SUMMER LEE DR



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

Exterior Material Legend

Masonry

CS	Chop Stone - Custom blend Lueders - 6" 8" & 10" Mix
MB	Modular Brick - 105128 ACME - 030 - Velour Dove Gray -
CT	Caststone 75 White / 25 Brown
ST	Stucco Finish Color to Match P-2 3068 Birch

Roofing

AS	Asphalt Shingles - Weathered Wood Elk - Camelot 30 Designer
MC	Metal Cap - Pre-finished Aluminum Dark Gray
AG	Aluminum Gutters - Pre-finished Dark Gray
AD	Aluminum Downspouts - Pre-finished Dark Gray
HB	Hardie Board Painted Trim Paint P-1

Doors and Windows

D1	Aluminum Door - Dark Bronze w/ Divided Lite Glass Insert
D2	Hollow Metal Door Painted Finish P-2
W1	Aluminum Clad Wood Windows - Dark Bronze Tinted Solar Gray Glass -Low e

Decorative Elements

CF	Clock Face Dark Bronze
L	Building Logo / Street Address Painted Metal or Anodized Letters Color: Black or Dark Bronze
SS	Steel Strut Painted Metal Color: P3
SP	Aluminum Spire Anodized Dark Bronze
SU	Steel Sunscreens Painted Metal Color: P4

Lighting

S2	Decorative Pole Lighting Selux - Saturn
L1	Decorative Wall Sconce Evergreen Lighting - Georgetown Series



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

FACADE MATERIAL

ALL FACADE SURFACES OVER 98% MASONRY (INCLUDING STUCCO) EXCLUDING GLASS.

ALL FACADE SURFACES OVER 80% STONE, BRICK OR CASTSTONE

DATE: 7/13/2017

The Stensland Group
ARCHITECTURE INTERIORS PLANNING
214 - 680 - 1387 Ph. E-mail robertstensland@mac.com
5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

/Users/robertstensland/Documents/The Stensland Group/Projects 2017/Architecture/F&Z CD's/FZ Plans 3OOO_21_7_07 CD_Roof.pln

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.082-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 6, BLOCK A, TEMUNOVIC ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) to allow for a medical office buildings that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.082-acre parcel of land, identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 9 (PD-9) District for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by *Section 6.8, Scenic Overlay (SOV) District,* of *Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.4, General Retail (GR) District,* and *Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

DRAFT ORDINANCE 10.06.17

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the height limitation for a medical office building on the *Subject Property*, and conformance to these conditions is required for continued operations:

1) The proposed medical office building shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'B'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB).

2) The maximum height of the building shall not exceed *43-feet* at the midpoint of the roof, with a maximum overall height not to exceed *52-feet*, and as depicted in *Exhibit 'B'* of this SUP ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

DRAFT ORDINANCE 10.02.17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Legal Description

MEETS AND BOUNDS DESCRIPTION:

WHEREAS, Temunovic Partnership, LTD, is the owner of a remainder of a tract of land in the Edward Teal Sur vey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded in Volume 7038, Page 319 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found for the south corner of NEC Ridge/Summer Lee addition, an addition to The City of Rock wall, Texas recorded in Cabinet I, Slide 71, Plat Records Rockwall County, Texas, said point also lying on the northerly line of Summer Lee Drive, (a called 65' right-of-way);

THENCE North 12 degrees 45 minutes 10 seconds East along the easterly line of said NEC addition, a distance of 140.92-feet to a 1/2 inch iron rod found for corner;

THENCE North 34 degrees 21 minutes 34 seconds East continuing along the easterly line of said NEC addition a distance of 28.41-feet to a 1/2-inch iron rod found for corner;

THENCE North 12 degrees 22 minutes 14 seconds East continuing along the easterly line of said NEC addition a distance of 38.10-feet ta a 1/2 inch iron rod with cap stamped "KAZ" found for the east corner of said NEC addition, same lying on the southerly line of Lot 27, Block A, of the replat of lot 13R called Lots 26 & 27, Block A, Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet H, Slide 367, Plot Records Rockwall County, Texas;

THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33-feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 3074. 27-feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07-feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67-feet to a 1/2-inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, on addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall County, Texas;

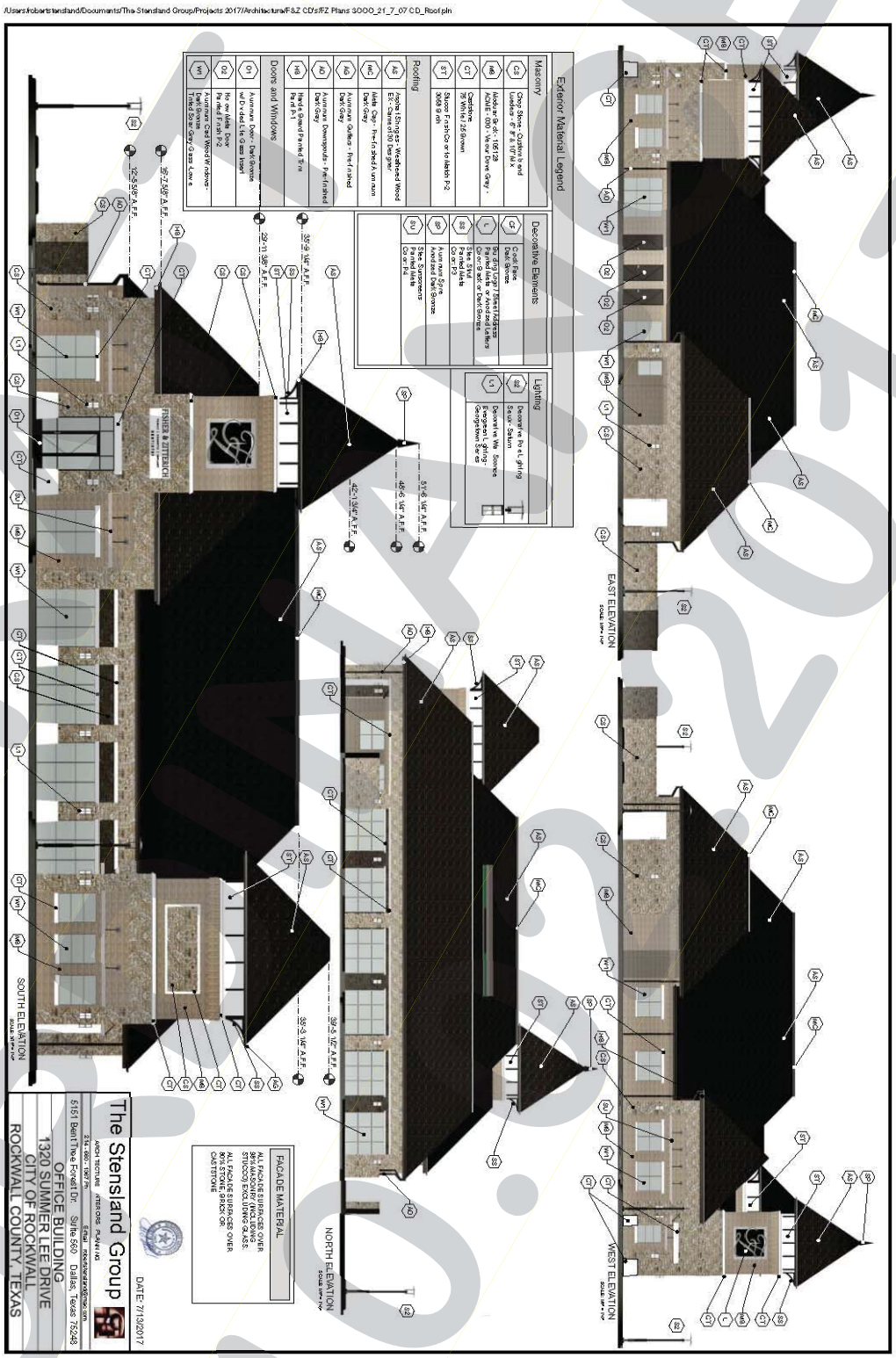
THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08-feet to a 5/8-inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;

THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50-feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70-feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65-feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55-feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41-feet, a chord bearing of North 73 d e g r e e s 18 minutes 03 seconds West a distance of 211.24-feet to the *POINT OF BEGINNING* containing 112 ,44 5 square-feet, or 2.581 acres of land.

DRAFT ORDINANCE 10-02-17

Exhibit 'C':
Conceptual Building Elevations



DRAFT 10.13.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: Russell Phillips

AGENDA ITEM: **Z2017-037**; *Zoning Change (SFE-4.0 to C)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a zoning change from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting to rezone the subject property from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District. The applicant has stated that he intends to utilize the subject property for commercial land uses. Staff should note that all of the surrounding properties are currently zoned Commercial (C) District. Additionally, a commercial land use table has been attached to this memo. Should the request be approved, any new development shall be subject to the Commercial (C) District standards stipulated in Section 4.5, *Commercial District*, of Article V, *District Development Standards*, and Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property are commercial structures. Beyond this is vacant land adjacent to County Line Road which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property are commercial structures. Beyond this is vacant land that is adjacent to FM-3097 which is identified as a *M4D (Minor Collector, four [4] lane divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Commercial District.

East: Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision, which is zoned Single-Family Estates 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail Road which is identified as a (*minor collector)*. Beyond this are commercial structures. These areas are zoned Commercial (C) District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Commercial* land uses and the applicant's request is in conformance with this designation.

NOTIFICATION:

On September 1, 2017, staff sent thirty (30) notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should Planning and Zoning Commission choose to recommend approval of the applicant's request to change the zoning of the subject property from a Single-Family Estates 4.0 (SFE-4.0) District to a Commercial (C) District, then staff would propose the following condition of approval:

1) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	8/18/2017	DG
Project Number	Z2017-037	**Owner**	MCMULLEN, KENNETH & SANDRA A	**Approved**		
Project Name	Zoning Change from SFE-4.0 to C	**Applicant**	RUSSELL PHILLIPS	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	8/18/2017	DG
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
259 RANCH TRAIL	ROCKWALL, TX 75032	

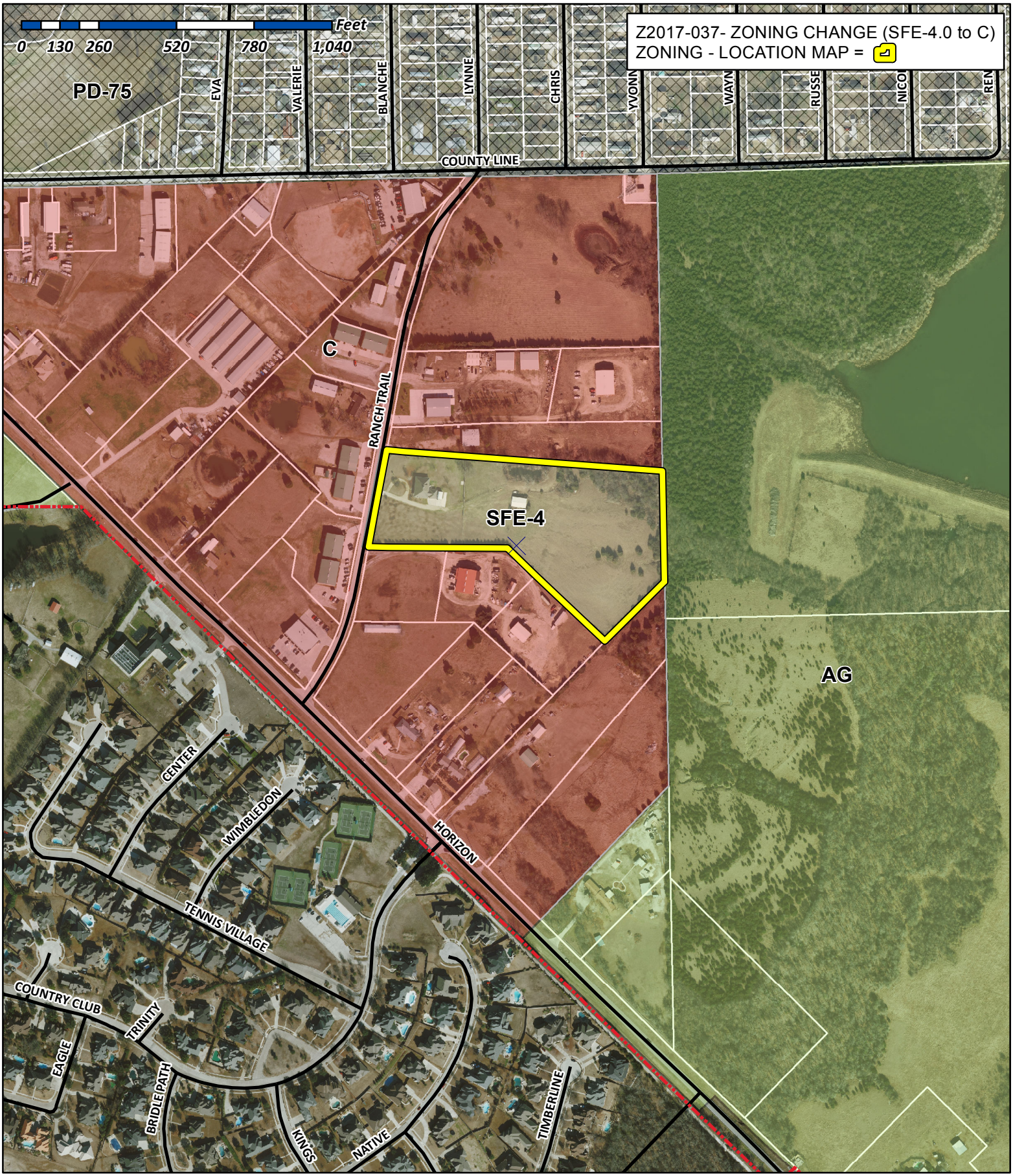
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	14 & PT 16	NULL	14 & PT 16	4720-0000-0014-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	See Conditions
(8/21/2017 4:18 PM AW) - Must meet all engineering requirements - Detention is required - 4% Engineering Inspection Fees - Impact Fees - Dumpster area to drain to oil/water separator or grease trap if any businesses have food (storage/production) - Sewer pro-rata $94.41/acre or $432.74/acre depending on where it sewers - Detention system can't discharge in concentrated flow without an off-site easement to creek - Wetland/WOUS study required on all ponds/creeks on site - All driveways to be 100' apart measured from edge of paving to edge of paving							
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	See Conditions
(8/23/2017 8:52 AM KC) -Must meet and adhere to all Fire Code requirements							
PLANNING	Korey Brooks	8/18/2017	8/25/2017	8/24/2017	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(8/24/2017 10:44 AM KB)
Z2017-37 259 Ranch Trail (SFE 4.0 to C) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

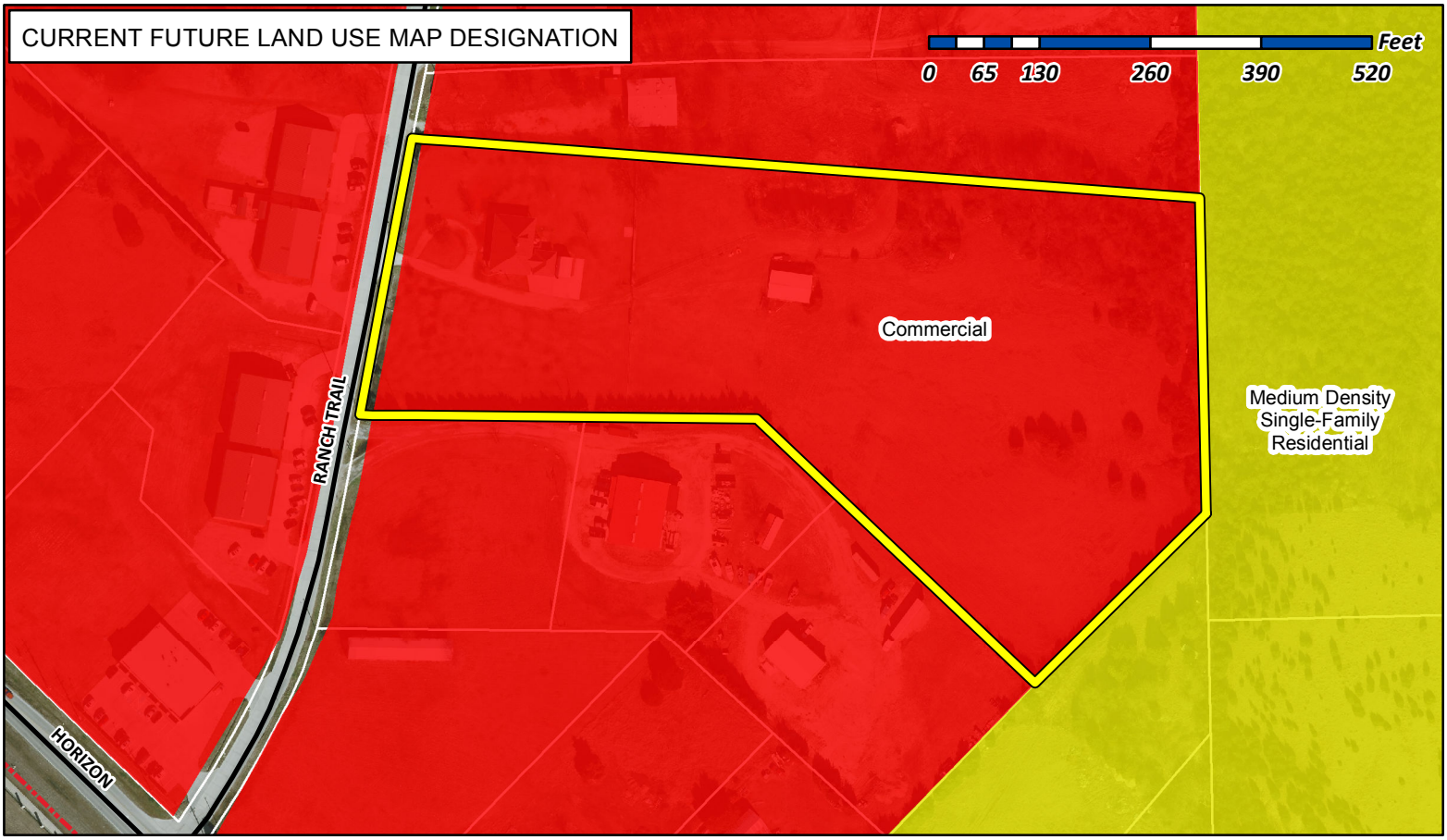
I.1 This is a request by Russell Phillips on behalf of Sandra McMullen for the approval of a zoning change from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-037) in the lower right hand corner of all pages on future submittals.
M.4 Please review the draft ordinance before the public hearing
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Worksession for this case is August 29, 2017. The Planning and Zoning Meeting is September 12.
I.6 The City Council meeting dates are September 18, 2017 and October 2, 2017

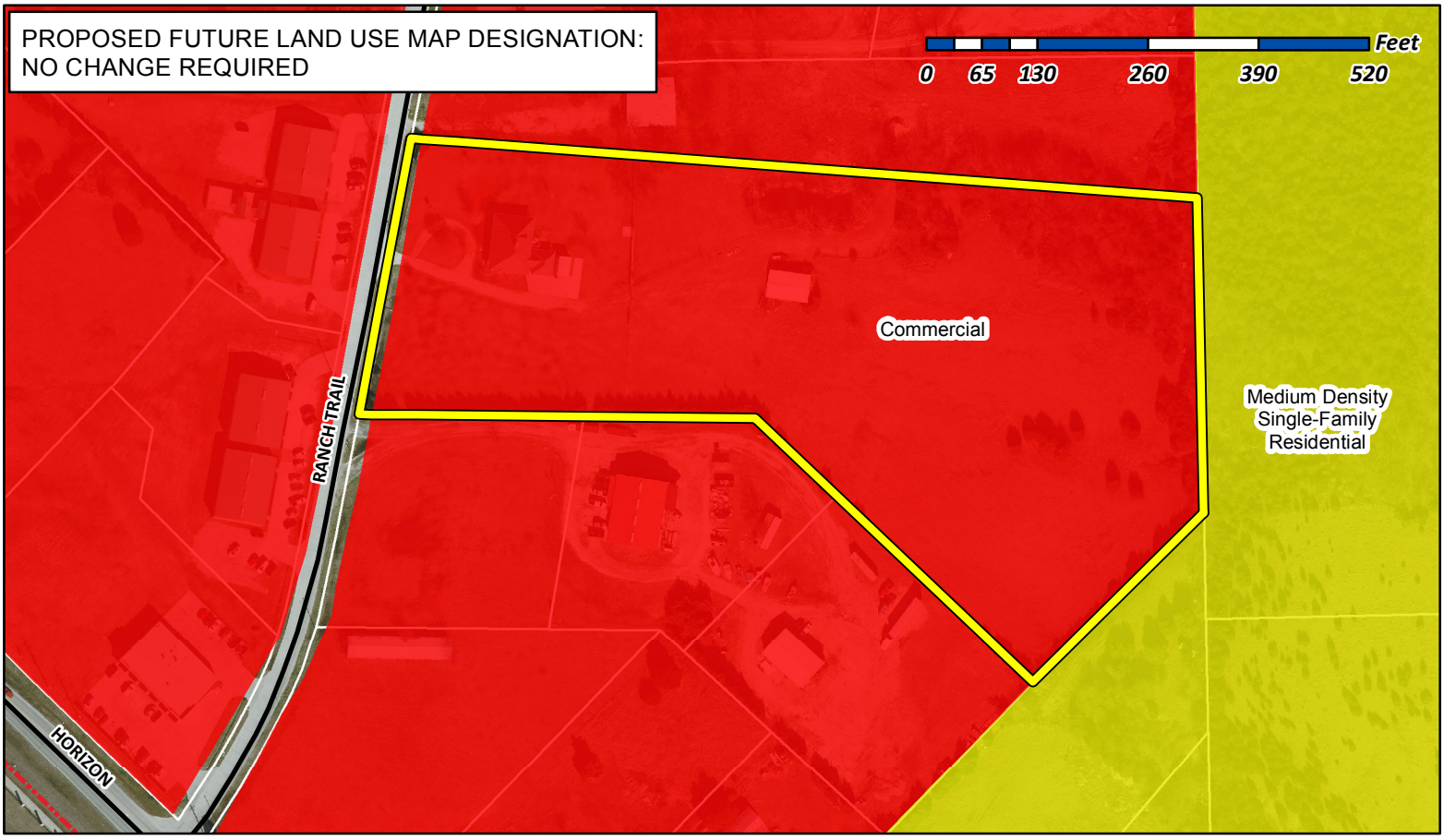


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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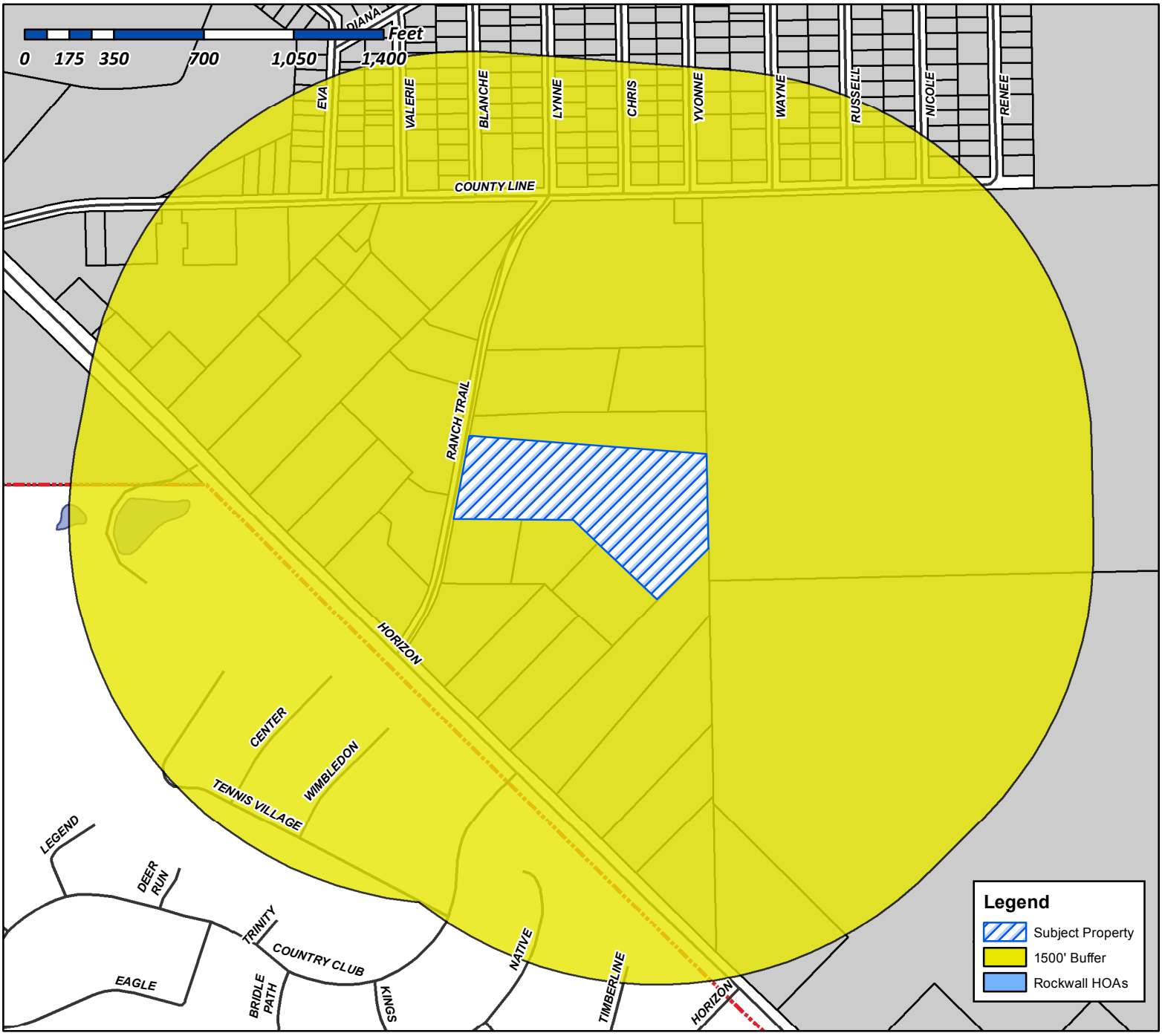
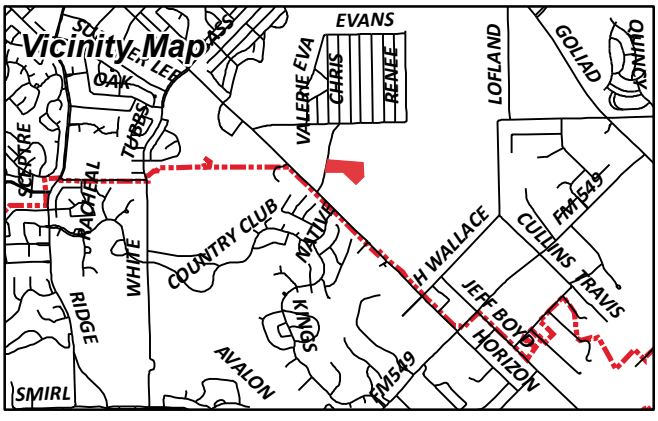


Case Number: Z2017-037
Case Name: Zoning Change (SFE4.0 to C)
Case Type: Zoning
Zoning: SFE-4.0
Case Address: 259 Ranch Trail



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

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Rockwall, Texas 75087
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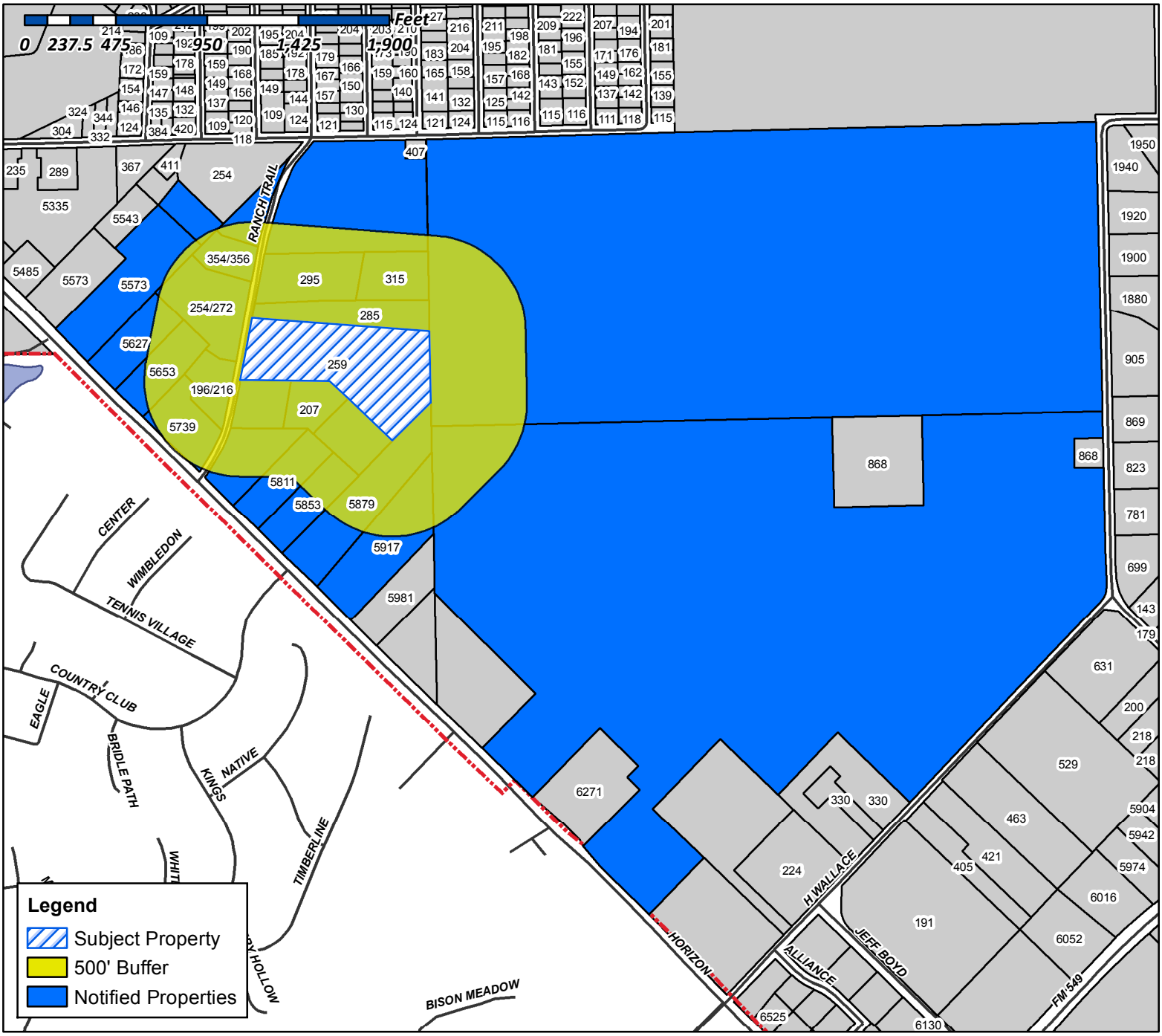

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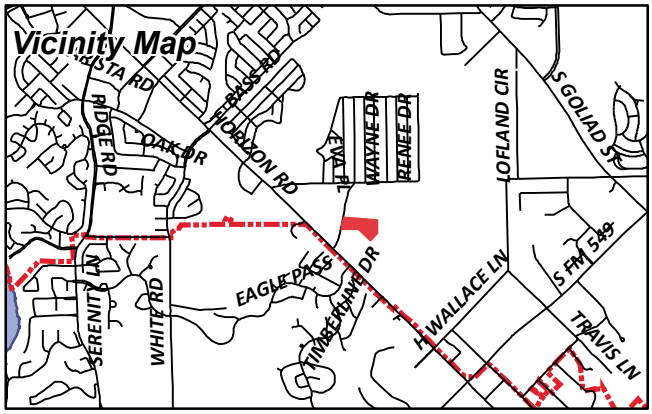


Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
196/216 RANCH TRL
ROCKWALL, TX 75032

TEXAS RANCH TRAILS LLC
200 LOUISANA
LITTLE ROCK, AR 72201

CURRENT RESIDENT
207 RANCH TRL
ROCKWALL, TX 75032

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

SUNBELT STAINLESS EQUIPMENT
382 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5627 HORIZON RD
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

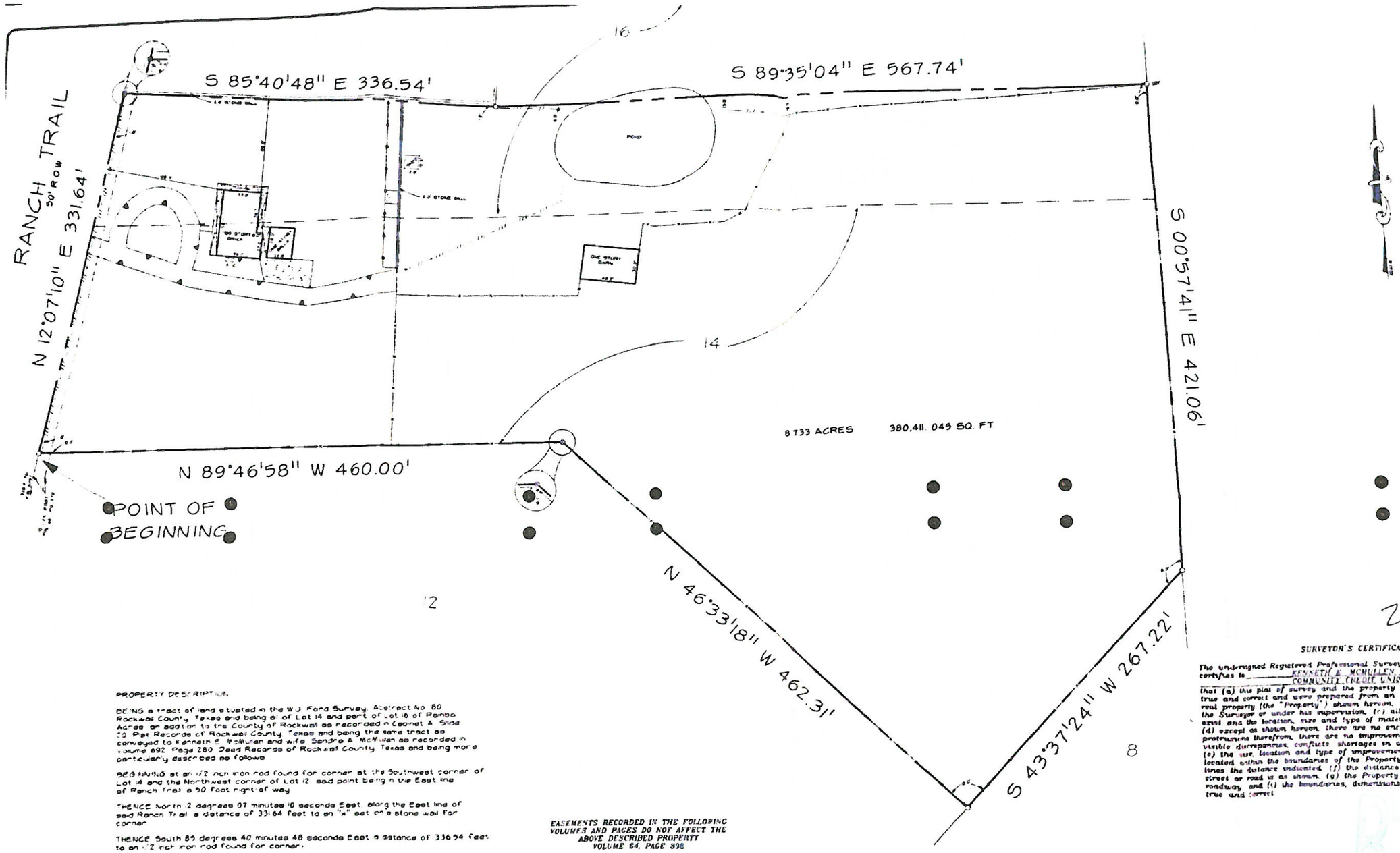
CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD 0
PLANO, TX 75093



2017 087

PROPERTY DESCRIPTION

BEING a tract of land situated in the W.J. Ford Survey, Abstract No. 80 Rockwall County, Texas and being all of Lot 14 and part of Lot 16 of Rambo Acres an addition to the County of Rockwall as recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas and being the same tract as conveyed to Kenneth E. McMullen and wife Sandra A. McMullen as recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas and being more particularly described as follows

BEGINNING at an 1/2 inch iron rod found for corner at the Southwest corner of Lot 14 and the Northwest corner of Lot 12, said point being in the East line of Ranch Trail, a 50 foot right of way

THENCE North 12 degrees 07 minutes 10 seconds East, along the East line of said Ranch Trail, a distance of 331.64 feet to an "x" set on a stone wall for corner

THENCE South 85 degrees 40 minutes 48 seconds East, a distance of 336.54 feet to an 1/2 inch iron rod found for corner.

THENCE South 89 degrees 35 minutes 04 seconds East, a distance of 567.74 feet to an 1/2 inch iron rod found for corner in the East line of said Rambo Acres addition.

THENCE South 00 degrees 57 minutes 41 seconds East, with a fence along the East line of said addition, a distance of 421.06 feet to an 1/2 inch iron rod found for corner, said point being the North corner of Lot 8

THENCE South 43 degrees 37 minutes 24 seconds West, with a fence along the Northwest line of said Lot 8, a distance of 267.22 feet to an 1/2 inch iron rod found for corner, said point being the most Easterly corner of Lot 12 and the most Southerly corner of lot 14.

THENCE along the common line of Lot 12 and Lot 14 as follows

North 46 degrees 33 minutes 18 seconds West a distance of 462.31 feet to an 1/2 inch iron rod set for corner

North 89 degrees 46 minutes 58 seconds West a distance of 460.00 feet to the Point of BEGINNING and containing 8.733 acres or 380,411.045 square feet of land

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOLUME 64, PAGE 398

Kenneth E. McMullen
6-17-98

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Surveyor (Doug Conn
certifies to KENNETH E. MCMULLEN and wife, SAN
COMMUNITY CREDIT UNION, SAFECO
that (a) this plat of survey and the property description set
true and correct and were prepared from an actual on the
real property (the "Property") shown hereon, (b) such surve
the Surveyor or under his supervision, (c) all monuments s
exist and the location, size and type of material thereof an
(d) except as shown hereon, there are no encroachments on
protrusions therefrom, there are no improvements on the Pr
visible discrepancies, conflicts, shortages in area, or bound
(e) the size, location and type of improvements are as sho
located within the boundaries of the Property and set back
lines the distance indicated, (f) the distance from the nea
street or road is as shown, (g) the Property has access to
roadway, and (i) the boundaries, dimensions and other det
true and correct

RECEIVED
AUG 21 2017

Note: According to the F.I.R.M. in Community Panel No. 48059[illegible], this property does lie in Zone C and does not lie within the 100 year flood zone

REVISIONS	
DATE	BY

LEGEND

DOUG CONNALLY & ASSOC., INC.
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216

SCALE	DATE	JOB NO.	OF NO.	DRAWN
1"=40'	6/17/98	[illegible]	706699	[illegible]

SU
W J FORD
8.733 ACR

Scanned by CamScanner

Permitted Land Uses in a Commercial (C) District

Date: September 8, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	P
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S
Urban Agriculture - Community Garden[1]	S
Urban Agriculture - Urban Farm [1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel	S
Hotel, full service	S
Motel	S
Hotel, residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
College, University, or Seminary	S
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing [1]	S
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand Alone)	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	P
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S

Permitted Land Uses in a Commercial (C) District

Date: September 8, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Golf Driving Range	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	S
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	P

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable [1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	P
Pawn Shop	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P
Winery[1]	S

Commercial & Business Services	
Bail Bond Service	S
Building & Landscape Material with Limited Outside Storage [1]	P
Building Maintenance, Service & Sales without Outside Storage	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Research & Technology / Light Assembly	S

Permitted Land Uses in a Commercial (C) District

Date: September 8, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Locksmith	P
Research and Technology/Light Assembly	S
Shoe and Boot Repair and Sales	P
Trade School	P
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Automobile Rental	S
Boat & Trailer Dealership (New and Used) [1]	S
Car Wash/Auto Detail [1]	P
Car Wash, Self Service	P
Indoor Motor Vehicle Dealership/Showroom, (New and/or Used)	S
Motor Vehicle Dealership, New (Cars and Light Trucks) [1]	P
Motor vehicle dealership, Used (Cars and Light Trucks) [1]	A
Parking, Commercial	P
Parking Lot,Non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Wholesale, Distribution & Storage	
Mini-warehouse [1]	S
Wholesale Showroom Facility	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio[1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 8.733-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 16 AND ALL OF LOT 14, RAINBOW ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Russell Phillips on behalf of Sandra McMullen for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Single-Family Estate 4.0 (SFE-4.0) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Lakes Addition, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by *Section 4.5, Commercial (C) District,* of *Article V, District Development Standards,* of the *Unified Development Code* [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT ORDINANCE 10.02.17

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 2nd DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

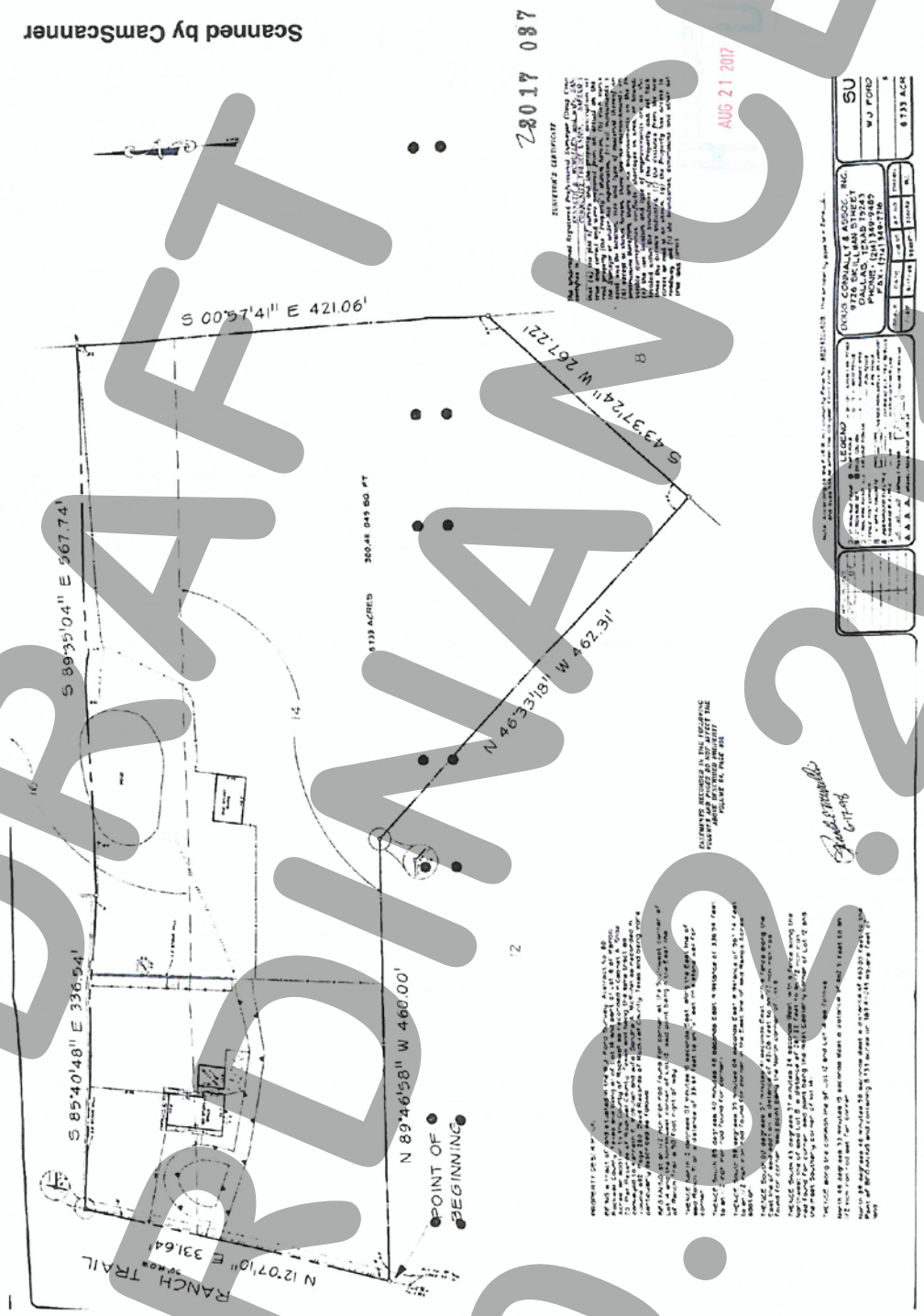
2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.17

Exhibit 'A'
Legal Description

DRAFT
ORDINANCE
10.02.2017

Exhibit 'B'
Survey



DRAFT ORDINANCE 10.03.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: Lori Stevens *of Patriot Paws Service Dogs*

AGENDA ITEM: **Z2017-038**; *SUP for a Residential Care Facility at 302 Ranch Trail*

SUMMARY:

Hold a public hearing to discuss and consider a request by Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) for a residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Lori Stevens of *Patriot Paws Service Dogs*, is requesting the approval of a Specific Use Permit (*SUP*) to allow a *Residential Car Facility* use on a 3.466-acre parcel of land generally located along Ranch Trail Road, between Horizon Road and County Line Road. The *subject property* is addressed as 302 Ranch Trail and is zoned Commercial (C) District. In this case and for the purpose of this use, a *Residential Care Facility* is defined as a facility that allows for the short-term occupancy (*i.e. occupancy not to exceed 14 days*) of a disabled American veteran and/or others with mobile disabilities that require special training for a service animal. According to the Section 1, Land Use Table, of Article IV, Permissible Uses, of the Unified Development Code (*UDC*) a *Residential Care Facility* requires a Specific Use Permit (*SUP*) within a Commercial (C) District. Currently, there is an existing two (2) bedroom, single-story home on the *subject property*, and north of the Patriot Paws facility. Parking for this facility will be in accordance with the Article V, Parking and Loading, of the UDC and requires a minimum of one (1) space per bedroom. The single-story home will either be remodeled or demolished and reconstructed for the purpose of providing short-term occupancy of disabled American veterans in need of additional training with their service animal. Granting a SUP remains a discretionary act for the City Council. If approved the applicant will be required to submit a site plan and replat the property. Contained in the attached packet is a copy of the applicant's letter and the draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north and adjacent to the subject property are two (2) separate properties that contain small business operations and zoned Commercial (C) District. Beyond County Line Road is a single-family residential development identified as Lake Rockwall Estates and is zoned Planned Development 75 (*PD-75*) District.

South: Directly south and adjacent to the subject property are two (2) separate properties that contain small business operations and are zoned Commercial (C) District. Beyond Horizon Road is a single-family residential development identified as Buffalo Creek and which is located within the City Limits of the City of Heath.

East: Directly east of the subject property are separate properties that contain small business operations that are zoned Commercial (C) District.

West: Directly west of the subject property are separate properties that contain small business operations that are zoned Commercial (C) District.

NOTIFICATION:

On September 1, 2017, staff mailed 31 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations (*HOA's*) or Neighborhood Organizations located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Residential Care Facility* use on the subject property, staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are summarized as follows:

   (a) A *Residential Care Facility* shall be defined as a facility that allows for the short-term occupancy (*i.e. occupancy not to exceed 14 days*) of a disabled American veteran and/or others with mobile disabilities that require special training for a service animal.

   (b) Parking for this facility shall be one (1) parking space per each bed provided within the Residential Care Facility, and shall be constructed in accordance with the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

   (c) The Residential Care Facility shall be limited to the residential structure addressed as 302 Ranch Trail indicated in *Exhibit 'B'* of the SUP ordinance.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	8/18/2017	DG
Project Number	Z2017-038	**Owner**	HENDERSON, EDDI	**Approved**		
Project Name	SUP for Residential Care Facility	**Applicant**	LORI STEVENS	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	8/18/2017	DG
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
302 RANCH TRL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MAVERICK RANCH	3	A	3	4374-000A-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	APPROVED	
FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	APPROVED	See Comments
(8/23/2017 9:52 AM KC) -Must meet and adhere to all Fire Code requirements.							
PLANNING	David Gonzales	8/18/2017	8/25/2017	8/18/2017		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) for a residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

General Planning Comments:

1. Adherence to all Engineering, Fire Department and Building Inspection standards, including ADA requirements.
2. If approved, the facility will require a minimum of two parking spaces or 1 for each 6 beds, and 1 for each employee on the largest shift, whichever is greater.
3. The facility may be used for temporary housing for a maximum of 14 days for veterans for the purpose of training with their dogs to provide assistance for the owner.
4. The facility may be used as a fraternernal organizational gathering place; however, additional parking spaces for this use is requires 1 parking space for each 3 seats or 1 parking space for each 100 square feet, which ever is greater.

PLANNING COMMENTS - DAVID GONZALES - 08.18.2017

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP zoning request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: September 18, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: October 2, 2017 (6:00 p.m.) [2nd Reading of Ordinance]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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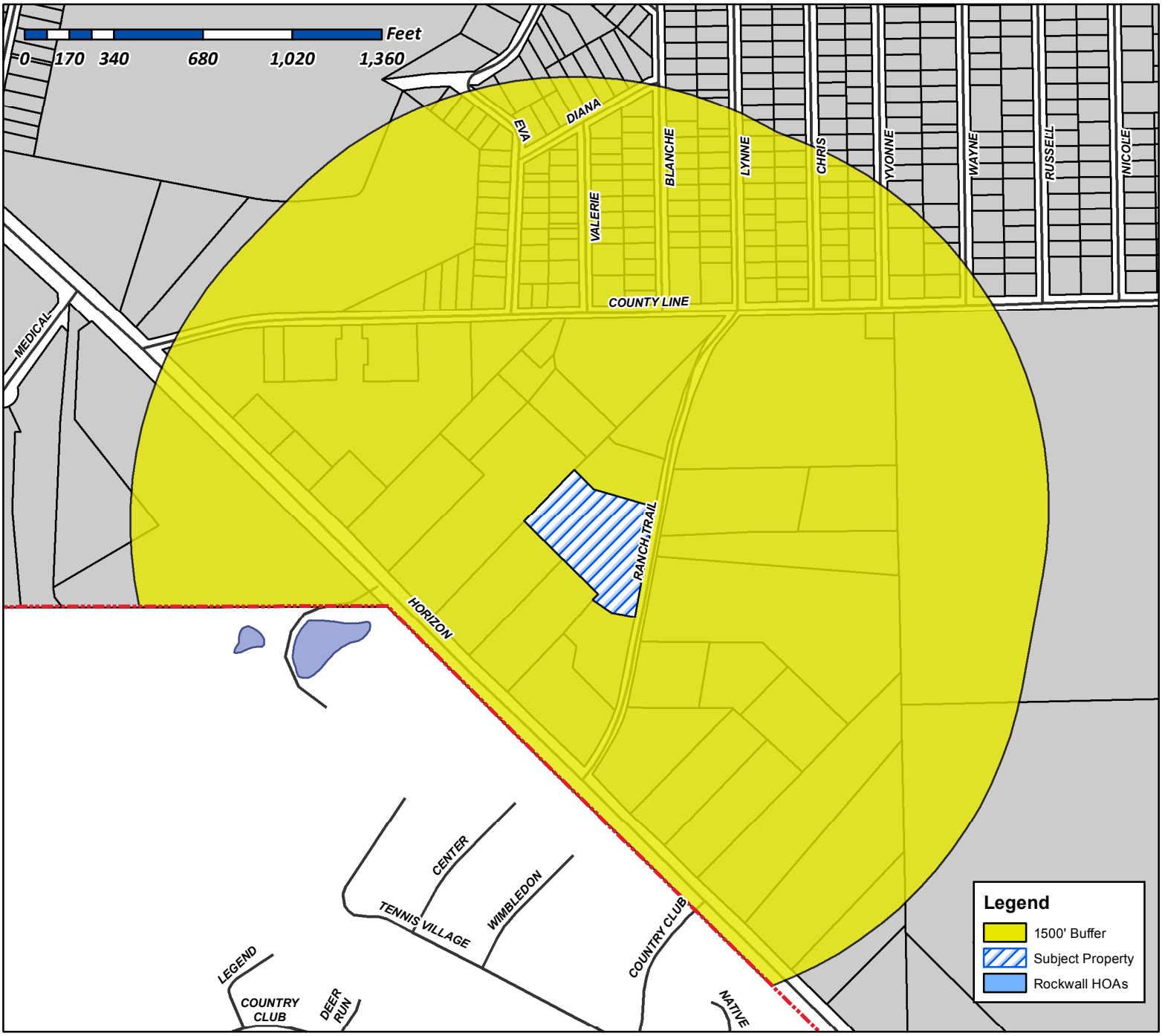
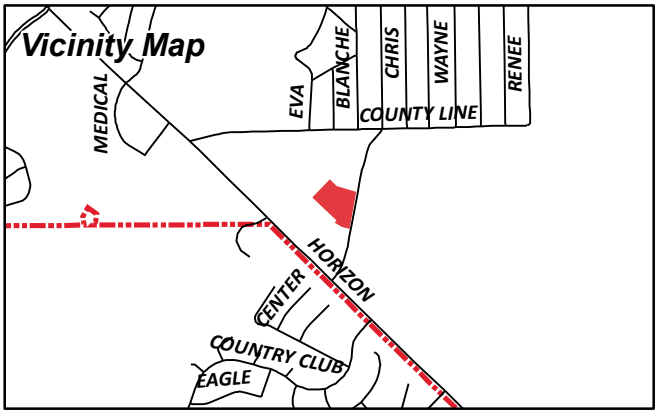


Case Number: Z2017-038
Case Name: 302 Ranch Trail - Patriot Paws
Case Type: Zoning
Zoning: SUP
Case Address: 302 Ranch Trail



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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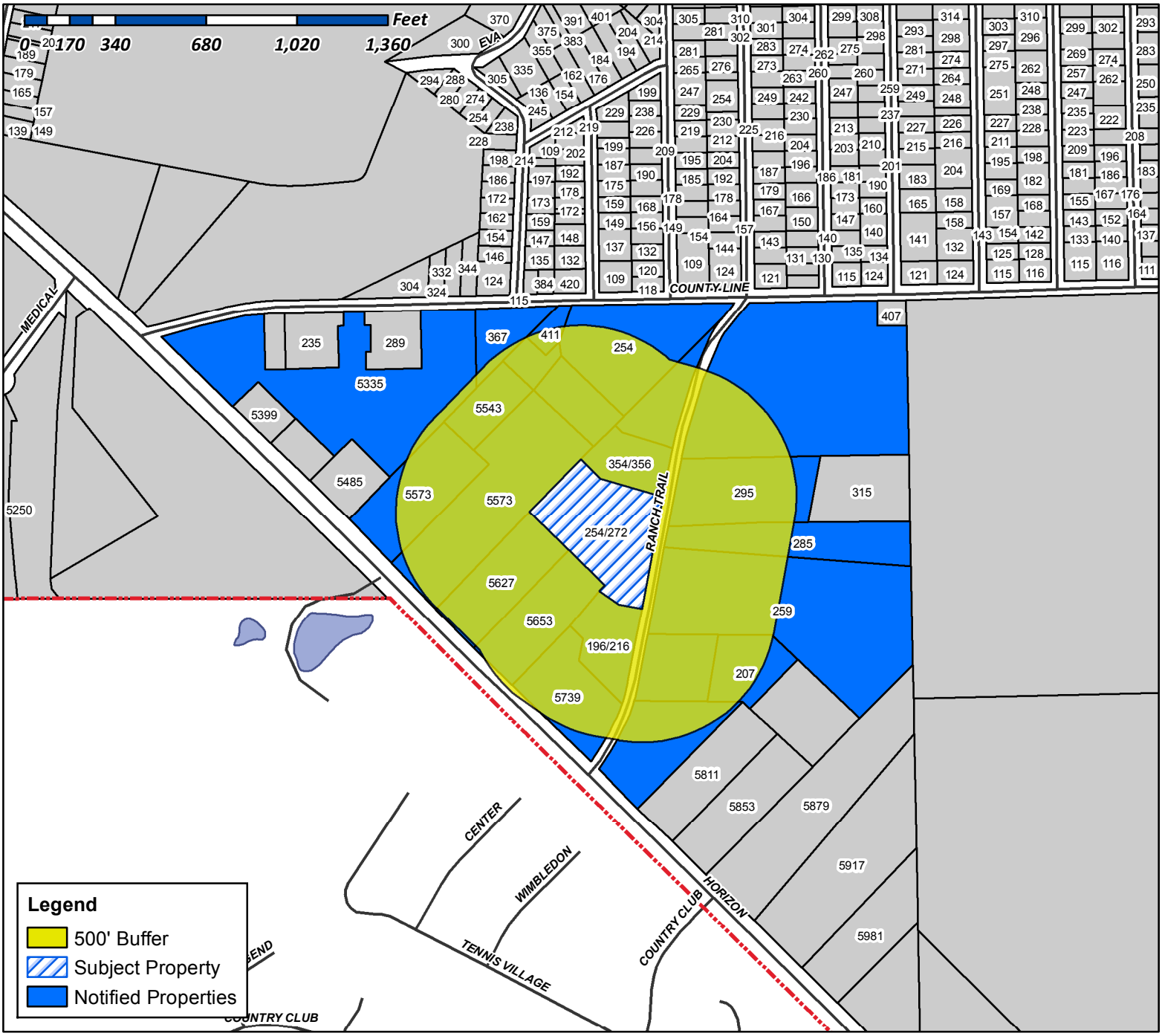
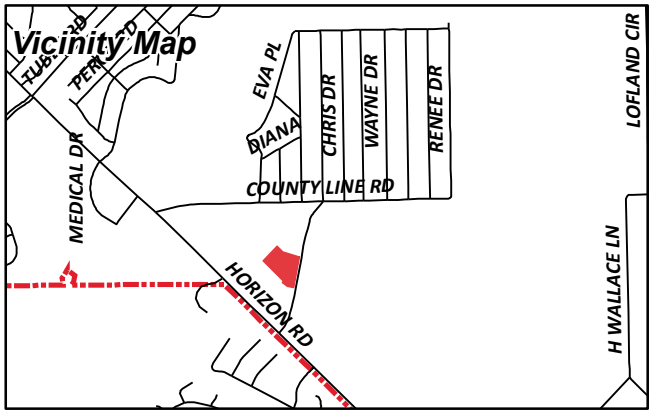


Case Number: Z2017-038
Case Name: 302 Ranch Trail - Patriot Paws
Case Type: Zoning
Zoning: SUP
Case Address: 302 Ranch Trail

Date Created: *08/21/2017*
For Questions on this Case Call (972) 771-7745



JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
196 RANCH TRL
ROCKWALL, TX 75032

TEXAS RANCH TRAILS LLC
200 LOUISANA
LITTLE ROCK, AR 72201

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
216 RANCH TRL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
356 RANCH TRL
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

CURRENT RESIDENT
367 COUNTY LINE RD
ROCKWALL, TX 75032

SUNBELT STAINLESS EQUIPMENT
382 RANCH TRL
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
405 CHATHAM ST
SUNNYVALE, TX 75182

CURRENT RESIDENT
411 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5335 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5543 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD 0
PLANO, TX 75093

LAKESIDE NATIONAL BANK
P O BOX 9
ROCKWALL, TX 75087

PATRIOTPAWS
SERVICE DOGS

The mission of Patriot PAWS is to train and provide service dogs of the highest quality at no cost to disabled American veterans and others with mobile disabilities in order to help restore their physical and emotional independence. Patriot PAWS intends to build partnerships with state and community organizations to help develop and support this goal.

Patriot PAWS Board of Directors

William Perkins, Ph.D., Chairman of the Board; Harvard University Research

Lori Stevens, Executive Director; Patriot PAWS President & Founder

Rhonda Phillips Black, DVM; Country Friends Veterinary Clinic

Mitzi Brown, Chief Legal Officer & VP of Business Development; BRIX Holdings, LLC

Bill Cecil, Former Mayor; Rockwall, TX

Randy Chambers, VP of Regional Operations, SW Region, PETCO

Elaine Ford, CPA, VP & Controller; Hillwood Communities

Mike Kovar, VP & CFO; Fritz Industries, Inc.

David Margulies, PR Expert; The Margulies Communications Group

August 17, 2017

City of Rockwall
Planning and Zoning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Letter of Intent

This letter is to describe the intent of the build on the property at 254 Ranch Trl, Rockwall, TX.

The building, a former residence on the property, is to be renovated as a meeting place where disabled veterans can gather in a "safe place" with their band of brothers. Combat veterans often barricade themselves in their homes as a result of Post-Traumatic Stress Disorder (PTSD) and having a place to go and be with other veterans can help them get out of their homes and start the path to recovery.

The house will also have two bedrooms which may occasionally be used as temporary housing (14 days or less) for veterans returning to continue training with their dogs. This instance will be infrequent and for short periods of time only.

Please let me know of any further information you require.

Best Regards,

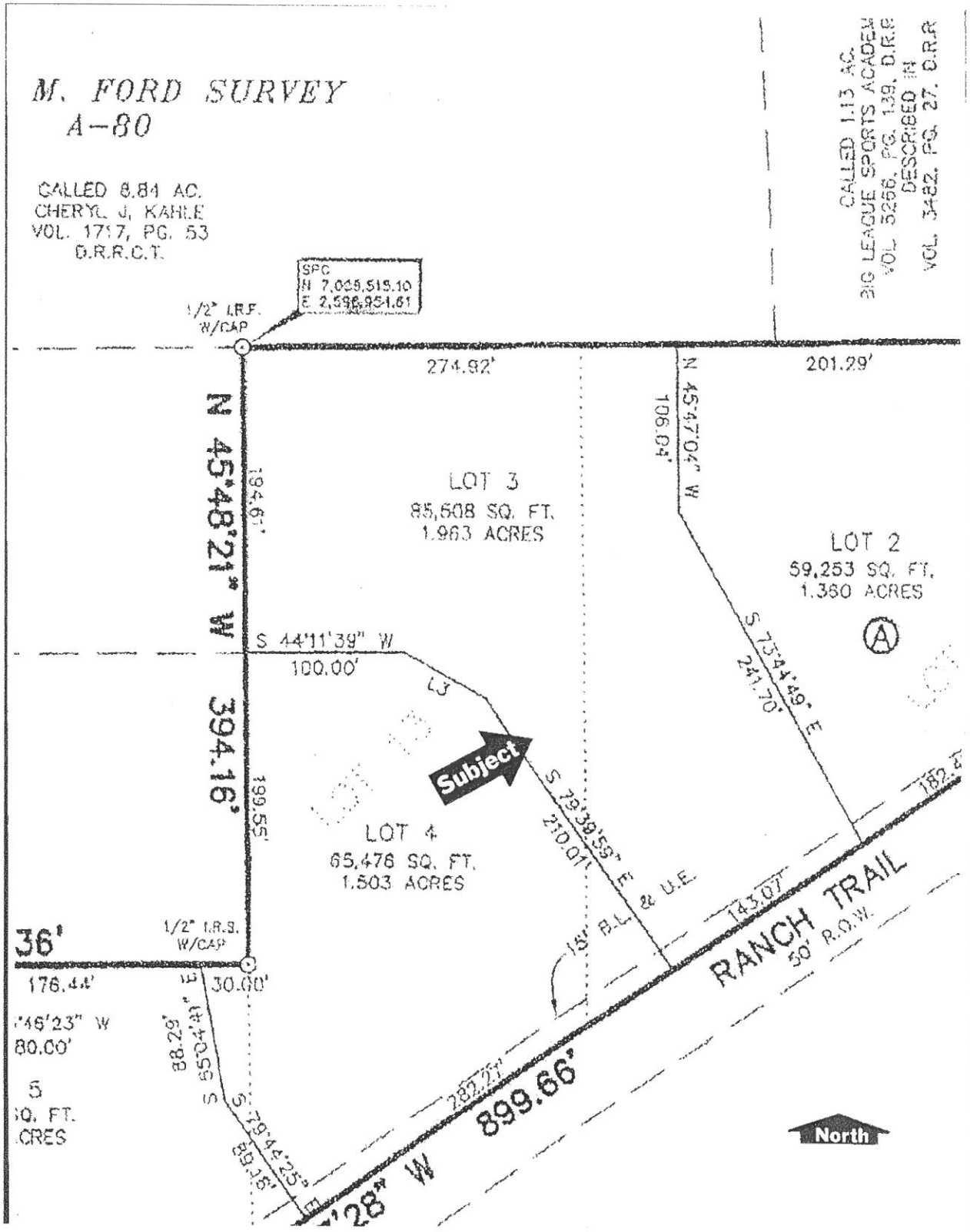
Lori Stevens
Founder and Executive Director

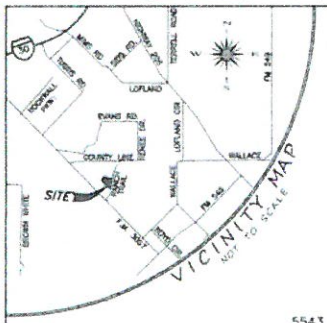


AERIAL MAP


Eva Pl
Valerie Pl
Blanche Dr
Lynne Dr
Chris Dr
County Line Rd
SUBJECT
Ranch Trail
Horizon Rd
© 2015 Google

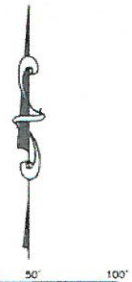
SURVEY


M. FORD SURVEY
A-80
CALLED 8.84 AC.
CHERYL J. KAHLE
VOL. 1717, PG. 53
O.R.R.C.T.
SPC
N 7,035,515.10
E 2,596,951.61
1/2" I.R.F.
W/CAP
CALLED 1.13 AC.
BIG LEAGUE SPORTS ACADEMY
VOL. 5256, PG. 139, O.R.R.
DESCRIBED IN
VOL. 3482, PG. 27, O.R.R.
274.92'
201.29'
N 45°47'07" W
106.04'
N 45°48'21" W
394.16'
194.61'
LOT 3
85,608 SQ. FT.
1.963 ACRES
LOT 2
59,253 SQ. FT.
1.360 ACRES
A
S 44°11'39" W
100.00'
L3
Subject
S 73°44'49" E
241.70'
S 73°39'59" E
210.01'
LOT 4
65,476 SQ. FT.
1.503 ACRES
199.55'
182.47'
15' B.L. & U.E.
143.07'
RANCH TRAIL
50' R.O.W.
36'
1/2" I.R.S.
W/CAP
176.44'
30.00'
'46'23" W
80.00'
5
SQ. FT.
CRES
S 55°04'41" E
88.29'
S 79°44'25" E
89.16'
282.27'
899.66'
'28" W
North



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	48.00'	71°42'25"	59.93'	N 44°27'05" W	56.12'
C2	24.00'	26°05'11"	10.93'	N 21°43'29" W	10.83'
C3	47.60'	41°31'16"	34.49'	N 24°36'52" W	33.74'
C4	48.00'	90°00'00"	75.40'	N 54°46'43" E	67.88'
C5	20.00'	42°15'57"	14.74'	N 78°39'28" E	14.41'
C6	20.11'	50°13'36"	17.63'	N 59°40'45" W	17.07'
C7	24.00'	90°00'00"	37.70'	S 54°46'43" W	33.94'
C8	23.40'	37°01'47"	15.25'	S 26°51'36" E	14.99'
C9	48.00'	29°11'56"	24.46'	S 33°16'51" E	24.20'
C10	24.00'	71°32'25"	29.97'	S 44°27'05" E	28.06'
C11	20.00'	48°18'08"	16.86'	N 74°56'15" E	16.37'
C12	20.00'	37°11'2"	13.00'	N 47°11'02" W	12.78'

LINE	BEARING	DISTANCE
L1	N 79°16'31" W	52.49'
L2	N 80°13'17" W	45.74'
L3	N 45°22'30" W	33.79'
L4	N 06°46'43" E	27.92'
L5	N 09°46'43" E	52.07'
L6	S 80°13'17" E	173.88'
L7	S 10°27'33" W	41.15'
L8	N 71°46'58" W	40.41'
L9	N 80°13'17" W	130.87'
L10	S 09°46'43" W	51.44'
L11	S 06°46'47" W	24.67'
L12	S 45°22'30" E	35.14'
L13	S 80°13'17" E	45.93'
L14	S 79°16'31" E	50.27'
L15	S 45°01'47" E	9.90'
L16	S 10°27'33" W	40.28'
L17	N 65°46'29" W	13.92'
L18	N 44°07'01" E	116.03'
L19	S 17°50'44" E	152.62'
L20	S 72°15'56" E	101.64'
L21	S 86°12'19" E	29.82'
L22	S 16°52'08" E	19.39'
L23	S 11°50'25" W	64.43'
L24	N 79°48'54" W	36.19'
L25	S 74°00'17" W	40.00'
L26	S 44°05'44" W	100.00'
L27	N 45°54'16" W	194.81'



Legend of Symbols & Abbreviations
- IRF = IRON ROD FOUND
- R.O.W = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- SLD. = SLIDE
- D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1. THE BASIS OF BEARINGS AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

2. THE DRAINAGE AND DETENTION POND EASEMENT SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE OWNER. IT IS NOT THE RESPONSIBILITY OF THE CITY OF ROCKWALL TO MAINTAIN, REPAIR, OR SERVICE SAID EASEMENT.

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FLOOD INSURANCE RATE MAP (FIRM) – FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 3 AND 4, BLOCK A, MAVERICK RANCH ADDITION TO CREATE ONE DEVELOPABLE LOT.

I 341

FINAL PLAT
PATRIOT PAWS ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF ALL OF LOTS 3 AND 4, BLOCK A, OF MAVERICK RANCH ADDITION, RECORDED IN CABINET H, SLIDE 19 P.R.R.C.T.
SITUATED IN THE WILLIAM M. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
PATRIOT PAWS SERVICE DOGS
254 Ranch Trail
Rockwall, Texas 75032
(972) 772-3282

SURVEYOR
MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Firm Reg. No.-10013200

1"=50' 1-28-2016 SHEET 1 OF 2 (CASE NO. P2016-001)

Patriot Paws Addition
Lot 1, Block A
Final Plat

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *RESIDENTIAL CARE FACILITY* IN A COMMERCIAL (C) DISTRICT, ON A 3.466-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, PATRIOT PAWS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) to allow for a *Residential Care Facility* on a 3.466-acre parcel of land, identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, addressed as 302 Ranch Trail, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Residential Care Facility* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District, of Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residential Care Facility* on the *Subject*

PRELIMINARY ORDINANCE 10.05.17

Property, and conformance to these operational conditions is required for continued operations:

1) For the purposes of this SUP ordinance, a *Residential Care Facility* shall be defined as a facility that allows for the short-term occupancy (*i.e. occupancy not to exceed 14 days*) of a disabled American veteran and/or others with mobile disabilities that require special training for a service animal.

2) Parking for this facility shall be one (1) parking space per each bed provided within the *Residential Care Facility*, and shall be constructed in accordance with the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

3) For the purpose of this SUP ordinance, the *Residential Care Facility* shall be limited to the residential structure addressed as 302 Ranch Trail and indicated in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

DRAFT ORDINANCE 10-2-17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Legal Description

WHEREAS, PATRIOT PAWS SERVICE DOGS is the owner of a tract of land in the William M. Ford Survey, Abstract No. 80, situated in the City of Rockwall, in Rockwall County, Texas, being all of Lot 3 and Lot 4, Block A, of Maverick Ranch Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 19, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast comer of said Lot 4, said point also lying on the northwest right of way of Ranch Trail, (a called 50' Right of Way};

THENCE North 79 degrees 50 minutes 20 seconds West along the southerly line of said Lot 4, a distance of 89.18-feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 10 minutes 36 seconds West continuing along said southerly line a distance of 88.29-feet to a 1/2 inch iron rod found for comer lying on the southeast line of Lot 2 of Rainbo Acres, an addition to The City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44 degrees 07 minutes 42 seconds East along the southeast line of said Lot 2 a distance of 30.00 foet to a 1/2 inch iron rod found for the east corner of said Lot 2, same being an inner ell comer of previously mentioned Lot 4;

THENCE North 45 degrees 54 minutes 16 seconds West along the northeast line of Lots 1 and 2 of said Rainbo Acres, same being the southwest line of Lots 3 and 4 of said Maverick Ranch Addition a distance of 394 .16-feet to a point for the west corner of said Lot 3 from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found bears South 24 degrees 13 minutes 24 seconds East a distance of 0.42-feet;

THENCE North 44 degrees 07 minutes 01 seconds East along the northwest line of said Lot 3 a distance of 274.92-feet to a 1/2 inch iron
rod found for the north comer of said Lot 3;

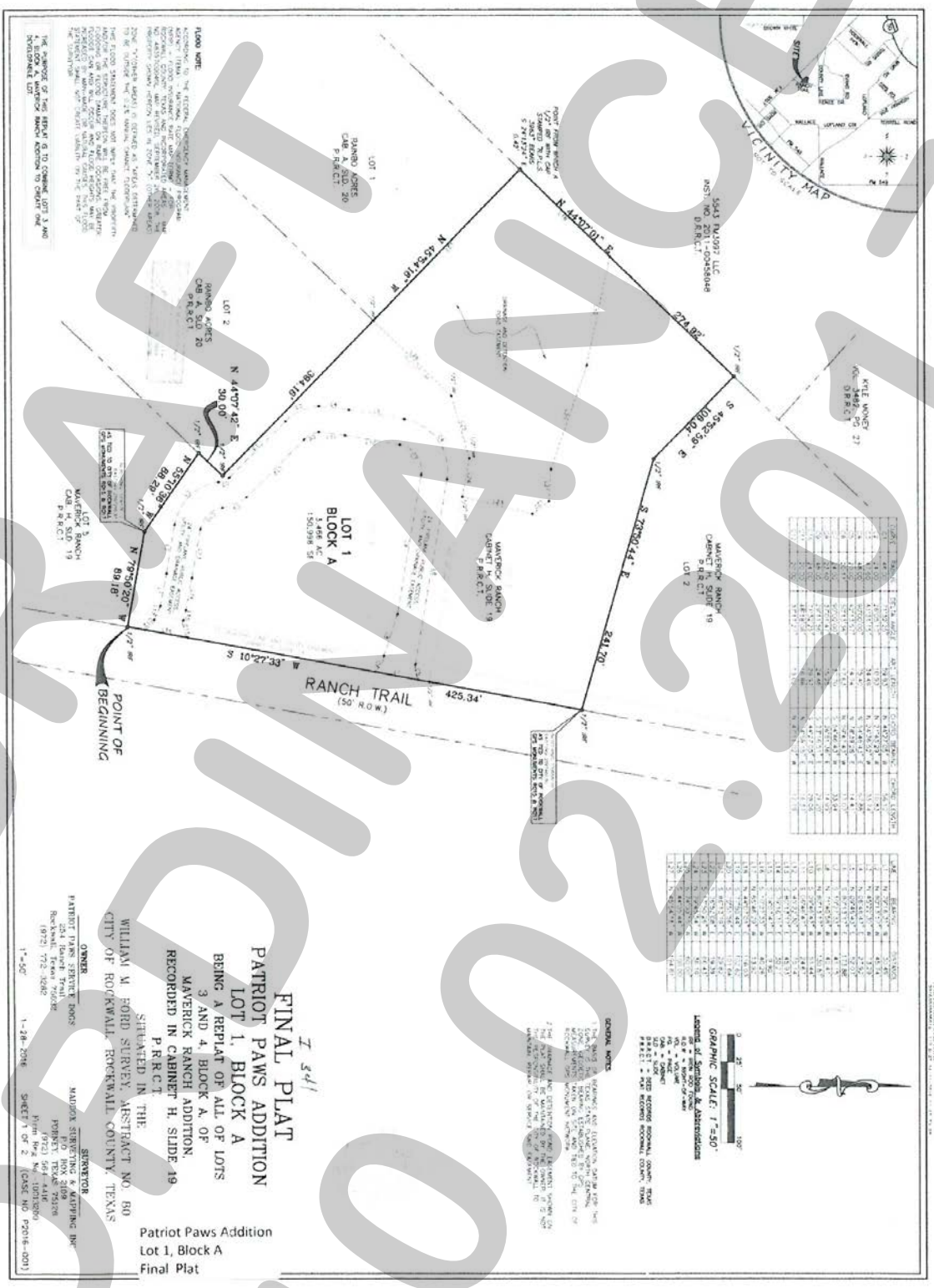
THENCE South 45 degrees 52 minutes 59 seconds East along the northeast line of said Lot 3 a distance of 106.04-feet to a 1/2 inch iron rod found for corner;

THENCE South 73 degrees 50 minutes 44 seconds East continuing along the northeast line of said Lot 3 a distance of 241.70-feet to a 1/2 inch iron rod found for the east corner of said Lot 3 lying on the aforementioned northwest line of Ranch Trail;

THENCE South 10 degrees 27 minutes 33 seconds West along the northwest line of said Ranch Trail a distance of 425.34-feet to the *POINT OF BEGINNING* containing 150,998 SF, or 3.466-acres of land.

DRAFT ORDINANCE 10.02.17

Exhibit 'A':
Boundary Survey



DRAFT ORDINANCE 10.02.2017

Exhibit 'B':
Site Plan



Subject Property
302 Ranch Trail

DRAFT 10/6/17

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: John Delin, *Integrity Group, LLC*

AGENDA ITEM: **Z2017-039**; *Ladera Zoning Change (AG to GR)*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District and East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 9.894-acre tract of land situated at the northwest corner of the intersection of SH-66 and John King Boulevard. The majority of this property was annexed into the City on March 16, 1998 by *Case No. A1998-001* (*Ordinance No. 98-10*), and was zoned Agricultural (AG) District. The remainder of the property was annexed on March 2, 1960 by *Case No. A1960-001* (*Ordinance No. 60-01*), and is also zoned Agricultural (AG) District. Currently, the property is vacant. The applicant is requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District for the purpose of establishing a commercial shopping center (*see Concept Plan*).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.837-acre tract of land zoned Agricultural (AG) District. Beyond this parcel is a one (1) acre tract of land followed by a 5.702-acre tract of land. Both of these tracts of land are owned by the City of Rockwall and zoned Agricultural (AG) District.

South: Directly south of the subject property is Williams Street (*i.e. current alignment of SH-66*), which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a vacant 17.861-acre tract of land that was subdivided into 78 duplex lots in 1984. This property is zoned Two-Family (2F) District. Adjacent to this property is an undefined portion of Planned Development District 71 (PD-71), which allows for limited Commercial (C) District land uses.

East: Directly east of the subject property is John King Boulevard, which is identified as a *P6D* (*principal arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this is a vacant 37.932-acre tract of land that is zoned Agricultural (AG) District.

West: Directly west of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this is a 13.376-acre tract of land, which was preliminary platted as the Highlands Subdivision (*Case No. P2017-021*). This subdivision will consist of 53 single-family lots and is zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses/development standards.

UNIFIED DEVELOPMENT CODE (UDC):

According to the purpose statements outlined in Section 4.4, *General Retail (GR) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is established to provide limited retail and service uses for one (1) or more neighborhoods … uses specified in this district include most types of retail activity and are located on, or at the intersections of major thoroughfares." The UDC goes on to state that this zoning designation is not intended to be a major retail district, and any land uses that are intensive commercial uses that produce large volumes of traffic should be avoided. In addition, "…(s)ince the zone will be located close to residential areas, the development standards are stringent and require a high standard of development…" These standards are as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet* [1]
Minimum Rear Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Rear Yard Setback Adjacent to Residential	*20-Feet + (½ Height Greater than 36-Feet)* [2]
Minimum Side Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Side Yard Setback Adjacent to Residential	*20-Feet + (½ Height Greater than 36-Feet)* [2]
Maximum Height	*60-Feet (Greater Than 36-Feet Requires SUP)*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Maximum Building Size	*26,000 SF*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85-90%*

Notes
[1]*: Parking should not be located between the front façade and the property line.*
[2]*: In no case shall the setback exceed more than 50-feet.*

Staff should also note that this property will be subject to all the standards of the SH-205 By-Pass Overlay (205 BY-OV) and East SH-66 Overlay (E SH-66 OV) Districts.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Medium Density Residential* land uses. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Medium Density Residential* designation to a *Commercial* designation.

STAFF ANALYSIS:

When looking at the applicant's request it should be noted that the subject property does appear to conform to the site specifications stipulated by the UDC for the General Retail (GR) District zoning designation. Specifically, it is located adjacent to two (2) major roadways (*i.e. Williams Street [the current alignment of SH-66] and John King Boulevard*) and is in close proximity to an existing and proposed residential subdivision (*i.e. Caruth Lakes and the Highlands*). In addition,

the property is physically separated from these residential areas by a major roadway, (*i.e. FM-1141*) which alleviates any need for residential adjacency standards. Staff should note that with the recent changes to the SH-205 By-Pass Overlay (205 BY-OV) District -- *which now requires a minimum separation of 100-feet between John King Boulevard and any residential property* -- the subject property may be better suited for a Future Land Use designation other than ***Medium Density Residential***. With this being said, zoning changes are discretionary decisions for the City Council.

NOTIFICATION:

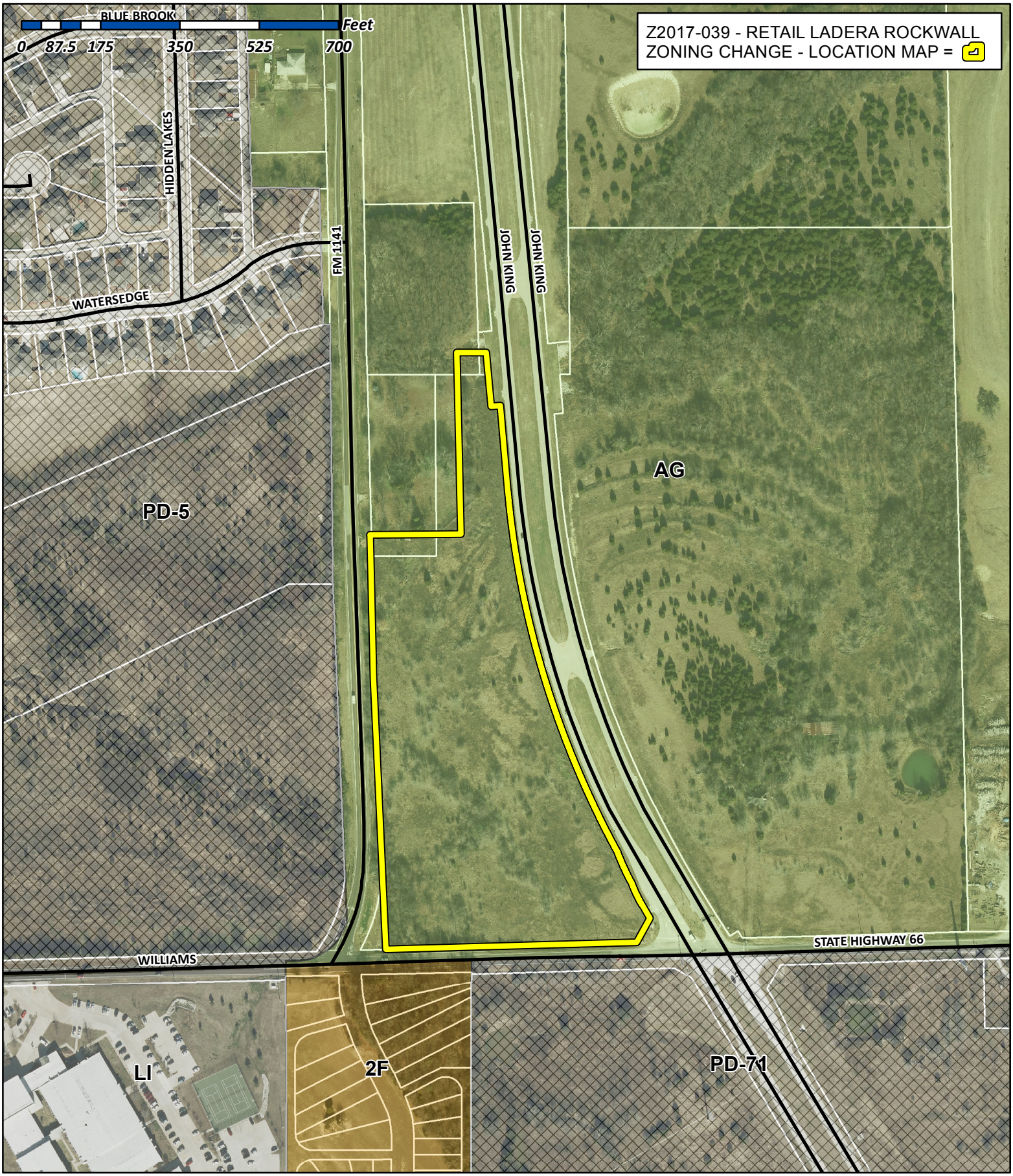
On September 1, 2017, staff mailed 13 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard -- *which is the closest major roadway adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices in support or opposition to the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District then staff would propose the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a ***Medium Density Residential*** designation to a ***Commercial*** designation; and,

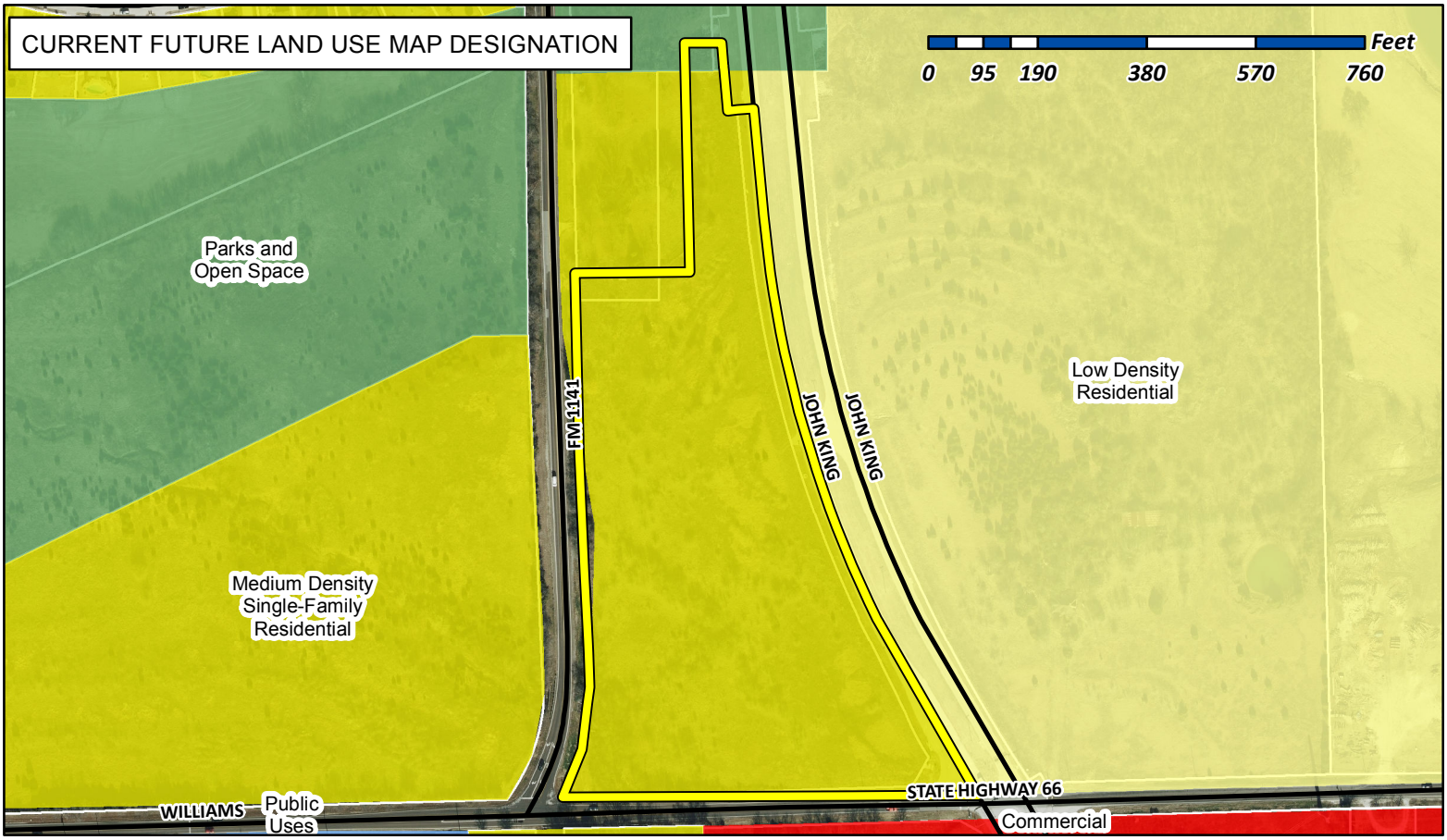
2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

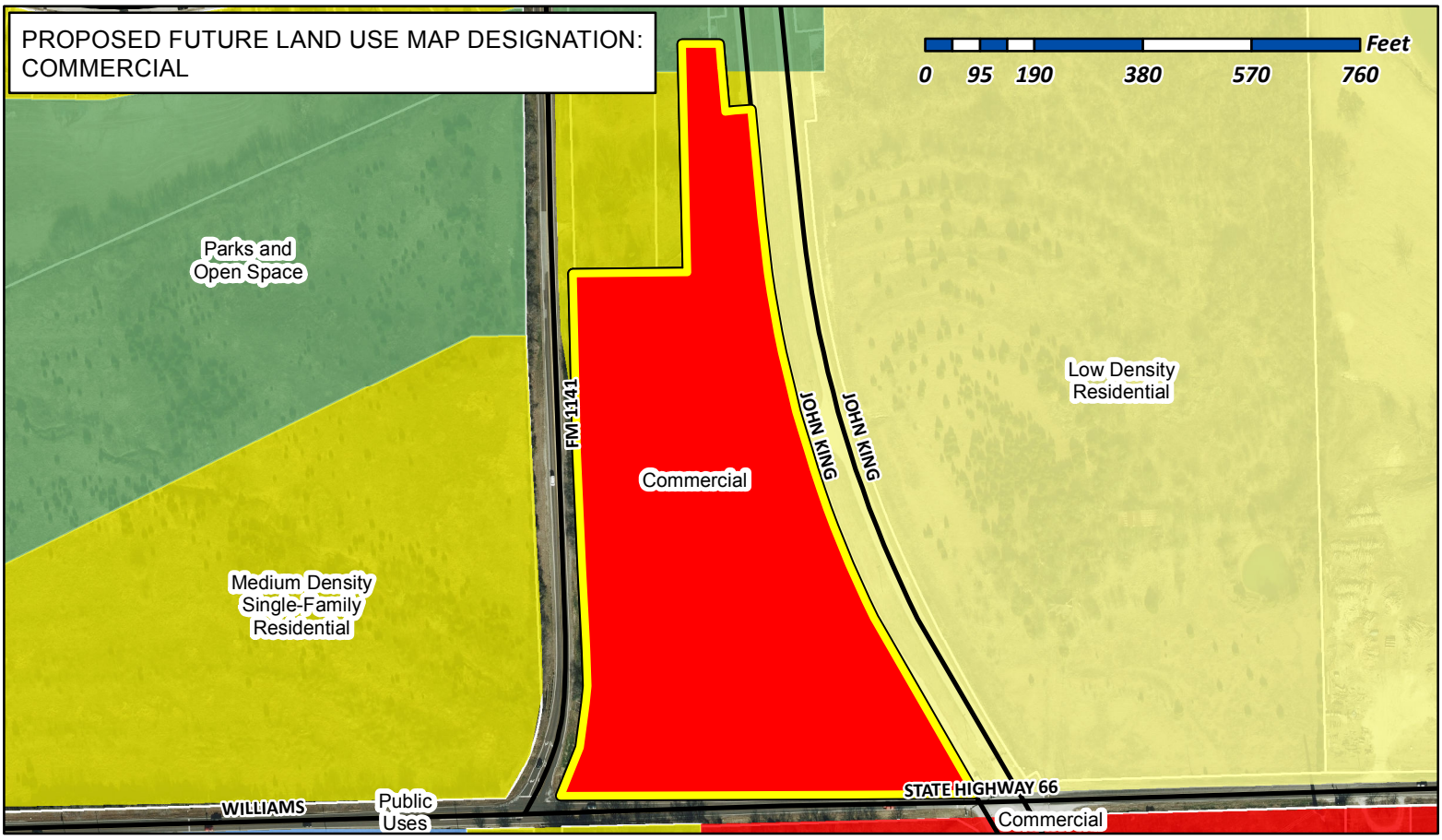


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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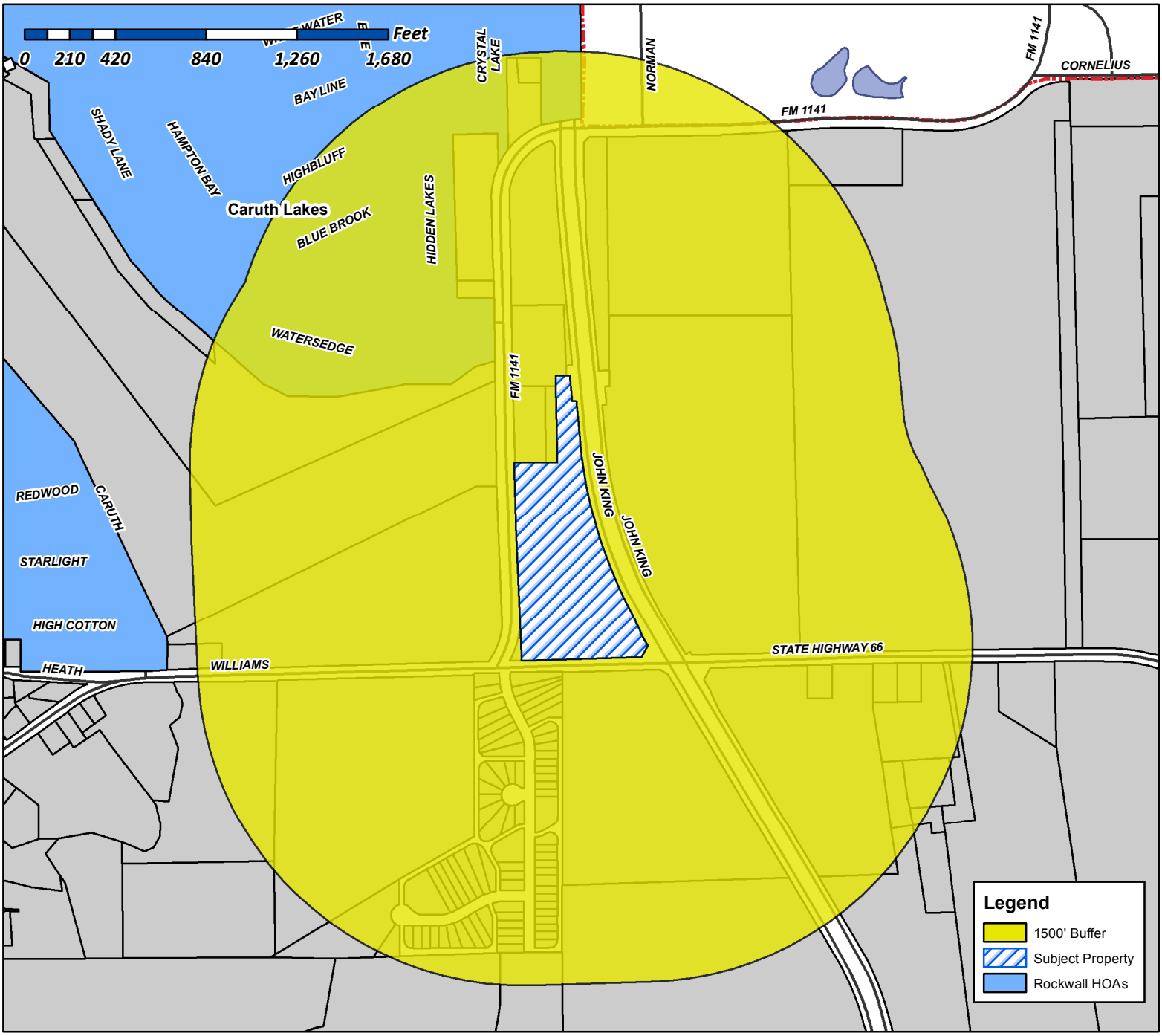
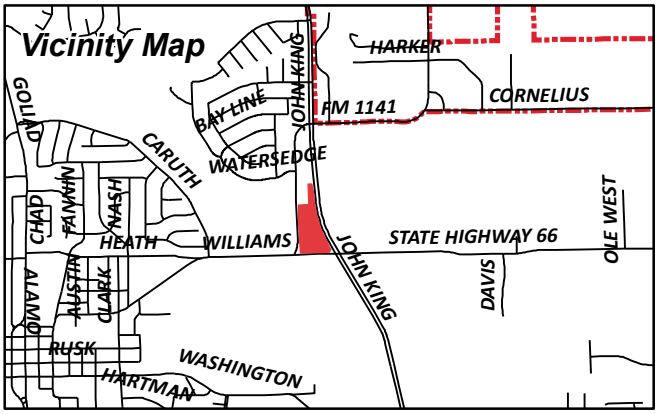


Case Number: Z2017-039
Case Name: Retail Ladera Rockwall
Case Type: Zoning
Zoning: AG to GR
Case Address: FM 1141/John King/SH 66



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, September 01, 2017 10:02:18 AM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***September 1, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 9/12/2017 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 9/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-039- Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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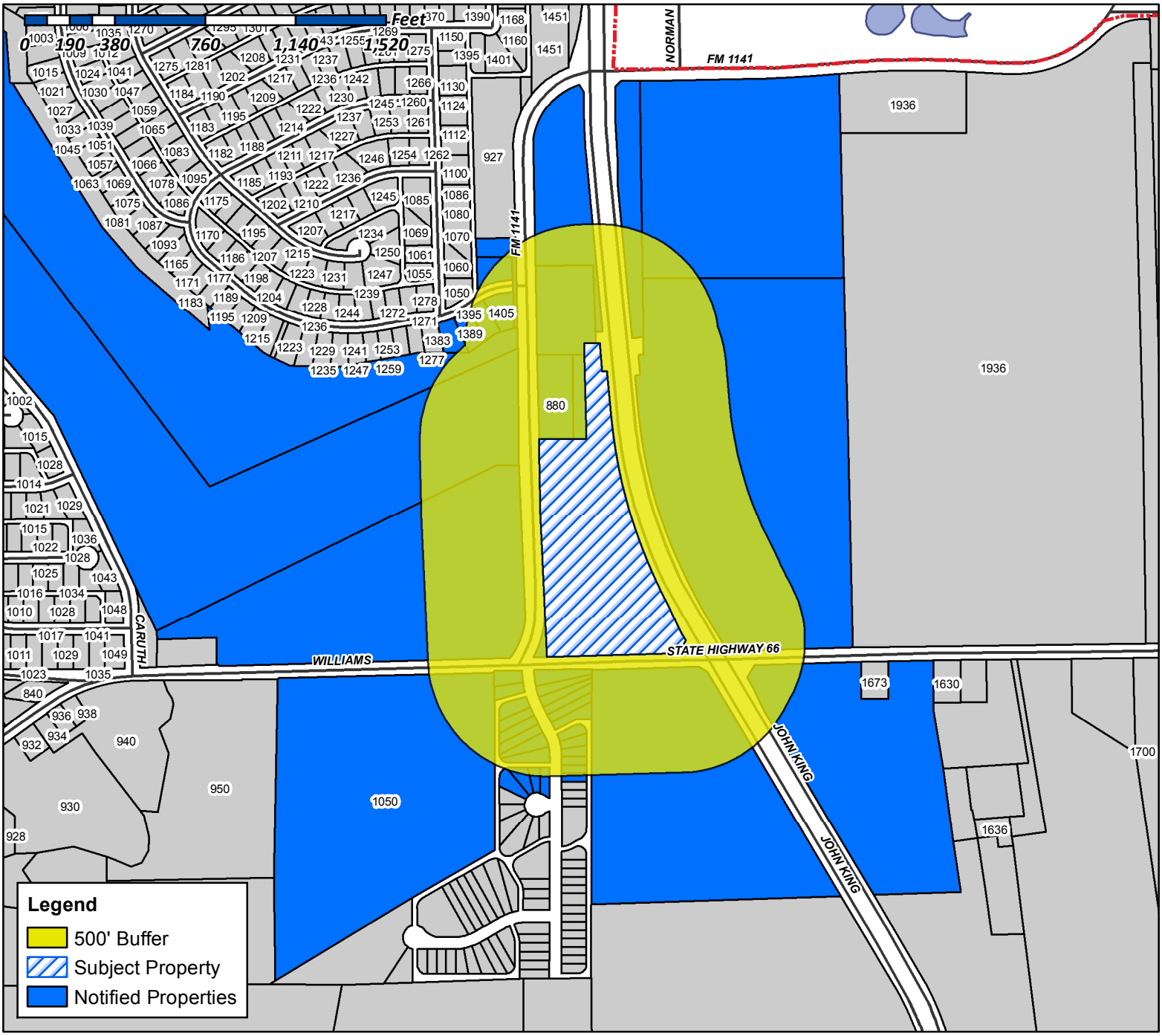

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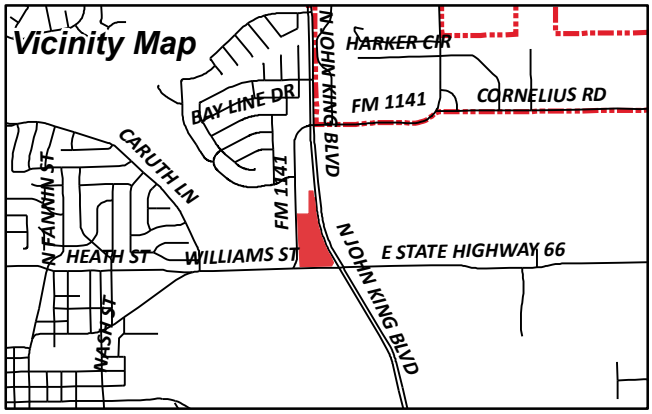

Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1050 WILLIAMS
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

WIGLE NICHOLAS & AMANDA N
1389 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

HANNAH ANGELIA YVETTE
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS ASSOCIATION INC
C/O VISION COMMUNITIES MANAGEMENT INC
6305 PRESTON RD 0
PLANO, TX 75024

CULLINS JANE
775 JEFF BOYD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-039: Zoning Change AG to GR

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-039: Zoning Change AG to GR

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

August 18, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Retail – Zoning Application
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Zoning Change Request application for review and approval on approximately 10 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141. The existing zoning of this property is Agricultural. We would like to request the zoning be changed to General Business (GB) in order to property neighborhood services to the surrounding residential communities.

The property has the potential to accommodate up to 47,000 square feet of building. We have demonstrated how the site could be developed on the attached Concept Plan. The plan proposes two larger buildings fronting onto John Kind Blvd and a smaller building along FM 1141. Between the two larger buildings is enough space to allow for a plaza or gathering space area that would also provide outdoor dining opportunities. The proposed uses for these buildings can be retail, office, restaurant, personal services and other uses as permitted in the GB zoning district.

We feel that the proposed zoning request is appropriate for this area and will allow for services to be provided to the residents in the vicinity. Thank you for your consideration of the presented request and please feel free to contact us to discuss any comments or questions you may have.

Sincerely,

Randi L. Rivera

Randi L. Rivera, AICP

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

LEGAL DESCRIPTION

Tract 2 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

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Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", , and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

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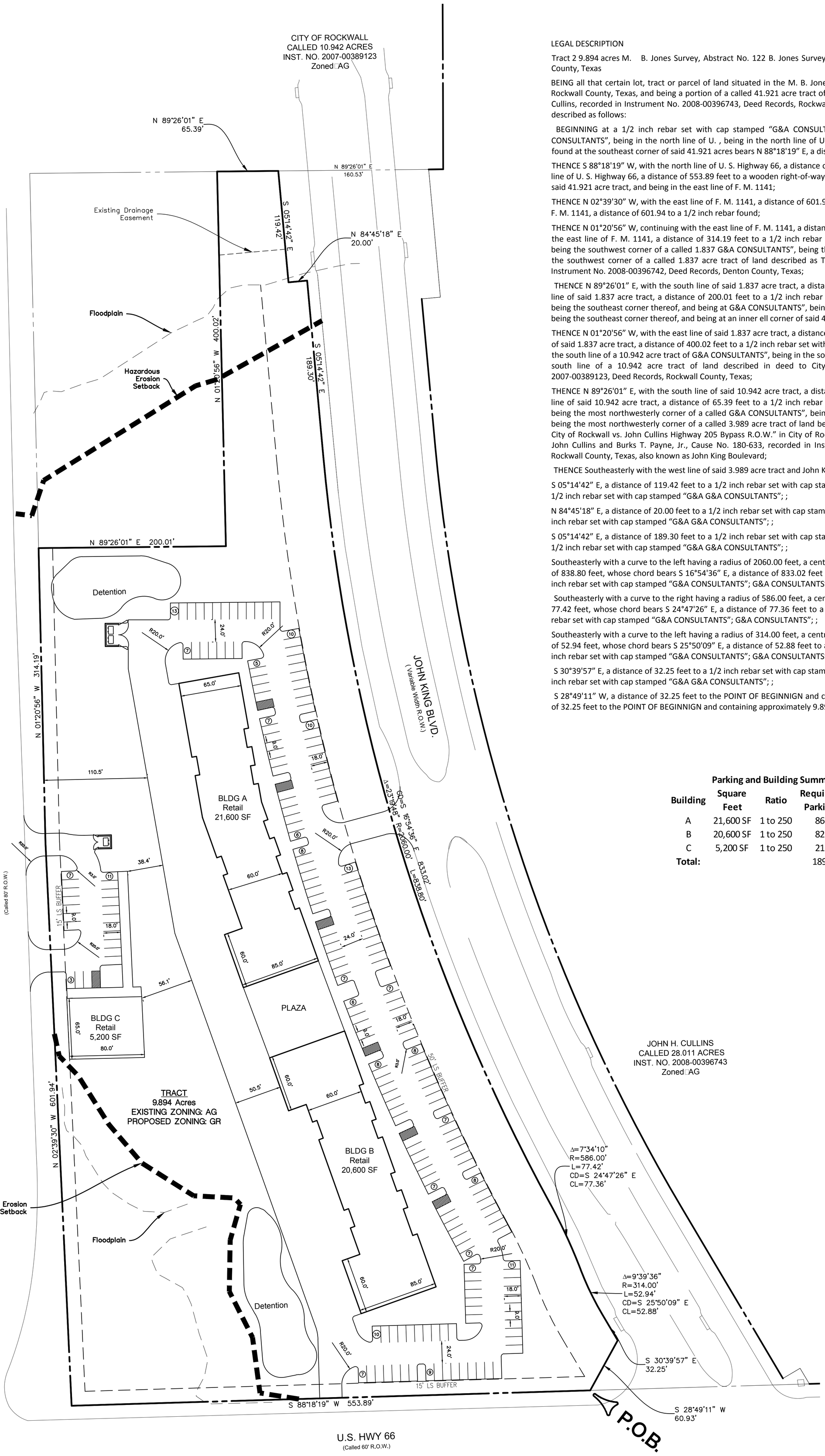
S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

S 28°49'11" W, a distance of 32.25 feet to the POINT OF BEGINNIGN and containing approximately 9.894 W, a distance of 32.25 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.



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Parking and Building Summary

Building	Square Feet	Ratio	Required Parking	Proposed Parking
A	21,600 SF	1 to 250	86	
B	20,600 SF	1 to 250	82	
C	5,200 SF	1 to 250	21	
Total:			189	209

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700
www.gacon.com P:972.436.9712 (Lewisville) / 940.240.1012 (Argyle)

Concept Plan
Retail Ladera Rockwall
+/- 9.894 Acres

City of Rockwall
Rockwall County, Texas

60 0 60 120 180 Feet

N

G&A Job No. 17191 Date: August 18, 2017 By: PF
Z:\2017\17191\Drawings\Zoning\RETAIL CONCEPT PLAN 17191.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens [1]	P
Animal Hospital, Clinic	S
Urban Agriculture-Community Garden[1]	S
Urban Agriculture-Community Urban Farm[1]	S

Residential & Lodging	
Accessory Building [1]	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility [1]	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship [1]	P
Convalescent Care Facility/Nursing Home [1]	P
Congregate Care Facility/Elderly Housing[1]	S
Day Care (7 or More Children) [1]	P
Emergency Ambulance Services, Ground	P
Group or Community Home [1]	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand-Alone)	P
Post Office, Local Service	P
Public or Private School, Primary [1]	P
Public or Private School, Secondary [1]	P
Public or Private School Temporary Education Building [1]	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through [1]	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary [1]	P
Commercial Amusement/ Recreation (Inside) [1]	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary [1]	P
Gun Club, Skeet or Target Range (Indoor)	S
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable[1]	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary [1]	P
Copy Center	P
Display, Incidental [1]	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club [1]	P
Real Estate Sales Office, On-site, Temporary [1]	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in [1]	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in [1]	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub [1]	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office [1]	P

Auto & Marine-Related	
Auto Repair Garage, Minor [1]	S
Car Wash/Auto Detail [1]	S

Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; [1]: Additional Requirements

Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station [1]	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary [1]	P
Mining and Extraction (Sand, Gravel Oil & other) [1]	S

Utilities, Communications & Transportation	
Antenna, Accessory [1]	P
Antenna, Commercial [1]	S
Antenna, Amateur Radio[1]	P
Antenna, Dish [1]	P
Antenna, Commercial, Free-Standing [1]	S
Antenna, Commercial, Mounted [1]	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish [1]	P
Solar Energy Collector Panels and Systems[1]	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT ON A 9.894-ACRE PORTION OF A LARGER 37.932-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBITS 'A', 'B', & 'C'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by John Delin of Integrity Group, LLC on behalf of the owner Jane Cullins for the approval of a zoning change from Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agriculture (AG) District to a General Retail (GR) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* in *Section 1.1, "Use of Land and Buildings,"* of *Article IV, "Permissible Uses"* and *Section 4.4, "General Retail (GR) District",* of *Article V, "District Development Standards",* of the *Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

Section 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence and each and every day

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such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

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Exhibit 'A':
Legal Description

Tract 2 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

DRAFT ORDINANCE

Exhibit 'A':
Legal Description

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and , and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

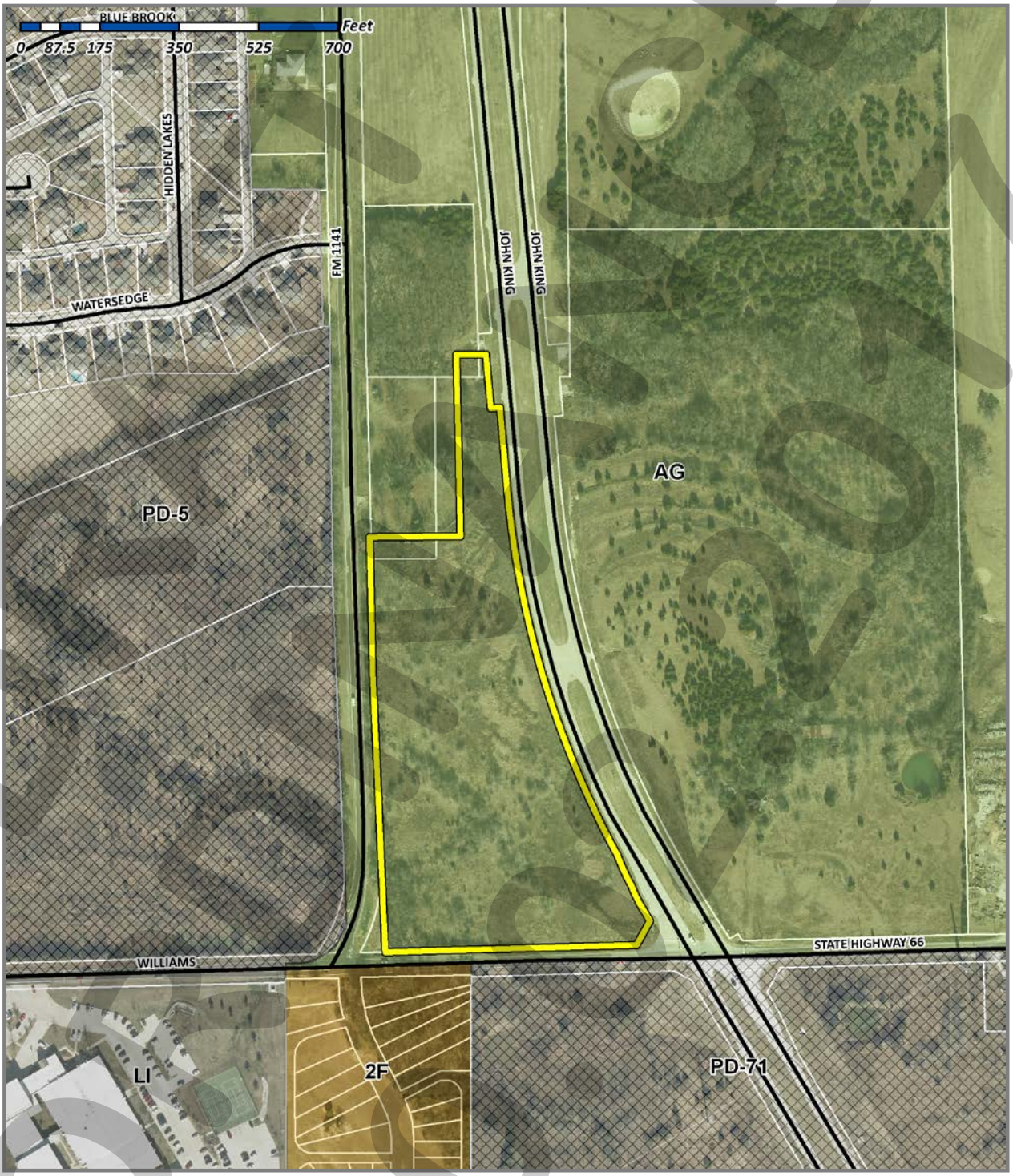
Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and , and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 28°49'11" W, a distance of 32.25 feet to the *POINT OF BEGINNING* and containing approximately 9.894 acres of land.

DRAFT ORDINANCE 10.02.2017

Exhibit 'A':
Location Map



DRAFT 10-02-2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: John Delin, *Integrity Group, LLC*

AGENDA ITEM: **Z2017-040**; *Ladera Rockwall (AG to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 (*Ordinance No. 98-10*). On August 18, 2017, the applicant -- *John Delin of Integrity Group, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for an age restricted, senior living community that will be subject to the Single-Family 7 (SF-7) District land uses. As part of this request, the applicant stated that the age restriction would conform to the *Housing for Older Persons* exemption of the *Federal Fair Housing Act* as regulated by the *US Department of Housing and Urban Development*. The proposed subdivision will consist of 84-89 single-family homes constructed on a 28.011-acre tract of land.

ADJACENT LAND USES AND ACCESS:

The subject property is located northeast of the intersection of John King Boulevard and SH-66. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant, 15.935-acre parcel of land zoned Agricultural (AG) District. Beyond this is FM-1141, which is identified as a M4D (*minor collector, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. North of this thoroughfare is a single-family subdivision, which is situated outside the City's limits.

South: Directly south of the subject property is Williams Street (*i.e. current alignment of SH-66*), which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this is an undefined portion of a 28.8836-acre tract of land, which is vacant and zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses.

East: Directly east of the subject property is a 65.274-acre portion of a larger 148.825-acre tract of land that is zoned Agricultural (AG) District. Situated on the property is an accessory building. Beyond this are various tracts of land zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is designated as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this is the remaining 9.894-acre portion of the larger 36.932-acre tract of land that is composed of the subject property. This tract of land is zoned Agricultural (AG) District; however, the applicant does have an active zoning case [*Case No. Z2017-039*] requesting to rezone this property to a General Retail (GR) District.

CHARACTERISTICS OF THE REQUEST:

According to the applicant's letter submitted with this case the purpose of this request is to provide a "low-maintenance active adult community … that will be maintained and managed by the HOA …" The letter goes on to state that the community will incorporate a fitness trail, activity center with exercise pool, kitchen and gathering space, and ~12.8-acres of open space. The concept plan provided by the applicant shows that the proposed subdivision will be setup in a condominium regime (*i.e. all homes are situated on one [1] large lot as opposed to individual lots*), serviced by private streets, and the Homeowner's Association (HOA) will perform all maintenance of the grounds. Each home will be individually owned by the occupant. The concept plan also shows that the subdivision will be gated by a six (6) foot wrought iron fence, accessible from one (1) point entry adjacent to John King Boulevard, and have an emergency exit onto SH-66. A summary of the development standards for this project is as follows:

Table 1.1 Condominium Lot Requirements

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*86'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Table 1.2 Artificial Lot Requirements

Minimum Setback from a Private Street [1]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1]	*15'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

[1]: This setback shall be measured from the back of curb.

[2]: Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.

The development standards provided by the applicant show that the community will consist of 89 single-family homes (*84 are depicted on the provided concept plan*) that will be composed of four (4) different unit types ranging in size from 1,600 SF to 2,100 SF. The overall density proposed with this subdivision will be 3.2 dwelling units/acre. The following is a summary of the proposed housing composition:

Table 2.1 Housing Unit Breakdown

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*34*	*40.48%*
2	*42' x 77'*	*1,600 SF*	*30*	*35.71%*
3	*54' x 60'*	*1,600 SF*	*13*	*15.48%*
4	*64' x 50'*	*2,100 SF*	*7*	*8.33%*
		Total Units:	*84*	

The applicant has submitted proposed building elevations depicting four (4) product types all of which are single story homes (*see attached housing plans*); however, the applicant has indicated

that some of the homes have the option of adding a second story. Of the four (4) building elevations, the applicant has stated that four (4) variations of each building elevation exist. This creates 16 different possibilities of housing design. The applicant is proposing to meet the City's minimum anti-monotony restrictions.

CONFORMANCE WITH THE CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 100% *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) in lieu of alleyways, *J-Swing* and recessed garage formats.

- ☑ According to Subsection I, *Residential Frontage Requirements*, of Section 6.10, *SH-205 By-Pass Overlay (205 BY-OV) District*, of the UDC, residential properties adjacent to John King Boulevard have the choice of providing one (1) of four (4) design alternatives: [*1*] provide an increased landscape buffer of 100-feet, [*2*] increase the rear yard building setback to 50-feet for properties backing to John King Boulevard, [*3*] incorporate a slip street with minimum of 50-feet of right-of-way in addition to a 50-foot landscape buffer, and [*4*] incorporate an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. All of these options are designed to provide a minimum of 100-feet of separation between John King Boulevard and any residential property facing or backing to the roadway. In this case, the applicant is providing a 50-foot landscape buffer with a slip street; however, the slip street is only 21-feet in width. This reduced street section creates a separation of 86-feet from the residential property and John King Boulevard. Staff should point out that the application does have a building setback of 15-feet that would create a 101-foot separation between the residential structure and John King Boulevard; however, as it is currently depicted it would not meet one (1) of the four (4) approved design alternatives.

- ☑ According to Section 6.12, *East SH-66 Corridor Overlay (E SH-66 OV) District*, of the UDC the minimum residential landscape buffer for properties adjacent to SH-66 is 25-feet. The applicant is proposing a 20-foot landscape buffer; however, the applicant is proposing to fence ten (10) feet of the landscape buffer, leaving only ten (10) feet of the buffer to meet the intent of the required separation between SH-66 and the proposed development. The applicant will be required to provide a five (5) foot sidewalk in this reduced landscape buffer.

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan. The Future Land Use Map contained in the Comprehensive Plan, designates the subject property for ***Low Density Residential*** land uses. Staff has verified that the subject property has been designated for residential uses on the Future Land Use Map since at least 1986 (*i.e. prior to annexation in 1998*). In addition, the subject property has been identified for ***Low Density Residential*** land uses since the adoption of the *Hometown 2000 Comprehensive Plan*. The proposed zoning change would necessitate that this designation be amended from a ***Low Density Residential*** designation to a ***High Density Residential*** designation. According to the Comprehensive

Plan, a ***High Density Residential*** land use is defined as any development that exceeds three (3) units per gross acre. In this case, the density of the proposed subdivision is at 3.2-units per gross acre. The Comprehensive Plan goes on to state that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development". In this case, the proposed development is adjacent to mostly agriculturally zoned land with no adjacent land uses that would warrant a transition. With this being said, the approval of any changes to the Future Land Use Map or the approval of an increased density would be discretionary decisions for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a ***Low Density Residential*** designation to a ***High Density Residential*** designation.

NOTIFICATION:

On September 1, 2017, staff mailed eight (8) notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard -- *which is the closest major roadway adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices in support or opposition to the applicant's request.

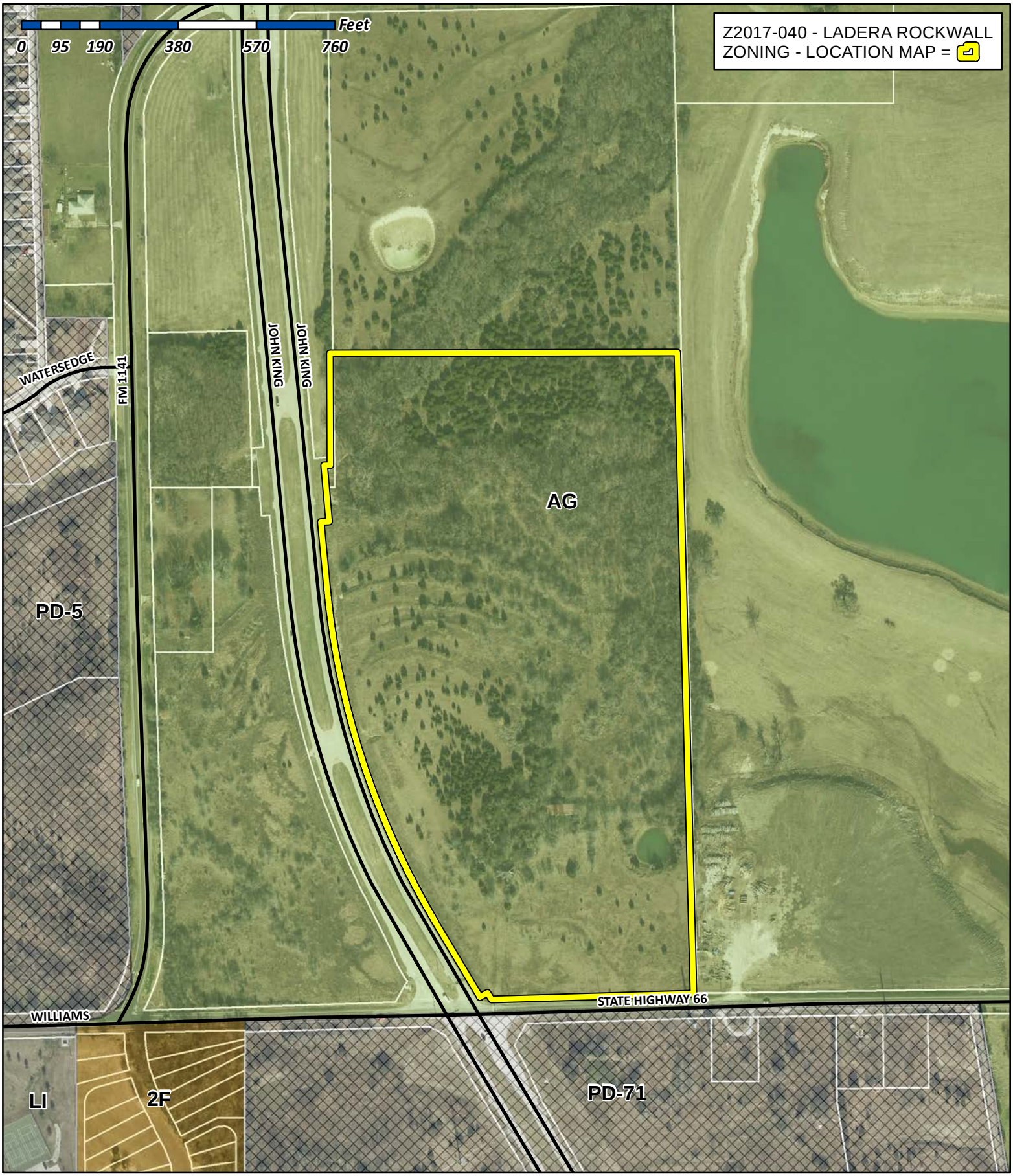
RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a ***Low Density Residential*** designation to a ***High Density Residential*** designation; and,

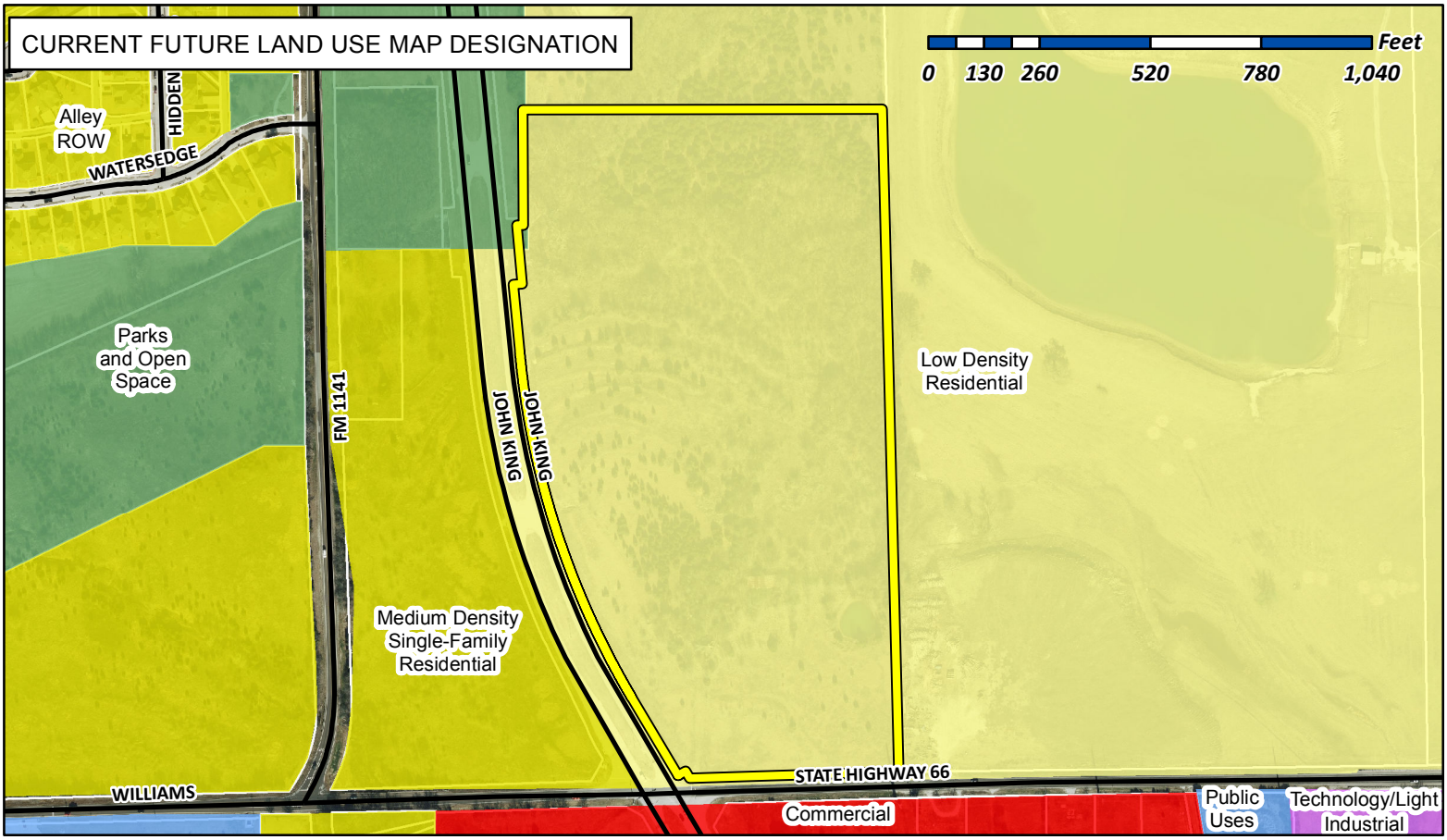
3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

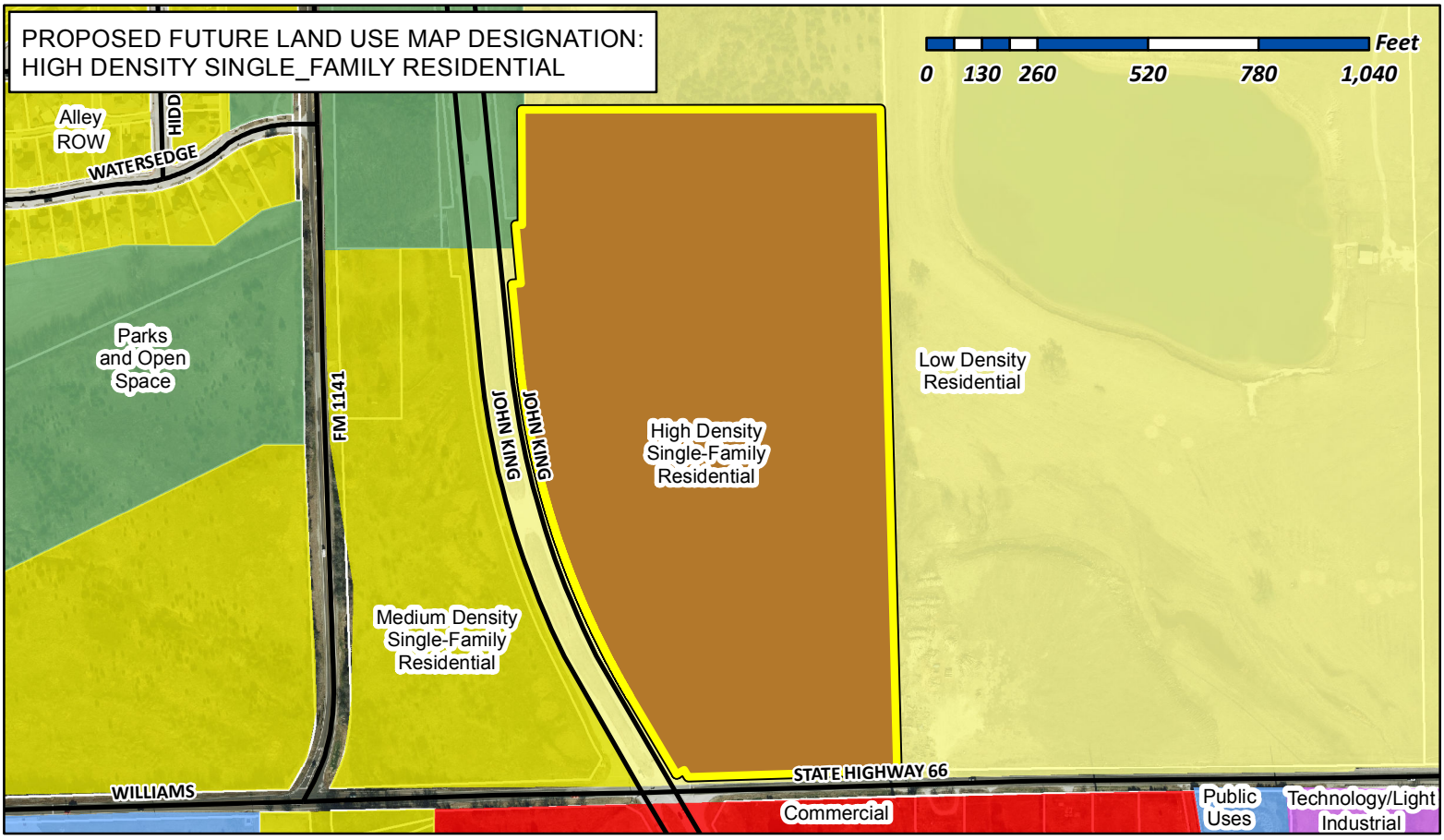


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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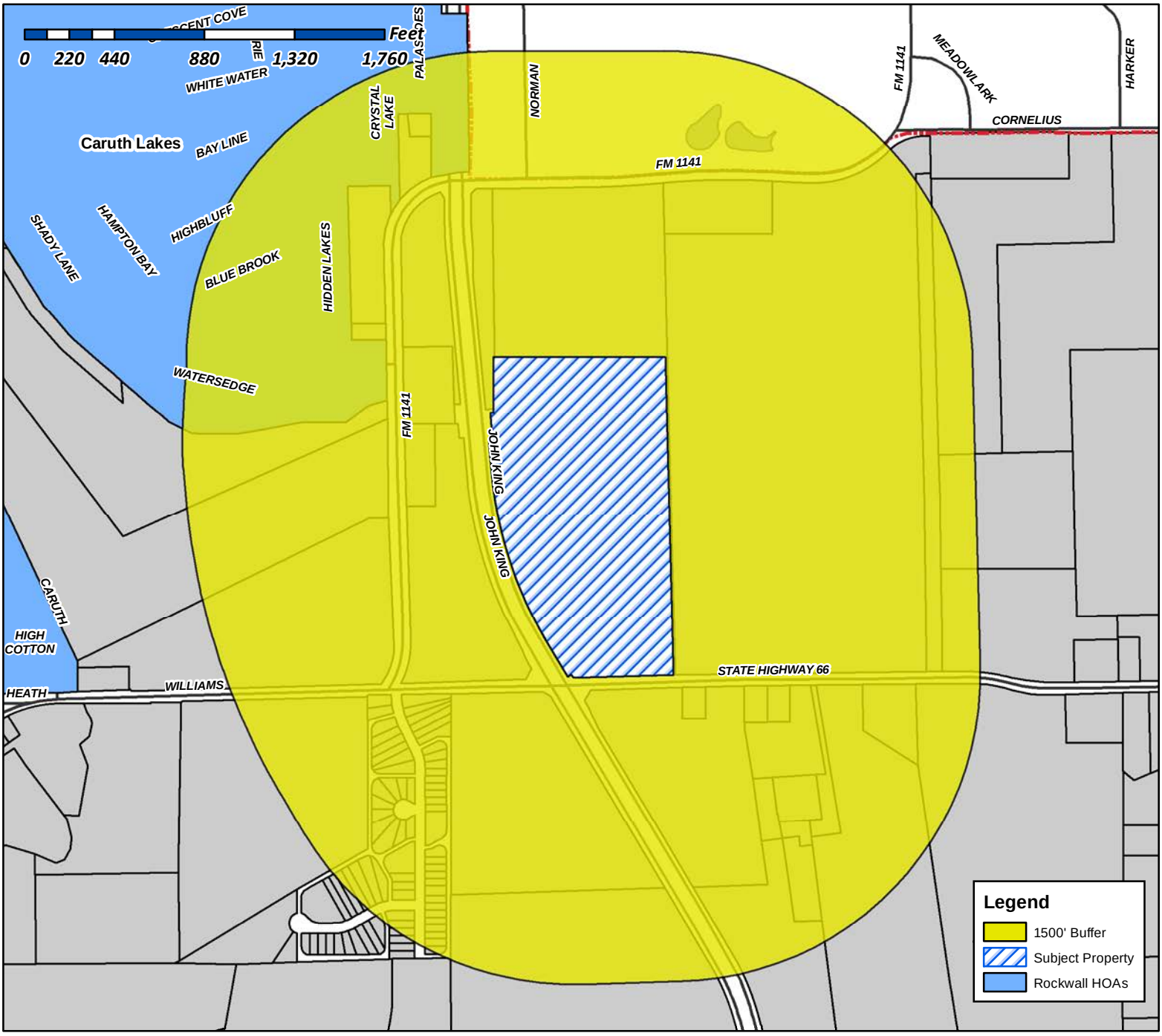
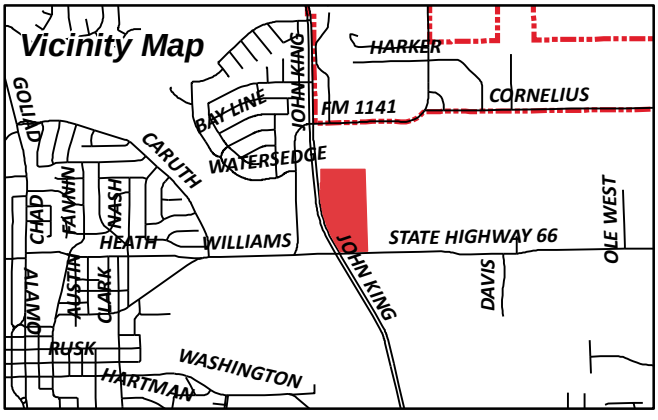


Case Number: Z2017-040
Case Name: Ladera Rockwall (AG to PD)
Case Type: Zoning
Zoning: AG
Case Address: NEC of John King Blvd. and SH-66



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, September 01, 2017 10:04:16 AM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***September 1, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 9/12/2017 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 9/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-040- Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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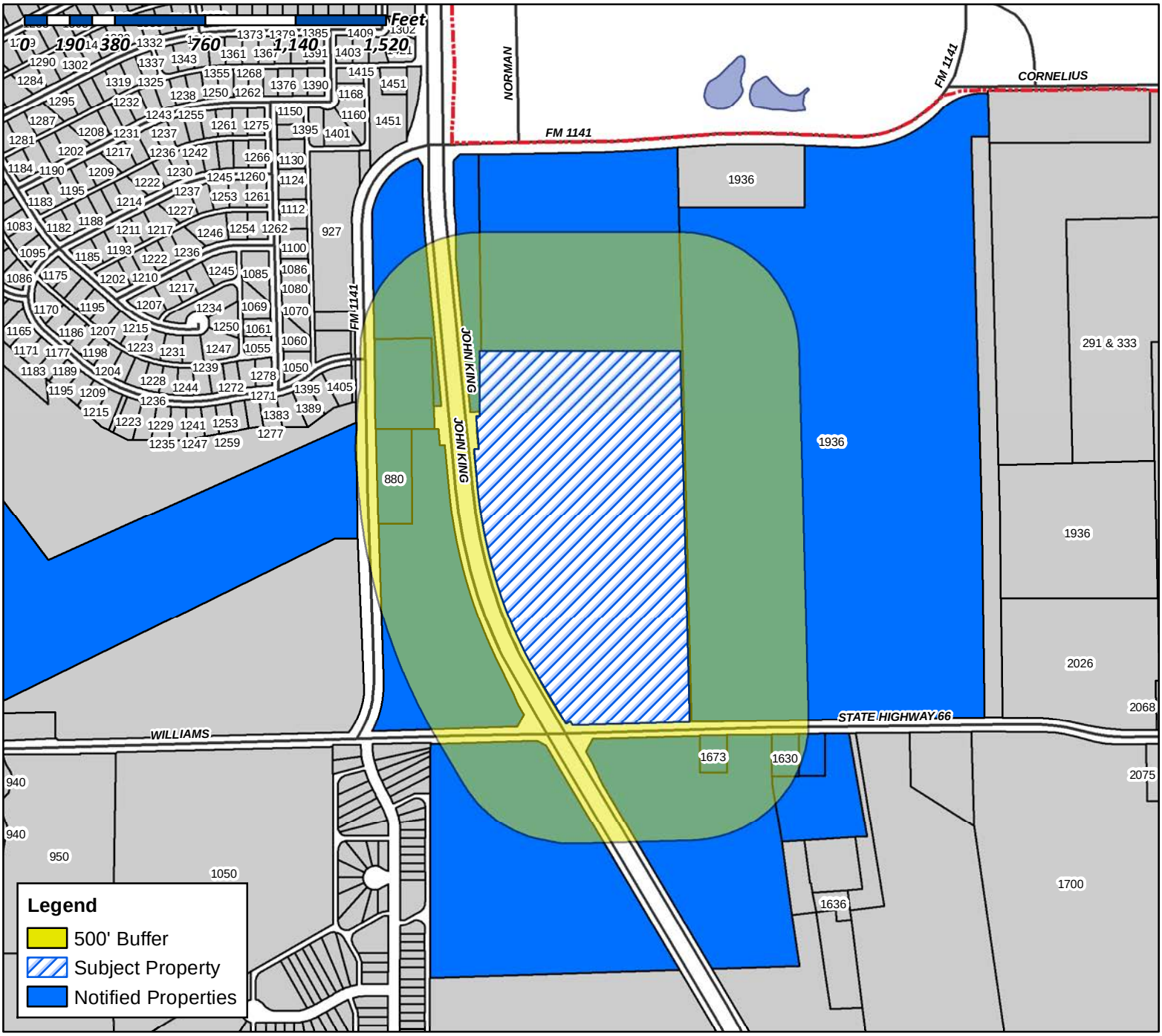

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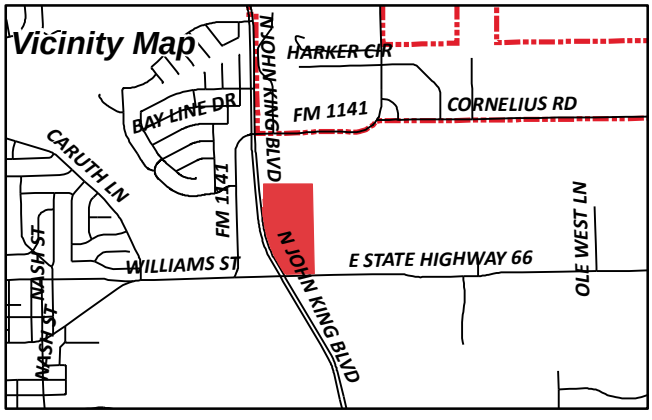


Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-040: Zoning Change AG to PD

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-040: Zoning Change AG to PD

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

CURRENT RESIDENT
1630 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
1673 HWY66
ROCKWALL, TX 75087

CURRENT RESIDENT
1936 HWY 66
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CULLINS JANE
775 JEFF BOYD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

PEOPLES MIKE L
PO BOX 41
ROCKWALL, TX 75087

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

August 18, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Rockwall – Zoning PD Application Letter of Intent
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Zoning Change Request application for review and approval on approximately 28 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141. The proposed zoning designation is a Planned Development for an active adult, age-restricted, private, condominium-style residential development.

Ladera Rockwall is a gated, privately maintained development containing a maximum of 3.2 dwelling units per gross acre of land and it will include amenity features such as fitness trails about 3,500 linear feet in length; an activity center with exercise pool, kitchen and gathering space; 12.8 acres of open space that consists of greenbelts, parks, gathering spaces, floodplain areas, and buffers; and a 50' landscape buffer along the John King Blvd. A wrought iron fence of at least 6-feet in height is located along the perimeter of the community. The gated entrance is located at the median opening on John King and it includes a divided entry with a landscaped median and enhanced entry features such as a fountain and enhanced landscaping. The secondary gated ingress/egress location is along SH 66. Both gated access points will provide for entry for emergency personnel with a Knox Box system.

The unique aspects about Ladera Rockwall are that it is a low-maintenance active adult community and that the development will be maintained and managed by the HOA – including all green space and home exteriors. The homes are smaller to attract empty nesters and those adults looking to down-size and still have high-end kitchens and large open living areas. There are several customization options for the size and the amenities within the homes. In addition, each home will have a private courtyard. The homes will not be on individually platted lots, as is typical for a traditional subdivision. Instead, the homeowners will own their house and a portion of the common grounds, which is similar to a condominium-style development. The fees they pay to the HOA will allow Ladera Rockwall to be privately maintained.

The proposed Planned Development includes development regulations that outline how the property will be developed. They include requirements for building separation, maximum density, minimum open space area, private street sections, and other types of regulations. Each home will be access via a mutual access easement and the private streets will be maintained by the HOA.

The Ladera communities have experienced immense success throughout the DFW area. We are excited to bring this unique living option to Rockwall. Thank you for your consideration of the presented request. Please feel free to contact us to discuss any comments or questions you have during the review of this request.

Sincerely,

Randi L. Rivera

Randi L. Rivera, AICP

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

LEGAL DESCRIPTION

Tract 1 28.011 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract

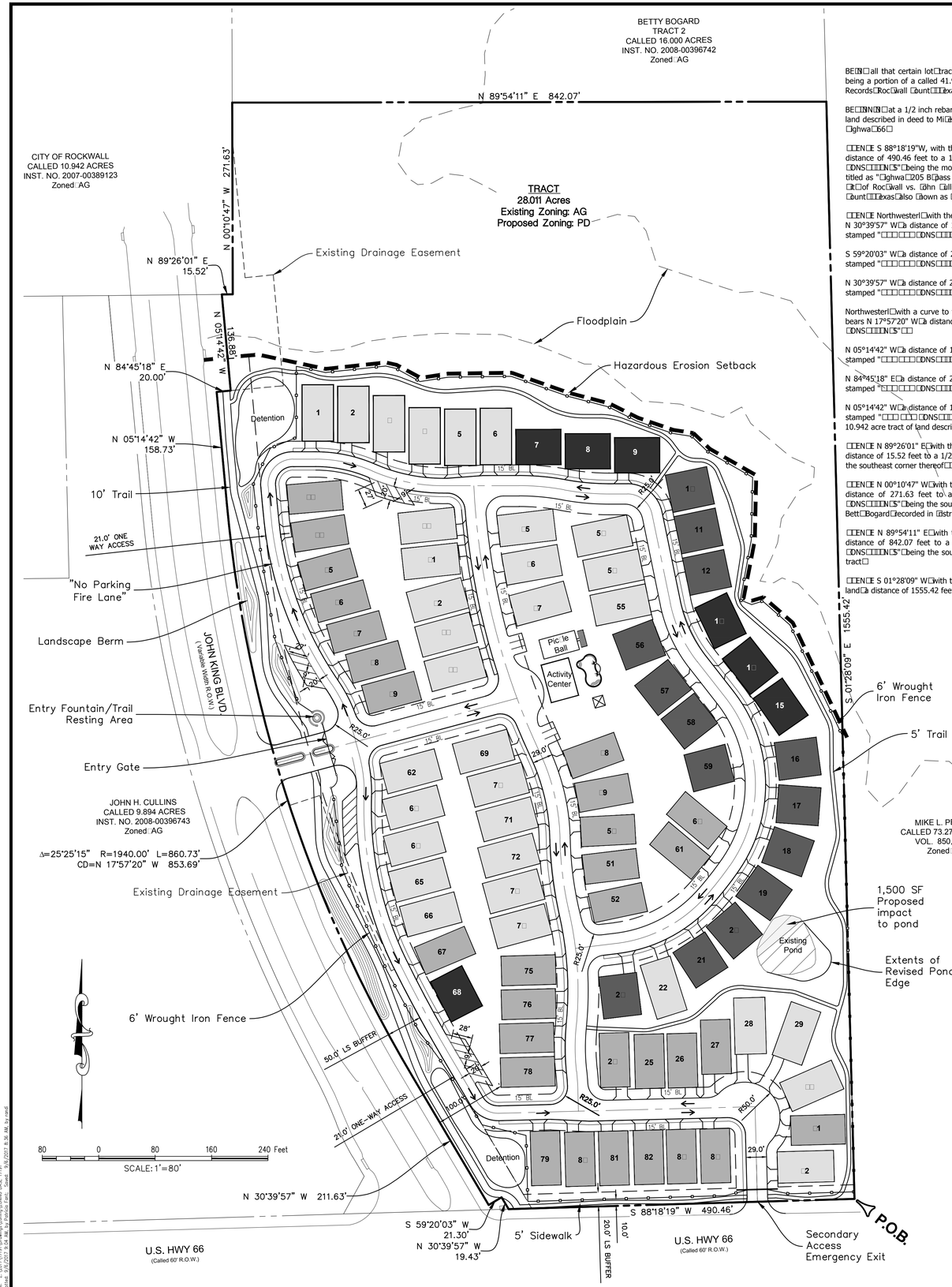
of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; , being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.



File: Z:\2017\17191\Drawings\Zoning\ZONING BASE (17191 Plotted: 8/21/2017 8:56 AM by Patricia Tate Saved: 8/21/2017 8:36 AM by mcnutt

DESCRIPTION

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M.B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

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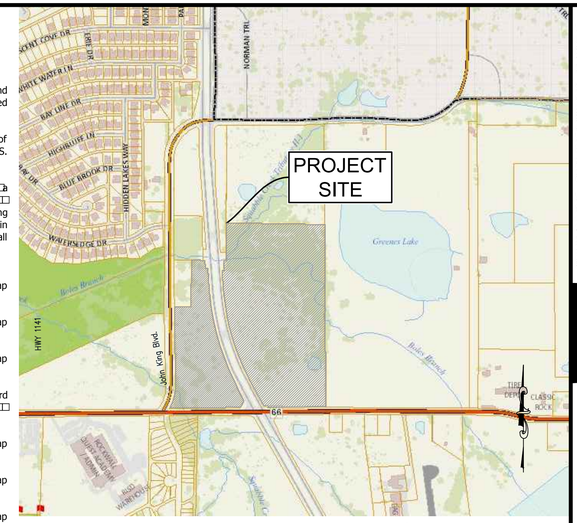
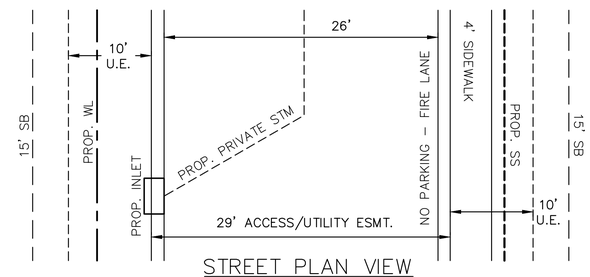


HWY 66 **Vicinity Map Not To Scale**

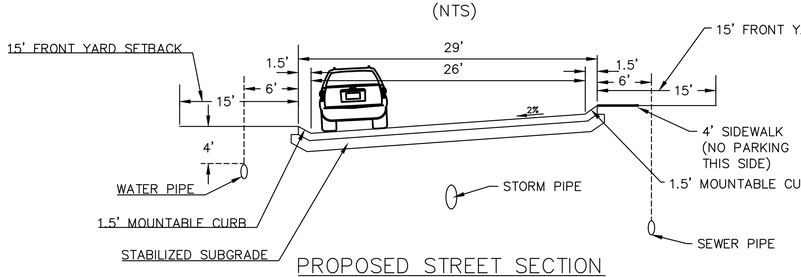
Site Data Summary

Item	Total	% of Total
Acreage of Proposed Site	28.011 Acres	100%
Flood Plain Acreage	7.821 Acres	27.92%
Open Space Acreage	12.8 Acres*	45.80%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	33	
Unit 2: 42'x77'	30	
Unit 3: 54'x60'	14	
unit 4: 64'x50'	7	
Total Units***:	84	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows

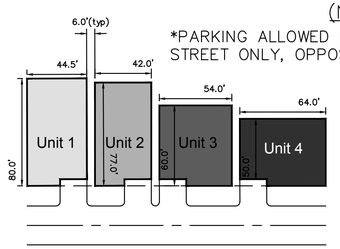


STREET PLAN VIEW
(NTS)



PROPOSED STREET SECTION
(NTS)

*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK



1. Ladera Rockwall shall be completed in one phase.

2. The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.

3. On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.

4. Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.

5. UL #U356, 1-hour rated exterior wall assemblies used design complies with Table R302.1(1) of the 2015 IRC.

OWNER
775 JEFF BOYD RD
ROCKWALL, TX 75032
Contact: JANE CULLINS

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 16247
Ph. 817.430.3318
Contact: JOHN DELIN

Z2017-040

SITE PLANNING CIVIL ENGINEERING PLATTING
G&A CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL
28.011 Acres
In the
M.B. JONES SURVEY, ABSTRACT NO. 122
ROCKWALL
ROCKWALL COUNTY, TEXAS

EXHIBIT
CONCEPT PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 9/6/2017

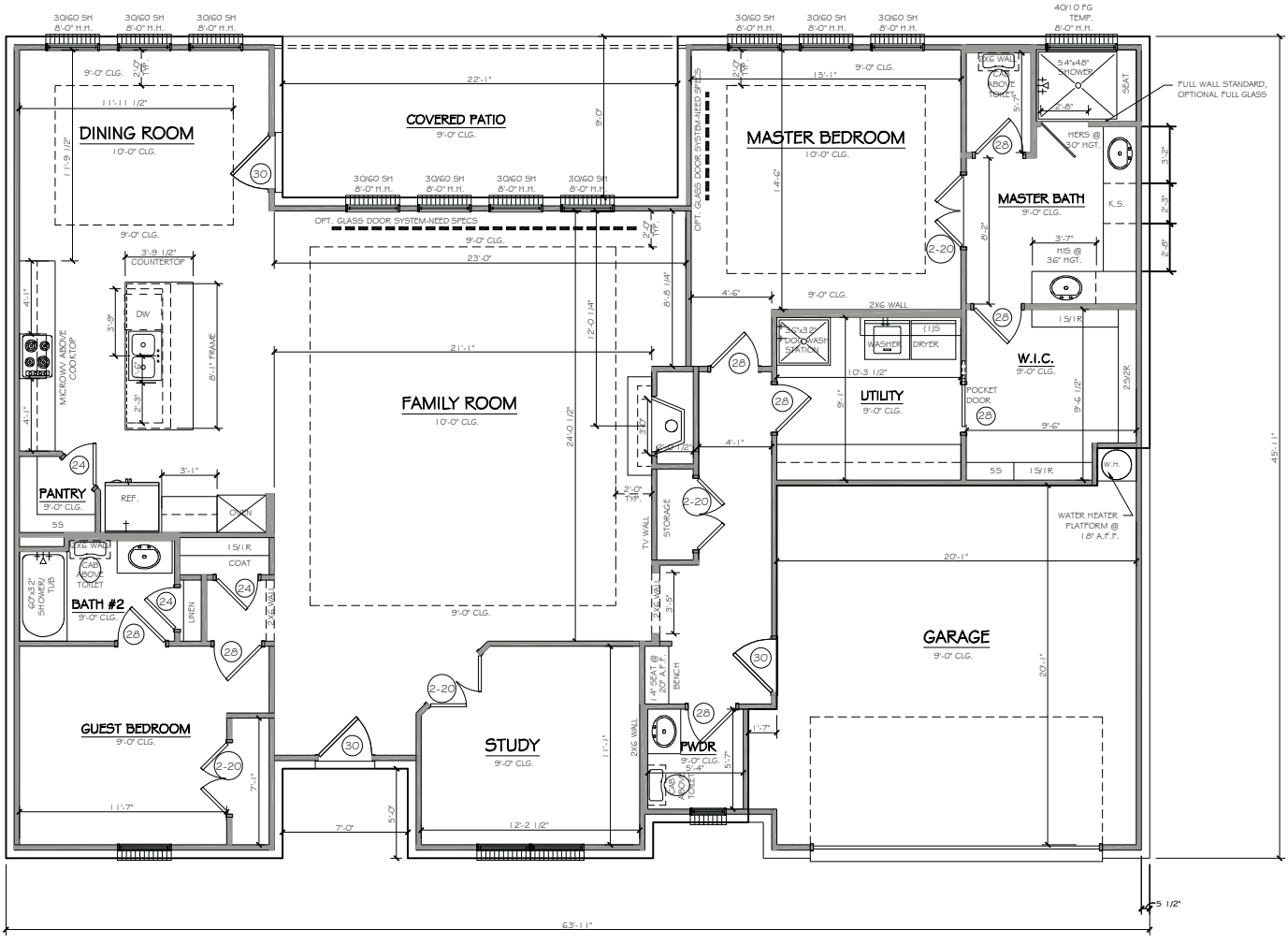
Drawn By:	PF
Date:	8/18/2017
Scale:	1" = 80'
Revisions:	
09/05/17	
####	
####	
####	
####	
####	
####	
####	

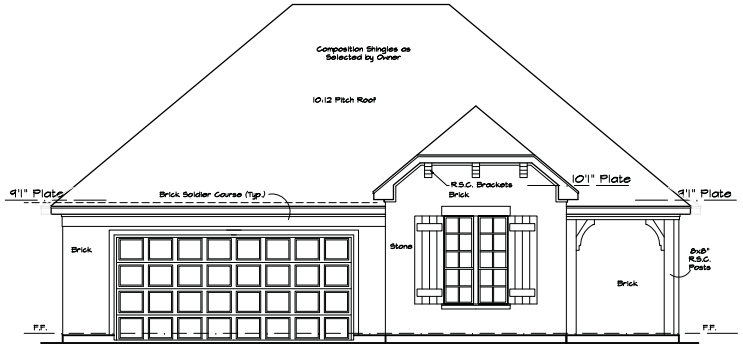
17191

CP


12'-1" PLATELINE
9'-1" PLATELINE
FLOORLINE
12
10
9'-1" PLATELINE
FLOORLINE

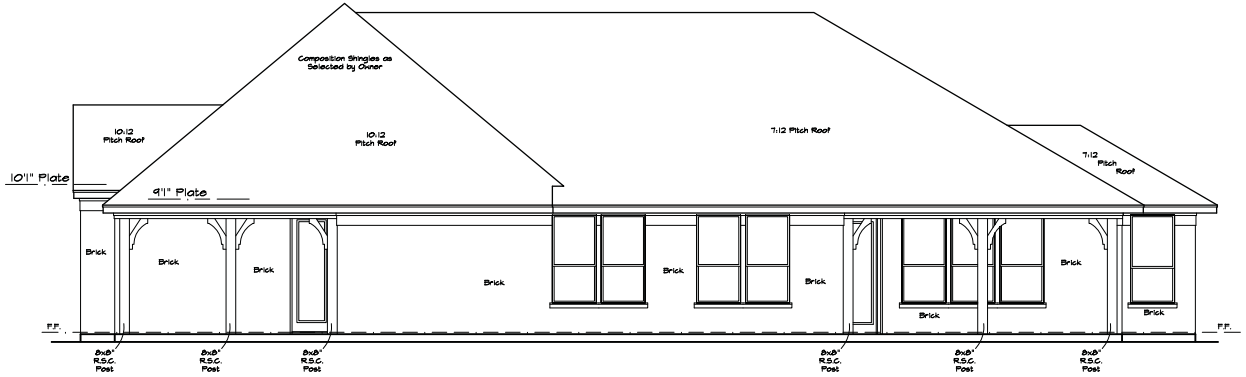
PLAN 2237


DINING ROOM
10'-0" CLG.
COVERED PATIO
9'-0" CLG.
MASTER BEDROOM
10'-0" CLG.
MASTER BATH
9'-0" CLG.
W.I.C.
9'-0" CLG.
FAMILY ROOM
10'-0" CLG.
UTILITY
9'-0" CLG.
PANTRY
9'-0" CLG.
BATH #2
9'-0" CLG.
GUEST BEDROOM
9'-0" CLG.
STUDY
9'-0" CLG.
PWDR
9'-0" CLG.
GARAGE
9'-0" CLG.
OPT. GLASS DOOR SYSTEM-NEED SPECS
FULL WALL STANDARD, OPTIONAL FULL GLASS
WATER HEATER PLATFORM @ 18" A.F.F.
63'-11"
45'-11"



Verona

FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"

COPYRIGHT 2015

These Plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or ommision, if found is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering services, HVAC, structural, foundation, and truss drawings and calculations. All local codes, ordinances and restrictions take precedence over any part of these plans. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED IN ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES.

DIVERSIFIED PLANNING & DEVELOPMENT, INC.

jbolton and associates
EXCLUSIVE RESIDENTIAL & COMMERCIAL DESIGNS
700 N. Carroll Avenue, Suite 100, Southlake, TX 76092
817-251-9393 Metro 817-329-6025

Sheet: A2

Comments:

Keller, Tx.

VERONA

Construction Drawings

Client: SPEC
Builder: Integrity Homes
Date: 10-4-15
Plan: 25-1052-2101 (VERONA)

Job Number: (130310) #51
File Name: 2013-11-56-31
Lot/Block: ----/----
Subdivision: Villas of Stone Glen

Client: SPEC
Builder: integrity homes
Date: 6-25-13
Plan: 55-0613-210 (VERONA)

Revision Set

Job Number: (15050) #51
File Name: 2013-11456-31
Lot/Block: ---/---
Subdivision: ----

Comments:

Keller, Tx.

Sheet: A4

VERONA

ibolton and associates
EXCLUSIVE RESIDENTIAL & COMMERCIAL DESIGN
700 N. Carroll Avenue, Suite 100, Southlake, TX 76092
817.251.9993 Metro 817.329.6025

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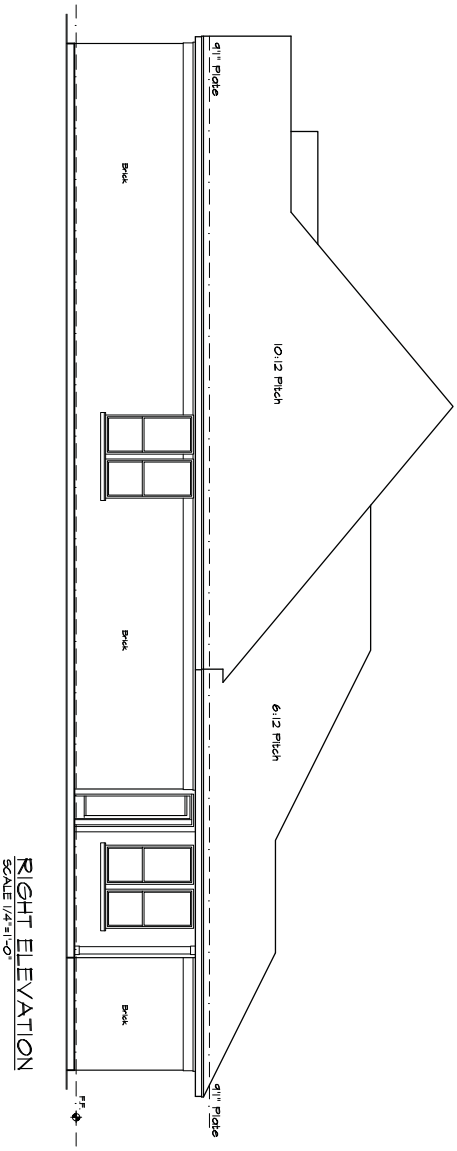
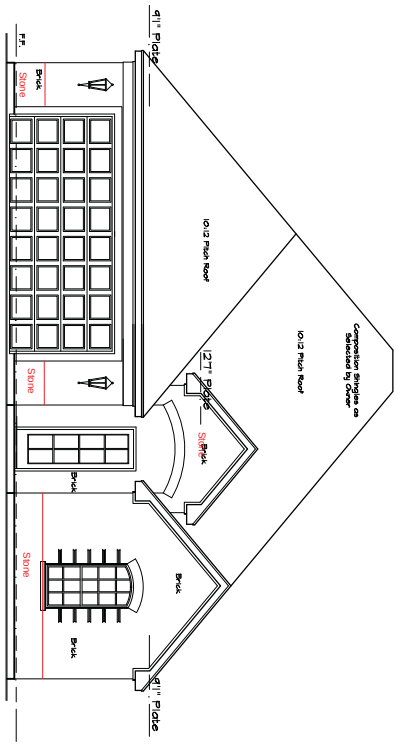
These Plans are intended to provide the basic construction information necessary to subcontractor to build this structure. These plans must be verified and checked by the builder or general contractor of this Job. Any error and/or omission, if found is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering services, HVAC and structural before beginning construction or any kind. NOTE: All Federal, State and Local codes, ordinances and restrictions take precedence over any part of these plans. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES

DIVERSIFIED PLANNING & DEVELOPMENT, INC.



RIGHT ELEVATION
SCALE 1/4"=1'-0"

Torino



FRONT ELEVATION
SCALE 1/4"=1'-0"

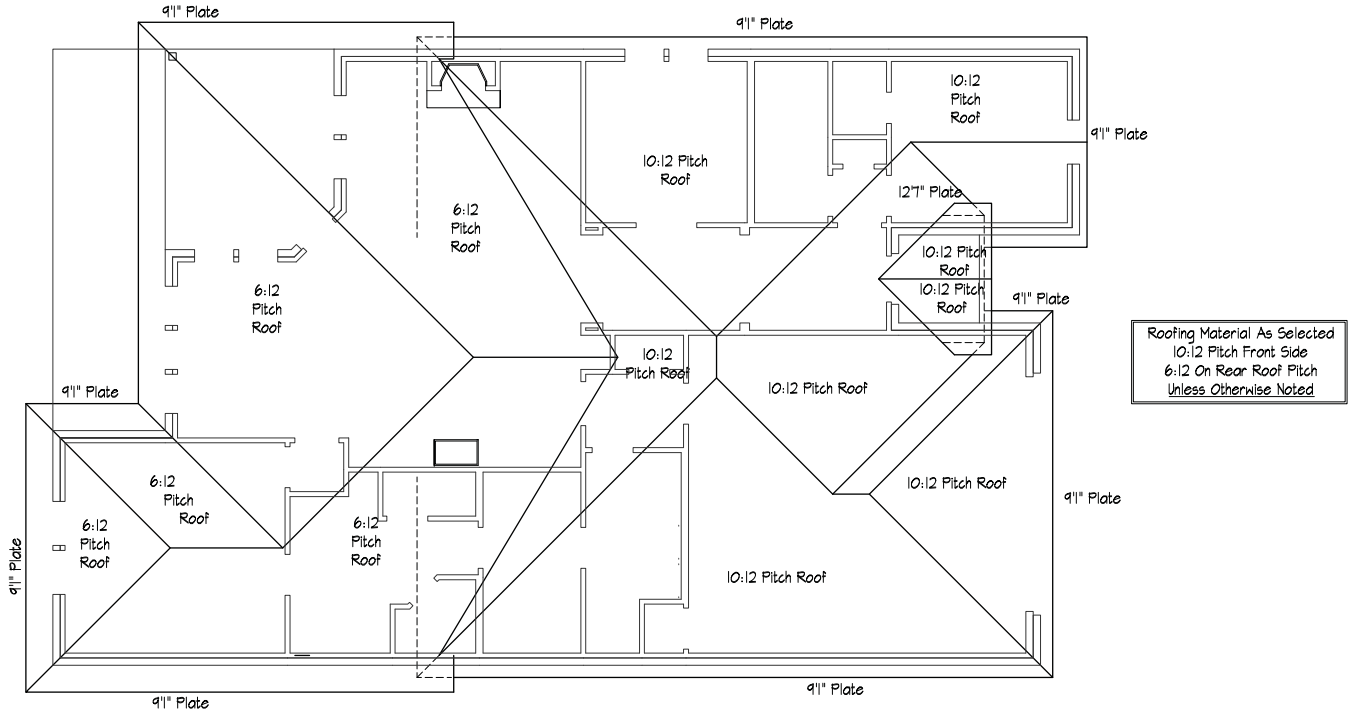
Client: SPEC Builder: Integrity Group Date: 10-14-13 Plan: SF-413-1840	Comments: ---- Keller, Tx.	Sheet: A2
Constructon Drawings		
Job Number: (13054) G Torino File Name.: 2013-16-56-25 Lot/Block: ----/---- Subdivision: Villas of Stone Glen		

jbolton and associates
EXCLUSIVE RESIDENTIAL & COMMERCIAL DESIGN
700 N. Carroll Avenue, Suite 100, Southlake, TX 76092
817-251-9393 Metro 817-329-6025

COPYRIGHT 2013

These Plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or ommission, if found is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering services, HVAC, and structural before beginning construction of any kind. NOTE: All Federal, State and Local codes, ordinances and restrictions take precedence over any part of these plans. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES.

DIVERSIFIED PLANNING & DEVELOPMENT, INC.



Roofing Material As Selected
10:12 Pitch Front Side
6:12 On Rear Roof Pitch
Unless Otherwise Noted

ROOF PLAN

SCALE 1/4"=1'-0"

Sheet: A4

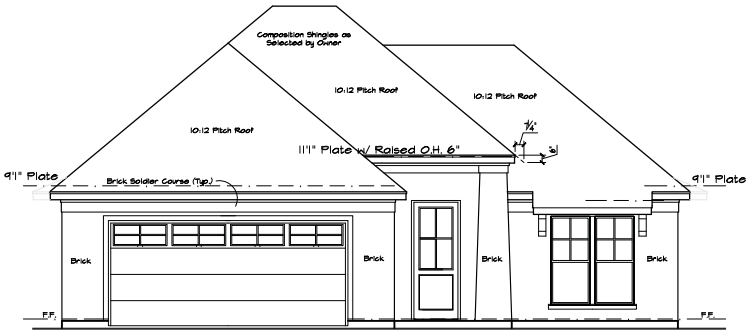
Comments:

Keller, Tx.

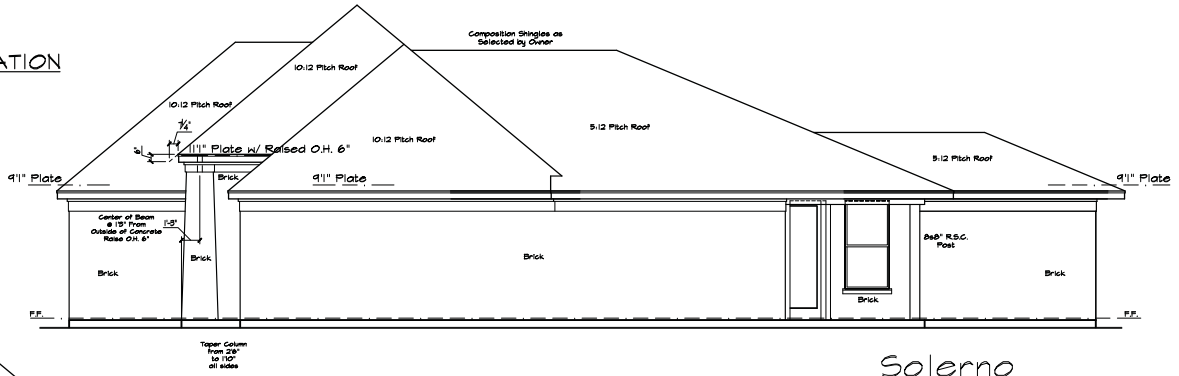
Construction Drawings

Client: SPEC
Builder: Integrity Group
Date: 1-14
Plan: SF-413-1840

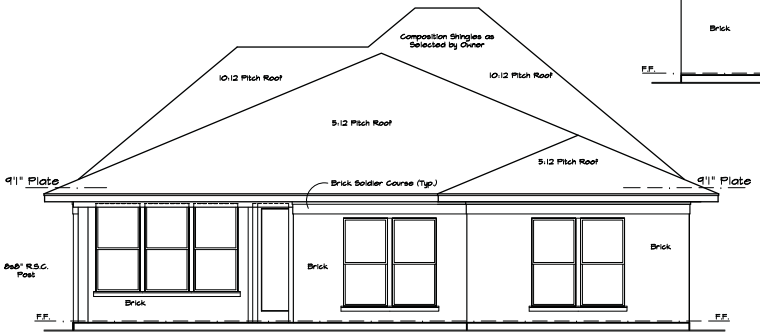
Job Number: (150314) © Torino
File Name: 2015-55-25
Lot/Block: ---/---
Subdivision: Villas of Stone Glen



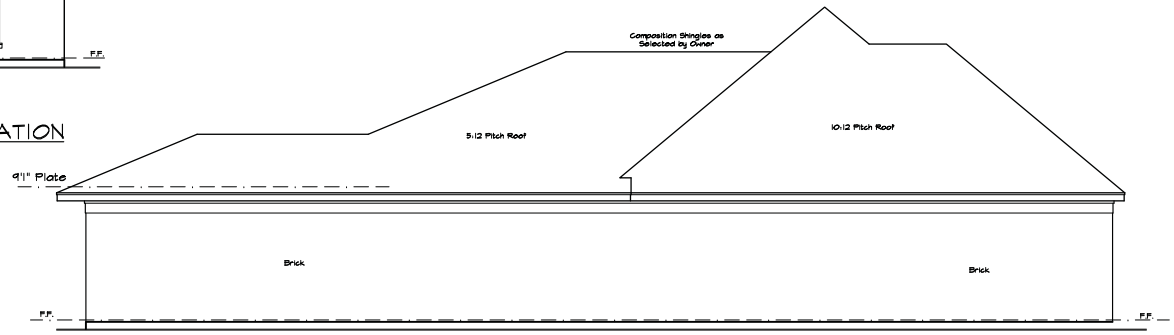
Solerno
FRONT ELEVATION
SCALE 1/4"=1'-0"



Solerno
RIGHT ELEVATION
SCALE 1/4"=1'-0"



Solerno
REAR ELEVATION
SCALE 1/4"=1'-0"



Solerno
LEFT ELEVATION
SCALE 1/4"=1'-0"

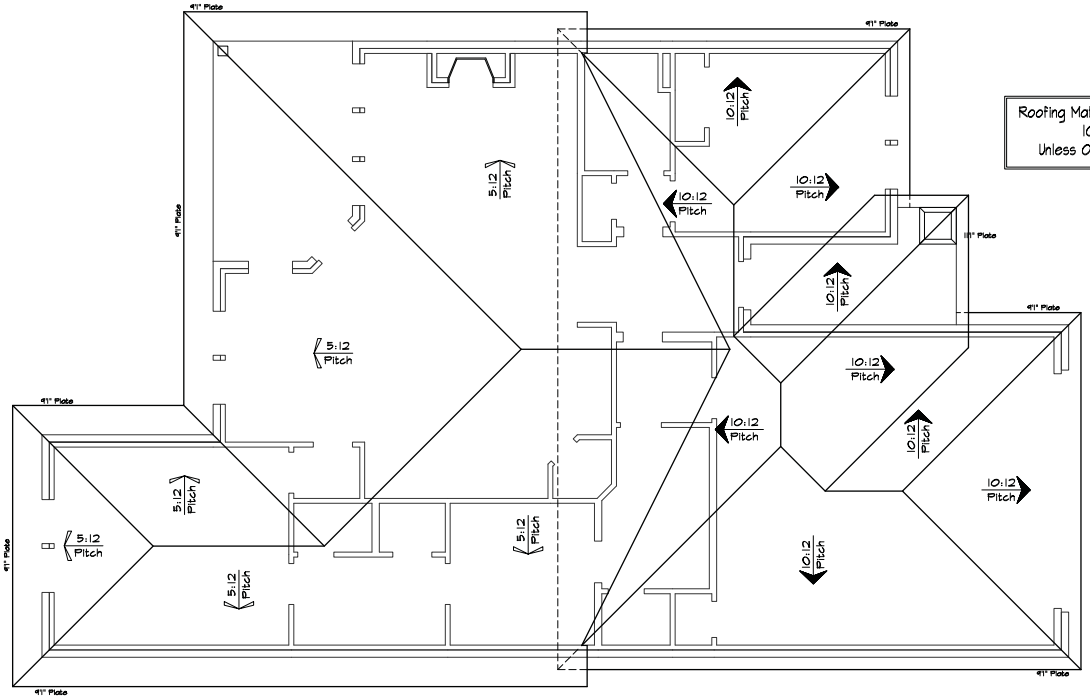
Sheet: A2

Comments:
Solerno

Client: Spec
Builder: Integrity Group
Date: 6-30-14
Plan: TS-0114-SqFt

Construction Drawings

Job Number: (13058)
File Name: 2013-11H-SG-32
Lot/Block: ---/---
Subdivision: Villas of Stone Glen



Solerno

ROOF PLAN

SCALE 1/4"=1'-0"

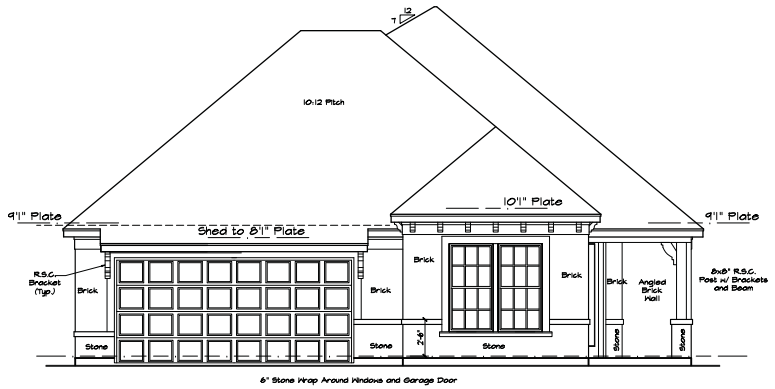
Sheet: A4

Comments:
Solerno

Construction Drawings

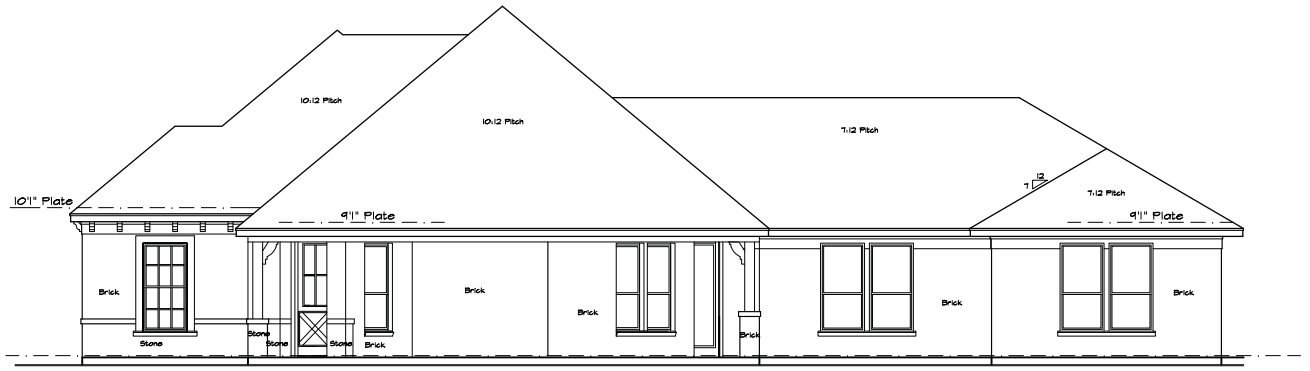
Client: Spec
Builder: Integrity Group
Date: 6-20-14
Plan: 15-0114-sqft

Job Number: (15058)
File Name: 2015-HH-56-52
Lot/Block: ---/----
Subdivision: Villas of Stone Glen



FRONT ELEVATION
SCALE 1/4"=1'-0"

Promenade



RIGHT ELEVATION
SCALE 1/4"=1'-0"

Sheet: A2

Comments:

Keller, Texas

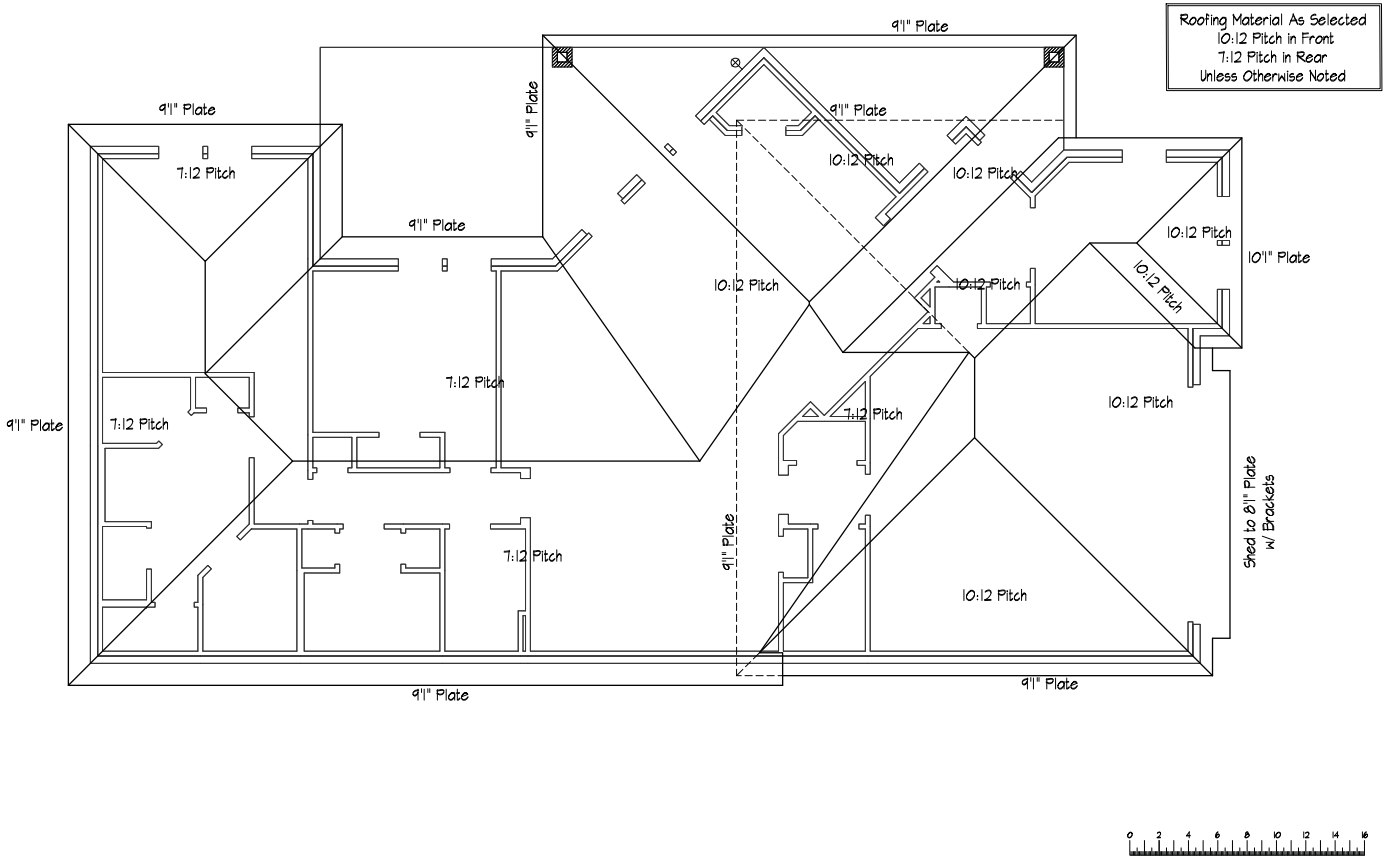
Promenade

Client: Spec Job # 27
Builder: Integrity
Date: 8-15-14
Plan: SF-0113-1995

Construction Documents

Job Number: (12049)
File Name: 27
Lot/Block: ---/---
Subdivision: Villas of Stone Glen

Roofing Material As Selected
10:12 Pitch in Front
7:12 Pitch in Rear
Unless Otherwise Noted



ROOF PLAN
SCALE 1/4"=1'-0"

Sheet: A4

Comments:

Keller, Texas

Promenade

Client: Spec Job # 27
Builder: Integrity
Date: 8-15-14
Plan: SF-0113-1995

Construction Documents

Job Number: (12049)
File Name: 27
Lot/Block: ---/---
Subdivision: Villas of Stone Glen

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON A 28.011-ACRE PORTION OF A LARGER 37.932-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Delin of Integrity Group, LLC on behalf of the owner Jane Cullins for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE NO. 17

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

DRAFT ORDINANCE NO. 2017

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2017*

2nd Reading: *October 2, 2017*

DRAFT ORDINANCE 10.02.17

Exhibit 'A':
Legal Description

Tract 1 28.011 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall, Rockwall County, Texas;

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap

DRAFT ORDINANCE 02.21.17

stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; being the southeast corner thereof;

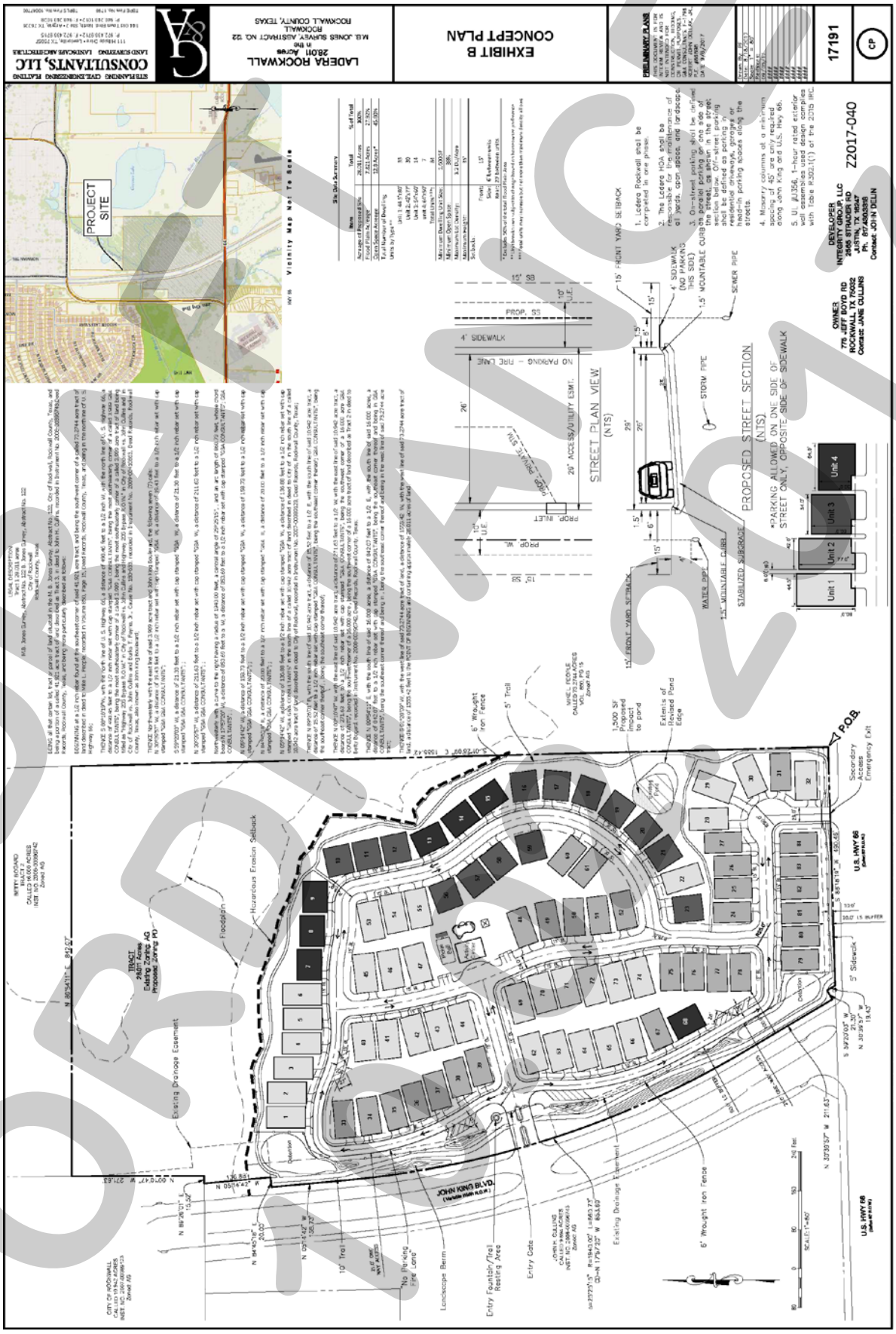
THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the *POINT OF BEGINNING* and containing approximately 28.011 acres of land.

DRAFT ORDINANCE 10.02.2017

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE

Exhibit 'C':
PD Development Standards

PD Development Standards.

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

- ☑ Activity Center
- ☑ Community Pool
- ☑ Gazebos/Pavilions
- ☑ Sports Courts

(2) *Unit Composition and Layout.* The unit composition and layout shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated as follows:

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*34*	*40.48%*
2	*42' x 77'*	*1,600 SF*	*30*	*35.71%*
3	*54' x 60'*	*1,600 SF*	*13*	*15.48%*
4	*64' x 50'*	*2,100 SF*	*7*	*8.33%*
		Total Units:	*84*	

(3) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.2-units/acre; however, in no case should the proposed development exceed 89 single-family, residential units. The *Subject Property* shall maintain conformance with the following requirements:

(a) Condominium Requirement. The property shall be established as a condominium development pursuant to the requirements of *Chapter 82* of the *Texas Property Code*, and platted as a single lot.

(b) Lot Dimensional Requirements. The proposed condominium lot shall adhere to the following setbacks:

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*86'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

(c) Internal Artificial Lot Requirements. The units constructed on the proposed condominium lot shall adhere to the following dimensional requirements for artificial lots:

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*15'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

[1]: This setback shall be measured from the back of curb.

[2]: Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.

[3]: The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.

(4) *Building Standards.* All development shall adhere to the following building standards:

DRAFT ORDINANCE 02.07.17

(A) *Masonry Requirement.* The minimum masonry requirement for the exterior façades -- *excluding doors and windows* -- of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 20% of the masonry requirement.

(B) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on the front elevation of all structures. Porches and rear elevations shall have a minimum of a *4:12* roof pitch.

(C) *Garage Orientation.* Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized it shall face the street and shall be located even with the front building façade of the primary structure. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

(D) *Anti-Monotony Restrictions.* The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) All roof shingles shall be an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



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Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(E) Fencing Standards. All residential privacy fencing shall be six (6) foot wrought iron/tubular steel fencing for transparent fencing and six (6) foot Simtek (*or a similar product*) fencing for non-transparent fencing. Fencing located along the exterior of the condominium lot shall be a minimum of six (6) foot wrought iron/tubular steel fencing with masonry columns a maximum of 45-feet on center. The masonry columns shall only be required adjacent to John King Boulevard and SH-66.

(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* All canopy trees planted within the condominium lot and not situated within a required landscape buffer shall be a minimum of three (3) inches in caliper and accent trees shall be a minimum of four (4) feet in height. All tree plantings shall conform to the City's tree planting guidelines and requirements stipulated in Appendix F, *Landscaping Guidelines and Requirements*, of the Unified Development Code.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer (SH-66). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 20-foot landscape buffer adjacent to SH-66. The required wrought iron fence along SH-66 may be situated within ten (10) feet of the right-of-way line.

(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and

DRAFT ORDINANCE

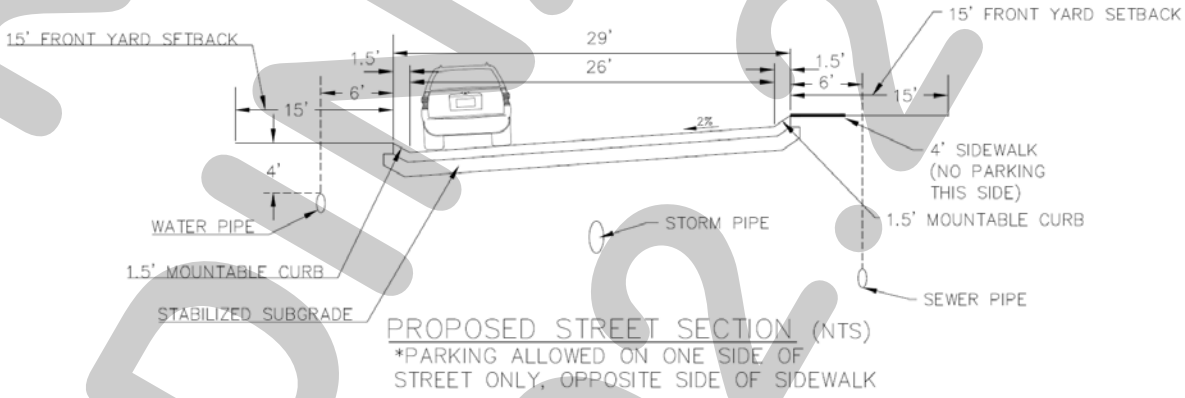
four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard. The required wrought iron fence along John King Boulevard may be situated within 40-feet of the right-of-way line.

(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(G) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to concentrate light within the development area.

(H) Private Streets. With the exception of the 21-foot, one-way street situated adjacent to John King Boulevard the street cross sections for this development should conform to the following cross section:



(I) Open Space. The development shall consist of a minimum of 38% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all common open space areas. For the purposes of this Planned Development District open space shall include all front yards, rear yards, common areas, buffers and floodplain installed by the developer, but does not include any landscaping, trees, patios and other improvements installed by the homeowner. Floodplain shall be calculated at a rate of 50% (*e.g. ½-acre for every acre provided*).

(J) Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(K) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of

Section 38-15 of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development, but it is not required to maintain additional landscaping or improvements added by the homeowner.

(L) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(M) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: Juan J. Vasquez of *Vasquez Engineering, LLC*

AGENDA ITEM: **SP2017-024;** *Drive-Through Restaurant at 3611 N. Goliad Street*

SUMMARY:

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

PURPOSE:

The applicant is requesting the approval of a site plan for the purpose of constructing a 2,822 SF restaurant with a drive-through (*i.e. Freddy's Frozen Custard*) on a 0.857-acre parcel of land. The development is located within the North SH-205 Overlay (*N-SH-205 OV*) District and will be required to meet the development standards for this district as stipulated by the Unified Development Code (UDC). The property is located north of the northwest corner of the intersection of N. Goliad Street [*SH-205*] and Dalton Road, and is addressed 3611 N. Goliad Street.

DENSITY AND DIMENSIONAL REQUIREMENTS:

Specific Use Permit (SUP) No. 171 [*Ordinance No. 17-39*] granted the requested land use (*i.e. a restaurant with drive-through facilities*) in August of this year. The proposed site will incorporate a total of 38 parking spaces, exceeding the minimum standards by ten (10) parking spaces. Access from Dalton Road and N. Goliad Street will be provided to the site through shared access easements that are located within the Dalton-Goliad Addition, and the primary access for the restaurant will be provided off N. Goliad Street [*SH-205*].

With the exception of the items listed in the *Project Plan Review* and the items listed in the *Recommendation* section of this case memo, the submitted site plan, building elevations, photometric, and landscape plans conform to the technical requirements contained within the UDC and the North SH-205 Overlay (*N-SH-205 OV*) District. A summary of the density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 Sq. Ft.*	*0.857-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[1]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[2]	*x>10-Feet; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*[3]	*26' 2"; In Conformance*
Max Building/Lot Coverage	*40%*	*x<40%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Masonry Requirement	*90%*	*x>90%; In Comformance*
Floor Area Ratio	*2:1*	*x<2:1; In Conformance*
Minimum Number of Parking Spaces	*28*	*38 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*x=21%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES:
[1]: Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
[2]: Without fire retardant wall: ten (10) feet, or as required by building and/or fire codes, or With fire retardant wall: zero feet.
[3]: Structures exceeding 36-ft in height require SUP.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On July 25, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendations to the applicant to provide additional articulation and material variation that are indicative of other franchise locations in Texas. The revised elevations do not appear to meet the ARB's recommendation; however, The ARB will review the new elevations and forward a recommendation to the Planning and Zoning Commission after a review at the September 12, 2017 meeting.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the site plan, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-024	**Owner**	CONSTANTINE, SAMI E	**Applied**	7/18/2017 LM
Project Name	Freddy's Frozen Custard	**Applicant**	VASQUEZ ENGINEERING, LLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	7/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
3611 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	4-1	NULL	4-1	0030-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/18/2017	7/25/2017	7/21/2017	3	APPROVED	
ENGINEERING	Amy Williams	7/18/2017	7/25/2017	7/19/2017	1	APPROVED	See Conditions
(7/19/2017 3:29 PM AW)							
Must meet engineering requirements							
No CO on the building until the infrastructure project is accepted by the City of Rockwall's Engineering Department							
FIRE	Ariana Hargrove	7/18/2017	7/25/2017	7/20/2017	2	APPROVED	see comment
(7/20/2017 12:43 PM AA)							
Plans do not indicate fire sprinkler system, total building occupant load shall not exceed 99.							
GIS	Lance Singleton	7/18/2017	7/25/2017	7/20/2017	2	APPROVED	See Comment
(7/20/2017 4:20 PM LS)							
Address will be 3611 N Goliad St, Rockwall, TX 75087							
PLANNING	David Gonzales	7/18/2017	7/25/2017	7/21/2017	3	COMMENTS	See comments

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, August 1, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-024" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCE FOR THE CITY COUNCIL TO CONSIDER:

1. In accordance with Sec. 6.11.C.2, of Article V, of the Unified Development Code (UDC), the North SH 205 Corridor Overlay (N-SH 205 OV) District requires all structures with a building footprint less than 6000-SF to be constructed with a pitched roof system. This will require a 3/4 majority vote of City Council for approval of the variance request.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Vertical articulation required for the east and west elevations.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Exception request to allow building footprint of less than 6000-SF to not have a pitched roof system. See Exception Request above for P&Z and CC to consider.

Landscape Plan:
1. What is the height of the shrubs used to screen the order board/speaker? They should be tall enough to provide potential noise abatement of the speaker for the residential properties to the north.
2. Provide one row of trees behind the building at the perimeter per the N-SH 205 OV district standards. There should be a minimum of 3 trees.

Photometric Plan:
1. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures). Indicate as such.

Building Elevations:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. Provide calculations for all exterior building materials - broken out for each facade.
2. Exception to the vertical articulation standards for the east and west elevations requried as indicated above.
3. Label each elevation as North, South, East, and West.
4. Label RTU's (dashed-in) as depicted on the side and drive-thru elevations.
5. Change materials sample board to reflect "natural' stone type rather than Coronado Stone.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

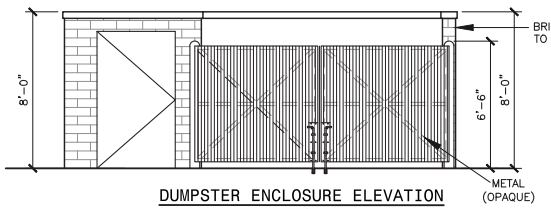
Meeting Dates to Attend:

Architectural Review Board: July 25, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: July 25, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Planning - Action: August 15, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: August 21, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

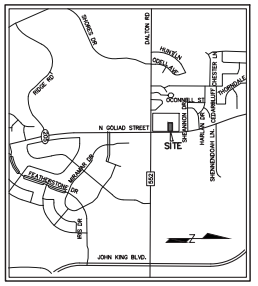


DUMPSTER ENCLOSURE ELEVATION

NTS

LOT 2, BLOCK A
DALTON GOLIAD ADDITION
VACANT
ZONED:
GR N. SH 205
OVERLAY DISTRICT

SH 205 (GOLIAD STREET)
VARIABLE-WIDTH ROW



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	SIDEWALK	
	LIGHT POLE	
	FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.
	STACKING SPACE	
W	WATER LINE	
S	SAN. SEWER LINE	
	STORM SEWER	
GAS	GAS	
OHE	O.E. ELECTRIC	
UE	U.G. ELECTRIC	
T	COMMUNICATIONS	
FM	FORCE MAIN	

BENCHMARK:

MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD.
ELEVATION = 541.57'

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 1/14/2016.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

SITE SUMMARY TABLE		
Address	3611 N. GOLIAD STREET	
Project Name	FREDDY'S FROZEN CUSTARD	
Zoning District	GR N. SH 205 OVERLAY DISTRICT	
Proposed use	RESTAURANT WITH DRIVE THRU	
Site Area:	0.857 Acres 37,346 S.F.	
Building Area	2,822 S.F. (TOTAL)	
Building Height:	26'2" - 1 STORY	
Lot Coverage:	2,822/37,346 = 7.6%	
Floor Area Ratio:	2,822/37,346 = 1:07.6	
Parking Required:	2,822 SF (REST)/100 SF/SPC	= 28 SPACES
	Total	= 28 SPACES
Parking Provided:	Regular	= 36 SPACES
	Handicap	= 2 SPACES
	Total	= 38 SPACES
Impervious Area:	30,568 / 37,346 SF = 81.9%	
Pervious Area:	6,778 / 37,346 SF = 18.1%	

SITE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 29, 2017
CASE #SP2017-024

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

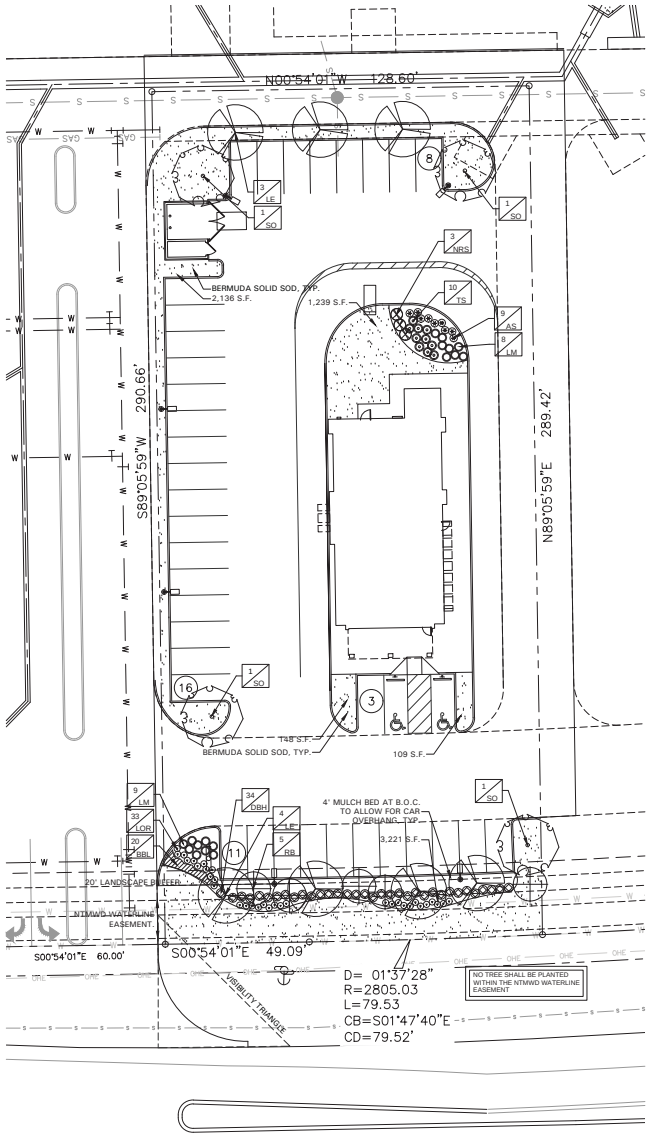
THIS DOCUMENT IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR RECORDING PURPOSES PER TEXAS ENGINEERING PRACTICE ACT. TEXAS NO. 88862 JUAN J. VASQUEZ, P.E. VASQUEZ ENGINEERING, L.L.C. TX REG. # F-12266

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX. 75380

SITE PLAN
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
08-08Aug/CPI-CONCEPT PLAN.dwg
Date: 08/29/2017

SHEET
SP1



SITE SUMMARY TABLE		
Address	3611 N. GOLIAD STREET	
Project Name	FREDDY'S FROZEN CUSTARD	
Zoning District	GR N. SH 205 OVERLAY DISTRICT	
Proposed use	RESTAURANT WITH DRIVE THRU	
Site Area:	0.857 Acres 37,346 S.F.	
Building Area	2,822 S.F. (TOTAL)	
Building Height:	26'2" - 1 STORY	
Lot Coverage:	2,822/37,346 = 7.6%	
Floor Area Ratio:	2,822/37,346 = 1:07.6	
Parking Required:	2,822 SF (REST)/100 SF/SPC	= 28 SPACES
	Total	= 28 SPACES
Parking Provided:	Regular	= 36 SPACES
	Handicap	= 2 SPACES
	Total	= 38 SPACES
Impervious Area:	30,568 / 37,346 SF = 81.9%	
Pervious Area:	6,778 / 37,346 SF = 18.1%	

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (-1/4"). EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO § 15.0 OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 6". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER A 1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
7	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
5	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
9	AS	Autumn Sage	*Salvia greggii*	5 gal.	full, 30" o.c.
34	DBH	Dwarf Burford Holly	*Ilex comuta 'Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
17	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
33	LOR	Loropetalum 'Purple Pixie'	*Loropetalum chinensis 'Purple Pixie'*	5 gal.	full, 18" sprd, 24" o.c.
3	NRS	Nellie R Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c., 5' ht.
10	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	3' ht.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
20	BBL	Big Blue Lirope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

IRRIGATION NOTE:
IRRIGATION WILL CONFORM TO THE REGULATIONS SET BY THE UDC.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

GENERAL

1. A minimum of 15% of the site shall be landscaped.
2. No less than 50% of the required landscape shall be located in the front or side yard.

REQUIRED	PROVIDED
5,602 s.f. (15%)	6,778 s.f. (18.1%)
2,801 s.f. (50%)	3,478 s.f.

BUFFER STRIPS / STREET

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along SH 205 R.O.W. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of frontage.

SH 205/Goliad = 129 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
shrubs	shrubs
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.
3. A minimum of 5% of the parking area shall be landscaped.

REQUIRED	PROVIDED
36" screen	36" screen
3 canopy trees, 4" cal.	4 canopy trees, 4" cal.
775 s.f. (5%)	1597 s.f. (10%)

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

LANDSCAPE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JULY 07, 2017
CASE #SP2017-024

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@gmail.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

NO.	DATE	APP.

YASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

LANDSCAPE PLAN
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

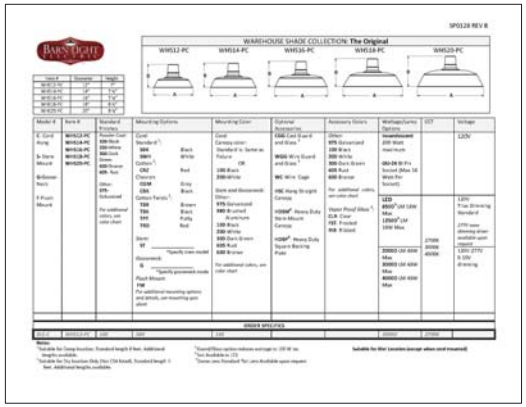
Scale: 1" = 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
408-dl/dwg/SP1 CONCEPT PLAN.dwg
Date: 07/07/2017

SHEET
L1.1

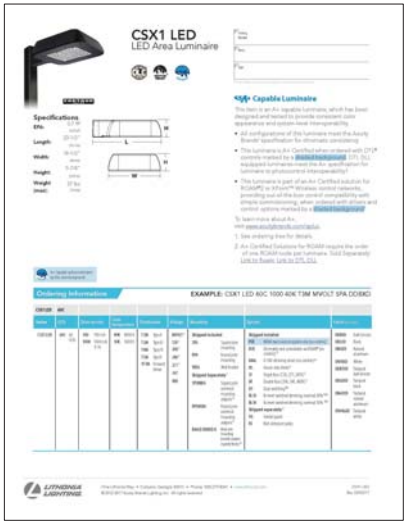
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	26.1 fc	0.0 fc	N/A	N/A

Schedule

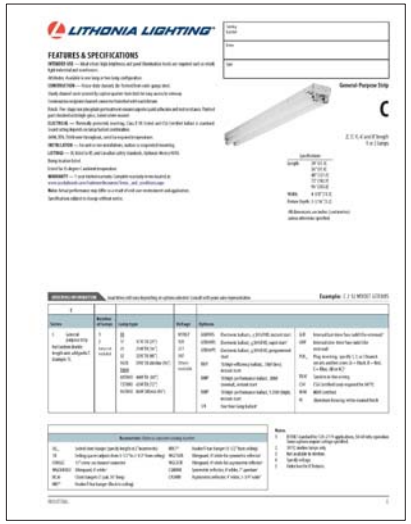
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SB	6	Lithonia Lighting	CSX1 LED 2 30B700/40K FT MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP, TYPE FT OPTIC	LED	1	CSX1_LED_2_30B700_40K_FT_MVOLT.ies	11683	1	146
	F	10	Accent Lighting	#142-W51-43 15W	EXTERIOR LED GOOSENECK SCONCE	1. LUMINAIRE OUTPUT: 1994 Lms.	1	WSR_LED_1_10A700_40K_SR2_MVOLT.ies	2007	1	15.0
	G	3	Lithonia Lighting	C 2 96	GENERAL PURPOSE CHANNEL, 8' 2 LAMP T12 SLIMLINE	TWO 75-WATT T12 SLIMLINE 96" LINEAR FLUORESCENT	2	C_2_96.ies	6300	1	172



4 E0.0 TYPE "F" FIXTURE
NO SCALE



2 E0.0 TYPE "SB" FIXTURE
NO SCALE



3 E0.0 TYPE "G" FIXTURE
NO SCALE

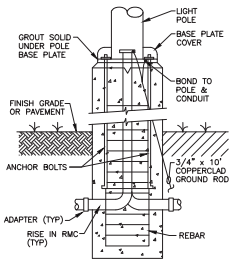
SITE LIGHTING NOTES:

E1 TYPE "SB" POLE MOUNTED FULL CUTOFF LED FIXTURE . MAXIMUM TOTAL HEIGHT OF POLE AND FIXTURE IS 20'-0" AFG.

E2 TYPE "F" FULLY SHIELDED WALL SCONCE MOUNTED AT 10'-0" AFG.

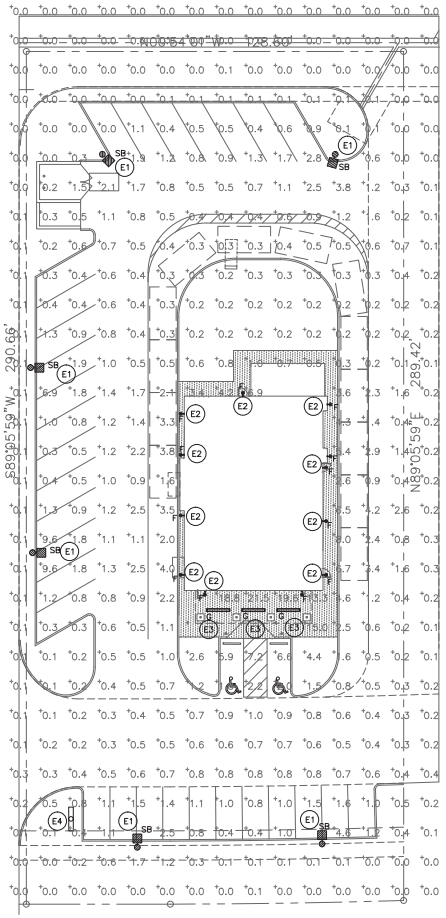
E3 TYPE "G" SURFACE MOUNTED TYPE "G" FLUORESCENT FIXTURE MOUNTED TO FRONT PORCH SOFFIT.

E4 LIGHTED POLE SIGN.



A DETAIL – POLE LIGHT BASE
NO SCALE

NOTE:
POLE BASE BY GENERAL CONTRACTOR. PROVIDE CONDUITS AND GROUND RODS PER DETAIL.



1 E0.0 SITE PHOTOMETRIC PLAN
1"=20'-0"

1	07/26/17

CITY COMMENTS.

Robert D. Anderson, Inc.
MEP Engineering & Design Consultants
13836 Judd Court
Suite 350
Dallas, Texas 75243

DRAWING IS DIAGRAMATIC, AND AS SUCH ADJUSTMENTS FOR UNKNOWN FIELD CONDITIONS MAY BE REQUIRED. THIS DRAWING WAS PREPARED FOR SPECIFIC USE ON THE DATE AND SITE INDICATED HEREON. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF THIS ENGINEER. DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, DISTRIBUTED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF ROBERT D. ANDERSON, INC.

ROBERT D. ANDERSON
44987
7/26/17
Firm No. F-5324

McClure Partners

DRAWN BY: MES
PROTOTYPE ISSUE DATE 2017
REVIEWED JMW
FIRST ISSUE DATE 06/30/2017

PROJECT NAME
McCLURE PARTNERS RESTAURANT

DESCRIPTION
NEW 3,473 SF RESTAURANT
EXTERIOR MASONRY FINISHES

PROJECT
SITE ADDRESS
LOT 4 BLOCK A, ROCKWALL, TX

E0.0



2 - EAST-NORTH ELEVATION SCALE N.T.S.



1 - EAST-SOUTH ELEVATION SCALE N.T.S.

PRELIMINARY DESIGN

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McClure Partners

JEREMY WILLIAMS ARCHITECT

PROTOTYPE ISSUE DATE
2017

REVIEWED
JAW

FIRST ISSUE DATE
06/30/2017

PROJECT NAME
McCLURE PARTNERS RESTAURANT

DESCRIPTION
NEW 3,473 SF RESTAURANT
EXTERIOR MASONRY FINISHES

PROJECT
SITE ADDRESS
LOT 4 BLOCK A, ROCKWALL TX

Previously Submitted Building Elevations



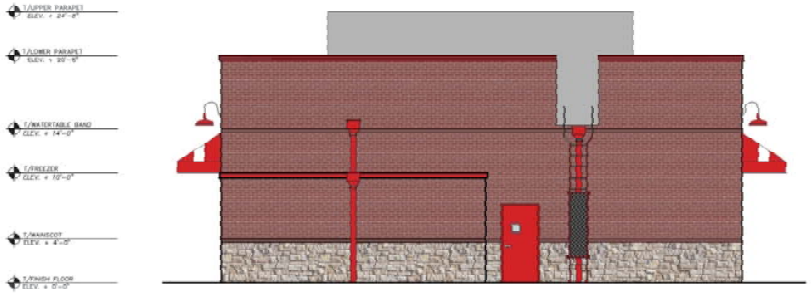
1 - SIDE ELEVATION SCALE 3/16" = 1'-0"



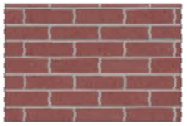
2 - DT ELEVATION SCALE 3/16" = 1'-0"



3 - FRONT ELEVATION SCALE 3/16" = 1'-0"



4 - REAR ELEVATION SCALE 3/16" = 1'-0"



CARDINAL RED
ACME BRICK



CORONADO STONE
COUNTRY RUBBLE – TEXAS CREAM

MATERIAL COUNTS

ELEVATION:	BRICK (SF):	%	STONE (SF):	%	TOTAL (SF):
FRONT*	578.01	80	148.08	20	726.09
REAR	734.41	82	160.51	18	894.92
NON DT	793.94	76	252.94	24	1046.88
DT*	1069.36	80	262.16	20	1331.52

* DENOTES ELEVATION AT PUBLIC RIGHT OF WAY

PRELIMINARY DESIGN

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McClure Partners

JERAMY WILLIAMS ARCHITECT
PROSOTYPE SITE DATE
INITIAL
REVIEWED
JRW
TEST ISSUE DATE
06/30/2017

PROJECT NAME
McCLURE PARTNERS RESTAURANT

DESCRIPTION
NEW 3,473 SF RESTAURANT
EXTERIOR E.I.F.S. & MASONRY FINISHES

PROJECT
17-0103

SITE ADDRESS
LOT 4 BLOCK A, ROCKWALL, TX

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: Greg Wallis; *Mershawn Architects*

AGENDA ITEM: **SP2017-025**; *Cornerstone Church*

SUMMARY:

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for an ~21,598 SF *church* [*i.e. Cornerstone Church*]. The proposed church is situated on a six (6) acre tract of land [i.e. *Tract 4-07 of the N. Butler Survey, Abstract No. 20*] and is zoned Commercial (C) District. The site is situated within the 205 By-pass Overlay (SH-205 BY-OV) District and is addressed as 1565 Airport Road.

On July 6, 2015, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-017*] (*SUP No. S-138*) to allow an *Outdoor Commercial Amusement/Recreation Facility* [*i.e. baseball training facility*] in a Commercial (C) District. Staff should note that the existing SUP for an *Outdoor Commercial Amusement/Recreation Facility* is subject to Subsection 4.4, *Abandonment, Expiration, and Revocation*, of Section 4, *Specific Use Permits*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*i.e. Ordinance No. 17-17*] and will expire if not utilized by March 20, 2018.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. a church*) is a use permitted *by-right* in a Commercial (C) District and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC and the 205 BY- OV District standards. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=261,360 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X=597-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=290-588-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X~90-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X~130-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=70-250-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Building Height	*60-Ft w/o SUP*	*~37-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=16%; In Conformance*
Minimum Masonry Requirement	*90%*	*X= 100%; In Conformance*
Minimum Number of Parking Spaces	*148*	*197 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X=77-100%; In Conformance*
Minimum Landscaping Percentage	*15%*	*28%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

VARIANCE:

According to Subsection C, *Architectural Standards*, of Section 6.10, *205 By-Pass Corridor Overlay (205 BY-OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stucco may not be located in the first four (4) feet above grade on a façade visible from a street or public open space. In this case, the applicant is proposing to utilize stucco within the first four (4) feet on the south elevation, which is visible from Airport Road. The UDC states that the City Council may grant a variance to this section where a unique or extraordinary conditions exists. Approval of any variance to the overlay district requirements requires a ¾ majority vote. The applicant has stated that the purpose of the variance is architectural/aesthetic.

ARCHITECTURAL REVIEW BOARD

On August 29, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations and variance with the condition that shrubs be planted in front of the areas where the stucco is in the first four (4) feet above grade.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-025	**Owner**	CORNERSTONE CHURCH	**Applied**	8/14/2017 LM
Project Name	Cornerstone Church	**Applicant**	MERSHAWN ARCHITECTS	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	8/14/2017 LM

Site Address	**City, State Zip**	**Zoning**
1565 AIRPORT RD	ROCKWALL, TX 75087	

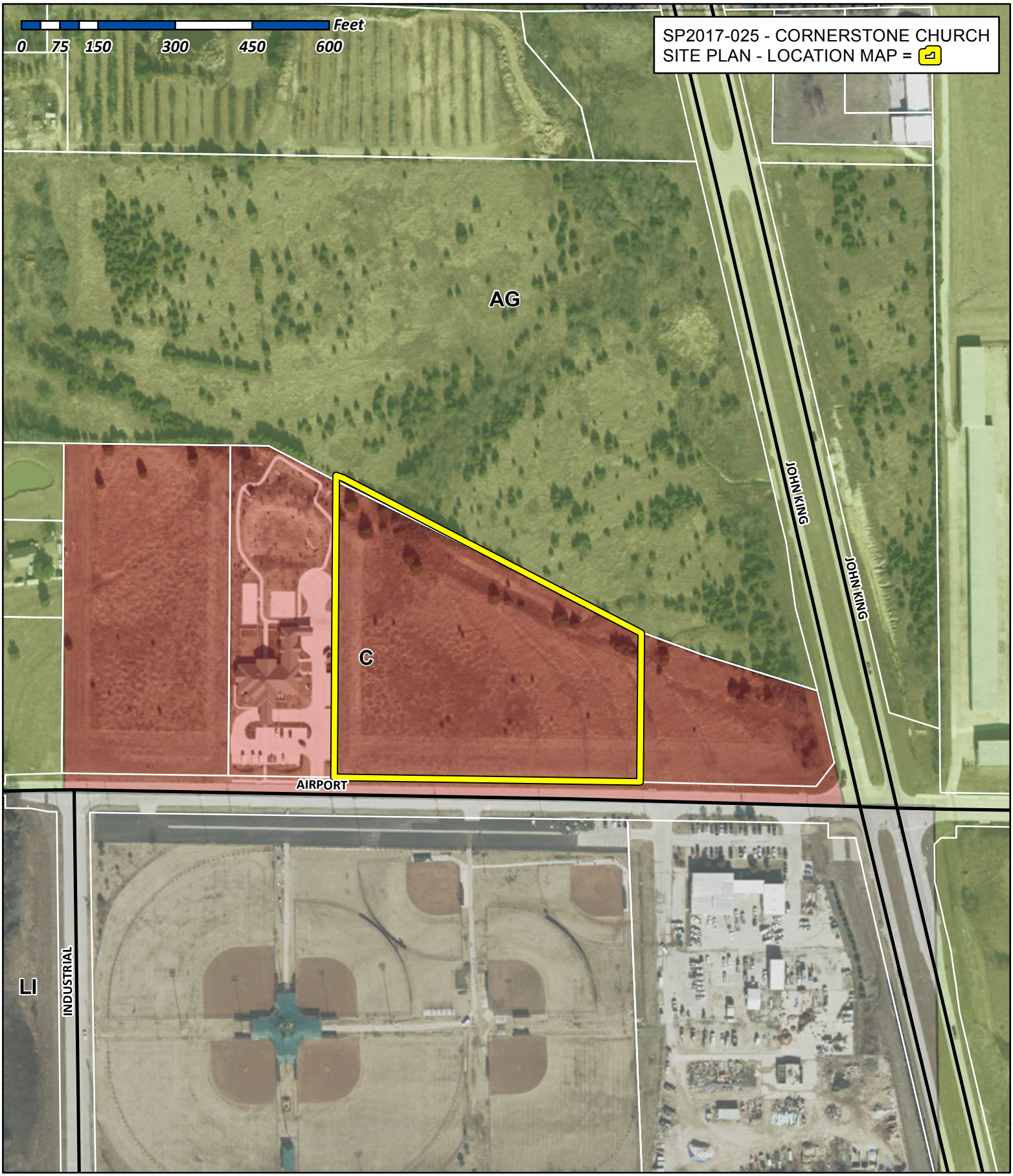
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	4-6	NULL	4-6	0020-0000-0004-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/14/2017	8/21/2017	8/22/2017	8	COMMENTS	
Need FAA Approval							
ENGINEERING	Amy Williams	8/14/2017	8/21/2017	8/21/2017	7	COMMENTS	See Comments
(8/21/2017 4:59 PM AW) - Engineering Inspection Fees (4% of anything in ROW/Easement) - Water Wastewater and Roadway Impact Fees - Will need off-site Drainage easement to Squabble Creek For Storm Water Runoff - Will need to get WW service from property to the west on Airport and extend to property line, Min 8" WW including to pay a sewer pro-rata. - Dumpster will need oil/water separator if there is a Kitchen Facility - 20'x9' parking adjacent to building							
FIRE	Kevin Clark	8/14/2017	8/21/2017	8/23/2017	9	COMMENTS	See Comments
(8/23/2017 10:27 AM KC) -Must meet and adhere to all Fire Code requirements - Where a portion of the facility or building hereafter constructed within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. -Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the building as measured by an approved route around the exterior of the building or facility.. The path of measurement shall be along a minimum of a 10-feet wide unobstructed pathway around the external walls of the structure. (Obstructions include AC units, shrubs, trees, gates, or other construction or utilities.) - Underground fire line piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
GIS	Lance Singleton	8/14/2017	8/21/2017	8/22/2017	8	APPROVED	See Comments
(8/22/2017 8:36 AM LS) Address assignment will be 1565 AIRPORT RD, ROCKWALL, TX 75087							
PLANNING	Korey Brooks	8/14/2017	8/21/2017	8/24/2017	10	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(8/24/2017 11:02 AM KB)
SP2017-025 Cornerstone Church Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six(6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1310 Summer Lee Drive.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (SP2017-025) in the lower right hand corner of all pages on future submittals.
M.4 Parking for a church is 1 per 4 seats not 1 per 3. You are only required 148 spaces.
M.5 Please provide a materials sample board.
M.6 Please provide the date on the site plan (lower left corner doesn't have the date)
M.7 Please provide dimensions of all walls on site plan
M.8 Please provide distance from building to each property line.
M.9 Please show location of fire hydrants
M.10 Please indicate sidewalks
M.11 Please show centerline of Airport Road.
M.12 Please show any median breaks in Airport Road
M.13 Please show dimension of a typical parking space
M.14 Please show how mechanical equipment will be screened (e.g. foot mounted screen by parapet)—show dashline where the equipment will be.—on building elevations
M.15 Please provide pervious vs. impervious data.
M.16 Please provide site data on photometric plan
M.17 Please indicate mounting height (I see a note on the plan, but I cannot see what it is referencing)
M.18 Please provide cut sheets for all lighting.
M.19 Please check lighting levels along the south and west property lines and try to get as close to 0.2 FC as possible
M.20 Please indicate which elevation faces Airport road on building elevations.
M.21 Please provide building materials percentages per façade.
M.22 Please indicate parapet height.
M.23 Please take a look at our vertical articulation requirements. As shown, this may require a variance to vertical articulation.
I.24 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Worksession for this case is August 29, 2017. The Planning and Zoning Meeting is September 12.
I.25 The City Council meeting date, if necessary, is September 18, 2017
I.26 This site plan will be required to go to Architectural Review Board at 5:00 on the days of the Planning and Zoning worksession and meeting.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

MERSHAWN
ARCHITECTS

City of Rockwall
Planning and Zoning Department
Ryan Miller AICP

August 9, 2017

Mr. Ryan,

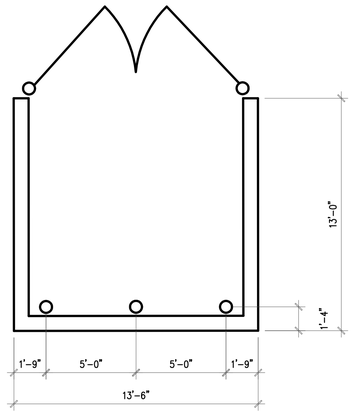
We are respectfully requesting a variance of the zoning ordinance for the Cornerstone Church project.
The first item is to extend the stucco on the exterior wall below the 4'-0" restriction.
The second item is in regard to not meeting 100% of the articulation requirement.

Thank you for your consideration,

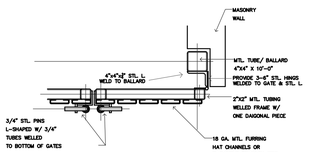
Greg Wallis
Mershawn Architects

2313 Ridge Rd. #103, Rockwall, TX 75087 • 972-722-9302 PH • 972-722-9299 FAX

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

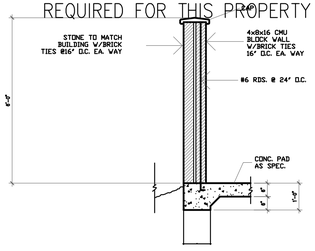


1 DUMPSTER PLAN
1/4" = 1'-0"

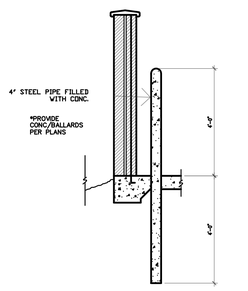


2 DETAIL@ BALLARD
NO SCALE

THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

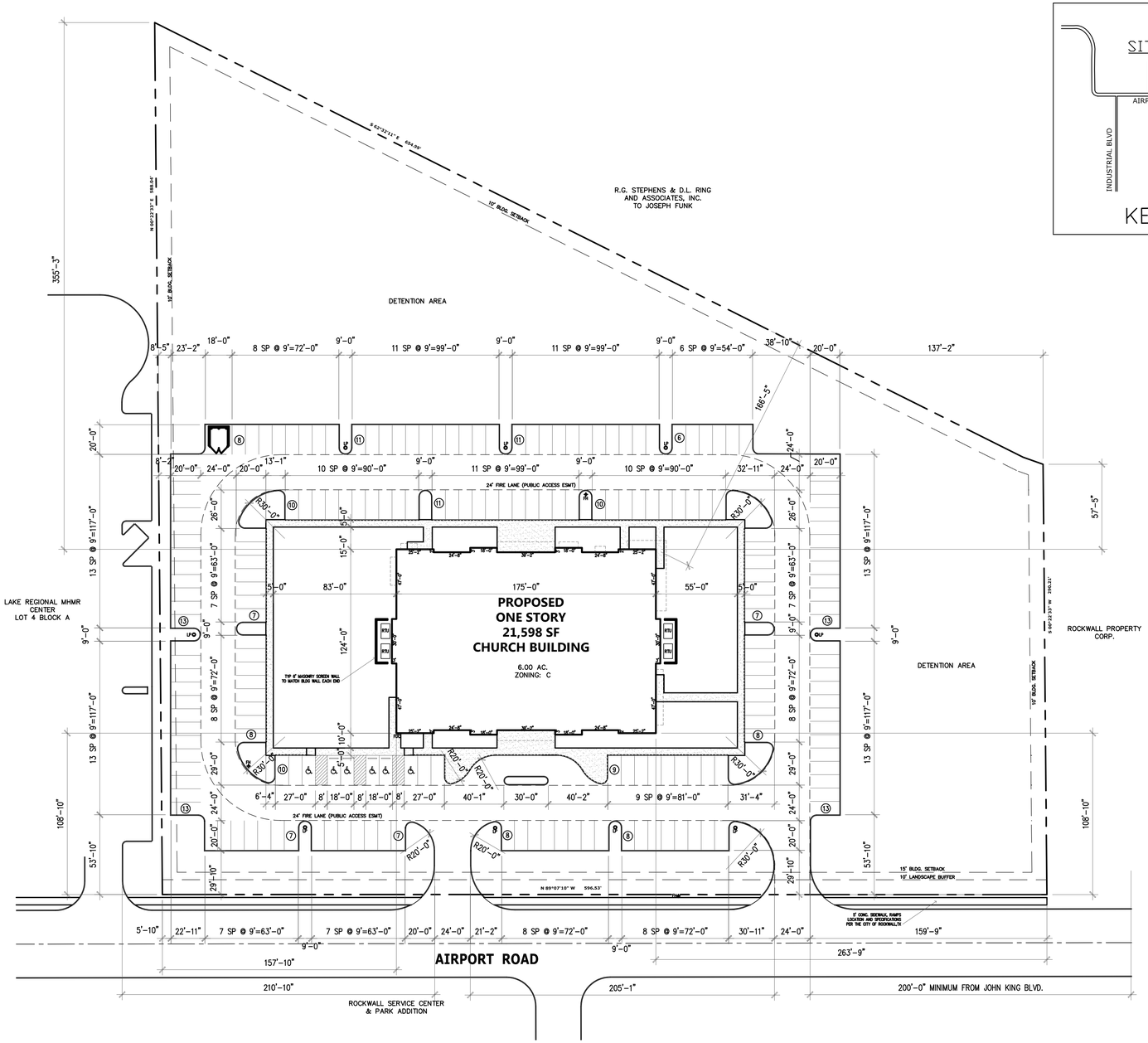


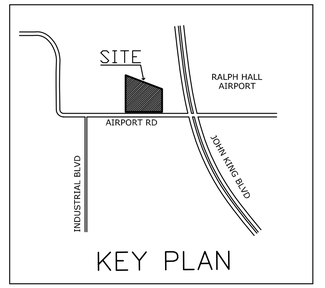
3 SECTION @ DUMPSTER WALL



4 DETAIL@ BALLARD
NO SCALE

DATE : 8/24/17





NORTH

0 40 80
SCALE IN FEET

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ADDRESS 1565 AIRPORT ROAD

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX. 6' WIDE U.N.O.
ALL PAVING RADII ARE 4'-6" U.N.O.

PARKING DATA

CHURCH	592 SEATS @ 1:4	= 148
148	PARKING SPACES REQUIRED	
198	PARKING SPACES PROVIDED	
192	PARKING SPACES & 6 HANDICAP SPACE	

OWNER
CORNERSTONE CHURCH
1950 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140
CASE # (SP2017-025)

PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF

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MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL
CHURCHES
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 40'-0"
Date:	08/24/17
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF

EXISTING CEDAR AND HACKBERRY

LIVE OAKS (27)
INSTALLED WITH A MIN. 4"
CALIPER

RED BUD (2)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (8)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (58)
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

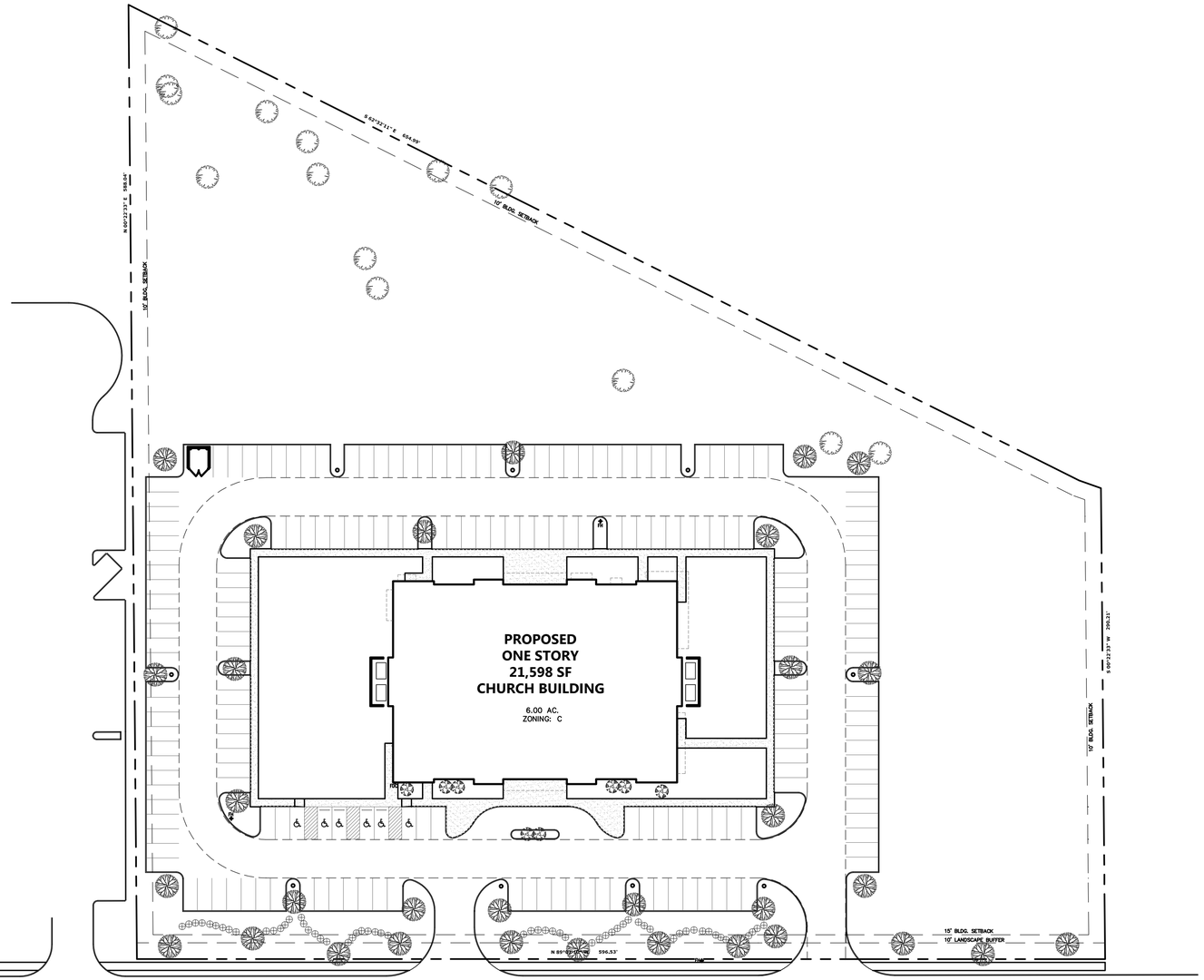
IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY



NORTH

0 40 80
SCALE IN FEET

ABSTRACT NO. 20 -N. BUTLER SURVEY

1. ZONING: C -COMERCIAL
2. PROPOSED USE: CHURCH
3. PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
4. BUILDING AREA: 21,598 SF
5. BUILDING HEIGHT: SINGLE STORY - 37'-0 "
6. LOT COVERAGE: 8.3% F.A.R. = 0.008:1
7. PARKING REQUIRED: 3 SPACE/SEAT 592/3 = 197 SPACES REQUIRED
8. HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 198 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50'	12	12
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ADDRESS 1565 AIRPORT ROAD

OWNER
CORNERSTONE CHURCH
1959 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140
CASE # (SP2017-025)

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DATE : 8/24/17

MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11,628 STATE OF TEXAS

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	08/24/17
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

MEP CONTACT	
Mr. Engineer, Inc. MrEngTx.com	Marc Smith, P.E. 214.207.2918 Marc@MrEngTx.com

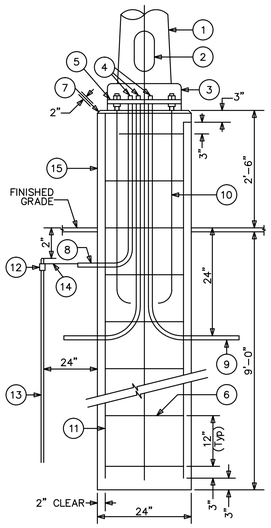
STATE OF TEXAS
MARC A. SMITH
102405
LICENSED
PROFESSIONAL ENGINEER

Project No. 17000

This document is released for the purpose of Permit Application on

August 31, 2017

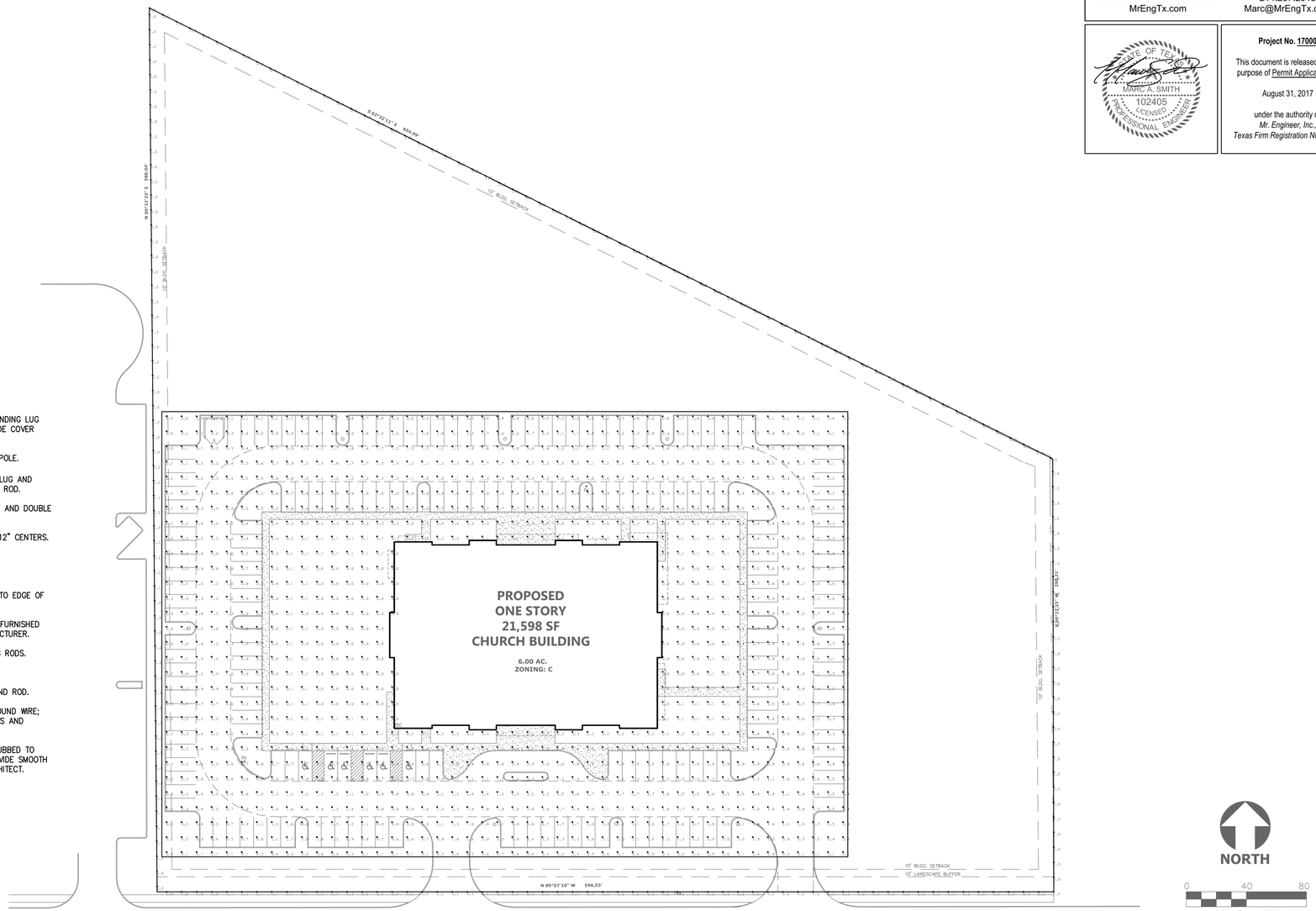
under the authority of
Mr. Engineer, Inc.,
Texas Firm Registration No. 13221



POLE BASE NOTES:

1. LIGHTING STANDARD.
2. HANDHOLE: PROVIDE INTERIOR GROUNDING LUG ACCESSIBLE FROM OPENING. PROVIDE COVER W/ STAINLESS STEEL SCREWS.
3. BASE COVER: MATCH MATERIAL OF POLE.
4. CONNECT CONDUITS TO GROUNDING LUG AND GROUNDING CONDUCTOR TO GROUND ROD.
5. PROVIDE BOTTOM NUT FOR LEVELING AND DOUBLE NUTS ON TOP.
6. NO. 4 STEEL REINFORCING TIES ON 12" CENTERS.
7. CHAMFER EDGES ON BASE.
8. 1" RIGID GALVANIZED CONDUIT.
9. RIGID GALVANIZED STEEL CONDUITS TO EDGE OF CONCRETE BASE.
10. GALVANIZED STEEL ANCHOR BOLTS, FURNISHED W/ POLE, AS REQUIRED BY MANUFACTURER.
11. EIGHT (8) NO. 4 STEEL REINFORCING RODS.
12. THERMOWELD CONNECTOR.
13. 3/4" X 10'-0" COPPER CLAD GROUND ROD.
14. NO. 6 BARE STRANDED COPPER GROUND WIRE; CONNECT TO GROUND ROD, CONDUITS AND GROUNDING LUG.
15. CONCRETE BASE SHALL BE HAND RUBBED TO REMOVE ALL IRREGULARITIES & PROVIDE SMOOTH FINISH. PAINT AS DIRECTED BY ARCHITECT.

2 POLE BASE DETAIL
SCALE: NONE



1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'-0"

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N.A	Fc	0.03	0.2	0.0	N.A.
SITE	0	Fc	0.68	2.3	0.0	N.A.

Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
▭	P1HS	9	DSX0 LED 40C 1000 40K T3M MVOLT HS	11923	138	1.000	0.808	1.000

NOTE: ALL FIXTURES SHALL BE INSTALLED WITH 25' POLE ON 30" BASE. REFER TO DETAIL 2, THIS SHEET FOR BASE REQUIREMENTS. REFER TO SUBMITTALS FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
CORNERSTONE CHURCH
1950 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140

MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET **SP1** OF **1**



D-Series Size 0
LED Area Luminaire

Catalog Number

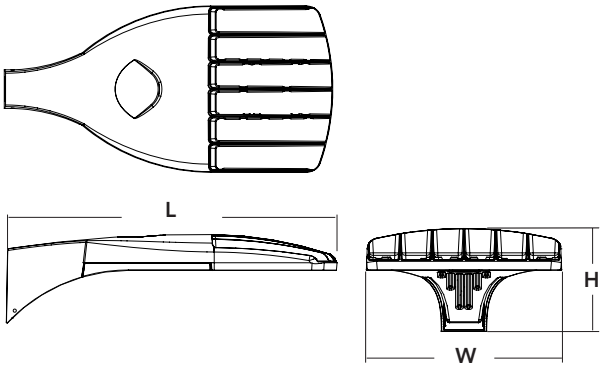
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26″ (66.0 cm)
Width:	13″ (33.0 cm)
Height:	7″ (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®X or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) **Rotated optics** 30C 30 LEDs (one engine)[1]	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4] 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options		Other options	Finish *(required)*
Shipped installed		**Shipped installed**	
PER NEMA twist-lock receptacle only (control ordered separate)[9]	BL30 Bi-level switched dimming, 30%[14,15]	HS House-side shield[18]	DDBXD Dark bronze
PER5 Five-wire receptacle only (control ordered separate)[9,10]	BL50 Bi-level switched dimming, 50%[14,15]	SF Single fuse (120, 277, 347V)[5]	DBLXD Black
PER7 Seven-wire receptacle only (control ordered separate)[9,10]	PNMTDD3 Part night, dim till dawn[16]	DF Double fuse (208, 240, 480V)[5]	DNAXD Natural aluminum
DMG 0-10V dimming extend out back of honsing for external control (no controls)(leads exit fixture)[11]	PNMT5D3 Part night, dim 5 hrs[16]	L90 Left rotated optics[1]	DWHXD White
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[12,13]	PNMT6D3 Part night, dim 6 hrs[16]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[12,13]	PNMT7D3 Part night, dim 7 hrs[16]	DDL Diffused drop lens[18]	DBLBXD Textured black
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[12,13]	FAO Field adjustable output[17]	BS Bird spikes	DNATXD Textured natural aluminum
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[12,13]			DWHGXD Textured white

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Ordering Information Cont.

Accessories

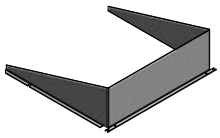
Ordered and shipped separately.

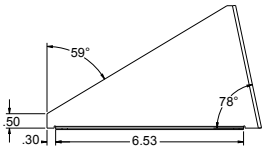
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[19]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[19]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[19]
DSHORT SBK U	Shorting cap[19]
DSX0EGS DDBXD U	External glare shield
DSX0HS 20C U	House-side shield for 20 LED unit[18]
DSX0HS 30C U	House-side shield for 30 LED unit[18]
DSX0HS 40C U	House-side shield for 40 LED unit[18]
DSX0DDL U	Diffused drop lens (polycarbonate)[18]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)[20]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

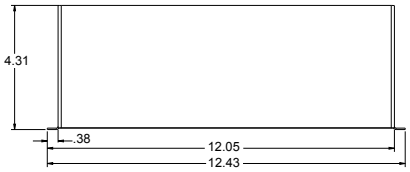
For more control options, visit DTL and ROAM online.

NOTES
1 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
2 AMBPC is not available with BLC, LCCO or RCCO.
3 Not available with HS or DDL.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Not available in 20C or 30C at 530mA. Not available with BL30, BL50 or PNMT options.
7 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
8 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
10 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
11 DMG option for 347V or 480V requires 1000mA.
12 Reference Motion Sensor table on page 3.
13 Reference PER Table on page 3 to see functionality.
14 Requires (2) separately switched circuits.
15 Not available with 347V, 480V, PNMT, PIR1FC3V or PIRH1FC3V. For PER5 or PER7 see PER Table on page 3.
16 Not available with 347V, 480V, PNMT, PIR1FC3V or PIRH1FC3V. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
17 Not available with other controls options.
18 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
19 Requires luminaire to be specified with PER option. See PER Table.
20 For retrofit use only.

External Glare Shield

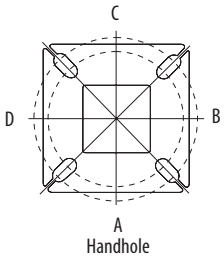






Drilling

HANDHOLE ORIENTATION

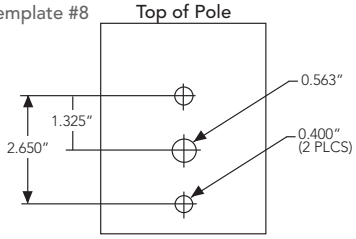


Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290			
2-7/8"	AST25-190	AST25-280	AST25-290			
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Template #8



Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

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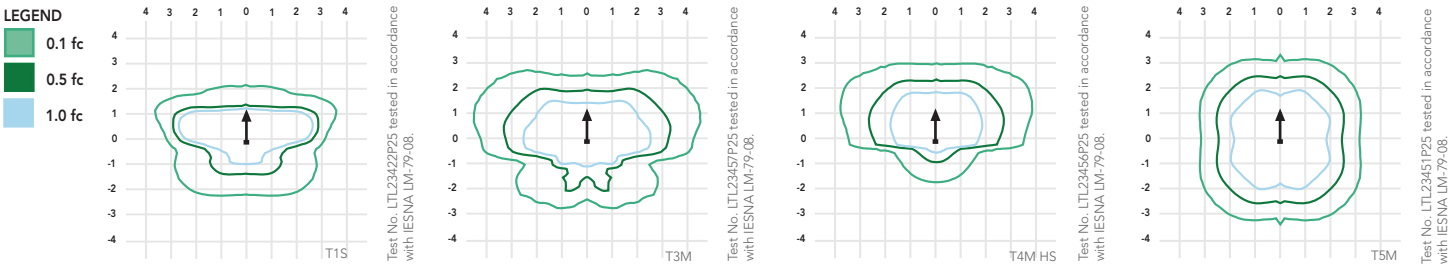
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

			Current (A)					
Number of LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.98	0.96	0.93
	DSX0 LED 40C 1000			
	1	0.98	0.95	0.90
	DSX0 LED 40C 700			
	1	0.99	0.99	0.99

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	35 W	T1S	4,079	1	0	1	117	4,380	1	0	1	125	4,408	1	0	1	126	2,541	1	0	1	73
			T2S	4,206	1	0	1	120	4,516	1	0	1	129	4,544	1	0	1	130	2,589	1	0	1	74
			T2M	4,109	1	0	1	117	4,413	1	0	1	126	4,440	1	0	1	127	2,539	1	0	1	73
			T3S	4,104	1	0	1	117	4,407	1	0	1	126	4,435	1	0	1	127	2,558	1	0	1	73
			T3M	4,142	1	0	1	118	4,447	1	0	2	127	4,475	1	0	2	128	2,583	1	0	1	74
			T4M	4,198	1	0	1	120	4,508	1	0	2	129	4,536	1	0	1	130	2,570	1	0	1	73
			TFTM	4,135	1	0	1	118	4,440	1	0	1	127	4,468	1	0	1	128	2,540	1	0	1	73
			T5VS	4,368	2	0	0	125	4,691	2	0	0	134	4,720	2	0	0	135	2,650	1	0	0	76
			T5S	4,401	2	0	2	126	4,725	2	0	0	135	4,755	2	0	0	136	2,690	1	0	0	77
			T5M	4,408	2	0	1	126	4,734	3	0	1	135	4,763	3	0	1	136	2,658	2	0	0	76
			T5W	4,344	3	0	1	124	4,664	3	0	1	133	4,693	3	0	1	134	2,663	2	0	1	76
			BLC	3,071	1	0	1	88	3,297	1	0	1	94	3,318	1	0	1	95					
			LCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
			RCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
	700 mA	45 W	T1S	5,181	1	0	1	115	5,563	1	0	1	124	5,598	1	0	1	124	3,144	1	0	1	70
			T2S	5,342	1	0	1	119	5,736	1	0	1	127	5,772	1	0	1	128	3,203	1	0	1	71
			T2M	5,219	1	0	2	116	5,605	1	0	2	125	5,640	1	0	2	125	3,141	1	0	1	70
			T3S	5,213	1	0	1	116	5,598	1	0	1	124	5,633	1	0	1	125	3,165	1	0	1	70
			T3M	5,260	1	0	2	117	5,649	1	0	2	126	5,684	1	0	2	126	3,196	1	0	1	71
			T4M	5,332	1	0	2	118	5,725	1	0	2	127	5,761	1	0	2	128	3,179	1	0	1	71
			TFTM	5,252	1	0	2	117	5,640	1	0	2	125	5,675	1	0	2	126	3,143	1	0	1	70
			T5VS	5,548	2	0	0	123	5,958	2	0	0	132	5,995	2	0	0	133	3,278	2	0	0	73
			T5S	5,589	2	0	0	124	6,002	2	0	0	133	6,039	2	0	0	134	3,328	2	0	0	74
			T5M	5,599	3	0	1	124	6,012	3	0	1	134	6,050	3	0	1	134	3,288	2	0	1	73
			T5W	5,517	3	0	1	123	5,924	3	0	1	132	5,961	3	0	2	132	3,295	2	0	1	73
			BLC	3,909	1	0	1	87	4,198	1	0	1	93	4,224	1	0	1	94					
			LCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
			RCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
	1000 mA	72 W	T1S	7,085	2	0	2	98	7,608	2	0	2	106	7,656	2	0	2	106					
			T2S	7,305	2	0	2	101	7,845	2	0	2	109	7,894	2	0	2	110					
			T2M	7,138	2	0	2	99	7,665	2	0	2	106	7,713	2	0	2	107					
			T3S	7,129	1	0	2	99	7,656	2	0	2	106	7,704	2	0	2	107					
			T3M	7,194	2	0	2	100	7,725	2	0	2	107	7,773	2	0	2	108					
			T4M	7,292	2	0	2	101	7,830	2	0	2	109	7,879	2	0	2	109					
			TFTM	7,183	1	0	2	100	7,713	2	0	2	107	7,761	2	0	2	108					
			T5VS	7,588	3	0	0	105	8,148	3	0	0	113	8,199	3	0	0	114					
			T5S	7,644	3	0	0	106	8,208	3	0	0	114	8,259	3	0	0	115					
			T5M	7,657	3	0	2	106	8,222	3	0	2	114	8,274	3	0	2	115					
			T5W	7,545	3	0	2	105	8,102	3	0	2	113	8,153	3	0	2	113					
			BLC	5,162	1	0	1	72	5,543	1	0	1	77	5,578	1	0	1	77					
			LCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					
			RCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40C (40 LEDs)	530 mA	68 W	T1S	7,926	2	0	2	117	8,511	2	0	2	125	8,564	2	0	2	126	4,878	1	0	1	72
			T2S	8,172	2	0	2	120	8,775	2	0	2	129	8,830	2	0	2	130	4,969	1	0	1	73
			T2M	7,985	2	0	2	117	8,574	2	0	2	126	8,628	2	0	2	127	4,874	1	0	1	72
			T3S	7,975	2	0	2	117	8,564	2	0	2	126	8,617	2	0	2	127	4,910	1	0	1	72
			T3M	8,047	2	0	2	118	8,642	2	0	3	127	8,696	2	0	3	128	4,958	1	0	2	73
			T4M	8,157	2	0	2	120	8,759	2	0	2	129	8,813	2	0	2	130	4,932	1	0	2	73
			TFTM	8,035	2	0	2	118	8,628	2	0	2	127	8,682	2	0	2	128	4,876	1	0	2	72
			T5VS	8,488	3	0	0	125	9,115	3	0	1	134	9,172	3	0	1	135	5,086	2	0	0	75
			T5S	8,550	3	0	1	126	9,182	4	0	2	135	9,239	3	0	1	136	5,163	2	0	0	76
			T5M	8,565	3	0	2	126	9,198	3	0	2	135	9,255	3	0	2	136	5,102	3	0	1	75
			T5W	8,440	4	0	2	124	9,063	3	0	2	133	9,120	4	0	2	134	5,112	3	0	1	75
			BLC	6,142	1	0	2	90	6,595	1	0	2	97	6,636	1	0	2	98					
			LCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
			RCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
	700 mA	91 W	T1S	10,066	2	0	2	111	10,810	2	0	2	119	10,877	2	0	2	120	6,206	2	0	2	68
			T2S	10,379	2	0	2	114	11,145	2	0	2	122	11,215	2	0	2	123	6,322	2	0	2	69
			T2M	10,141	2	0	2	111	10,890	2	0	2	120	10,958	2	0	2	120	6,201	2	0	2	68
			T3S	10,129	2	0	2	111	10,877	2	0	2	120	10,945	2	0	2	120	6,247	1	0	2	69
			T3M	10,221	2	0	3	112	10,975	2	0	3	121	11,044	2	0	3	121	6,308	2	0	2	69
			T4M	10,359	2	0	3	114	11,124	2	0	3	122	11,194	2	0	3	123	6,275	1	0	2	69
			TFTM	10,205	2	0	2	112	10,958	2	0	2	120	11,027	2	0	2	121	6,203	1	0	2	68
			T5VS	10,781	3	0	1	118	11,576	3	0	1	127	11,649	3	0	1	128	6,671	2	0	0	73
			T5S	10,860	3	0	1	119	11,662	3	0	1	128	11,734	3	0	1	129	6,569	2	0	0	72
			T5M	10,879	4	0	2	120	11,682	4	0	2	128	11,755	4	0	2	129	6,491	3	0	1	71
			T5W	10,719	4	0	2	118	11,511	4	0	2	126	11,583	4	0	2	127	6,504	3	0	2	71
			BLC	7,819	1	0	2	86	8,396	1	0	2	92	8,448	1	0	2	93					
			LCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
			RCCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
	1000 mA	138 W	T1S	13,767	3	0	3	100	14,783	3	0	3	107	14,876	3	0	3	108					
			T2S	14,194	3	0	3	103	15,242	3	0	3	110	15,338	3	0	3	111					
			T2M	13,869	3	0	3	101	14,893	3	0	3	108	14,986	3	0	3	109					
			T3S	13,852	2	0	2	100	14,875	3	0	3	108	14,968	3	0	3	108					
			T3M	13,978	3	0	3	101	15,028	3	0	3	109	15,104	3	0	3	109					
			T4M	14,168	3	0	3	103	15,214	3	0	3	110	15,309	3	0	3	111					
			TFTM	13,956	2	0	3	101	14,987	2	0	3	109	15,080	2	0	3	109					
			T5VS	14,744	4	0	1	107	15,832	4	0	1	115	15,931	4	0	1	115					
			T5S	14,852	4	0	1	108	15,948	4	0	1	116	16,048	4	0	1	116					
			T5M	14,878	4	0	2	108	15,976	4	0	2	116	16,076	4	0	2	116					
			T5W	14,660	4	0	2	106	15,742	4	0	2	114	15,840	4	0	2	115					
			BLC	10,325	1	0	2	75	11,087	1	0	2	80	11,156	1	0	2	81					
			LCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					
			RCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					

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Performance Data Cont.

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	530 mA	52 W	T1S	6,130	2	0	2	118	6,583	2	0	2	127	6,624	2	0	2	127	3,841	2	0	2	74
			T2S	6,321	2	0	2	122	6,787	2	0	2	131	6,830	2	0	2	131	3,912	2	0	2	75
			T2M	6,176	3	0	3	119	6,632	3	0	3	128	6,673	3	0	3	128	3,837	2	0	2	74
			T3S	6,168	3	0	3	119	6,624	3	0	3	127	6,665	3	0	3	128	3,866	2	0	2	74
			T3M	6,224	3	0	3	120	6,684	3	0	3	129	6,726	3	0	3	129	3,904	2	0	2	75
			T4M	6,309	3	0	3	121	6,775	3	0	3	130	6,817	3	0	3	131	3,884	2	0	2	75
			TFTM	6,215	3	0	3	120	6,673	3	0	3	128	6,715	3	0	3	129	3,839	2	0	2	74
			T5VS	6,565	2	0	0	126	7,050	3	0	0	136	7,094	3	0	0	136	4,005	2	0	0	77
			T5S	6,613	2	0	0	127	7,102	2	0	0	137	7,146	2	0	0	137	4,065	2	0	0	78
			T5M	6,625	3	0	1	127	7,114	3	0	1	137	7,159	3	0	1	138	4,017	2	0	1	77
			T5W	6,528	3	0	2	126	7,010	3	0	2	135	7,054	3	0	2	136	4,025	3	0	1	77
			BLC	4,747	2	0	2	91	5,098	2	0	2	98	5,130	2	0	2	99					
			LCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
			RCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
	700 mA	70 W	T1S	7,786	3	0	3	111	8,361	3	0	3	119	8,413	3	0	3	120	4,783	2	0	2	68
			T2S	8,028	3	0	3	115	8,620	3	0	3	123	8,674	3	0	3	124	4,873	2	0	2	70
			T2M	7,844	3	0	3	112	8,423	3	0	3	120	8,476	3	0	3	121	4,779	2	0	2	68
			T3S	7,834	3	0	3	112	8,413	3	0	3	120	8,465	3	0	3	121	4,815	2	0	2	69
			T3M	7,905	3	0	3	113	8,489	3	0	3	121	8,542	3	0	3	122	4,862	3	0	3	69
			T4M	8,013	3	0	3	114	8,604	3	0	3	123	8,658	3	0	3	124	4,837	3	0	3	69
			TFTM	7,893	3	0	3	113	8,476	3	0	3	121	8,529	3	0	3	122	4,781	3	0	3	68
			T5VS	8,338	3	0	0	119	8,954	3	0	0	128	9,010	3	0	0	129	4,988	2	0	0	71
			T5S	8,400	3	0	0	120	9,020	3	0	1	129	9,076	3	0	1	130	5,063	2	0	0	72
			T5M	8,414	3	0	2	120	9,036	3	0	2	129	9,092	3	0	2	130	5,003	3	0	1	71
			T5W	8,291	4	0	2	118	8,903	4	0	2	127	8,959	4	0	2	128	5,013	3	0	1	72
			BLC	6,044	2	0	2	86	6,490	3	0	3	93	6,530	3	0	3	93					
			LCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
			RCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
	1000 mA	104 W	T1S	10,648	3	0	3	102	11,434	3	0	3	110	11,506	3	0	3	111					
			T2S	10,979	3	0	3	106	11,789	3	0	3	113	11,863	3	0	3	114					
			T2M	10,727	3	0	3	103	11,519	3	0	3	111	11,591	3	0	3	111					
			T3S	10,714	3	0	3	103	11,505	3	0	3	111	11,577	3	0	3	111					
			T3M	10,812	3	0	3	104	11,610	4	0	4	112	11,682	4	0	4	112					
			T4M	10,958	4	0	4	105	11,767	4	0	4	113	11,841	4	0	4	114					
			TFTM	10,795	3	0	3	104	11,592	4	0	4	111	11,664	4	0	4	112					
			T5VS	11,404	3	0	0	110	12,245	3	0	1	118	12,322	3	0	1	118					
			T5S	11,487	3	0	1	110	12,336	3	0	1	119	12,413	3	0	1	119					
			T5M	11,508	4	0	2	111	12,357	4	0	2	119	12,434	4	0	2	120					
			T5W	11,339	4	0	2	109	12,176	4	0	2	117	12,252	4	0	2	118					
			BLC	7,981	3	0	3	77	8,570	3	0	3	82	8,624	3	0	3	83					
			LCCO	7,754	1	0	2	75	8,326	2	0	2	80	8,378	2	0	2	81					
			RCCO	7,754	1	0	2	75	8,326	2	0	2	80	8,378	2	0	2	81					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of 20, 30 or 40 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]		Options	Finish[10]
SSS	(See technical information table for complete ordering information.) 10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.)	(See technical information table for complete ordering information.) 4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793")	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existiing [8] USPOM United States point of manufacture[9] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes[11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

See footnotes next page.

SSS Square Straight Steel Poles

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. The drilling template pattern to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
   Matrix with Generic Template Link at http://www.acuitybrands.com/-/media/Files/Acuity/Resources/Tools-and-Documents/Pole%20Resources/Pole%20Anchorage/Matrix%20Document/AnchorBoltMatrix.pdf?la=en
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5'8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D..
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

TECHNICAL INFORMATION — EPA (ft^2) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	3.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table below).

*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

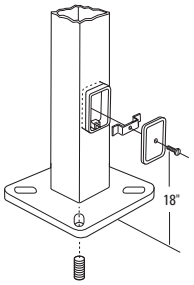
OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-279-8041 www.lithonia.com ©1994-2017 Acuity Brands Lighting, Inc. All rights reserved.

SSS Square Straight Steel Poles

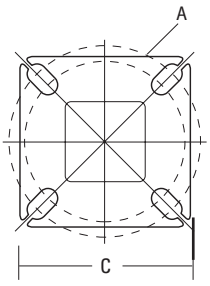
TECHNICAL INFORMATION														
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

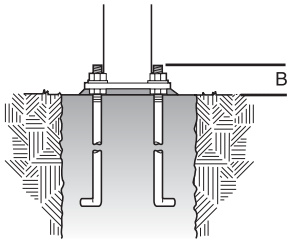
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL

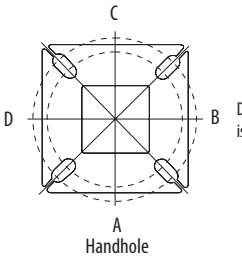


POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"





HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

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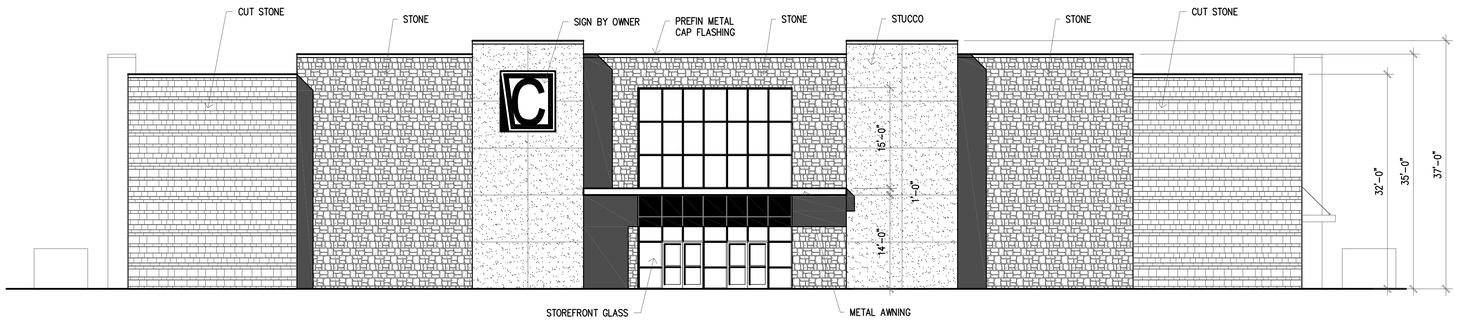
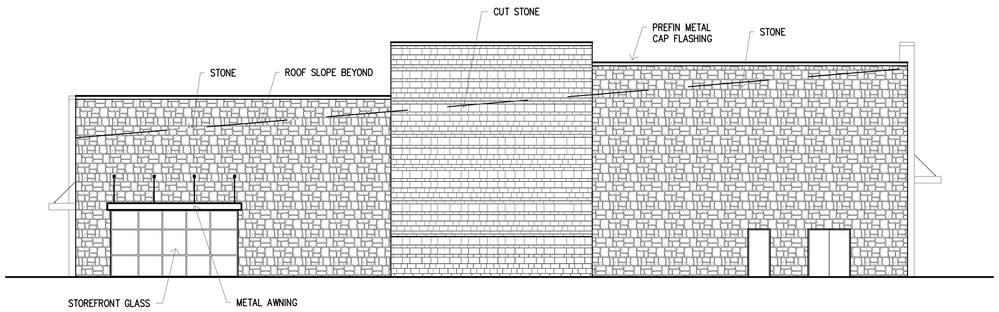
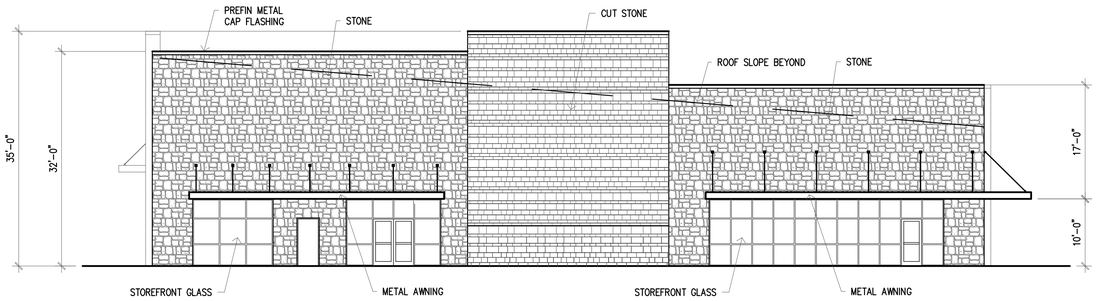
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



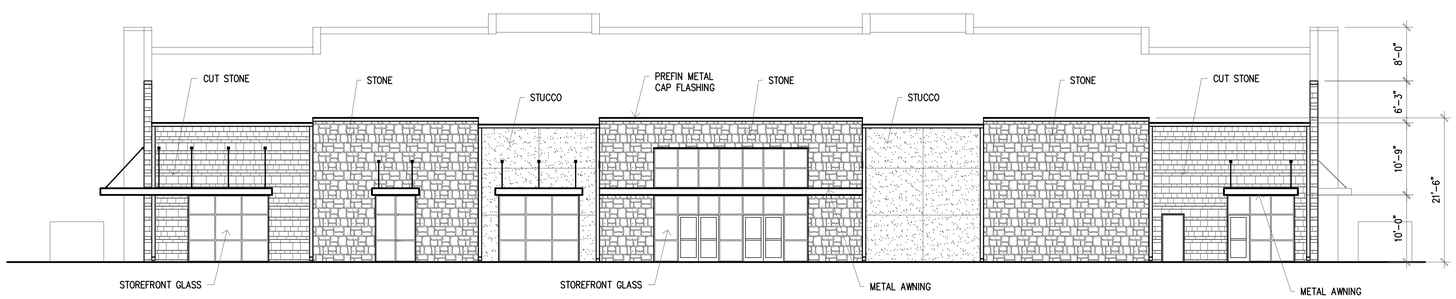
SOUTH ELEVATION (STREET FRONTAGE)
23% STUCCO 77% STONE



WEST ELEVATION
100% STONE



EAST ELEVATION
100% STONE



NORTH ELEVATION
22% STUCCO 78% STONE

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

0 10 20
SCALE IN FEET
SP2017-025

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/32" = 1'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A4
OF


C





CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/12/2017

APPLICANT: Spencer Byington of *SWBC Real Estate, LLC*

AGENDA ITEM: **SP2017-027;** *Site Plan for SWBC Apartment Complex*

SUMMARY:

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lamberth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

PURPOSE:

On August 17, 2017, the applicant submitted an application for a site plan showing the proposed layout for a 590-unit multi-family apartment complex that will be developed on a 42.555-acre tract of land. The development will be constructed in two (2) phases of 295 units each. The subject property is situated within the SH-205 By-Pass OV, east of the intersection of Discovery Boulevard and John King Boulevard and is zoned *Light Industrial (LI) District*.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 83 (*PD-83*), the proposed use (*i.e. multi-family apartment complex*) is permitted in compliance with the standards established by Ordinance 17-18, and will not require any additional approvals by the Planning and Zoning Commission or City Council. The submitted site plan, open space master plan, building elevations, landscape plan, treescape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 83 (PD-83), with the exception of the items listed in the *Recommendation* section of this case memo. The following is a summary of the density and dimensional requirements for the subject property.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Width	*60-feet*	*x>60-ft; In Conformance*
Minimum Lot Depth	*100-feet*	*x>100-ft; In Conformance*
Minimum Lot Area	*10,000 SF*	*x>10,000 SF; In Conformance*
Minimum Front Yard Setback	*25-feet*	*x> 25-ft; In Conformance*
Minimum Rear Yard Setback	*10-feet*	*x>10-ft: In Conformance*
Minimum Side Yard Setback	*10-feet*	*x>10-ft; In Conformance*
Minimum Separation Between Buildings	*20-Ft*	*x<60; In Conformance*
Max Building/Lot Coverage	*45%*	*x<45%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Maximum Building Height	*60-ft*	*x<60-ft; In Conformance*
Minimum Number of Parking Spaces	*1,064*	*1,064 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x>20%; Natural Stone*
Minimum Landscaping Percentage	*20%*	*x=20.49%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

TREESCAPE PLAN:

The applicant has provided a treescape plan and tree survey indicating the area to be primarily covered with non-protected trees (*i.e. cedar and hackberry trees*) that are 10.5 inches or less. According to Section 3, *Definitions – Protected tree,* of Article IX, *Tree Preservation*, of the Unified Development Code (*UDC*) …Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree. The applicant has indicated to staff that the land had previously been used as a ranch for grazing and has provided several aerial images of tree canopy coverage dating back as early as 1996. The aerial images (*for years 1996, 2001, 2005, and 2010*) provide chronological data depicting a transformation of the property from virtually no trees to its current state of coverage. Based on staff's conversation with the landscape architect, a site visit viewing the trees from rights-of-way and adjacent properties, staff is of the opinion that most of the trees on this site are non-protected cedar trees and is in agreement with the registered landscape architects professional assessment of the site. This means that tree mitigation will be satisfied by the proposed landscape plan, and no mitigation will be required.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On August 29, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made recommendations to the applicant to come back with a design that better conforms to the approved conceptual elevations. Specifically, the ARB was concerned about the lack of detail and a reduction of the architectural elements (*e.g. exposed rafters, balconies with railings, etc*.) depicted in the proposed building elevations. The ARB will forward a recommendation to the Planning and Zoning Commission on September 12, 2017.

PARKS BOARD RECOMMENDATION:

On September 6, 2017, the Parks Board approved a recommendation to assess the project fees based on the requirements for a property in Park District No. 31; however, the property is actually situated within Park District No. 25. This means that the fees being recommended by the Parks Board are incorrect and will need to be reassessed at the time of final plat. As part of this case the applicant is being permitted to use the fees to provide amenity within the proposed development. To verify that the amenity package is equal to the assessed fees the applicant will need to submit a detailed open space master plan outlining the proposed amenity package and corresponding cost.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the site plan and recommend approval of the open space master plan, staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The development shall be required to adhere to the fees and any other recommendations that will be reassessed by the Parks Board at the time of final plat.

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	8/19/2017	DG
Project Number	SP2017-027	**Owner**	PNEUMA, VENTURES LTD	**Approved**		
Project Name	SWBC MF Apartment Complex - PD Site	**Applicant**	SWBC REAL ESTATE LLC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	PD			**Status**	9/6/2017	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
2300 DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/19/2017	8/26/2017	8/22/2017	3	APPROVED	
ENGINEERING	Amy Williams	9/7/2017	9/14/2017	9/7/2017		COMMENTS	See Comments
(9/7/2017 8:11 AM AW) Need to label the parking space dimensions Need to label the distances between existing and proposed driveways/roadways (measured from edge of paving to edge of paving) Add a note on the landscape plans: "No trees to be planted within 5' of any public utility"							
ENGINEERING	Amy Williams	8/19/2017	8/26/2017	8/21/2017	2	COMMENTS	See Comments
(8/21/2017 7:23 PM AW) See markups - 4% Engineering Inspection Fees - Impact Fees - Detention is required (need to show on plan). Not allowed in flood plain - Off-site sewer and lift station upgrades required (including but no limited to a 15" and 18" gravity sewer, and Mims lift station upgrade) - On-site sewer upgrades (up-sizing a 10" to 15" and 8" to 10") required - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention and drainage systems - Minimum utility and drainage easement widths are 20' - Label distances between driveways (measured from edge to edge) for existing and proposed - All parking to be labeled 20'x9' - Need to show all proposed and existing water and sewer on site plan - All dead end parking to have a 15'x24' turnaround area (no parking area to be enforced) - All drive aisle to be a minimum of 24' wide - Add note on landscape plan: No trees to be planted within 5' of any utility							
FIRE	Kevin Clark	8/19/2017	8/26/2017	8/23/2017	4	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/23/2017 2:26 PM KC) -Must meet and adhere to all Fire Code requirements. -Buildings or portions of buildings or facilities three or more stories or 30-feet or more in height above the lowest level of fire department vehicle access shall be provided with a fire lane a minimum of 15-feet to a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building. -Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. - Where a portion of the facility or building hereafter constructed within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. -Buildings over 5,000 sqft shall be equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA. - The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. -A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. - Underground fire line piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building. -Knox Boxes will be required on every building located at the riser room door. -Gates shall not obstructed fire apparatus access roads in any manner. The minimum widths and clearances established shall be maintained at alltimes. Gates shall open electromechanically using the Overhead Door Company Emergency Ingress System radio receiver.A manual back-up system shall be accessible on the entry side of the gate to allow access through the gate in the event of a power failure, or other failure of the electromechanical system. a) On swing gates and barrier arms, this system shall be designed: To open manually by one person removing the Knox padlock and/or pin that is secured in the gate arm. Knox padlock shall be clearly visible and easily accessible from the entry side of the gate. b) On slide gate, this system shall be designed: Open manually by one person utilizing an approved single manual release device. The manual release device shall be within 10 feet of the gate in a location that is clearly visible and is easily accessible from the entry side of the gate. Manual release device shall be located in a fire department approved weatherproof Box.							
GIS	Lance Singleton	9/1/2017	9/8/2017	9/1/2017		APPROVED	
GIS	Lance Singleton	8/19/2017	8/26/2017	8/22/2017	3	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/22/2017 9:04 AM LS) Address assignment will be 2300 DISCOVERY BLVD, ROCKWALL, TX 75032 Please submit apartment unit address scheme drawing following the standards below: Section 6. Multiple-unit buildings. (b) Unit / Suite /Apartment numbers. Each unit in each multiple-unit building shall be assigned a single unit / suite / apartment number, and each unit / suite number / apartment shall be assigned based on the following rules: 1) Unit numbers should be sequenced and patterned in a logical, systematic, and intuitively clear way. 2) Increment and assign unit numbers in one single, continuous sweep for the entire building and / or site. This includes multiple building sites and means that each unit number will be unique on the whole site. Avoid oscillating back and forth across the building and / or site. 3) If there are ninety-nine (99) or fewer units on each floor of a multiple-unit building, then each unit will be assigned a three-digit unit number with the first digit representing the number of the floor on which the unit is located and the number represented by the final two digits being different from the number assigned to any other unit on the same floor. For example, the first-floor units will be assigned a unit number between 101 and 199; the second-floor units (if any) will be assigned a unit number between 201 and 299, and so forth. 4) If there are more than ninety-nine (99) units on any one floor of a multiple-unit building, then each unit will be assigned a four-digit unit number with the first digit representing the number of the floor on which the unit is located and the number represented by the final three digits being different from the number assigned to any other unit on the same floor. For example, the first-floor units will be assigned a unit number between 1001 and 1999; the second-floor units (if any) will be assigned a unit number between 2001 and 2999, and so forth. 5) Assignment of unit numbers shall take into consideration the potential for future additional space divisions, and numbers may be skipped in order to provide for such potential additions, although sequential order shall be maintained in assigning unit numbers. 6) Rooms intended and used for a primary purpose other than human occupancy, such as custodial closets, housekeeping rooms, utility closets, etc., shall be identified with a simple description and shall not be assigned a unit number. 7) Building letter or number (if required). Each building within a multiple-building complex shall be assigned a single building letter or number that is unique within that multiple-building complex. Said building letters / numbers shall be in consecutive order (e.g. Building A, B C, - 1, 2, 3, etc.) from front of complex to the rear of complex. Wherever possible, the main approved addressed entrance shall be located at the clubhouse, leasing building and/or main building and said building will be identified as Building #A or Building #1.							
PLANNING	David Gonzales	9/8/2017	9/15/2017	9/8/2017		COMMENTS	See comments
All plans were resubmitted on CD (Friday at noon, September 8, 2017) and have not been reviewed prior to staff report for P&Z meeting. Staff will provide comments, if any, for applicant follow-up.							
PLANNING	David Gonzales	8/19/2017	8/26/2017	8/24/2017	5	COMMENTS	See comments

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lambreth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, September 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2017-027" at the lower right corner of each revised plan.
4. Provide adjacent property owner information on all (revised) plans.
5. Provide street label (i.e. Discovery Blvd.) on all (revised) plans.
6. Per PD Ordinance, provide all data [Phase I & Phase II (i.e. legends, site data, tabulations, parking, tree data, etc.)] on each plan submitted for the entire property.

VARIANCES TO BE CONSIDERED BY THE CITY COUNCIL AND PLANNING COMMISSION:

1. A variance the Architectural Requirements of PD-83 to allow Building 'D' to have less than 20% natural or quarried stone on each building facade. This variance requires approval by a 3/4 majority vote of the City Council.

2. A variance under Sec. 6.10, C.1.a, of Article V, of the UDC per the PD-83 to allow for a cultured stone product meeting thestandards as prescribed within this overlay district. The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

a) That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

b) That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

c) That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

d) That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

e)That the manufactured stone product shall have a minimum warranty of 75 years.

** This variance requires approval by the Planning and Zoning Commission. **

Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Label and dimension (ROW width) Discovery Blvd.
2. Use a heavier scaled line for property boundary or lighten up building footprint, improvements, etc.
3. Indicate, dimension, and label all hardscape elements (sidewalks, trail systems, etc.) within the development.
4. Parking data and tabulations are to include both phases of the development.
5. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units.
6. Indicate screening fence and provide detail.
7. Label and dimension all easements (i.e. firelane, public access, utility, drainage & detension, etc.)
8. Label all trash receptacles and provide detail of dumpster enclosure -- minimum 8-ft enclosures walls with exterior walls matching the primary structure and a self latching gate mechanism.
9. Are there any recycle trash receptacles? If any, where are they located?
10. Indicate and label a minimum 20-ft landscape buffer along Discovery Blvd.
11. Indicate and lable a minimum 10-ft building setback line for the eastern property line.
12. Unit Tabulation chart: calculate and provide the overall average square footage per unit Total.
13. Unit Tabulation and Parking Tabulation charts need to indicate numbers for each phase of the development.

Landscape Plan:

1. Provide Tree Data Table: 1) indicate tree type for each tree (canopy and accent). 2) indicate tree size being planted (3", 4", 4-ft tall, etc.), 3) indicate the number of each type tree provided.
2. Indicate and label all ground mounted mechanical equipement (i.e. HVAC units) and provide screening detail for each unit.
3. Provide a lighter gray scale for the building footprints and improvments so as to highlight trees being planted.
4. Provide a label indicating a minimum 20-ft landscape buffer along Discovery Blvd
5. Correct OPEN SPACE CHART and include A) 50% FLOODPLAIN = 185,130 S.F, and B) CALCULATED OPEN SPACE = 490,408 S.F
6. Correct language for BUFFER LANDSCAPE to indicate REQUIRED: A minimum "20-foot" landscape street buffer shall be required along Discovery Blvd street frontage.
7. Based on the total number of parking spaces, a minimum of 1 canopy tree for each 10 parking spaces is required to be planted within the development (no required parking space may be located more than 80-ft from a large canopy tree) that is internal to the parking lot. 101 large canopy trees required. Provide a data table with tree type and size meeting this requirement.

Treescape (tree survey) Plan:

1. Treescape (tree survey) plan is incomplete. Must show all trees on site (identifying number, type, caliper inch, whether being removed or saved, and include on mitigation chart).
2. Remove or indicate as ghost lines the layer for all improvements (i.e. parking lot, building footprint, improvements, etc.).
3. Mititation chart should have at a minimumall the information listed in No. 1 noted above and include totals for inches saved, removed, and mitigation balance.

Photometric Plan:

1. Light levels along the southern and eastern property exceed 0.2-FC. Adjust lighting to meet the maximum intensity of 0.2-FC at the property lines for the development. All lighting fixtures are to be directed down and shielded with a maximum one-inch reveal in order to control glare.

2. Provide cut sheets for all exterior lighting fixtures and poles.
3. Maximum overall height of light poles not to exceed 20-ft based on overlay district standards (205 BY-OV).

Building Elevations:

1. ARB recommendation forwarded to the Planning and Zoning Commission required.
2. Provide elevations for the Clubhouse (visible from Discovery Blvd.)
3. Building 'D' requries a variance to the minimum stone requriement per the PD ordinance. All building facades require a minimum of 20% natural or quarried stone. See above.
4. Variance the to allow for cultured stone rather than a natural or quarried stone product. See above.

Open Space Master Plan:
1. To be considered by the Parks Board on September 6, 2017 with their recommendation forwarded to the City Council for approval.
2. Provide a legend for all amenties and label (i.e. clubhouse, pool, trails, etc.).
3. Indicate screening fence along perimeter of property as per PD-83 requirements.
4. Provide a stree label for Discovery Blvd.
5. Provide adjacent property owner information.
6. Provide a list of what amenities will be available for the park area and where located.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

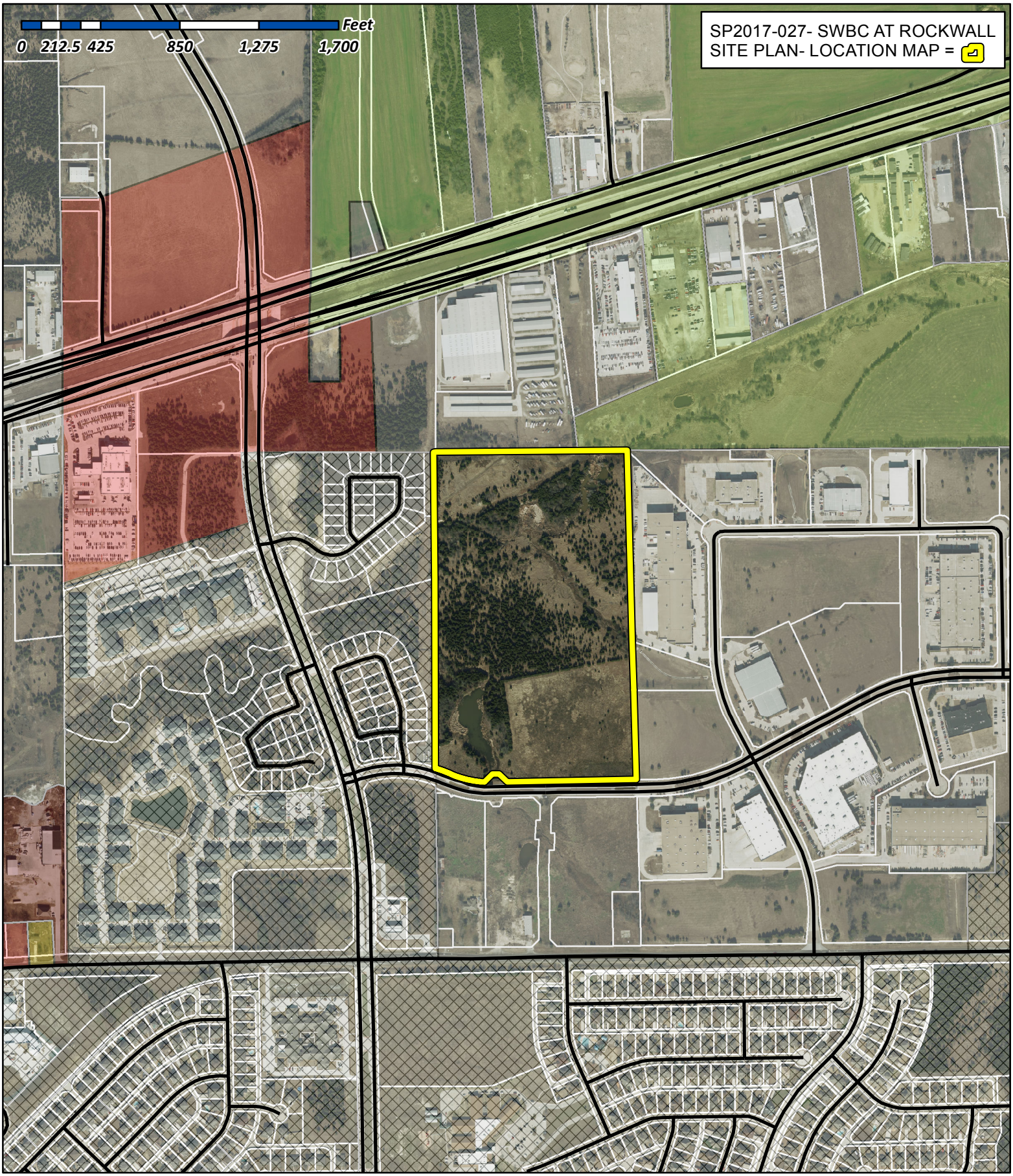
Meeting Dates to Attend:

Architectural Review Board: August 29, 2017 (5:00p.m.)[To provide recommendations to applicant]
Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: September 6, 2017 (6:00p.m.) [To provide recommendations to applicant/P&Z]

Architectural Review Board: September 12, 2017 (5:00p.m.) [To provide recommendations to applicant/P&Z]
Planning - Action: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: September 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SITE DATA

BUILDING HEIGHT: 46'-0"

PHASE 1: 21.28 ACRES, 295 UNITS, 13.86 UNITS/ACRE

PHASE 2: 21.28 ACRES, 295 UNITS, 13.86 UNITS/ACRE

PARKING TABULATION PHASE 1

UNIT PARKING REQUIRED:		
1 BEDROOM UNITS	177(1.5)	266
2 BEDROOM UNITS	82(2)	164
3 BEDROOM UNITS	36(2.5)	90
TOTAL UNIT PARKING REQUIRED		520
CLUB PARKING REQUIRED:	1/300 S.F.	12
TOTAL PARKING REQUIRED:		532
UNIT PARKING PROVIDED:		
UNCOVERED		403
ATTACHED GARAGE		70
CARPORT		47
TOTAL UNIT PARKING PROVIDED		520
CLUB PARKING PROVIDED		12
TOTAL PARKING PROVIDED		532

PARKING TABULATION PHASE 2

UNIT PARKING REQUIRED:		
1 BEDROOM UNITS	177(1.5)	266
2 BEDROOM UNITS	82(2)	164
3 BEDROOM UNITS	36(2.5)	90
TOTAL UNIT PARKING REQUIRED		520
CLUB PARKING REQUIRED:	1/300 S.F.	12
TOTAL PARKING REQUIRED:		532
UNIT PARKING PROVIDED:		
UNCOVERED		403
ATTACHED GARAGE		70
CARPORT		47
TOTAL UNIT PARKING PROVIDED		520
CLUB PARKING PROVIDED		12
TOTAL PARKING PROVIDED		532

UNIT TABULATION PHASE 1

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	34	650	22,100
A2 - ONE BEDROOM, ONE BATH	40	750	30,000
A3 - ONE BEDROOM, ONE BATH	38	850	32,300
A4 - ONE BEDROOM, ONE BATH	4	942	3,768
A5 - ONE BEDROOM, ONE BATH	34	975	33,150
A6 - ONE BEDROOM, ONE BATH, STUDY	23	1,075	24,725
A7 - ONE BEDROOM, ONE BATH	4	1,076	4,304
B1 - TWO BEDROOM, TWO BATH	22	1,125	24,750
B2 - TWO BEDROOM, TWO BATH	11	1,125	12,375
B3 - TWO BEDROOM, TWO BATH	20	1,175	23,500
B4 - TWO BEDROOM, TWO BATH	29	1,230	35,670
B5 - TWO BEDROOM, TWO BATH, STUDY	0	1,240	0
C1 - THREE BEDROOM, TWO BATH	24	1,360	32,640
C2 - THREE BEDROOM, THREE BATH	12	1,560	18,720
TOTAL	295		298,002

UNIT TABULATION PHASE 2

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	36	650	23,400
A2 - ONE BEDROOM, ONE BATH	36	750	27,000
A3 - ONE BEDROOM, ONE BATH	36	850	30,600
A4 - ONE BEDROOM, ONE BATH	4	942	3,768
A5 - ONE BEDROOM, ONE BATH	32	975	31,200
A6 - ONE BEDROOM, ONE BATH, STUDY	25	1,075	26,875
A7 - ONE BEDROOM, ONE BATH	4	1,076	4,304
B1 - TWO BEDROOM, TWO BATH	26	1,125	29,250
B2 - TWO BEDROOM, TWO BATH	7	1,125	7,875
B3 - TWO BEDROOM, TWO BATH	24	1,175	28,200
B4 - TWO BEDROOM, TWO BATH	29	1,230	35,670
B5 - TWO BEDROOM, TWO BATH, STUDY	0	1,240	0
C1 - THREE BEDROOM, TWO BATH	24	1,360	32,640
C2 - THREE BEDROOM, THREE BATH	12	1,560	18,720
TOTAL	295		299,502

SITE PLAN NOTES:

- 4% ENGINEERING INSPECTION FEES
- IMPACT FEES
- DETENTION IS REQUIRED, NOT ALLOWED IN FLOOD PLAIN.
- OFF SITE SEWER & LIFT STATION UPGRADES REQUIRED (INCLUDING BUT NOT LIMITED TO A 15" & 18" GRAVITY SEWER, & MIMS LIFT STATION UPGRADE)
- ON SITE SEWER UPGRADES (UP-SIZING A 10" TO 15" & 8" TO 10") REQUIRED
- PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, & REPLACEMENT OF THE DETENTION & DRAINAGE SYSTEMS.
- MINIMUM UTILITY & DRAINAGE EASEMENT WIDTHS ARE 20'.
- ALL DEAD END PARKING TO HAVE A 15'x24' TURNAROUND AREA. (NO PARKING AREA TO BE INFORCED)
- ALL DRIVE AISLE TO BE A MINIMUM OF 24' WIDE.
- ADHERENCE TO ENGINEERING & FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.
- MUST MEET & ADHERE TO ALL FIRE CODE REQUIREMENTS.
- BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES THREE OR MORE STORIES OR 30' OR MORE IN HEIGHT ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH A 24' FIRELANE A MIN OF 15' TO A MAX OF 30' FROM THE BUILDING & SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 250' OF ALL PORTIONS OR THE FACILITY & ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED WITHIN THE JURISDICTION IS MORE THAN 600' FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS & MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
- BUILDINGS OVER 5,000 SF SHALL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA.
- THE PROPOSED LOCATION OF THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INDICATED ON THE PLANS. THE FDC IS REQUIRED TO BE ALONG THE 24' FIRELANE & WITHIN 100' AS THE HOSE LAYS, OF A FIRE HYDRANT.
- A MIN OF 5' WIDE SIDEWALK SHALL BE PROVIDED FROM THE 24' FIRELANE TO THE FDC. PARKING SPACES ARE NOT CONSIDERED A CLEAR PATHWAY.
-UNDERGROUND FIRE LINE PIPING SHALL HAVE A 10' MIN SEPERATION FROM ALL OTHER UTILITIES IN A SEPARATE TRENCH. UNDERGROUND PIPING WITHIN 5' OF THE BUILDING MAY BE COMBINED WITH OTHER UTILITIES FOR ENTRANCE INTO THE BUILDING.
- KNOX BOXES WILL BE REQUIRED ON EVERY BUILDING LOCATED AT THE RISER ROOM DOOR.
- GATES SHALL NOT OBSTRUCTE FIRE APPARATUS ACCESS ROADS IN ANY MANNER. THE MIN WIDTHS & CLEARANCES ESTABLISHED SHALL BE MAINTAINED AT ALL TIMES. GATES SHALL OPEN ELECTROMECHANICALLY USING THE OVERHEAD DOOR COMPANY EMERGENCY INGRESS SYSTEM RADIO RECEIVER. A MANUAL BACK-UP SYSTEM SHALL BE ACCESSIBLE ON THE ENTRY SIDE OF THE GATE TO ALLOW ACCESS THROUGH THE GATE IN THE EVENT OF A POWER FAILURE, OR OTHER FAILURE OF THE ELECTROMECHANICAL SYSTEM. THE SYSTEM SHALL BE DESIGNED TO OPEN MANUALLY BY ONE PERSON UTILIZING AN APPROVED SINGLE MANUAL RELEASE DEVICE. THE MANUAL RELEASE DEVICE SHALL BE WITHIN 10' OF THE GATE IN A LOCATION CLEARLY VISIBLE & IS EASILY ACCESSIBLE FROM THE ENTRY SIDE OF THE GATE. & BE LOCATED IN A FIRE DEPARTMENT APPROVED WEATHERPROOF BOX.
- HVAC UNITS TO BE SCREENED BY LANDSCAPING AND MECHANICAL WELLS.

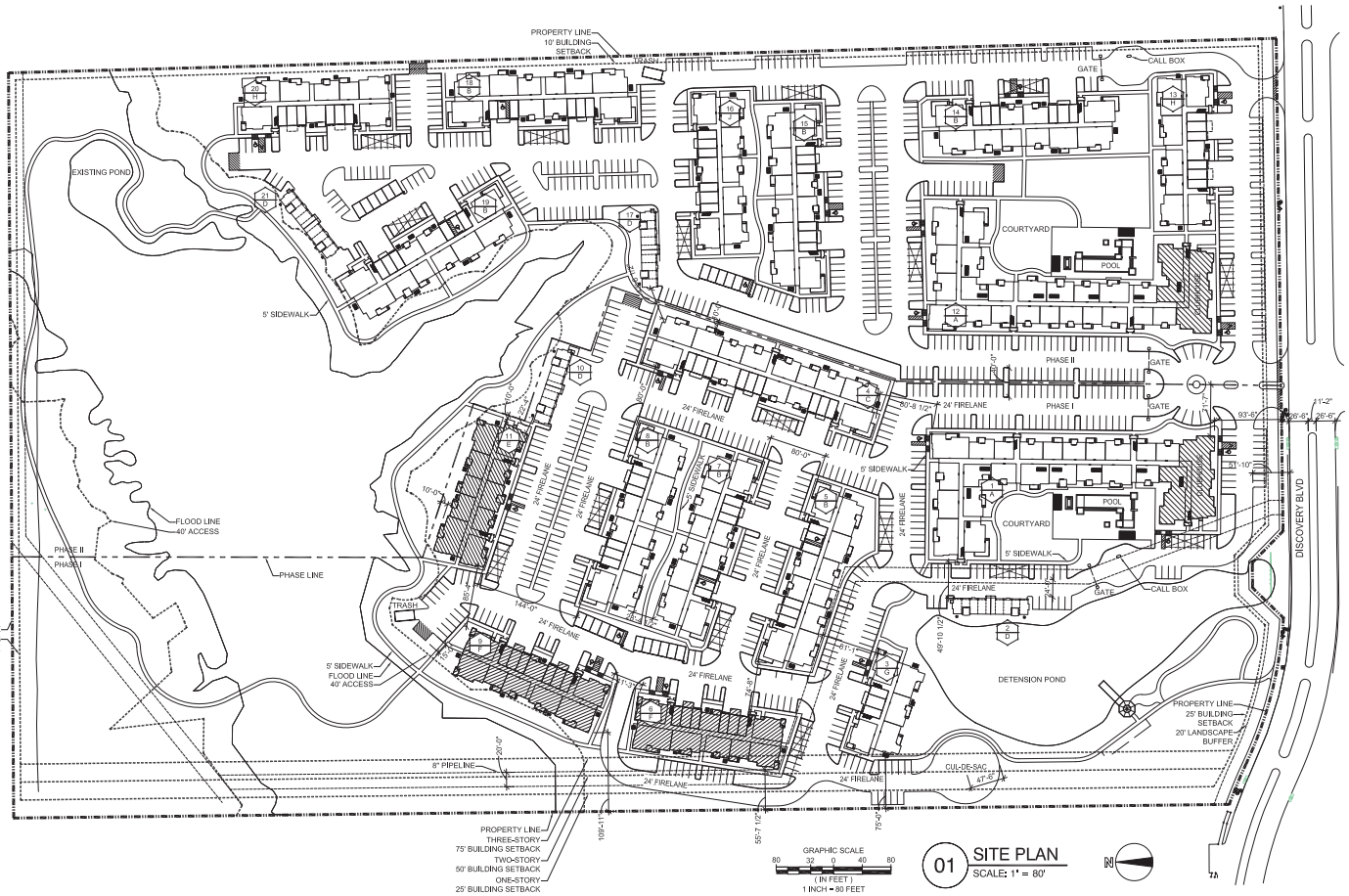


BUILDING TABULATION PHASE 1

TYPE	#BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	71	A1-12, A2-8, A3-3, A4-4,A5-7, A6-6, B1-6, B2-1, B4-5, C2-6, CLUB	67,428	67,428
B	3	34	A1-3, A2-6, A3-3, A5-5, A6-2, B1-3, B4-6, C1-6	34,940	104,820
C	1	45	A1-3, A2-8, A3-9, A5-10, B1-3, B4-6, C1-6	44,915	44,915
D	2	2	A7-2	2,152	4,304
E	1	20	A1-2, A2-4, A3-4, A5-2, B2-4, B3-2, C2-2	19,620	19,620
F	2	18	A1-4, A3-2, A6-2, B1-2, B3-6, C2-2	18,870	37,740
G	1	17	A6-5, B2-6, B3-6	19,805	19,805
TOTAL	11				298,002

BUILDING TABULATION PHASE 2

TYPE	#BLDGS	UNITS/BLDG.	UNIT TYPES.	BLDG. S.F.	TOTAL S.F.
A	1	71	A1-12, A2-8, A3-3, A4-4,A5-7, A6-6, B1-6, B2-1, B4-5, C2-6, CLUB	67,428	67,428
B	3	34	A1-3, A2-6, A3-3, A5-5, A6-2, B1-3, B4-6, C1-6	34,940	104,820
D	2	2	A7-2	2,152	4,304
H	2	28	A1-6, A3-3, A6-3, B1-4, B3-9, C2-3	18,870	37,740
J	1	28	A3-6, A5-5, A6-5, B2-6, B3-6	29,150	29,150
TOTAL	11				299,502



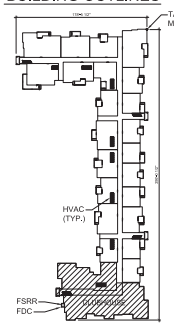
GRAPHIC SCALE
80 32 0 40 80
(IN FEET)
1 INCH = 80 FEET

01 SITE PLAN
SCALE: 1" = 80'

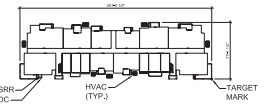
BUILDING KEY

BUILDING NUMBER
BUILDING TYPE

BUILDING OUTLINES



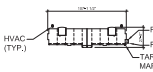
BUILDING 'A' 3 STORY



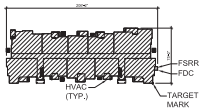
BUILDING 'B' 3 STORY



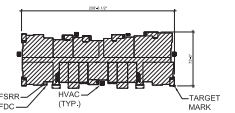
BUILDING 'C' 3 STORY



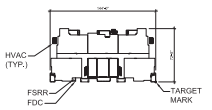
BUILDING 'D' 2 STORY



BUILDING 'E' 2 STORY



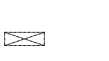
BUILDING 'F' 2 STORY



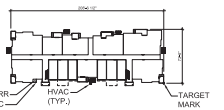
BUILDING 'G' 3 STORY



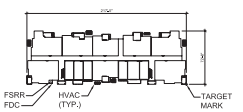
GARAGE



CARPORT



BUILDING 'H' 3 STORY



BUILDING 'J' 3 STORY

LEGEND

PROPERTY LINE	
EASEMENTS/SETBACKS	
TARGET MARK	
HANDICAP PARKING	
HANDICAP VAN PARKING	
HANDICAP UNIT DESIGNATION	
A/C CONDENSING UNIT	
FIRE SPRINKLER RISER ROOM & FDC	

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

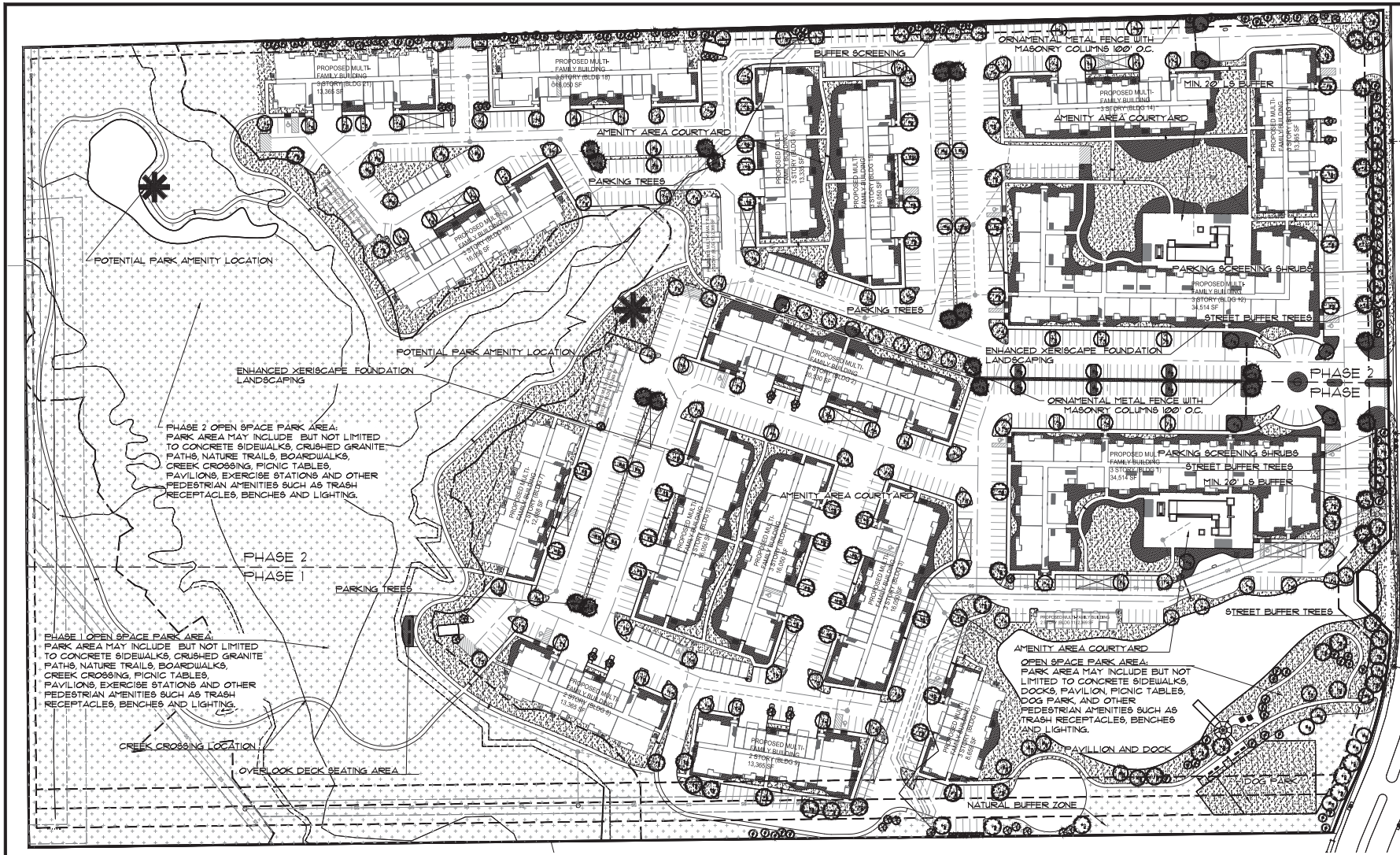
CROSS ARCHITECTS
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	09/06/17	SP2017-027



PLANT LEGEND

LO | LIVE OAK — *Quercus virginiana*
RO | RED OAK — *Quercus shumardii*
LE | LACEBARK ELM — *Ulmus parvifolia*
CE | CEDAR ELM — *Ulmus crassifolia*
RBD | RED BUD — *Cercis canadensis*
CRE | CRAPEMYRTLE — *Lagerstroemia indica*
CHA | CHASTE TREE — *Vitex agnus-castus*
NES | NELLIE R. STEVENS — *Ilex x 'Nellie R. Stevens'*
TSA | TEXAS SAGE — *Leucophyllum frutescens*

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
25	LIVE OAK	*Quercus virginiana*	3" cal.	18'-0"	Per Plan	Single Trunk
77	RED OAK	*Quercus shumardii*	3" cal.	18'-0"	Per Plan	Single Trunk
187	LACEBARK ELM	*Ulmus parvifolia*	3" cal.	18'-0"	Per Plan	Single Trunk
42	CEDAR ELM	*Ulmus crassifolia*	3" cal.	18'-0"	Per Plan	Single Trunk
6	RED BUD	*Cercis canadensis*	3dgal.	7'-8"	Per Plan	Full
73	CHASTE TREE	*Vitex agnus-castus*	3dgal.	7'-8"	Per Plan	Full
46	CRAPEMYRTLE	*Lagerstroemia indica*	3dgal.	7'-8"	Per Plan	Full
48	NELLIE R. STEVENS	*Ilex x 'Nellie R. Stevens'*	7gal.	9'-0"	Per Plan	
261	TEXAS SAGE	*Leucophyllum frutescens*	5gal.	36"	2'-0"	Full

TOTAL SITE SF = 1,853,313
FLOODPLAIN SF = 346,25 / 50% = 173,130
LANDSCAPE AREA = 305,278

TOTAL SITE(1,853,313) x 20% REQUIRED OPEN SPACE = 370,662 SF

50% FLOODPLAIN(173,130) + LANDSCAPE AREA(305,278) = 478,408 SF OF OPEN SPACE

LANDSCAPE ORDINANCE

CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE
REQUIRED: All canopy/Shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.
PROVIDED: All canopy trees are 4 caliper inches
REQUIRED: A minimum of 20% (8.5 acres) open space. Floodplain acreage my comay count for up to 50% of the 20% open space requirement.
PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

BUFFER LANDSCAPE
REQUIRED: A minimum 20' landscape street buffer shall be required along Discovery Blvd. street frontage.
PROVIDED: 20' landscape buffer

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage. Discovery Boulevard : 942 lf. of street frontage / 100 lf. = 28 canopy trees and 19 ornamental trees.
PROVIDED: 28 canopy trees + 19 ornamental trees

PARKING LANDSCAPE
REQUIRED: Any parking lot with more than two rows of spaces shall have a minimum of five spaces or 200 feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscape requirement.
REQUIRED: If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every ten spaces.
80 parking spaces x 16 sq. ft. = 1280 sq. ft.
PROVIDED: 4,120 sq. ft. of landscape and 1 shade tree with in 80 feet of every parking space.

REQUIRED: Min. 1 canopy tree per 10 parking spaces planted internal to parking lot. Each parking stall shall be located no greater than 80' from a canopy tree. Phase 1 parking = 532 Phase 2 parking = 532 Total = 1064 parking spaces. 106 canopy trees required.
PROVIDED: (204) 3" canopy trees and (20) ornamental trees.

NORTH
0 60 120 180 Feet
SCALE: 1"=60'

OWNER/DEVELOPER
SWBC BUILDING
6940 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

GSA LANDSCAPE ARCHITECTS
CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd North, Ste 2 • Argyle, TX 76226
P: 940.240.0012 • F: 940.240.0028
TBPLE Firm No. 3788 TBPE Firm No. 3041700

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
JM. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

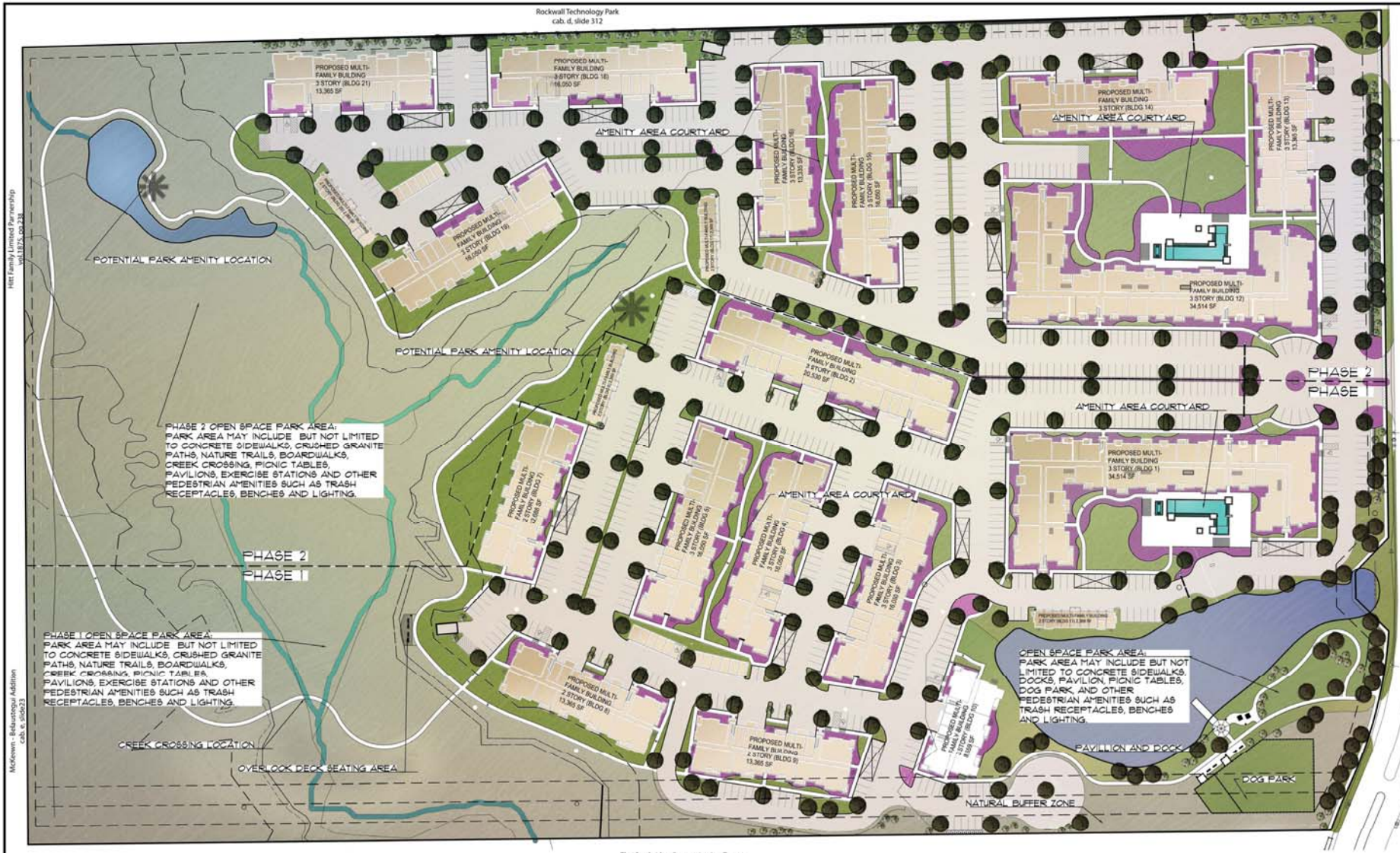
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF RON STEWART LANDSCAPE ARCHITECT
RON STEWART 2791 STATE OF TEXAS
DATED 9/6/2017

Drawn By: ---
Date: 08/17/2017
Scale: 1"=60'
Revisions:

17193

L1.0

Rev. 3:\2017\17193\Graphics\Zip Plot\Sheets\17193 L1.0.dwg
Plotted: 8/6/2017 2:45 PM, by Ryan Hudson, Sheet: 8/6/2017 2:44 PM, by Jonsson



NOTE: All park amenities are dependent upon final re-allocation of park funds.

NORTH

60 0 60 120 180 Feet

SCALE: 1"=60'

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/6/2017

RON STEWART REGISTERED LANDSCAPE ARCHITECT 791 STATE OF TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
GSA CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: (940) 240.1028
TBPE Firm No. 1796 TBPLS Firm No. 10047700

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE AMENITY PLAN

Drawn By: ---
Date: 08/31/2017
Scale: 1"=60'
Revisions:

17193

L1.0



NORTH

01 SITE PLAN - PHOTOMETRICS

SCALE : 1" = 60'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	9	Lithonia Lighting	DSXR LED 120 SQ 30K 80T	12-VERTICAL BOLLARD WITH 12 SHIELD LEDS OPERATED AT 230mA AND ASYMMETRIC DISTRIBUTION	LED	1	DSXR_LED_120_SQ_30K_80T_ASY.ies	1114	0.8	22
	C	32	Lithonia Lighting	C 2 32	GENERAL PURPOSE STRIP, 4FT LONG, WITH TWO LAMPS	TWO 32-WATT T8 LINEAR FLUORESCENT	2	C_2_32.ies	2800	0.8	58
	D	44	Lithonia Lighting	DSXO LED P2 30K TFTM MVOLT	DSXO LED P2 30K TFTM MVOLT	LED	1	DSXO_LED_P2_30K_TFTM_MVOLT.ies	7661	0.8	71
	DHS	20	Lithonia Lighting	DSXO LED P2 30K TFTM MVOLT HS	DSXO LED P2 30K TFTM MVOLT with Houseside shield	LED	1	DSXO_LED_P2_30K_TFTM_MVOLT_HS.ies	6122	0.8	71
	B	244	Lithonia Lighting	WSR LED 2 10A700/40K SR2 MVOLT	WSR LED WITH 1 MODULE, 20 LEDS, 700mA DRIVER, 400K COLOR TEMPERATURE, TYPE 2 LENS	LED	1	WSR_LED_2_10A700_40K_SR2_MVOLT.ies	9071	0.8	47
	BL	6	Lithonia Lighting	WSR LED 1 10A700/40K SR4 MVOLT	WSR LED WITH 1 MODULE, 10 LEDS, 700mA DRIVER, 400K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WSR_LED_1_10A700_40K_SR4_MVOLT.ies	1937	0.8	24

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property #1		0.4 fc	5.3 fc	0.0 fc	N/A	N/A
Property #2		0.3 fc	2.9 fc	0.0 fc	N/A	N/A

STATE OF TEXAS
HAROLD JOHN VETTER II
112620
LICENSED
PROFESSIONAL ENGINEER

08/17/2017

PQR
Mechanical, Plumbing and Electrical Engineering Consultants
5600 Tennyson Parkway, Suite 290
Plano, Texas 75024
214.509.8263
www.pqrus.com

Texas Registered Engineering Firm F-16851

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

Cross architects
CROSS ARCHITECTS
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
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brumsey@crossarchitects.com

SWBC AT ROCKWALL

NORTH OF DISCOVERY BLVD, ±500' E OF INTERSECTION WITH JOHN KING

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	



D-Series
LED Bollard

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

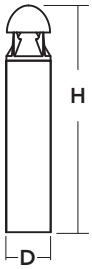
The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter: 8" Round *(20.3 cm)*

Height: 42" *(106.7 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dim-ming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

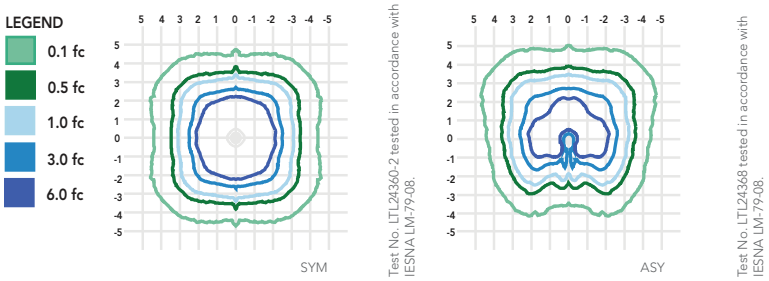
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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Inverted available with WLU option only.

WSR LED

Architectural Wall Sconce

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

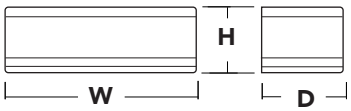
Luminaire

Height: 7-1/4" *(18.4 cm)*

Width: 18" *(45.7 cm)*

Depth: 9" *(22.8 cm)*

Weight: 17 lbs *(7.7 kg)*

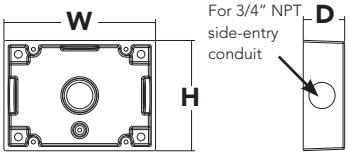


Optional Back Box (BBW)

Height: 4" *(10.2 cm)*

Width: 5-1/2" *(14.0 cm)*

Depth: 1-1/2" *(3.8 cm)*



Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

WSR LED							
Series	**Light Engines**	**Performance Package**	**Distribution**	**Voltage**	**Mounting**	**Options[3]**	**Finish *(required)***
WSR LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately** [2] BBW Surface-mounted back box UT5 Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type [4,5] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup [6] WLU Wet location door for up orientation [7] PIR Motion/ambient light sensor [8] DS Dual switching [9] SPD Separate surge protection [10] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

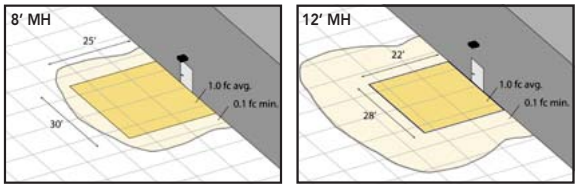
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU. Not available with ELCW.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
9. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
10. See electrical section on page 2 for more details.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT[1])	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	**77°F**	**1.00**
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WSR LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

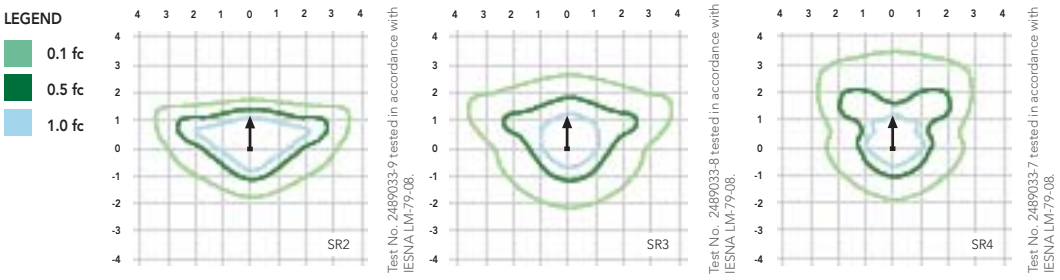
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W[1]	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W[1]	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

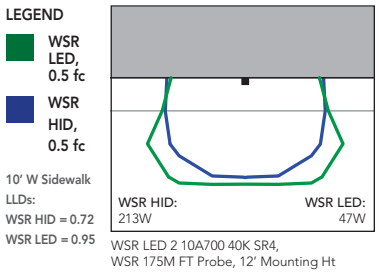
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSR LED homepage.

Isofootcandle plots for the WSR LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



WSR LED 2 10A700 40K SR4, WSR 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSR LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. The electronic driver has a power factor of >90%, THD <20%, and a minimum 2.5 KV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up"orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

Contractor Select

Strip Lights

INTENDED USE

Ideal where high brightness and good illumination levels are required such as retail, light industrial and warehouses.

ATTRIBUTES

Fixture can be assembled with snap together components and requires no tools. Available in one lamp or two lamp configuration.

CONSTRUCTION

Heavy-duty channel, die-formed from Code-gauge steel.

Sturdy channel cover secured by captive quarter-turn latch for easy access to wireway.

Combination endplate/channel connector furnished with each fixture.

FINISH

Five-stage iron phosphate pretreatment ensures superior paint adhesion and rust resistance. Painted parts finished with high-gloss, baked white enamel.

ELECTRICAL SYSTEM

MVOLT ballasts are electronic, full light output-reduced energy. Less than 10% THD. Multi-volt operation, 120-277V.
120V ballasts are thermally protected, resetting, Class P, LPF, non-PCB, UL Listed, CSA Certified. Rapid-start ballasts are sound rated A.

INSTALLATION

For unit or row installations, surface or suspended mounting.

LISTING

UL listed to US and Canadian safety standards. For use in damp locations. Optional: Mexico NOM.

WARRANTY

2-year limited warranty. Complete warranty terms located at
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



C Specifications	*Z1 Specifications*	*Z2 Specifications*	*S Specifications*
Length: 24 (61.0)	Length: 24 (61.0)	Length: 24 (61.0)	Length: 18 (45.7)
36 (91.4)	36 (91.4)	36 (91.4)	24 (61.0)
48 (122.0)	48 (122.0)	48 (122.0)	36 (91.4)
72 (182.9)	96 (243.9)	96 (243.9)	48 (122.0)
96 (243.9)	Width: 2-1/4 (5.7)	Width: 2-1/4 (5.7)	Width: 2-3/4 (6.9)
Width: 4-3/8 (11.1)	Depth: 1-1/4 (3.1)	Depth: 1-1/4 (3.1)	Depth: 1-3/4 (4.4)
Depth: 2-1/8 (5.4)			

All dimensions are inches (centimeters).

ORDERING INFORMATION

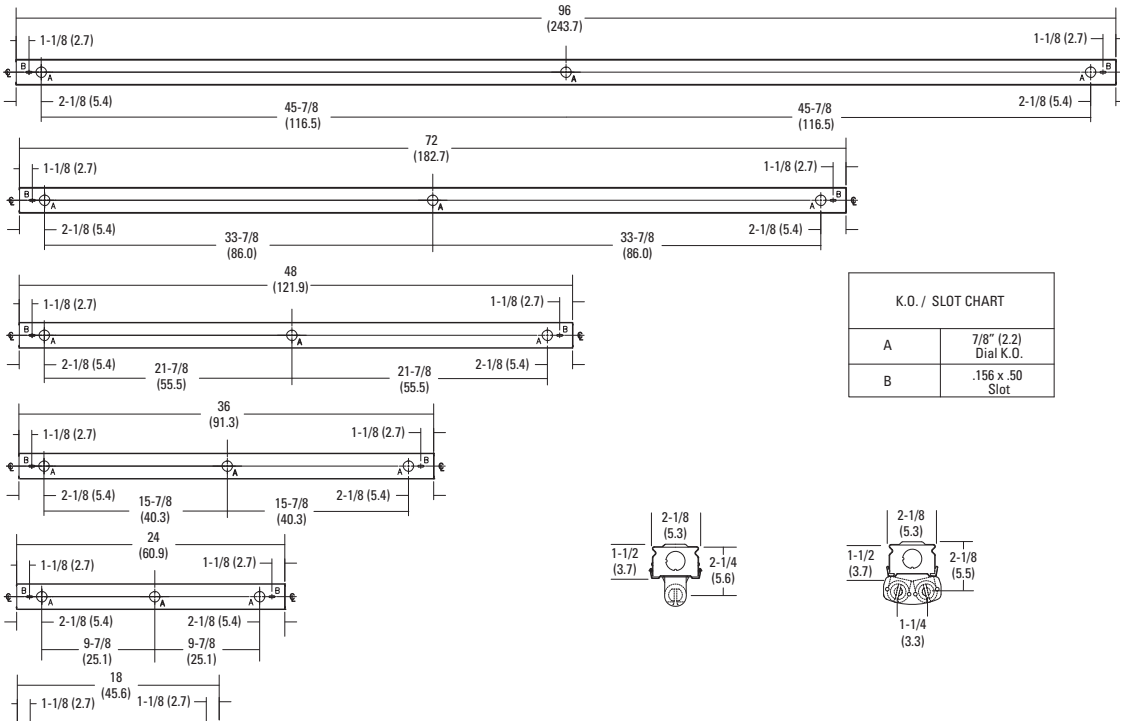
Catalog Number	UPC	Description	# of Lamps	Length	Wattage	Voltage	Ballast Type	Lamp Included	Pallet Qty.	Standard Carton Qty.
C232 MV	745975079711	T8 general-purpose strip	2	48"	32	120-277	Electronic, instant start	N	99	1
TC232 MV	745975080809	T8 general-purpose strip	4	96"	32	120-277	Electronic, instant start	N	99	1
C225 MV	745975081219	T8 general-purpose strip	2	36"	25	120-277	Electronic, instant start	N	99	1
C217 MV	745975081493	T8 general-purpose strip	2	24"	17	120-277	Electronic, instant start	N	198	1
C296	745973789766	T12 general-purpose strip	2	96"	75	120	Electronic, rapid start	N	99	1
C296T8 MV	745977076145	T8 general-purpose strip	2	96"	75	120-277	Electronic, instant start	N	99	1
Z117 MV	745976682675	T8 low-profile strip	1	24"	17	120-277	Electronic, instant start	N	448	1
Z125 MV	745976682705	T8 low-profile strip	1	36"	25	120-277	Electronic, instant start	N	224	1
Z132 MV	745976682736	T8 low-profile strip	1	48"	32	120-277	Electronic, instant start	N	224	1
TZ132 MV	745976682767	Tandem, T8 low-profile strip	2	96"	32	120-277	Electronic, instant start	N	224	1
Z217 MV	745976682781	T8 low-profile strip	2	24"	17	120-277	Electronic, instant start	N	448	1
Z225 MV	745976682927	T8 low-profile strip	2	36"	25	120-277	Electronic, instant start	N	224	1
Z232 MV	745976682941	T8 low-profile strip	2	48"	32	120-277	Electronic, instant start	N	224	1
TZ232 MV	745976682989	Tandem, T8 low-profile strip	4	96"	32	120-277	Electronic, instant start	N	224	1

DIMENSIONS

Inches (centimeters). Subject to change without notice.

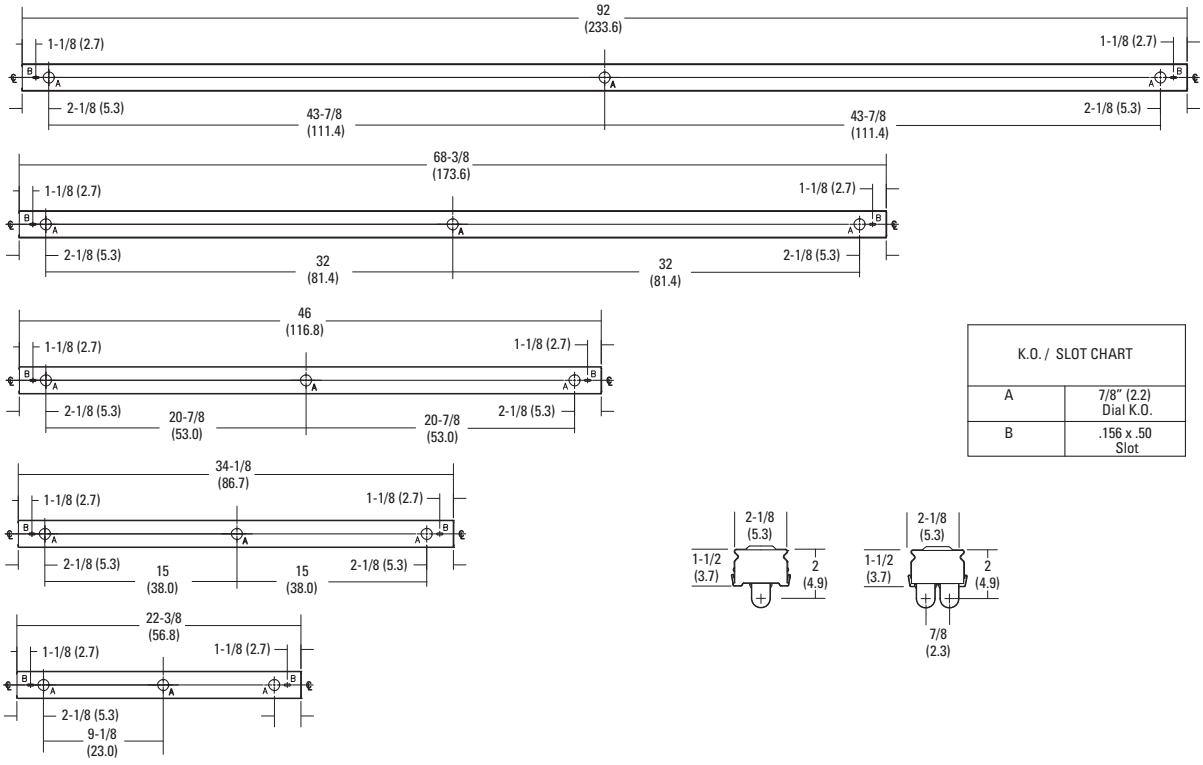
Z STRIPS

T8 DIMENSIONS



K.O. / SLOT CHART	
A	7/8" (2.2) Dial K.O.
B	.156 x .50 Slot

T5 DIMENSIONS



K.O. / SLOT CHART	
A	7/8" (2.2) Dial K.O.
B	.156 x .50 Slot

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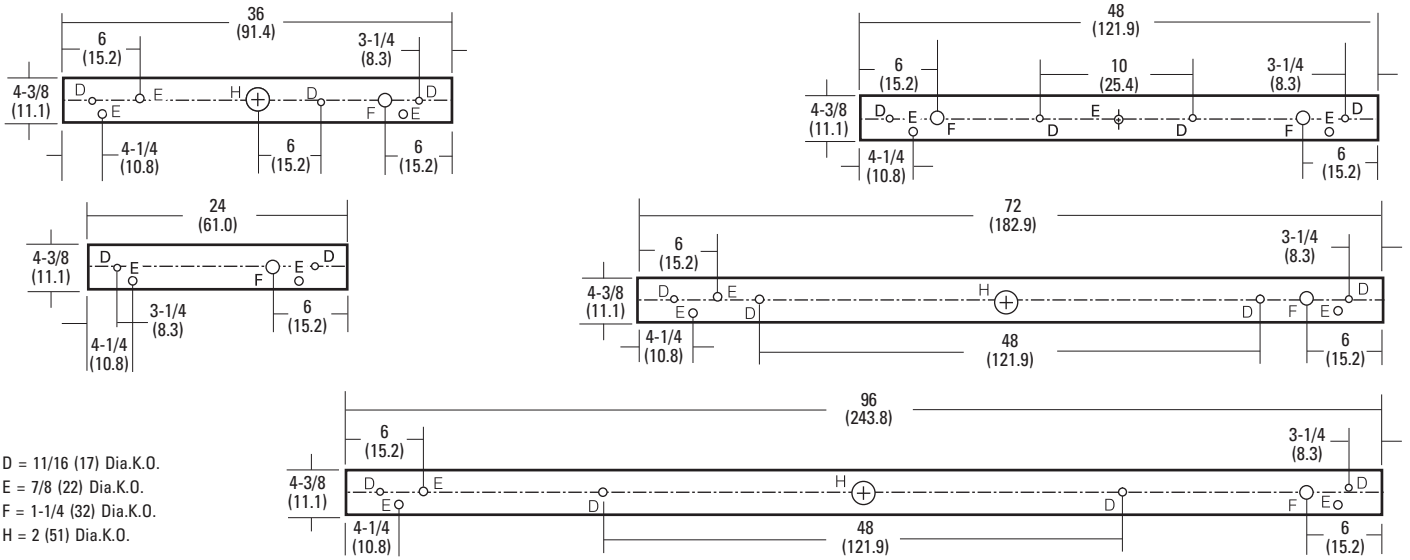
DIMENSIONS (continued)

Inches (centimeters). Subject to change without notice.

C STRIPS



D = 11/16 (17) Dia.K.O.
E = 7/8 (22) Dia.K.O.
F = 1-1/4 (32) Dia.K.O.
H = 2 (51) Dia.K.O.

PHOTOMETRICS

See www.acuitybrands.com.

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D-Series Size 0
LED Area Luminaire

Catalog Number

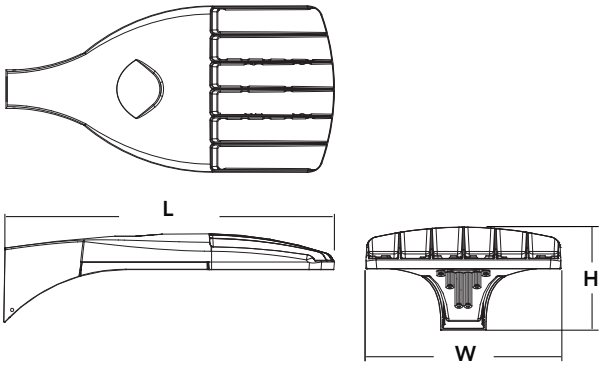
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4] 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (control ordered separate)[9]
PER5	Five-wire receptacle only (control ordered separate)[9,10]
PER7	Seven-wire receptacle only (control ordered separate)[9,10]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,12]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,12]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]
BL30	Bi-level switched dimming, 30%[13,14]
BL50	Bi-level switched dimming, 50%[13,14]
PNMTDD3	Part night, dim till dawn[15]
PNMT5D3	Part night, dim 5 hrs[15]
PNMT6D3	Part night, dim 6 hrs[15]
PNMT7D3	Part night, dim 7 hrs[15]
FAO	Field adjustable output[16]

Other options

Shipped installed

HS	House-side shield[17]
SF	Single fuse (120, 277, 347V)[5]
DF	Double fuse (208, 240, 480V)[5]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
DDL	Diffused drop lens[17]

Order separately

BS	Bird spikes
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

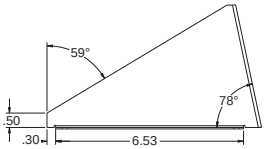
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]
DSX0HS 20C U	House-side shield for 20 LED unit [17]
DSX0HS 30C U	House-side shield for 30 LED unit [17]
DSX0HS 40C U	House-side shield for 40 LED unit [17]
DSX0DDL U	Diffused drop lens (polycarbonate) [17]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)[19]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [7]

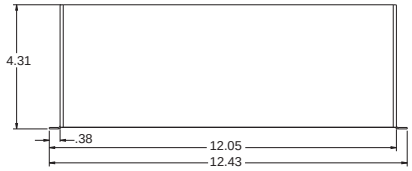
For more control options, visit DTL and ROAM online.

NOTES
1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
3 Not available with HS or DDL.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
7 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
8 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
10 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
11 Reference Motion Sensor table on page 3.
12 Reference PER Table on page 3 to see functionality.
13 Requires (2) separately switched circuits.
14 Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3.
15 Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
16 Not available with other dimming controls options.
17 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
18 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
19 For retrofit use only.

External Glare Shield

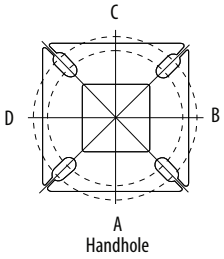




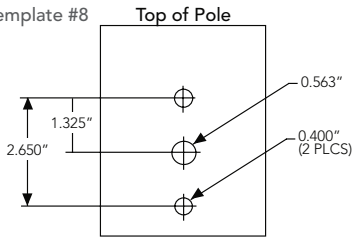


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

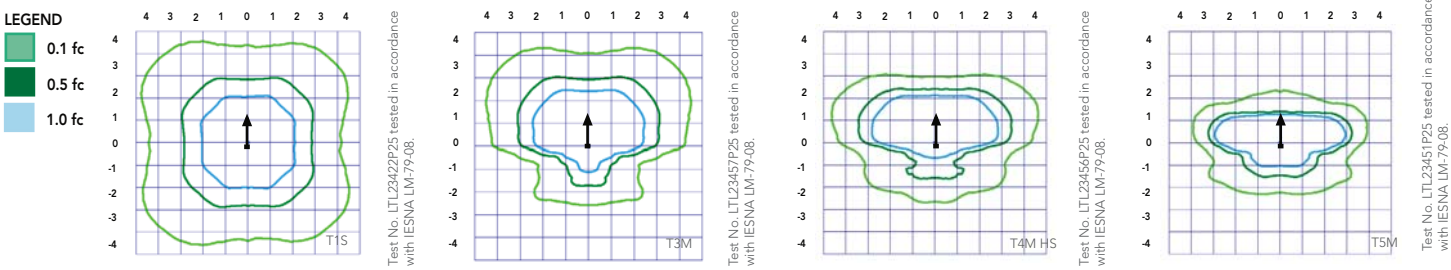
Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	1200	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	38	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
		T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
		T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
		T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
		T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
		T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
		TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
		T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
		T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
		T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
		T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
		BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
		LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
		RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
P2	49	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
		T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
		T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
		T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
		T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
		T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
		TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
		T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
		T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
		T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
		T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
		BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102					
		LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
		RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
P3	71	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
		T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
		T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
		T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
		T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
		T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
		TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
		T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
		T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
		T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
		T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
		BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
		LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
		RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
P4	92	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
		T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
		T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117					
		T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113					
		T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116					
		T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114					
		TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116					
		T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121					
		T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121					
		T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121					
		T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122					
		BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95					
		LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					
		RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	89	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
		T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
		T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
		T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
		T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
		T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
		TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
		T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
		T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
		T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
		T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
		BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
		LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
		RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
P6	134	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
		T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
		T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
		T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
		T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
		T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
		TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
		T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
		T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
		T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
		T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
		BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
		LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
		RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
P7	166	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
		T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
		T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
		T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
		T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
		T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
		TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
		T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
		T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
		T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
		T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
		BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
		LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
		RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	53	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
		T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
		T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
		T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
		T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
		T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
		TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
		T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
		T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
		T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
		T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
		BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
		LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
		RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
P11	72	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
		T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
		T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
		T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
		T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
		T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
		TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
		T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
		T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
		T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
		T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
		BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
		LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
		RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
P12	104	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
		T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
		T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
		T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
		T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
		T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
		TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
		T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
		T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
		T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
		T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
		BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
		LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
		RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
P13	128	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
		T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
		T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
		T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
		T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
		T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
		TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
		T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
		T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
		T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
		T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
		BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
		LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
		RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Round Tapered Aluminum Hinged is a special purpose light pole for up to 20-foot mounting heights. This pole is an excellent choice for locations where maintenance access is limited.

CONSTRUCTION — **Pole Shaft**: The pole shaft is made of spun-tapered seamless 6063 alloy aluminum tubing, heat-treated to produce a T6 temper.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable aluminum top cap secured with three stainless-steel screws.

Handhole: An optional reinforced handhole with grounding provision is available. Every handhole includes a cover and cover attachment hardware.

Base Cover: A cast aluminum two-piece cover is included.

Anchor Base/Bolts: Anchor base is cast from A356 aluminum alloy and heat treated to T6 temper. Threaded grounding provision located in base plate. The 3/8-16 x .75 stainless steel grounding bolts are provided by installer. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" blend on one end. All anchor bolts are hot-dipped galvanized a minimum of 12" nominal on the threaded end. Anchor bolts are made of steel rod having a minimum yield strength of 55,000 psi.

Hardware – All structural and non-structural fasteners are stainless-steel.

Finish – Standard finishes include Dark Bronze, White, Black, Medium Bronze, Natural Aluminum, or unpainted brushed aluminum finish. Classic colors include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue. Architectural Colors and Special Finishes are available by quote and include but are not limited to Duranodic Anodize, Paint over Duranodic Anodize, RAL Colors, Custom Colors and Extended Warranty Finishes.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



Anchor Base Poles

RTAH

ROUND TAPERED ALUMINUM HINGED

ORDERING INFORMATION

Recommended to be ordered with pole to ensure proper fit.
Lead times will vary depending on options selected. Consult with your sales representative.

Example: RTAH 16 4C DM19 BA

RTAH						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness**[1]	**Mounting**[2]		**Options**	**Finish**[7]
RTAH	(See Technical information table.)	(See Technical information table.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM32 3 at120° DM39 3 at 90° DM49 4 at 90°	CSX/DSX/AERIS™/OMERO™ Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90° AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existing[8] USPOM United States point of manufacture[9] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum BA Brushed aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Class 1 architectural Duranodic Anodize ABL Black ADB Dark bronze ANA Natural Architectural colors and Special Finishes[10] Duranodic Anodize, Paint over Duranodic Anodize, RAL Colors, Custom Colors and Extended Warranty Finishes available.

Notes:

1. Wall thickness will be signified with a "C", "E" or a "G" in nomenclature. "C" - 0.125 | "E" - 0.156 | "G" - 0.188.
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. The drilling template pattern to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option. For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". Example: 5ft = 5 and 20ft 3in = 20-3 For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below. Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard with radius curve providing 12' rise.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

RTAH Round Tapered Aluminum Hinged Poles

TECHNICAL INFORMATION — EPA (ft^2) WITH 3-SECOND GUST PER AASHTO 2013																	
Series	Mounting Height (ft)	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approx. ship weight (lbs.)
RTAH	8	4C	10.1	50	8	50	6.5	50	5.3	50	4.4	50	3.7	50	3.1	50	17
RTAH	10	4C	8.1	50	6.3	50	5	50	4	50	3.3	50	2.7	50	2.3	50	20
RTAH	10	5C	13.4	50	10.6	50	8.6	50	7.1	50	5.9	50	5	50	4.3	50	24
RTAH	12	4C	6.5	50	5	50	3.9	50	3	50	2.4	50	1.9	50	1.6	50	23
RTAH	12	5C	11.1	50	8.7	50	7	50	5.7	50	4.7	50	3.9	50	3.3	50	26
RTAH	12	5E	14	50	11	50	8.9	50	7.3	50	6.1	50	5.1	50	4.4	50	31
RTAH	12	5G	16.9	50	13.4	50	10.9	50	8.9	50	7.5	50	6.3	50	5.4	50	36
RTAH	14	4C	5.2	50	3.8	50	2.9	50	2.1	50	1.6	50	1.2	50	0.9	50	27
RTAH	14	5C	9.2	50	7.1	50	5.6	50	4.4	50	3.6	50	3	50	2.5	50	31
RTAH	14	5E	11.9	50	9.3	50	7.4	50	6	50	4.9	50	4	50	3.4	50	37
RTAH	14	5G	14.3	50	11.3	50	9	50	7.3	50	6.1	50	5.1	50	4.3	50	43
RTAH	16	4C	4	50	2.8	50	2	50	1.3	50	0.9	50	0.6	50	-	50	30
RTAH	16	5C	7.4	50	5.6	50	4.3	50	3.4	50	2.7	50	2.1	50	1.7	50	35
RTAH	16	5E	9.7	50	7.4	50	5.8	50	4.6	50	3.7	50	3.1	50	2.5	50	42
RTAH	16	5G	11.9	75	9.3	75	7.3	75	5.9	75	4.8	75	3.9	75	3.3	75	50
RTAH	16	6E	14.8	75	11.6	75	9.3	75	7.7	75	6.4	75	5.4	75	4.7	75	53
RTAH	16	6G	18.1	75	14.3	75	11.6	75	9.6	75	8	75	6.8	75	5.9	75	62
RTAH	18	5C	6	50	4.4	50	3.3	50	2.4	50	1.8	50	1.4	50	1.1	50	40
RTAH	18	5E	7.9	75	5.9	75	4.5	75	3.5	75	2.7	75	2.2	75	1.8	75	48
RTAH	18	5G	9.8	75	7.5	75	5.8	75	4.6	75	3.7	75	3	75	2.5	75	56
RTAH	18	6E	12.4	75	9.6	75	7.6	75	6.2	75	5.1	75	4.3	75	3.7	75	59
RTAH	18	6G	15.4	75	12	75	9.6	75	7.8	75	6.6	75	5.5	75	4.7	75	70
RTAH	20	5C	4.8	75	3.4	75	2.4	75	1.7	75	1.1	75	0.7	75	-	75	42
RTAH	20	5E	6.5	75	4.8	75	3.6	75	2.6	75	2	75	1.4	75	1.1	75	51
RTAH	20	5G	8.3	75	6.2	75	4.7	75	3.6	75	2.8	75	2.2	75	1.7	75	60
RTAH	20	6E	10.4	75	7.9	75	6.1	75	4.9	75	4	75	3.3	75	2.8	75	63
RTAH	20	6G	13	75	10	75	7.9	75	6.4	75	5.3	75	4.5	75	3.8	75	74

NOTE: EPA values reflect poles without a handhole opening.

AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table below).

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 770-922-9000 www.lithonia.com

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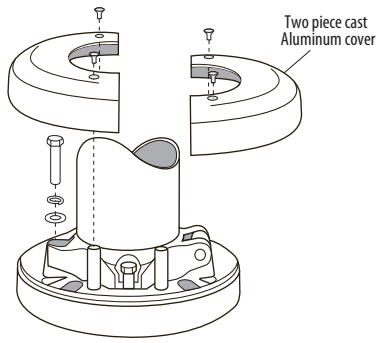
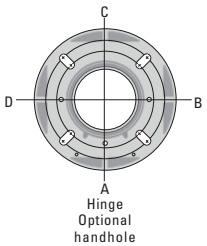
RTAH Round Tapered Aluminum Hinged Poles

TECHNICAL INFORMATION										
Catalog number	Nominal mount ht. (ft)	Pole shaft size (in x ft)	Wall thick (in)	EPA (ft²) with 1.3 gust			Max.	Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship (lbs.)
				80 mph	90 mph	100 mph				
RTAH 8 4C	8	4	0.125	8.5	6.6	5.2	50	8.5 - 10	0.75 x 17.00 x 3.00	17
RTAH 10 4C	10	4	0.125	6.4	4.8	3.7	50	8.5 - 10	0.75 x 17.00 x 3.00	20
RTAH 10 5C	10	5	0.125	12.3	9.5	7.5	50	8.5 - 10	0.75 x 17.00 x 3.00	24
RTAH 12 4C	12	4	0.125	4.9	3.5	2.6	50	8.5 - 10	0.75 x 17.00 x 3.00	23
RTAH 12 5C	12	5	0.125	9.9	7.5	5.8	50	8.5 - 10	0.75 x 17.00 x 3.00	26
RTAH 12 5E	12	5	0.156	12.4	9.5	7.5	50	8.5 - 10	0.75 x 17.00 x 3.00	31
RTAH 12 5G	12	5	0.188	15	11.5	9.1	50	8.5 - 10	0.75 x 17.00 x 3.00	36
RTAH 14 4C	14	4	0.125	3.6	2.5	1.7	50	8.5 - 10	0.75 x 17.00 x 3.00	27
RTAH 14 5C	14	5	0.125	7.9	5.8	4.5	50	8.5 - 10	0.75 x 17.00 x 3.00	31
RTAH 14 5E	14	5	0.156	10.1	7.6	5.9	50	8.5 - 10	0.75 x 17.00 x 3.00	37
RTAH 14 5G	14	5	0.188	12.3	9.3	7.3	50	8.5 - 10	0.75 x 17.00 x 3.00	43
RTAH 16 4C	16	4	0.125	2.5	1.5	0.9	50	8.5 - 10	0.75 x 17.00 x 3.00	30
RTAH 16 5C	16	5	0.125	6	4.4	3.2	50	8.5 - 10	0.75 x 17.00 x 3.00	35
RTAH 16 5E	16	5	0.156	7.9	5.8	4.4	50	8.5 - 10	0.75 x 17.00 x 3.00	42
RTAH 16 5G	16	5	0.188	9.7	7.3	5.6	75	8.5 - 10	0.75 x 17.00 x 3.00	50
RTAH 16 6E	16	6	0.156	14	10.8	8.6	75	8.5 - 10	0.75 x 17.00 x 3.00	53
RTAH 16 6G	16	6	0.188	17.1	13.2	10.5	75	8.5 - 10	0.75 x 17.00 x 3.00	62
RTAH 18 5C	18	5	0.125	4.5	3.2	2.2	50	8.5 - 10	0.75 x 17.00 x 3.00	40
RTAH 18 5E	18	5	0.156	6.1	4.4	3.2	75	8.5 - 10	0.75 x 17.00 x 3.00	48
RTAH 18 5G	18	5	0.188	7.7	5.6	4.2	75	8.5 - 10	0.75 x 17.00 x 3.00	56
RTAH 18 6E	18	6	0.156	11.4	8.6	6.8	75	8.5 - 10	0.75 x 17.00 x 3.00	59
RTAH 18 6G	18	6	0.188	14	10.8	8.5	75	8.5 - 10	0.75 x 17.00 x 3.00	70
RTAH 20 5C	20	5	0.125	3.4	2.2	1.4	75	8.5 - 10	0.75 x 17.00 x 3.00	42
RTAH 20 5E	20	5	0.156	4.8	3.3	2.3	75	8.5 - 10	0.75 x 17.00 x 3.00	51
RTAH 20 5G	20	5	0.188	6.2	4.4	3.1	75	8.5 - 10	0.75 x 17.00 x 3.00	60
RTAH 20 6E	20	6	0.156	9.2	6.9	5.3	75	8.5 - 10	0.75 x 17.00 x 3.00	63
RTAH 20 6G	20	6	0.188	11.5	8.7	6.8	75	8.5 - 10	0.75 x 17.00 x 3.00	74

POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Template description	Anchor bolt description
4"	8-1/2" – 10"	3-1/2"	12-5/8"	ABTEMPLATE PJ50060	AB18-0
5"	8-1/2" – 10"	3-1/2"	12-5/8"	ABTEMPLATE PJ50061	AB18-0
6"	8-1/2" – 10"	3-1/2"	12-5/8"	ABTEMPLATE PJ50062	AB18-0

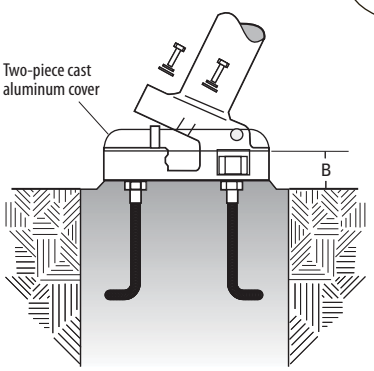


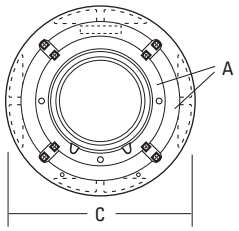
HINGE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.





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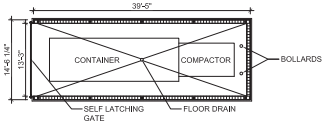
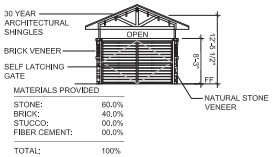
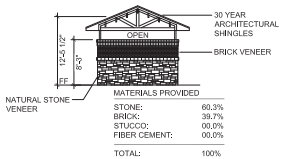


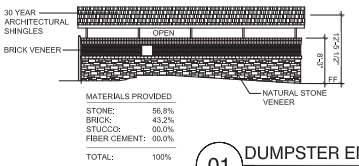
04 DUMPSTER ENCLOSURE FLOOR PLAN
3/32" = 1'-0"



03 DUMPSTER ENCLOSURE GATE ELEVATION
3/32" = 1'-0"



02 DUMPSTER ENCLOSURE REAR ELEVATION
3/32" = 1'-0"



01 DUMPSTER ENCLOSURE SIDE ELEVATION
3/32" = 1'-0"

CROSS ARCHITECTS
1255 W. 15TH. ST., SUITE 125
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brumsey@crossarchitects.com

SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	09/06/17	SP2017-027

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON



01 CLUBHOUSE PERSPECTIVE
N.T.S.

OWNER
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ROCKWALL, TX 75032

ROCKWALL, TEXAS

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01 PERSPECTIVE ELEVATION
SCALE: 1/8" = 1'-0"

01/13/

ARCHITECT:

DATE:

PROJEC

NO

DRAWN



04 BUILDING A REAR ELEVATION
1/16" = 1'-0"



02 BUILDING A SIDE ELEVATION
1/16" = 1'-0" (CLUBHOUSE ELEVATION VISIBLE FROM DISCOVERY BLVD.)



02 BUILDING A SIDE ELEVATION
1/16" = 1'-0"



01 BUILDING A FRONT ELEVATION
1/16" = 1'-0"

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SWBC AT ROCKWALL

2300 DISCOVERY BLVD, ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	08/18/17	SP2017-027



04 BUILDING B REAR ELEVATION
1/16" = 1'-0"



03 BUILDING B SIDE ELEVATION
1/16" = 1'-0"



02 BUILDING B SIDE ELEVATION
1/16" = 1'-0"



01 BUILDING B FRONT ELEVATION
1/16" = 1'-0"

OWNER
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DEVELOPER
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SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
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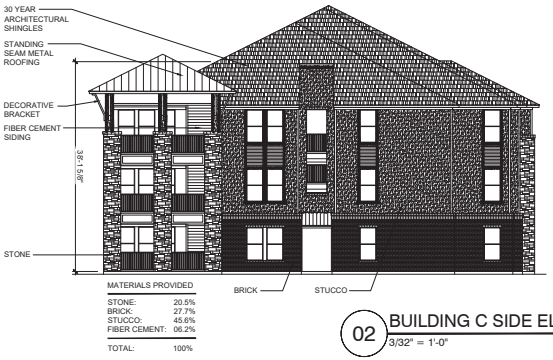
04 BUILDING C REAR ELEVATION
3/32" = 1'-0"



03 BUILDING C FRONT ELEVATION
3/32" = 1'-0"



02 BUILDING C SIDE ELEVATION
3/32" = 1'-0"



01 BUILDING C SIDE ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
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SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
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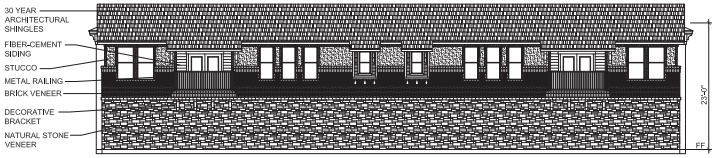
ROCKWALL, TEXAS

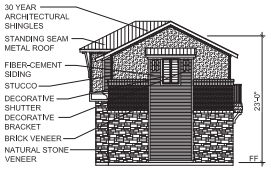
CROSS PROJECT NO.	DATE	CASE NUMBER
16129	09/06/17	SP2017-027



MATERIALS PROVIDED

STONE:	61.3%
BRICK:	24.9%
STUCCO:	11.6%
FIBER CEMENT:	2.2%
TOTAL:	100%

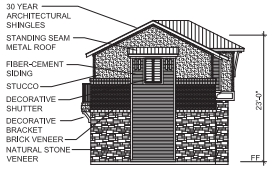
04 BUILDING D REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	31.8%
BRICK:	16.0%
STUCCO:	25.0%
FIBER CEMENT:	27.2%
TOTAL:	100%

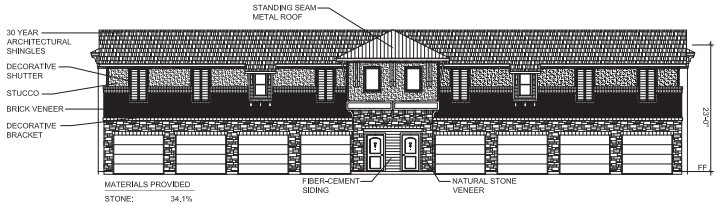
03 BUILDING D SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	31.8%
BRICK:	16.0%
STUCCO:	25.0%
FIBER CEMENT:	27.2%
TOTAL:	100%

02 BUILDING D SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	34.1%
BRICK:	30.7%
STUCCO:	24.4%
FIBER CEMENT:	10.8%
TOTAL:	100%

01 BUILDING D FRONT ELEVATION
3/32" = 1'-0"

CROSS ARCHITECTS
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brumsey@crossarchitects.com

SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	09/06/17	SP2017-027

OWNER
PNEUMA VENTURES, LTD
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Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON



MATERIALS PROVIDED

STONE:	20.7%
BRICK:	36.6%
STUCCO:	33.5%
FIBER CEMENT:	09.2%
TOTAL:	100%

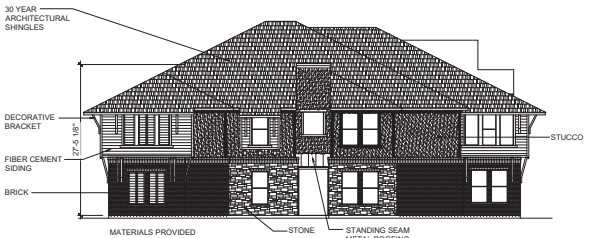
04 BUILDING E REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	22.9%
BRICK:	31.5%
STUCCO:	31.5%
FIBER CEMENT:	07.2%
TOTAL:	100%

03 BUILDING E SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.2%
BRICK:	38.7%
STUCCO:	30.8%
FIBER CEMENT:	10.3%
TOTAL:	100%

02 BUILDING E SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	22.1%
BRICK:	36.1%
STUCCO:	35.9%
FIBER CEMENT:	05.9%
TOTAL:	100%

01 BUILDING E FRONT ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
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SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	09/06/17	SP2017-027



MATERIALS PROVIDED

STONE:	20.0%
BRICK:	29.0%
STUCCO:	38.0%
FIBER CEMENT:	13.0%
TOTAL:	100%

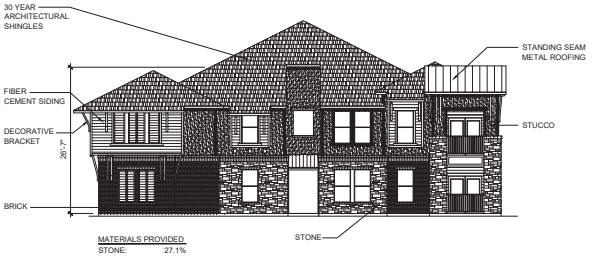
04 BUILDING F REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.8%
BRICK:	33.4%
STUCCO:	37.4%
FIBER CEMENT:	8.4%
TOTAL:	100%

03 BUILDING F SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	27.1%
BRICK:	28.9%
STUCCO:	33.5%
FIBER CEMENT:	10.5%
TOTAL:	100%

02 BUILDING F SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	22.5%
BRICK:	33.6%
STUCCO:	38.9%
FIBER CEMENT:	5.0%
TOTAL:	100%

01 BUILDING F FRONT ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
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Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
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Contact: SPENCER BYINGTON

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SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	09/06/17	SP2017-027



MATERIALS PROVIDED

STONE:	20.9%
BRICK:	26.5%
STUCCO:	37.4%
FIBER CEMENT:	15.2%
TOTAL:	100%

04 BUILDING G REAR ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.5%
BRICK:	25.2%
STUCCO:	43.1%
FIBER CEMENT:	10.1%

03 BUILDING G SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	20.5%
BRICK:	25.2%
STUCCO:	43.1%
FIBER CEMENT:	10.1%

02 BUILDING G SIDE ELEVATION
3/32" = 1'-0"



MATERIALS PROVIDED

STONE:	21.4%
BRICK:	18.4%
STUCCO:	47.1%
FIBER CEMENT:	13.1%
TOTAL:	100%

01 BUILDING G FRONT ELEVATION
3/32" = 1'-0"

OWNER
PNEUMA VENTURES, LTD
714 SANCTUARY WAY
HEATH, TX 75032
Ph. (972) 345-1498
Contact: ROBERT LAMBERTH

DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #750
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

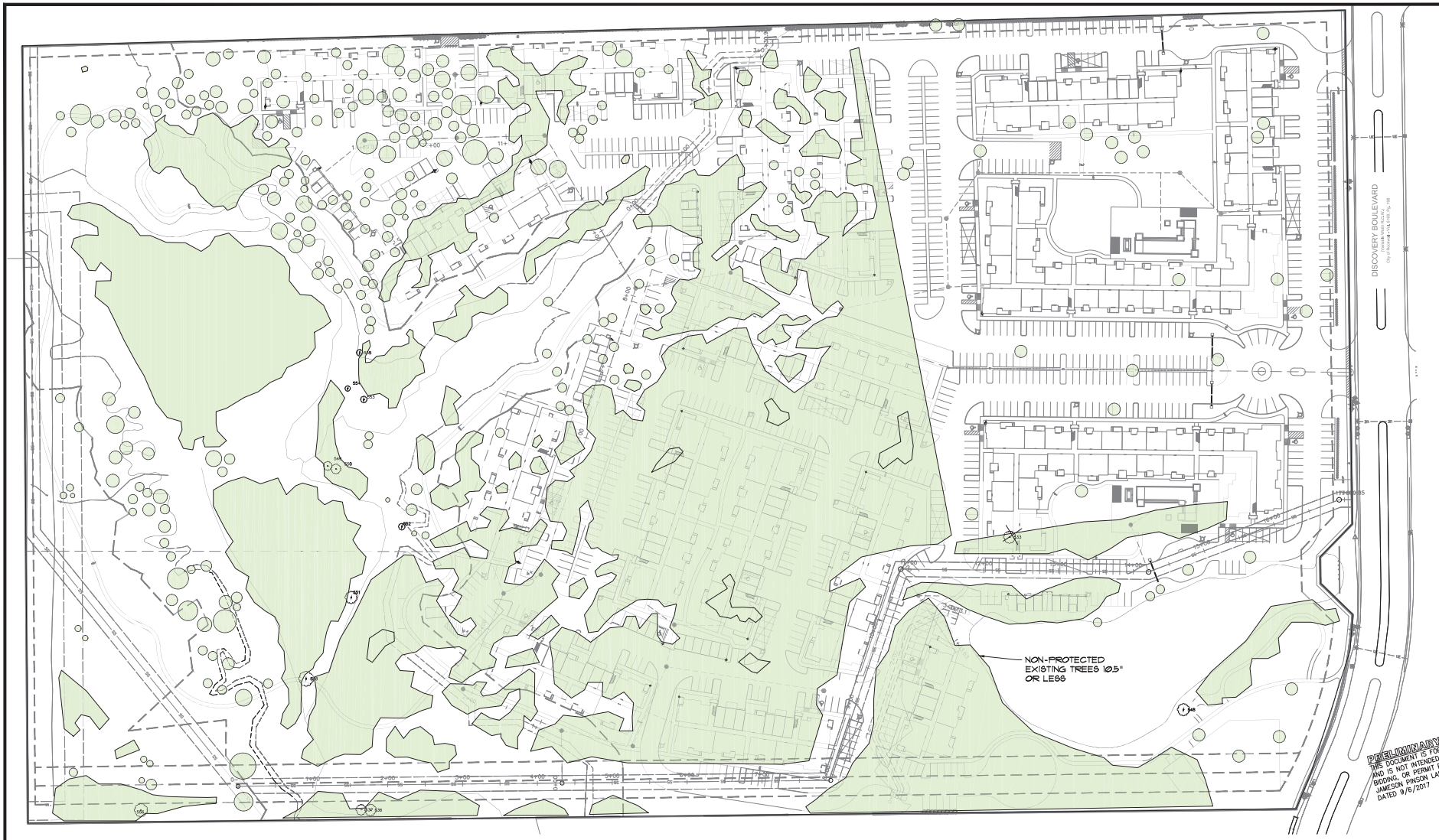
CROSS ARCHITECTS
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

SWBC AT ROCKWALL

2300 DISCOVERY BLVD,
ROCKWALL, TX 75032

ROCKWALL, TEXAS

CROSS PROJECT NO.	DATE	CASE NUMBER
16129	09/06/17	SP2017-027



TO BE SAVED

TO BE REMOVED

NORTH

60 0 60 120 180 Feet

SCALE: 1"=60'

OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #760
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 9/6/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
Lic. # 2826

Drawn By: LD
Date: 08/17/2017
Scale: 1"=60'
Revisions:

17193

T1.0

CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

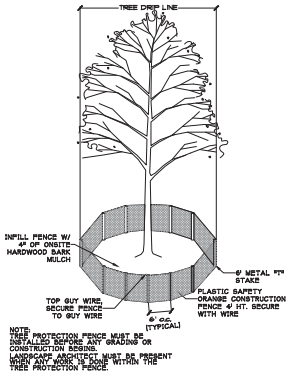
SWBC ROCKWALL

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTCTED	REMOVED	REMARKS
3	533	11	EASTERN RED CEDAR	Juniperus virginiana	YES	YES *	
11	536	10.5	AMERICAN ELM	Ulmus americana	YES	NO	
10	537	9.5	AMERICAN ELM	Ulmus americana	YES	NO	
1	538	13.5	AMERICAN ELM	Ulmus americana	YES	NO	
2	548	11	EASTERN RED CEDAR	Juniperus virginiana	YES	NO	
13	549	16	AMERICAN ELM	Ulmus americana	YES	NO	
4	550	9	GREEN ASH	Fraxinus pennsylvanica	YES	NO	
9	551	11	CEDAR ELM	Ulmus crassifolia	YES	NO	MULTI-TRUNK
8	552	6	PECAN	Carya illinoinensis	YES	NO	
5	553	6	GREEN ASH	Fraxinus pennsylvanica	YES	NO	
6	554	5	GREEN ASH	Fraxinus pennsylvanica	YES	NO	

* Eastern Red Cedars 11 inches and above shall be replaced at a 50% rate of the total caliper inches. 5.5 inches of mitigation are met through the Landscape Plan.

TOTAL CALIPER INCHES = 108.5"
INCHES SAVED = 97.5"
INCHES REMOVED = 11"
MITIGATION INCHES = 5.5"

5.5" OF MITIGATION ARE MET THROUGH THE LANDSCAPE PLAN



1. TREE PROTECTION FENCING
1/4"=1'

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 9/6/2017

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STATE OF TEXAS
Lic. # 2826

OWNER/DEVELOPER
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8949 SHERRY LANE #760
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER SYINGTON

CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75067
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

Drawn By: LD
Date: 08/17/2017
Scale: ######
Revisions:

17193

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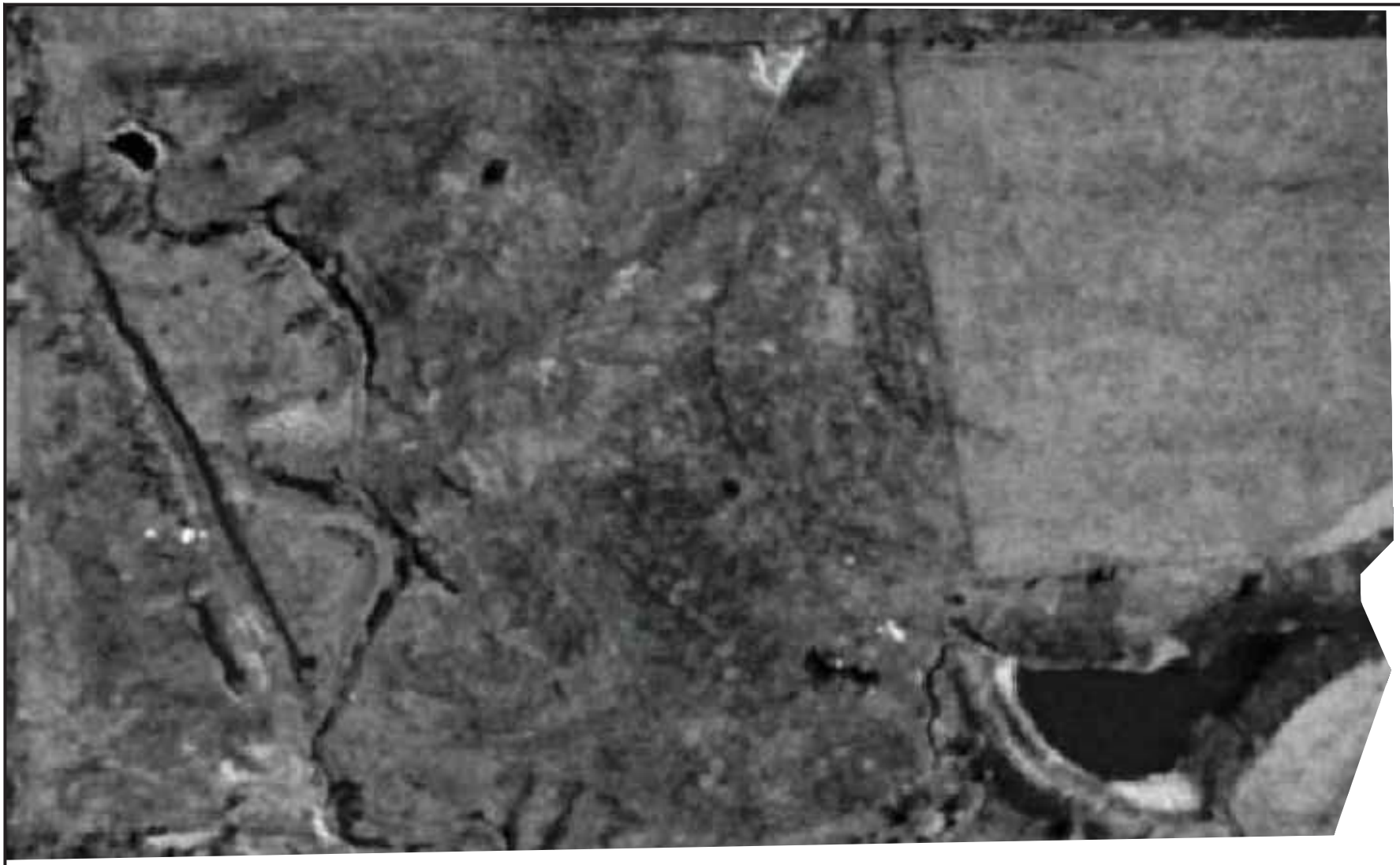

OWNER/DEVELOPER
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DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 9/6/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
Lic. # 2826

CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE CANOPY COVERAGE
1996

Drawn By: LD
Date: 08/17/2017
Scale: ######
Revisions:

17193

T1.2



OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #760
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 9/6/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
Lic. # 2826

STA PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE CANOPY COVERAGE 2001

Drawn By: LD
Date: 08/17/2017
Scale: ######
Revisions:

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OWNER/DEVELOPER
SWBC BUILDERS
5949 SHERRY LANE #760
DALLAS, TX 75225
Ph. (214) 987-6317
Contact: SPENCER BYINGTON

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 9/6/2017

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
Lic. # 2826

STA PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

SWBC ROCKWALL

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE CANOPY COVERAGE 2005

Drawn By: LD
Date: 08/17/2017
Scale: ######
Revisions:

17193

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PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
JAMESON PINSON
DATED 9/6/2017

STATE OF TEXAS
JAMESON PINSON
2816
REGISTERED
LANDSCAPE ARCHITECT

OWNER/DEVELOPER
SWBC BUILDERS
8949 SHERRY LANE #760
DALLAS, TX 75225
Ph. (214) 607-4337
Contact: SPENCER BYINGTON

T1.5

17193

Drawn By: LD
Date: 08/17/2017
Scale: #####
Revisions:

TREE CANOPY COVERAGE
2010

SWBC ROCKWALL
Lot VALUE, Block VALUE
Value
Approx. 42.56 Acres
in the
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

SWBC ROCKWALL

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 26, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2017-041** (David)
   Consider a request by request by David Turnham for the approval of a final plat for Lot 1, Block A, Blueberry Hill Estate Addition being a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

2. **P2017-048** (David)
   Consider a request by Dan Warfield of Halff Associates, Inc. on behalf of John Wardell of Lake Pointe Church for the approval of a replat for Lot 3, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

3. **SP2017-023** (David)
   Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING

5. **Z2017-040** (Ryan)
   Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for general retail and single-family residential land uses on a 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District and East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

ACTION ITEMS

6. **MIS2017-010** (Korey)
   Discuss and consider a request by Brian and Darla Kelly for the approval of an exception to the minimum masonry requirements stipulated by Article V, *District Development Standards*, of the Unified Development Code to allow for the construction of a single-family home on a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane, and take any action necessary.

7. **SP2017-026** (David)
   Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

DISCUSSION ITEMS

8. **Z2017-041** **(Korey)**
   Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

9. **Z2017-042** **(David)**
   Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

10. **Z2017-043** **(David)**
    Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 4.329-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

11. **Z2017-044** **(David)**
    Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an *Indoor Motor Vehicle Dealership/Showroom, New and/or Used* on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, and take any action necessary.

12. **Z2017-045** **(Korey)**
    Hold a public hearing to discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

13. **Z2017-046** **(David)**
    Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

14. **Z2017-047** **(Korey)**
    Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.

15. **Z2017-048** **(Korey)**
    Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a *mini-warehouse* facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

16. **Z2017-049** **(Ryan)**
    Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan and for the purpose of incorporating changes to the lot composition stipulated by the development standards contained in *Exhibit 'C'* of *Ordinance No. 16-59* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

17. **P2017-049** **(Korey)**
    Hold a public hearing to discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a final plat for Lots 1 & 2, Block A, Hodgdon Addition being a 12.36-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

18. **SP2017-030** **(David)**
    Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

19. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-047: Final Plat for Fontanna Ranch, Phase III [*Approved*]
- ✓ Z2017-031: Zoning Change (AG to SF-1) [*950 Clem Road*] (*1st Reading*) [*Approved*]
- ✓ Z2017-036: SUP for 1310 Summer Lee Drive (*1st Reading*) [*Approved*]
- ✓ Z2017-037: Zoning Change (SFE-4.0 to C) [*259 Ranch Trail*] (*1st Reading*) [*Approved*]
- ✓ Z2017-038: SUP for 302 Ranch Trail (*1st Reading*) [*Approved*]
- ✓ Z2017-039: Zoning Change (AG to GR) (*1st Reading*) [*Remanded Back to P&Z and Combined w/ Z2017-040*]
- ✓ Z2017-040: Zoning Change (AG to PD) (*1st Reading*) [*Postponed to October 2, 2017*]
- ✓ SP2017-024: Variance to the Roof Requirements for Freddy's Frozen Custard [*Approved*]
- ✓ SP2017-025: Variance for Materials for Cornerstone Church [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of September, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 26, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-030** (David)
   Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

2. **SP2017-026** (David)
   Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/26/2017

APPLICANT: David Turnham

AGENDA ITEM: **P2017-041;** *Final Plat of Blueberry Hill Estate Addition*

SUMMARY:

Consider a request by request by David Turnham for the approval of a final plat for Lot 1, Block A, Blueberry Hill Estate Addition being a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a final plat for a single-family residential lot on a 1.410-acre tract of land for the purpose of constructing a home. The subdivision will be known as the Blueberry Hill Estate Addition. The approval of the plat will run concurrently with the zoning change being requested [*Case No. Z2017-031*], which will change the zoning from Agricultural (AG) District to Single-Family 1 (SF-1) District. On September 18, 2017, the City Council unanimously approved the zoning change request at first reading of the ordinance. The second reading of the ordinance is scheduled for October 2, 2017, and will be placed on the *Consent Agenda* for City Council.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ The applicant shall be required to adhere to the pro-rata equipment and case in lieu of land fees for Park District No. 26 which will be assessed at the Parks Board meeting on October 3, 2017 meeting. The fees will be due at final plat approval.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the final plat for *Lot 1, Block A*, *Blueberry Hill Estate Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-041	**Owner**	PARKER, LYNN VICTOR	**Applied**	8/16/2017 LM
Project Name	950 Clem Road	**Applicant**	DAVID TURNHAM	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	8/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
950 CLEM RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	9-1	NULL	9-1	0193-0000-0009-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/16/2017	8/23/2017	9/18/2017	33	COMMENTS	
Need a letter from the County of Rockwall approving the use of a septic system.							
ENGINEERING	Amy Williams	8/16/2017	8/23/2017	9/20/2017	35	COMMENTS	See Comment
(9/20/2017 10:49 AM AW)							
Dedicate 10' of right-of-way along FM 3549							
FIRE	Ariana Hargrove	8/16/2017	8/23/2017	9/21/2017	36	APPROVED	see comment
(9/21/2017 12:50 PM AA)							
Notified homeowners of a lack of avaiable water supply for Needed Fire Flow.							
GIS	Lance Singleton	8/16/2017	8/23/2017				
PLANNING	David Gonzales	8/16/2017	8/23/2017	9/19/2017	34	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by David Turnham for the approval of a Final Plat for Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Adherence to Parks Board recommendation from the October 3, 2017 meeting regarding park fees assessed for Park District No. 26.
2. Provide a label indicating "Case No. P2017-041" on the lower right corner on all pages of the revised submittal.
3. Delineate and label rights-of-way dedication for TXDOT roadway FM-3549 to be 120-ft ROW with a 10-ft dedication.
4. Provide adjacent property owner information.
5. Plat mylars are to be filed with Rockwall County prior to issuance of a building permit.
6. Correct Title Block to Read:

Final Plat
Lot 1, Block A
Blueberry Hill Estate Addition
Being 1.41-Acres
J. E. Sherwood Survey, Abstract No. 193
City of Rockwall, Rockwall County, Texas

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: Tuesday, September 26, 2017 (6:00p.m.)

City Council - Consent : Monday, October 2, 2017 (6:00 p.m.)



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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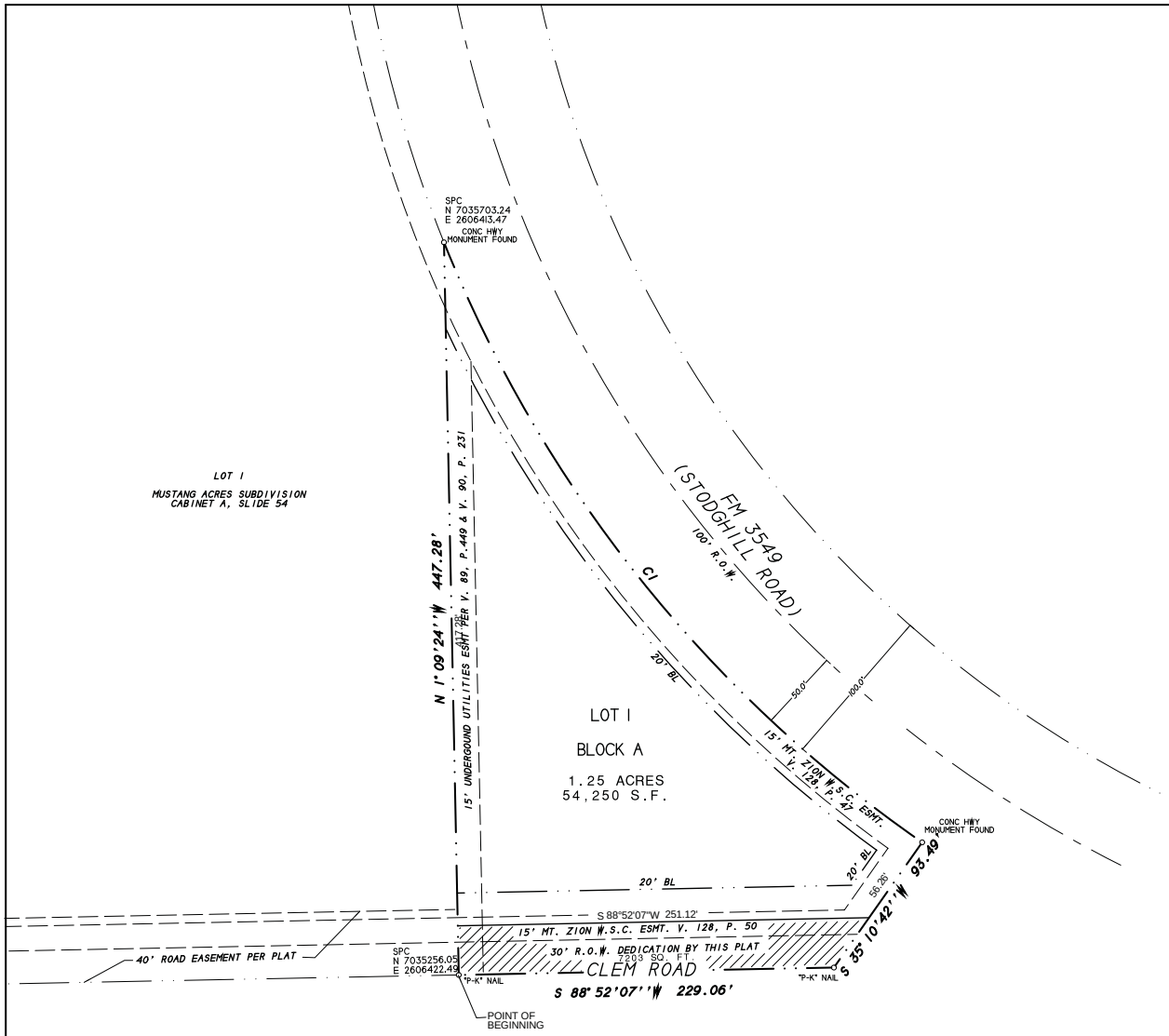
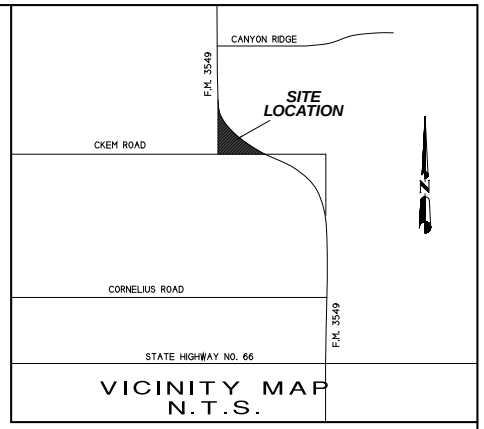
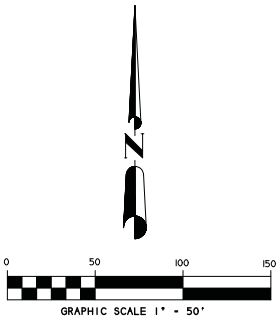






CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	33°26'28"	813.94	475.06	244.51	468.35	S 38°33'20"E

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 1014, PG. 249, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 1014, P. 245

FINAL PLAT

BLUEBERRY HILL ESTATE

1.41 ACRES OR 61,453 S.F.
(1 LOT)

J.E. SHERWOOD SURVEY, ABSTRACT NO. 193

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNERS:
DAVID TURNHAM
LORI TURNHAM
1485 MADISON DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

SURVEY DATE AUGUST 10, 2017
SCALE 1" = 50' FILE # 20160347RP
CLIENT TURNHAM

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID TURNHAM and LORI TURNHAM, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J. E. Sherwood Survey, Abstract No. 193, Rockwall County, Texas, being all of a tract of land as described as Tract II in a Warranty deed from The Estate of L.V. Parker to Lynn Victor Parker, dated June 20, 1995 and being recorded in Volume 1014, Page 249, of the Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set for corner in the center of Clem Road, at the southwest corner of said Tract II and at the southeast corner of Lot 1, Mustang Acres Subdivision, First Installment, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 24 sec. W. a distance of 447.28 feet to a concrete TXDOT monument found for corner in the curving southwest right-of-way line of Fm 3549 Stodghill Road;

THENCE in a southeasterly direction along a curve to the left having a central angle of 33 deg. 26 min. 28 sec, a radius of 813.94 feet, a tangent of 244.51 feet, a chord of S. 38 deg. 33 min. 20 sec. E., 468.35 feet along said right-of-way line, an arc distance of 475.06 feet to a concrete TXDOT monument found for corner in the flare in said right-of-way;

THENCE S. 35 deg. 10 min. 42 sec. W. along said flare in right-of-way, a distance of 93.49 feet to a P-K nail set for corner in the center of Clem Road;

THENCE S. 88 deg. 52 min. 07 sec. W. along the center of Clem Road, a distance of 229.06 feet to the POINT OF BEGINNING and containing 61,453 square feet or 1.41 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BLUEBERRY HILL ESTATE, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the BLUEBERRY HILL ESTATE have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
DAVID TURNHAM

_____
LORI TURNHAM

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID TURNHAM known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LORI TURNHAM known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BLUEBERRY HILL ESTATE, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

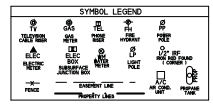
BLUEBERRY HILL ESTATE

1.41 ACRES OR 61,453 S.F.
(1 LOT)

J.E. SHERWOOD SURVEY, ABSTRACT NO. 193

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SYMBOL LEGEND



SURVEY DATE AUGUST 10, 2017
SCALE 1" = 50' FILE # 20160347RP
CLIENT TURNHAM

OWNERS:
DAVID TURNHAM
LORI TURNHAM
1485 MADISON DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/26/2017

APPLICANT: Dan Warfield of *Halff Associates, Inc*.

AGENDA ITEM: **P2017-048;** *Replat of Lake Pointe Baptist Church Addition*

SUMMARY:

Consider a request by Dan Warfield of Halff Associates, Inc. on behalf of John Wardell of Lake Pointe Church for the approval of a replat for Lot 3, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for Lake Pointe Baptist Church Addition, which is currently identified as a 34.4904-acre parcel of land being Lot 1, Block A, Lake Pointe Baptist Church Addition. The purpose of the replat is to abandon and reestablish certain Firelane, Public Access, and Utility Easements located within the site. The subject property is zoned Commercial (C) District and is within the IH-30 Overlay (IH-30 OV) District, and addressed as 701 E. IH-30.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for the *Lot 3, Block A, Lake Pointe Baptist Church Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-048	**Owner**	LAKE, POINTE BAPTIST CHURCH	**Applied**	9/15/2017 LM
Project Name	Lot 1, Block A, Lake Pointe Baptist Church Addition	**Applicant**	DAN WARFIELD	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	9/15/2017 LM

Site Address	**City, State Zip**	**Zoning**
701 I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
DRAKE 1	1	A	1	4191-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
ENGINEERING	Amy Williams	9/15/2017	9/22/2017				See Comments
(9/21/2017 3:13 PM AW) Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Add water easement around water meter(s) Label I-30							
FIRE	Ariana Hargrove	9/15/2017	9/22/2017	9/21/2017	6	APPROVED	
GIS	Lance Singleton	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
PLANNING	David Gonzales	9/15/2017	9/22/2017	9/19/2017	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Dan Warfield of Halff Associates, Inc. on behalf of John Wardell of Lake Pointe Church for the approval of a replat for Lot 3, Block A, Lake Point Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-048" on the lower right corner on all pages of the revised submittal.
3. Hatch all areas to be abandoned to better delineate what is being abandoned.
4. Delineate and label Drainage & Utility Easement located on the upper right side of page one next to call out S 29-22'-50" E.
5. Tie at least two (2) corners to city monumentation.
6. Relabel all Access Easements as "Public Access Easement" (e.g. Firelane, Public Access, and Utility Easement).
7. Page 4: Correct Owners Certificate to read to read Lot 3, Block A, Lake Pointe Baptist Church Addition rather than Third Amended Replat...where appropriate.
8. Page 4: Provide signature line for the Planning and Zoning Chairman under "Recommended for Final Approval"
9. Remove the Planning and Zoning signature line under "Approved" and place it above as indicated in No. 7.
10. Appears to be too many Noatary Certificates - only required for signators -- remove those not needed.
11. Notary Certificate not necessary for surveyor when plat is stamped by a Registered Land Surveyor.
12. Change Title Block to read:

Final Plat
Lot 3, Block A
Lake Pointe Baptist Church Addition
being a Replat of Lot 1, Block A
Second Amended Replat
Lake Pointe Baptist Church Addition
being a 34.4904-Acre Parcel
James Smith Survey, Abstract No. 200
E.P.G. Chisum Survey, Abstract No. 64
City of Rockwall, Rockwall County, Texas

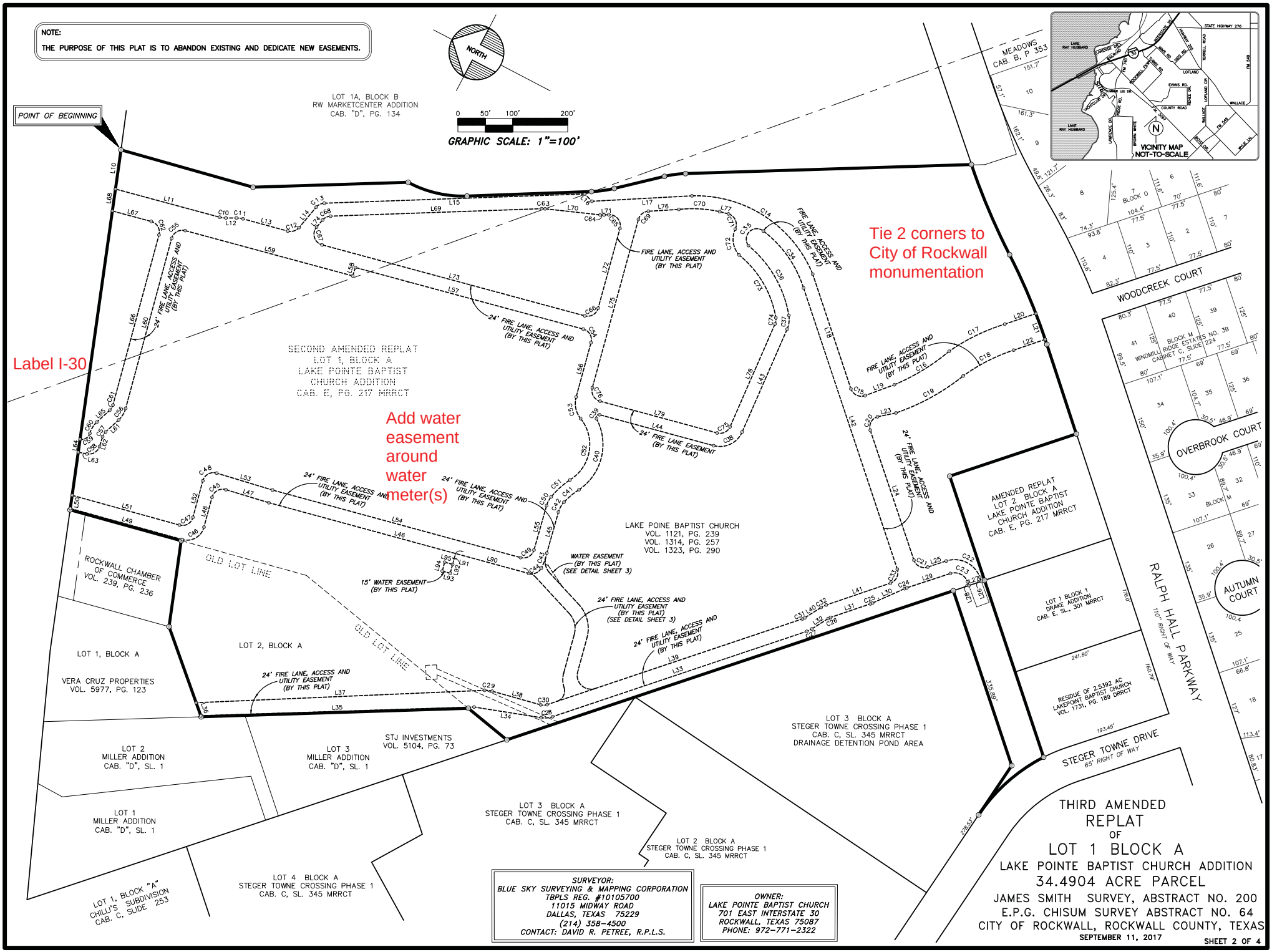
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

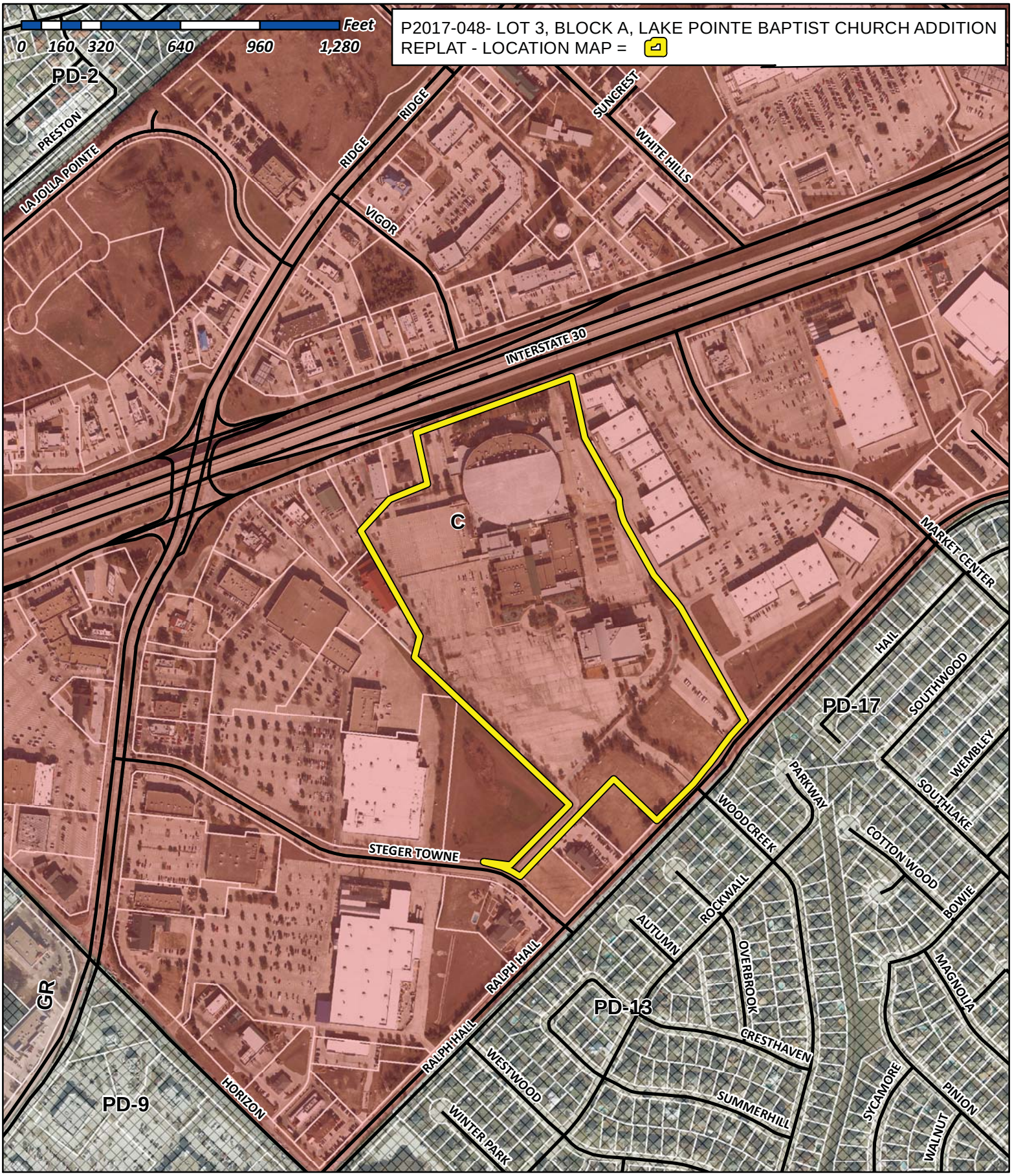
Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: Tuesday, September 26, 2017 (6:00p.m.)

City Council - Consent : Monday, October 2, 2017 (6:00 p.m.)


NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.
NORTH
GRAPHIC SCALE: 1"=100'
POINT OF BEGINNING
LOT 1A, BLOCK B
RW MARKETCENTER ADDITION
CAB. "D", PG. 134
VICINITY MAP
NOT-TO-SCALE
Label I-30
Add water easement around water meter(s)
Tie 2 corners to City of Rockwall monumentation
SECOND AMENDED REPLAT
LOT 1, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT
LAKE POINE BAPTIST CHURCH
VOL. 1121, PG. 239
VOL. 1314, PG. 257
VOL. 1323, PG. 290
FIRE LANE, ACCESS AND UTILITY EASEMENT (BY THIS PLAT)
24' FIRE LANE, ACCESS AND UTILITY EASEMENT (BY THIS PLAT)
WATER EASEMENT (BY THIS PLAT) (SEE DETAIL SHEET 3)
15' WATER EASEMENT (BY THIS PLAT)
OLD LOT LINE
ROCKWALL CHAMBER OF COMMERCE VOL. 239, PG. 236
LOT 1, BLOCK A
VERA CRUZ PROPERTIES VOL. 5977, PG. 123
LOT 2, BLOCK A
LOT 2 MILLER ADDITION CAB. "D", SL. 1
LOT 3 MILLER ADDITION CAB. "D", SL. 1
LOT 1 MILLER ADDITION CAB. "D", SL. 1
LOT 1, BLOCK "A" CHILLI'S SUBDIVISION CAB. C, SLIDE 253
STJ INVESTMENTS VOL. 5104, PG. 73
LOT 4 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT
LOT 3 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT
LOT 2 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT
LOT 3 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT DRAINAGE DETENTION POND AREA
AMENDED REPLAT LOT 2, BLOCK A LAKE POINTE BAPTIST CHURCH ADDITION CAB. E, PG. 217 MRRCT
LOT 1 BLOCK 1 DRAKE ADDITION CAB. E, SL. 301 MRRCT
RESIDUE OF 2.5392 AC LAKEPOINT BAPTIST CHURCH VOL. 1731, PG. 189 DRRCT
RALPH HALL PARKWAY 110' RIGHT OF WAY
STEGER TOWNE DRIVE 65' RIGHT OF WAY
MEADOWS CAB. B, P 353
WOODCREEK COURT
OVERBROOK COURT
AUTUMN COURT
BLOCK M WINDMILL RIDGE ESTATES NO. 3B CABINET C, SLIDE 224
SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.
OWNER:
LAKE POINTE BAPTIST CHURCH
701 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 972-771-2322
THIRD AMENDED
REPLAT
OF
LOT 1 BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
34.4904 ACRE PARCEL
JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 11, 2017
SHEET 2 OF 4



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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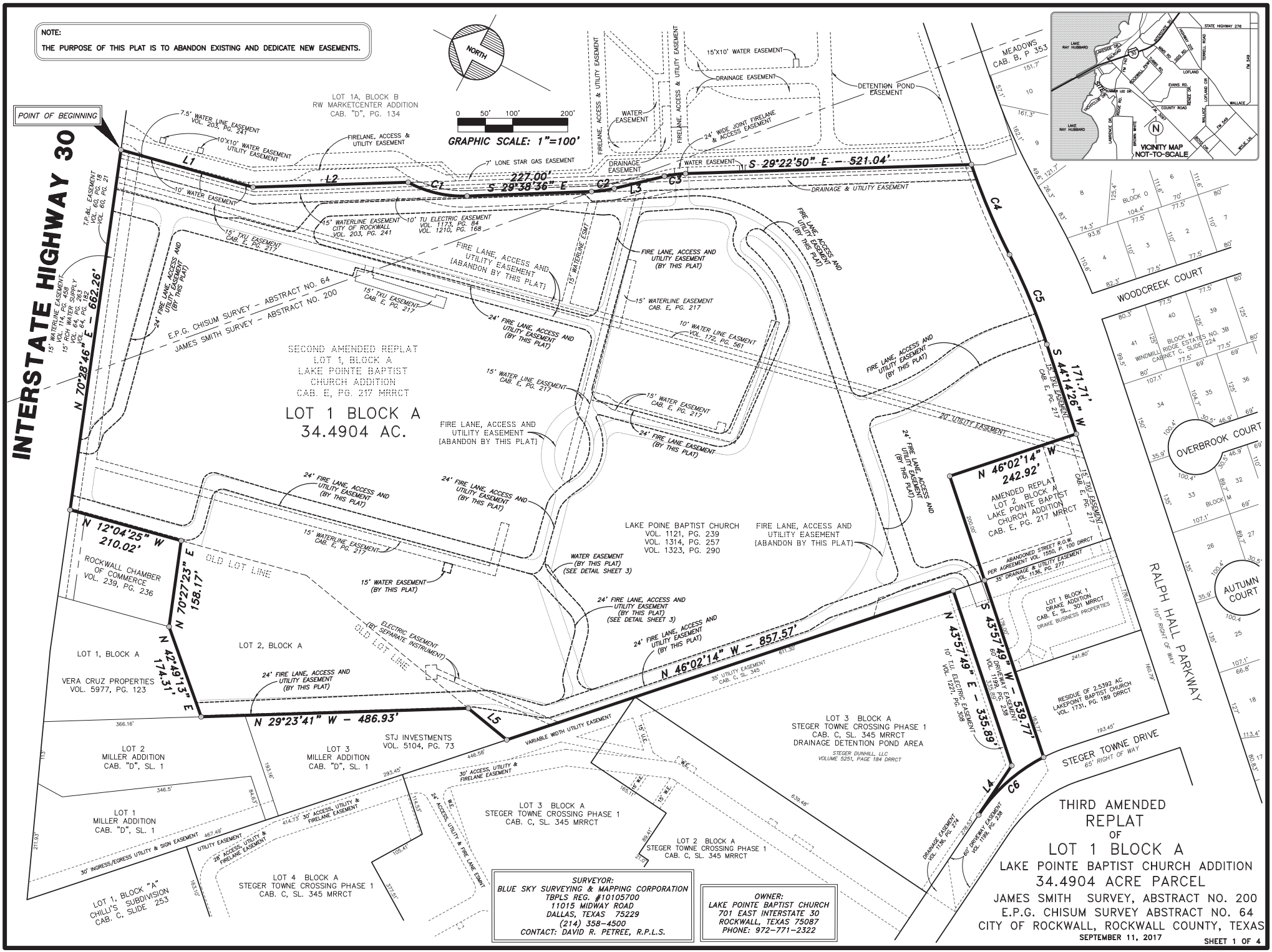
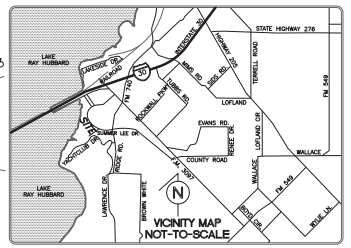

NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.
NORTH
GRAPHIC SCALE: 1"=100'
POINT OF BEGINNING
INTERSTATE HIGHWAY 30
LOT 1A, BLOCK B
RW MARKETCENTER ADDITION
CAB. "D", PG. 134
MEADOWS
CAB. B, P 353
VICINITY MAP
NOT-TO-SCALE
SECOND AMENDED REPLAT
LOT 1, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT
LOT 1 BLOCK A
34.4904 AC.
E.P.G. CHISUM SURVEY - ABSTRACT NO. 64
JAMES SMITH SURVEY - ABSTRACT NO. 200
N 70°28'46" E - 662.26'
S 29°22'50" E - 521.04'
227.00'
S 29°38'36" E
N 12°04'25" W 210.02'
N 70°27'23" E 158.17'
N 42°49'13" E 174.31'
N 29°23'41" W - 486.93'
N 46°02'14" W - 857.57'
S 43°57'49" W - 539.77'
N 43°57'49" E - 335.89'
S 44°14'26" W 171.71'
N 46°02'14" W 242.92'
AMENDED REPLAT
LOT 2, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT
LAKE POINE BAPTIST CHURCH
VOL. 1121, PG. 239
VOL. 1314, PG. 257
VOL. 1323, PG. 290
ROCKWALL CHAMBER OF COMMERCE VOL. 239, PG. 236
VERA CRUZ PROPERTIES VOL. 5977, PG. 123
LOT 1, BLOCK A
LOT 2, BLOCK A
OLD LOT LINE
STJ INVESTMENTS VOL. 5104, PG. 73
LOT 2 MILLER ADDITION CAB. "D", SL. 1
LOT 3 MILLER ADDITION CAB. "D", SL. 1
LOT 1 MILLER ADDITION CAB. "D", SL. 1
LOT 1, BLOCK "A" CHILLI'S SUBDIVISION CAB. C, SLIDE 253
LOT 4 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT
LOT 3 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT
LOT 2 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT
LOT 3 BLOCK A STEGER TOWNE CROSSING PHASE 1 CAB. C, SL. 345 MRRCT DRAINAGE DETENTION POND AREA
STEGER DUNHILL, LLC VOLUME 5251, PAGE 184 DIRRCT
LOT 1 BLOCK 1 DRAKE ADDITION CAB. E, SL. 301 MRRCT DRAKE BUSINESS PROPERTIES
RESIDUE OF 2.5392 AC LAKEPOINT BAPTIST CHURCH VOL. 1731, PG. 189 DRRCT
ABANDONED STREET R.O.W. VOL. 1550, P. 100 DRRCT
PER AGREEMENT VOL. 1550, P. 100 DRRCT
35' DRAINAGE & UTILITY EASEMENT VOL. 1136, PG. 277
RALPH HALL PARKWAY
110' RIGHT OF WAY
STEGER TOWNE DRIVE
65' RIGHT OF WAY
WOODCREEK COURT
OVERBROOK COURT
AUTUMN COURT
WINDMILL RIDGE ESTATES NO. 3B CABINET C, SLIDE 224
BLOCK M
BLOCK O
7.5' WATER LINE EASEMENT VOL. 203, PG. 241
10'X10' WATER EASEMENT UTILITY EASEMENT
FIRELANE, ACCESS & UTILITY EASEMENT
7' LONE STAR GAS EASEMENT
WATER EASEMENT
DRAINAGE EASEMENT
15'X10' WATER EASEMENT
DETENTION POND EASEMENT
24' WIDE JOINT FIRELANE & ACCESS EASEMENT
DRAINAGE & UTILITY EASEMENT
10' WATER EASEMENT
T.P.&L. EASEMENT VOL. 60, PG. 21 VOL. 60, PG. 21
15' WATERLINE EASEMENT VOL. 459, PG. 459
15' ROH WATER SUPPLY VOL. 64, PG. 183 VOL. 64, PG. 183
15' WATERLINE EASEMENT CITY OF ROCKWALL VOL. 203, PG. 241
10' TU ELECTRIC EASEMENT VOL. 1173, PG. 84 VOL. 1210, PG. 168
15' TXU EASEMENT CAB. E, PG. 217
24' FIRE LANE, ACCESS AND UTILITY EASEMENT (BY THIS PLAT)
FIRE LANE, ACCESS AND UTILITY EASEMENT (ABANDON BY THIS PLAT)
15' WATERLINE ESMT
10' WATER LINE EASEMENT VOL. 172, PG. 561
15' WATER LINE EASEMENT CAB. E, PG. 217
15' WATER EASEMENT CAB. E, PG. 217
20' UTILITY EASEMENT
WATER EASEMENT (BY THIS PLAT) (SEE DETAIL SHEET 3)
15' WATER EASEMENT (BY THIS PLAT)
ELECTRIC EASEMENT (BY SEPARATE INSTRUMENT)
OLD LOT LINE
35' UTILITY EASEMENT CAB. C, SL. 345
10' T.U. ELECTRIC EASEMENT VOL. 1221, PG. 308
60' DRIVEWAY EASEMENT VOL. 1198, PG. 238
DRAINAGE EASEMENT VOL. 1136, PG. 274
VARIABLE WIDTH UTILITY EASEMENT
30' ACCESS, UTILITY & FIRELANE EASEMENT
30' INGRESS/EGRESS UTILITY & SIGN EASEMENT
28' ACCESS, UTILITY & FIRELANE EASEMENT
24' ACCESS, UTILITY & FIRE LANE ESMT
W.E. 15' W.E.
SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.
OWNER:
LAKE POINTE BAPTIST CHURCH
701 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 972-771-2322
THIRD AMENDED
REPLAT
OF
LOT 1 BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
34.4904 ACRE PARCEL
JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 11, 2017
SHEET 1 OF 4

NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

NORTH

0 50' 100' 200'
GRAPHIC SCALE: 1"=100'



POINT OF BEGINNING

LOT 1A, BLOCK B
RW MARKETCENTER ADDITION
CAB. "D", PG. 134

MEADOWS
CAB. B, P 353

WOODCREEK COURT

OVERBROOK COURT

AUTUMN COURT

RALPH HALL PARKWAY
110' RIGHT OF WAY

STEGER TOWNE DRIVE
65' RIGHT OF WAY

SECOND AMENDED REPLAT
LOT 1, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT

LAKE POINE BAPTIST CHURCH
VOL. 1121, PG. 239
VOL. 1314, PG. 257
VOL. 1323, PG. 290

AMENDED REPLAT
LOT 2, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217 MRRCT

LOT 1 BLOCK 1
DRAKE ADDITION
CAB. E, SL. 301 MRRCT

RESIDUE OF 2.5392 AC
LAKEPOINT BAPTIST CHURCH
VOL. 1731, PG. 189 DRRCT

ROCKWALL CHAMBER OF COMMERCE
VOL. 239, PG. 236

LOT 1, BLOCK A
VERA CRUZ PROPERTIES
VOL. 5977, PG. 123

LOT 2, BLOCK A

LOT 2
MILLER ADDITION
CAB. "D", SL. 1

LOT 3
MILLER ADDITION
CAB. "D", SL. 1

LOT 1
MILLER ADDITION
CAB. "D", SL. 1

LOT 1, BLOCK "A"
CHILLI'S SUBDIVISION
CAB. C, SLIDE 253

LOT 4 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT

STJ INVESTMENTS
VOL. 5104, PG. 73

LOT 3 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT

LOT 2 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT

LOT 3 BLOCK A
STEGER TOWNE CROSSING PHASE 1
CAB. C, SL. 345 MRRCT
DRAINAGE DETENTION POND AREA

OLD LOT LINE

24' FIRE LANE, ACCESS AND UTILITY EASEMENT (BY THIS PLAT)

FIRE LANE, ACCESS AND UTILITY EASEMENT (BY THIS PLAT)

24' FIRE LANE EASEMENT (BY THIS PLAT)

15' WATER EASEMENT (BY THIS PLAT)

WATER EASEMENT (BY THIS PLAT) (SEE DETAIL SHEET 3)

24' FIRE LANE, ACCESS AND UTILITY EASEMENT (BY THIS PLAT) (SEE DETAIL SHEET 3)

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
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11015 MIDWAY ROAD
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CONTACT: DAVID R. PETREE, R.P.L.S.

OWNER:
LAKE POINTE BAPTIST CHURCH
701 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 972-771-2322

THIRD AMENDED REPLAT OF LOT 1 BLOCK A

LAKE POINTE BAPTIST CHURCH ADDITION

34.4904 ACRE PARCEL

JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEPTEMBER 11, 2017

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
L10	S70°28'46"W	72.02'
L11	S12°27'15"E	196.37'
L12	S27°42'55"E	19.26'
L13	S12°16'56"E	84.59'
L14	S77°24'22"E	48.77'
L15	S29°36'18"E	474.52'
L16	S17°01'31"W	19.00'
L17	S30°42'18"E	182.24'
L18	S44°00'31"W	219.95'
L19	S47°54'54"E	56.81'
L20	S46°20'41"E	59.74'
L21	S42°31'14"W	50.01'
L22	N46°20'41"W	60.73'
L23	N39°15'47"W	34.45'
L24	S43°50'33"W	249.48'
L25	S45°45'57"E	35.43'
L26	S42°17'11"W	7.88'
L27	N46°02'14"W	24.01'
L28	N42°17'11"E	7.18'
L29	N45°45'57"W	83.33'
L30	N51°42'01"W	63.97'
L31	N46°23'26"W	76.78'
L32	N59°53'58"W	35.10'
L33	N46°08'27"W	488.25'
L34	N18°33'21"W	123.63'
L35	N29°23'41"W	498.11'
L36	N42°49'13"E	25.11'
L37	S30°02'27"E	525.84'
L38	S11°51'30"E	91.71'
L39	S46°08'27"E	490.80'
L40	S59°53'58"E	35.10'
L41	S46°23'26"E	123.46'
L42	N43°59'46"E	540.14'
L43	S86°03'09"W	204.57'
L44	N12°24'29"W	215.32'
L45	S78°15'32"W	77.91'
L46	N12°20'35"W	490.68'
L47	N10°43'32"W	81.95'
L48	S77°32'09"W	56.30'
L49	N12°04'25"W	211.77'
L50	N70°28'46"E	24.20'
L51	S12°04'25"E	202.82'
L52	N77°32'09"E	68.96'
L53	S10°43'32"E	106.35'
L54	S12°20'35"E	468.27'
L55	N78°15'32"E	84.03'
L56	N77°43'40"E	102.79'
L57	N12°27'15"W	429.99'
L58	S80°33'58"W	16.02'
L59	N12°27'15"W	316.11'
L60	S77°34'02"W	320.98'
L61	N70°08'34"W	32.23'
L62	S80°01'01"W	18.65'
L63	N16°57'12"W	16.29'
L64	N70°28'46"E	24.04'
L65	S70°08'34"E	32.23'
L66	N77°34'02"E	320.96'
L67	N12°27'15"W	73.30'
L68	N70°28'46"E	40.31'
L69	S29°36'18"E	384.75'
L70	S21°19'01"E	100.63'
L71	S30°42'18"E	8.67'
L72	S77°43'40"W	150.28'
L73	N12°27'15"W	495.58'
L74	S77°24'22"E	16.96'
L75	N77°43'40"E	317.99'
L76	S31°03'47"E	55.81'
L77	S12°58'57"E	16.54'
L78	S86°03'09"W	204.57'
L79	N12°24'29"W	220.95'
L80	S46°08'27"E	19.31'
L81	N77°41'53"E	73.86'
L82	N19°41'53"E	90.84'
L83	S19°41'53"W	78.88'
L84	S77°41'53"W	64.48'
L85	N46°08'27"W	73.37'
L86	N19°41'52"E	44.77'
L87	N19°41'53"E	34.11'
L88	S12°16'27"E	4.88'
L89	S28°42'14"W	46.71'
L90	N12°20'35"W	138.26'
L91	S77°33'50"W	20.46'
L92	S77°33'50"W	16.74'
L93	N12°26'10"W	15.00'
L94	N77°33'50"E	16.75'
L95	S12°03'08"E	15.00'

~ EASEMENT CURVE TABLE ~

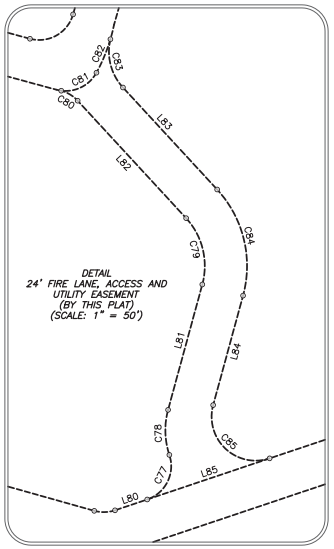
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C10	44.00'	15°15'40"	11.72'	S20°05'05"E	11.69'
C11	44.00'	15°25'59"	11.85'	S19°59'56"E	11.82'
C12	20.00'	65°07'25"	22.73'	S44°50'39"E	21.53'
C13	20.00'	47°48'04"	16.69'	S53°30'20"E	16.21'
C14	230.52'	69°20'46"	279.01'	S05°23'15"W	262.29'
C15	20.00'	91°55'24"	32.09'	S01°57'11"E	28.76'
C16	394.06'	17°04'12"	117.40'	S58°59'07"E	116.97'
C17	366.93'	17°40'37"	113.20'	S53°34'10"E	112.76'
C18	332.28'	17°53'01"	103.71'	N54°41'18"W	103.29'
C19	407.45'	19°44'32"	140.39'	N56°23'43"W	139.70'
C20	19.69'	90°16'24"	31.02'	N89°38'56"W	27.91'
C21	20.00'	89°36'30"	31.28'	S00°57'42"E	28.19'
C22	49.00'	88°03'08"	75.30'	S01°44'23"E	68.11'
C23	25.00'	88°03'08"	38.42'	N01°44'23"W	34.75'
C24	44.00'	5°56'03"	4.56'	N48°43'59"W	4.56'
C25	44.00'	5°18'35"	4.08'	N49°02'43"W	4.08'
C26	20.00'	13°30'32"	4.72'	N53°08'42"W	4.70'
C27	44.00'	13°45'30"	10.57'	N53°01'12"W	10.54'
C28	44.00'	27°35'06"	21.18'	N32°20'54"W	20.98'
C29	44.00'	18°10'57"	13.96'	S20°56'58"E	13.90'
C30	20.00'	34°16'57"	11.97'	S28°59'59"E	11.79'
C31	20.00'	13°45'30"	4.80'	S53°01'12"E	4.79'
C32	44.00'	13°30'32"	10.37'	S53°08'42"E	10.35'
C33	20.00'	89°46'01"	31.33'	N88°43'34"E	28.23'
C34	211.45'	34°55'02"	128.86'	N27°12'04"E	126.88'
C35	19.14'	166°46'26"	55.72'	N71°48'46"W	38.03'
C36	210.95'	40°45'42"	150.07'	S32°22'05"W	146.93'
C37	44.00'	33°18'13"	25.58'	S69°24'02"W	25.22'
C38	44.00'	81°32'22"	62.62'	N53°10'40"W	57.47'
C39	5.00'	133°21'55"	11.64'	N79°05'26"W	9.18'
C40	99.55'	83°56'49"	145.86'	S76°12'01"W	133.16'
C41	133.94'	15°23'00"	35.96'	N67°18'07"W	35.85'
C42	44.00'	26°44'51"	20.54'	N88°22'03"W	20.35'
C43	96.69'	17°18'49"	29.22'	N82°33'30"E	29.11'
C44	20.00'	76°26'31"	26.68'	N50°33'50"W	24.75'
C45	20.00'	91°44'19"	32.02'	N56°35'41"W	28.71'
C46	32.00'	90°23'25"	50.48'	N57°16'08"W	45.41'
C47	20.00'	90°23'25"	31.55'	S57°16'08"E	28.38'
C48	20.00'	91°44'19"	32.02'	S56°35'41"E	28.71'
C49	20.00'	89°23'53"	31.21'	S57°02'32"E	28.14'
C50	44.00'	23°43'04"	18.21'	S89°52'56"E	18.08'
C51	157.94'	16°42'37"	46.06'	S69°40'06"E	45.90'
C52	75.55'	97°24'28"	128.45'	N72°19'32"E	113.53'
C53	44.00'	54°06'21"	41.55'	N50°40'29"E	40.02'
C54	20.00'	90°10'55"	31.48'	N32°38'12"E	28.33'
C55	20.00'	89°58'42"	31.41'	N57°26'36"W	28.28'
C56	44.00'	32°17'23"	24.80'	N86°17'16"W	24.47'
C57	20.00'	29°50'25"	10.42'	N85°03'47"W	10.30'
C58	20.00'	83°01'47"	28.98'	N58°28'06"W	26.51'
C59	15.00'	87°00'08"	22.78'	S58°15'27"E	20.65'
C60	44.00'	31°36'57"	24.28'	S85°57'03"E	23.97'
C61	20.00'	32°17'23"	11.27'	S86°17'16"E	11.12'
C62	20.00'	90°01'18"	31.42'	N32°33'24"E	28.29'
C63	44.00'	8°17'16"	6.36'	S25°27'40"E	6.36'
C64	44.00'	9°23'16"	7.21'	S26°00'40"E	7.20'
C65	20.00'	108°25'58"	37.85'	S23°30'41"W	32.45'
C66	20.00'	89°49'05"	31.35'	N57°21'48"W	28.24'
C67	20.00'	115°02'53"	40.16'	N45°04'12"E	33.74'
C68	20.00'	47°48'04"	16.69'	S53°30'20"E	16.21'
C69	20.00'	71°12'33"	24.86'	S66°40'03"E	23.29'
C70	228.59'	18°44'25"	74.77'	S24°25'35"E	74.43'
C71	20.01'	97°03'32"	33.90'	S37°38'09"W	29.99'
C72	43.14'	67°44'04"	51.00'	S54°16'34"W	48.09'
C73	186.95'	41°23'50"	135.07'	S32°03'01"W	132.16'
C74	20.00'	33°18'13"	11.63'	S69°24'03"W	11.46'
C75	20.00'	81°32'22"	28.46'	N53°10'40"W	26.12'
C76	20.00'	90°08'09"	31.46'	N32°39'36"E	28.32'
C77	20.00'	90°00'00"	31.42'	N88°51'33"E	28.28'
C78	44.00'	33°50'20"	25.99'	N60°46'43"E	25.61'
C79	40.00'	58°00'00"	40.49'	N48°41'53"E	38.78'
C80	20.00'	31°40'23"	11.06'	N03°51'41"E	10.92'
C81	20.00'	68°19'08"	23.85'	S54°37'31"E	22.46'
C82	96.69'	12°14'10"	20.65'	N85°05'49"E	20.61'
C83	30.00'	56°22'12"	29.52'	S47°52'58"W	28.34'
C84	64.00'	58°00'00"	64.79'	S48°41'53"W	62.06'
C85	25.00'	123°50'20"	54.03'	S15°46'43"W	44.11'
C86	30.00'	32°36'26"	17.07'	N36°00'06"E	16.84'

~ BOUNDARY LINE TABLE ~

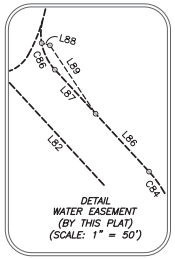
NO.	BEARING	DISTANCE
L1	S 11°47'11" E	249.84'
L2	S 29°22'50" E	282.69'
L3	S 41°04'08" E	94.02'
L4	S 83°42'50" E	108.03'
L5	N 11°47'11" E	90.49'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	210.00'	30°23'51"	111.41'	S 14°26'40" E	110.11'
C2	210.00'	11°25'32"	41.88'	S 35°21'22" E	41.81'
C3	190.00'	11°41'18"	38.76'	S 35°13'29" E	38.69'
C4	1250.00'	08°10'23"	178.31'	S 39°29'51" W	178.16'
C5	1150.00'	08°49'46"	177.22'	S 39°49'33" W	177.04'
C6	315.00'	29°05'23"	159.93'	N 69°09'56" W	158.22'



DETAIL
24' FIRE LANE, ACCESS AND UTILITY EASEMENT
(BY THIS PLAT)
(SCALE: 1" = 50')



DETAIL
WATER EASEMENT
(BY THIS PLAT)
(SCALE: 1" = 50')

NOTE:
THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
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DALLAS, TEXAS 75229
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CONTACT: DAVID R. PETREE, R.P.L.S.

OWNER:
LAKE POINTE BAPTIST CHURCH
701 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 972-771-2322

THIRD AMENDED
REPLAT
OF
LOT 1 BLOCK A
LAKE POINTE BAPTIST CHURCH ADDITION
34.4904 ACRE PARCEL
JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 11, 2017

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LAKEPOINTE BAPTIST CHURCH IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 AND THE JAMES SMITH SURVEY, ABSTRACT NO. 200 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF LOT 1 IN BLOCK A OF SECOND AMENDED REPLAT OF LOT 1 IN BLOCK A OF LAKE POINT BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 217 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND AS DESCRIBED IN WARRANTY DEED TO THE CHURCH ON THE ROCK AS RECORDED IN VOLUME 286, PAGE 11 AND VOLUME 248, PAGE 323 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK A;

THENCE FOLLOWING ALONG THE EAST LINE OF SAID LOT IN BLOCK A OF LAKE POINT BAPTIST CHURCH ADDITION AND THE WEST LINE OF SAID LOT 1A IN BLOCK B OF RW MARKETCENTER ADDITION THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (8);

1. SOUTH 11° 47' 11" EAST FOR A DISTANCE OF 249.84 FEET TO A POINT FOR CORNER;

2. SOUTH 29° 22' 50" EAST FOR A DISTANCE OF 282.69 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET WITH A CENTRAL ANGLE OF 30° 23' 51" AND A CHORD BEARING SOUTH 14° 26' 40" EAST AT A DISTANCE OF 110.11 FEET;

3. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 111.41 FEET TO A POINT FOR CORNER;

4. SOUTH 29° 38' 36" EAST FOR A DISTANCE OF 227.00 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET WITH A CENTRAL ANGLE OF 11° 25' 32" AND A CHORD BEARING SOUTH 35° 21' 22" EAST AT A DISTANCE OF 41.81 FEET;

5. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 41.88 FEET TO A POINT FOR CORNER;

6. SOUTH 41° 04' 08" EAST FOR A DISTANCE OF 94.02 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET WITH A CENTRAL ANGLE OF 11° 41' 18" AND A CHORD BEARING SOUTH 35° 13' 29" EAST AT A DISTANCE OF 38.69 FEET;

7. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 38.76 FEET TO A POINT FOR CORNER;

8. SOUTH 29° 22' 50" EAST FOR A DISTANCE OF 521.04 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY (110' RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 1A IN BLOCK B OF RW MARKETCENTER ADDITION, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET WITH A CENTRAL ANGLE OF 08° 10' 23" AND A CHORD BEARING SOUTH 39° 29' 51" WEST AT A DISTANCE OF 178.16 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY FOR AN ARC DISTANCE OF 178.31 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET WITH A CENTRAL ANGLE OF 08° 49' 46" AND A CHORD BEARING SOUTH 39° 49' 33" WEST AT A DISTANCE OF 177.04 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTHWE RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY FOR AN ARC DISTANCE OF 177.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44° 14' 26" WEST AND CONTINUING ALONG THE NORTHWE RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY FOR A DISTANCE OF 171.71 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EASTERLY CORNER OF LOT 2 IN BLOCK A OF AMENDED REPLAT OF LAKE POINTE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 217 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 46° 02' 14" WEST AND DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID RALPH HALL PARKWAY AND ALONG THE COMMON LINE OF AFORESAID LOTS 1 AND 2 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION FOR A DISTANCE OF 242.92 FEET TO A POINT FOR CORNER;

THENCE SOUTH 43° 57' 49" WEST ALONG THE COMMON LINE OF AFORESAID LOTS 1 AND 2 IN BLOCK A OF LAKEPOINTE BAPTIST CHURCH ADDITION AND PASSING THE WESTERLY CORNER OF SAID LOT 2 AND THE NORTHERLY CORNER OF LOT 1 IN BLOCK 1 OF DRAKE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 301 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS AND ALONG THE SOUTHEASTERLY LINE OF A 60' DRIVEWAY EASEMENT FOR A DISTANCE OF 539.77 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF STEGER TOWNE DRIVE (65' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET WITH A CENTRAL ANGLE OF 29° 05' 23" AND A CHORD BEARING NORTH 69° 09' 56" WEST AT A DISTANCE OF 158.22 FEET;

THENCE NORTHWESTERLY ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STEGER TOWNE DRIVE FOR AN ARC DISTANCE OF 159.93 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTH LINE OF LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "C", SLIDE 345 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT ALSO BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO STEGER DUNHILL, LLC AS RECORDED IN VOLUME 5251, PAGE 184 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 83° 42' 50" EAST ALONG THE SOUTH LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE I AND THE COMMON NORTH LINE OF SAID 60' DRIVEWAY EASEMENT FOR A DISTANCE OF 108.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 43° 57' 49" EAST ALONG THE EASTERLY LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE I AND THE COMMON NORTH LINE OF SAID 60' DRIVEWAY EASEMENT FOR A DISTANCE OF 335.89 FEET TO A POINT FOR CORNER, SAID POINT BEING THE EASTERLY CORNER OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE I ADDITION AND BEING IN THE WESTERLY LINE OF LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION;

THENCE NORTH 46° 02' 14" WEST ALONG THE WESTERLY LINE OF SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION AND THE NORTHEASTERLY LINE OF SAID LOT 3 IN BLOCK A OF STEGER TOWNE CROSSING PHASE 1 FOR A DISTANCE OF 857.57 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 3 OF MILLER ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 1 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 11° 47' 11" EAST ALONG THE COMMON LINE OF SAID LOT 3 OF MILLER ADDITION AND SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION FOR A DISTANCE OF 90.49 FEET TO A POINT FOR CORNER;

THENCE NORTH 29° 23' 41" WEST ALONG THE EASTERLY LINE OF SAID MILLER ADDITION AND THE WEST LINE OF SAID LOT 1 IN BLOCK A OF LAKE POINTE BAPTIST ADDITION FOR A DISTANCE OF 486.93 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE EAST LINE OF LOT 2 OF SAID MILLER ADDITION, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO VERA CRUZ PROPERTIES AS RECORDED IN VOLUME 5977, PAGE 123 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 42° 49' 13" EAST ALONG THE SOUTH LINE OF SAID VERA CRUZ TRACT FOR A DISTANCE OF 174.31 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID VERA CRUZ TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL CHAMBER OF COMMERCE AS RECORDED IN VOLUME 239, PAGE 236 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 70° 27' 23" EAST ALONG THE SOUTH LINE OF SAID ROCKWALL CHAMBER OF COMMERCE FOR A DISTANCE OF 158.17 FEET TO A POINT FOR CORNER;
THENCE NORTH 12° 04' 25" WEST ALONG THE EAST LINE OF SAID ROCKWALL CHAMBER OF COMMERCE FOR A DISTANCE OF 210.02 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30;

THENCE NORTH 70° 28' 46" EAST FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30 FOR A DISTANCE OF 662.26 FEET TO THE **POINT OF BEGINNING AND CONTAINING 34.4904 ACRES OF LAND,** MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **THIRD AMENDED REPLAT OF LOT 1, BLOCK A, LAKE POINTE BAPTIST CHURCH ADDITION,** A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **LAKE POINTE BAPTIST CHURCH ADDITION** HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

(5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

(6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 20____.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 20_____.

_____ _____
MAYOR, CITY OF ROCKWALL PLANNING AND ZONING

_____ _____
CITY SECRETARY CITY ENGINEER

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10105700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

OWNER:
LAKE POINTE BAPTIST CHURCH
701 EAST INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 972-771-2322

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

_____
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

_____
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS}
COUNTY OF ROCKWALL}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, _____

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

_____
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

THIRD AMENDED REPLAT OF LOT 1 BLOCK A

LAKE POINTE BAPTIST CHURCH ADDITION

34.4904 ACRE PARCEL

JAMES SMITH SURVEY, ABSTRACT NO. 200
E.P.G. CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEPTEMBER 11, 2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/26/2017

APPLICANT: Kevin Patel of *Triangle Engineering, LLC*

AGENDA ITEM: **SP2017-023;** *Medical Office Building – 1310 Summer Lee Drive*

SUMMARY:

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

PURPOSE:

The applicant is requesting the approval of a site plan for the purpose of constructing an approximately 6,454 SF medical office building on a 1.082-acre parcel of land. The development is located within the Scenic Overlay (SOV) District and will be required to meet the development standards established within the Unified Development Code, with the exception of the landscape standards since the property fronts onto Summer Lee Drive and not Ridge Road. The property is generally located at the N.E. quadrant of Ridge Road and Summer Lee Drive and is addressed 1310 Summer Lee Drive. On September 18, 2017, the City Council approved the first reading of a specific use permit (SUP) ordinance allowing the structure to exceed 36-feet. The second reading of this ordinance is scheduled for October 2nd. An approval of the ordinance is a condition of approval of this site plan.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed medical office is permitted by right. The proposed site will incorporate a total of 43 parking spaces, exceeding the standards by ten (10) spaces. The site will have one (1) primary access point along Summer Lee Drive, which will be a 24-ft Firelane, Public Access, Utility and Drainage Easements. Two (2) cross access points will be available from the property to the west (*i.e. Young Medical Office*).

With the exception of the items listed in the *Project Plan Review* and the items listed in the *Recommendation* section of this case memo, the submitted site plan, building elevations, photometric, and landscape plans conform to the technical requirements contained within the Unified Development Code (UDC) and the Scenic Overlay (SOV) District. A summary of the density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 Sq. Ft.*	*1.082-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*[1]	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[2]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[3]	*x>10-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Building Height	*36-Ft w/o SUP[4]*	*51' 6"; SUP Pending*
Max Building/Lot Coverage	*40%*	*x<40%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Floor Area Ratio	*2:1*	*x<2:1; In Conformance*
Minimum Number of Parking Spaces	*33*	*43 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*x>24.7%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES:
1. Minimum site frontage when adjacent to IH-30 .
2. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
3. Without fire retardant wall: ten (10) feet, or as required by building and/or fire codes, or With fire retardant wall: zero feet.
4. Maximum height of structures per PD-9 [Ord. 86-55].

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On July 25, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and made a motion to recommend approval of the building elevations as submitted. The vote was approved unanimously 6 to 0 with one vacancy.

RECOMMENDATIONS:

Should the City Council choose to approve the requested variances, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The approval of this site plan shall be conditional approval pending the approval of the SUP Ordinance [*Case No. Z2017-036*] associated with this case.

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED PLAN COMMENTS HIGHLIGHTED

Project Number	SP2017-023	**Owner**	ATTICUS, REAL ESTATE SERVICES INC	**Applied**	7/17/2017	LM
Project Name	1310 Summer Lee	**Applicant**	TRIANGLE ENGINEERING INC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	8/1/2017	DG

Site Address	**City, State Zip**	**Zoning**
1310 SUMMER LEE	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	7/17/2017	7/24/2017	7/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	7/17/2017	7/24/2017	7/19/2017	2	COMMENTS	See Comments
(7/19/2017 3:16 PM AW) -Summer Lee sidewalk assessment = $19.33/lf of frontage along Summer Lee -Summer Lee roadway assessment = $95.12/lf of frontage along Summer Lee -12" water line assessment = $38.80/lf of frontage along Summer Lee - Detention side slopes to be a maximum of 4:1 if above ground -Impact fees -4% engineering inspection fees - Must meet all engineering requirements - Sewer will require off-site easement Landscape Plan: Add note: "No trees shall be within 5 feet of any utility							
FIRE	Ariana Hargrove	9/21/2017	9/28/2017	9/21/2017		APPROVED	revised 9 21 17
FIRE	Ariana Hargrove	7/17/2017	7/24/2017	7/20/2017	3	COMMENTS	see comments

Revised Plans - Same Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(7/20/2017 12:41 PM AA) Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	7/17/2017	7/24/2017	7/20/2017	3	APPROVED	See Comments
(7/20/2017 4:08 PM LS) Previously assigned address for marketing was 1310 Summer Lee Dr, Rockwall, TX 75032							
PLANNING	David Gonzales	9/20/2017	9/27/2017	9/20/2017		COMMENTS	See comments Revised Plans

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
REVISED PLANNING COMMENTS - DAVID GONZALES - 09.20.2017 All staff comments are to be addressed and resubmitted by Tuesday, October 3, 2017. Please provide one large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff: Planning Department General Comments are as follows: 1. Approval of this Site Plan by the Planning and Zoning Commission on September 26, 2017 is considered to be conditional approval pending the approval of the 2nd Reading of the Specific Use Permit (Case No. Z2017-036) by City Council, including staff conditions as outlined in the Project Plan Review report. 2. Adherence to Engineering and Fire Department standards shall be required. Please address the following Planning Comments for each plan submitted: Site Plan: 1. FAUE defined in the Legend, but has not been used as a label on drives. Provide labels (FAUE) for all 24-ft Fire Lane, Public Access, Utility, and Drainage Easements (as appropriate). Landscape Plan: 1. Meets or exceeds the standards as established in the UDC as submitted. Treescape Plan: 1. Meets or exceeds the standards as established in the UDC as submitted. No mitigation requried. Photometric Plan: 1. Reduce light levels along the west property line. Light levels are not to exceed 0.2-FC at the property line. Building Elevations: 1. Requires approval of SUP to allow for clock tower element to exceed 36-ft in height [Case No. Z2017-036]. The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Planning - Action: September 26, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] City Council - Action: October 3, 2017 (6:00 p.m.) [SECOND READING OF SUP ORDINANCE FOR CASE NO. Z2017-036]							
PLANNING	David Gonzales	7/17/2017	7/24/2017	7/21/2017	4	COMMENTS	See comments

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, August 1, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-023" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Remove labels 7" Thick Concrete Pavement from site plan.
3. Provide labels for all 24-ft Fire Lane, Public Access, Utility, and Drainage Easements (as appropriate).
4. Include Temunovic Addition when referencing legal description (ex. Lot 6, Block A, Temunovic Addition).
5. Remove owner information from building footprint (i.e. 1306 Summer Lee, LLC) as this may cause confusion with the actual address of this location which is 1310 Summer Lee Drive..
6. Change Title Block to reflect actual address for location as1310 Summer Lee Drive.
7. Indicate where HVAC units will be located and include screening of the units (i.e. landscaping, wing-walls, etc.).
8. Correct Site Data Summary Table for Parking Summary to read 1 space per 200 sq. ft.: Required = 33 spaces.

Landscape Plan:
1. Remove label at rear of property indicating 4" Tree and use tree symbology instead indicating tree placement.
2. Provide one row of trees behind the building at the perimeter per the SOV district standards. There should be a minimum of 3 trees.

Treescape Plan:
1. Based on this plan as submitted, cedar trees are mitigated at 11 inches or greater and the City does not consider the Mimosa tree as being mitigated for; therefore, there are no mitigation requirements for these trees being removed from the site.

Photometric Plan:
1. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures). Provide detail Indicating as such.
2. Provide cut sheets for all exterior lighting fixtures.
3. Reduce light levels along the west property line. Light levels are not to exceed 0.2-FC at the property line.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Building Elevations:
1. Provide calculations for all exterior building materials - broken out for each facade.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: July 25, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: July 25, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Planning - Action: August 15, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: August 21, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

-Summer Lee sidewalk assessment = $19.33/lf of frontage along Summer Lee
-Summer Lee roadway assessment = $95.12/lf of frontage along Summer Lee
-12" water line assessment = $38.80/lf of frontage along Summer Lee
- Detention side slopes to be a maximum of 4:1 if above ground
-Impact fees
-4% engineering inspection fees
- Must meet all engineering requirements
- Sewer is off-site and will require off-site easements

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 30'

VICINITY MAP

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
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ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTERIAN SIGHT & VISIBILITY/EASEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	2"	1	6"
I	IRR.	1"	1	N/A

LEGENDS

- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EX.SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE CONNECTION
- PROPOSED WATER METERS
- PROPOSED BACK FLOW PREVENTER
- P.S.&V.E. PEDESTRIAN SIGHT & VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- F.A.W.E. FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
- V.E. VISIBILITY EASEMENT
- PROPOSED FIRE LANE
- B.S. FRONT SET BACK
- L.B. LANDSCAPE SET BACK
- BARRIER FREE RAMP
- EXISTING STORM SEWER
- EXISTING PAVEMENT/CURB
- EXISTING SEWER MANHOLE
- PROPOSED HANDICAP PARKING SPACE
- EXISTING POWER POLE
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- PROPOSED CAR STACKING
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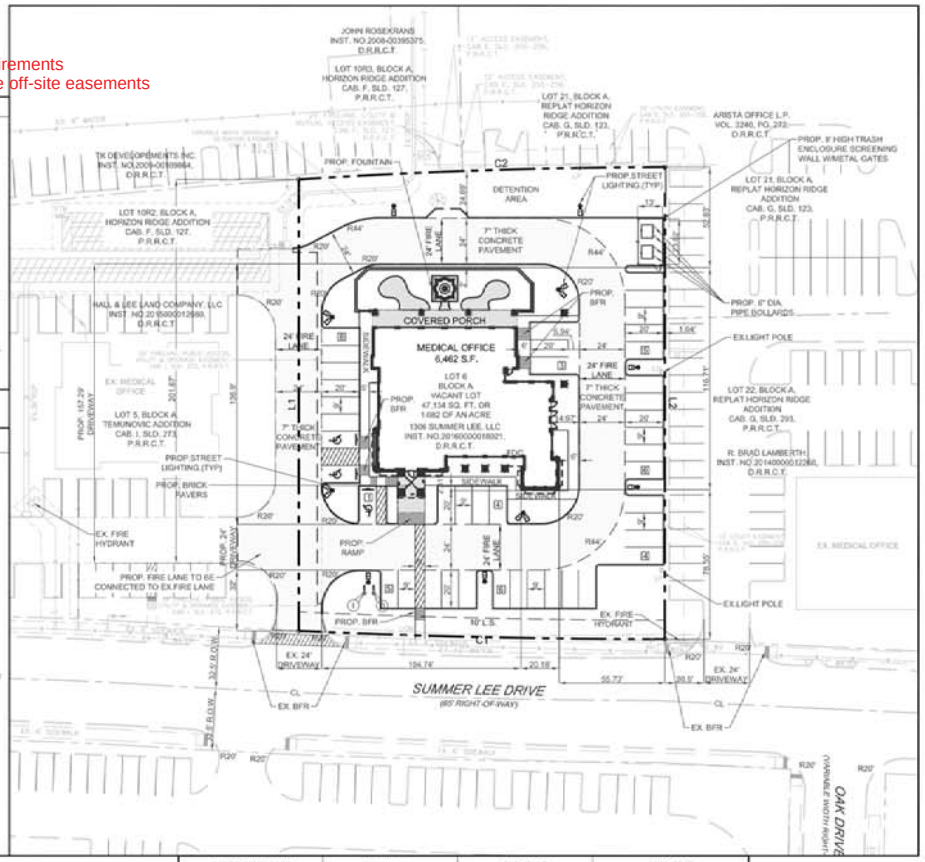

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5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
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SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	1.082 ACRES (47,134 S.F.)	
NET AREA	1.082 ACRES (47,134 S.F.)	
ZONING	PD-9	
CURRENT USE	VACANT	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	6,454 S.F. (13.69%)	
IMPERVIOUS COVERAGE	35,199 S.F. (74.66%)	
PERVIOUS COVERAGE	11,935 S.F. (25.32%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 150 GFA	43	43
TOTAL PARKING	43	43
BUILDING DATA		
BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	6,454 S.F.	

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1820 W RALPH PENY,#301 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 809-8271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 681-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR.SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

CURVE DATA TABLE

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C1	192.85'	4343.59'	02°39'14"	S 71°44'41" E	192.83'
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BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
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NO.	DATE	DESCRIPTION	BY
1	07/13/2017	1st CITY SUBMITTAL	KP

CASE # SP2017-.....

SITE PLAN
OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.809.5271 | F: 469.359.4709 | E: kpatel@triangle-engr.com
Planning | Civil Engineering | Construction Management
TX PE FIRM #11525

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	BS	07/04/17	1" = 30' SCALE BAR	016-17	SP

KARTAVYA S. PATEL 97534 LICENSED PROFESSIONAL ENGINEER
07/13/2017



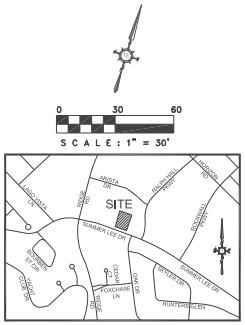
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND

UTILITY EASEMENT	U.E.
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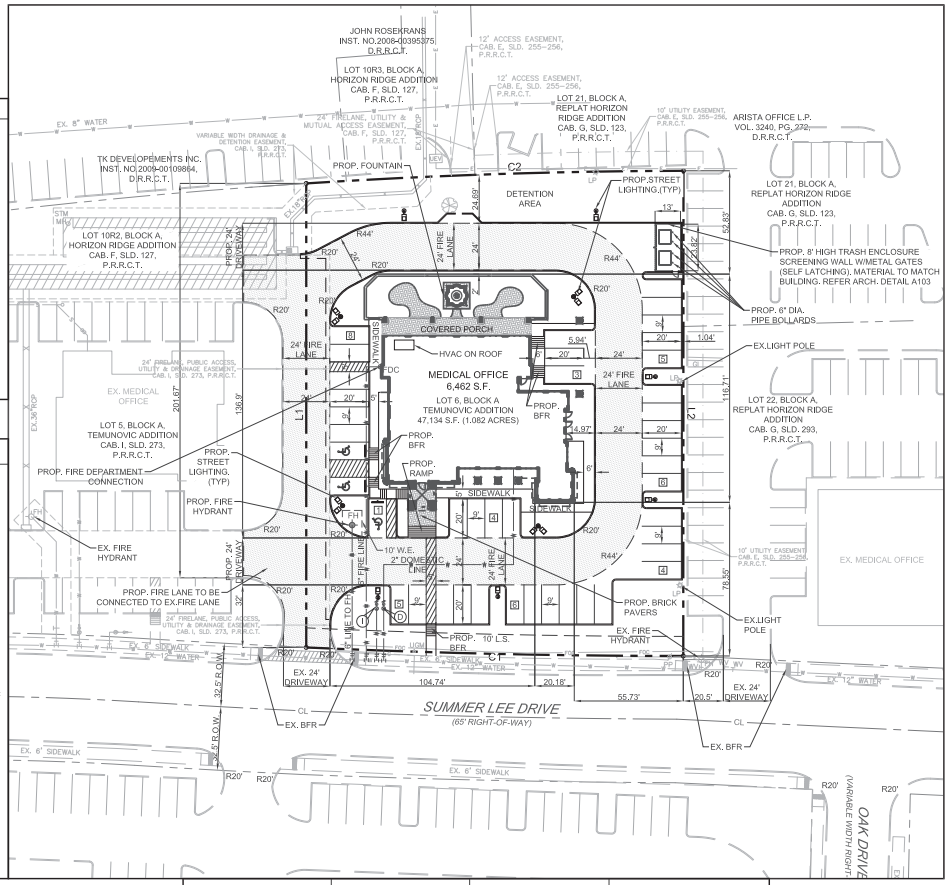

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TOTAL PARKING	43	43
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BUILDING	1	
PEAK HEIGHT	30'-0"	
TOTAL SQUARE FOOTAGE	6,454 S.F.	

NOTE

1. ALL EXTERIOR SIGNAGE REQUIRES SUBMITTAL AND APPROVAL OF SEPARATE BUILDING PERMIT THROUGH THE BUILDING INSPECTION DEPARTMENT.

2. THE PROPOSED BUILDING IS EQUIPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

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2	08/16/2017	PER CITY COMMENTS	

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
08/16/2017

CASE # SP2017-023

SITE PLAN

OFFICE BUILDING
1310 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 F: 469.359.6709 E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEE SCALE BAR	018-17	SP

TX PE FIRM #11525

OFFICE BUILDING SITE DEVELOPMENT

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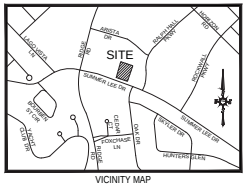
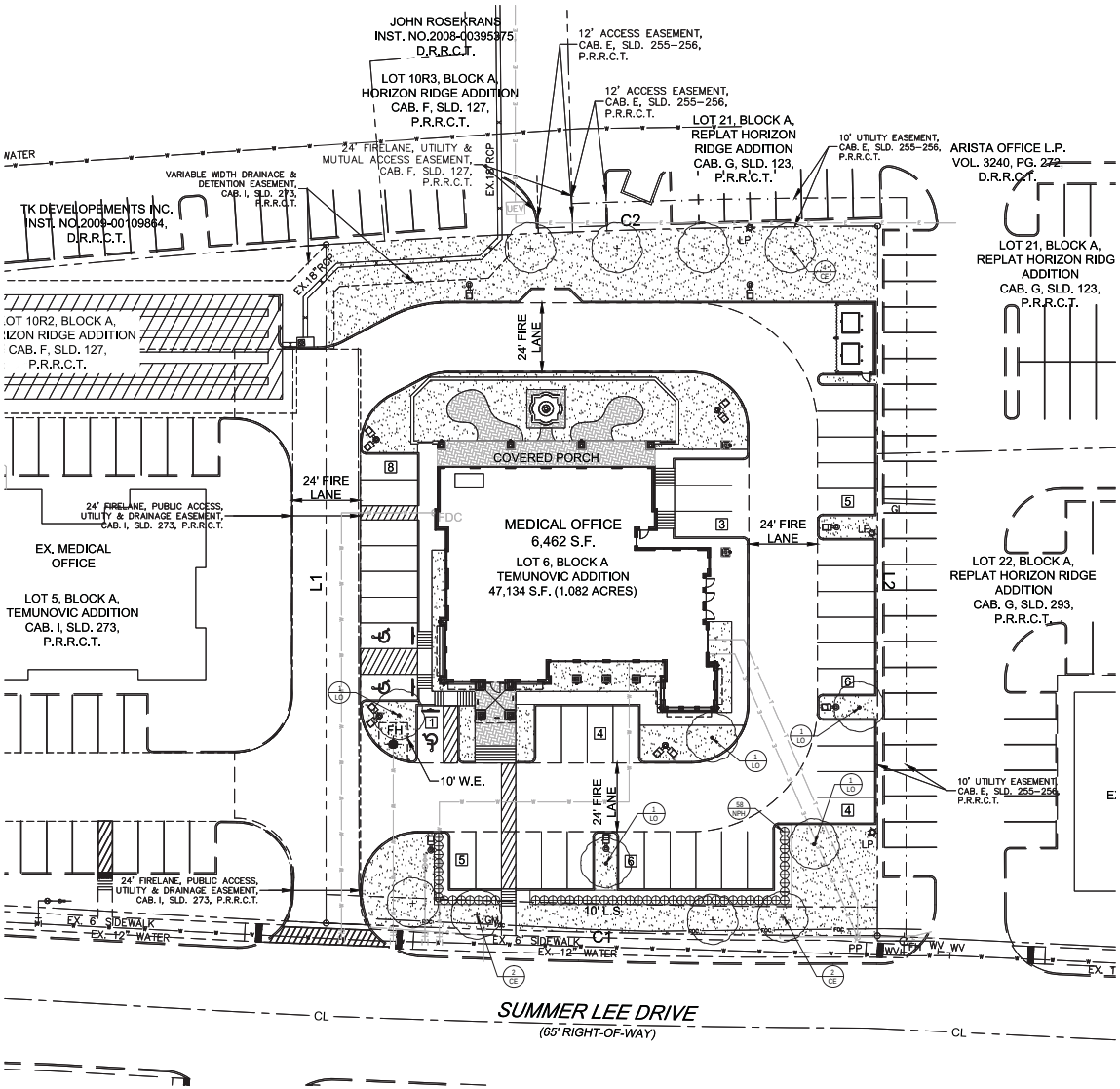
NOTE: "NO TREES SHALL BE WITHIN 5 FEET OF ANY UTILITY"



VICINITY MAP
N.T.S



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL. FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 47,134 s.f.)
Re uirements: 15 site area to be landscaped

Re uired	Provided
7,070 s.f. (15)	11,666 s.f.

FRONT YARD REQUIREMENTS
Re uirements: 50 of re uired landscape must be located in front yard

Re uired	Provided
3,535 s.f. (50)	4,455 s.f.

STREET REQUIREMENTS
Re uirements: (1) tree 3" cal. per 50 l.f. of frontage

SUMMER LEE DRIVE (193 L.F.)

Re uired	Provided
(4) trees	(4) trees

PARKING LOT (43 spaces)
Re uirements: (1) tree, 3" cal. per 20 parking spaces

Re uired	Provided
(3) trees, 3" cal.	(3) trees, 3" cal.

PLANT MATERIAL SCHEDULE

TREES

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	8	Cedar Elm	*Ulmus crassifolia*	3" cal.	B B, 13' ht., 5' spread min., 5' clear trunk
LO	5	Live Oak	*Quercus virginiana*	3" cal.	container, 8' ht., 4' spread min.,tree form container, 14' ht., 6' spread, 5' clear straight trunk container, 14' ht., 6' spread, 5' clear straight trunk container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	62	Needlepoint Holly	*Ilex comuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread

GROUNDCOVERS

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all uantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
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LANDSCAPE ARCHITECT
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08.09.2017

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWAL COUNTY, TEXAS

ISSUE:
FOR CONSTRUCTION 07.13.2017
CITY COMMENTS 08.09.2017

DATE:
08.09.2017

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980 Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1978 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.

Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas. Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees.

1. Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lutfland Co., (214) 631-5250 or approved equal

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Sold Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, top soil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken body bruised branches shall be removed. General lopping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

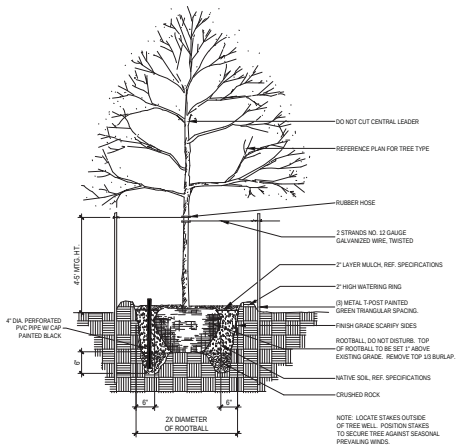
Q. Steel Curbing Installation:

1. Curbing shall be signed as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

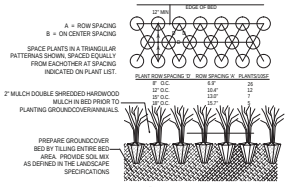
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

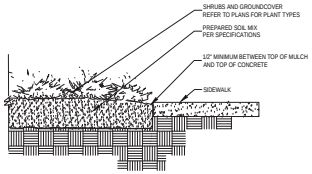
END OF SECTION



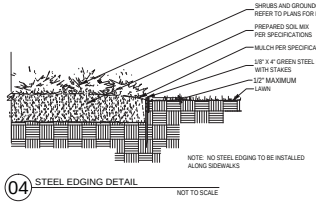
01 TREE PLANTING DETAIL
NOT TO SCALE



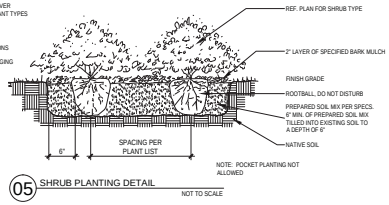
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
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STUDIO GREEN SPOT

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07.13.2017

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWAL COUNTY, TEXAS

ISSUE:
FOR CONSTRUCTION 07.13.2017

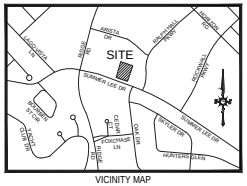
DATE:
07.13.2017

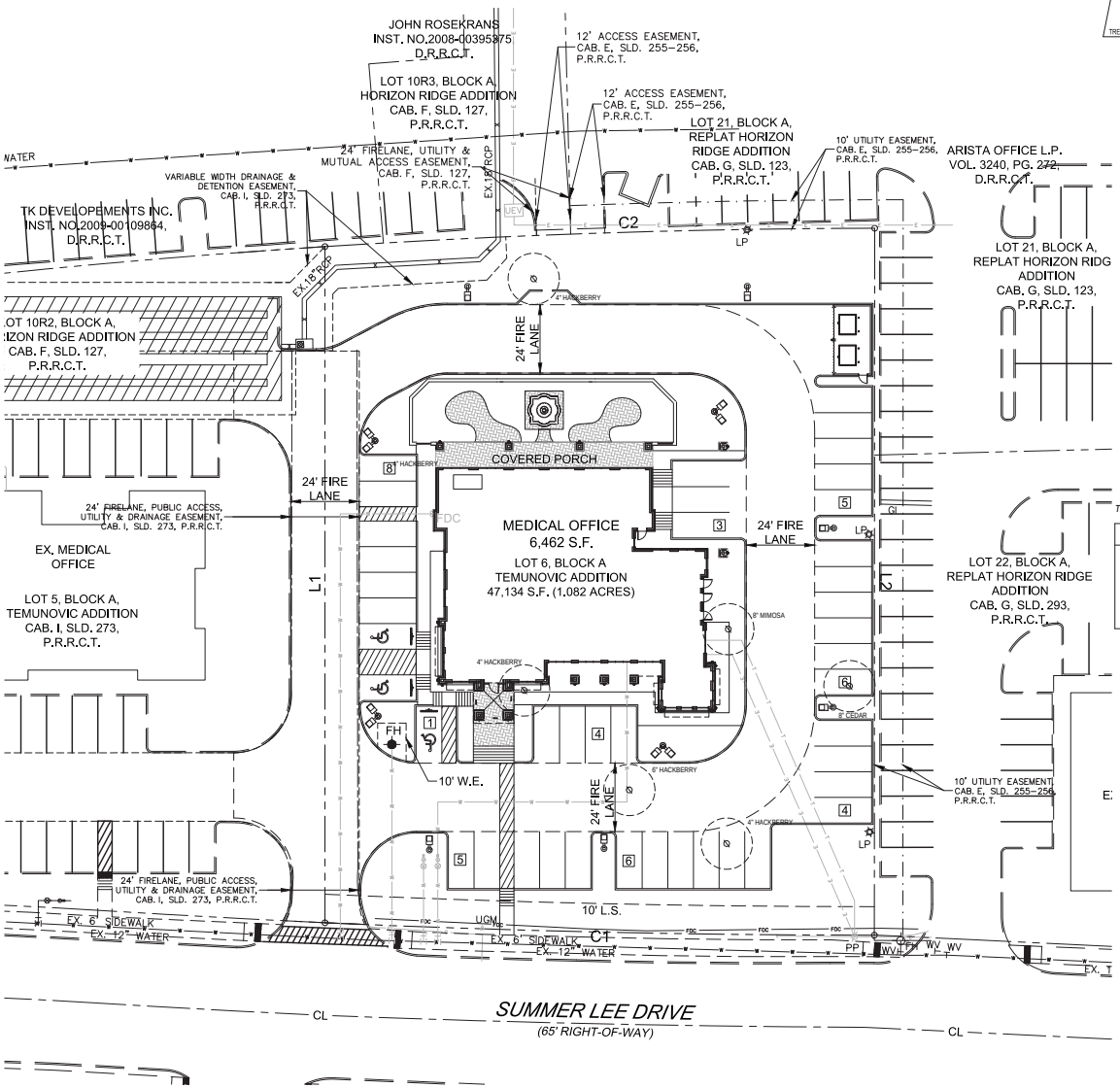
SHEET NAME:
LANDSCAPE SPECIFICATIONS

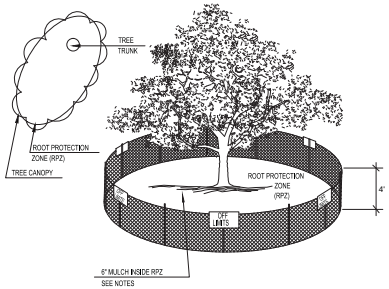
SHEET NUMBER:
L.3

OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

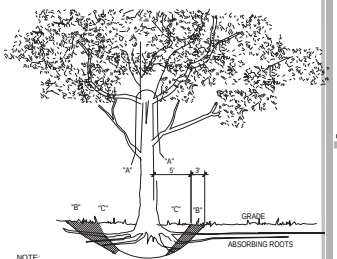






NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PRO ECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE



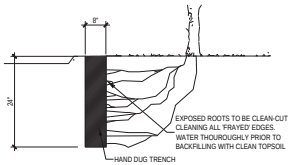
NOTE:
A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP.

02 TREE REMOVAL DIAGRAM
NOT TO SCALE



03 ROOT PRUNING DETAIL
N.T.S.

TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	EXEMPTIONS
1	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED
2	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
3	8	CEDAR	TO BE REMOVED	NOT PROTECTED
4	8	MIMOSA	TO BE REMOVED	NOT PROTECTED
5	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED
6	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED
7	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED

NO PROTECTED TREES ARE BEING REMOVED THEREFORE NO MITIGATION IS REQUIRED

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.00

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	N 16°57'35" E	237.27'
L2	S 16°59'12" W	248.08'

01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"
0 10 20 40

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000	TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271	A W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: OHN TURNER,R.P.L.S. TEL: (972) 881-4975	THE STENSLAND GROUP 5151 BENT TREE FOREST DR,SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

07.13.2017

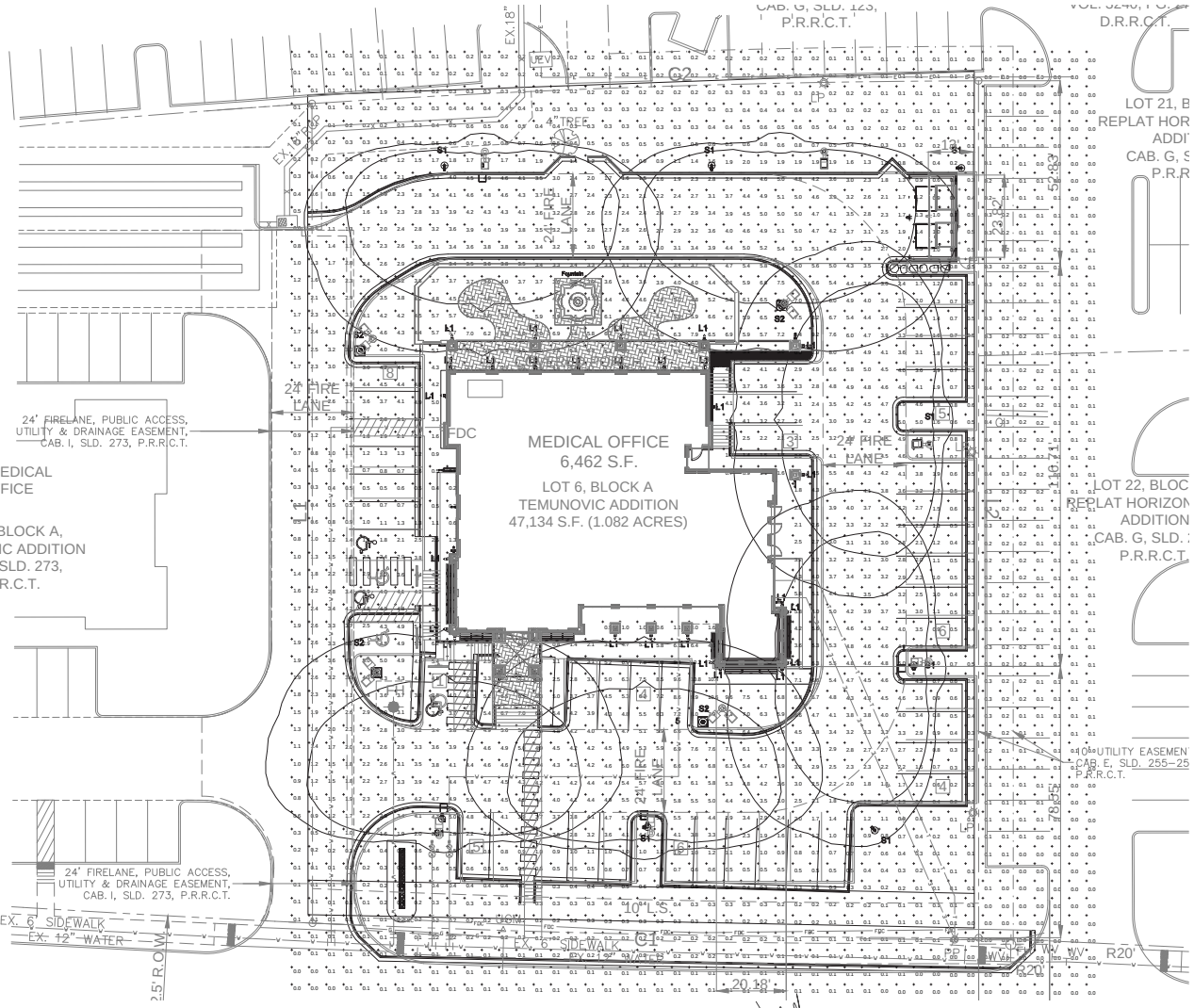
OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ISSUE:
FOR CONSTRUCTION 07.13.2017
CITY COMMENTS 08.09.2017

DATE:
08.09.2017

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	10.9 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	L1	30	GEO-W-40W	CUSTOM WALL SERIES, ALUMINUM HOUSING, WHITE HR ACRYLIC LENS	(4) ALTA PN110B-11" LED BOARDS	1	3600	1	40
	S2	4	SACL-RS-X-LG4700-50-120	Cast aluminum heatsink / housing, inner specular aluminum reflectors, clear glass enclosure above flat black post-top mount	30 white LEDs with clear patterned plastic optics below each	1	5805	1	68.5
	S1	6	GL18-4-105LA-4870-NW-IS	PHILIPS GULLWING LED GL18 WITH INTERNAL SHIELDING	(3) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) DRIVEN AT 700mA	1	9350	1	105

Site Photometric Plan

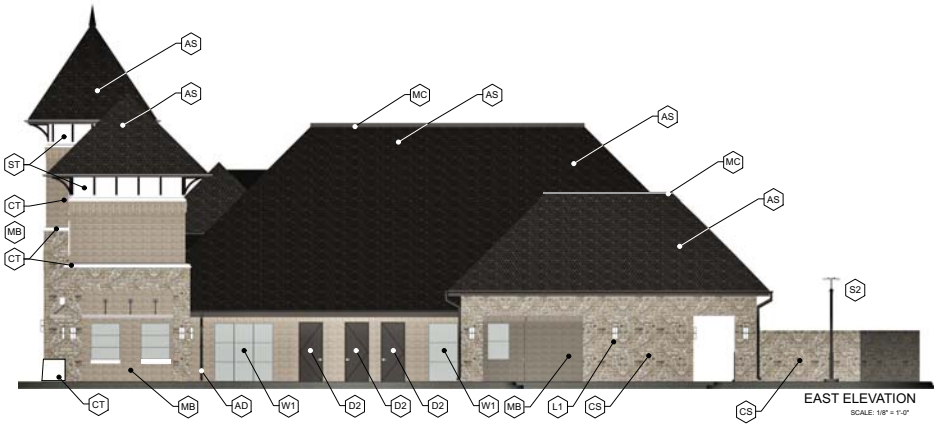
$\frac{1}{16}$"=1'-0"

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM A. LEE, P.E. 80638 ON 8/9/17

URBAN ENGINEERING, INC.
2700 Hanover St. Dallas Texas 75225
Ph: 214.632.7766 info@uel-tx.com
Texas Eng. Firm F-7486 Project: 17007.000

The Stensland Group
ARCHITECTURE INTERIORS PLANNING
214 - 680 - 1387 Ph. E-mail robertstensland@mac.com
5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

Exterior Material Legend

Masonry

CS	Chop Stone - Custom blend Lueders - 6" 8" & 10" Mix
MB	Modular Brick - 105128 ACME - 030 - Velour Dove Gray -
CT	Caststone 75 White / 25 Brown
ST	Stucco Finish Color to Match P-2 3068 Birch

Roofing

AS	Asphalt Shingles - Weathered Wood Elk - Camelot 30 Designer
MC	Metal Cap - Pre-finished Aluminum Dark Gray
AG	Aluminum Gutters - Pre-finished Dark Gray
AD	Aluminum Downspouts - Pre-finished Dark Gray
HB	Hardie Board Painted Trim Paint P-1

Doors and Windows

D1	Aluminum Door - Dark Bronze w/ Divided Lite Glass Insert
D2	Hollow Metal Door Painted Finish P-2
W1	Aluminum Clad Wood Windows - Dark Bronze Tinted Solar Gray Glass -Low e

Decorative Elements

CF	Clock Face Dark Bronze
L	Building Logo / Street Address Painted Metal or Anodized Letters Color: Black or Dark Bronze
SS	Steel Strut Painted Metal Color: P3
SP	Aluminum Spire Anodized Dark Bronze
SU	Steel Sunscreens Painted Metal Color: P4

Lighting

S2	Decorative Pole Lighting Selux - Saturn
L1	Decorative Wall Sconce Evergreen Lighting - Georgetown Series



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

FACADE MATERIAL

ALL FACADE SURFACES OVER 98% MASONRY (INCLUDING STUCCO) EXCLUDING GLASS.

ALL FACADE SURFACES OVER 80% STONE, BRICK OR CASTSTONE

DATE: 7/13/2017

The Stensland Group
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214 - 680 - 1387 Ph. E-mail robertstensland@mac.com
5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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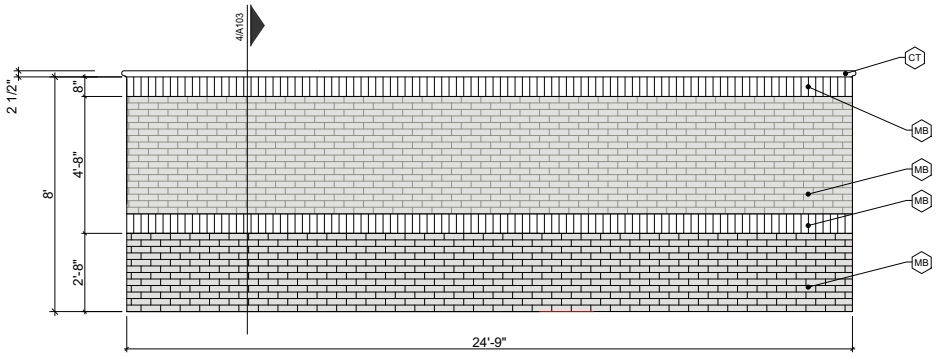
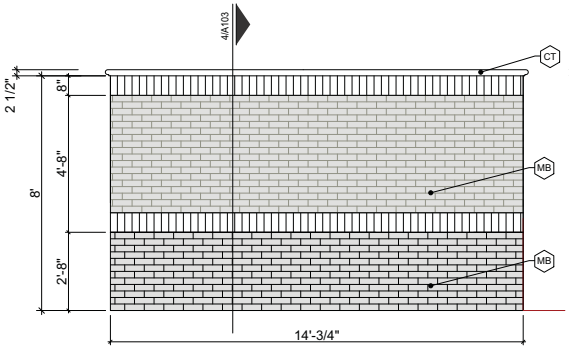
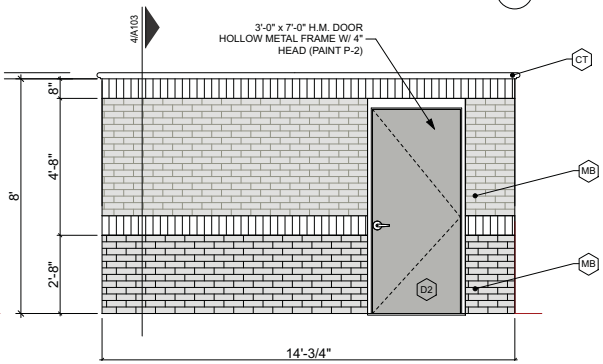


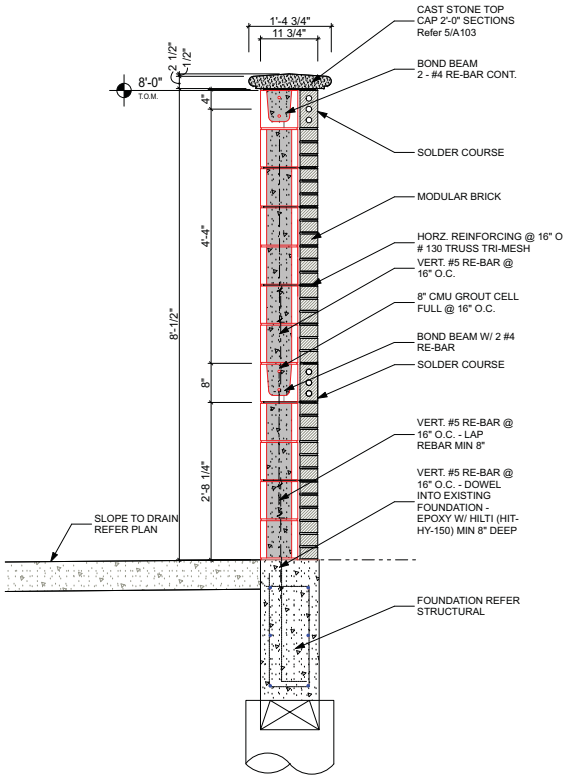
Dumpster Enclosure Elevations 7
SCALE: 1/2" = 1'-0"



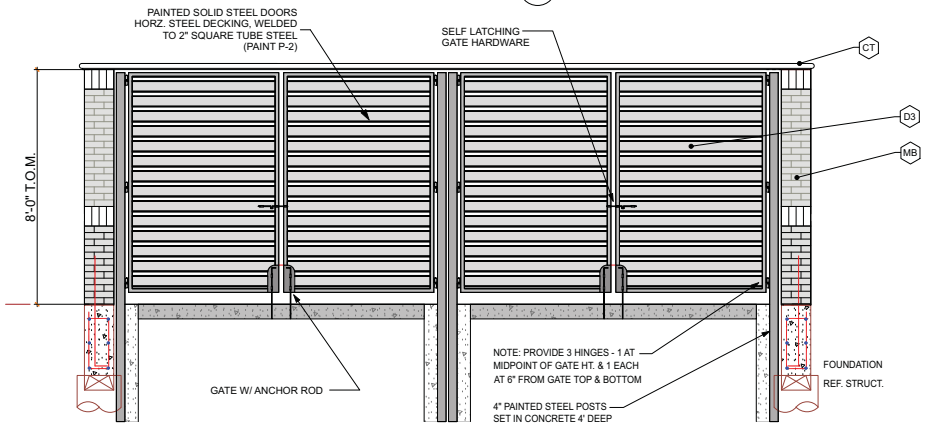
Dumpster Enclosure Elevations 6
SCALE: 1/2" = 1'-0"



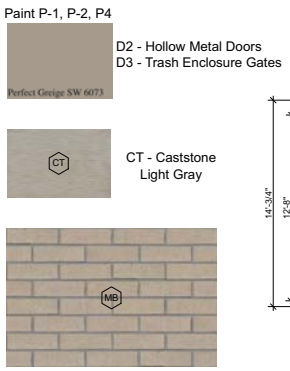
Dumpster Enclosure Elevations 5
SCALE: 1/2" = 1'-0"



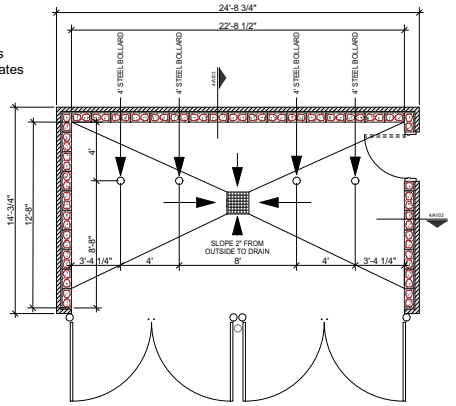
Dumpster Wall Section 4
SCALE: 1" = 1'-0"



Dumpster Enclosure Elevations 3
SCALE: 1/2" = 1'-0"



Materials 2
SCALE: 1/2" = 1'-0"



Dump Plan 1
SCALE: 1/4" = 1'-0"

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5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
robertstensland@mac.com

8/10/17

FISHER & ZITTERICH
FAMILY COSMETIC IMPLANT DENTISTRY

OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

MARK	DATE	DESCRIPTION
SD	8/10/17	SITE PLAN COMMENTS

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE
Dumpster Enclosure

A103

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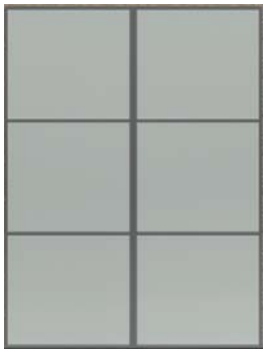
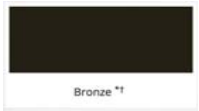
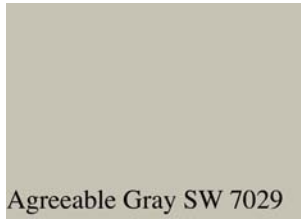


W1 - KOLBE
Alum Clad Wood
Windows
Color: Bronze





CF - Clock Face
Background - Dark Bronze



ST - Stucco
(Medium Texture)
Match SW 7029

Paint P-1, P-2, P4



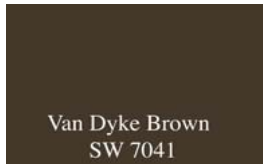
HB - Hardie Board
Fascia Trim
SW 6073 Perfect Greige

Paint P-1, P-2, P4



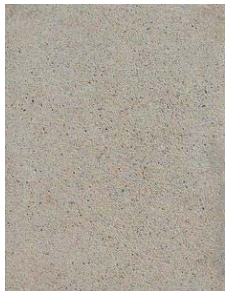
D2 - Hollow Metal Doors
SU - Sun Screens and Supports
SW 6073 Perfect Greige

Paint P-3



SS - Steel Struits
SW 7041 Van Dyke Browm





CT - Caststone
Light Gray



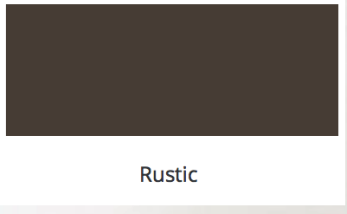
MB - Modular Brick
ACME Brick - Dove Gray



CS - Chopped Stone
Lueders Custom Blend



AS - Asphalt Shingles
GAF - 30 - Weathered Wood



AG - Aluminum Gutters
AD - Aluminum Downspout
MC - Metal Parapet Cap
Color: Match Rustic Kolbe
Metal Finish



S-2 Finish Match
Textured Bronze



L-1 Finish Textured Bronze
Lens - Frosted Acrylic



DATE: 7/13/2017

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OFFICE BUILDING
1320 SUMMER LEE DRIVE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/26/2017

APPLICANT: John Delin, *Integrity Group, LLC*

AGENDA ITEM: **Z2017-040**; *Ladera Rockwall (AG to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for general retail and single-family residential land uses on a 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PURPOSE AND BACKGROUND:

The majority of the subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001* (*Ordinance No. 98-10*). The remainder of the property was annexed on March 2, 1960 by *Case No. A1960-001* (*Ordinance No. 60-01*). In 2007-2008, the City of Rockwall acquired a portion of the property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2*).

On August 18, 2017, the applicant -- *John Delin of Integrity Group, LLC* -- submitted two (2) development applications requesting to change the zoning of *Tract 1* (*i.e. Z2017-039*) from an Agricultural (AG) District to a General Retail (GR) District and to change *Tract 2* (*i.e. Z2017-040*) from an Agricultural (AG) District to a Planned Development District for an age restricted, senior living community that will be subject to the Single-Family 7 (SF-7) District land uses. As part of the application for *Tract 2*, the applicant stated that the age restriction would conform to the *Housing for Older Persons* exemption of the *Federal Fair Housing Act* as regulated by the *US Department of Housing and Urban Development*. The proposed age restricted, senior living community will consist of 84-89 single-family homes.

On September 12, 2017, the Planning and Zoning Commission approved *Case No. Z2017-039* (*i.e. Tract 1*) by a vote of 6-0, with Commissioner Fishman absent; however, *Case No. Z2017-040* (*i.e. Tract 2*) was continued by the Planning and Zoning Commission to allow the applicant time to provide clarifications and changes that were requested by the commissioners in the meeting. On September 18, 2017, the City Council approved a motion to remand *Case No. Z2017-039* back to the Planning and Zoning Commission, and directed staff to combine the case with *Case No. Z2017-040*. This motion was approved by a vote of 5-0 with Council Member Lewis absent and Council Member Macalik abstaining. The City Council's purpose in combining the request appeared to be twofold: [*1*] to allow the uses in the General Retail (GR) District to be further limited through the Planned Development District ordinance, and [*2*] to address the applicant's comments, which indicated that the two (2) cases were dependent upon each other.

ADJACENT LAND USES AND ACCESS:

The subject property is located on both sides of John King Boulevard, north of SH-66. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property on the east side of John King Boulevard is a vacant, 15.935-acre parcel of land zoned Agricultural (AG) District. Beyond this is FM-1141, which is identified as a M4D (*minor collector, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. North of this thoroughfare is a single-family subdivision, which is situated outside the City's limits. On the east side of John King Boulevard north of the subject property is a 1.837-acre tract of land zoned Agricultural (AG) District. Beyond this parcel is a one (1) acre tract of land followed by a 5.702-acre tract of land. Both of these tracts of land are owned by the City of Rockwall and zoned Agricultural (AG) District.

South: Directly south of the subject property is Williams Street (*i.e. current alignment of SH-66*), which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a portion of a 28.8836-acre tract of land, which is vacant and zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses. Adjacent to this property and south of the western boundary of the subject property is a vacant 17.861-acre tract of land that was subdivided into 78 duplex lots in 1984. This property is zoned Two-Family (2F) District. Adjacent to this property is an undefined portion of Planned Development District 71 (PD-71), which allows for limited Commercial (C) District land uses.

East: Directly east of the subject property is a 65.274-acre portion of a larger 148.825-acre tract of land that is zoned Agricultural (AG) District. Situated on the property is an accessory building. Beyond this are various tracts of land zoned Agricultural (AG) District.

West: Directly west of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this is a 13.376-acre tract of land, which was preliminary platted as the Highlands Subdivision (*Case No. P2017-021*). This subdivision will consist of 53 single-family lots and is zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses/development standards.

TRACT 1: 9.894-ACRE TRACT OF LAND ON THE EASTSIDE OF JOHN KING BOULEVARD

On *Tract 1* the applicant is requesting limited General Retail (GR) District land uses. Specifically, the applicant is proposing to prohibit the following land uses, which are currently permitted *by-right* or by Specific Use Permit (SUP) within the General Retail (GR) District:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)

- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

In addition, the applicant is proposing to only allow a *Garden Supply/Plant Nursery* through a Specific Use Permit (SUP). This is similar to the land uses that were permitted within the Breezy Hill Subdivision for the General Retail (GR) District area at the northeast corner of FM-552 and John King Boulevard.

According to the purpose statements outlined in Section 4.4, *General Retail (GR) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is established to provide limited retail and service uses for one (1) or more neighborhoods … uses specified in this district include most types of retail activity and are located on, or at the intersections of major thoroughfares." The UDC goes on to state that this zoning designation is not intended to be a major retail district, and any land uses that are intensive commercial uses that produce large volumes of traffic should be avoided. In addition, "…(s)ince the zone will be located close to residential areas, the development standards are stringent and require a high standard of development…" These standards are as follows:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet* [1]
Minimum Rear Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Rear Yard Setback Adjacent to Residential	*20-Feet + (½ Height Greater than 36-Feet)* [2]
Minimum Side Yard Setback	*10-Feet (0-Feet w/ Fire Rated Wall)* [2]
Minimum Side Yard Setback Adjacent to Residential	*20-Feet + (½ Height Greater than 36-Feet)* [2]
Maximum Height	*60-Feet (Greater Than 36-Feet Requires SUP)*
Max Lot Coverage	*40%*
Minimum Masonry Requirement	*90%*
Maximum Building Size	*25,000 SF*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85-90%*

Notes
[1]*: Parking should not be located between the front façade and the property line.*
[2]*: In no case shall the setback exceed more than 50-feet.*

Staff should also note that this property will be subject to all the standards of the SH-205 By-Pass Overlay (205 BY-OV) and East SH-66 Overlay (E SH-66 OV) Districts.

When looking at the applicant's request it should be noted that the subject property does appear to conform to the site specifications stipulated by the UDC for the General Retail (GR) District zoning designation. Specifically, it is located adjacent to two (2) major roadways (*i.e. Williams Street [the current alignment of SH-66] and John King Boulevard*) and is in close proximity to an existing and proposed residential subdivision (*i.e. Caruth Lakes and the Highlands*). In addition, the property is physically separated from these residential areas by a major roadway, (*i.e. FM-1141*), which alleviates any need for residential adjacency standards. Staff should note that with the recent changes to the SH-205 By-Pass Overlay (205 BY-OV) District -- *which now requires a minimum separation of 100-feet between John King Boulevard and any residential structure* -- the subject property may be better suited for a Future Land Use designation other than *Medium Density Residential*. This is furthered by floodplain that transverses the southwest corner of the property. With all this being said, zoning changes are discretionary decisions for the City Council.

TRACT 2: 28.011-ACRE TRACT OF LAND ON THE WESTSIDE OF JOHN KING BOULEVARD

Looking at *Tract 2*, the applicant's letter states the purpose of this area is to provide a "low-maintenance active adult community … that will be maintained and managed by the HOA …" The letter goes on to state that the community will incorporate a fitness trail, activity center with exercise pool, kitchen and gathering space, and ~12.8-acres of open space. The concept plan provided by the applicant shows that the proposed subdivision will be setup in a condominium regime (*i.e. all homes are situated on one [1] large lot as opposed to individual lots*), serviced by private streets, and the Homeowner's Association (HOA) will perform all maintenance of the grounds. Each home will be individually owned by the occupant. The concept plan also shows that the subdivision will be gated by a six (6) foot wrought iron fence, accessible from one (1) point entry adjacent to John King Boulevard, and have an exit only secondary access point on SH-66. A summary of the development standards for this project are as follows:

Table 1.1 Condominium Lot Requirements

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*86'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

Table 1.2 Artificial Lot Requirements

Minimum Setback from a Private Street [1]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:

1: *This setback shall be measured from the back of curb.*

2: *Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*

3: *The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

The development standards provided by the applicant show that the community will consist of 89 single-family homes (*84 are depicted on the provided concept plan*) that will be composed of 15 different unit types ranging in minimum size from 1,600 SF to 2,100 SF. The overall density proposed with this subdivision will be 3.2 dwelling units/acre. The following is a summary of the proposed housing composition:

Table 2.1 Housing Unit Breakdown

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*13*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*50*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*14*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*7*	*08.33%*
		Total Units:	*84*	

The applicant has submitted proposed building elevations depicting four (4) of the 15 product types all of which are single story homes (*see attached housing plans*); however, the applicant has indicated that some of the homes have the option of adding a second story. Of the 15 building elevations, the applicant has stated that there are four (4) variations of each. This creates 60 different possibilities of housing design. The applicant is proposing to meet the City's minimum anti-monotony restrictions.

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 100% *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) in lieu of alleyways, *J-Swing* and/or recessed garage formats.

- ☑ According to Subsection I, *Residential Frontage Requirements*, of Section 6.10, *SH-205 By-Pass Overlay (205 BY-OV) District*, of the UDC, residential properties adjacent to John King Boulevard have the choice of providing one (1) of four (4) design alternatives: [*1*] provide an increased landscape buffer of 100-feet, [*2*] increase the rear yard building setback to 50-feet for properties backing to John King Boulevard, [*3*] incorporate a slip street with minimum of 50-feet of right-of-way in addition to a 50-foot landscape buffer, and [*4*] incorporate an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. All of these options are designed to provide a minimum of 100-feet of separation between John King Boulevard and any residential property facing or backing to the roadway. In this case, the applicant is providing a 50-foot landscape buffer with a slip street; however, the slip street is only 21-feet in width. This reduced street section creates a minimum separation of 95-feet from the front façade of the residential property to John King Boulevard.

- ☑ Required landscape buffers are generally prohibited from having any fencing or parking encroaching into the buffer. In this case, the proposed neighborhood fencing -- *which is a wrought iron fence with masonry columns* -- encroaches into the 50-foot landscape buffer along John King Boulevard up to ten (10) feet along the frontage. With this being said the applicant has stated that the parking and 21-foot street cross section do not encroach into the required buffer.

- ☑ According to Section 6.12, *East SH-66 Corridor Overlay (E SH-66 OV) District*, of the UDC the minimum residential landscape buffer for properties adjacent to SH-66 is 25-feet; however, the applicant is proposing a 20-foot landscape buffer. The applicant has stated that the closest property to SH-66 will meet the 25-foot separation requirements being 27.2-feet from the roadway.

- ☑ Currently, no zoning districts within the UDC has a side yard setback of less than five (5) feet (*with the exception of the Zero Lot Line [ZL-5] District which requires a minimum of a five [5] foot maintenance easement and a total building separation of ten [10] feet*). This generally equates to a minimum separation of buildings of ten (10) feet. In this case, the applicant is proposing a minimum separation between houses of six (6) feet. This would equate to a typical building setback of three (3) feet.

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual the minimum drive isle for a multi-family and non-residential property is 24-feet (*this project is multi-family/non-residential due to the private streets and single lot*). In this case the applicant is proposing a 21-foot one-way street section that represents a reduction in the minimum drive isle of three (3) feet.

By approving the proposed Planned Development District, the City Council is waiving these standards. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

In accordance with the *John King Boulevard Design Plan* contained in the Comprehensive Plan, the applicant has agreed to pave a ten (10) foot sidewalk along the frontages of *Tracts 1 & 2* adjacent to John King Boulevard. Staff has incorporated this into the Planned Development District Ordinance. In addition, the applicant has provided a schematic of a fountain and seat wall that will be installed adjacent to the ten (10) foot sidewalk in front of the development of *Tract 2*. This has also been incorporated into the Planned Development District Ordinance along with the enhanced intersection design that will be required for *Tract 1.*

The Future Land Use Map, adopted with the Comprehensive Plan, designates *Tract 1* for *Medium Density Residential* land uses and *Tract 2* for *Low Density Residential* land uses. Staff has verified that both of these properties have been designated for residential uses on the Future Land Use Map since at least 1986 (*i.e. prior to annexation in 1998*). In addition, the subject property has been identified for *Low Density Residential* and *Medium Density Residential* land uses since the adoption of the *Hometown 2000 Comprehensive Plan*. The proposed zoning change would necessitate that the designation of *Tract 1* be changed from a *Medium Density Residential* designation to a *Commercial* designation, and *Tract 2* be changed from a *Low Density Residential* designation to a *High Density Residential* designation.

With regard to *Tract 2*, the zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan; however, many of the residential standards contained in this document were not drafted to address the proposed residential product (*i.e. a single-family condominium development*). According to the Comprehensive Plan, a *High Density Residential* land use is defined as any development that exceeds three (3) units per gross acre. In this case, the density of the proposed subdivision is at 3.2-units per gross acre. The Comprehensive Plan goes on to state that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development". In this case, the proposed development is adjacent to mostly agriculturally zoned land with no adjacent land uses that would warrant a transition of land uses.

With this being said, the approval of any changes to the Future Land Use Map or the approval of an increased density would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

NOTIFICATION:

On September 1, 2017, staff mailed 13 notices to property owners and residents within 500-feet of the *Tract 1*. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard -- *which is the closest major roadway adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) notices in support for the applicant's request (*i.e. from the owner of the subject property and the property directly north of Tract 1*).

On September 1, 2017, staff mailed eight (8) notices to property owners and residents within 500-feet of *Tract 2*. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard -- *which is the closest major roadway adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) notice in support of the applicant's request (*i.e. from the owner of the subject property*).

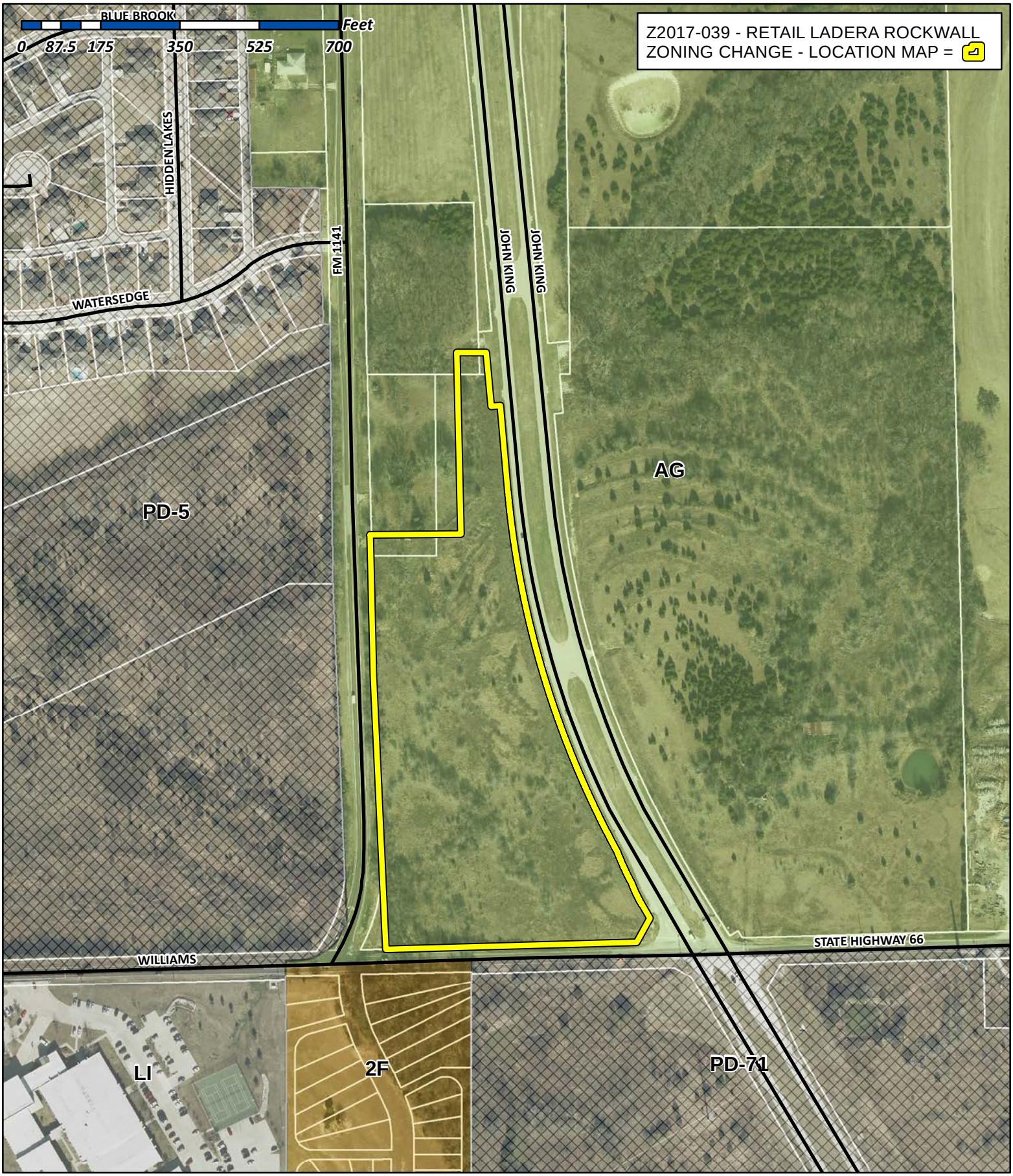
RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for limited General Retail (GR) District and Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of *Tract 1* from a *Medium Density Residential* designation to a *Commercial* designation, and *Tract 2* from a *Low Density Residential* designation to a *High Density Residential* designation; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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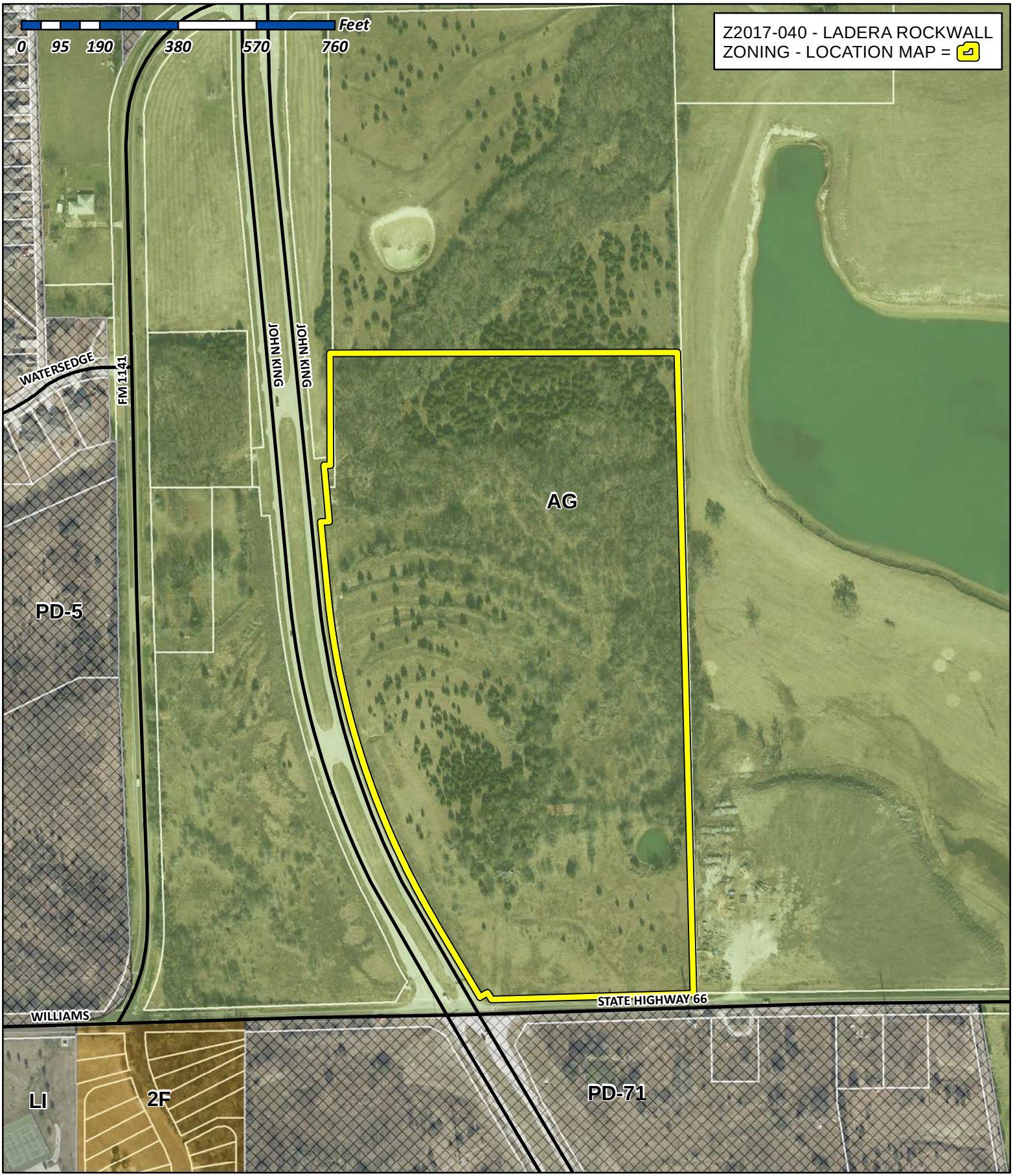

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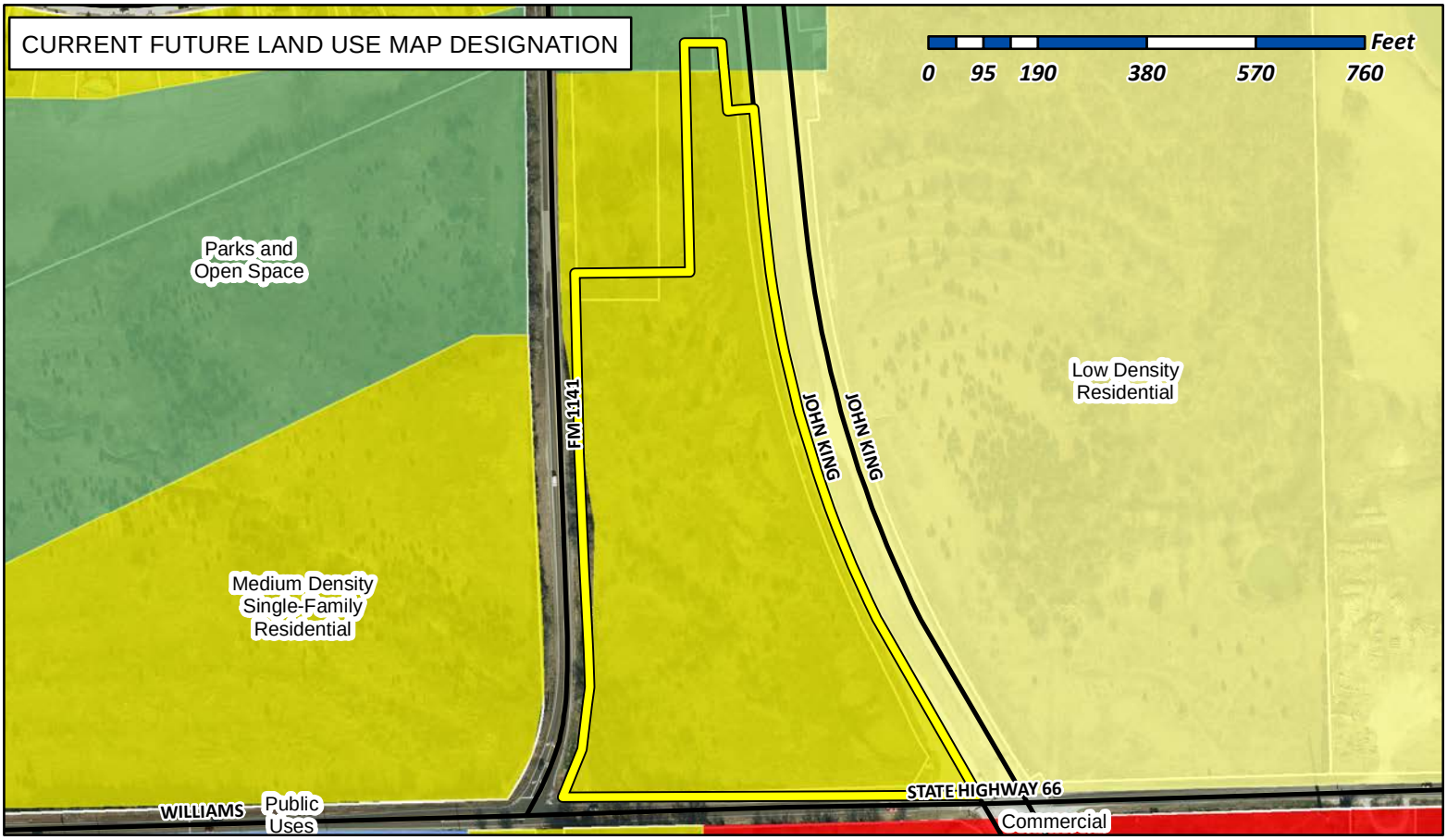

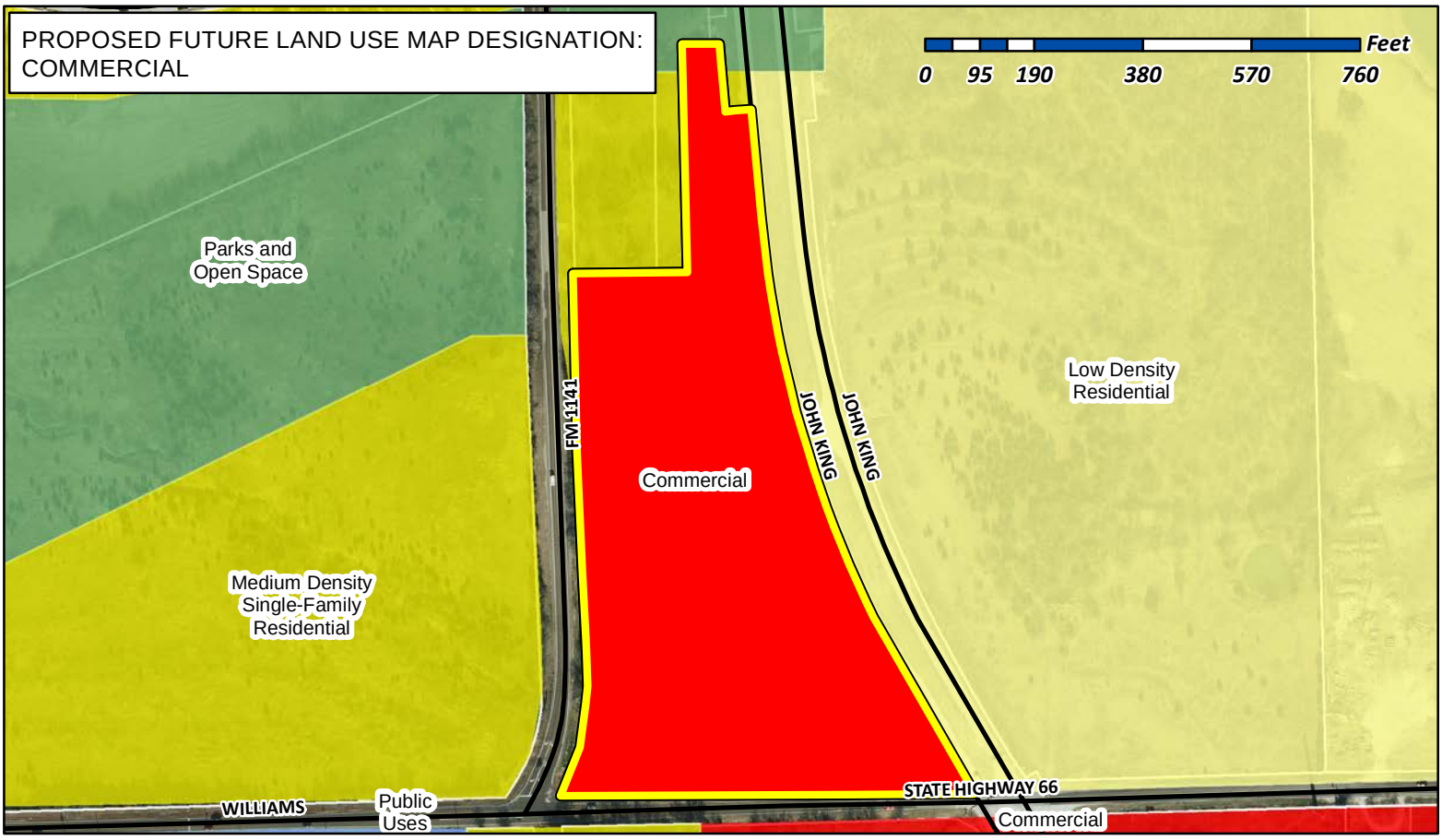

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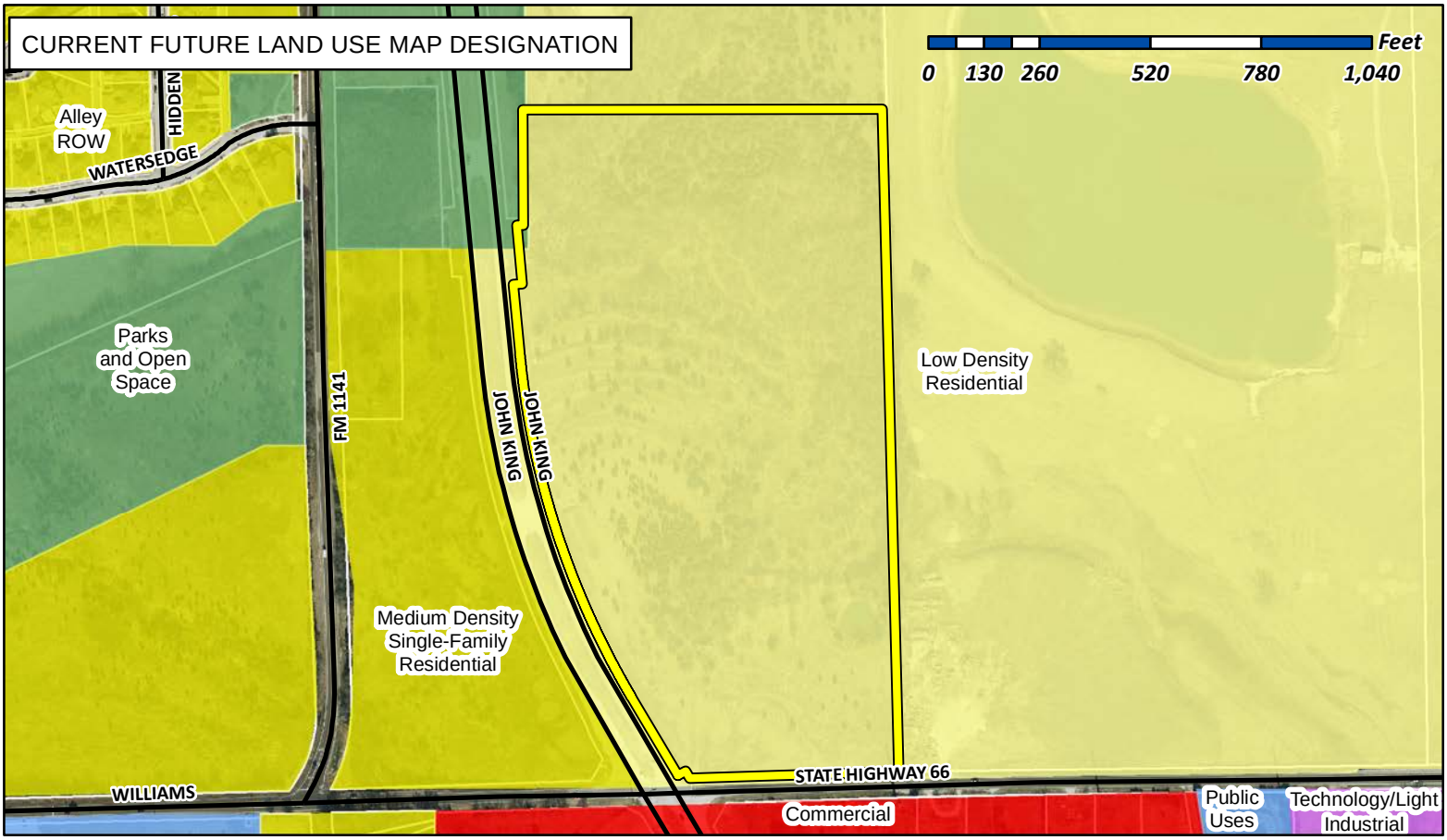

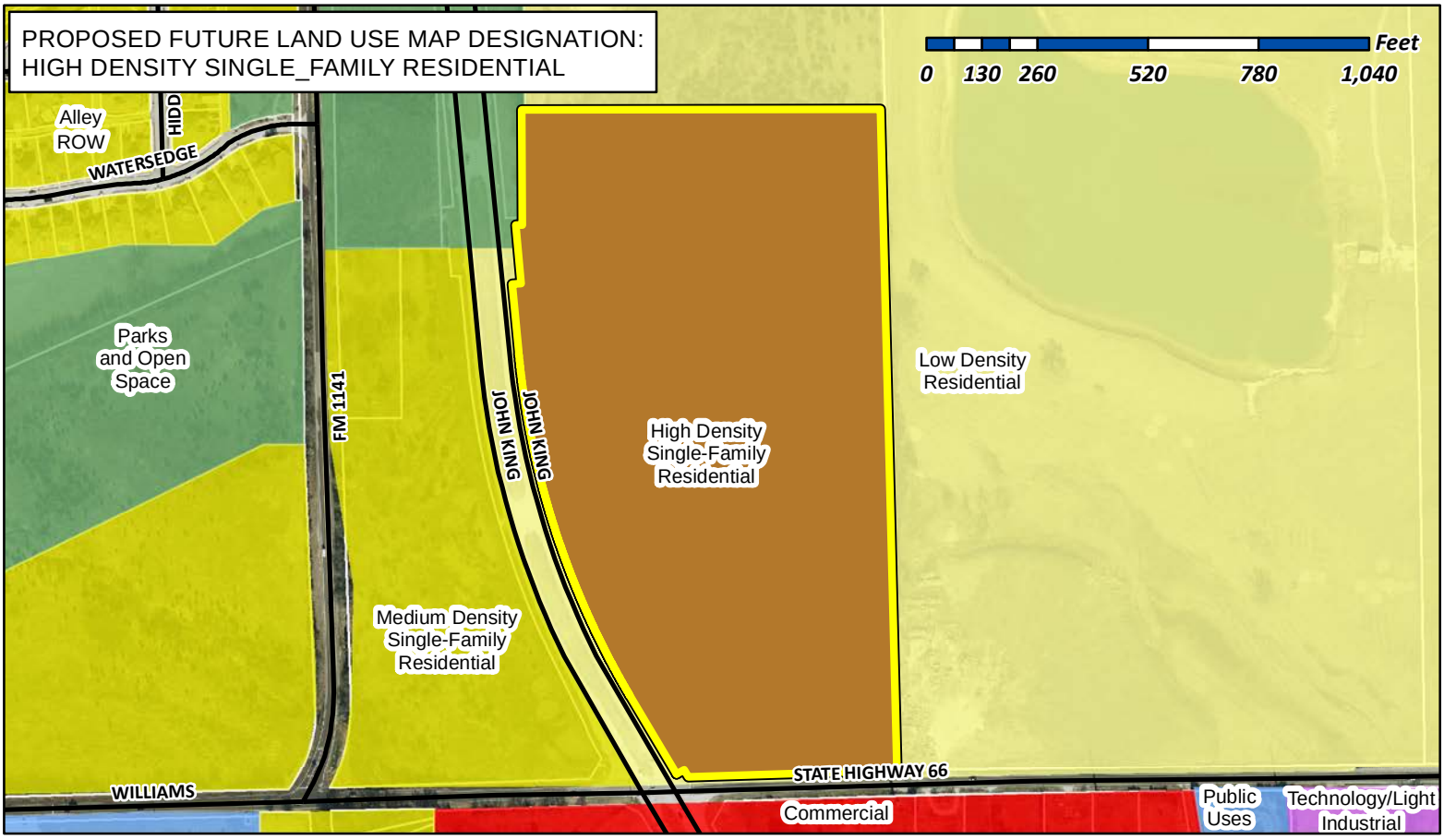

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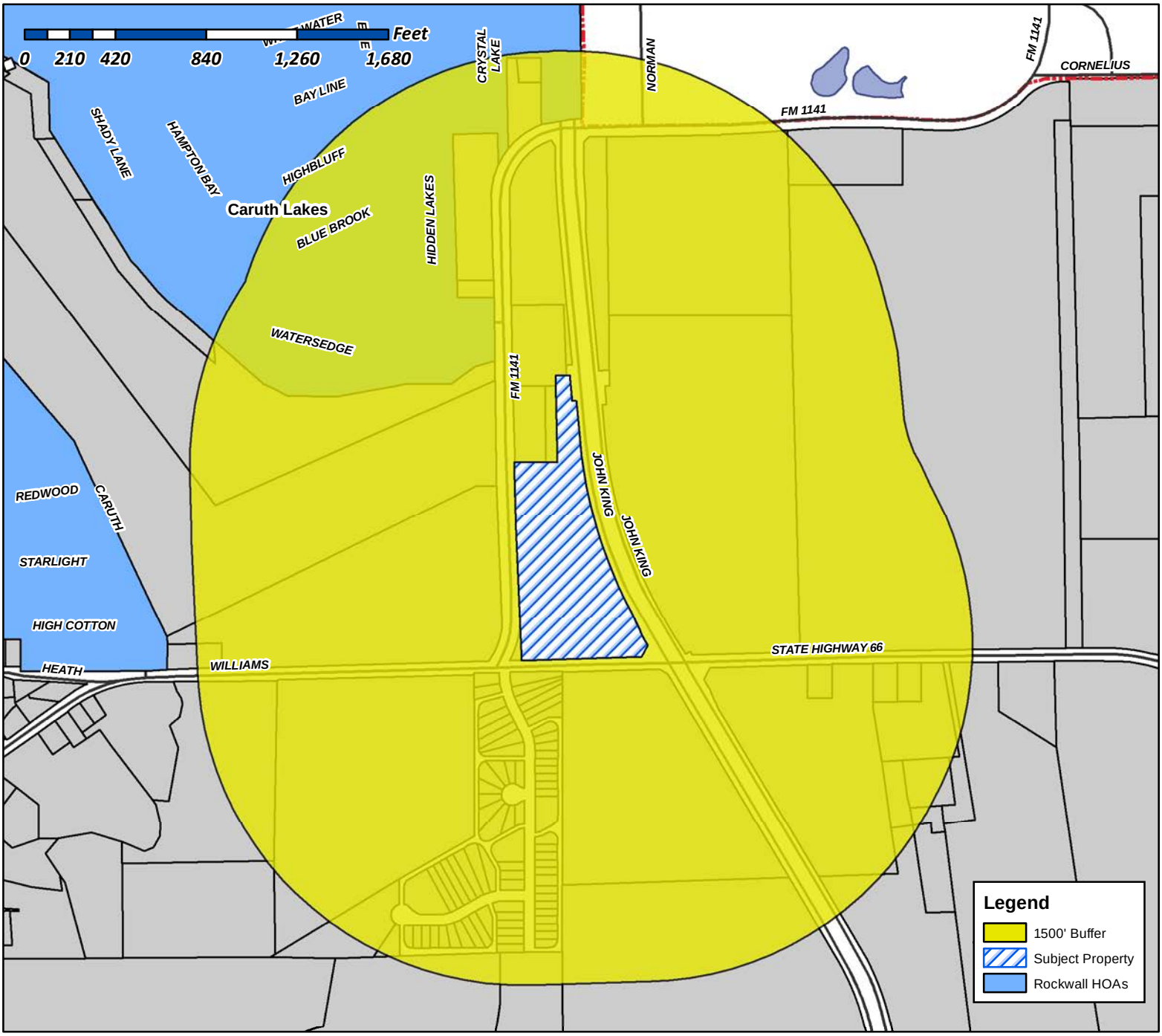
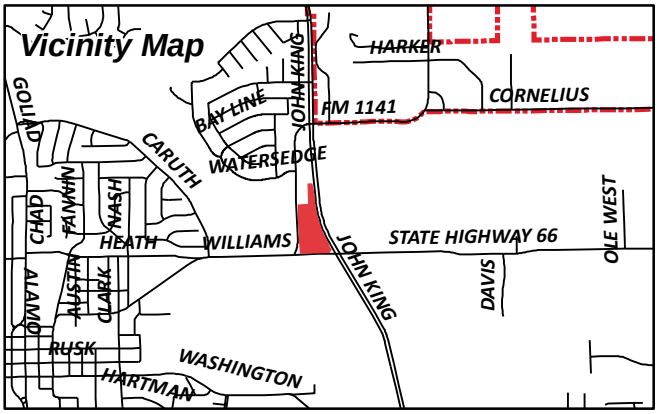


Case Number: Z2017-039
Case Name: Retail Ladera Rockwall
Case Type: Zoning
Zoning: AG to GR
Case Address: FM 1141/John King/SH 66



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

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Rockwall, Texas 75087
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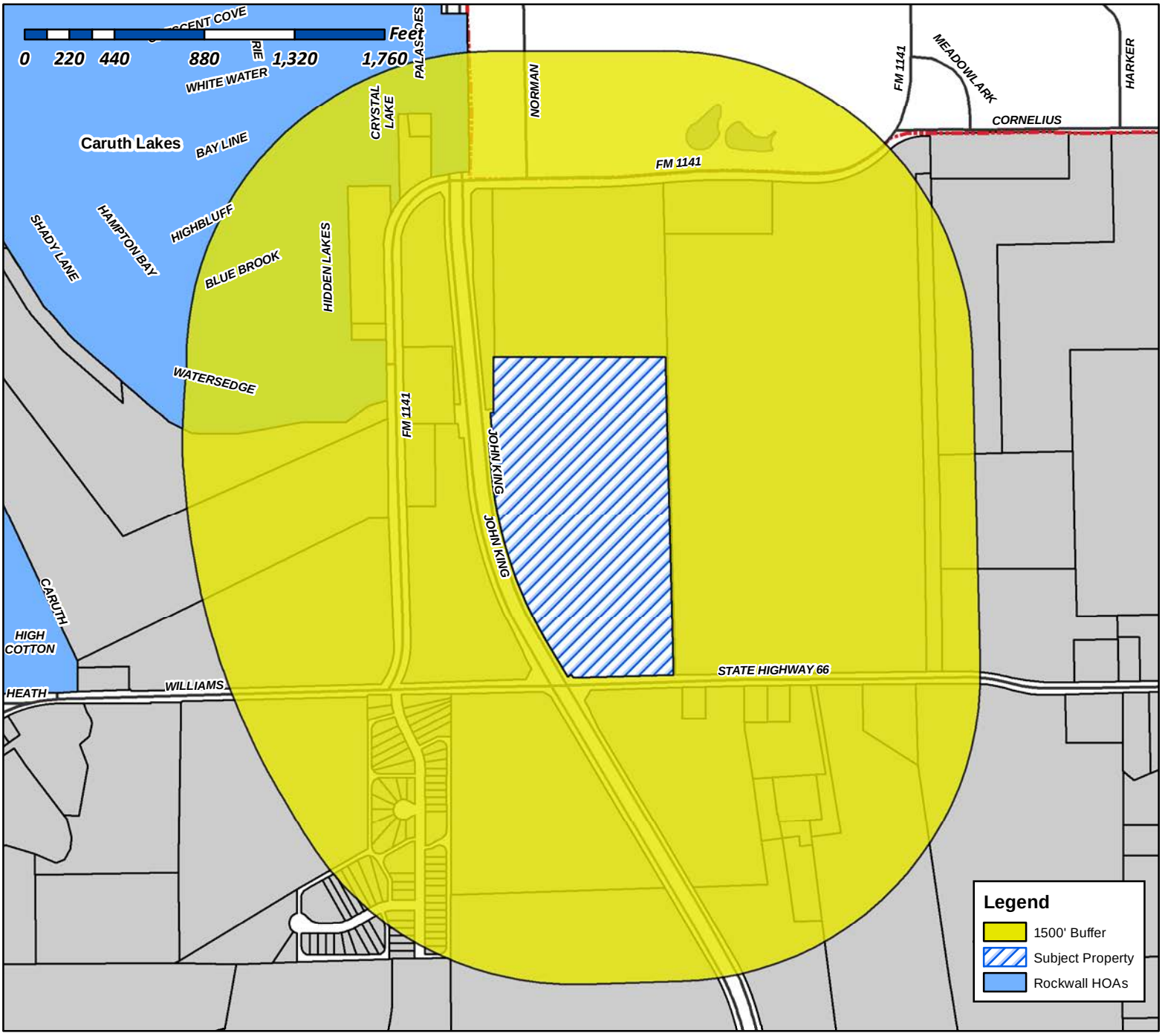
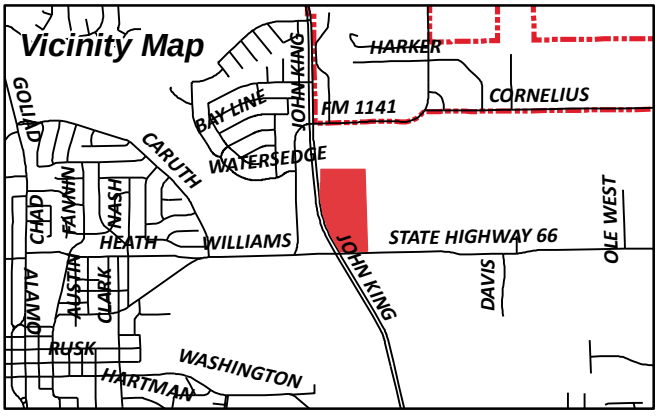


Case Number: Z2017-040
Case Name: Ladera Rockwall (AG to PD)
Case Type: Zoning
Zoning: AG
Case Address: NEC of John King Blvd. and SH-66



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, September 01, 2017 10:02:18 AM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on ***September 1, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday, 9/12/2017 at 6:00 p.m***., and the City Council will hold a public hearing on ***Monday, 9/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-039- Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, September 01, 2017 10:04:16 AM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

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> **Z2017-040- Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.**

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Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

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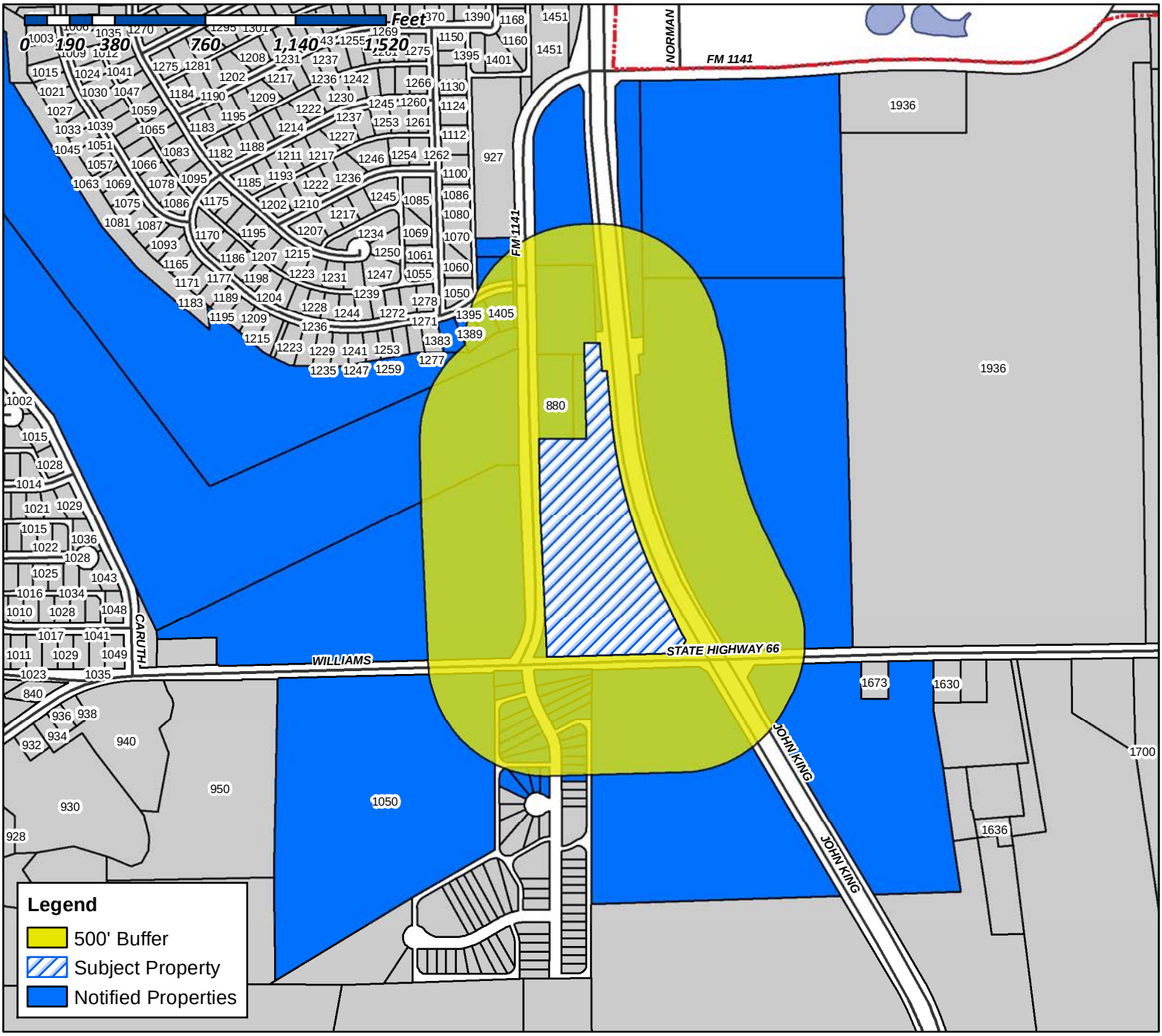
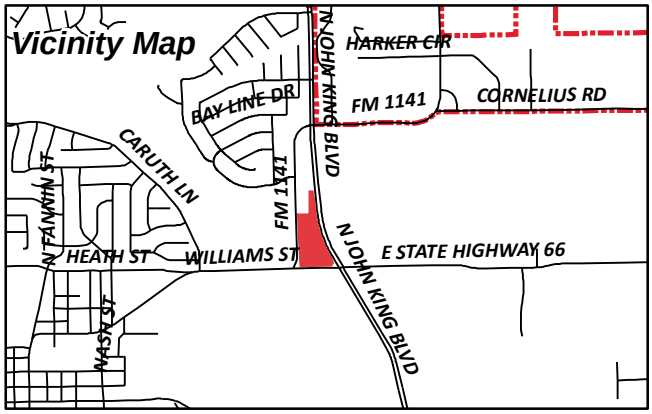


Case Number: Z2017-039
Case Name: Retail Ladera Rockwall
Case Type: Zoning
Zoning: AG to GR
Case Address: FM 1141/John King/SH 66



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1050 WILLIAMS
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

WIGLE NICHOLAS & AMANDA N
1389 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

HANNAH ANGELIA YVETTE
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS ASSOCIATION INC
C/O VISION COMMUNITIES MANAGEMENT INC
6305 PRESTON RD 0
PLANO, TX 75024

CULLINS JANE
775 JEFF BOYD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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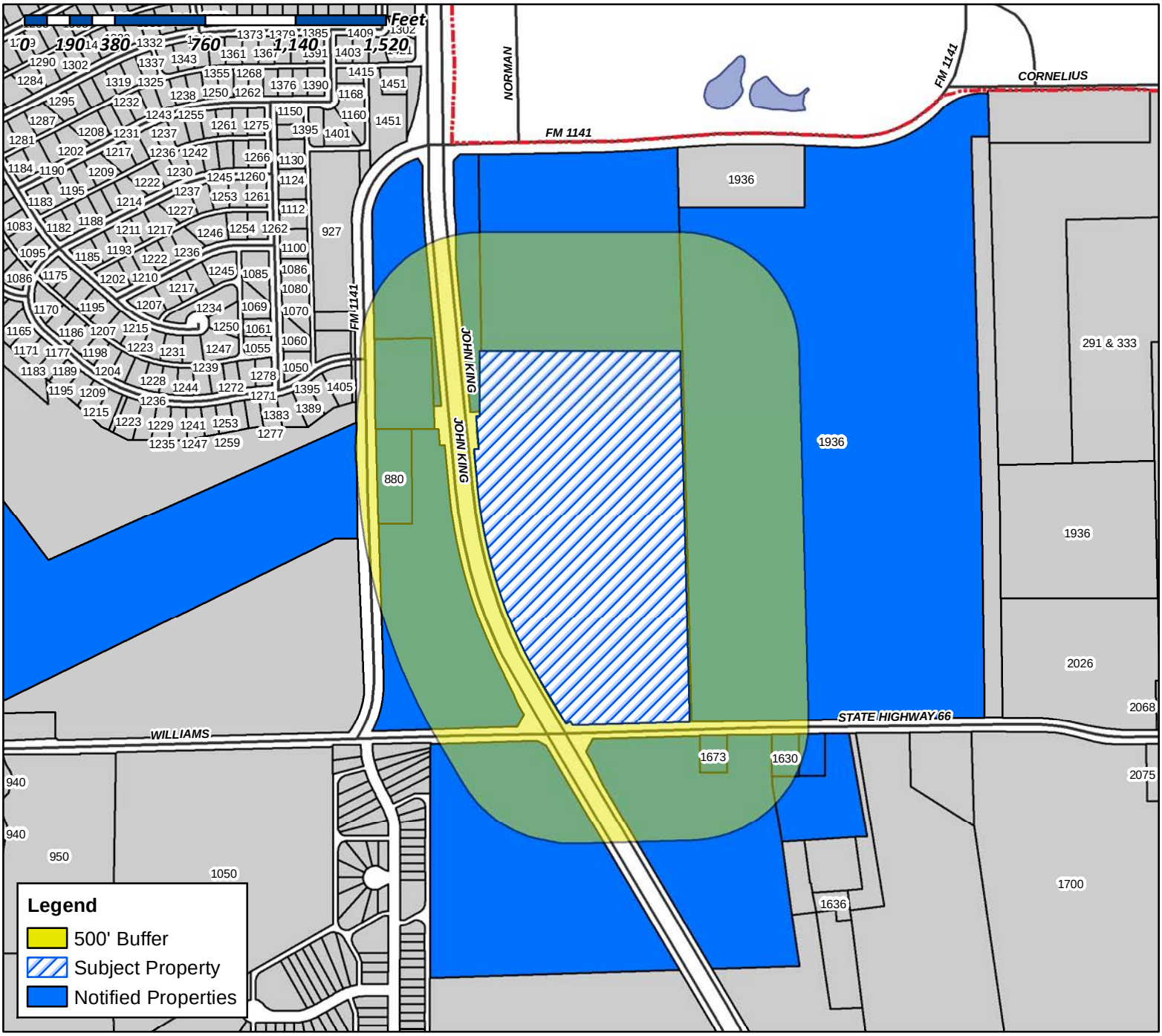
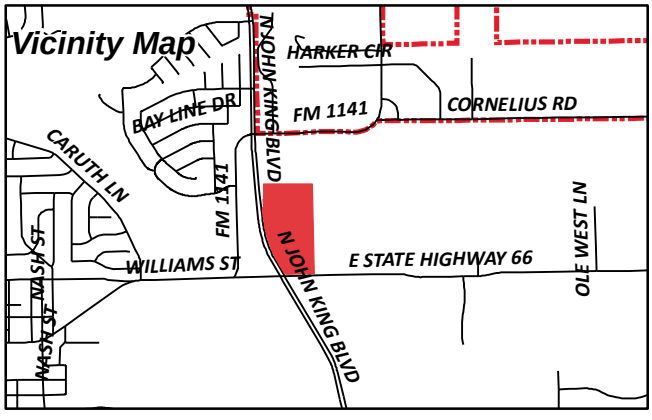


Case Number: Z2017-040
Case Name: Ladera Rockwall (AG to PD)
Case Type: Zoning
Zoning: AG
Case Address: NEC of John King Blvd. and SH-66



Date Created: 08/21/2017

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SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

CURRENT RESIDENT
1630 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
1673 HWY66
ROCKWALL, TX 75087

CURRENT RESIDENT
1936 HWY 66
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CULLINS JANE
775 JEFF BOYD RD
ROCKWALL, TX 75032

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

PEOPLES MIKE L
PO BOX 41
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-039: Zoning Change AG to GR

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 9/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-039: Zoning Change AG to GR

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Rockwall needs Commercial business in that area of John King

Name: Jane Cullins

Address: 775 Jeff Boyd

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Jane Cullins

Address: 975 Jeff Boyd Rd Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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From:	Caprice Michelle
To:	Miller, Ryan
Cc:	John Delin
Subject:	Fwd: 880 FM 1141 John King
Date:	Wednesday, September 13, 2017 4:34:10 PM

Betty asked me to forward her approval. See below. I'm happy to provide her number as well. She had her significant other send the form back as well.

Caprice Michelle, Broker
214-789-7364
Caprice Michelle, LLC
www.capricemichelle.com

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http://www.loopnet.com/profile/4277472420/Caprice-Michelle/listings

Begin forwarded message:

> **From:** Bettylou Bogard <bettylousee@gmail.com>
> **Date:** September 13, 2017 at 4:24:50 PM CDT
> **To:** Caprice Michelle <capricemichelle@gmail.com>
> **Subject: Re: 880 FM 1141 John King**
>
> Please include my approval for both zoning cases.
>
> On Sep 13, 2017 1:12 PM, "Caprice Michelle" <capricemichelle@gmail.com> wrote:
>
> > I am Betty See I own the 1.86 Acre parcel at 880 FM 1141 and the 15.96 acres at FM 1141.
> > I am in favor of both zoning cases Case # Z2017-039 and Z2017-040.
> >
> > I am out of town and would like this to be received.
> >
> > Picture
> > Caprice Michelle, Broker
> > Brokered by, Caprice Michelle, LLC.
> >
> > 214-789-7364
> >
> > Residential and Commercial Real Estate
> >
> > **Click to Search Properties at CapriceMichelle.com**

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

August 18, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Retail – Zoning Application
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Zoning Change Request application for review and approval on approximately 10 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141. The existing zoning of this property is Agricultural. We would like to request the zoning be changed to General Business (GB) in order to property neighborhood services to the surrounding residential communities.

The property has the potential to accommodate up to 47,000 square feet of building. We have demonstrated how the site could be developed on the attached Concept Plan. The plan proposes two larger buildings fronting onto John Kind Blvd and a smaller building along FM 1141. Between the two larger buildings is enough space to allow for a plaza or gathering space area that would also provide outdoor dining opportunities. The proposed uses for these buildings can be retail, office, restaurant, personal services and other uses as permitted in the GB zoning district.

We feel that the proposed zoning request is appropriate for this area and will allow for services to be provided to the residents in the vicinity. Thank you for your consideration of the presented request and please feel free to contact us to discuss any comments or questions you may have.

Sincerely,

Randi L. Rivera

Randi L. Rivera, AICP

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

August 18, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Rockwall – Zoning PD Application Letter of Intent
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Zoning Change Request application for review and approval on approximately 28 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141. The proposed zoning designation is a Planned Development for an active adult, age-restricted, private, condominium-style residential development.

Ladera Rockwall is a gated, privately maintained development containing a maximum of 3.2 dwelling units per gross acre of land and it will include amenity features such as fitness trails about 3,500 linear feet in length; an activity center with exercise pool, kitchen and gathering space; 12.8 acres of open space that consists of greenbelts, parks, gathering spaces, floodplain areas, and buffers; and a 50' landscape buffer along the John King Blvd. A wrought iron fence of at least 6-feet in height is located along the perimeter of the community. The gated entrance is located at the median opening on John King and it includes a divided entry with a landscaped median and enhanced entry features such as a fountain and enhanced landscaping. The secondary gated ingress/egress location is along SH 66. Both gated access points will provide for entry for emergency personnel with a Knox Box system.

The unique aspects about Ladera Rockwall are that it is a low-maintenance active adult community and that the development will be maintained and managed by the HOA – including all green space and home exteriors. The homes are smaller to attract empty nesters and those adults looking to down-size and still have high-end kitchens and large open living areas. There are several customization options for the size and the amenities within the homes. In addition, each home will have a private courtyard. The homes will not be on individually platted lots, as is typical for a traditional subdivision. Instead, the homeowners will own their house and a portion of the common grounds, which is similar to a condominium-style development. The fees they pay to the HOA will allow Ladera Rockwall to be privately maintained.

The proposed Planned Development includes development regulations that outline how the property will be developed. They include requirements for building separation, maximum density, minimum open space area, private street sections, and other types of regulations. Each home will be access via a mutual access easement and the private streets will be maintained by the HOA.

The Ladera communities have experienced immense success throughout the DFW area. We are excited to bring this unique living option to Rockwall. Thank you for your consideration of the presented request. Please feel free to contact us to discuss any comments or questions you have during the review of this request.

Sincerely,

Randi L. Rivera

Randi L. Rivera, AICP

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC

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Posted on: January 12, 2015 0 Like 105 0 68 173

BUILDER

TO SELL TO BOOMERS, HERE'S WHAT YOU HAVE TO KNOW

Nick Lehnert of KTGY Group has been thinking about what kind of houses people want for over four decades. Here, he offers clues on how to deliver the goods to The Next Big Wave of buyers.

By Nick Lehnert

For starters, let's be clear. When we say boomers, we're not talking about old folks. We're talking about a cohort whose most senior members will turn 69 this year.

I am a boomer, and if you're reading this, there's a decent chance that you are, too. Most of us have delayed retirement due to the 2008 recession. Lots of us don't have slowing down on our minds. Many of us are redefining what aging means. Here are other pertinent stats about this important--and under-served--wave of buyers:

--10,000 Americans daily turn 65.
--80% of boomers own their own homes—which is where their primary assets are. Those assets are rebounding post-downturn.
--25% own an additional piece of real estate.
--While boomers represent only 25% of the population, they also represent 75% of the wealth and 50% of the spending power.
--While some boomers will move to the city, over 80% will stay in single-family homes.

A Wave of Buyers With Big Decisions Ahead

So, here's the riddle. In the next five years, most of this age group is going to retire. But then, what are they going to do? The majority say that they'll age in place until they have to move. Most feel that their home is a place they can stay, despite the fact that in the majority of cases, their homes aren't age-friendly. In the Western States, most will stay within the state. On the east coast, many will leave cold climates in search of better weather. Some will be forced to sell their homes so that they can maintain the way they're accustomed to living.

An Underserved Group, A Big Opportunity

We've been talking about this age wave for years, but no one's really doing anything about it. Builders are figuring it out as they go, but for the majority, it's not something that becomes part of the conversation. Here on the West Coast, everyone is still building 2-story homes because dirt is so expensive.

Boomers are a huge--and hugely under-served—demographic, and they represent a big opportunity. While the traditional thinking used to be to silo seniors in places like Florida, the Carolinas and the southwest, this generation thinks completely differently. The majority push back against age-restricted environments. They don't want to be marginalized. So, how do we include them?

Buyers Who Will Probably Buy Again

Again, this cohort values real estate. They own a home--or two, and they're probably going to want to buy again. Much of the talk about next steps for boomers is focused around wealthy markets, but we need to deliver solutions for boomers who aren't of considerable means. Likely there's a transition ahead of going from one or two incomes to living off assets and social security. Some will have to sell their home to live as they want, and others will be okay.

Either way, there's a big population in the process of figuring out what their next move is, and that translates to a potential



NEW HOMES IN THE HOUSTON AREA
FROM THE $200S-$600S
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About the Author



NICK LEHNERT

Nick Lehnert, an executive director at KTGY Group in Irvine, Calif., heads up the firm's R + D Studio and Idea Lab and has over 40 years experience in the housing business. Write him at nlehnert@ktgy.com

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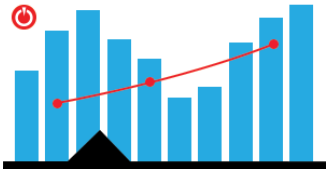

LOCAL HOUSING DATA
Find out news and information on permits, job growth, and construction trends.

Close X

sweet spot waiting to be filled. I'm not talking about grandeur, by the way. In particular, homes that are 1500 to 2200 square feet, or what I like to call a highly amenitized jewel box, is what this demographic is after.

Here are features to think about including when building for boomers.

1/ Single-Level Living Plans. Though boomers aren't aged, aging in place is on their mind, and that translates to a single-living floorplan, even with outdoor space at grade or close to it.



Courtesy KTGY Group

2/ Design Private Outdoor Space. Outdoor spaces are key no matter what the climate is. They make a home live larger, they make it feel special, they make it feel peaceful, and it's an amenity that boomers are used to and expect. The space needs to be large enough to accommodate entertaining. Boomers may not be partying hearty, but they prize connection and community, and want to have friends over.They also want low-maintenance and the ability to lock-and-leave so they can enjoy traveling.



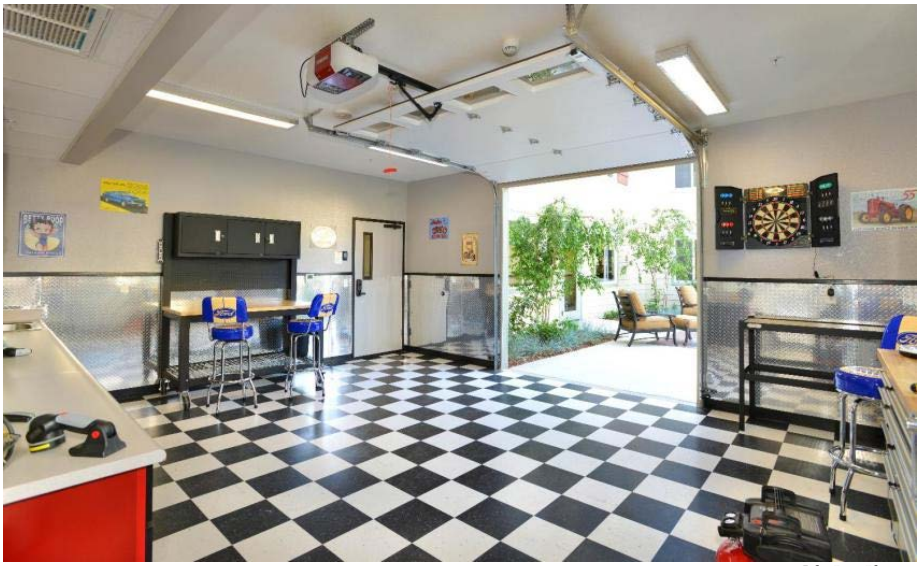
Courtesy KTGY Group

3/ Reconsider The Two-Car Garage. The 300-some square feet of space devoted to 2 automobiles can be put to better use. Boomer couples may no longer have two cars. Many have bicycles--over 80 percent of Americans do. Space for bicycles, tinkering, and that extra refrigerator are novel ways of thinking about the garage, which needs to become customizable, whether it's for storage, puttering, cold drinks, hobbies, or crafts.





Close X



John Bare Photography

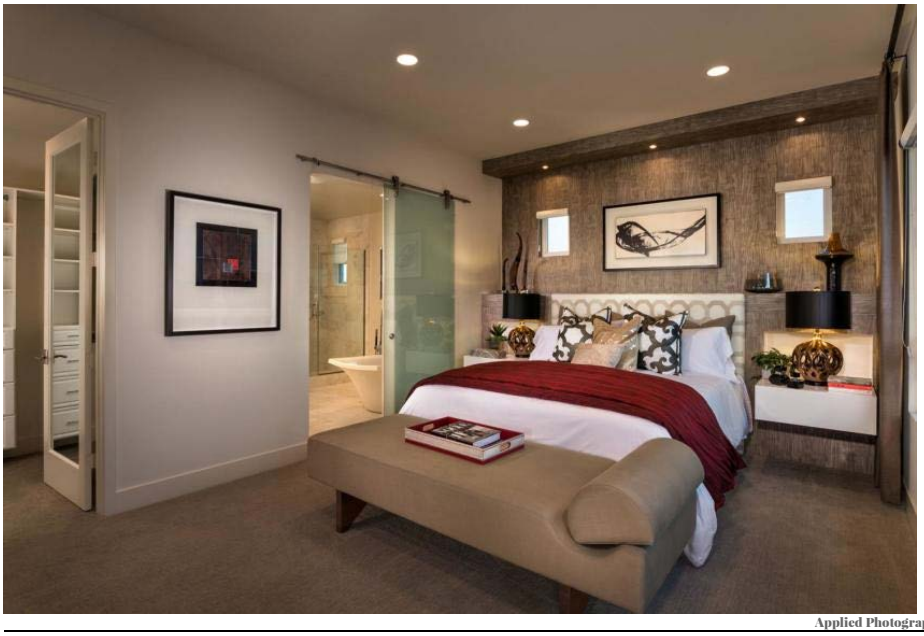
4/ Customization Will Seal the Deal. You don't have to go completely custom, but areas of the house need to become flex or idea spaces that can be used according to different needs, whether it's a sports-watching room, home office, tech room, or yoga or meditation room. If you're thinking media room, be sure to design in enough wall space for that flat screen TV.



Applied Photography

5/ Make the Master Suite Special. Don't let the bath be an afterthought. Master suites need to feel like havens,--and don't forget the bathtub. Peninsula tubs are great looking, but there's no deck area—no place to put soaps, sponges, candles and bath gels. Walk-in closets are super-important—both male and female boomers have wardrobes, and they need hanging space.

Close X



Applied Photography

6/ Include Kitchens for Cooking, Living, and Friends. Even if they're not partying up a storm, boomers are sharing good times with family, friends, and neighbors. They're baking cookies for colleagues, and they're making lasagna for friends in need. They'll also do anything for their kids. Kitchens are expensive, so builders have to be smart about how far they go.



Applied Photography

The oncoming age wave is a highly underserved cohort that wants something special, and it doesn't have to be big or super-deluxe. It's a huge opportunity for you to deliver homes that are right-sized, well-outfitted, and that are just what this very large group of buyers has been craving.

Advertisement

Keywords:

Subject:

Aging in Place | Marketing | Active Adult | Universal Design | Design and Trends

Close X

LEGAL DESCRIPTION

Tract 2 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and , and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", , and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and , and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

S 28°49'11" W, a distance of 32.25 feet to the POINT OF BEGINNIGN and containing approximately 9.894 W, a distance of 32.25 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.

LEGAL DESCRIPTION

Tract 1 28.011 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract

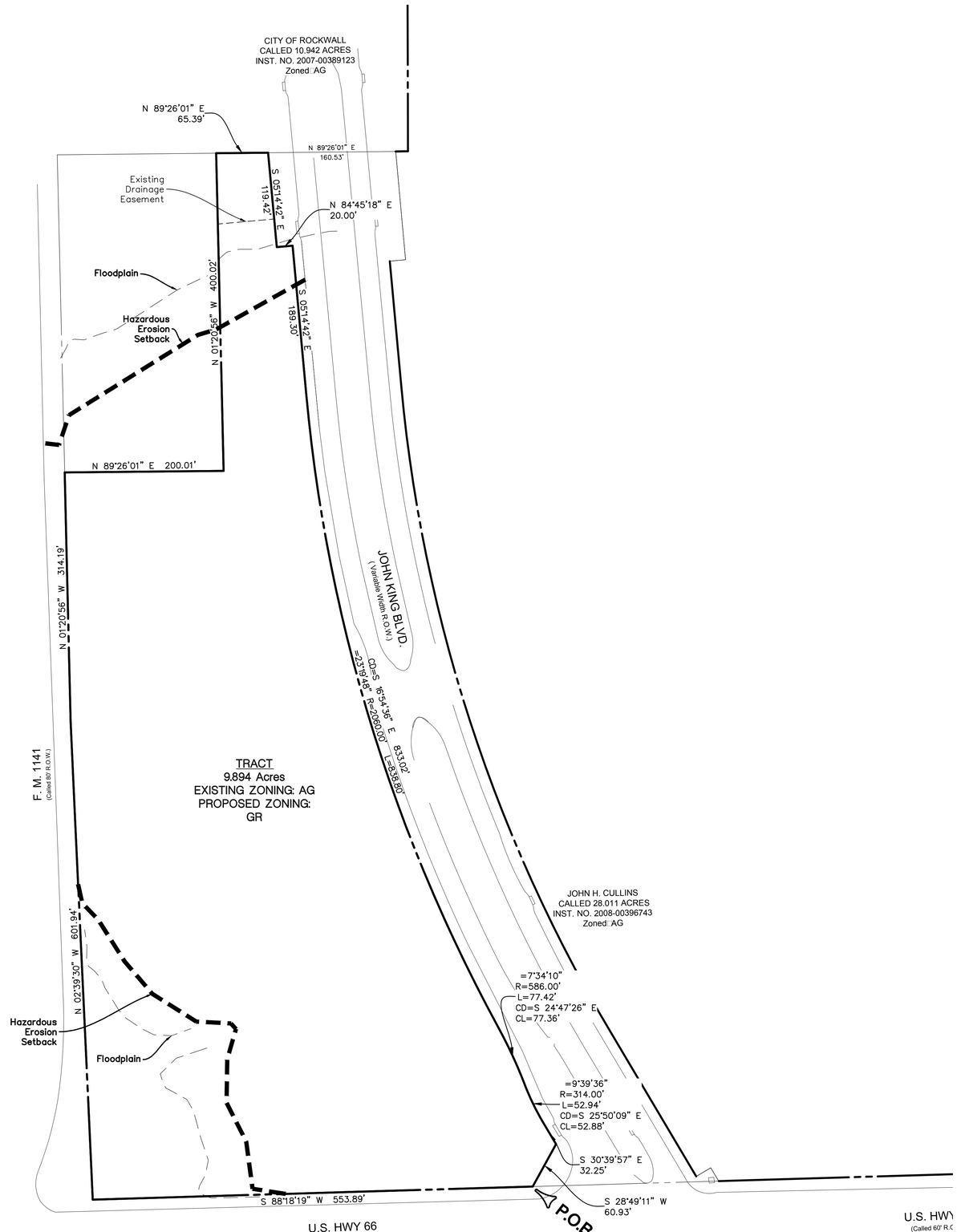
of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

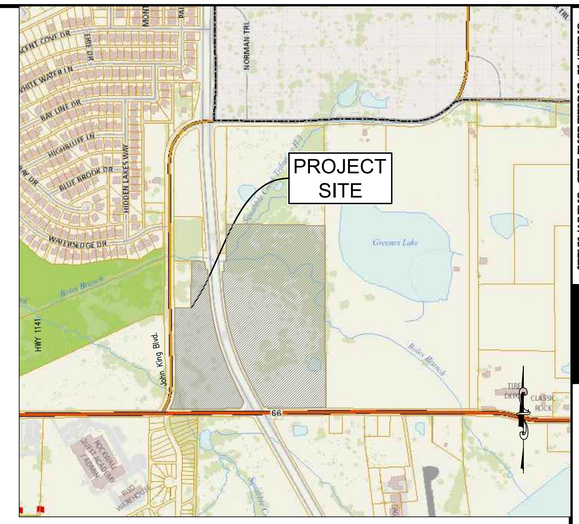
THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; , being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.





HWY 66 **Vicinity Map Not To Scale**

□act 2
9.894 acres
M. B. □ones Surve□□□bstract No. 122
□t□of Roc□wall
Roc□wall □aunt□□□exas

BE□N□all that certain lot□tract or parcel of land situated in the M. B. □ones Surve□□□bstract No. 122□□t□of Roc□wall□Roc□wall □aunt□□□exas□and being a portion of a called 41.921 acre tract of land described as □act 3□n deed to □ohn □ □allins□recorded in □nstrument No. 2008□00396743□□eed Records□Roc□wall □aunt□□□exas□and being more particularl□described as follows□

BE NN N at a 1/2 inch rebar set with cap stamped ONS T NTS being in the north line of . S. ighwa 66 from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19 E a distance 724.55 feet

T EN E S 88°18'19 W with the north line of . S. ighwa 66 a distance of 553.89 feet to a wooden right-of-wa monument found at the southwest corner of said 41.921 acre tract□and being in the east line of □ M. 1141□

T EN E N 02°39'30 W with the east line of . M. 1141 a distance of 601.94 to a 1/2 inch rebar found

T EN E N 01°20'56 W continuing with the east line of . M. 1141 a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped ONS T NTS being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Bett Bogard recorded in nstrument No. 2008□00396742□□eed Records□□enton □aunt□□□exas□

T EN E N 89°26'01 E with the south line of said 1.837 acre tract a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped ONS T NTS being the southeast corner thereof and being at an inner ell corner of said 41.921 acre tract

T EN E N 01°20'56 W with the east line of said 1.837 acre tract a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped ONS T NTS being in the south line of a 10.942 acre tract of land described in deed to it of Roc wall recorded in nstrument No. 2007-00389123 □eed Records□Roc□wall □aunt□□□exas□

T EN E N 89°26'01 E with the south line of said 10.942 acre tract a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped ONS T NTS being the most northwesterl corner of a called 3.989 acre tract of land being titled as ighwa 205 B pass R.O.W. in it of Roc□wall vs. □ohn □allins and Bur□ □ Pa□e□□ □ause No. 180□633□ecorded in □nstrument No. 2009□00410863□□eed Records□Roc□wall □aunt□□ □exas□also □nown as □ohn □ng Boulevard□

□□EN□E Southeasterl□with the west line of said 3.989 acre tract and □ohn □ng Boulevard□the following eight (8□alls□

S 05°14'42 E a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped ONS T NTS

N 84°45'18 E a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped ONS T NTS

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Southeasterl with a curve to the right having a radius of 586.00 feet a central angle of 07°34'10 and an arc length of 77.42 feet whose chord bears S 24°47'26 E a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped ONS T NTS

Southeasterl with a curve to the left having a radius of 314.00 feet a central angle of 09°39'36 and an arc length of 52.94 feet whose chord bears S 25°50'09 E a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped ONS T NTS

S 30°39'57 E a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped ONS T NTS

S 28°49'11 W a distance of 32.25 feet to the PO NT O BE NN N and containing approximatel 9.894 acres of land.

OWNER
775 JEFF BOYD RD
ROCKWALL, TX 75032
Contact: JANE CULLINS

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 16247
Ph. 817.430.3318
Contact: JOHN DELIN

SITE PLANNING CIVIL ENGINEERING PLATTING
G&A CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive Lewisville, T 75057
P: 972.436.9712 F: 972.436.9715
144 Old Town Blvd North, Ste 2 Argyle, T 76226
P: 940.240.1012 F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

R□□WA□□ RETAI□

C□□□



LEGAL DESCRIPTION
Tract 1 28.011 acres
M.B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122
City of Rockwall
Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743,Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the northline of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:
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S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

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Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS"; ;

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS"; ;

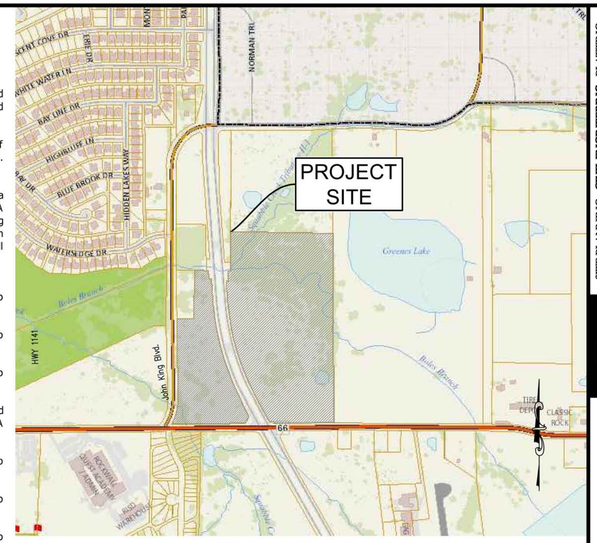
N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; , being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.



HWY 66 **Vicinity Map Not To Scale**

Site Data Summary

Item	Total	% of Total
Acreage of Proposed Site	28.011 Acres	100%
Flood Plain Acreage	7.821 Acres	27.92%
Open Space Acreage	12.8 Acres*	45.80%
Total Number of Dwelling Units by Type**		
Unit 1: 44.5'x80'	13	
Unit 2: 42'x77'	33	
Unit 3: 42'x68'	17	
Unit 4: 54'x60'	14	
Unit 5: 64'x50'	7	
Total Units***:	84	
Minimum Dwelling Unit Size:	1,600 SF	
Minimum Open Space:	38%	
Maximum Lot Density:	3.2 DU/Acre	
Maximum Height:	35'	
Setbacks:		
Front:	15'	
Side:	6' between units	
Rear:	20' between units	

* Excludes 50% of the total Flood Plain Area
** Unit breakdown subject to change based on homeowner preference
*** Total units may increase but not more than maximum density allows

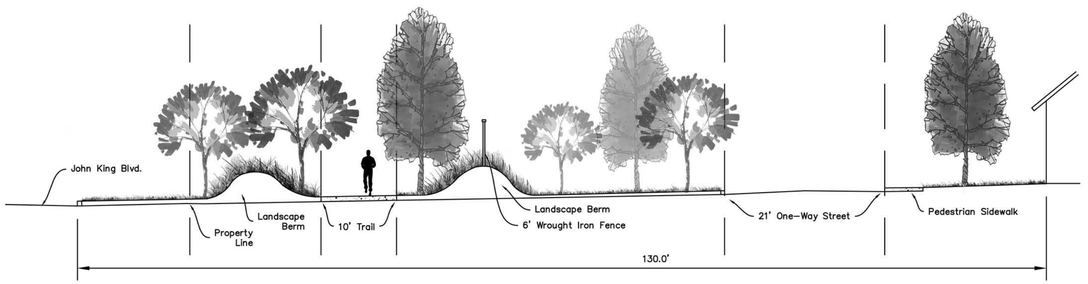
1. Ladera Rockwall shall be completed in one phase.

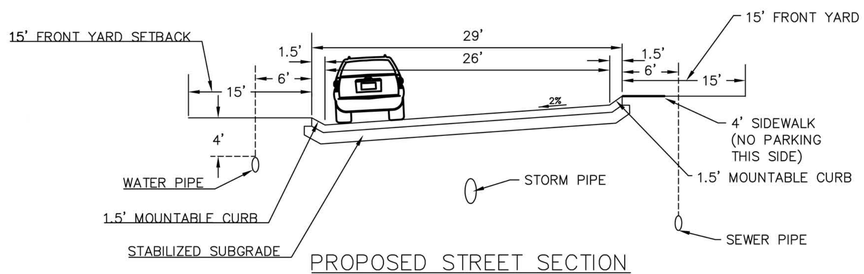
2. The Ladera HOA shall be responsible for the maintenance of all yards, open space, and landscape.

3. On-street parking shall be defined as parallel parking on one side of the street, as shown in the street section below. Off-street parking shall be defined as parking in residential driveways, garages or head-in parking spaces along the streets.

4. Masonry columns at a minimum spacing of 45' are only required along John King and U.S. Hwy 66.

5. UL #U356, 1-hour rated exterior wall assemblies used design complies with Table [illegible]C.





PROPOSED STREET SECTION
(NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

OWNER
775 JEFF BOYD RD
ROCKWALL, TX 75032
Contact: JANE CULLINS

DEVELOPER
INTEGRITY GROUP, LLC
2565 STRADER RD
JUSTIN, TX 16247
Ph. 817.430.3318
Contact: JOHN DELIN

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1758 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
28.011 Acres
in the
M.B. JONES SURVEY, ABSTRACT NO. 122
ROCKWALL
ROCKWALL COUNTY, TEXAS

EXHIBIT B
CONCEPT PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 9/20/2017

Drawn By: PF
Date: 8/18/2017
Scale: 1"=80'
Revisions:
09/05/17
09/15/17
09/20/17

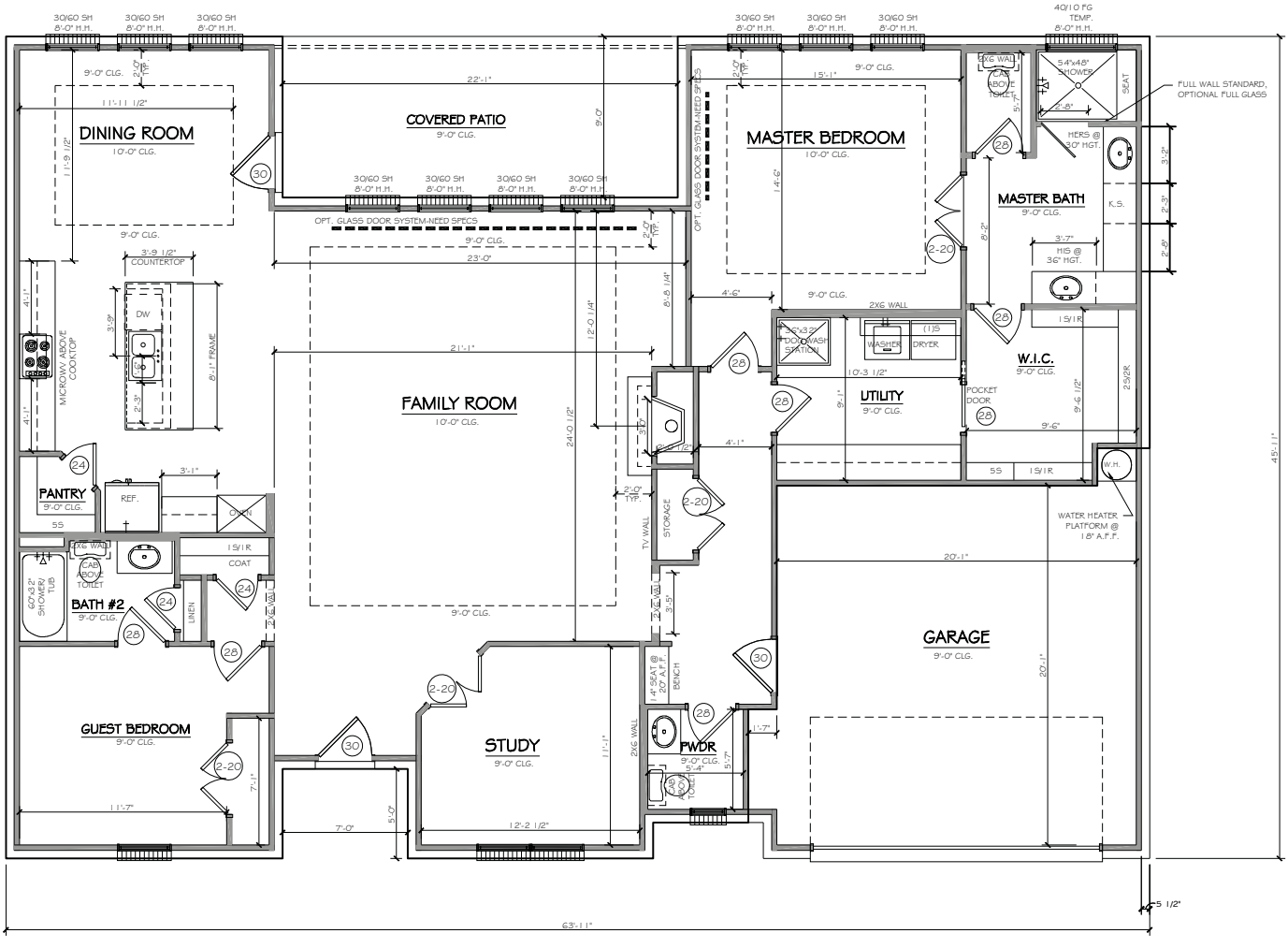
17191

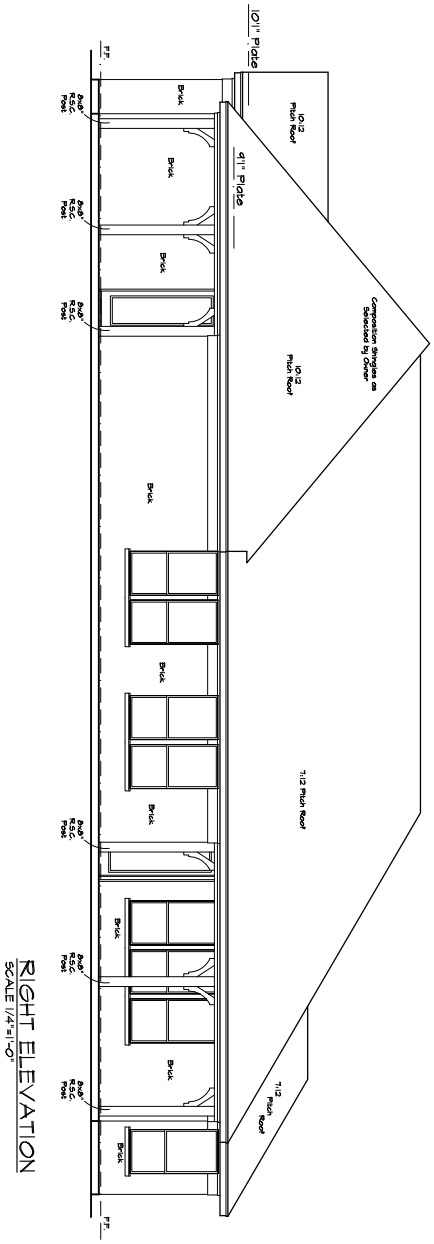
CP

File: Z:\2017\17191\Drawing\Zoning\ZDrawing BASE 17191.dwg
Plotted: 9/20/2017 3:51 PM by Perry Price Scale: 1"=200'


12'-1" PLATELINE
9'-1" PLATELINE
FLOORLINE
12
10
9'-1" PLATELINE
FLOORLINE

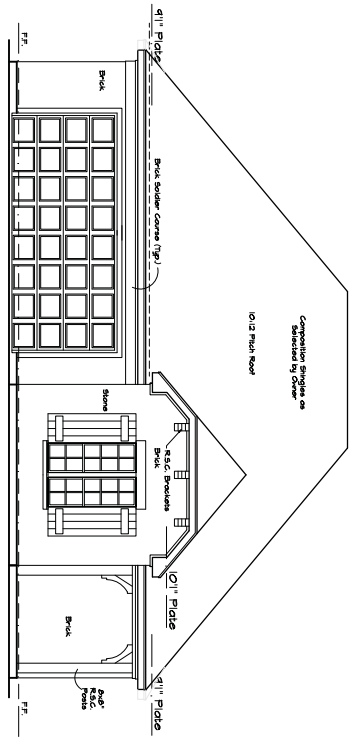
PLAN 2237


DINING ROOM
10'-0" CLG.
COVERED PATIO
9'-0" CLG.
MASTER BEDROOM
10'-0" CLG.
MASTER BATH
9'-0" CLG.
W.I.C.
9'-0" CLG.
FAMILY ROOM
10'-0" CLG.
UTILITY
9'-0" CLG.
PANTRY
9'-0" CLG.
BATH #2
9'-0" CLG.
GUEST BEDROOM
9'-0" CLG.
STUDY
9'-0" CLG.
PWDR
9'-0" CLG.
GARAGE
9'-0" CLG.
OPT. GLASS DOOR SYSTEM-NEED SPECS
FULL WALL STANDARD, OPTIONAL FULL GLASS
WATER HEATER PLATFORM @ 18" A.F.F.
63'-11"
45'-11"



RIGHT ELEVATION
SCALE 1/4"=1'-0"

Verona



FRONT ELEVATION
SCALE 1/4"=1'-0"

Client: SPEC Builder: Integrity Homes Date: 10-14-13 Plan: 55-1013-2107 (VERONA)	Comments: --- Keller, Tx.	Sheet: A2
Construction Drawings		
Job Number: (13050) #31 File Name.: 2013-11-55-31 Lot/Block: ---/---- Subdivision: Villas of Stone Glen	VERONA	

jbolton and associates
EXCLUSIVE RESIDENTIAL & COMMERCIAL DESIGN
700 N. Carroll Avenue, Suite 100, Southlake, TX 76092
817-251-9393 Metro 817-329-6025

COPYRIGHT 2013

These Plans are intended to provide the basic construction information necessary to substantially build this structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or ommission, if found is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering services, HVAC, and structural before beginning construction of any kind. NOTE: All Federal, State and Local codes, ordinances and restrictions take precedence over any part of these plans. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES.

DIVERSIFIED PLANNING & DEVELOPMENT, INC.

Client: SPEC
Builder: integrity homes
Plan: 55-0613-2107 (VERONA)

Date: 6-25-13

Review Set

Job Number: (15050) #51
File Name: 2013-11456-31
Lot/Block: ----/----
Subdivision: ----

Comments:

Keller, Tx.

VERONA

Sheet: A4

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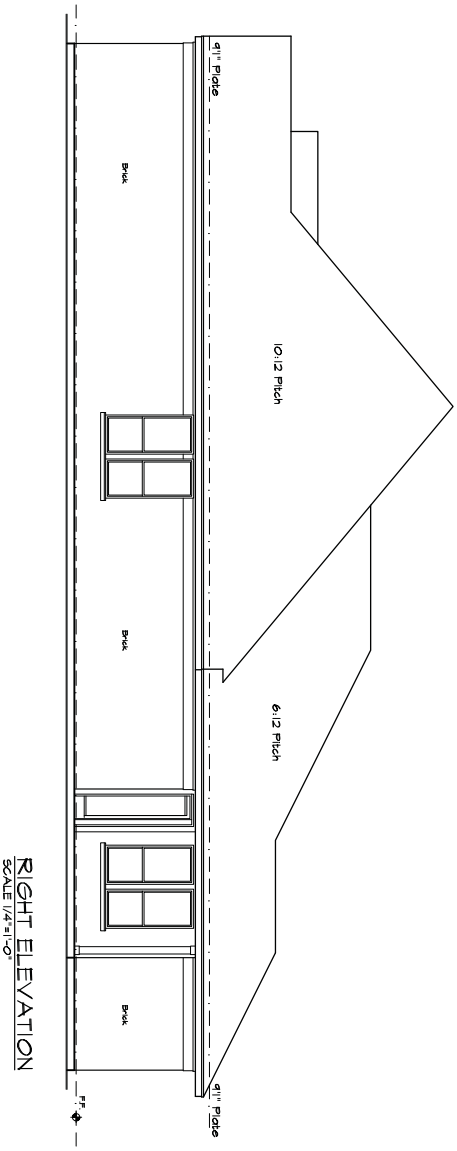
These Plans are intended to provide the basic construction information necessary to subcontinually build this structure. These plans must be verified and checked by the builder or general contractor of this Job. Any error and/or omission, if found is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering services, HVAC and structural before beginning construction or any kind. NOTE: All Federal, State and Local codes, ordinances and restrictions take precedence over any part of these plans. THESE PLANS AND THEIR USE ARE THE PROPERTY OF J. BOLTON & ASSOCIATES AND ARE NOT TO BE USED FOR CONSTRUCTION. REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES

DIVERSIFIED PLANNING & DEVELOPMENT, INC.

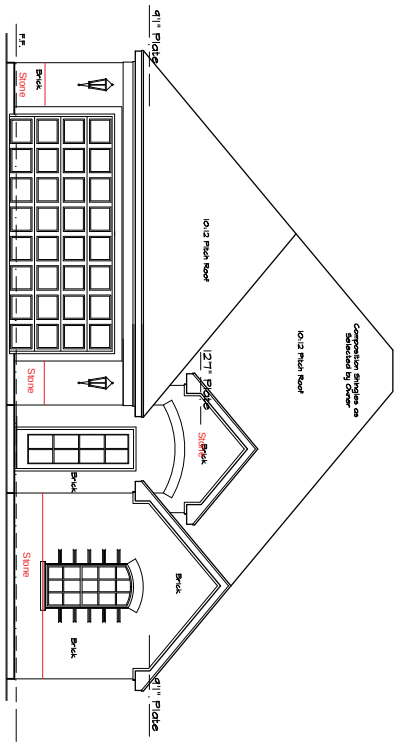
Roofing Material As Selected
10:12 Pitch Front Half
7:12 Pitch on Back
Unless Otherwise Noted

ROOF PLAN
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"

Torino



FRONT ELEVATION
SCALE 1/4"=1'-0"

Client: SPEC Builder: Integrity Group Date: 10-14-13 Plan: SF-413-1840	Comments: ---- Keller, Tx.	Sheet: A2
Constructon Drawings		
Job Number: (13054) G Torino File Name.: 2013-16-56-25 Lot/Block: ----/---- Subdivision: Villas of Stone Glen		

jbolton and associates
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817-251-9393 Metro 817-329-6025

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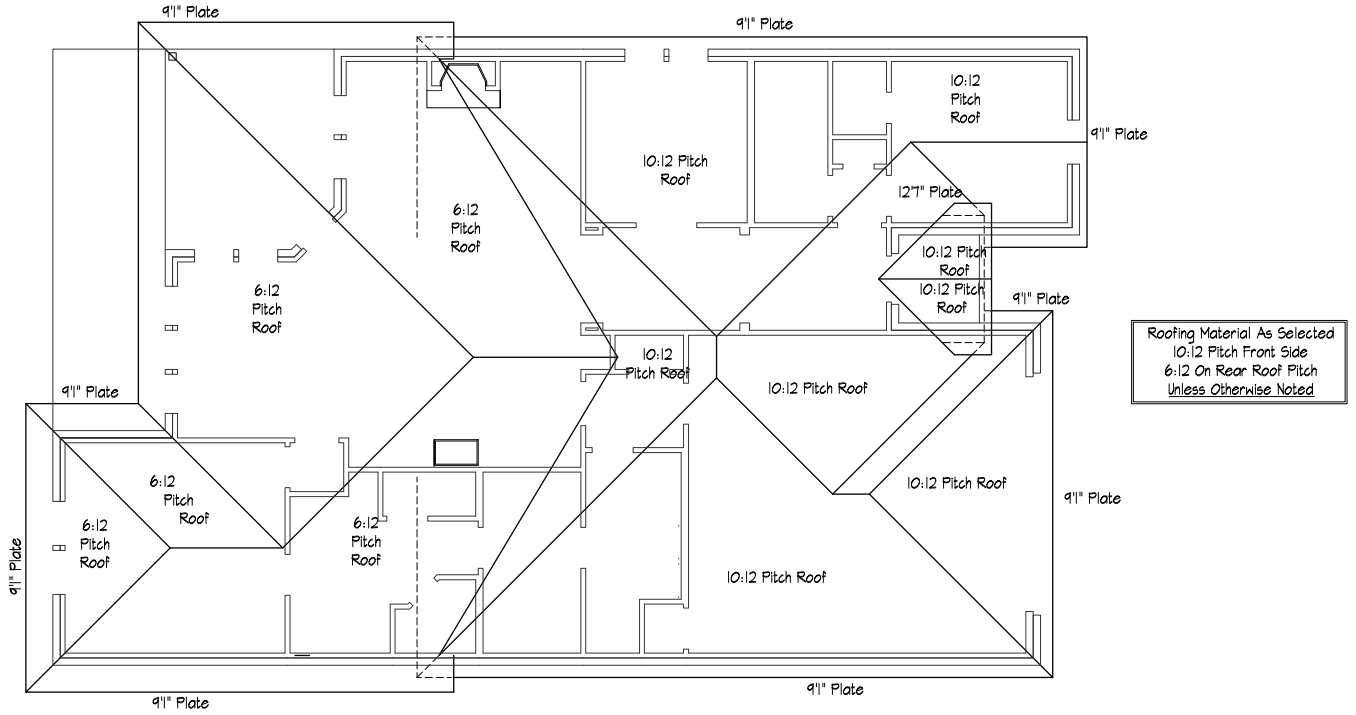
DIVERSIFIED PLANNING & DEVELOPMENT, INC.



ROOF PLAN
SCALE 1/4"=1'-0"

Roofing Material As Selected
10:12 Pitch Front Side
6:12 On Rear Roof Pitch
Unless Otherwise Noted

Sheet: A4

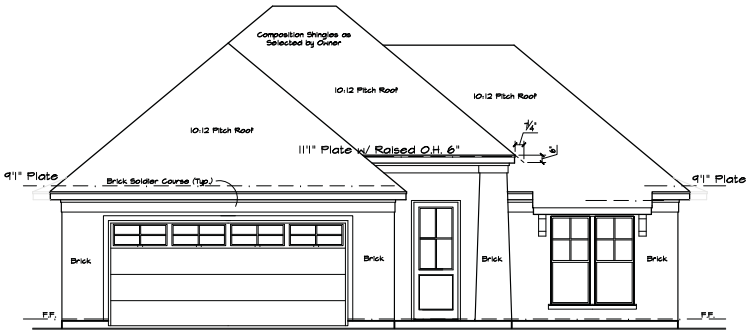
Comments:

Keller, Tx.

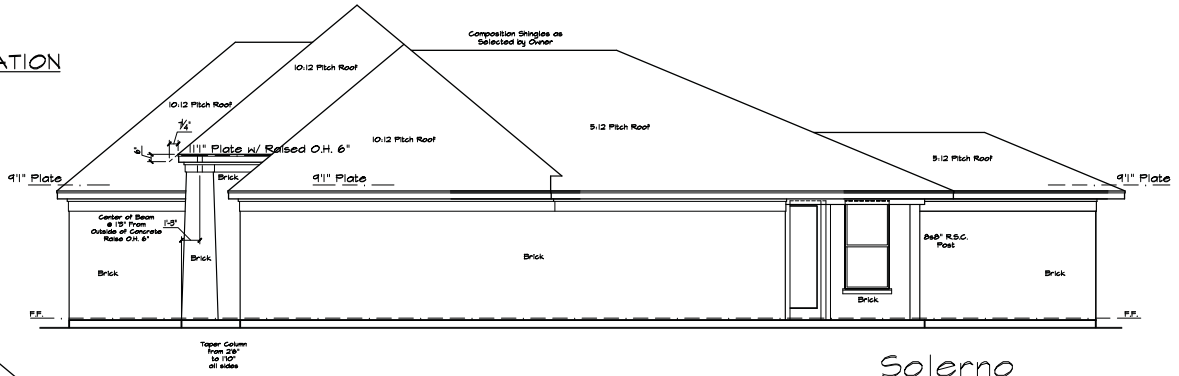
Client: SPEC
Builder: Integrity Group
Date: 1-14
Plan: SF-413-1840

Construction Drawings

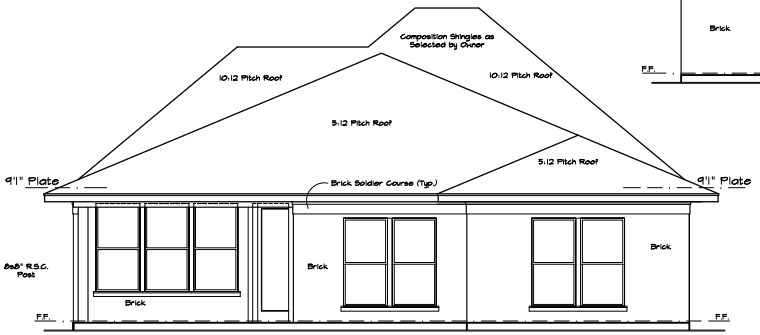
Job Number: (150134) G Torino
File Name: 2015-55-25
Lot/Block: ---/---
Subdivision: Villas of Stone Glen



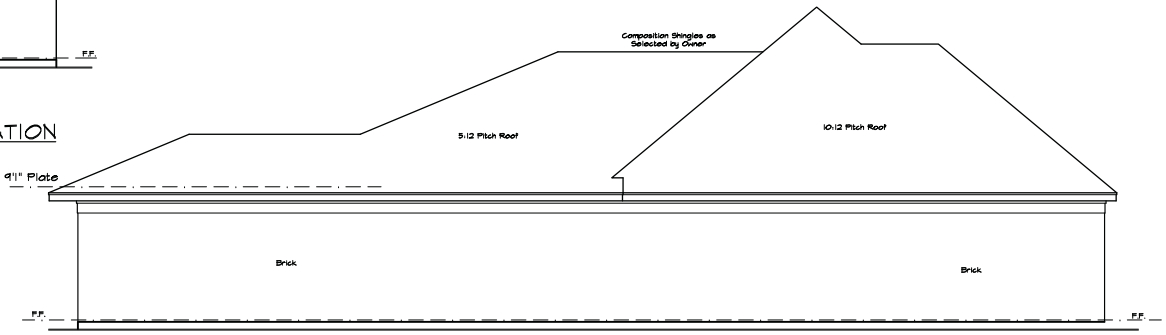
Solerno
FRONT ELEVATION
SCALE 1/4"=1'-0"



Solerno
RIGHT ELEVATION
SCALE 1/4"=1'-0"



Solerno
REAR ELEVATION
SCALE 1/4"=1'-0"



Solerno
LEFT ELEVATION
SCALE 1/4"=1'-0"

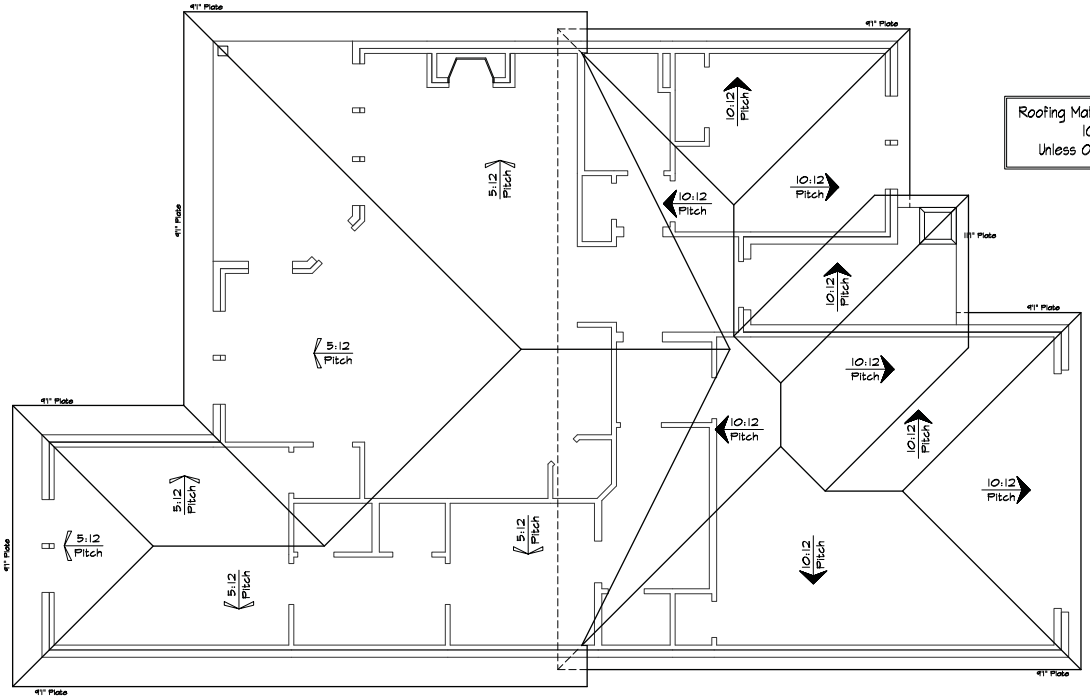
Sheet: A2

Comments:
Solerno

Client: Spec
Builder: Integrity Group
Date: 6-30-14
Plan: TS-0114-SqFt

Construction Drawings

Job Number: (13058)
File Name: 2013-11H-SG-32
Lot/Block: ---/---
Subdivision: Villas of Stone Glen



Roofing Material As Selected
10:12 Pitch
Unless Otherwise Noted

Solerno

ROOF PLAN

SCALE 1/4"=1'-0"

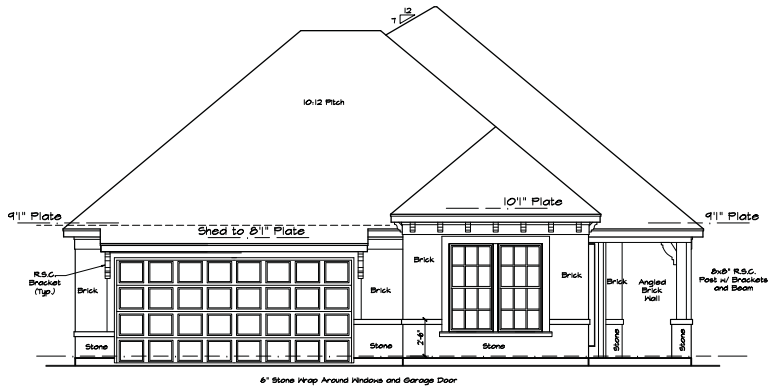
Sheet: A4

Comments:
Solerno

Construction Drawings

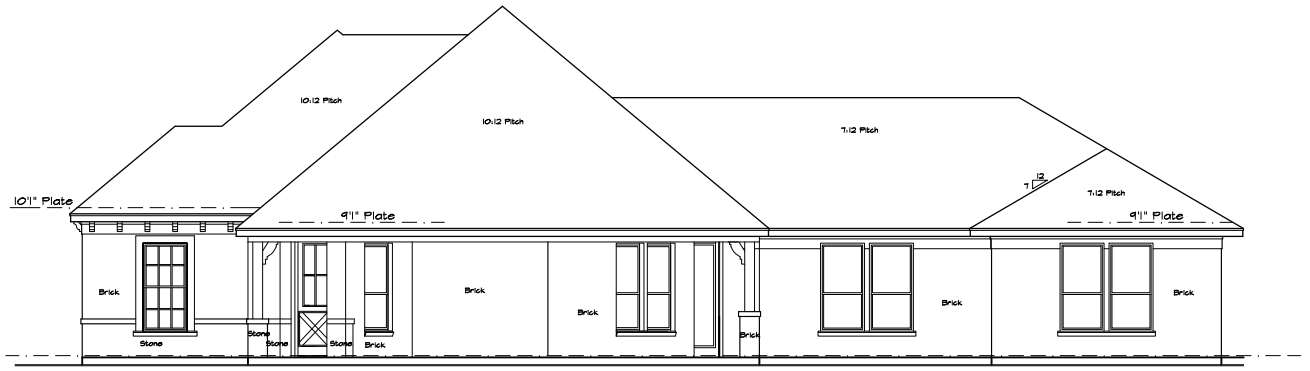
Client: Spec
Builder: Integrity Group
Date: 6-20-14
Plan: 15-0114-sqft

Job Number: (15058)
File Name: 2015-HH-56-52
Lot/Block: ----/----
Subdivision: Villas of Stone Glen



FRONT ELEVATION
SCALE 1/4"=1'-0"

Promenade



RIGHT ELEVATION
SCALE 1/4"=1'-0"

Sheet: A2

Comments:

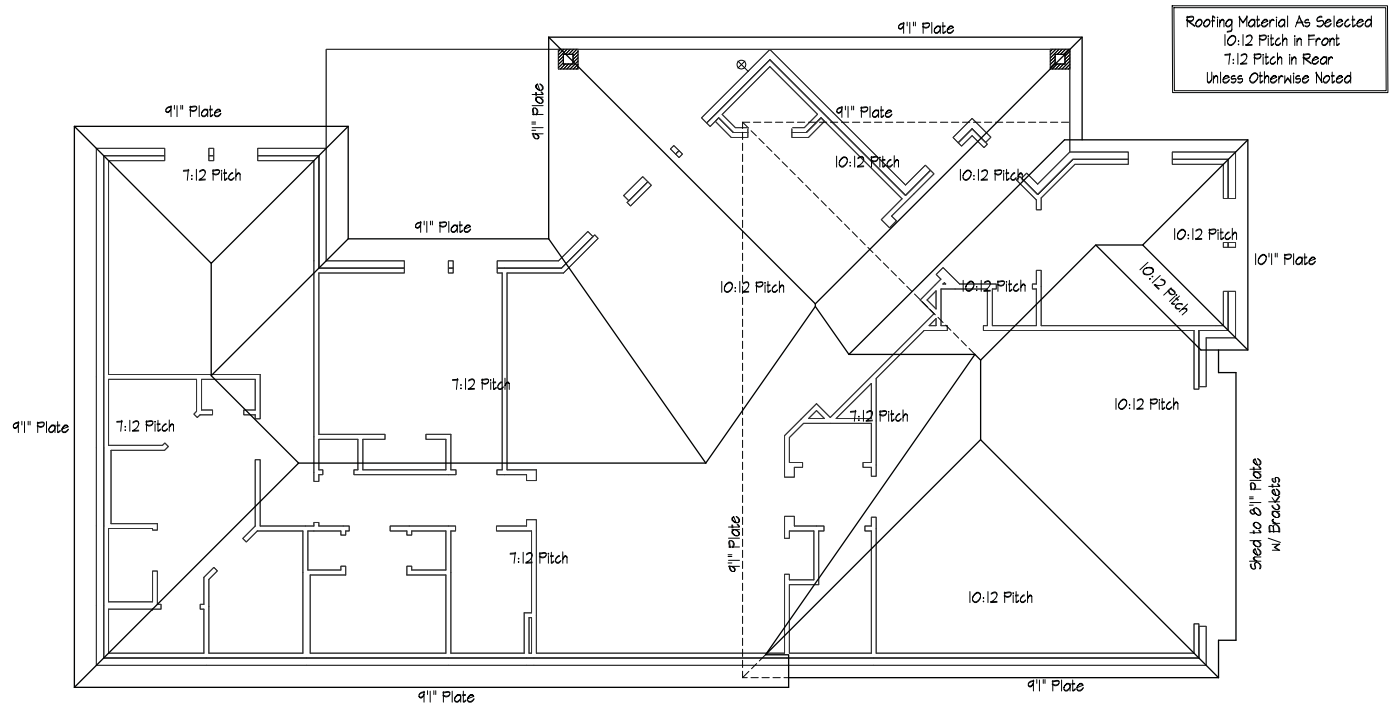
Keller, Texas

Promenade

Client: Spec Job # 27
Builder: Integrity
Date: 8-15-14
Plan: SF-0113-1995

Construction Documents

Job Number: (12049)
File Name: 27
Lot/Block: ---/---
Subdivision: Villas of Stone Glen



ROOF PLAN
SCALE 1/4"=1'-0"

Sheet: A4

Comments:

Keller, Texas

Promenade

Client: Spec Job # 27
Builder: Integrity
Date: 8-8-14
Plan: SF-6015-MS

Construction Documents

Job Number: (12044)
File Name: :27
Lot/Block: ---/---
Subdivision: Villas of Stone Glen

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR LIMITED GENERAL RETAIL (GR) DISTRICT AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON A 37.932-ACRE TRACT OF LAND IDENTIFIED AS TRACT 5 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Delin of Integrity Group, LLC on behalf of the owner Jane Cullins for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited General Retail (GR) District and Single Family 7 (SF-7) District land uses on a 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plans*, contained in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of *Tract 1* of the *Subject Property -- as described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f)*

DRAFT 09.26.17

below), shall be the exclusive procedures applicable to the subdivision and platting of *Area 3* as depicted in *Exhibit 'B'* of this ordinance.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Open Space Master Plan* for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *Master Plat* and an *Open Space Master Plan Application* for the development.

(f) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* as depicted in *Exhibit 'B'* of this ordinance shall be submitted for approval.

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to

DRAFT
ORDINANCE
05.16.17

overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF OCTOBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 2, 2017*

2nd Reading: *October 16, 2017*

DRAFT ORDINANCE 09.26.2017

Exhibit 'A':
Legal Description

Legal Description for Tract 1:

Tract 1 9.894 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall Rockwall County, Texas

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. G&A CONSULTANTS", being in the north line of U. , being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet; E, a distance 724.55 feet;

THENCE S 88°18'19" W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden W, with the north line of U. S. Highway 66, a distance of 553.89 feet to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar W, with the east line of F. M. 1141, a distance of 601.94 to a 1/2 inch rebar found;

THENCE N 01°20'56" W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 W, continuing with the east line of F. M. 1141, a distance of 314.19 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 G&A CONSULTANTS", being the southwest corner of a called 1.837 , being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 E, with the south line of said 1.837 acre tract, a distance of 200.01 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at G&A CONSULTANTS", being the southeast corner thereof, and being at , being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 W, with the east line of said 1.837 acre tract, a distance of 400.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of G&A CONSULTANTS", being in the south line of a 10.942 acre tract of , being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 E, with the south line of said 10.942 acre tract, a distance of 65.39 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called G&A CONSULTANTS", being the most northwesterly corner of a called , being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins

Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A E, a

distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and , and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and , and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 28°49'11" W, a distance of 32.25 feet to the *POINT OF BEGINNING* and containing approximately 9.894 acres of land.

DRAFT ORDINANCE 09.26.2017

Exhibit 'A':
Legal Description

Legal Description for Tract 2:

Tract 2 28.011 acres M. B. Jones Survey, Abstract No. 122 B. Jones Survey, Abstract No. 122 City of Rockwall, Rockwall County, Texas;

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 , being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 19.43 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", , and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS"; G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 E,

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with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof; G&A CONSULTANTS", being the southeast corner thereof; being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre G&A CONSULTANTS", being the southwest corner of a 16.000 acre , being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 E, with the south line of said 16.000 acres, a distance of 842.07 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in G&A CONSULTANTS", being the southeast corner thereof and being in , being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 W, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the *POINT OF BEGINNING* and containing approximately 28.011 acres of land.

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Exhibit 'B':
Concept Plan: Tract 1

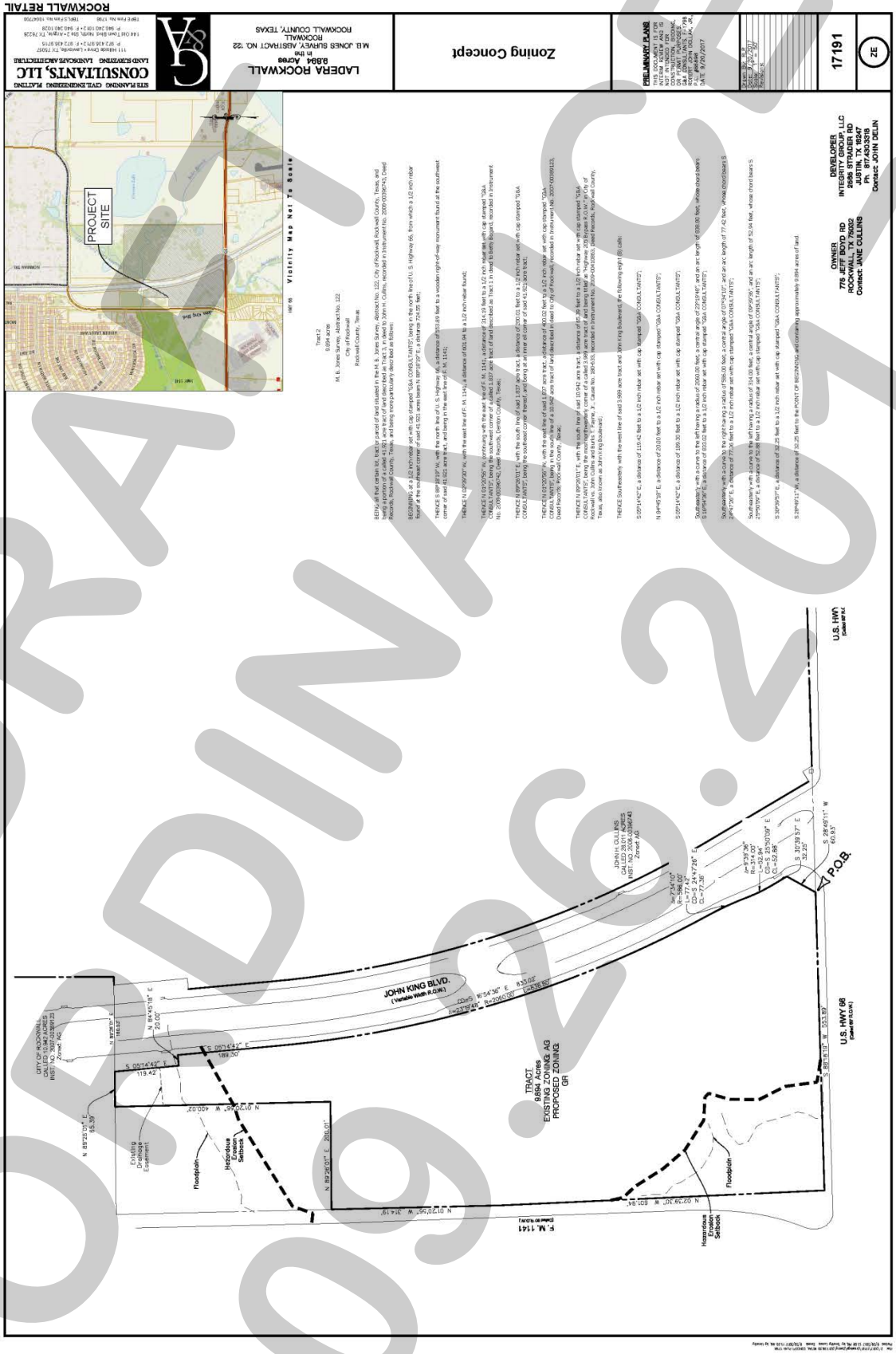

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Exhibit 'B':
Concept Plan: Tract 2



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2017

Exhibit 'C':
PD Development Standards

PD Development Standards.

Tract 1: 9.894-Acres of Non-Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 1* of the *Subject Property*; however, the following additions and conditions shall apply:

The following land uses shall be expressly prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

The following additional use shall be permitted through a Specific Use Permit (SUP) on the *Subject Property*:

- ☑ Garden Supply/Plant Nursery

(2) *Density and Dimensional Requirements.* Any development on *Tract 1* of the *Subject Property* shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall adhere to the following:

(a) Landscape Buffer (SH-66). A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to SH-66.

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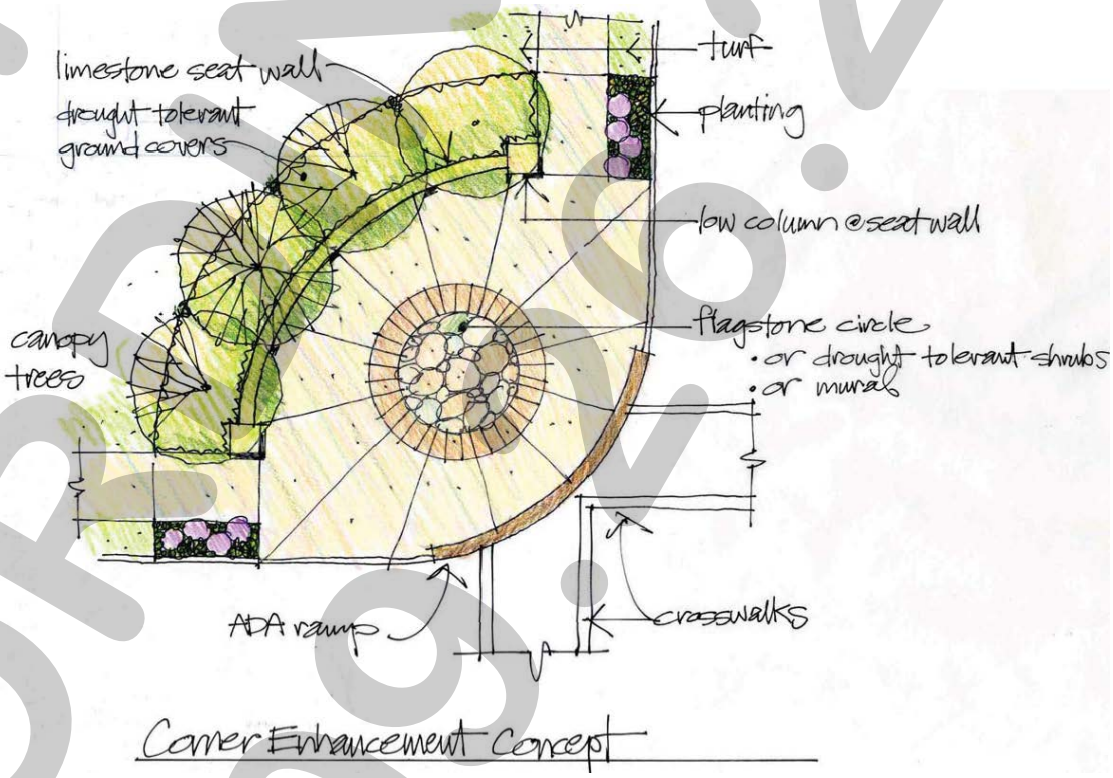
(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 15-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 15-foot landscape buffer adjacent to John King Boulevard.

(c) Landscape Buffer (FM-1141). A minimum of a 15-foot landscape buffer shall be provided along the frontage of FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 15-foot landscape buffer adjacent to FM-1141.

(4) *Intersection Enhancements.* In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide an intersection enhancement at the corner of the intersection of Williams Street (SH-66) and John King Boulevard that generally conforms to the following design:



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Tract 2: 28.011-Acres of Residential Property

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on *Tract 2* of the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- ☑ Activity Center
- ☑ Community Pool
- ☑ Gazebos/Pavilions
- ☑ Sports Courts

(2) *Unit Composition and Layout.* The unit composition and layout shall generally conform to the *Concept Plan* for *Tract 2* depicted in *Exhibit 'B'* and stated as follows:

Unit Type	*Unit Dimensions*	*Minimum Unit Size (SF)*	*Dwelling Units (#)*	*Dwelling Units*
1	*44.5' x 80'*	*1,600 SF*	*13*	*15.48%*
2 & 3	*42' x 77'*	*1,600 SF*	*50*	*59.52%*
4	*54' x 60'*	*1,600 SF*	*14*	*16.67%*
5	*64' x 50'*	*2,100 SF*	*7*	*08.33%*
		Total Units:	*84*	

(3) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 3.2-units/acre; however, in no case should the proposed development exceed 89 single-family, residential units. The *Subject Property* shall maintain conformance with the following requirements:

(a) Condominium Requirement. The property shall be established as a condominium development pursuant to the requirements of *Chapter 82* of the *Texas Property Code*, and platted as a single lot.

(b) Lot Dimensional Requirements. The proposed condominium lot shall adhere to the following setbacks:

Minimum Lot Width	*1,500'*
Minimum Lot Depth	*490'*
Minimum Lot Area	*28.0-Acres*
Minimum Setback Adjacent to John King Boulevard	*86'*
Minimum Setback Adjacent to SH-66	*20'*
Minimum Setback Adjacent to the Eastern & Northern Property Lines	*10'*

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(c) *Internal Artificial Lot Requirements.* The units constructed on the proposed condominium lot shall adhere to the following dimensional requirements for artificial lots:

Minimum Setback from a Private Street [1] [2] [3]	*15'*
Minimum Side Yard Distance Between Units	*6'*
Minimum Side Yard Setback from a Private Street [1] [2]	*10'*
Minimum Rear Yard Distance Between Units	*20'*
Maximum Height	*35'*

General Notes:
[1]: *This setback shall be measured from the back of curb.*
[2]: *Variances of up to five (5) feet may be granted by the Director of Planning and Zoning on a case-by-case basis for artificial lots on curve-linear streets.*
[3]: *The minimum length of a driveway shall be 20-feet as measured from the edge of the approach to the garage door.*

(4) *Building Standards.* All development shall adhere to the following building standards:

(A) Masonry Requirement. The minimum masonry requirement for the exterior façades -- *excluding doors and windows* -- of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 40% of the masonry requirement.

(B) Roof Pitch. A minimum of an *8:12* roof pitch is required on the front elevation of all structures. Porches and rear elevations shall have a minimum of a *4:12* roof pitch.

(C) Garage Orientation. Garages shall oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized it shall face the street and shall be located even with the front building façade of the primary structure. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

(D) Anti-Monotony Restrictions. The development shall adhere to the following Anti-Monotony requirements (*for spacing requirements see the illustration on the following page*):

(1) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Brick Color
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) All roof shingles shall be an architectural or dimensional shingle, and have a 30-year rating. (*3-Tab Roofing Shingles are prohibited*).

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Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(E) Fencing Standards. All residential privacy fencing shall be six (6) foot wrought iron/tubular steel fencing for transparent fencing and six (6) foot Simtek (*or a similar product*) fencing for non-transparent fencing. Fencing located along the exterior of the condominium lot shall be a minimum of six (6) foot wrought iron/tubular steel fencing with masonry columns a maximum of 45-feet on center. The masonry columns shall only be required adjacent to John King Boulevard and SH-66.

(F) Landscape and Hardscape Standards.

(1) *Residential Landscape.* All canopy trees planted within the condominium lot and not situated within a required landscape buffer shall be a minimum of three (3) inches in caliper and accent trees shall be a minimum of four (4) feet in height. All tree plantings shall conform to the City's tree planting guidelines and requirements stipulated in Appendix F, *Landscaping Guidelines and Requirements*, of the Unified Development Code.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA) and shall conform to the following:

(a) Landscape Buffer (SH-66). A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall

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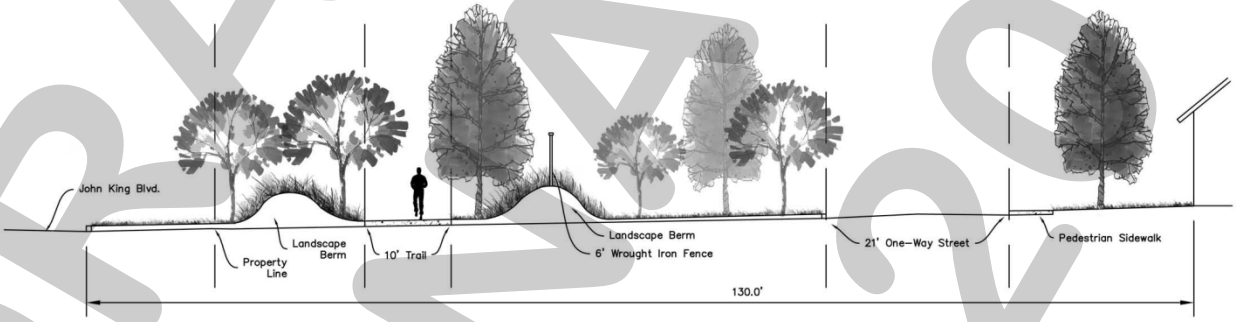
also be responsible for the construction of a five (5) foot sidewalk situated within the 20-foot landscape buffer adjacent to SH-66.

(b) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard. The required wrought iron fence along John King Boulevard may be situated within 40-feet of the right-of-way line. In addition, the design of the buffer shall generally conform to the following cross section:



(3) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

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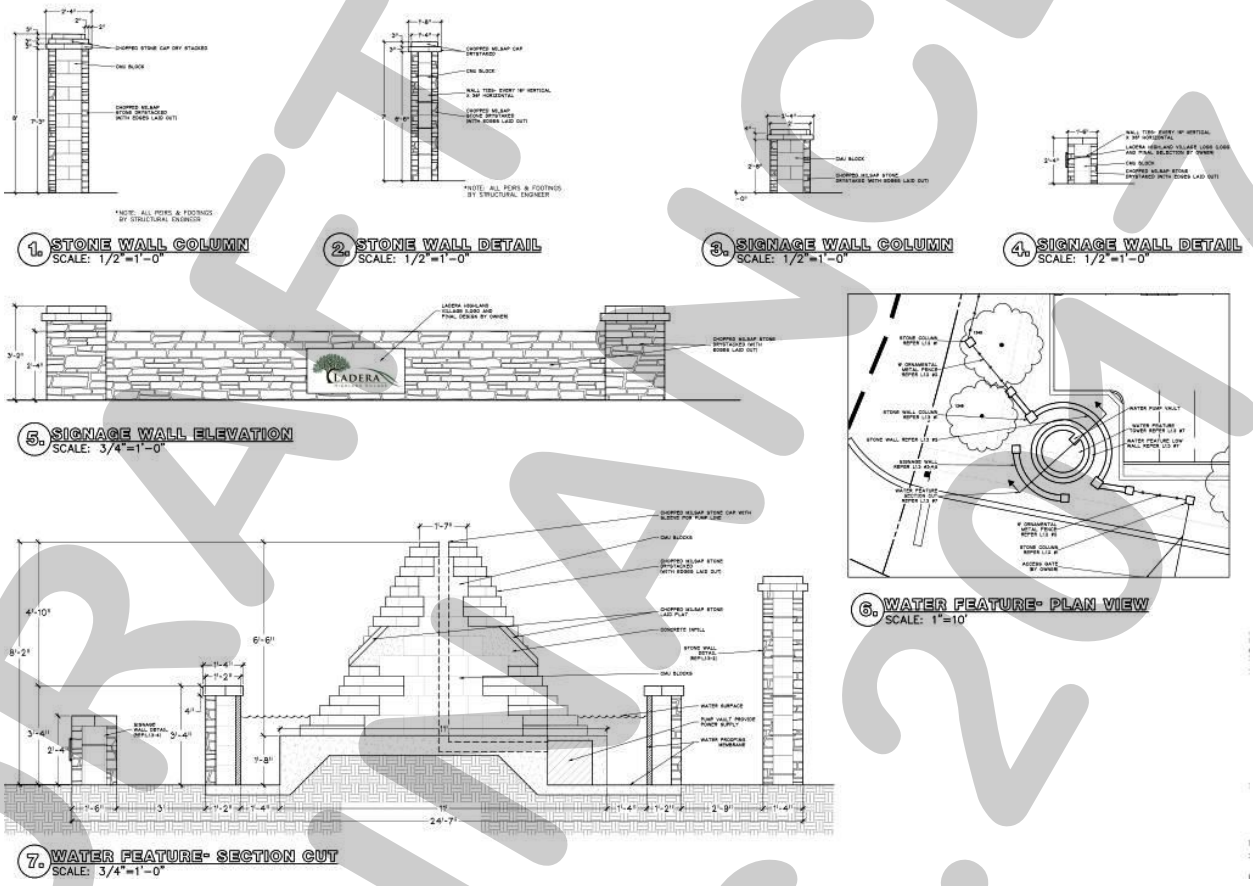
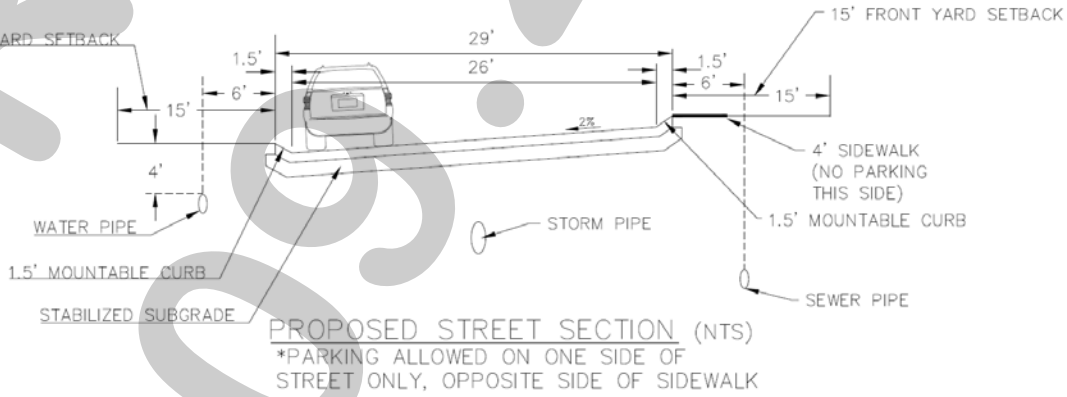
(G) Trail Enhancements. In accordance with the *John King Boulevard Design Concept Plan* the applicant shall be required to provide a trail enhancement element that generally conforms to the following design:



(H) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to concentrate light within the development area.

(I) Private Streets. With the exception of the 21-foot, one-way street situated adjacent to John King Boulevard the street cross sections for this development should conform to the following cross section:



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(J) Open Space. The development shall consist of a minimum of 38% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all common open space areas. For the purposes of this Planned Development District open space shall include all front yards, rear yards, common areas, buffers and floodplain installed by the developer, but does not include any landscaping, trees, patios and other improvements installed by the homeowner. Floodplain shall be calculated at a rate of 50% (*e.g. ½-acre for every acre provided*).

(K) Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

(L) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development, but it is not required to maintain additional landscaping or improvements added by the homeowner.

(M) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(N) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/26/2017

APPLICANT: Brian and Darla Kelly

AGENDA ITEM: **MIS2017-010**; *Masonry Exception*

SUMMARY:

This is a request by Brian and Darla Kelly for the approval of an exception to the minimum masonry requirements stipulated by Article V, District Development Standards, of the Unified Development Code to allow for the construction of a single-family home on a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 631 Hanby Lane, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The subject property is located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane. The property is currently vacant and on August 21, 2017, the City Council approved a request [*Case No. Z2017-032*] to rezone the subject property from an Agricultural (AG) District to a Single-Family Estates 2.0 (SFE-2.0) District.

The applicants have submitted a request for an exception to the minimum masonry requirements for the purpose of constructing an ~3,083 SF home on the subject property. According to the applicants' letter, the proposed home constructed in will be a modern farmhouse style. The applicants are proposing to utilize 100% fiber-cement [*e.g. Hardie Board*] siding in a vertical board and baton pattern that will be painted white.

According to *Subsection 3.1A.1*, *Exterior Wall Material*s, of *Section 3, Residential Districts*, of *Article V*, *District Development Standard*s, of the Unified Development Code (UDC), all buildings 120 SF or more and over ten (10) feet in height shall have exterior walls constructed of at least 80% masonry materials with no more than 50% being Hardie Board or other similar cementaceous material. Buildings not meeting this requirement shall require approval of the Planning and Zoning Commission and City Council. According to *Subsection 3.1.A.3, Exterior Wall Materials*, of *Section 3, Residential Districts*, of *Article V, District Development Standard*s, of the Unified Development Code (UDC), exceptions to these requirement may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure, and material samples. In this case, the applicants have provided examples of the style of home and siding in the attached packet.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	MIS2017-010	**Owner**	Brian Kelly	**Applied**	9/19/2017 KB
Project Name	Masonry Exception	**Applicant**	Brian Kelly	**Approved**	
Type	MISCELLANEOUS			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	9/19/2017 KB

Site Address	**City, State Zip**	**Zoning**
631 HANBY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	13-06	NULL	13-06	0080-0000-0013-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/20/2017	9/27/2017	9/20/2017		APPROVED	
ENGINEERING	Amy Williams	9/21/2017	9/28/2017	9/21/2017		APPROVED	
FIRE	Kevin Clark	9/21/2017	9/28/2017	9/21/2017		APPROVED	
Planning Department	Korey Brooks	9/22/2017	9/22/2017	9/22/2017		COMMENTS	Comments

(9/22/2017 8:08 AM KB)
MIS2017-010 Masonry Exception 631 Hanby Lane Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request to discuss and consider a request by Brian and Darla Kelly for the approval of an exception to the minimum masonry requirements stipulated by Article V, District Development Standards, of the Unified Development Code to allow for the construction of a single-family home on a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (MIS2017-010) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 3, 2017.
I.5 The Planning and Zoning Meeting will be September 26, 2017. The City Council meeting date is October 2, 2017.
I.6 All meetings will be held at 6:00 p.m. in the Council Chambers at City Hall.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

Brian Kelly
2846 Bent Ridge Dr.
Rockwall, TX 75032
469-774-7139
September 15, 2017

City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Dear City of Rockwall:

I am writing to request a variance from the masonry requirements for the exterior of new homes within the City of Rockwall. My wife Darla Kelly and I are building a 3083 sf. single family home on our 3.27 acre property at 631 Hanby Lane. The house will be our permanent residence.

The house style is a modern farmhouse. The exterior will be fiber-cement (Hardie Board) siding in a vertical board and baton pattern. The exterior will be white. The look will be similar to the homes in the Park Place subdivision. The architectural style will fit the countryside location and add variety to the cities landscape. The modern farmhouse look has become quite popular in recent years.

I have attached elevations of the home and pictures of the finished exterior.

Thank you for your time in considering my request. I look forward to hearing from you.

Sincerely,

B. Kelly

Brian Kelly

GENERAL NOTES

This plan was designed and drafted BY Advanced Designs Inc. to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for seismic zone 1. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, cannot warrant Compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

- If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform ADI, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

DESIGN LOADS:

- Floor: 40 psf. live, 15 psf. dead
- Roof: 30 psf. live, 10 psf. dead
- Ceiling: 10 psf. live, 5 psf. dead
- Soil bearing Capacity - 1500 psf.
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.

STEEL:

- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- Unless noted otherwise, all framing lumber shall have the following characteristics:
  Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Hole sizes and locations in GluLam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing
- Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
- Unless noted otherwise, above all openings that are:
  (1) Load bearing and less than or equal to 3 ft. ..... use 4x6.
  (2) Load bearing and more than 3 ft. ..... use (2) 2x12 with 1/2" Plywood between.
  (3) Non-load bearing and less than or equal to 6 ft. .....use 4x6.
  (4) Non-load bearing and more than 6 ft. ..... use (2) 2x12 with 1/2" Plywood between.
  (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6's unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around shower's, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- When no brand is specified windows are called out by glass size only.
- Windows, if not noted, are assumed to be casements.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

Summerfield

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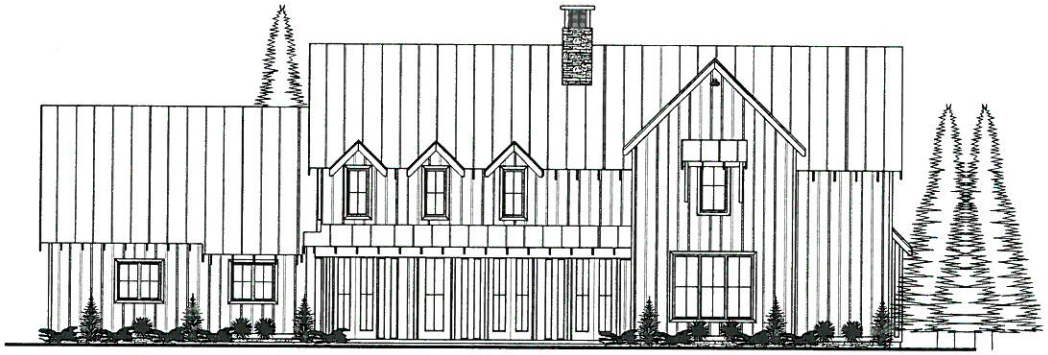
PLAN OF THE WEEK



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Summerfield 2x6 Slab

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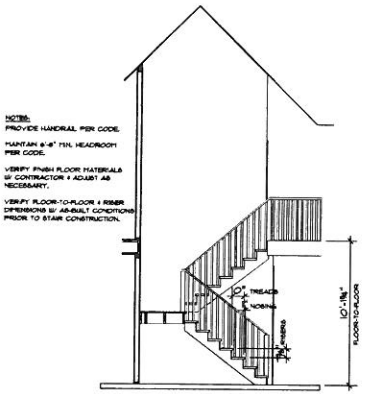
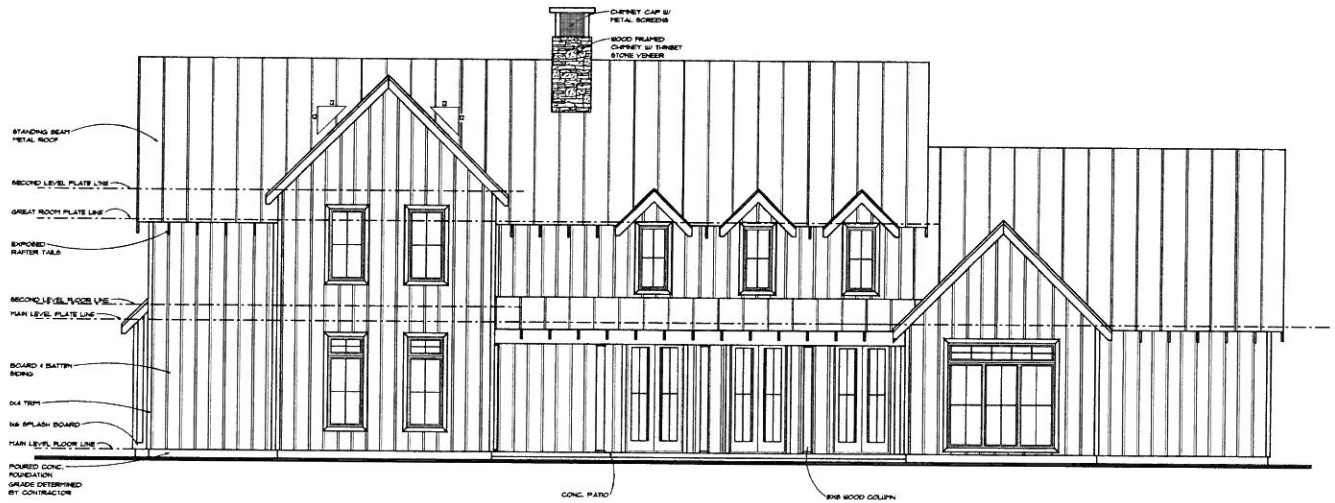
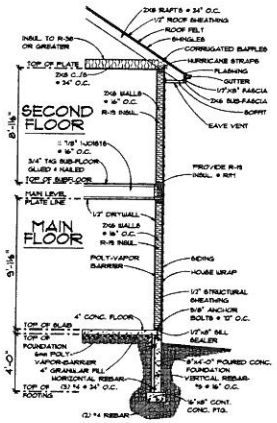
drawing: s1.dwg



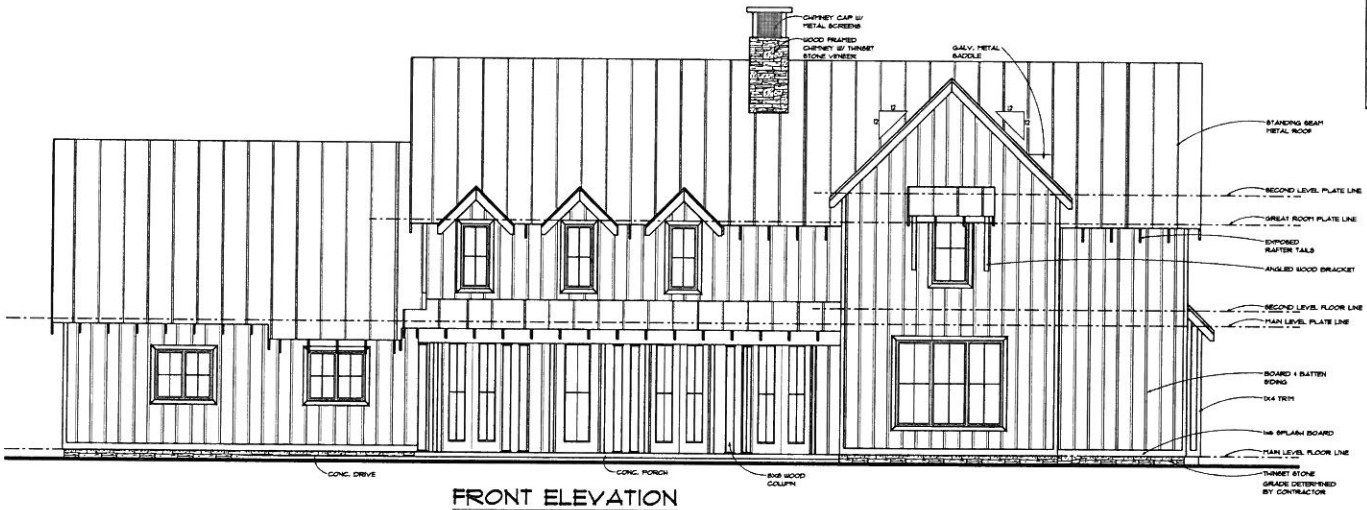
STAIR SECTION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



TYP. WALL SECTION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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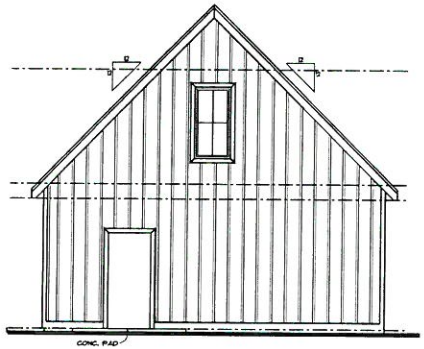
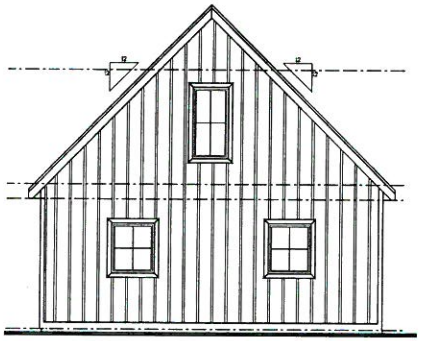
GENERATED 3/27/2015

100% SCALE @ 24"x36"



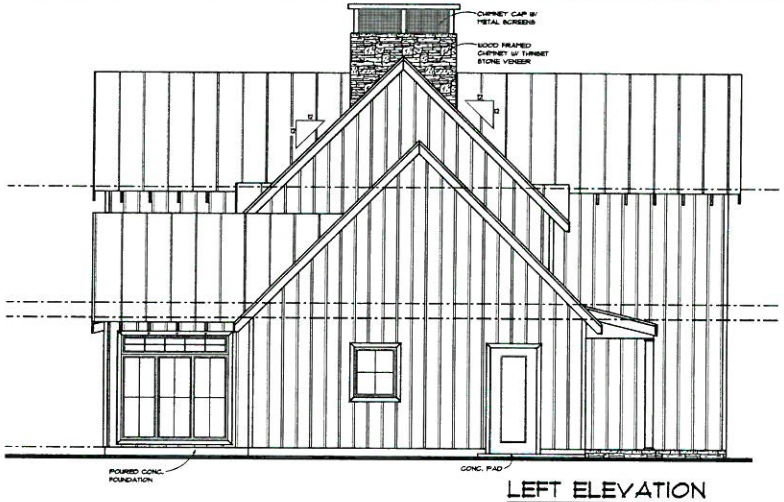
GARAGE RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



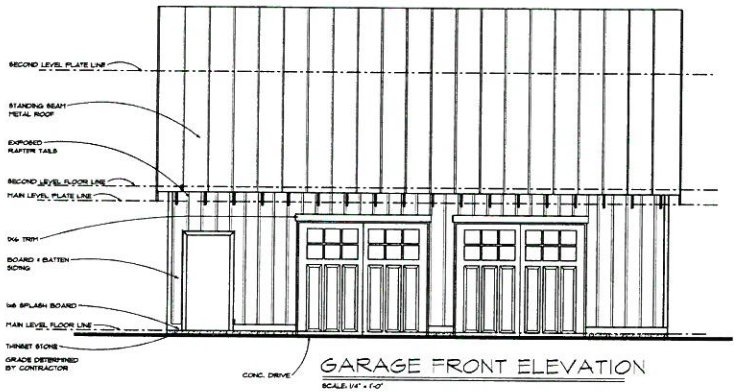
GARAGE LEFT ELEVATION

SCALE: 1/4" = 1'-0"



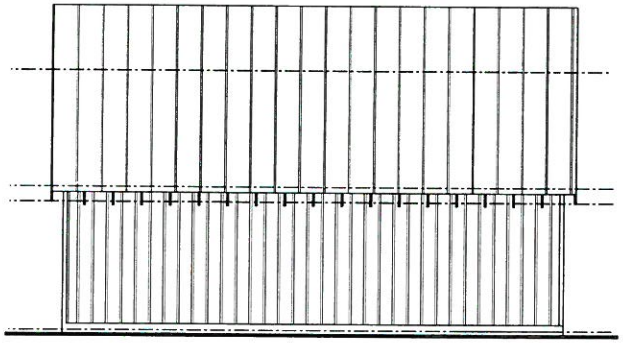
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



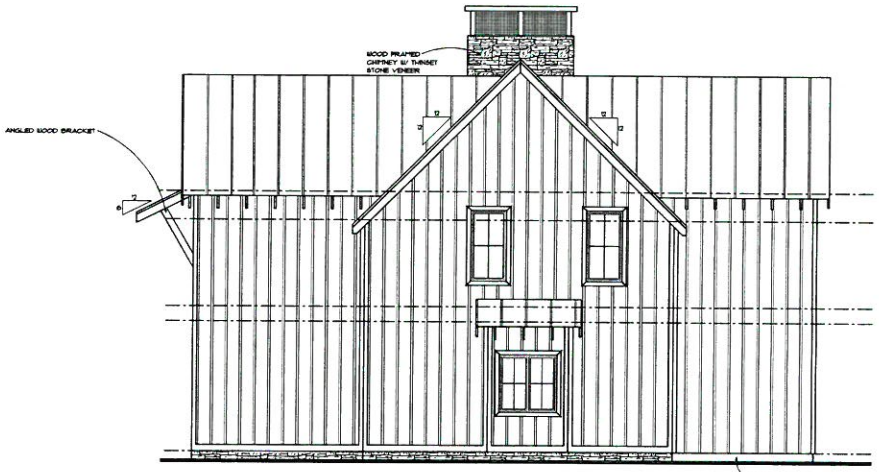
GARAGE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



GARAGE BACK ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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Summerfield-2x6

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drawing scale

100% SCALE = 24"x36"


Plan 62544DJ built in Mississippi
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PROPERTY DESCRIPTION:

BEING A 3.217 ACRE TRACT OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, ROCKWALL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WAYNE CURTIS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500815, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SAID TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 4062, PAGE 212, SAID DEED RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 67° 47' 15" WEST - 2.18 FEET, SAID FIRST MENTIONED IRON ROD BEING THE SOUTH CORNER OF SAID JONES TRACT, AND BEING ON THE MOST SOUTHWESTERLY NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN N. CULLINS AND WIFE, JANE M. CULLINS, AS RECORDED IN VOLUME 539, PAGE 187, SAID DEED RECORDS;

THENCE NORTH 44° 45' 20" WEST, A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID JONES TRACT AND SAID CULLINS TRACT TO A 1/2-INCH IRON ROD SET AT THE WEST CORNER OF SAID JONES TRACT;

THENCE NORTH 56° 35' 51" EAST ALONG SAID COMMON LINE, PASSING THE MOST NORTHERLY EAST CORNER OF SAID CULLINS TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PSB INDEMNITY FAMILY LIMITED PARTNERSHIP, AS RECORDED IN INSTRUMENT NO. 20140000006357, AFORESAID DEED RECORDS, AT A DISTANCE OF 518.08 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID JONES AND PSB TRACTS A TOTAL DISTANCE OF 740.80 FEET TO A 1/2-INCH IRON ROD SET AT THE COMMON NORTH CORNER OF SAID JONES TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANN VOSTITSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500814, SAID DEED RECORDS;

THENCE SOUTH 08° 42' 38" EAST, A DISTANCE OF 309.89 FEET ALONG THE COMMON LINE OF SAID JONES TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE MOST SOUTHERLY NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANN VOSTITSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500815, SAID DEED RECORDS;

THENCE SOUTH 68° 31' 52" WEST ALONG THE COMMON LINE OF SAID JONES (20130000500816) AND JONES (20130000500815) TRACTS, PASSING THE MOST SOUTHERLY WEST CORNER OF SAID JONES TRACT (20130000500815) AT A DISTANCE OF 111.54 FEET AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID JONES TRACT (20130000500815) A TOTAL DISTANCE OF 568.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,138 SQUARE FEET OR 3.217 ACRES OF LAND.

FEMA NOTE

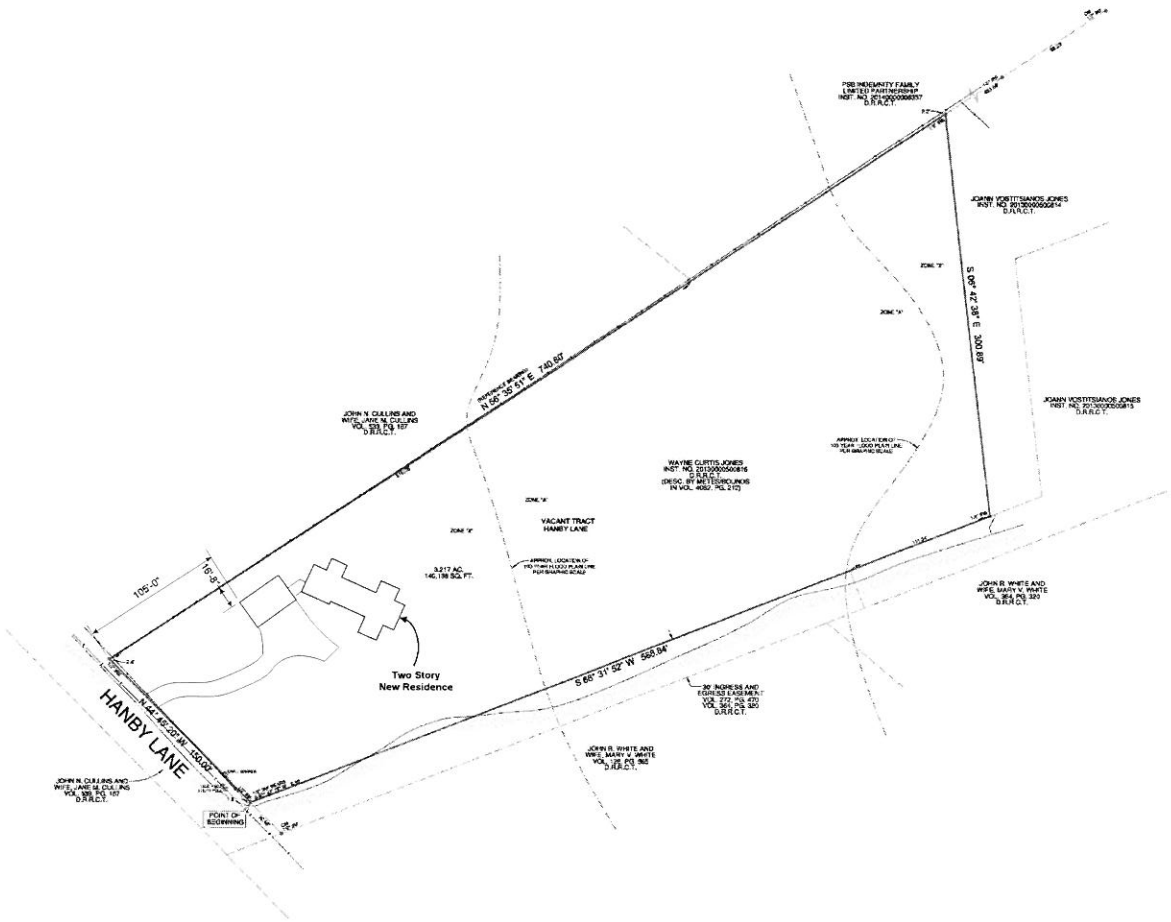
FLOOD INFORMATION:
A PORTION OF THIS SUBJECT PROPERTY APPEARS TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A, V" RATING AS SHOWN BY MAP NO. 48397C0110 , DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, OVERLAPPING OF PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE UTILIZED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANT AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 4062, PG. 212, D.R.R.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) ANY OF THE SITE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON IS/ARE DERIVED FROM THE RECORDED PLAT. THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE-GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
CM = CONTROLLING MONUMENT	IRF = IRON ROD FOUND IPF = IRON PIPE FOUND IRS = IRON ROD SET MFCP = METAL FENCE COR POST WFCP = WOOD FENCE COR POST

TITLE SURVEY

HANBY LANE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREMIER JOB #: 16-01027	
TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

0 ft. 45 ft. 75 ft. 150 ft.

Registered Professional Land Surveyor

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/26/2017

APPLICANT: William Adair

AGENDA ITEM: **SP2017-026;** *2040 Kristy Lane – Jowers Warehouse*

SUMMARY:

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of constructing an approximately 14,500 sq. ft. *office/warehouse building* on a 2.16-acre parcel of land. The development is zoned Light Industrial (LI) District and will be required to meet the development standards for this district as stipulated by the Unified Development Code (UDC). The proposed development is located south of the intersection of IH-30 and Kristy Lane and is addressed as 2040 Kirsty Lane.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed office/warehouse IS permitted by right within the Light Industrial (LI) District and will incorporate a total of 25 parking spaces. The site will be accessed via 24-ft Firelane, Public Access and Utility Easement from Kristy Lane.

With the allowance of the exception requested and the items listed in the *Recommendation* section of this case memo, the submitted site plan, building elevations, photometric, and landscape plans conform to the technical requirements contained within the Unified Development Code (UDC) and the IH-30 Overlay (IH-30) District. A summary of the density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*2.16-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>170-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>495-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*[1]	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*0-Feet*[2]	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*x=25-ft; In Conformance*
Max Building/Lot Coverage	*60%*	*<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Floor Area Ratio	*2:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*24*	*25 Provided; In Conformance*
Minimum Stone Requirement	*20% ea facade*	*x>20%; Cultured Stone*
Minimum Landscaping Percentage	*10%*	*x>10%; In Conformance*
Maximum Impervious Coverage	*80 to 85%*	*<85%; In Conformance*

NOTES:
1. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
2. Without fire retardant wall: Fifteen (15) feet plus one-half of the building over 36-ft (zero feet w/ fire retardant wall + ½ >36-ft.)

EXCEPTION REQUEST:

The applicant is requesting an exception to the Unified Development Code (UDC) for the section outlined below. As a note, an exception requested of the UDC requires passage by a simple majority vote of those City Council members present. The request is as follows:

a) Sec. 5.1.C, of Article V, of the UDC, an exception to allow for not meeting the horizontal articulation as required for the east and west elevations as depicted on the building elevations as submitted.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On August 29, 2017, the Architectural Review Board (ARB) reviewed the building elevations and requested the applicant clearly delineate the materials on the elevations and to provide a material sample board. After meeting with the applicant, the ARB took no action and requested the applicant return for a subsequent review. The applicant has revised the elevations, submitted material samples, and will receive a recommendation from the ARB at the September 26, 2107 meeting.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the site plan and recommend approval of the exception being requested as outlined in staff's report, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED COMMENTS HIGHLIGHTED

Project Number	SP2017-026	**Owner**	RAYMOND JOWERS	**Applied**	8/18/2017	LM
Project Name	2040 Kristy Lane	**Applicant**	WILLIAM ADAIR	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	P&Z HEARING			**Status**	9/19/2017	DG

Site Address	**City, State Zip**	**Zoning**
2040 KRISTY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BODIN INDUSTRIAL	TR 1-B	NULL	TR 1-B	3130-0000-0001-B0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
ENGINEERING	Amy Williams	9/20/2017	9/27/2017	9/20/2017		APPROVED	
ENGINEERING	Amy Williams	8/18/2017	8/25/2017	8/21/2017	3	COMMENTS	See Comments

(8/21/2017 4:23 PM AW)
- 4% Engineering Inspection Fees
- Impact Fees
- Detention is required for the entire property and must be at sheet flow conditions prior to leaving the property. Need to show detention on site plan
- Parking to be 20'x9'
- Label distances between driveways (measured from edge to edge)
- Variance on driveway spacing

FIRE	Kevin Clark	9/21/2017	9/28/2017	9/21/2017		COMMENTS	see comments

(9/21/2017 12:58 PM AA)
The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.
Show locations of all existing and proposed fire hydrants being utilized to meet this requirement.

Reduce length of fire lane along west side of the building by 56-feet, to a maximum dead-end length of 150-feet, or provide approved turnaround.

FIRE	Kevin Clark	8/18/2017	8/25/2017	8/23/2017	5	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/23/2017 10:02 AM KC) -Must meet and adhere to all Fire Code requirements. -Buildings over 5,000 sqft shall be equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13. -Approved fire apparatus access roads shall extend to within 250 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. -The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. -A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. - Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
GIS	Lance Singleton	8/18/2017	8/25/2017	8/22/2017	4	APPROVED	
PLANNING	David Gonzales	9/19/2017	9/26/2017	9/19/2017		COMMENTS	See comments - Revisions

SEE NEXT PAGE

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, October 3, 2017. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Per Sec. 5.1.C, of Article V, of the UDC, horizontal articulation is required for the east and west elevations.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide dumpster enclosure detail indicating that the enclosure walls are to be a minimum of 6-ft in height with matching exterior materials as the primary buildin and includes a self-latching gate mechanism. Gate to be opaque.
2. Approval of an exceptionto allow for not meeting the standards for horizontal articulaton for the east and west elevations is required. See Exception Request above for P&Z and CC to consider.

Landscape Plan:
1. The Landscape Plan submitted meets or exceeds the minimum standards established by the UDC.

Photometric Plan:
1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

Building Elevations:
1. Exception to the horizontal articulation standards for the east and west elevations requried as indicated above.
2. Elevation requires a recommendation of the Architectural Reivew Board (ARB).

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: September 26, 2017 (5:00 p.m.) [Subsequent meeting if necessary]							
Planning - Action: September 26, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
City Council - Action: October 2, 2017 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]							
PLANNING	David Gonzales	8/18/2017	8/25/2017	8/19/2017	1	COMMENTS	See comments

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, September 6, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-026" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.
4. See Site Plan check list for informational requirements associated with a site plan submittal (i.e. site plan, landscape plan, photometric plan, building elevations).

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION & CITY COUNCIL TO CONSIDER"

1. Per Sec. 5.1.A.1, of Article V, of the UDC, a minimum of 20% stone is required on all walls visible from a public street or open space. Provide calculation for each facade meeting this requirement or approval of an exception of required for each elevation not meeting this standard.
2. Per Sec. 5.1.C, of Article V, of the UDC, horizontal articulation is required for the east and west elevations.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Provide dumpster enclosure detail. Enclosure walls are to be a minimum of 6-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Approval of an exceptionto allow for not meeting the standards for horizontal articulaton for the east and west elevations is required. See Exception Request above for P&Z and CC to consider.
3. Indicate and dimension all easements (i.e. firelane, public access, utility, detension & drainage, etc.)
4. Indicate and dimension a minimum 10-ft landscape buffer along Kristy Lane.
5. Provide a label for the streets name along Kristy Lane.
6. Indicate and label appropriate setbacks based on the Light Industrial District standards.
7. Where will the HVAC units be located? Indicate screening of the units (i.e. landscapeing, wing-wall, etc.).
8. For the purpose of establishing the parking ratio's, please provide the square footage of the office and warehouse. Office is parked at 1 space per 300 sq. ft and warehouse is parked at 1 space per 1000 sq. ft.
9. Provide property owner information for each adjacent lot.
10. Label plan as Site Plan.

Landscape Plan:
1. Provide a detailed Landscape Plan.

Photometric Plan:

1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

Building Elevations:

1. Provide calculations for all exterior building materials - broken out for each facade.
2. Minimum 20% stone required for all facades. If standards are not met, see exception request listed above.
2. Exception to the horizontal articulation standards for the east and west elevations requried as indicated above.
3. Verify labels for each elevation. Appears that the east elevation should be north and the west should be south and so on for all elevations.
4. What type of roofing material will be used? provide label for roof material.
5. Remove landscaping from this plan and provide a landscape plan.
6. Elevation requires arecommendation of the Architectural Reivew Board (ARB).
7. Provide a materials sample board for review by the ARB.
7. Label plan as Building Elevations.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

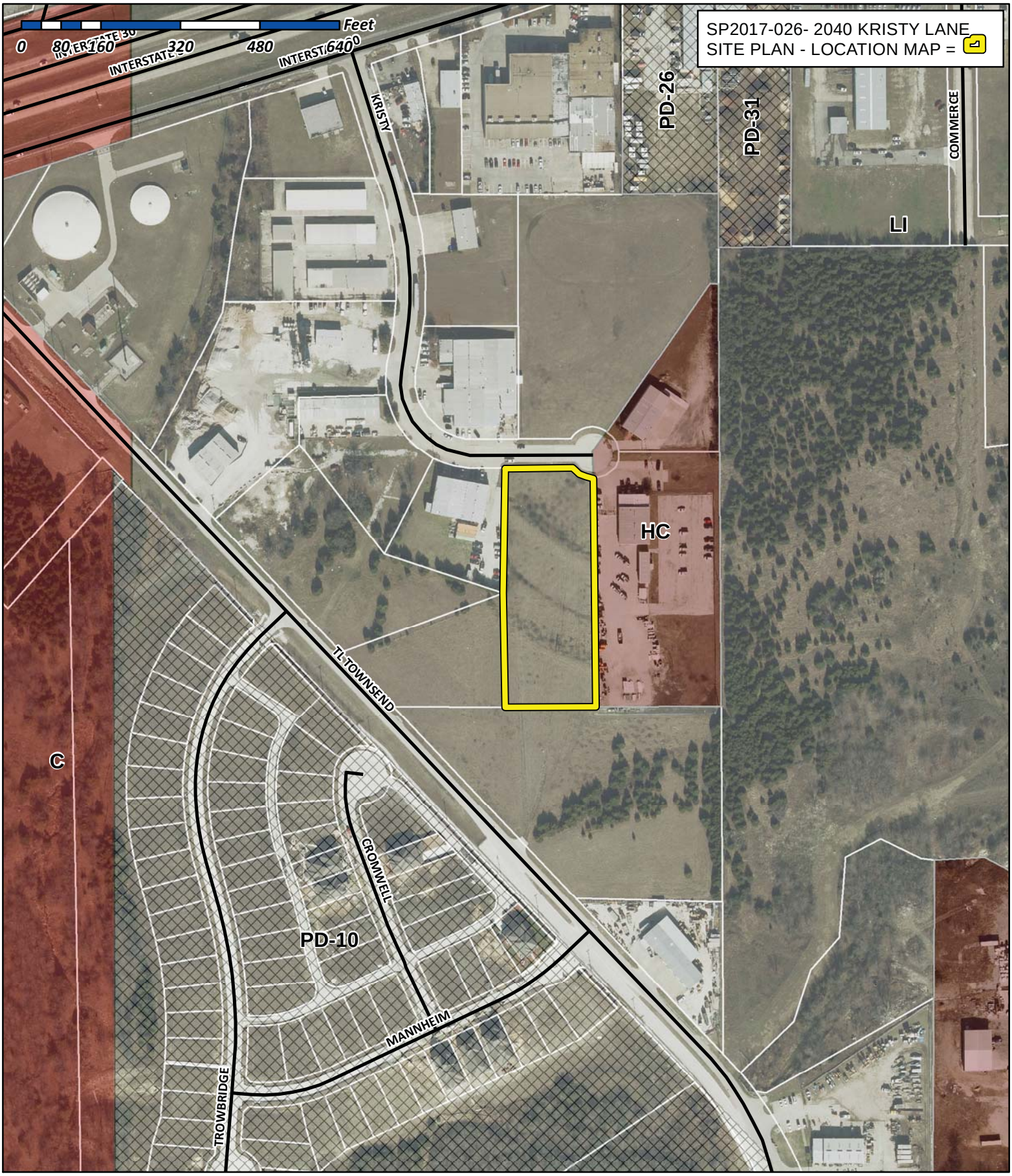
Architectural Review Board: August 29, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: August 29, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board: September 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: September 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: September 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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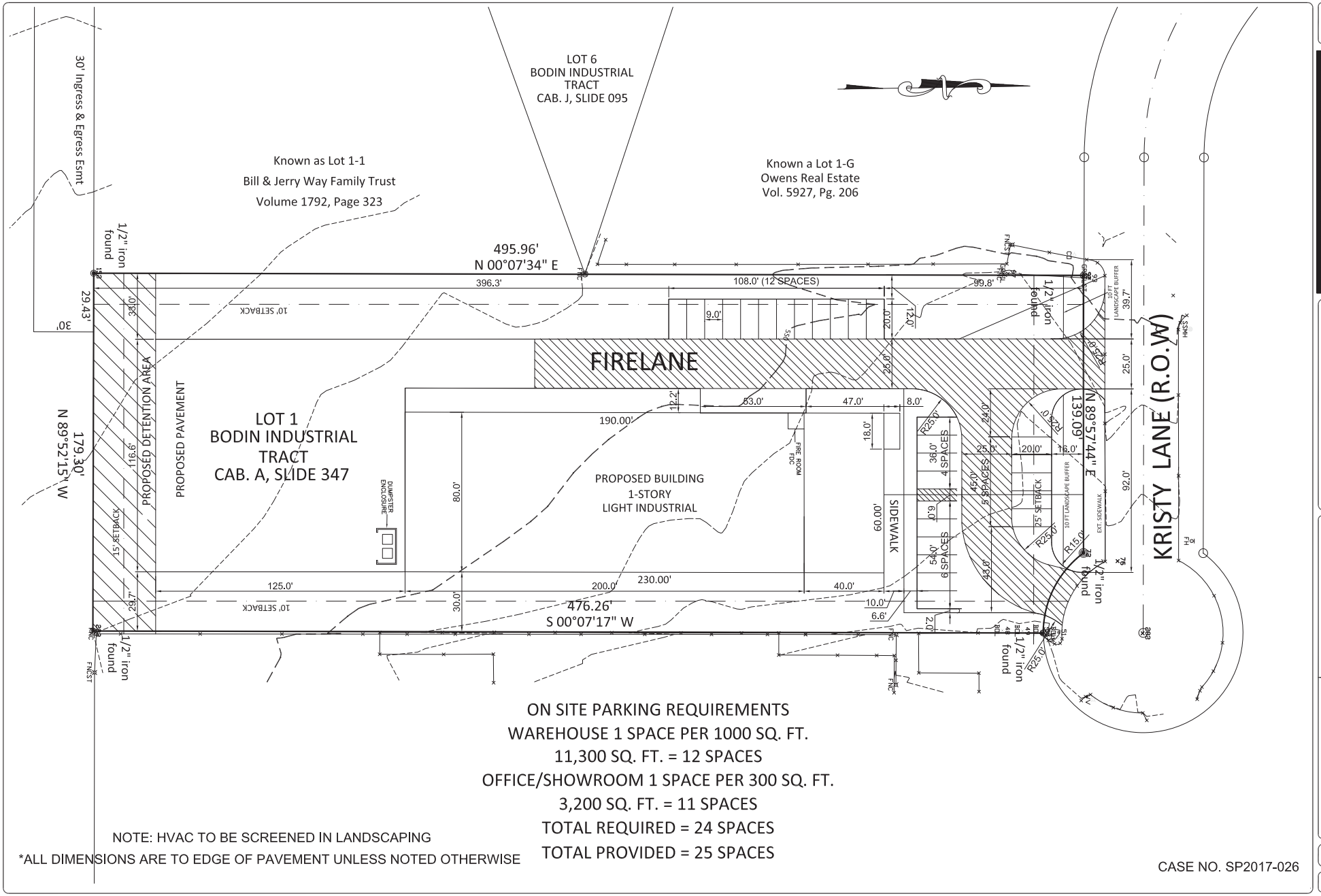


ON SITE PARKING REQUIREMENTS
WAREHOUSE 1 SPACE PER 1000 SQ. FT.
11,300 SQ. FT. = 12 SPACES
OFFICE/SHOWROOM 1 SPACE PER 300 SQ. FT.
3,200 SQ. FT. = 11 SPACES
TOTAL REQUIRED = 24 SPACES
TOTAL PROVIDED = 25 SPACES

NOTE: HVAC TO BE SCREENED IN LANDSCAPING

*ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE

CASE NO. SP2017-026

09/19/2017

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

SITE PLAN
ENGINEERED FOR:

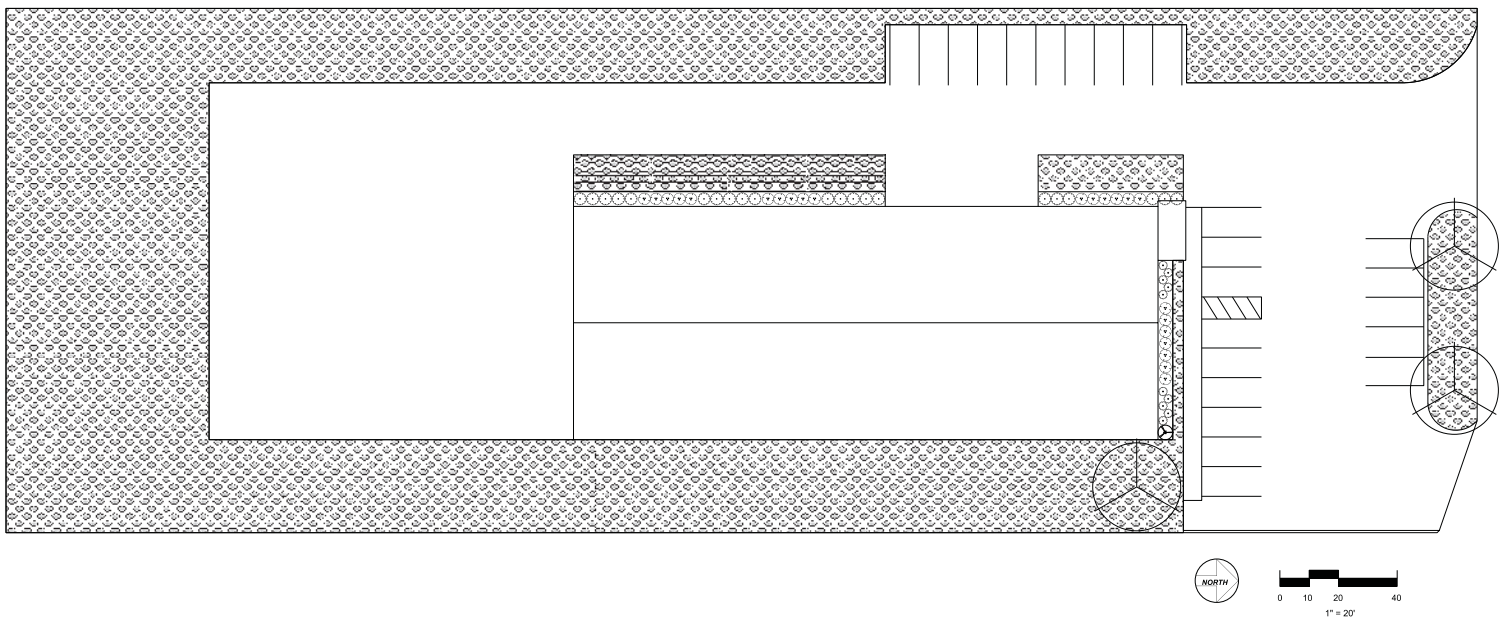
2040 KRISTY LANE

BUILDER: JOWERS
ADDITION:
ADDRESS: 2040 KRISTY LANE
LOT: BLOCK:
CITY: ROCKWALL, TEXAS

PLAN: SITE PLAN
ELD JOB NO.:
DRAWN BY: JM
FIRM REGISTRATION #: 3987

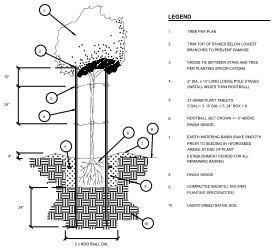
SCALE: 1"=20'

SHEET 01



Landscape

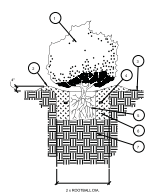
Quantity	Symbol	Description
Shrubs Over 4 Feet		
1		Nellie R. Stevens Holly 3 Gallon
Shrubs Under 4 Feet		
21		Holly, Dwarf Yaupon 3 Gallon
23		Indian Hawthorne 'Clara' 3 Gallon
10		Obsession Nandina 3 Gallon
Trees		
3		Oak, Southern Live 3 IN CAL
Grass		
32,547sf		Bermuda 419



LEGEND

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 12' LONG LODGE POLE STAKES (INSTALL UNDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 9
6. ROOTBALL (SET CROWN +/- 2" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS) AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECIFICATIES)
10. UNDISTURBED NATIVE SOIL

TREE PLANTING



LEGEND

1. SHRUB OR VINE PER PLAN
2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS) AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. 7 GRAM PLANT TABLETS 1 GAL = 3, 3 GAL = 5, 15 GAL = 9
5. ROOTBALL (SET CROWN +/- 2" ABOVE FINISH GRADE)
6. COMPACTED BACKFILL MIX (PER PLANTING SPECIFICATIES)
7. UNDISTURBED NATIVE SOIL

SHRUB PLANTING

Covington's Nursery Landscape Co.

SHEET DESCRIPTION:
Landscape Design

PROJECT:
2040 Kristy Lane
Rockwall, TX 75087

REVISIONS:

DATE: 9/2/17

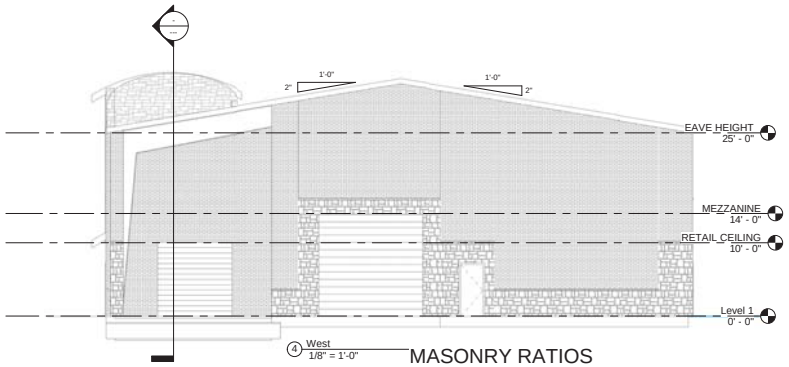
JOB NUMBER: 2040

DRAWN BY: C Stanford

CHECKED BY:

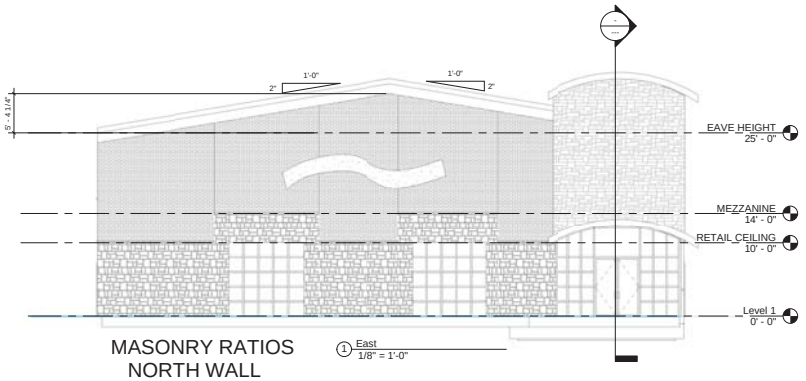
SCALE: 1" = 20'

SHEET: 1 of 1



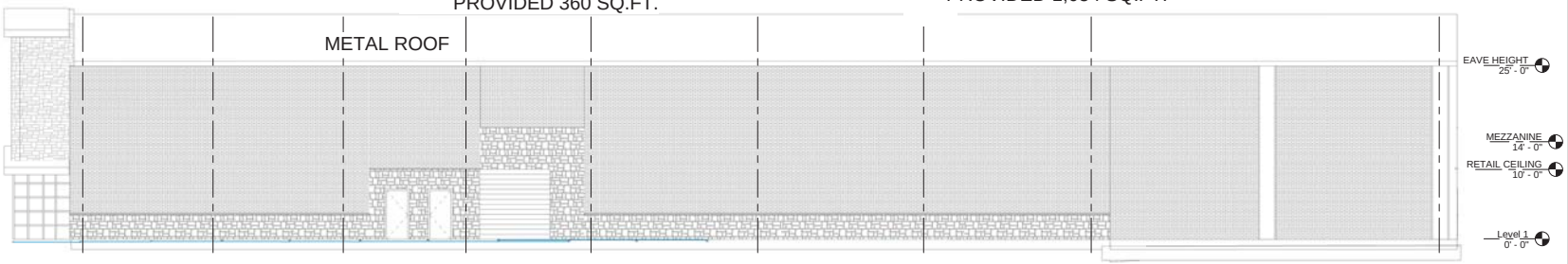
4 West
1/8" = 1'-0"

MASONRY RATIOS
SOUTH WALL
1,459 SQ.FT. MASONRY & STONE
20%REQUIRED STONE = 292 SQ.FT.
PROVIDED 360 SQ.FT.



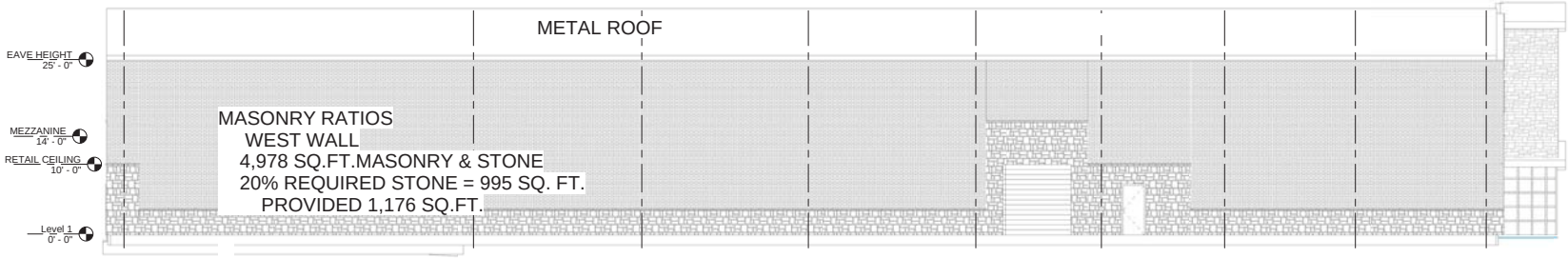
MASONRY RATIOS
NORTH WALL
2,359 SQ.FT. MASONRY & STONE
20% REQUIRED STONE = 471 SQ.FT.
PROVIDED 1,054 SQ.FT.

1 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"

MASONRY RATIOS
EAST WALL
5,000 SQ.FT. MASONRY & STONE
20% REQUIRED STONE = 1000 SQ.FT.
PROVIDED1,234 SQ. FT.



MASONRY RATIOS
WEST WALL
4,978 SQ.FT.MASONRY & STONE
20% REQUIRED STONE = 995 SQ. FT.
PROVIDED 1,176 SQ.FT.

3 South
1/8" = 1'-0"

Case No. 2017-026

WILLIAM G ADAIR,JR
ARCHITECT

13055 CLEARVIEW DR
FORNEY TEXAS
75126

WADAIR1950@GMAILCOM

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
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No.	Description	Date

RAYMOND JOWERS
WEARHOUSE

EXTERIOR
ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale	1/8" = 1'-0"

9/19/2017 2:47:29 PM

A NEW WAREHOUSE FOR THE JOWERS COMPANY

2050 CRISTY LN, ROCKWALL TEXAS



1 3D View 2
12" = 1'-0"

WILLIAM G ADAIR,JR
ARCHITECT

13055 CLEARVIEW DR
FORNEY TEXAS
75126

WADAIR1950@GMAILCOM

Consultant
Address
Address
Phone
Fax
e-mail

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Consultant
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No.	Description	Date

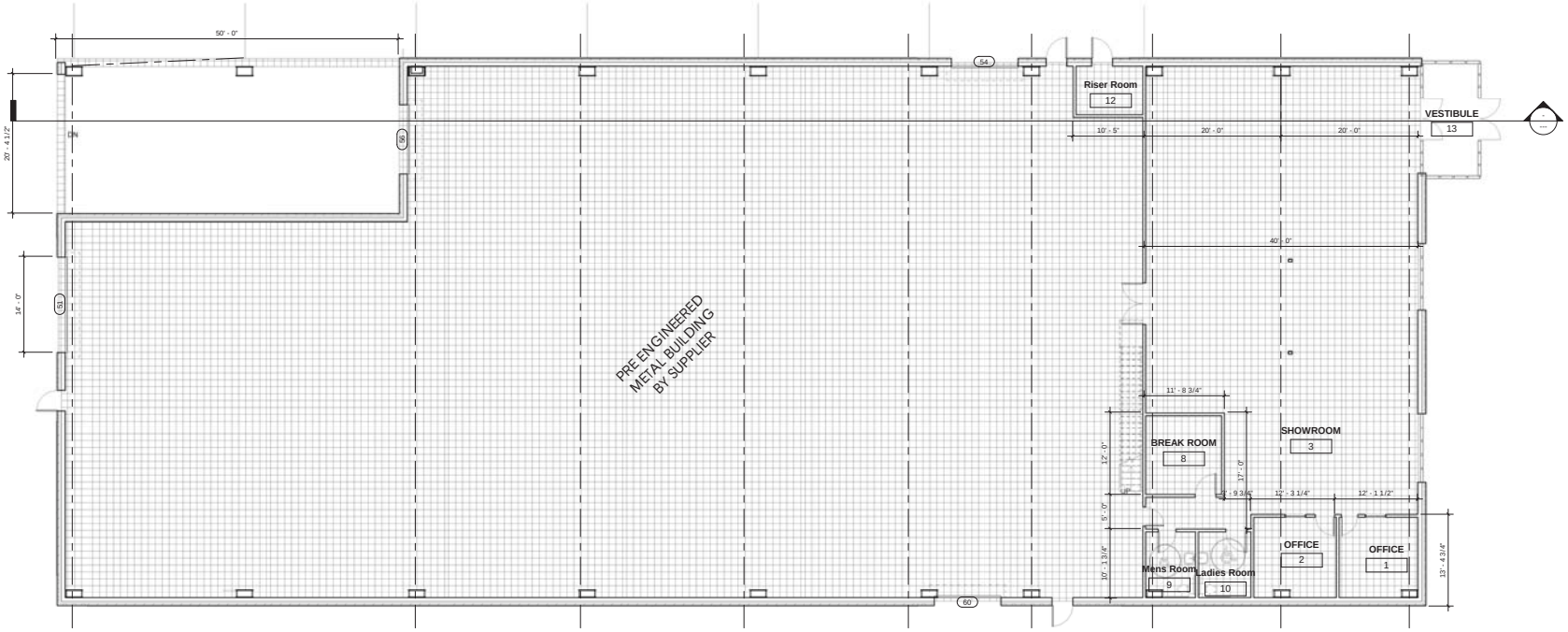
RAYMOND JOWERS
WEARHOUSE
TITLE SHEET

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

T 100

Scale 12" = 1'-0"

9/19/2017 2:47:34 PM



Case No. SP2017-026

WILLIAM G ADAIR,JR
ARCHITECT

13055 CLEARVIEW DR
FORNEY TEXAS
75126

WADAIR1950@GMAILCOM

Consultant
Address
Address
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No.	Description	Date

RAYMOND JOWERS
WEARHOUSE

LEVEL 1 FLOOR PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale 1/8" = 1'-0"

9/19/2017 2:47:24 PM

City of Rockwall

Project Plan Review History

				Applied	8/21/2017	LM
Project Number	Z2017-041	**Owner**	LATHAM, MARK	**Approved**		
Project Name	310 S. Fannin (MF-14 to DT)	**Applicant**	LATHAM, MARK	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	8/21/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
310 S FANNIN ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EPPSTEIN	E PT OF 1,2,3	H	E PT OF 1,	3600-000H-0001-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	8/21/2017	8/28/2017	8/21/2017		APPROVED	See Conditions
(8/21/2017 5:12 PM AW) Any addition to the concrete and/or building will require detention							
FIRE	Kevin Clark	8/21/2017	8/28/2017	8/22/2017	1	APPROVED	
PLANNING	Korey Brooks	8/21/2017	8/28/2017	9/22/2017	32	COMMENTS	Comments

(9/22/2017 8:16 AM KB)

Z2017-41 Zoning Change (MF-14 to DT) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

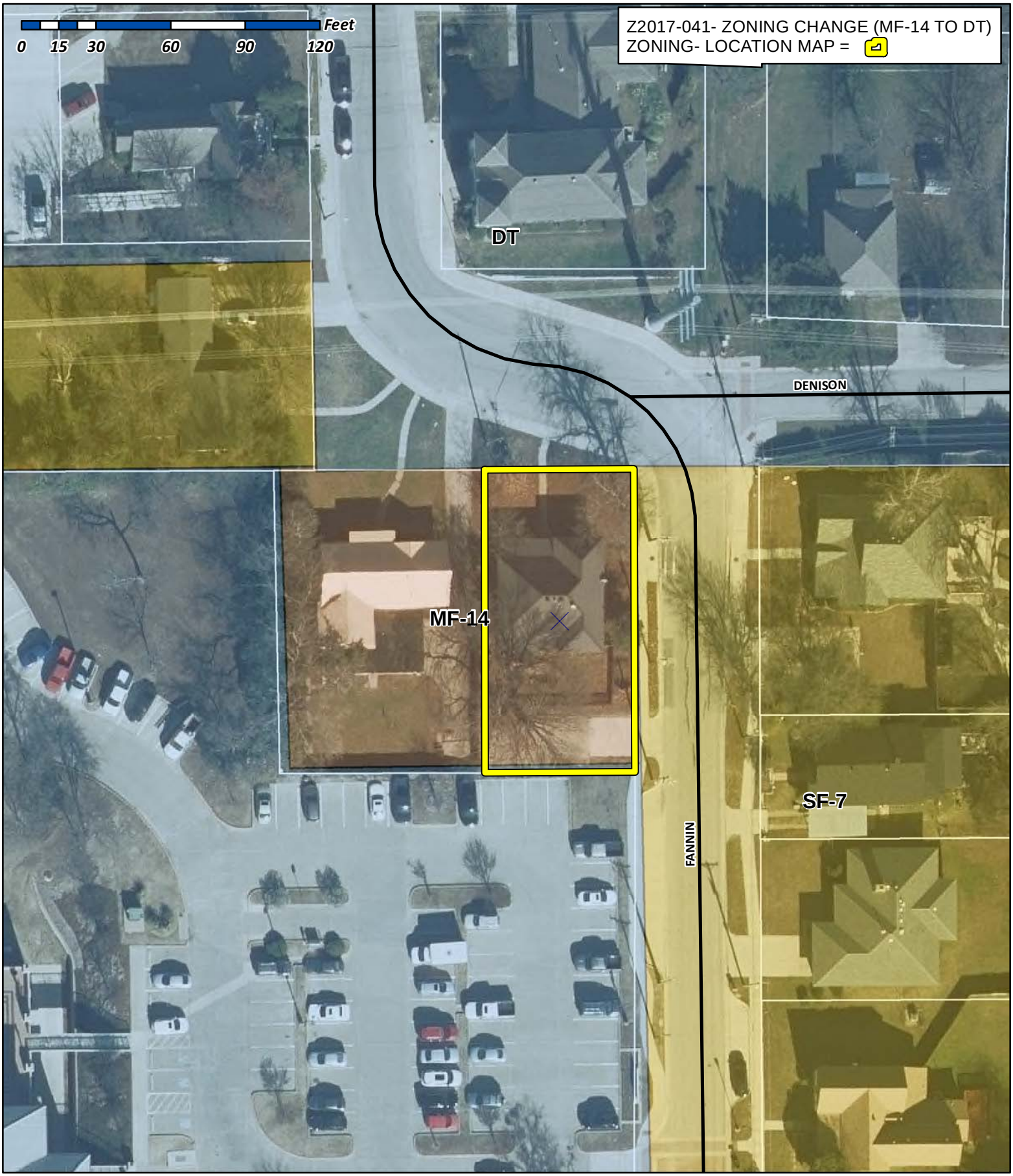
I.1 This is a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-041) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 2, 2017. The Planning & Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting date for this case is October 10, 2017. A representative is required to attend all meetings.

I.5 The projected City Council meeting dates for this are October 16, 2017 and November 6, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

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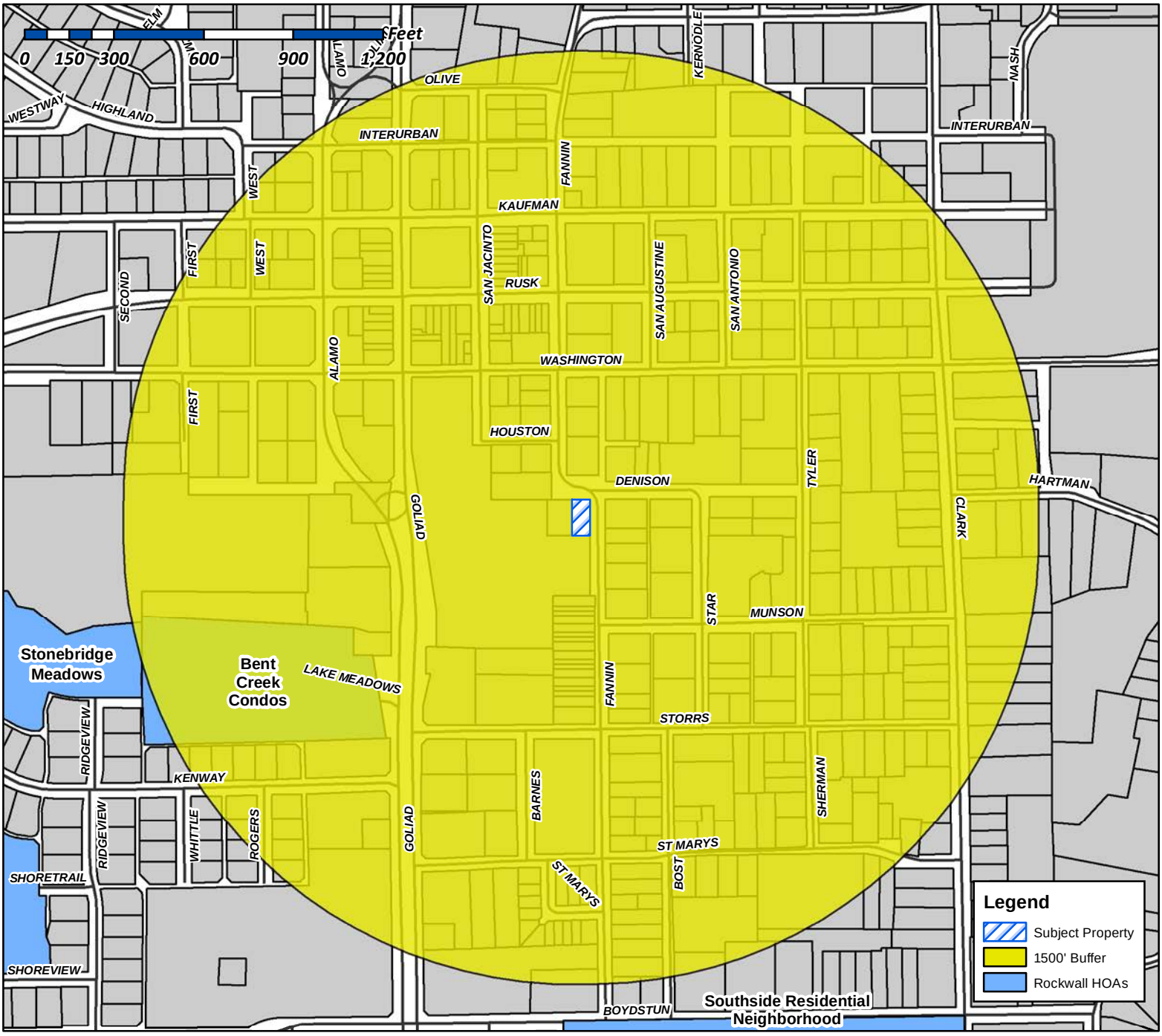
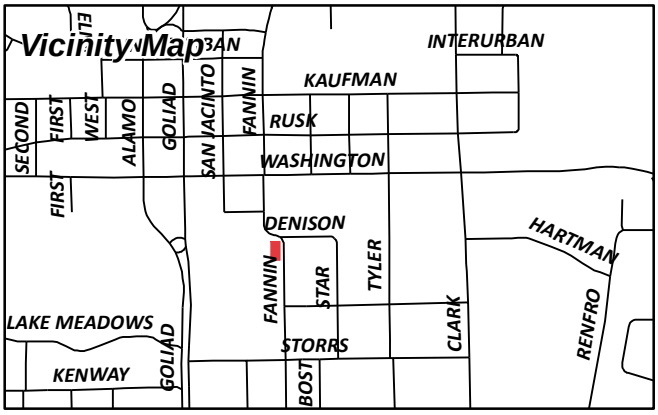


Case Number: Z2017-041
Case Name: Zoning Change (MF-14 to DT)
Case Type: Zoning
Zoning: MF-14
Case Address: 310 S. Fannin Street

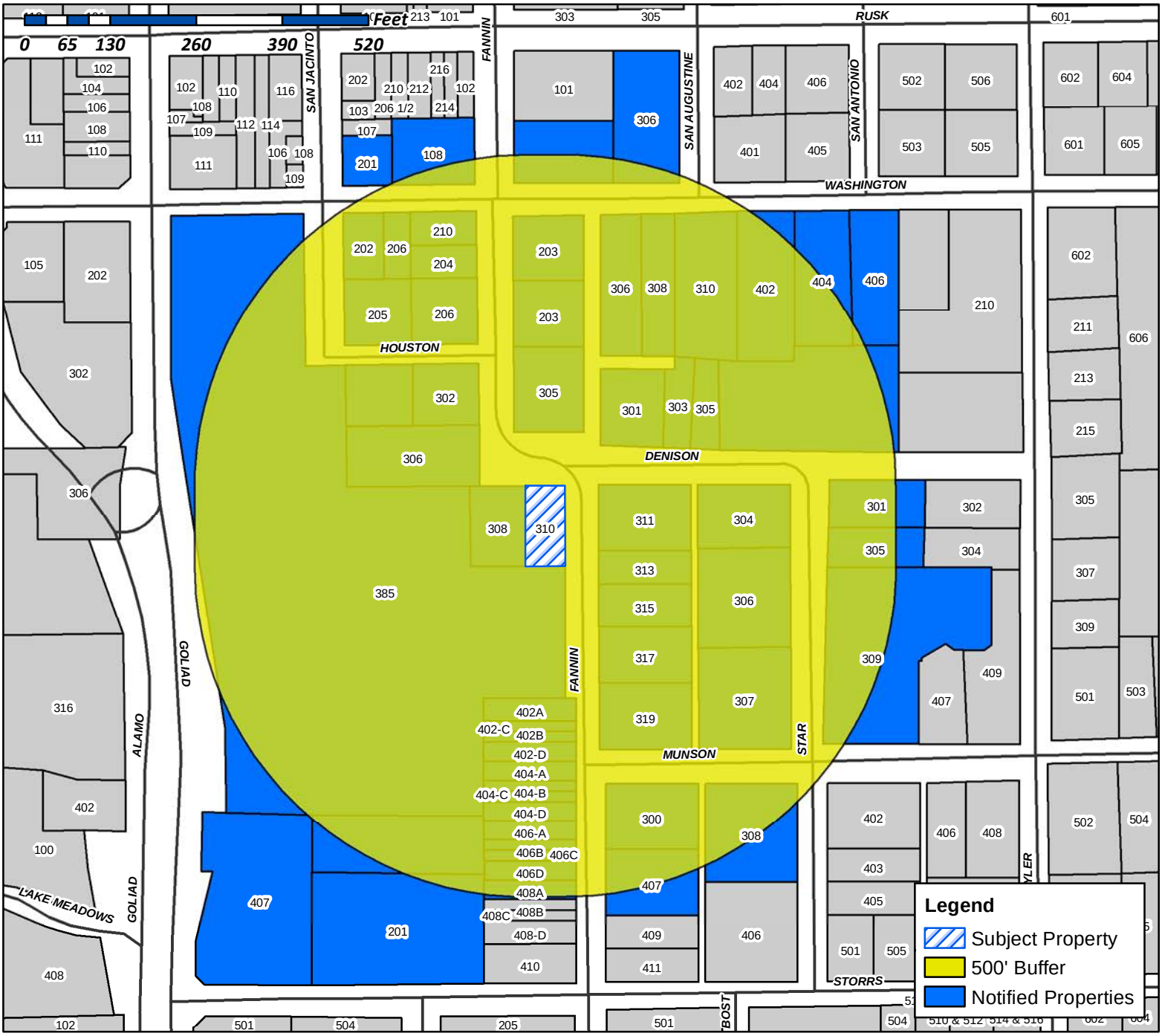
Date Created: *08/21/2017*
For Questions on this Case Call (972) 771-7745



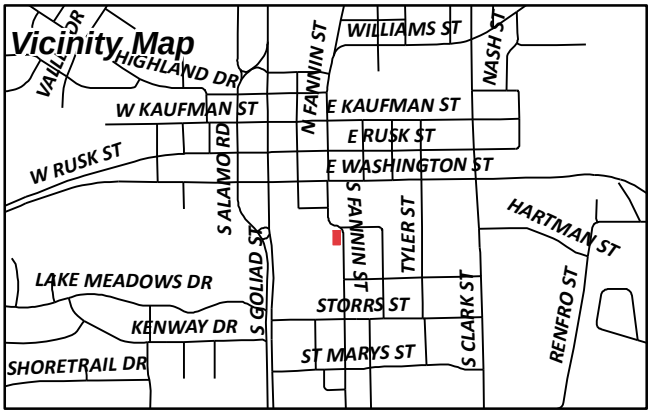
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2017-041
Case Name: Zoning Change (MF-14 to DT)
Case Type: Zoning
Zoning: MF-14
Case Address: 310 S. Fannin Street



Date Created: 08/21/2017

For Questions on this Case Call (972) 771-7745

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
109 SAINT MARYS ST
FATE, TX 75087

HOOKER ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONION, TX 78230

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

RAMOS MARTHA A
163 SUMMERHILL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

HARRIS RICHARD
210 GLENN AVE
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 DENISON
ROCKWALL, TX 75087

CURRENT RESIDENT
305 STAR ST
ROCKWALL, TX 75087

CURRENT RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

SOTO AMADO C &
306 STAR ST
ROCKWALL, TX 75087

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 S FANNIN ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

DAY SHARON K
315 S FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
319 S FANNIN ST
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

LIGHTEL HELENA M
402 S FANNIN ST APT A
ROCKWALL, TX 75087

CECIL RENEE
402 S FANNIN ST #C
ROCKWALL, TX 75087

CURRENT RESIDENT
402A S FANNIN ST
ROCKWALL, TX 75087

RAMIREZ NANCY AND MARTIN JR
402B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402-C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402-D S FANNIN ST
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75087

DUFRAINE JANET
404 S FANNIN ST APT C
ROCKWALL, TX 75087

DAVIS BEVERLY
404 SOUTH FANNIN STREET D
ROCKWALL, TX 75087

CURRENT RESIDENT
404-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404-D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406-A S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406B S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406C S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
406D S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
407 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
408A S FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

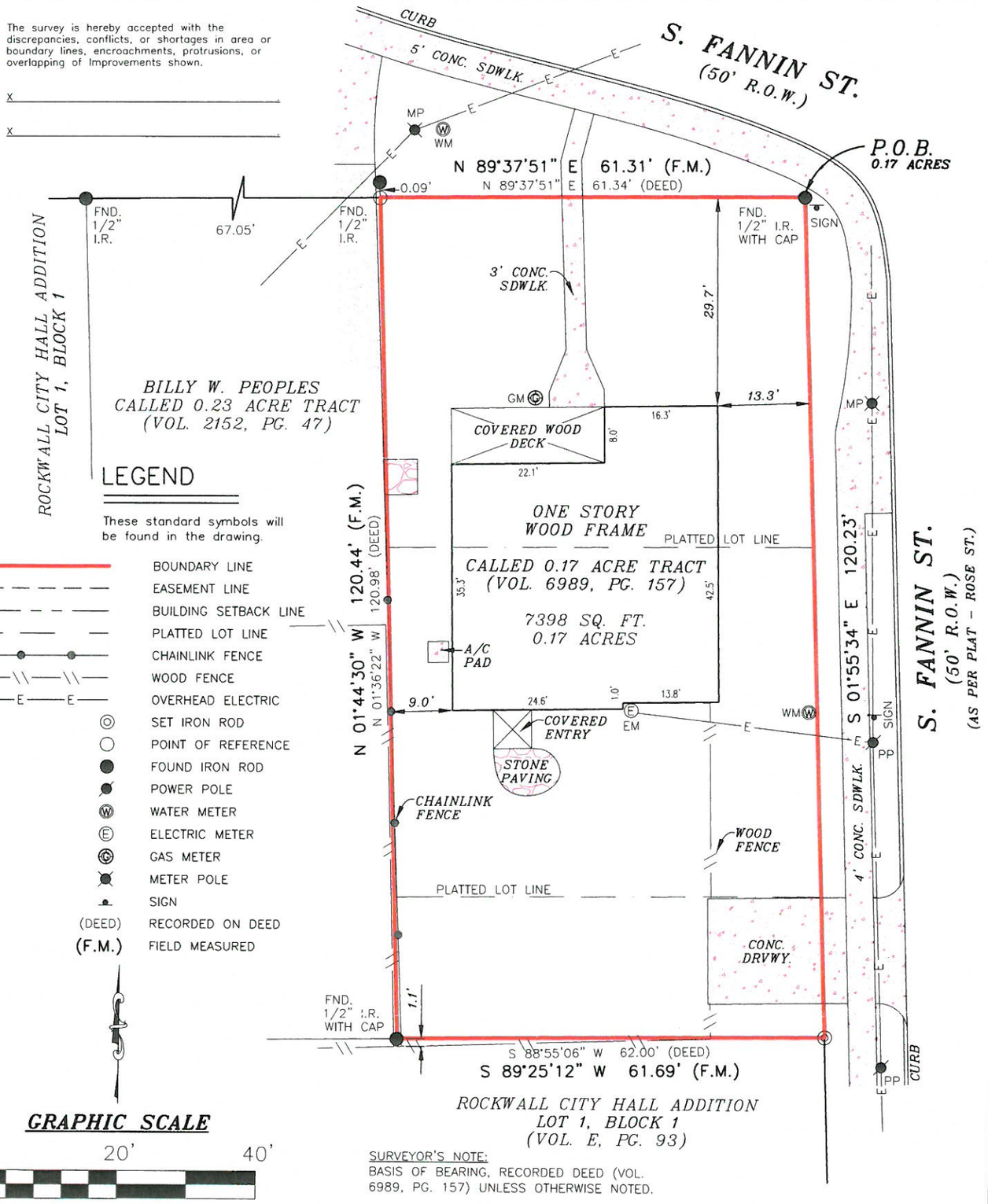
TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X _____

X _____



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PLATTED LOT LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- WATER METER
- ELECTRIC METER
- GAS METER
- METER POLE
- SIGN
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

GRAPHIC SCALE

0' 20' 40'

SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED DEED (VOL. 6989, PG. 157) UNLESS OTHERWISE NOTED.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48397C 0040 L effective date of SEPTEMBER 26, 2008 Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Legal Description of the Land:
Being all that certain lot, tract or parcel of land, situated in B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Lots 1,2 & 3, Block H, of EPPSTEIN ADDITION, an Addition to the city of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 387 of the Deed Records of Rockwall county, Texas, and being all of that tract of land described in a Warranty Deed from Hallie Lee Seely to Eula Mae Parker & L.V. Parker, dated January 17, 1970 and being recorded in Volume 89, Page 457 of the Deed Records of Rockwall County, Texas.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE INSURANCE COMPANY and ---

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: MARK LATHAM
Address: 310 S. FANNIN ST. GF No. 12-0148897

Legal Description of the Land:
SEE ABOVE.

FINAL "AS-BUILT" SURVEY

JOB NO.:	1301013208	NO.	REVISION	DATE
DATE:	01/11/13			
DRAWN BY:	MN/AF			
APPROVED BY:	RJR			

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

FILE COPY

PROPERTY PHOTOGRAPH:



STATE OF TEXAS
REGISTERED
ROY JOHN RONNFELDT
3520
PROFESSIONAL
LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

AMERISURVEYORS LLC
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78258
Phone: (214) 677-4966 Fax: 1-(866) 949-9562

Copyright © AmeriSurveyors LLC. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey.

METES & BOUNDS DESCRIPTION

OF A 0.17 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING OUT OF THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK "H", EPPSTEIN ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "L", PAGE 387, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM HALLIE LEE SEELY TO EULA MAE PARKER AND L.V. PARKER DATED JANUARY 17, 1970 AND RECORDED IN VOLUME 89, PAGE 457, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM JIM PRAYTOR AND WIFE, STEPHANIE PRAYTOR TO DEUTSCHE BANK NATIONAL TRUST COMPANY BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 6989, PAGE 157, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found 1/2" iron rod with cap at the intersection of the southerly R.O.W. line of S. Fannin St. (a 50' Public R.O.W.) and the westerly R.O.W. of S. Fannin St. (per plat – Rose St., a 50' Public R.O.W.) for the northeast corner of the herein described tract;

THENCE along and with the westerly R.O.W. of said Fannin St., South 01°55'34" East, a distance of 120.23 feet to a set 1/2" iron rod for the southeast corner of the herein described tract, the northeast corner of Lot 1, Block 1, Rockwall City Hall Addition, as recorded in Vol. "E", Pg. 93, Plat Records of Rockwall County, Texas;

THENCE along and with the northerly boundary line of said Rockwall City Hall Addition, South 89°25'12" West, a distance of 61.69 feet (called South 88°55'06" West, a distance of 62.00 feet) to a found 1/2" iron rod with cap for the southwest corner of the herein described tract, the southeast corner of a called 0.23 acre tract as conveyed to Billy W. Peoples in Vol. 2152, Pg. 47, Deed Records of Rockwall County, Texas;

THENCE along and with the easterly boundary of said Peoples Tract, North 01°44'30" West, a distance of 120.44 feet (called North 01°36'22" West, a distance of 120.98 feet) to a point of reference in the southerly R.O.W. line of said S. Fannin St. from which a found 1/2" iron rod bears North 01°44'30" West, a distance of 0.09 feet for the northwest corner of the herein described tract, the northeast corner of said Peoples Tract;

THENCE along and with the said R.O.W., North 89°37'51" East, a distance of 61.31 feet (called North 89°37'51" East, a distance of 61.34 feet) to the **POINT OF BEGINNING** and containing 0.17 acres, more or less.

STATE OF TEXAS §

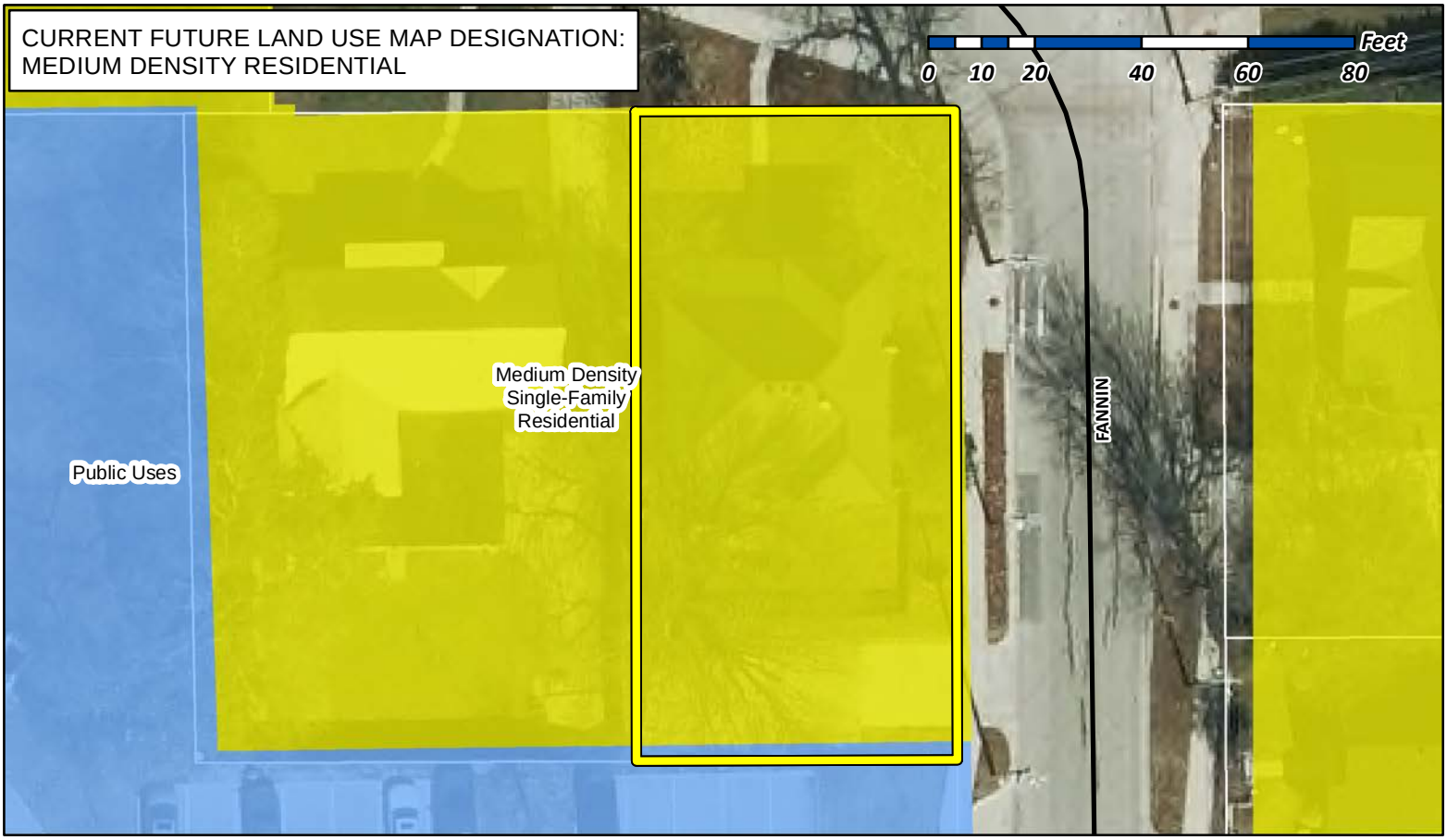
COUNTY OF BEXAR §

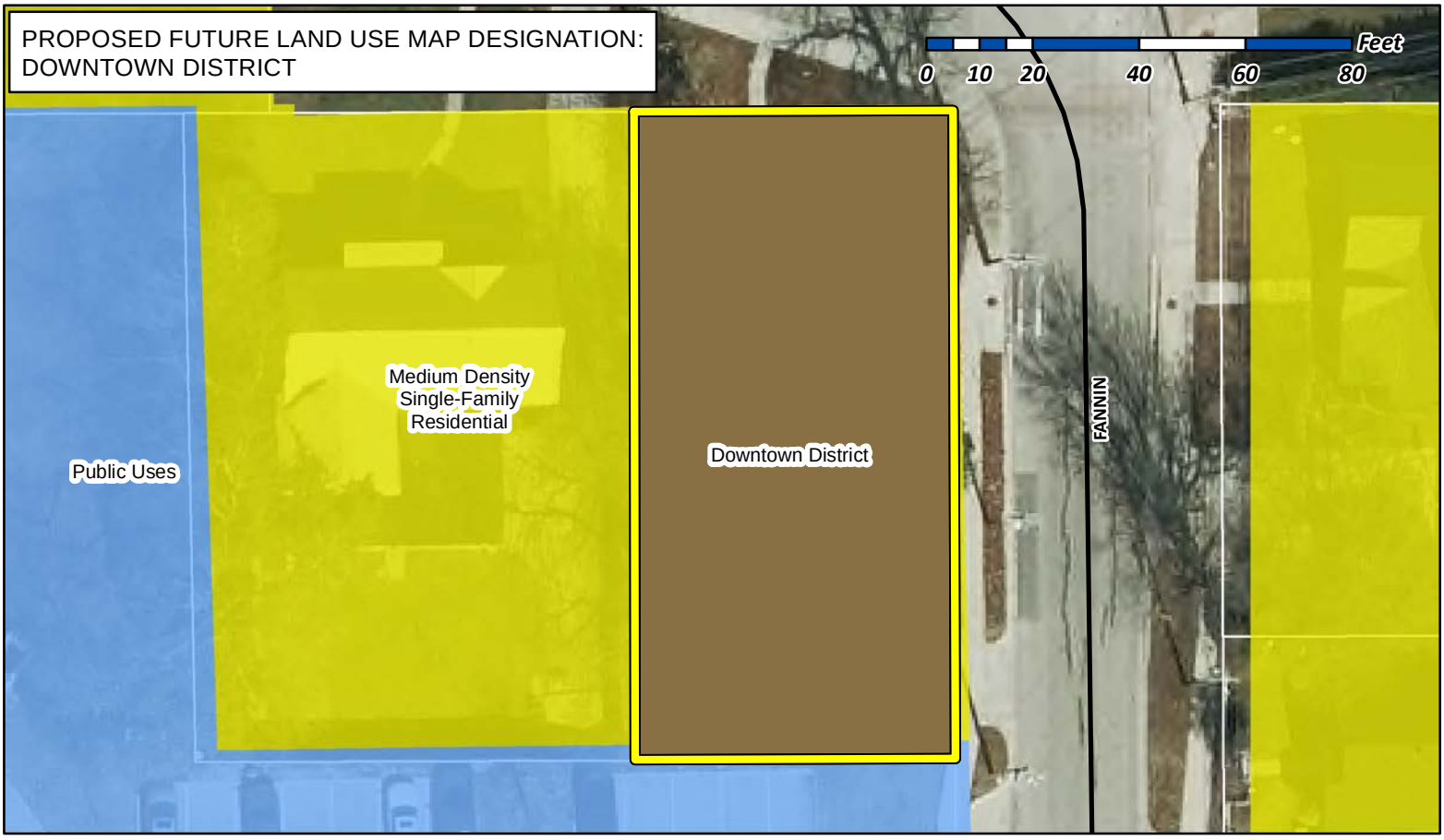
January 15, 2013

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520







City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A MULTI-FAMILY 14 (MF-14) DISTRICT TO A DOWNTOWN (DT) DISTRICT FOR A 0.17-ACRE TRACT OF LAND IDENTIFIED AS PART OF LOTS 1, 2, AND 3, BLOCK H, EPPSTEIN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT *'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mark Latham for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as Part of Lots 1, 2, and 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Multi-Family 14 (MF-14) District to a Downtown (DT) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Downtown (DT) District* as stipulated by *Subsection 4.8, Downtown (DT) District,* of *Section 4, Commercial (C) Districts* and Subsection 6.2, *Historic Overlay (HOV) District*, of *Section 6*, *Overlay Districts,* of *Article V, District Development Standards,* of the *Unified Development Code* [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

DRAFT ORDINANCE 1.06.2017

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 6th DAY OF NOVEMBER, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *October 16, 2017*

2nd Reading: *November 6, 2017*

DRAFT ORDINANCE 11.06.2017

METES & BOUNDS DESCRIPTION

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THENCE along and with the northerly boundary line of said Rockwall City Hall Addition, South 89°25'12" West, a distance of 61.69 feet (called South 88°55'06" West, a distance of 62.00 feet) to a found 1/2" iron rod with cap for the southwest corner of the herein described tract, the southeast corner of a called 0.23 acre tract as conveyed to Billy W. Peoples in Vol. 2152, Pg. 47, Deed Records of Rockwall County, Texas;

THENCE along and with the easterly boundary of said Peoples Tract, North 01°44'30" West, a distance of 120.44 feet (called North 01°36'22" West, a distance of 120.98 feet) to a point of reference in the southerly R.O.W. line of said S. Fannin St. from which a found 1/2" iron rod bears North 01°44'30" West, a distance of 0.09 feet for the northwest corner of the herein described tract, the northeast corner of said Peoples Tract;

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STATE OF TEXAS §

COUNTY OF BEXAR §

January 15, 2013

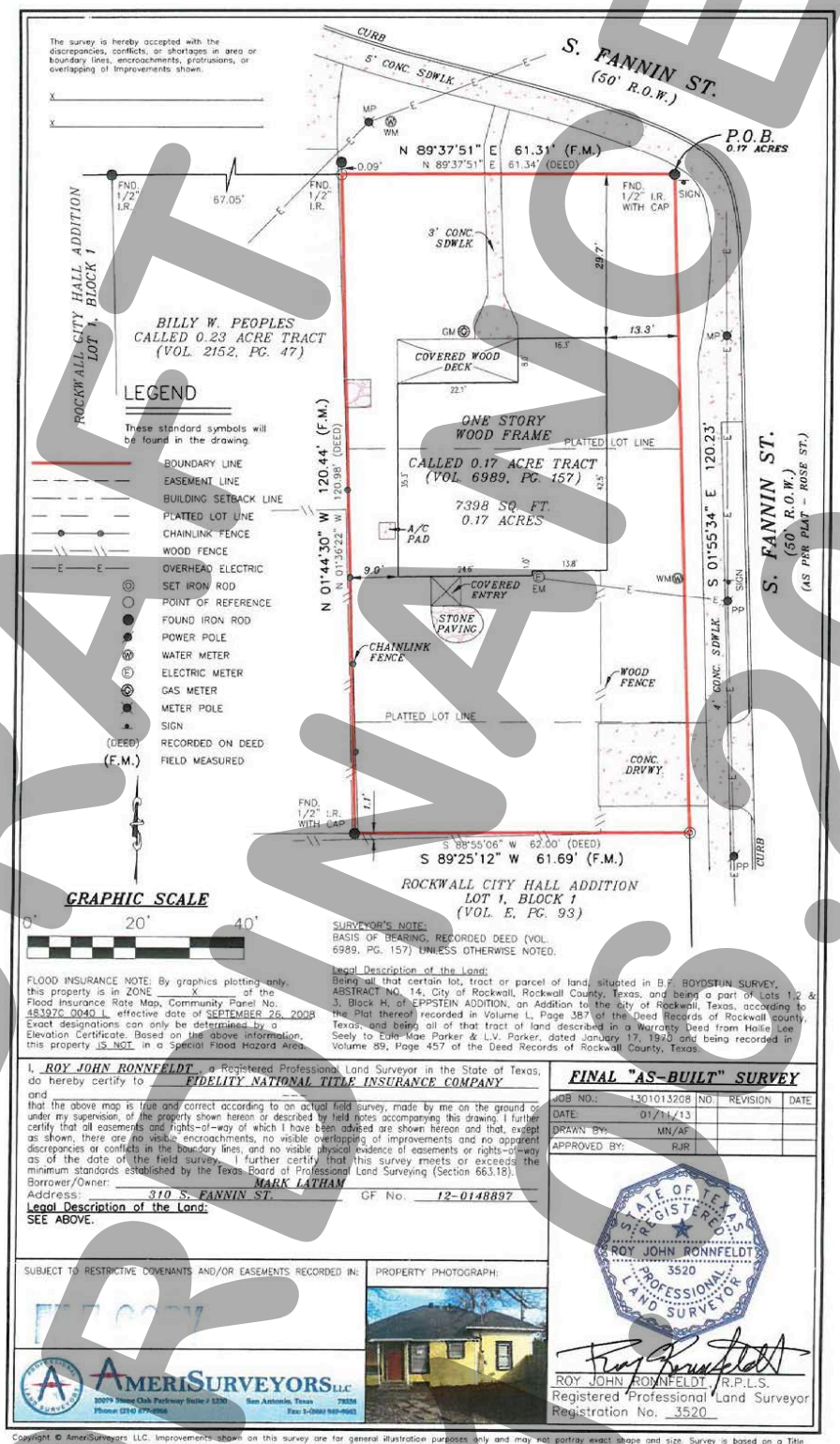
It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



DRAFT
ORDINANCE
1106.2017

Exhibit 'B'
Survey



DRAFT ORDINANCE 11.13.2017

City of Rockwall

Project Plan Review History

Project Number	Z2017-042	**Owner**	REDDEN, POLLY & ROSS	**Applied**	9/11/2017 LM
Project Name	201 Olive Street	**Applicant**	JAY ODOM	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	9/11/2017 LM

Site Address	**City, State Zip**	**Zoning**
201 OLIVE ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BIN 303 RESTAURANT	D-1	122	D-1	3140-0122-000D-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/11/2017	9/18/2017	9/20/2017	9	APPROVED	See Conditions
(9/20/2017 12:57 PM AW) Must meet all engineering requirements including detention							
FIRE	Ariana Hargrove	9/11/2017	9/18/2017	9/21/2017	10	APPROVED	
PLANNING	David Gonzales	9/11/2017	9/18/2017	9/19/2017	8	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]

August 23, 2017

From:
Jay Odom
405 N Fannin St
Rockwall, TX 75087
214-202-4226

Re: Zoning Change Application for Vacant Lot at 201 Olive St, Rockwall, TX 750877

To: The City of Rockwall,

This letter is to explain my request to change the zoning on the lot that I own on Olive St to a commercially zoned lot. I have been a long-time owner of a Rockwall business, Rockwall Mortgage, for several years and have leased office space in the Old Downtown Square since 2002.

I feel the lot itself sits within an already existing commercial area: a clothing store, law office and other businesses across the street, and Bin 303 restaurant right next door with the parking lot of the restaurant resting on the property line to my lot. An expansion of the restaurant including a cabana/bar was recently approved by the city, bringing the restaurant even closer to the property line. Most folks that I have spoken with assumed that it was already zoned commercial, considering putting a single-family residence would be out of place in that spot.

I live at 405 N Fannin St and the rear of my lot (approximately 1 acre in size) backs up to both the subject lot and the restaurant Bin 303. This location on Olive St would be an ideal spot for me to office from. My plan is to build a small owner-occupied office on the lot.

Thank you,



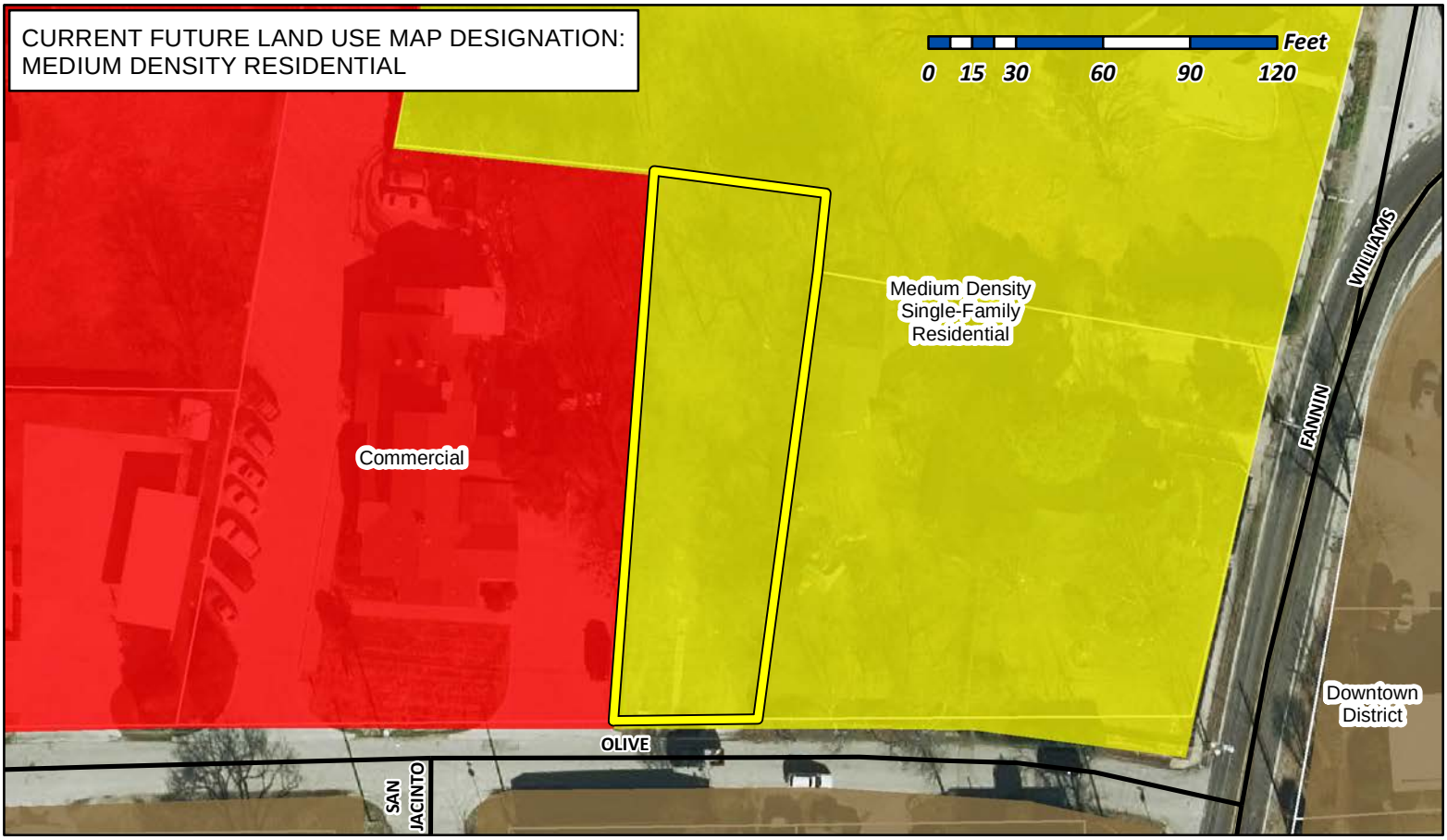
Jay Odom

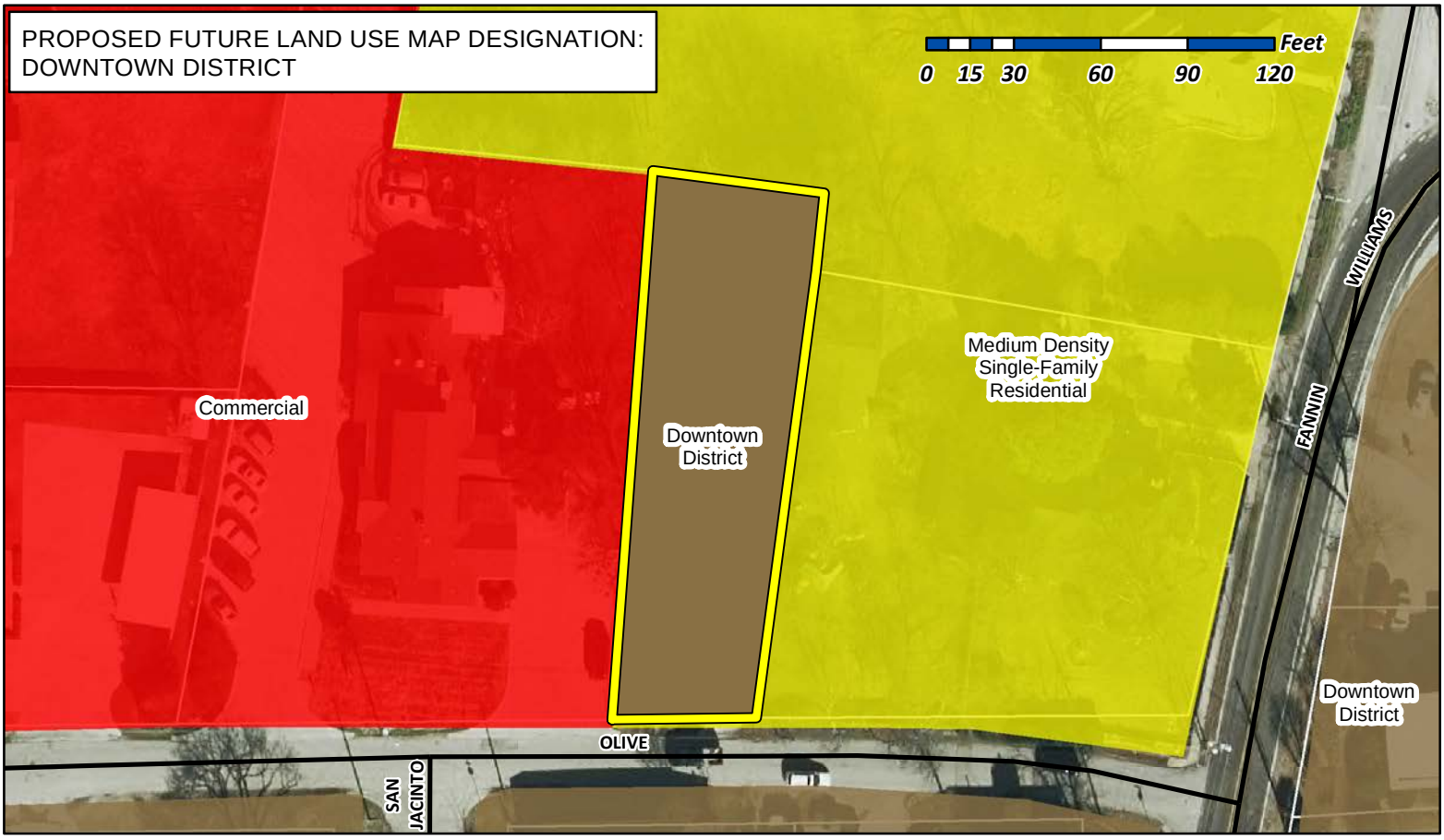


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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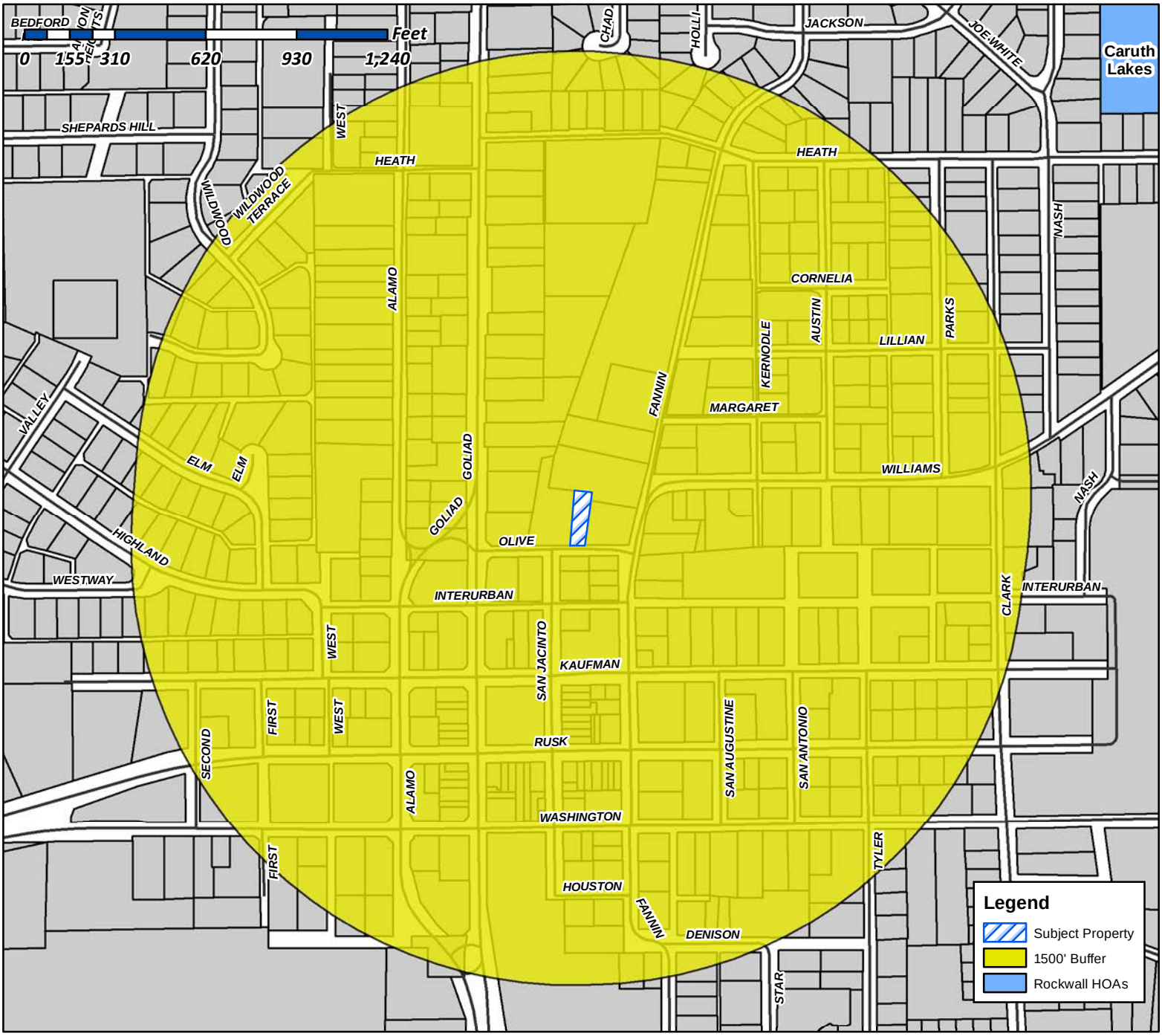
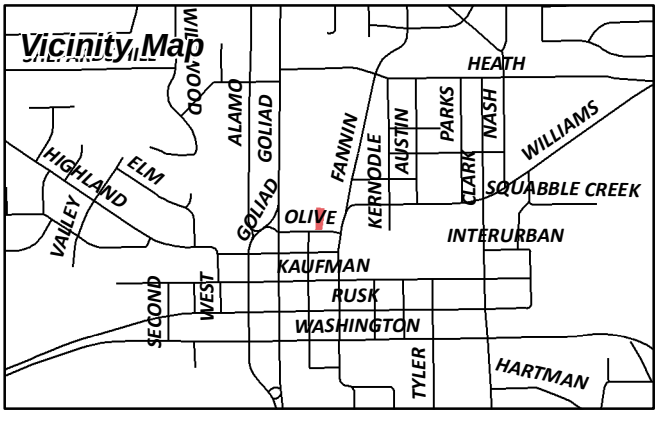


Case Number: Z2017-042
Case Name: Zoning Change (SF-7 to DT)
Case Type: Zoning
Zoning: SF-7
Case Address: 201 Olive Street



Date Created: 09/12/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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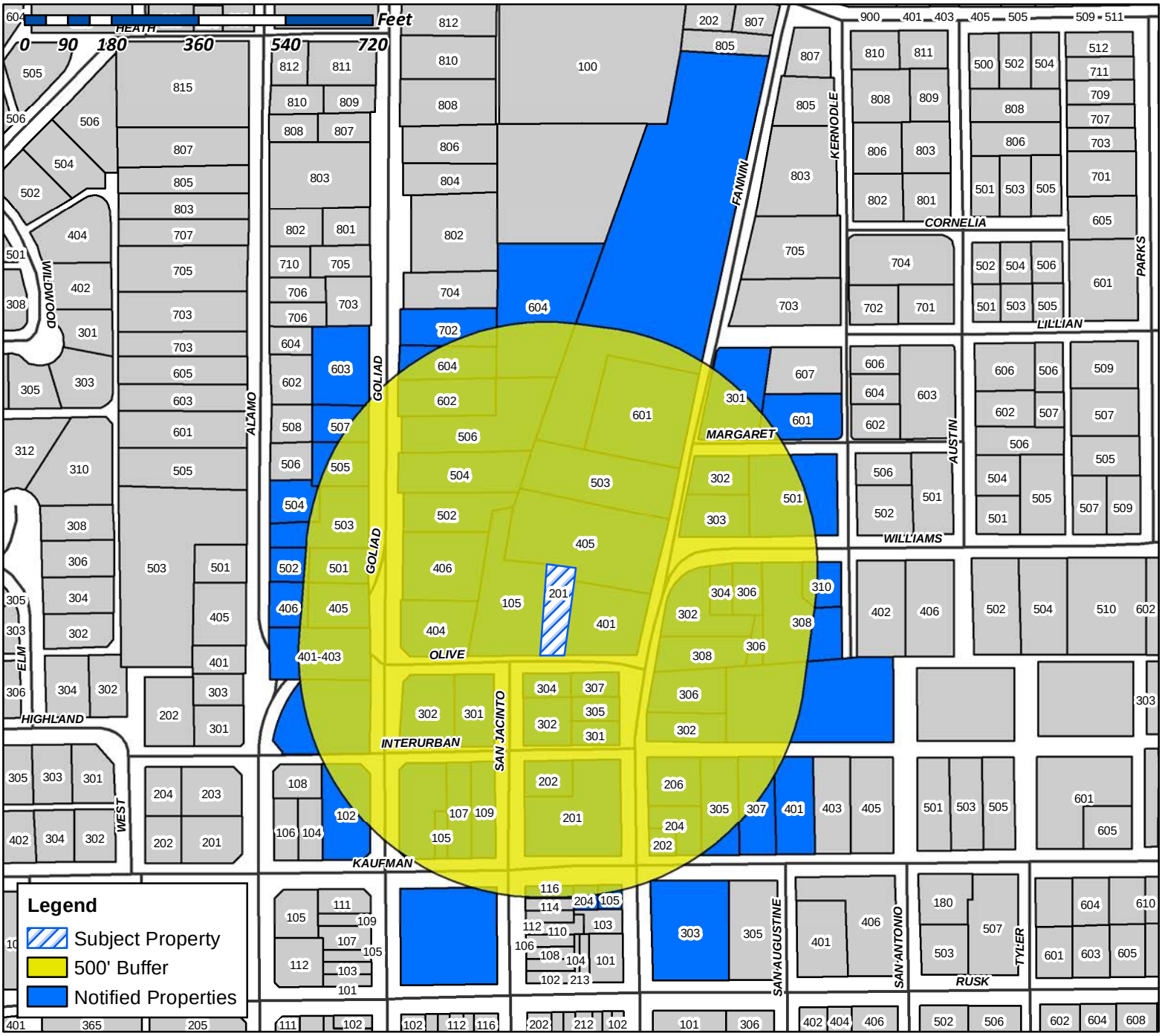

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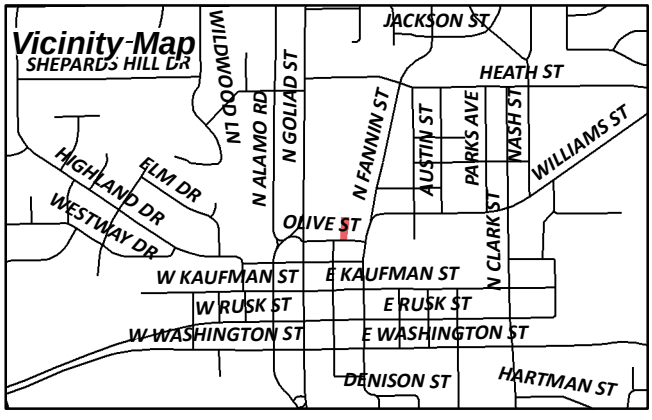


Date Created: 09/12/2017
For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-014/ Z2017-042: 201 Olive Street

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historical Preservation Advisory Board, will hold a public hearing on **Thursday, September 21, 2017.** ThePlanning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. H2017-014/Z2017-042: 201 Olive Street

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

CURRENT RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC
301 NORTH FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

CURRENT RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 E KAUFMAN
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

CURRENT RESIDENT
401 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

TANNER MATTHEW
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

DELBOSQUE MARIO
572 V Z C RD3411
WILLS POINT, TX 75169

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

ROCKWALL TRINITY REAL ESTATE LLC
9 EAST SHORE BLVD
HEATH, TX 75032

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST
PO BOX 871239
MESQUITE, TX 75187

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A SINGLE-FAMILY 7 (SF-7) DISTRICT TO A DOWNTOWN (DT) DISTRICT FOR A 0.21-ACRE TRACT OF LAND IDENTIFIED AS LOT D-1, BLOCK 122, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jay Odom for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Single-Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre tract of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family 7 (SF-7) District to a Downtown (DT) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Downtown (DT) District* as stipulated by *Subsection 4.8, Downtown (DT) District,* of *Section 4, Commercial (C) Districts* and Subsection 6.2, *Historic Overlay (HOV) District*, of S*ection 6*, *Overlay Districts* of *Article V, District Development Standards,* of the *Unified Development Code* [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 6th DAY OF NOVEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 16, 2017*

2nd Reading: *November 6, 2017*

DRAFT

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being a part of the B.F. Boydstun Survey, Abstract No. 14, being the east 50 feet of a tract of land described in Volume 32 at Page 370 of the Deed Records of Rockwall County, being the same lot, tract or parcel of land conveyed from the Heirs of Eugene Payne, Sr. to Denton E. Payne by Deed recorded in Volume 65 at Page 580 of the Deed Records of Rockwall County and being further described as follows:

BEGINNING at a 5/8 inch iron rod found for corner near a fence corner post on the north line of Olive Street, being the southeast corner of said Payne tract and said parent tract described in Volume 32 at Page 370 and bearing N 88°03'08" W a distance of 150.05 feet from the intersection of said north line of Olive Street with the West line of North Fannin Street (State Highway No. 66);

THENCE N. 90° 00' 00" W with the north line of Olive Street, a distance of 50.08 feet to a ½ inch iron pipe found for corner at the southwest comer of said Payne tract;

THENCE N. 06° 26' 18" E. a distance of 187.80 feet to a ½ inch iron rod set in a fence for corner, being on the north line of said parent tract and the westernmost south line of the tract of land conveyed to Cedo and Julia Rakich by deed recorded in Volume 804 at Page 43 of the Real Property Records of Rockwall County;

THENCE S. 85° 55' 40" E. along said fence, a distance of 49.81 feet to a fence corner post found and called for in said parent tract and Payne Deed for comer, said corner also being an interior corner in the south line of said Rakich tract;

THENCE S. 06° 26' 18" W. with the east line of said parent tract and subject Payne tract, passing a ½ inch iron rod found at 31.7 feet at the southernmost southwest comer of said Rakich tract and continuing, for a total distance of 184.24 feet returning to the Point of Beginning and containing 0.213 acres of land and also being known as No. 201 Olive Street, and being the same property described in the Report of Sale heretofore filed in the County Court of Rockwall County, Texas, In Re: Estate of Lucille Reeder, an Incapacitated Person, in Cause No. 6833.

Exhibit 'B'
Survey

PLAT OF SURVEY

SURVEY ACCEPTED BY:

DATE

DATE

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as described in a Warranty deed from Othe Gene and Janice W. Peoples to Polly Peoples Redden and Ross Redden dated July 17, 2005 and being recorded in Volume 4107, Page 105 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the north right-of-way line of Olive Street, at the southwest corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8, of the Official Public Records of Rockwall County, Texas, and being N 88 deg. 03 min. 08 sec. W, a distance of 150.05 feet from the intersection of said right-of-way with the west right-of-way of N. Farmin Street;

THENCE N. 87 deg. 53 min. 08 sec. W, along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1, Block 1, BIN 303 RESTAURANT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 341 of the Plat Records of Rockwall County, Texas;

THENCE N. 07 deg. 56 min. 08 sec. E, along the east line of said Addition, a distance of 188.84 feet to a 1/2" iron rod found for corner at the northeast corner of said Addition, and being in the south boundary line of a 0.20 acre tract of land as described in a Warranty deed to Jay Odom and Allison Odom, as recorded in Volume 2190, Page 296, of the Official Public Records of Rockwall County, Texas;

THENCE S. 84 deg. 00 min. 00 sec. E, along the south line of said Odom tract, a distance of 50.00 feet to a 1/2" iron rod found for corner at an inner "L" corner of same;

THENCE S. 06 deg. 42 min. 32 sec. W, along a west boundary line of said Odom tract, a distance of 32.67 feet to a 1/2" iron rod found for corner at the south most southwest corner of same and in the north boundary line of said Wallace tract;

THENCE N. 85 deg. 53 min. 23 sec. W, along the north line of said Wallace tract, a distance of 6.59 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE S. 05 deg. 49 min. 33 sec. W, along the west line of said Wallace tract, a distance of 152.46 feet to the POINT OF BEGINNING and containing 0.20 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 804, PG. 43, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat is the result of a survey made on the ground by me or under my supervision on the date shown hereon; and that all corners and monuments shown thereon were found or placed as shown, and that this plat is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 24th day of August, 2015.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TELEVISION RISER	GAS RISER	FIRE HYDRANT	POWER POLE	GUY ANCHOR	
ELEC. METER	ELEC. SERVICE	LIGHT POLE	BOLLARD	FOUND MONUMENT	
FENCE	CONCRETE CURB	ASPHALT PAVING			

SURVEY DATE AUGUST 24, 2015
SCALE 1" = 30' FILE # 20150311
CLIENT ODOM GF # 20150885B

, Texas

City of Rockwall

Project Plan Review History

				Applied	9/13/2017	LM
Project Number	Z2017-043	**Owner**	STONE CREEK BALANCE LTD	**Approved**		
Project Name	Amendment to PD-70	**Applicant**	LEWIS REAL ESTATE INVETMENT INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	9/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
FM 552	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RISD ELEMENTARY SCHOOL ADDITION - LOT 1	2-7	NULL	2-7	0071-0000-0002-07-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/13/2017	9/20/2017	9/20/2017	7	COMMENTS	See Comments

(9/20/2017 1:02 PM AW)
Applicant hasn't evaluated the existing lift station to verify capacity
Must meet all engineering requirements
This plan doesn't work with each building being lotted out. It doesn't meet any of the engineering requirements

FYI:
- Detention is required (east side is to be fully detained from C=.35 to C=.80 and the western side detained from C=.5 to C=.80)
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator
- FM 552 right-of-way dedication to equal 60' from the centerline
- Pro-rata for 16" water = $19.75/lf along FM 552
- Sewer to be installed to the lift station at the school in an easement (not in the right-of-way)
- Stoney Hollow sewer pro-rata $345.75/acre
- Fee to have the lift station evaluated to see if the station will need to be upgraded for the proposed use.
- Parking to be 20'x9'
- 10' utility easement along FM 552

FIRE	Ariana Hargrove	9/13/2017	9/20/2017	9/21/2017	8	APPROVED	see comment

(9/21/2017 1:10 PM AA)
Must meet all Fire requirements

PLANNING	David Gonzales	9/13/2017	9/20/2017	9/19/2017	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 4.329-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

• On all future submittals please include the Case Number (Z2017-043) in the lower right hand corner.

• When provided, please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for October 10, 2017.

Please address the following Planning Department comments:

1. Must adhere to Engineering, Building Inspection, and Fire Departments standards.
2. The submitted lot configuration does not meet the standards within the subdivision ordinance and the UDC due to the lots not fronting onto a public street.
3. If the drive will be used as a city street, it must meet the minimum standards for a city street and requires a minimum 50-ft right-of-way with the road section being a minimum of 29-feet back to back. See engineering design standards for compliance.
4. The overall lot count within PD-70 must not exceed 918 units.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

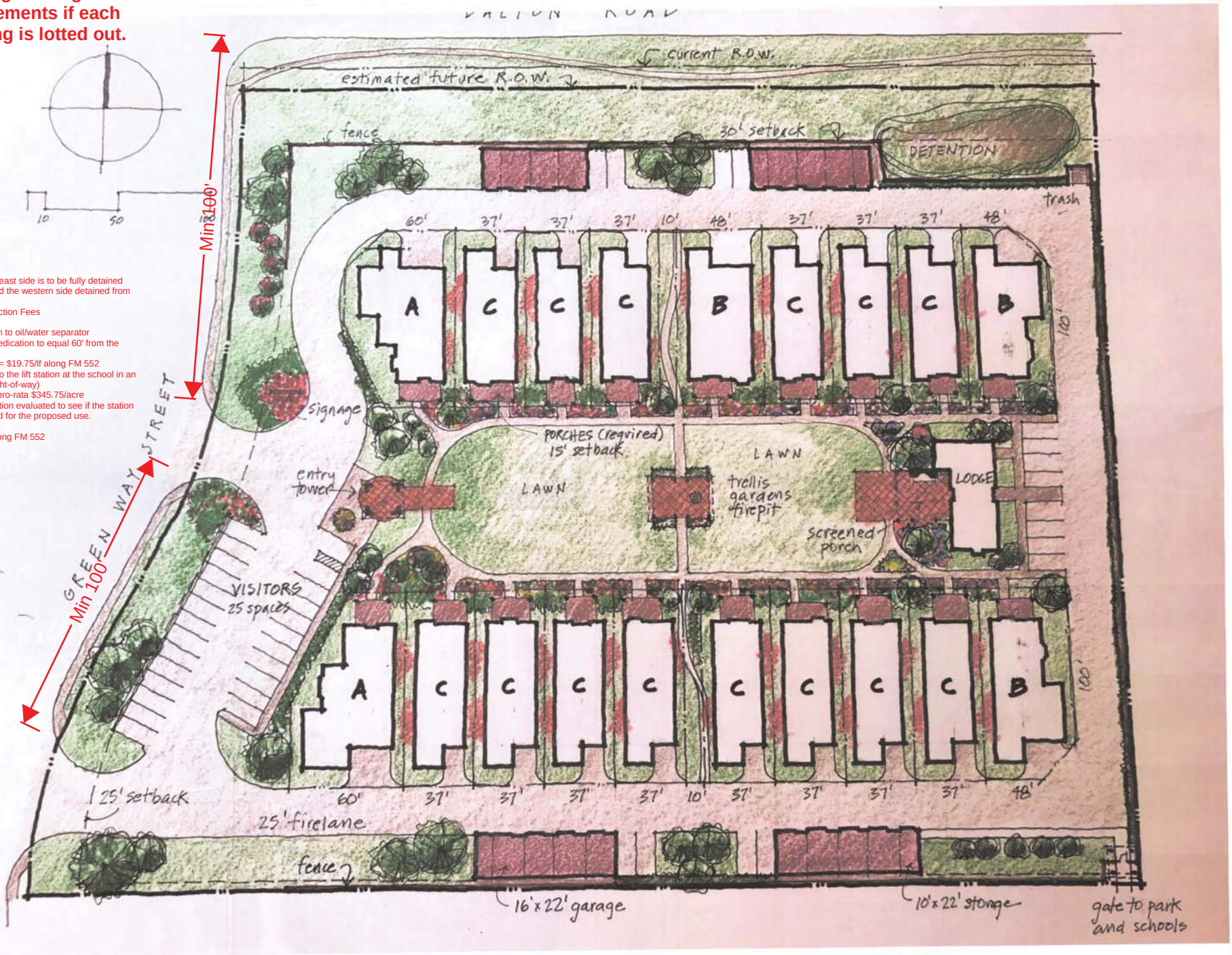
Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]

This doesn't comply with any engineering requirements if each building is lotted out.



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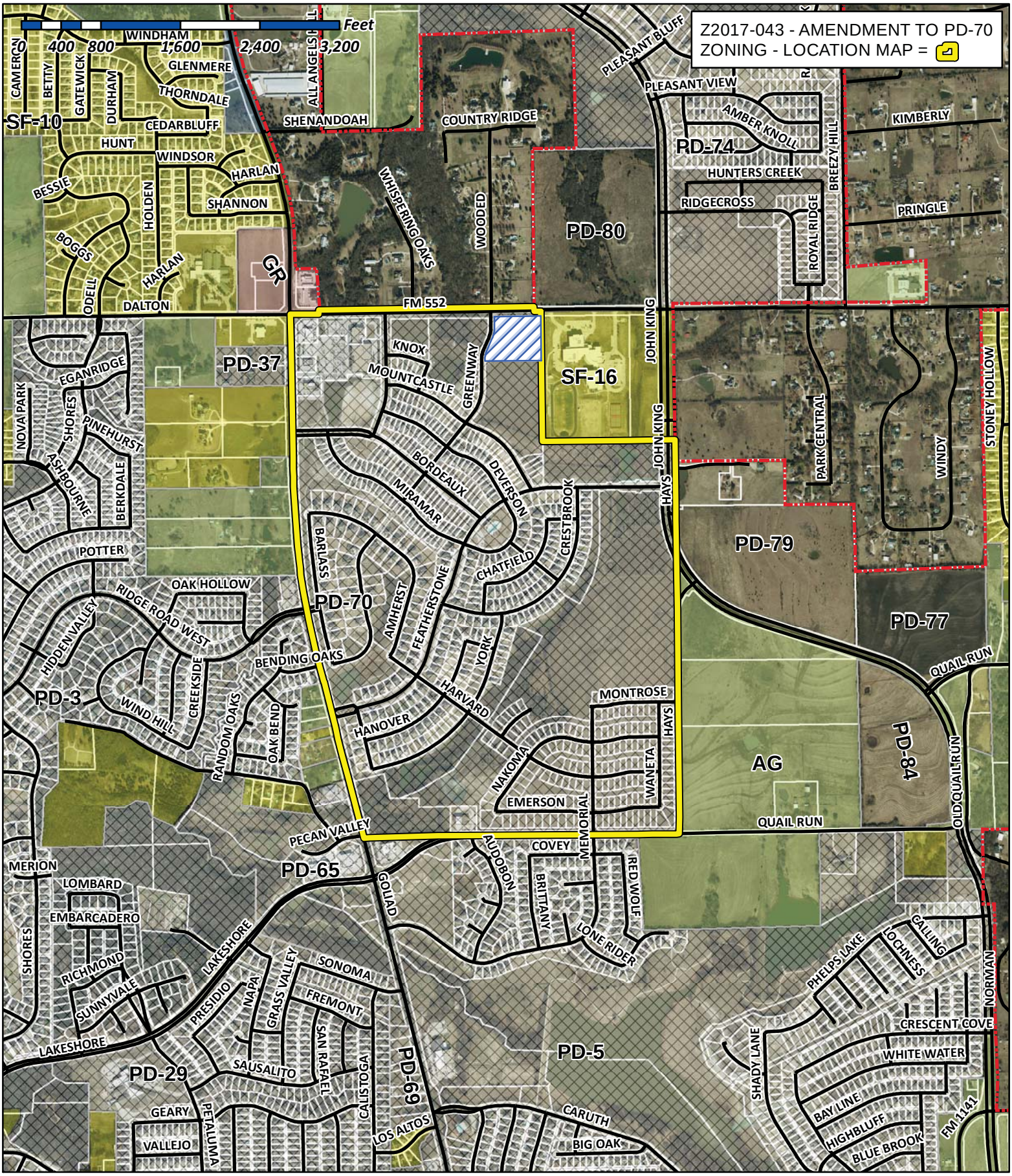

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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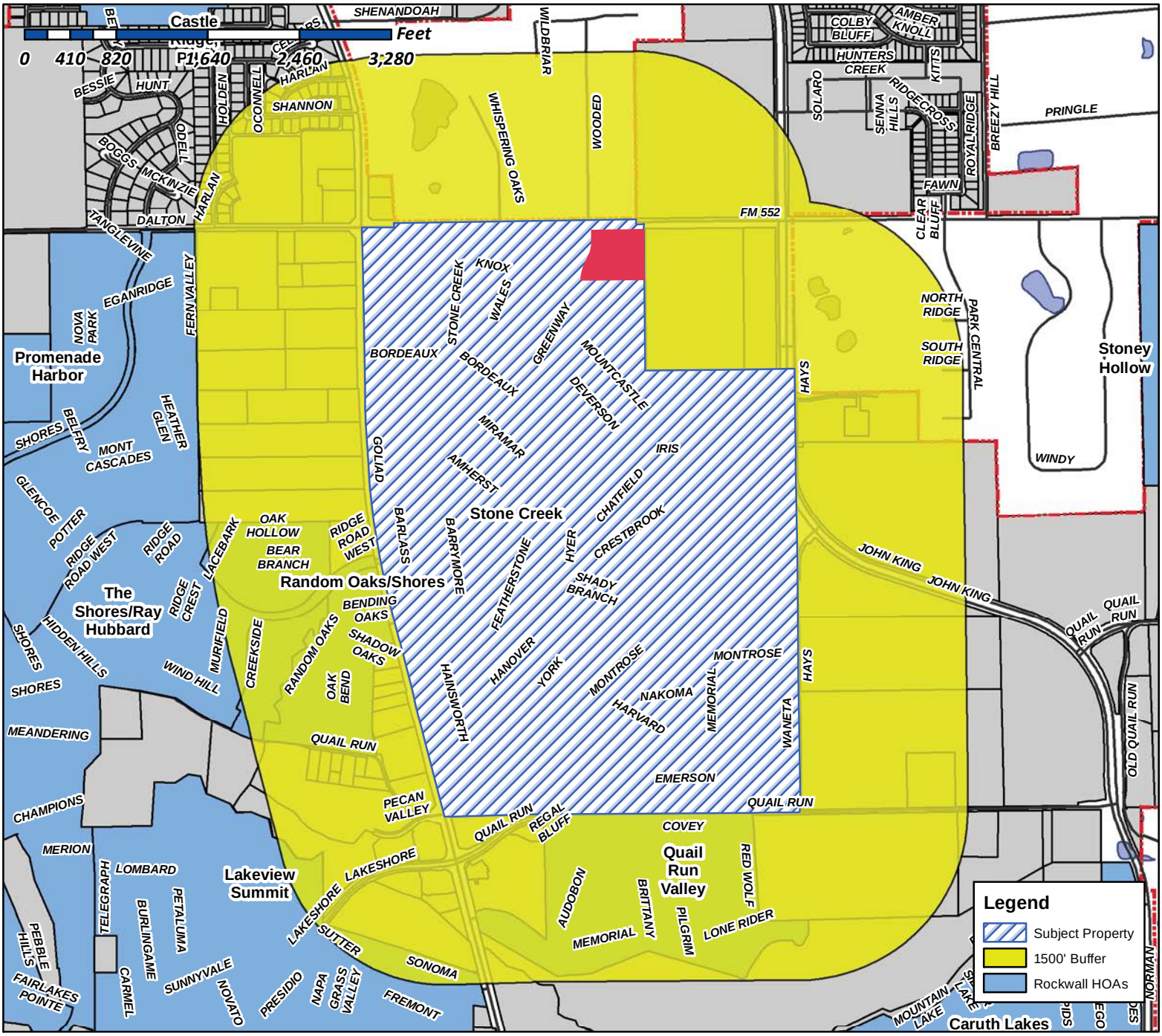
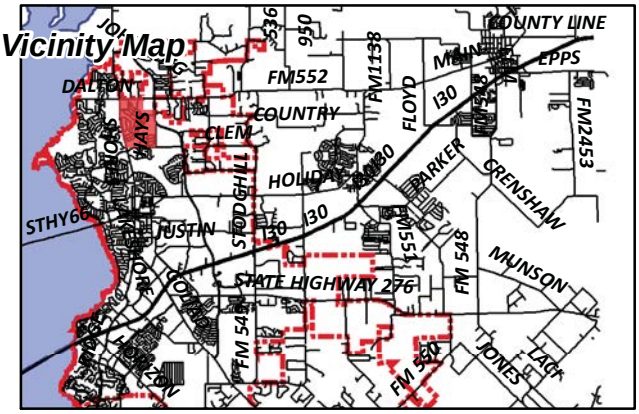


Case Number: Z2017-043
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: PD-70
Case Address: Southeast corner of the intersection of Greenway Drive and FM-552

Date Created: *09/15/2017*
For Questions on this Case Call (972) 771-7745

Vicinity Map



City of Rockwall

Planning & Zoning Department
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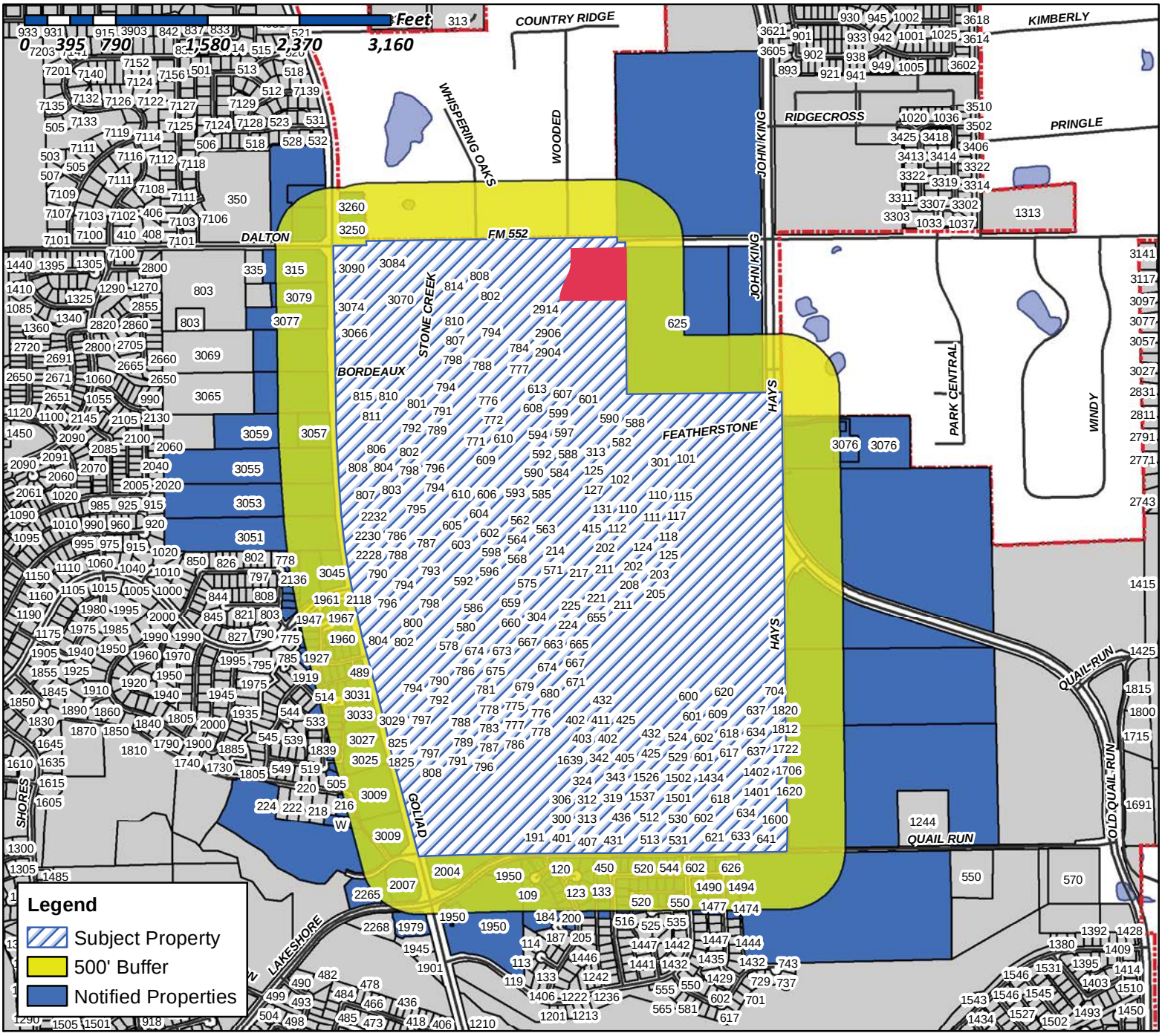

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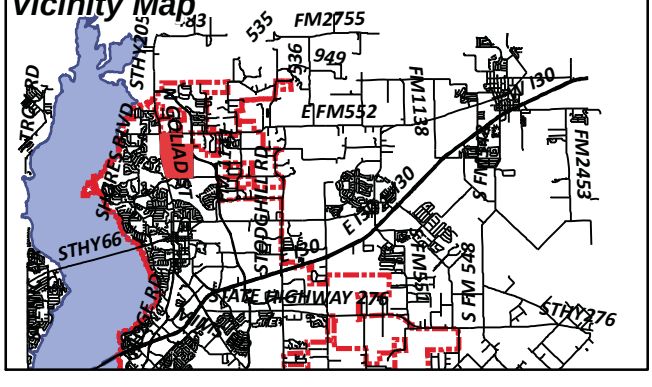

ASONG REAL PROPERTIES - TX LLC
1006 NADINE ST
HOUSTON, TX 77009

CHIZZONITE CAROL AND RALPH
101 CRESTBROOK DR
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

PARKS ROBERT
102 CHATFIELD
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

SENSOY CENK AND MARNI
103 CRESTBROOK DR
ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M
104 CHATFIELD DRIVE
ROCKWALL, TX 75087

SHAW KIM A & BETH ANN
105 CHATFIELD DRIVE
ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN
105 CRESTBROOK DR
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM
106 CHATFIELD DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
ROCKWALL, TX 75087

MOHOTTIGE SHAMANI CHAMPIKA
106 SUNBIRD LN
SUNNYVALE, TX 75182

CARRAZCO JUAN B & MIRIAN
107 CHATFIELD DRIVE
ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN
107 CRESTBROOK DR
ROCKWALL, TX 75087

CAMPION THOMAS R
108 CHATFIELD DR
ROCKWALL, TX 75087

REEG STEPHEN A & AMY N
109 CHATFIELD DR
ROCKWALL, TX 75087

BEERS ALBERT A AND ROBERTA E
109 CRESTBROOK DR
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

ZUBIK JASON FOSTER
110 CHATFIELD DRIVE
ROCKWALL, TX 75087

WANLESS ERIC & EILEEN
110 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 CRESTBROOK DR
ROCKWALL, TX

LEUGERS CHESTER THOMAS & DANI LYNN
111 CHATFIELD DRIVE
ROCKWALL, TX 75087

MACKEY EVA M
112 CHATFIELD DR
ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R
112 CRESTBROOK DR
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

STEPHENSON ROSS J
113 CHATFIELD DR
ROCKWALL, TX 75087

LAWING JOHN K
113 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ZAHARA MARK WAYNE AND JENNIFER M
114 CRESTBROOK DR
ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN
115 CHATFIELD DR
ROCKWALL, TX 75087

HAYNES ANTHONY
115 CRESTBROOK DR
ROCKWALL, TX 75087

HOWLETT BILLY FRANK & NEVA RAE
115 REGAL BLF
ROCKWALL, TX 75087

THOMAS SAMSON N & LINDA R
1150 POTTER AVE
ROCKWALL, TX 75087

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

KUMAR MINU & NITEN
116 CRESTBROOK DRIVE
ROCKWALL, TX 75087

OD TEXAS D LLC
116 NEW MONTGOMERY STREET #820
SAN FRANCISCO, CA 94105

REED RICHARD R AND LINDA S
117 CHATFIELD DR
ROCKWALL, TX 75087

TOWNLEY TRACY L
117 CRESTBROOK DR
ROCKWALL, TX 75087

REINHARDT JASON AND AMBER
118 CRESTBROOK DR
ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND
JAMIE LEEANN LYNCH
119 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
120 CRESTBROOK DR
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE
121 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY
121 DEVERSON DR
ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R
122 CRESTBROOK DR
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CURRENT RESIDENT
123 CRESTBROOK DR
ROCKWALL, TX

REID DOUGLAS CHARLES AND ELIZABETH
123 DEVERSON DR
ROCKWALL, TX 75087

MILLS JASON AND KARI
123 IRELAND CT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCHWARZ BRADLEY
124 CRESTBROOK DRIVE
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L
125 CRESTBROOK DR
ROCKWALL, TX 75087

CORLEY SHARRON J
125 DEVERSON DRIVE
ROCKWALL, TX 75087

KNEE DANIEL AND SARAH
127 CRESTBROOK DR
ROCKWALL, TX 75087

GRAHAM PENELOPE C AND
DANIEL ESTRADA
127 DEVERSON DRIVE
ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M
129 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WILKE LORETTA AND DAVID
129 DEVERSON DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

LAVALLEE EDWARD J
131 DEVERSON DR
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1402 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1406 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1408 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1410 HARVARD DR
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CURRENT RESIDENT
1411 HARVARD DR
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CURRENT RESIDENT
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ROCKWALL, TX

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CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1430 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1434 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX

PORTER HOWARD L & WANDA LEE
1468 RED WOLF DR
ROCKWALL, TX 75087

RICHARDS LARRY QUAY & LINDA FAYE
1471 RED WOLF DR
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

SMITH ELIZABETH A
1474 RED WOLF DR
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

VICKERS DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX

GONZALEZ VIEDA
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
PATRICK & GILDA GRANT TRUSTEES
1494 RED WOLF DR
ROCKWALL, TX

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1502 HARVARD DR
ROCKWALL, TX

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1508 HARVARD DR
ROCKWALL, TX

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

BACCHESCHI MICHELLE
1511 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1514 HARVARD DR
ROCKWALL, TX

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1520 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1526 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1531 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1537 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX

WELLS FARGO BANK NA
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1600 DOUGLASS RD SUITE 200 A
ANAHEIM, CA 92806

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1616 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1620 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1624 WANETA DR
ROCKWALL, TX

BOGERT WILLIAM PAUL AND RENEE
1625 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1639 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1645 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1651 HARVARD DR
ROCKWALL, TX

HUDGENS GERALD FRANK & ROCHELLE EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1702 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1706 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1710 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1714 WANETA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

CURRENT RESIDENT
1718 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1721 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1722 WANETA DR
ROCKWALL, TX

HP TEXAS I LLC
DBA HPA TX LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

STONE CREEK SF LTD
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

CURRENT RESIDENT
1804 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1808 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1812 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1816 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1820 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX

CURRENT RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

DEARING JAMES DAVID AND KANESHA DAWN
184 RAINTREE CT
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX

LEE THERESE M & GREGORY H
1862 OAK BEND DR
ROCKWALL, TX 75087

BURGIN BRADLEY J & LORI E
1868 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 OAK BEND DR
ROCKWALL, TX

CARUTH GAIL D
1876 OAK BEND DR
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX

WYNNE MATTHEW B AND SAMANTHA C
1910 RANDOM OAKS DR
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

MURPHY ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W
1935 RANDOM OAKS DR
ROCKWALL, TX 75087

KELLEY ROBERT E & ERIN B
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

MARSH JAMES C & JOANN
1947 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX

MICHAELS RICHARD A & AUDREY
1953 RANDOM OAKS DR
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

NICHOLS DAWN
1960 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1961 RANDOM OAKS DR
ROCKWALL, TX

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX

BAUDOIN ZANDRA
200 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX

CLARK KEVIN & MARY
201 CHATFIELD DRIVE
ROCKWALL, TX 75087

BARRICK JONATHAN T
202 CHATFIELD DR
ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R
202 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FRANCO MICHAEL R
203 CHATFIELD DRIVE
ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I
203 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

MURPHY NATHANIEL T & KRISTAL L
204 CHATFIELD DRIVE
ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L
204 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E
205 CHATFIELD DRIVE
ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA N
205 CRESTBROOK DR
ROCKWALL, TX 75087

LOVETT TERESA
206 CHATFIELD DRIVE
ROCKWALL, TX 75087

PARK KYOUNG WON
206 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BRYANT THOMAS HENRY AND LEA ANN
207 CHATFIELD DR
ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J
207 CRESTBROOK DR
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

CHARVOZ ROBERT M
208 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GASTON DAVID L & CARRIE A
209 CHATFIELD DRIVE
ROCKWALL, TX 75087

SMITH KYMBERLY D
209 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SPEIGHT REBECCA L
210 CHATFIELD DRIVE
ROCKWALL, TX 75087

DODD TIMM & JAMIE C
210 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
211 CRESTBROOK DR
ROCKWALL, TX

PAULSEN GORGAS R & SHERRY C
211 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J
2112 TWIN CREEK LN
ROCKWALL, TX 75087

TURNER CHRIS & YUNELL
2114 BARLASS DRIVE
ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE
212 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JAMES & BRENDA
212 CRESTBROOK DR
ROCKWALL, TX 75087

WICH PAUL H AND LAINE Q STRUSIS-WICH
2120 BARLASS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX

WHITEHOUSE TIMOTHY B & HEIKE I
213 CHATFIELD DRIVE
ROCKWALL, TX 75087

JOHANNESEN TRACE AND AMY
213 CRESTBROOK DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
HOME OWNERS ASSOCIATION
2136 TWIN CREEK LN
ROCKWALL, TX

PANG JOHN J & SUE W
214 CHATFIELD DR
ROCKWALL, TX 75087

NANCE TODD A & CYNTHIA G
214 CRESTBROOK DRIVE
ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A
215 CHATFIELD DR
ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D
215 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE
216 CRESTBROOK DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

VASQUEZ JUAN J & BECKY M
217 CHATFIELD DR
ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN
217 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
218 CRESTBROOK DR
ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R
219 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BURROWS REBECCA
220 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GLEASON JAMES AND ANGELA
221 CRESTBROOK DR
ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M
2215 HYER DRIVE
ROCKWALL, TX 75087

TYREE JEFF & AMBER
2217 HYER DR
ROCKWALL, TX 75087

SHOWS STEPHEN
2219 HYER DR
ROCKWALL, TX 75087

JOBE BRYAN AND
KAREN JOHNSTON
222 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY
2220 BARLASS DR
ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE
2221 HYER DR
ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN
2223 HYER DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

LARSON MELISSA AND
ROBERT BRYANT
2226 BARLASS DR
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

GRAVES JOHN RICHARD AND KAREN ANN
224 SHADY BRANCH DR
ROCKWALL, TX 75087

WALKER RODGER L
225 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FODGE MATTHEW AND KAILEE
226 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX

CURRENT RESIDENT
227 CRESTBROOK DR
ROCKWALL, TX

MOOMJIAN ASHLEY L AND CHAD A
228 SHADY BRANCH DR
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

LITTLE CREEK REAL ESTATE LLC AND
PAIGE FLOYD
2326 W WALNUT ST
GARLAND, TX 75042

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

COSLEY STEVEN M
25821 TULIP GROVE ST
STEVENSON RANCH, CA 91381

CURRENT RESIDENT
2904 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2906 GREEN WAY DR
ROCKWALL, TX

RUIZ JOHN R III & PATRICIA GREENE
2908 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2910 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2912 GREEN WAY DR
ROCKWALL, TX

SHERMAN CHRISTOPHER ALLEN
2914 GREEN WAY DRIVE
ROCKWALL, TX 75087

75032 INVESTMENTS LLC
3 ROCKINGHAM COURT
HEATH, TX 75032

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX

KHAN ABDUL AND MAIMOONA REVOCABLE LIVING TRUST
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3008 DOVE CREEK LN
RICHARDSON, TX 75082

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
301 FEATHERSTONE DR
ROCKWALL, TX

CHIU THOMAS C
301 CRESTBROOK DR
ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K
302 IRIS DR
ROCKWALL, TX 75087

FREE METHODIST CHURCH OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY
302 SHADY BRANCH DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
303 FEATHERSTONE DR
ROCKWALL, TX

LEONE STEVEN AND ANDREA JEAN
303 CRESTBROOK DR
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

SAUER THOMAS MARK AND REBECCA MARIE
304 IRIS DR
ROCKWALL, TX 75087

DELEON JANA AND RENE
304 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3045 N GOLIAD RD
ROCKWALL, TX

CURRENT RESIDENT
305 FEATHERSTONE DR
ROCKWALL, TX

THOMPSON BENJAMIN K AND JESSICA S
305 CRESTBROOK DR
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX

DRISCOLL SEAN T & SARAH E
306 IRIS DR
ROCKWALL, TX 75087

STEED JOEL & ELIZABETH
3065 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX

JACOBS JEFF AND LAURA
3069 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
3074 N GOLIAD
ROCKWALL, TX

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J
308 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3084 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
309 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX

BAKER CHRISTOPHER D
310 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
311 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
312 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
313 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
313 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
OF NORTH AMERICA
315 DALTON RD
ROCKWALL, TX

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
318 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
324 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
330 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
336 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
337 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
342 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
343 NAKOMA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3O57 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
402 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
402 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
403 MONTROSE DR
ROCKWALL, TX

NGUYEN HOAI K
4030 CEDAR SPRINGS RD
DALLAS, TX 75219

CURRENT RESIDENT
405 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
408 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
408 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
411 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
414 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
414 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
415 NAKOMA DR
ROCKWALL, TX

TAYLOR MATTHEW A & MELINDA M
415 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZIEGLER RENEE A
417 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
419 MONTROSE DR
ROCKWALL, TX

DEFORD JAMES M & MICAELA
419 MIRAMAR DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

CURRENT RESIDENT
420 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
420 NAKOMA DR
ROCKWALL, TX

CLARK MOLLYE N
421 MIRAMAR DRIVE
ROCKWALL, TX 75087

NEWTON KEEGAN B AND DIANA T
423 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
425 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
425 NAKOMA DR
ROCKWALL, TX

MITCHELL JONATHAN & AMY
425 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
426 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
426 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
432 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
432 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
435 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
436 EMERSON DR
ROCKWALL, TX

LITTLE GENIUS OF TEXAS LLC
436 QUAIL CREEK DR
MURPHY, TX 75094

CURRENT RESIDENT
437 EMERSON DR
ROCKWALL, TX

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
489 BENDING OAKS TRL
ROCKWALL, TX

CURRENT RESIDENT
490 BENDING OAKS TR
ROCKWALL, TX

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL LOUIS & SHYRLEE
496 BENDING OAKS TRL
ROCKWALL, TX 75087

SMITH DAVID WILLIAM JAMES AND LESLIE RENO
4N650 HIGH MEADOW ROAD
SAINT CHARLES, IL 60175

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
500 NAKOMA DR
ROCKWALL, TX

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

STREETER JAMES C & ELIZABETH A
502 COVEY TRL
ROCKWALL, TX 75087

HANUS JENNY L AND BRYAN D
505 COVEY TR
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
506 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
506 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX

BORN MARK I & SHELLEY L
507 BENDING OAKS TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX

CURRENT RESIDENT
509 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
512 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
512 NAKOMA DR
ROCKWALL, TX

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX

SARMIENTO FAMILY LIV REV TRUST
ALICIA SARMIENT TRUSTEE
513 BENDING OAKS TRL
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

BLACKWELL NARWEEN
514 SHADOW OAKS CT
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
517 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
518 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
518 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
523 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
524 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

ELROD GARY L
526 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
529 NAKOMA DR
ROCKWALL, TX

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

LONGEWAY LARA H
562 FEATHERSTONE DR
ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M
563 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVIS DEREK LINN & AMIE LYNN
564 FEATHERSTONE DR
ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE
565 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J
566 FEATHERSTONE DR
ROCKWALL, TX 75087

CAUGHEY ANDREW R AND KATHERINE
567 FEATHERSTONE DR
ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL
568 FEATHERSTON DR
ROCKWALL, TX 75087

REED SHANNON AND HEATHER
569 FEATHERSTONE DR
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M
571 FEATHERSTONE DR
ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F
572 FEATHERSTONE DR
ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J
573 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKS MITCHELL AND HEIDI
574 FEATHERSTONE DR
ROCKWALL, TX 75087

MONACO ROCCO & LISA A
575 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD
576 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PATTERSON RICHARD
578 AMHERST DR
ROCKWALL, TX 75087

BURKE MICHAEL B
580 AMHERST DR
ROCKWALL, TX 75087

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

NGUYEN THIEN AN NGOC AND
VAN THUY DANG
582 AMHERST DRIVE
ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM
ROBERTS
582 DEVERSON DR
ROCKWALL, TX 75087

MUSTAFA MUSTAFA & DIANA AQRABAWI AND
MOHAMMAD AQRABAWI
582 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
583 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
584 MOUNTCASTLE DR
ROCKWALL, TX

VALLEJO GERARDO AND LINA GONZALEZ
584 AMHERST DR
ROCKWALL, TX 75087

RIZKALLA MAGDY I AND ANGIE N
584 BORDEAUX DR
ROCKWALL, TX 75087

INGLE BRADY AND LAUREN
584 DEVERSON DR
ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD
584 MIRAMAR DR
ROCKWALL, TX 75087

WARREN JEREMY J AND ALYSE M
585 BORDEAUX DR
ROCKWALL, TX 75087

ALLEN JOHN D & AMY C
585 DEVERSON DR
ROCKWALL, TX 75087

SATERY JAMES RUSSELL
585 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

ESPARZA EZEQUIEL JR AND ANGELA MARIE
586 AMHERST DR
ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E
586 BORDEAUX DR
ROCKWALL, TX 75087

ESCANDOR ROMMEL A
586 DEVERSON DRIVE
ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA
586 MIRAMAR DR
ROCKWALL, TX 75087

COOK STEPHEN & JO-ANN
586 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

SOUZA LEVY AND LILI
587 BORDEAUX DR
ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR
587 DEVERSON DR
ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M
587 MOUNTCASTLE DR
ROCKWALL, TX 75087

MILLER STEVEN & AINE
588 AMHERST DR
ROCKWALL, TX 75087

VALLADARES ELIA AND YAN
588 BORDEAUX DR
ROCKWALL, TX 75087

DOUGLAS SHAWN & ANDRIA
588 DEVERSON DRIVE
ROCKWALL, TX 75087

CULLEN KEVIN M & SHARON T
588 MIRAMAR DR
ROCKWALL, TX 75087

HALE WILLIE & AMY
588 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
589 MOUNTCASTLE DR
ROCKWALL, TX

REID RANDY GILBERT AND ELLE FRANKLIN CASHEN
589 BORDEAUX DR
ROCKWALL, TX 75087

PULTORAK JAMES
589 DEVERSON
ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY
589 MIRAMAR DRIVE
ROCKWALL, TX 75087

YOUSFI SHARIQ AND SHAZIA BASIT
590 AMHERST DR
ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III
590 BORDEAUX DR
ROCKWALL, TX 75087

JONES MURRAY A & TERRI L
590 DEVERSON DRIVE
ROCKWALL, TX 75087

NOEL MARY YVONNE
590 MIRAMAR DRIVE
ROCKWALL, TX 75087

SKAGGS JUSTIN & KELLY
590 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
591 MOUNTCASTLE DR
ROCKWALL, TX

WARREN ANDREW JAMES AND CHRISTINE
591 BORDEAUX DR
ROCKWALL, TX 75087

CHUMLEY ALAN G
591 DEVERSON DR
ROCKWALL, TX 75087

LUNGER JOHNNY A AND ANNA B
591 MIRAMAR DR
ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE
592 AMHERST DRIVE
ROCKWALL, TX 75087

VANPELT RAYMOND J AND PAMELA J
592 BORDEAUX DR
ROCKWALL, TX 75087

CRADY KEVIN & APRIL
592 DEVERSON DR
ROCKWALL, TX 75087

SCHERER PAMELA RINAY
592 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
593 MOUNTCASTLE DR
ROCKWALL, TX

DENT VICKIE L
593 BORDEAUX DR
ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M
593 DEVERSON DR
ROCKWALL, TX 75087

MCKINNEY KAREN DIANN
593 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
594 MIRAMAR DR
ROCKWALL, TX

VO KIMBERLY AND
KHANH LINH TRAN
594 AMHERST DR
ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE
594 BORDEAUX DR
ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L
594 DEVERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
595 MOUNTCASTLE DR
ROCKWALL, TX

ROBB JENNIFER S AND MATTHEW D
595 BORDEAUX DR
ROCKWALL, TX 75087

LEE CARLIE HENDRICKSON & ARON
595 DEVERSON DRIVE
ROCKWALL, TX 75087

LESSARD ANNA
595 MIRAMAR DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE
596 AMHERST DR
ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H
596 BORDEAUX DR
ROCKWALL, TX 75087

ZHANG QIAO
596 DEVERSON DR
ROCKWALL, TX 75087

GRADY ANJELA S
596 MIRAMAR DR
ROCKWALL, TX 75087

GOLD STAR PROS LLC
5967 FM 36 S
QUINLAN, TX 75474

CURRENT RESIDENT
597 MOUNTCASTLE DR
ROCKWALL, TX

BRADFORD TODD D AND KARA R
597 BORDEAUX DR
ROCKWALL, TX 75087

WARD MATTHEW DAVID
597 DEVERSON DRIVE
ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA
597 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
598 BORDEAUX DR
ROCKWALL, TX

DELONG ERIC AND JENNIFER
598 AMHERST DR
ROCKWALL, TX 75087

TAYLOR MELISSA SUMMER & JOHN
598 DEVERSON DRVIE
ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M
598 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
599 MIRAMAR DR
ROCKWALL, TX

CURRENT RESIDENT
599 MOUNTCASTLE DR
ROCKWALL, TX

MIGLIACCIO JOSEPH AND KIMBERLY
599 BORDEAUX DR
ROCKWALL, TX 75087

ASH KRISTIN
599 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
600 MONTROSE DR
ROCKWALL, TX

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
601 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
601 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
601 NACOMA DR
ROCKWALL, TX

ARAIZA RODOLFO A MARES AND KRISTA
KAYLEEN MARES
601 BORDEAUX DR
ROCKWALL, TX 75087

CLAUSSEN BRIAN L
601 DEVERSON DR
ROCKWALL, TX 75087

GERMER JOHN
601 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
602 NACOMA DR
ROCKWALL, TX

BORTZ BRIAN R AND TIFFANY A
602 AMHERST DR
ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL
602 BORDEAUX DR
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE
GEORGE KIGER JR INDEPENDENT EXECUTOR
602 DEVERSON DR
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN
602 MIRAMAR DRIVE
ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT
603 AMHERST DR
ROCKWALL, TX 75087

WELLS MICHAEL JR AND DAWN
603 BORDEAUX DR
ROCKWALL, TX 75087

VO KEVIN & GIANG KIEU PHAM
603 DEVERSON DR
ROCKWALL, TX 75087

SOLDATOVIC DRAGANA & CEDOMIR
603 MIRAMAR LN
ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN
603 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 MONTROSE DR
ROCKWALL, TX

SAUER WAYNE & CARMEN MONIQUE
604 AMHERST DRIVE
ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V
604 BORDEAUX DR
ROCKWALL, TX 75087

BOELENS DAVID AND RACHEL
604 DEVERSON DR
ROCKWALL, TX 75087

BERNHARDT KATHY K
604 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
605 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
605 NACOMA DR
ROCKWALL, TX

NGUYEN TRACY
605 AMHERST DRIVE
ROCKWALL, TX 75087

NEECE DAVID JR
605 BORDEAUX DR
ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH
605 DEVERSON DR
ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE
605 MIRAMAR DR
ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY
605 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
606 NACOMA DR
ROCKWALL, TX

WEIDEMAN RANDY L & DIANNE M
606 AMHERST DRIVE
ROCKWALL, TX 75087

KING BRYAN J AND SHELLY
606 BORDEAUX DR
ROCKWALL, TX 75087

BEASLEY COREY BRYAN AND ALICIA DIANE
606 DEVERSON DR
ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND
VIRGINIA CHERYL TALKINGTON
606 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 DEVERSON DR
ROCKWALL, TX

KISTLER DANIEL & STACY
607 AMHERST DRIVE
ROCKWALL, TX 75087

CARVAJAL CARLOS H & CYNTHIA H
607 BORDEAUX DRIVE
ROCKWALL, TX 75087

MONTGOMERY ANDREW J & MAGDALENE G
607 MIRAMAR DRIVE
ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL
607 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 MONTROSE DR
ROCKWALL, TX

HUNT ROBERT PRESTON
608 AMHERST DRIVE
ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L
608 BORDEAUX DR
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

KAUR KAMALJEET AND
AJEET SINGH
608 DEVERSON DR
ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J
608 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
PAIGE FLOYD
609 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
609 NACOMA DR
ROCKWALL, TX

SMITH JAMES M & SHIRLEY LYNN
609 AMHERST DRIVE
ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER
609 BORDEAUX DR
ROCKWALL, TX 75087

LUVISI JOHN & DONNA
609 MIRAMAR DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
609 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
610 NACOMA DR
ROCKWALL, TX

WILCOX GRANTLEY & KELLY
610 AMHERST DRIVE
ROCKWALL, TX 75087

COBB ARTHUR C II AND DEIDRA K
610 BORDEAUX DR
ROCKWALL, TX 75087

KAPPER KRISTAN
610 DEVERSON DRIVE
ROCKWALL, TX 75087

BURGIEL BROOKE
610 MIRAMAR DR
ROCKWALL, TX 75087

CUNNINGHAM ELISA
611 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
612 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
612 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
613 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
613 NACOMA DR
ROCKWALL, TX

CONFIDENTIAL
613 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
614 NACOMA DR
ROCKWALL, TX

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
616 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
617 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
618 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
620 MONTROSE DR
ROCKWALL, TX

HAVENS JAMES
6202 CORAL GABLES
HOUSTON, TX 77069

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
621 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
621 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
622 NACOMA DR
ROCKWALL, TX

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N ST HWY 161 #150
IRVING, TX 75038

CURRENT RESIDENT
624 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX

CURRENT RESIDENT
625 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
626 NACOMA DR
ROCKWALL, TX

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
628 MONTROSE DR
ROCKWALL, TX

PUGH WILLIAM C AND DIANA L
628 PIPPIN LANE
KINGSVILLE, TX 78363

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
629 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
629 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
630 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
632 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
633 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
634 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
636 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
637 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
640 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX

ANDERSON RYAN Z & GEORGIANNA N
655 YORK DRIVE
ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN
657 YORK DR
ROCKWALL, TX 75087

CONFIDENTIAL
658 FEATHERSTONE DR
ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG
659 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND
DANIEL GRANT SHIRLEY
659 YORK DR
ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A
660 FEATHERSTONE DR
ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M
660 HANOVER DR
ROCKWALL, TX 75087

TEAGUE GREGORY CHARLES
661 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CARTER FAMILY TRUST
RICHARD CARTER AND MARY CARTER TRUSTEES
661 YORK DR
ROCKWALL, TX 75087

LLOYD MARK S AND ANGIE L
662 FEATHERSTONE DR
ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH
REBECCA
662 HANOVER DR
ROCKWALL, TX 75087

GARCIA SANTIAGO DIAZ
662 YORK DR
ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A
663 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON
MICHAEL
663 HANOVER DR
ROCKWALL, TX 75087

OPITZ JEFF AND CAROL
663 YORK DR
ROCKWALL, TX 75087

JETER JAMES D AND CAROL L
664 FEATHERSTONE DR
ROCKWALL, TX 75087

MOSS MICHAEL ANDREW AND BETH ANN
664 HANOVER DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA R
664 YORK DR
ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN
665 FEATHERSTONE DR
ROCKWALL, TX 75087

HALL BRYAN PATRICK
665 HANOVER DR
ROCKWALL, TX 75087

IONITA MIHAI AND LAURA
665 YORK DR
ROCKWALL, TX 75087

WADDELL AMY I & KEITH A
667 FEATHERSTONE DR
ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L
667 HANOVER DR
ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P
667 YORK DR
ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A
668 HANOVER DR
ROCKWALL, TX 75087

WEISS DANIEL HERMAN
668 YORK DR
ROCKWALL, TX 75087

WINCHEL TANYA M
669 FEATHERSTONE DR
ROCKWALL, TX 75087

WILLIAMS ROBERT SHAWN AND AMY MICHELLE
669 HANOVER DR
ROCKWALL, TX 75087

COTTEN JAMES MICHAEL AND DEBRAH LEE
669 YORK DR
ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L
670 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E
670 HANOVER DRIVE
ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER
670 YORK DR
ROCKWALL, TX 75087

BOWERS DON
671 FEATHERSTONE DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
671 HANOVER
ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID
671 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
672 HANOVER DR
ROCKWALL, TX

WILLIAMS DONALD AND TAMMY
672 FEATHERSTONE DR
ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE
672 YORK DRIVE
ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU
673 FEATHERSTONE DR
ROCKWALL, TX 75087

VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA
673 HANOVER DR
ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L
674 FEATHERSTONE DR
ROCKWALL, TX 75087

MILLER JAMES RYAN
674 HANOVER DRIVE
ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A
674 YORK DRIVE
ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE
675 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ
675 HANOVER DR
ROCKWALL, TX 75087

MUELLER BRYAN SCOTT
676 HANOVER DRIVE
ROCKWALL, TX 75087

DORTCH TOMMY C & ELLEN D
676 YORK DRIVE
ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER
677 HANOVER DRIVE
ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN
678 HANOVER DR
ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU
678 YORK DR
ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE
679 HANOVER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
680 YORK DR
ROCKWALL, TX

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

CURRENT RESIDENT
700 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
704 MONTROSE DR
ROCKWALL, TX

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

CURRENT RESIDENT
771 BORDEAUX DR
ROCKWALL, TX

LUPER JUSTIN GARRET
7718 VISTA RIDGE LANE
SACHSE, TX 75048

MCLAREN ROGER V AND LYSA H
772 BORDEAUX DR
ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE
774 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
775 BORDEAUX DR
ROCKWALL, TX

ATINC MAHMUT GUCLU AND MURUVVET
YASEMIN OCAL-
775 DEVERSON DR
ROCKWALL, TX 75087

SUN WEI AND
BAO AN LI
775 HANOVER DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
776 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
776 YORK DR
ROCKWALL, TX

MCDONALD SONDRA S
776 BORDEAUX DR
ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE
776 DEVERSON DR
ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D
776 MIRAMAR DRIVE
ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE
777 BORDEAUX DR
ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y
777 DEVERSON DR
ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE
777 HANOVER DRIVE
ROCKWALL, TX 75087

CLEVENGER WANDA
777 MIRAMAR DR
ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E
777 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
778 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
778 MOUNTCASTLE DR
ROCKWALL, TX

GOTTLEABER STEVEN AND TERRI
778 BORDEAUX DR
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

BAILEY LANCE & KALI
778 MIRAMAR DRIVE
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA
778 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
779 MOUNTCASTLE DR
ROCKWALL, TX

FREEMAN COLBY C AND NEISHA E
779 BORDEAUX DR
ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH NGUYEN
779 DEVERSON DR
ROCKWALL, TX 75087

BOYD STEPHEN & SUSAN
779 MIRAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
780 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
780 YORK DR
ROCKWALL, TX

LEE NICHOLAS Q AND SABRINA BH PHUNG
780 BORDEAUX DR
ROCKWALL, TX 75087

CONFIDENTIAL
780 DEVERSON DRIVE
ROCKWALL, TX 75087

PANKEY CHARLES AND AIMEE MICHELLE
780 HANOVER DR
ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V
780 MIRAMAR DRIVE
ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH
781 BORDEAUX DR
ROCKWALL, TX 75087

SANDEN MELISSA & JEFFREY
781 DEVERSON DR
ROCKWALL, TX 75087

JACKSON SHANNON D
781 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND
MADELEINE N HIESTER
781 HANOVER DRIVE
ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI
781 MIRAMAR DRIVE
ROCKWALL, TX 75087

HOLLOWAY SHERYLL
781 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PHELAN RYAN PATRICK
782 BORDEAUX DR
ROCKWALL, TX 75087

WING ABIGAIL E
782 DEVERSON DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

GENTILE JOSEPH C
782 MIRAMAR DRIVE
ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE
782 MOUNTCASTLE DR
ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE
782 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
783 MOUNTCASTLE DR
ROCKWALL, TX

OLSON JAMES A AND JEAN V
783 BORDEAUX DR
ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A
783 DEVERSON DR
ROCKWALL, TX 75087

DANG TANYA AND
BRYANT TRAN
783 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MYERS SHELLI
783 HANOVER DRIVE
ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA
783 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
HEATHER A CAMUNE
784 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
784 YORK DR
ROCKWALL, TX

STANDEN DARREN JOSEPH AND KAREN BONNIE
784 BORDEAUX DR
ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA
784 DEVERSON DR
ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA
784 HANOVER DR
ROCKWALL, TX 75087

JOHNSON EMMA G
784 MIRAMAR DRIVE
ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE
784 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
785 MOUNTCASTLE DR
ROCKWALL, TX

WALSH DEREK AND MICHELLE
785 BORDEAUX DR
ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE
785 DEVERSON DR
ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M
785 FEATHERSTONE DR
ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN
785 HANOVER DRIVE
ROCKWALL, TX 75087

EMERSON JAIME
785 MIRAMAR DRIVE
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN
786 BORDEAUX DR
ROCKWALL, TX 75087

HARDWICK GLENDA
786 DEVERSON DR
ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE
786 FEATHERSTONE DR
ROCKWALL, TX 75087

BAILEY ALAN W & SHIRLEY Y
786 HANOVER DR
ROCKWALL, TX 75087

WENDEL PAUL AND TERRI
786 MIRAMAR DRIVE
ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE
KEHOE
786 MOUNTCASTLE DR
ROCKWALL, TX 75087

RUSSELL WILLIAM
786 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
787 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
787 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
787 FEATHERSTONE DR
ROCKWALL, TX

YATES LISA AND CLINTON D
787 BORDEAUX DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

COLLIER MELODEE
787 MIRAMAR DRIVE
ROCKWALL, TX 75087

OWUSU JOSEPH AND
FLAVIA FRIMPONG
787 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
DBA HPA TX LLC
788 DEVERSON DR
ROCKWALL, TX

MCDONALD BRADLEY NEAL AND JULIE LYNN
788 BARRYMORE DR
ROCKWALL, TX 75087

PODINA STEVEN L
788 BORDEAUX DR
ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C
788 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS
788 MIRAMAR DR
ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI
788 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BLACKETER LARRY M ANDM ARY GWENDOLYN
788 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
789 FEATHERSTONE DR
ROCKWALL, TX

CANTU MATTHEW P AND NICOLE C
789 BORDEAUX DR
ROCKWALL, TX 75087

CRUMP GUY AND MELISSA
789 DEVERSON DR
ROCKWALL, TX 75087

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

MURRAY BRYAN A & SHANNON
789 MIRAMAR DR
ROCKWALL, TX 75087

DEAN SHELLY & ROBERT
789 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
790 MIRAMAR DR
ROCKWALL, TX

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N
790 BORDEAUX DR
ROCKWALL, TX 75087

JACOBUS ADAM J AND TALIA G
790 DEVERSON DR
ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN
790 FEATHERSTONE DR
ROCKWALL, TX 75087

BAUER JAMES W
790 HANOVER DR
ROCKWALL, TX 75087

FOSTER DONALD AND MARILYN
790 MOUNTCASTLE DR
ROCKWALL, TX 75087

HUNTON STEPHEN ERIC AND KRISTINE MARIE
790 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
791 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
791 MOUNTCASTLE DR
ROCKWALL, TX

BAWCUM ROSS AND TIFFANY
791 BARRYMORE DR
ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE
791 BORDEAUX DR
ROCKWALL, TX 75087

KINSEY DONALD AND SHEARON
791 DEVERSON DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

SCHWISTER TODD J AND APRIL D
791 MIRAMAR DR
ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI
792 BARRYMORE DRIVE
ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI
792 DEVERSON DR
ROCKWALL, TX 75087

MOMSEN LEO & KIMBERLY
792 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

KIESCHNICK ROGER
792 MIRAMAR DR
ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA
792 MOUNTCASTLE DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
793 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
793 MOUNTCASTLE DR
ROCKWALL, TX

REEVES ERIC
793 BARRYMORE DR
ROCKWALL, TX 75087

WEBB CAROLYN K
793 DEVERSON DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L
793 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
794 BORDEAUX DR
ROCKWALL, TX

HALE ALAN LEE AND RITA M
794 AMHERST DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D
794 DEVERSON DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN
794 HANOVER DR
ROCKWALL, TX 75087

VALK CATHLEEN A
794 MIRAMAR DRIVE
ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA
794 MOUNTCASTLE DR
ROCKWALL, TX 75087

NELSON BRUCE FRANK AND REBECCA SUE
794 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
795 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
795 MOUNTCASTLE DR
ROCKWALL, TX

CHINN MARK & ELENA
795 AMHERST DR
ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER
795 BARRYMORE
ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA
795 DEVERSON DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C
795 MIRAMAR DRIVE
ROCKWALL, TX 75087

DACUS BRIAN & STACIE
796 AMHERST DRIVE
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN
796 DEVERSON DR
ROCKWALL, TX 75087

TURNER JIMMIE L
796 FEATHERSTONE DR
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA
796 MIRAMAR DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 AMHERST DR
ROCKWALL, TX

CURRENT RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX

LIVINGSTON ERIKA S & JACK E
797 DEVERSON DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L
797 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX

LOGWOOD CLINTON G II & DANA C
798 AMHERST DR
ROCKWALL, TX 75087

IANNELLI VINCENT
798 BARRYMORE DR
ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM
798 DEVERSON DR
ROCKWALL, TX 75087

TINDALL JACOB
798 MIRAMAR DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA
799 MIRAMAR DRIVE
ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX

CURRENT RESIDENT
801 MOUNTCASTLE DR
ROCKWALL, TX

CAMUNE CHRISTOPHER
801 AMHERST DRIVE
ROCKWALL, TX 75087

SHULTZ ZACHARY
801 MIRAMAR DRIVE
ROCKWALL, TX 75032

LOFTIS JAMES D & CHRISTINE C
802 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

COSS MARCUS H & KRISTIN N
802 KNOX DRIVE
ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE
802 MIRAMAR DR
ROCKWALL, TX 75087

DURAN MARCO AND KATIE
802 MOUNTCASTLE DR
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
803 MOUNTCASTLE DR
ROCKWALL, TX

MURPHY MARK R AND BRANDI L
803 AMHERST DR
ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN
803 KNOX DR
ROCKWALL, TX 75087

ANTINOZZI LAWRENCE R & DEBORAH
803 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
804 MOUNTCASTLE DR
ROCKWALL, TX

VINING KAREN
804 AMHERST DRIVE
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

ANDERSON JEANETTE
804 KNOX DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 MOUNTCASTLE DR
ROCKWALL, TX

ABOUCHEDID CHARLES A
805 KNOX DRIVE
ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W
805 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
806 MOUNTCASTLE DR
ROCKWALL, TX

EVANS DOUGLAS E
806 AMHERST DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
806 KNOX DRIVE
ROCKWALL, TX 75087

WACKER JOINT REVOCABLE LIVING TRUST
ROBERT W & KATHRYN WACKER CO TRUSTEES
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA
807 KNOX DRIVE
ROCKWALL, TX 75087

AGEE JAMES M & ELLYN L
807 MIRAMAR DR
ROCKWALL, TX 75087

RANKIN CARLA S
807 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX

WIEBEL JAIME L AND MICHAEL J
808 AMHERST DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

CREW CHRISTINA
808 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
809 KNOX DR
ROCKWALL, TX

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
810 KNOX DR
ROCKWALL, TX

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

MALONE VICKI MARLA
810 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
811 KNOX DR
ROCKWALL, TX

HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
812 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
813 KNOX DR
ROCKWALL, TX

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
814 KNOX DR
ROCKWALL, TX

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
COPPELL, TX 75019

CONFIDENTIAL
HEATHER A CAMUNE
892 STEGER TOWNE DR. #20
ROCKWALL, TX 75032

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ANDERSON ROBERT C AND YULA L
PO BOX 1108
ROCKWALL, TX 75087

SARIC STEVEN
PO BOX 1112
ROCKWALL, TX 75087

MACLEOD BRUCE A AND NORMA J
PO BOX 128
ROCKWALL, TX 75087

MACNEW RICH A
PO BOX 1483
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1931
ROCKWALL, TX 75087

DOSS ROSEMARY O AND CLEOTIS
PO BOX 2019
ROCKWALL, TX 75087

GRANT LIVING TRUST
PATRICK & GILDA GRANT TRUSTEES
PO BOX 2067
SUNNYVALE, CA 94087

ALEJANDRO RAMON L OLIVO AND LISANDRA
VILLEGAS HENRIQUEZ
PO BOX 582
ROCKWALL, TX 75087

September 6,, 2017

City of Rockwall
Planning & Zoning Department
385 South Goliad
Rockwall, Texas 75087

Re: Letter of Explanation for Re-Zoning

Lewis Real Estate Investments, Inc. is hereby making application to amend PD -70 which includes the subject 5.288 acre tract of land located at the southeast corner of FM 552 and Greenway Drive. Current permitted use is single-family lots ranging in size from 6,000-20,000 sq. ft. with 936 total dwelling units.

Lewis Real Estate Investments, Inc. and partner, David Dillard, noted senior housing architect are requesting an amendment to PD-70 in order to develop a "pocket neighborhood", a community oriented small neighborhood with 19 dwelling units with front porches fronting on a common green space. Lot sizes range from 3,700 sq. ft. to 6,000 sq. ft. The dwelling units ranging from 1,600 sq. ft. to 2,900 sq. ft. will be regulated by design standards to a cottage craftsman style home with different elevations. Residents will be able to walk around the green visiting with neighbors who are on the front porch. The neighborhood will include a community building equipped with kitchen to accommodate resident meetings, family gatherings, and other uses. Each residence will have two-car parking either in dwelling and/or separate garages depending on dwelling size. Visitor parking and a special entry feature adjoin the commons.

Thank you for your favorable consideration of this request.

Sincerely,

Austin Lewis
Lewis Real Estate Investments, Inc.
519 E I-30 #327
Rockwall, Texas 75087
972-948-0824
austinlrei@sbcglobal.net

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a ¾ inch iron rod found at the northwest corner of Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas, being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 448.41 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., also being the northeast corner of RISD Elementary School Addition Lot 1, an addition to the City of Rockwall, as described in Cab. H, Pg. 341-342 in said Plat Records;

THENCE, South 89°24'25" West, departing said west line and along the north line of said RISD Elementary School Addition Lot 1 , for a distance of 575.05 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., at the northwest corner of said RISD Elementary School Addition Lot 1, and being in the east line of Green Way Drive (60' R.O.W.);

THENCE, North 00°23'36" West, along said east line, for a distance of 15.60 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being at the point of curvature of a curve to the right, having a radius of 220.00 feet, a central angle of 24°00'43", and a tangent of 46.79 feet;

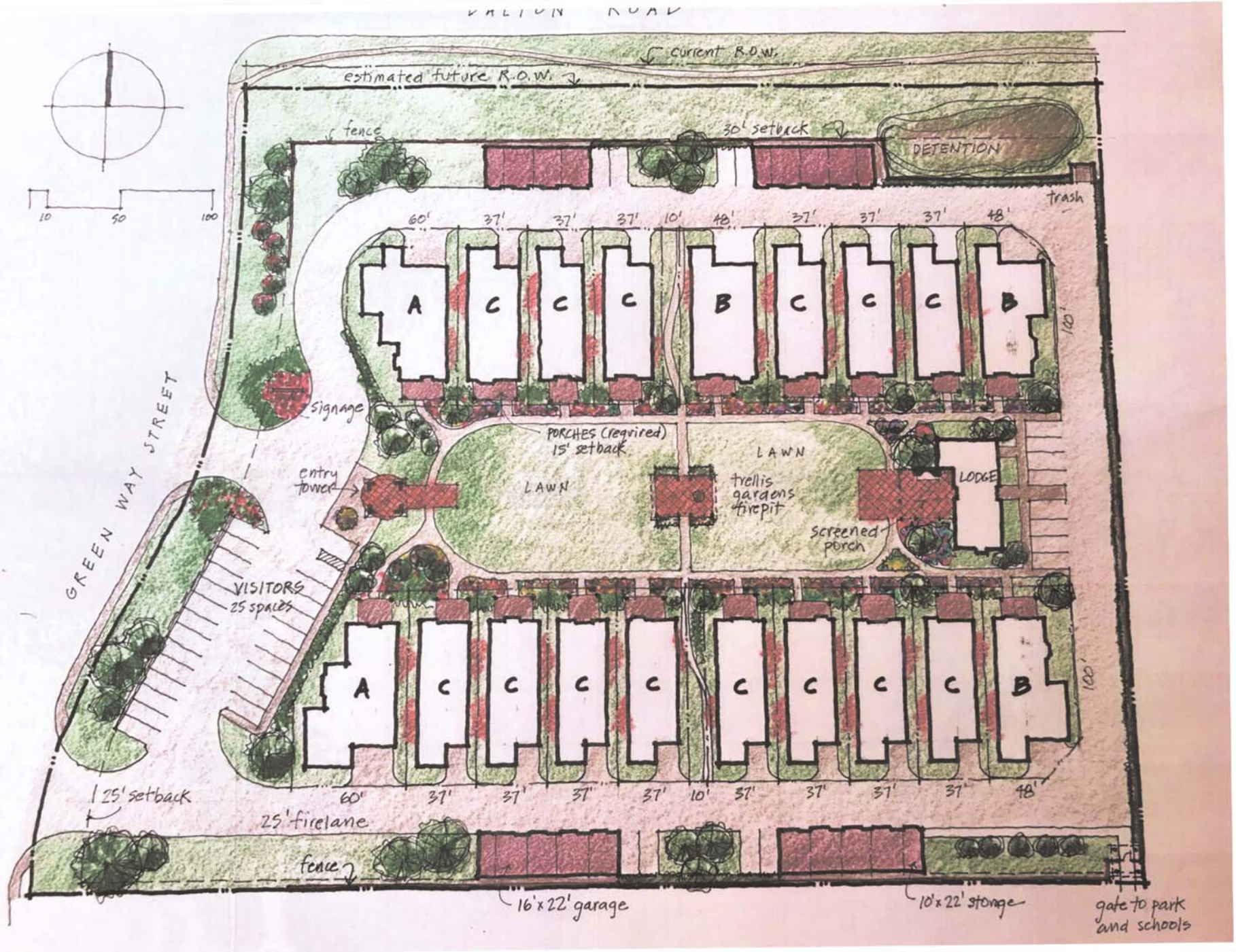
THENCE, continuing along said east line and with said curve to the right for an arc distance of 92.20 feet (Chord Bearing North 11°36'46" East – 91.53 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng., Inc. being the point of tangency;

THENCE, North 23°37'08" East, continuing along said east line, for a distance of 130.36 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being on a curve to the left, having a radius of 280.00 feet, a central angle 24°26'55", and tangent of 60.66 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 119.48 feet (Chord Bearing North 11°23'40" East – 118.57 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency;

THENCE, North 00°49'47" West, continuing along said east line, for a distance of 106.39 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the south line of said F.M. 552;

THENCE, North 89°09'25" East, along said south line, for a distance of 477.99 feet, to the POINT OF BEGINNING and containing 5.288 acres of land.


current R.O.W.
estimated future R.O.W.
fence
30' setback
DETENTION
trash
10
50
100
60'
37'
37'
37'
10'
48'
37'
37'
37'
48'
A
C
C
C
B
C
C
C
B
120'
signage
GREEN WAY STREET
PORCHES (required)
15' setback
LAWN
LAWN
entry tower
trellis
gardens
firepit
LODGE
screened porch
VISITORS
25 spaces
A
C
C
C
C
C
C
C
C
B
120'
125' setback
60'
37'
37'
37'
37'
10'
37'
37'
37'
37'
48'
25' firelane
fence
16'x22' garage
10'x22' storage
gate to park and schools

STONE CREEK MASTER PLAT



City of Rockwall

Project Plan Review History

Project Number	Z2017-044	**Owner**	OLLOM, GREGORY D	**Applied**	9/15/2017	LM
Project Name	1785 IH-30	**Applicant**	GODSPEED MOTORS LLC	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	STAFF REVIEW			**Status**	9/15/2017	LM

Site Address	**City, State Zip**	**Zoning**
1785 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL COMMERCIAL PARK	5-1	NULL	5-1	0134-0000-0005-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
ENGINEERING	Amy Williams	9/15/2017	9/22/2017	9/20/2017	5	COMMENTS	See Comments
(9/20/2017 1:31 PM AW) Need as-builts on the paving that was done in February prior to approving zoning							
FIRE	Ariana Hargrove	9/15/2017	9/22/2017	9/21/2017	6	APPROVED	
PLANNING	David Gonzales	9/15/2017	9/22/2017	9/19/2017	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an Indoor Motor Vehicle Dealership/Showroom, New and/or Used on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

An SUP for an indoor motor vehicle dealership shall be restricted as follows:

A. Per Sec. 2.1.8 Auto and marine-related use conditions, of Article IV, of the Unified Development Code is as follows:

Indoor motor vehicle dealership/showroom, new and/or used. The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (i.e. no detailing, sales activities, et cetera shall be performed outside the building).
4. Accessory uses may be allowed in compliance with the "permissible use charts" located within section 1.1 of this article.

B. The area designated for an indoor motor vehicle dealership use shall be restricted to Suite 1 of 1785 E. IH-30, which is a 2500 SF area (50' x 50') as depicted in Exhibit 'B'.

C. The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (i.e. cars and light trucks).

D. The subject property shall meet all fire department requirements for this particular use.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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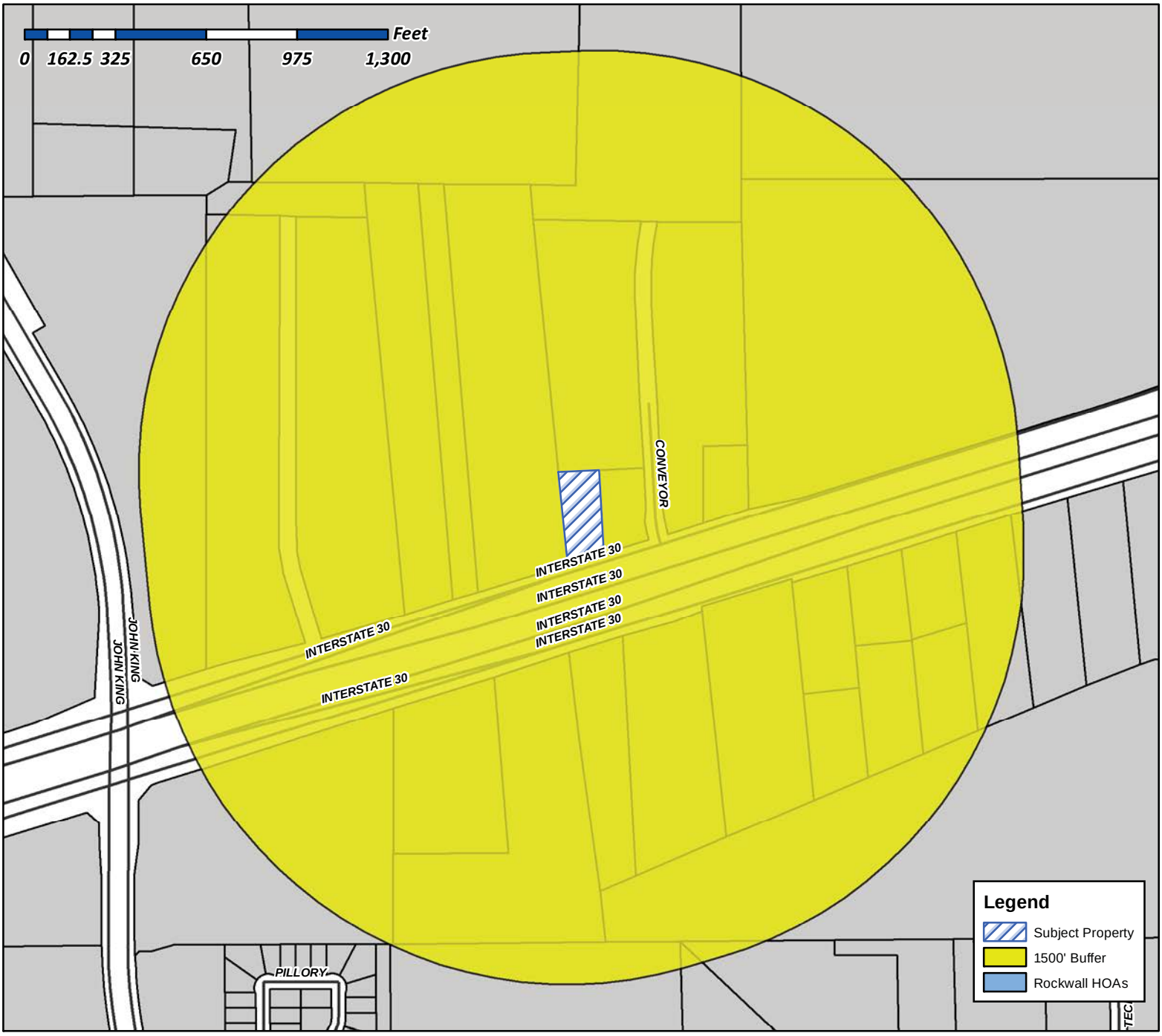
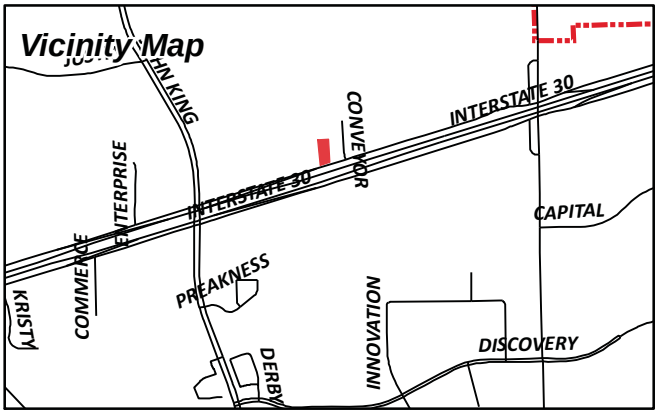


Case Number: Z2017-044
Case Name: SUP for an Indoor Auto Showroom
Case Type: SUP
Zoning: Light Industrial (LI) District
Case Address: 1785 IH-30



Date Created: 09/15/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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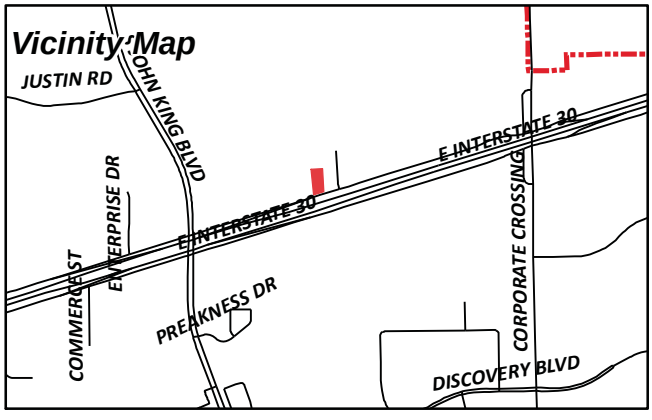
Case Number: Z2017-044
Case Name: SUP for an Auto Showroom
Case Type: SUP
Zoning: Light Industrial (LI) District
Case Address: 1785 IH-30

Date Created: *09/15/2017*
For Questions on this Case Call (972) 771-7745



DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

PRITCHARD DONNA CULLINS &
KIMBERLY CULLINS COLLICHIO TRUSTEES
1610 SHORES BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
1750 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1760 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1785 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1790 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1795 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1805 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1810 S I30
ROCKWALL, TX 75087

SAINT GEORGE PARTNERS LTD
3811 TURTLE CREEK SUITE 1800
DALLAS, TX 75219

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY SUITE 440
PLANO, TX 75074

DA THACKER LLC AND
JOSHUA ALAN THACKER
60 E RIO SALADO PKWY SUITE 1103
TEMPE, AZ 85281

ROCKWALL 549/I30 PARTNERS LP
8750 N CENTRAL EXPWY SUITE 1735
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

GREG OLLOM MANAGEMENT LLC
941 CORNELIUS RD
ROCKWALL, TX 75087

September 13, 2017

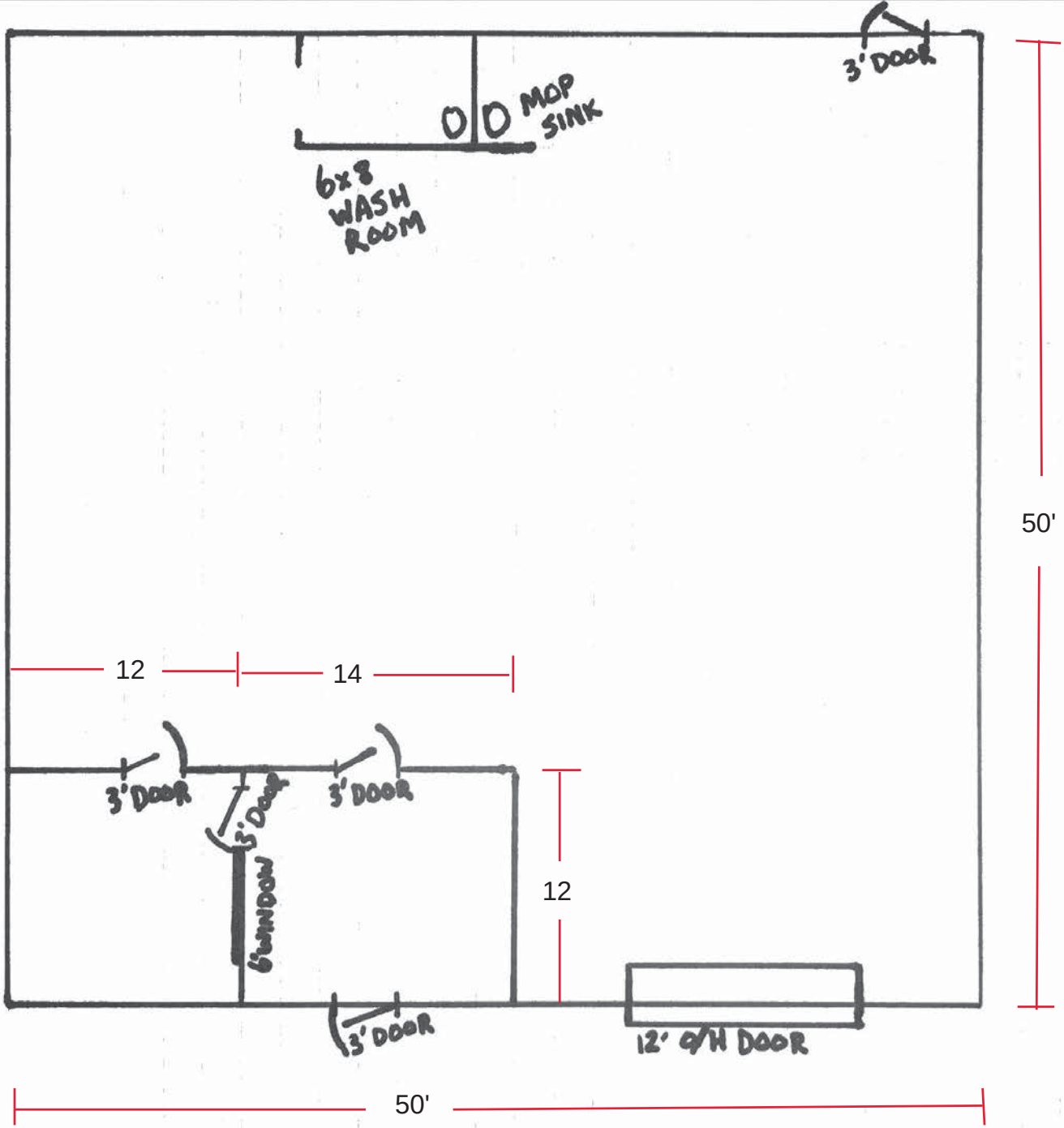
Mr. Sydney Brown
Godspeed Motors LLC
2003 Dover Drive
Rowlett, TX 75088

To Whom It May Concern:

Godspeed Motors LLC will specialize in online auto sales of gently used, pre-owned vehicles, primarily consisting of trucks and SUV's to retail consumers and small businesses. We intend to also serve as a "broker" creating a personal shopping experience for clients who have a desire for a particular vehicle, eliminating the hassle of their search and haggling of price. This business model strays away from traditional auto sales as it reduces the on hand inventory, allows us to store vehicles in a safe enclosed showroom environment, and places us in more of a consultant role versus pressured sales associated with car buying.

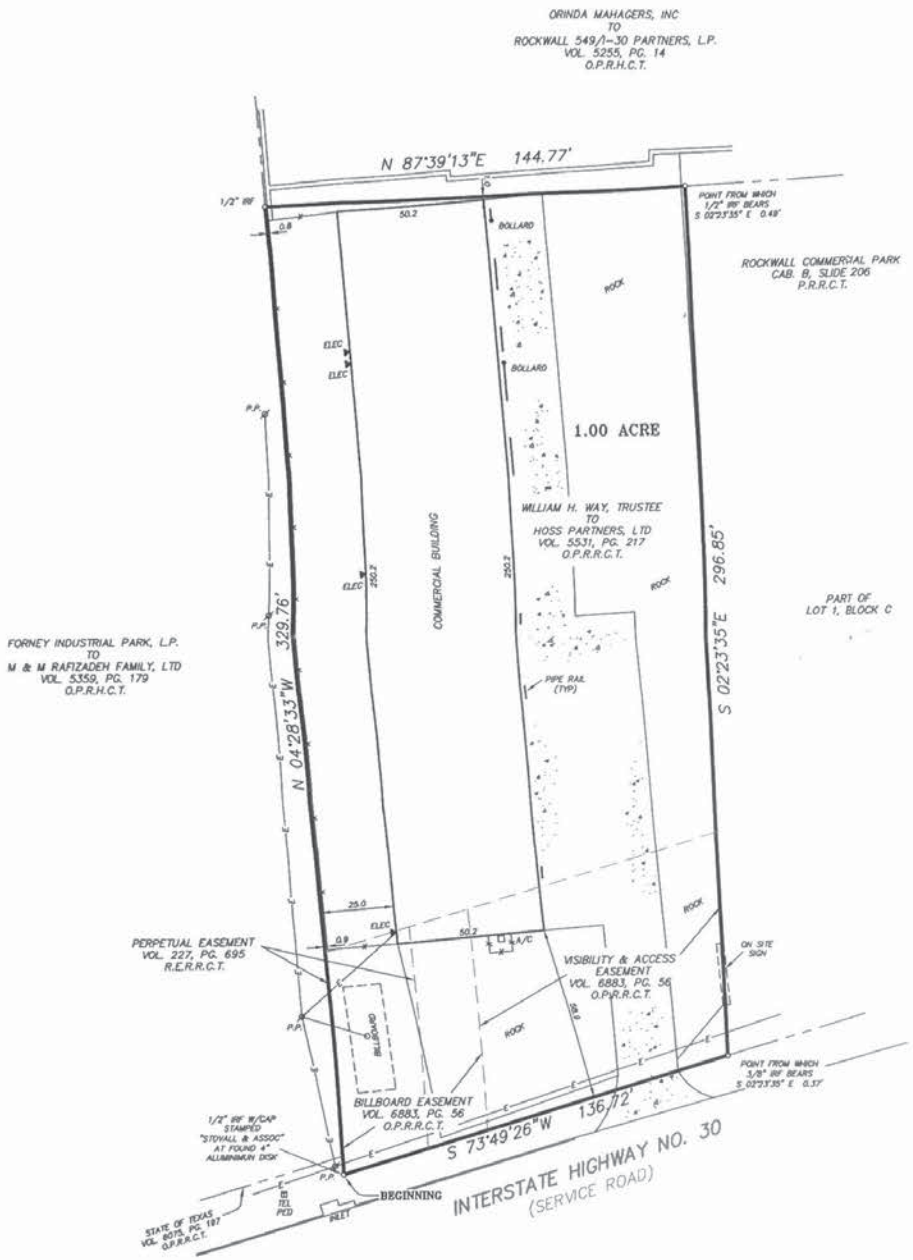
I would like to thank you in advance for your time spent with this review, and welcome any questions you may have.

Sydney Brown



1785 EI-30 SUITE 101

ROCKWALL, TX 75087



DESCRIPTION

All that certain lot, tract or parcel of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being known as that tract of land described in a Deed from William H. Way, Trustee, to Hoss Properties, LLC, as recorded in Volume 5531, Page 217 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of the above cited Subject Tract, said point also being the Southeast corner of that tract of land described in a Deed from M & M Rafizadeh Family, Ltd., to the State of Texas, as recorded in Volume 6075, Page 197 of the Official Public Records of Rockwall County, Texas, said point also being at a 4" aluminum disk found;

THENCE N. 04 deg. 28 min. 33 sec. W. with the West line of said Subject Tract and the East line of said State of Texas tract, passing the Northeast corner of said State of Texas tract at a distance of 6.13 feet, and continuing with the West line of said Subject Tract and the East line of that tract of land described in a Deed from Forney Industrial Park, L.P., to M & M Rafizadeh Family, Ltd., as recorded in Volume 5359, Page 179 of the Official Public Records of Rockwall County, Texas, for a total distance of 329.76 feet to a 1/2" iron rod found for corner at the Northwest corner of said Subject Tract, said point also being the most Westerly Southwest corner of Lot 1, Block C of the Rockwall Commercial Park, an Addition to Rockwall County, according to the Plat thereof recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas, said point also being the most Westerly Southwest corner of that tract of land described in a Deed from Orinda Managers, Inc., to Rockwall 549 / I-30 Partners, L.P., as recorded in Volume 5255, Page 14 of the Official Public Records of Rockwall County, Texas (hereinafter called Tract Two);

THENCE N. 87 deg. 39 min. 13 sec. E. with the North line of said Subject Tract and the most Westerly South line of Lot 1, Block C, and the most Westerly South line of said Tract Two a distance of 144.77 feet to a point for corner at the Northeast corner of said Subject Tract, said point also being an interior corner of Lot 1, Block C, from which a 1/2" iron rod found bears S. 02 deg. 23 min. 35 sec. E. a distance of 0.49 feet;

THENCE S. 02 deg. 23 min. 35 sec. E. with the East line of said Subject Tract and the most Southerly West line of Lot 1, Block C, a distance of 296.85 feet to a point for corner in the North line of Interstate Highway No. 30 at the Southeast corner of said Subject Tract, said point also being the most Southerly Southwest corner of Lot 1, Block C, from which a 3/8" iron rod found bears S. 02 deg. 23 min. 35 sec. E. a distance of 0.37 feet;

THENCE S. 73 deg. 49 min. 26 sec. W. with the North line of Interstate Highway No. 30 a distance of 136.72 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

NOTES

1) BEARING SOURCE: THE MOST WESTERLY WEST LINE OF TRACT RECORDED IN VOL. 699 PG. 102 R.P.R.H.C.T.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 14709-12-00359 EFFECTIVE DATE JULY 10, 2012.

4) "C.M." = CONTROL MONUMENT

5) THIS TRACT IS SUBJECT TO THE EASEMENT RECORDED IN VOL. 50, PG. 421 D.R.R.C.T.

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT (I) VOL. 208, PG. 740 D.R.R.C.T. (II) VOL. 307, PG. 78 D.R.R.C.T.

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

STATE OF TEXAS
REGISTERED
DONALD S. HOLDER
5266
PROFESSIONAL
LAND SURVEYOR

Donald S. Holder, R.P.L.S. No. 5266

STOVALL & ASSOCIATES SURVEYORS

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-8373

LEGEND

GAS GAS METER | I.R.F. IRON ROD FOUND | FENCE | BRICK WALL | BOUNDARY LINE | CONCRETE

ELEC ELECTRIC METER | I.R.S. IRON ROD SET | ELEC. SERVICE | CROSS TIE WALL | ROCK WALL | ASPHALT

SCALE: 1" = 30' DATE: AUG. 10, 2012

JOB NO. 0802287-4 OF NO.

LN.T. A.R. D.S.H.

City of Rockwall

Project Plan Review History

				Applied	9/15/2017	LM
Project Number	Z2017-045	**Owner**	HODGDON, DAVID L & SUE WYCHE	**Approved**		
Project Name	AG to SFE-2.0	**Applicant**	HODGDON, DAVID L & SUE WYCHE	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	9/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1085 DALTON RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PROMENADE HARBOR	1-1	NULL	1-1	0069-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/15/2017	9/22/2017	9/20/2017	5	COMMENTS	See Comments

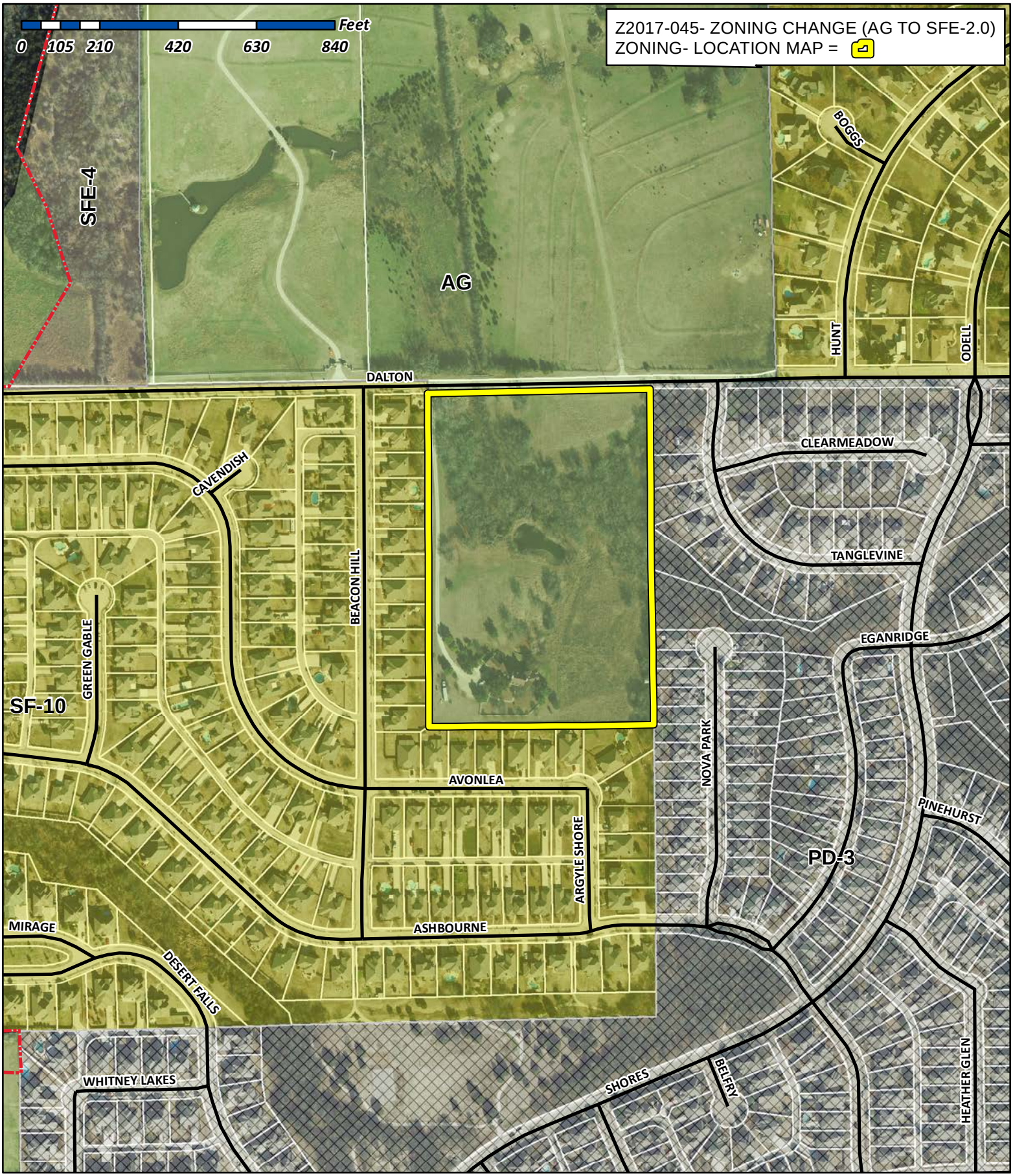
(9/20/2017 1:37 PM AW)
Need to add the flood plain elevations and cross-sections on the plat
Need an acknowledgment that no construction, fill, cut, or crossing of the flood plain without an approved flood study and engineering plans.

FIRE	Ariana Hargrove	9/15/2017	9/22/2017	9/21/2017	6	APPROVED	

PLANNING	Korey Brooks	9/15/2017	9/22/2017	9/22/2017	7	COMMENTS	Comments

(9/22/2017 8:21 AM KB)
Z2017-45 Zoning Change (AG to SFE 2.0) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by David L. and Sue W. Hodgdon for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-045) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 2, 2017. The Planning & Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting date for this case is October 10, 2017. A representative is required to attend all meetings.
I.5 The projected City Council meeting dates for this are October 16, 2017 and November 6, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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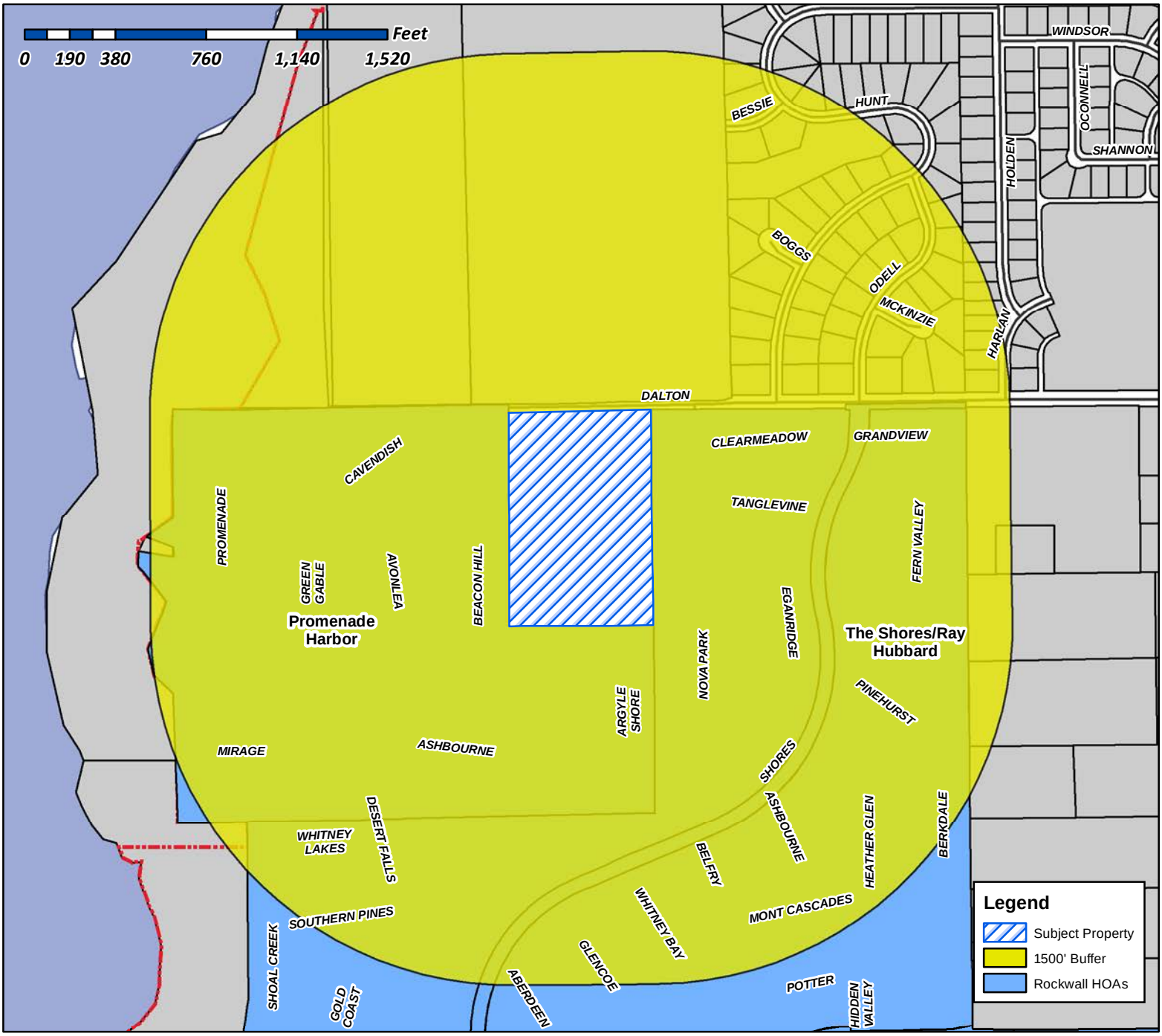
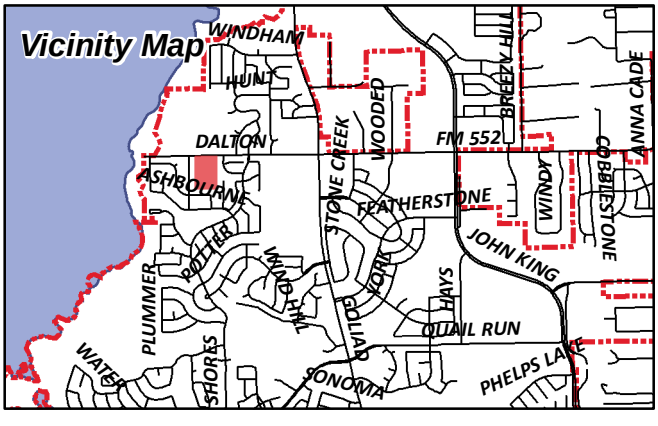


Case Number: Z2017-045
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1085 Dalton Road

Date Created: *09/15/2017*
For Questions on this Case Call (972) 771-7745



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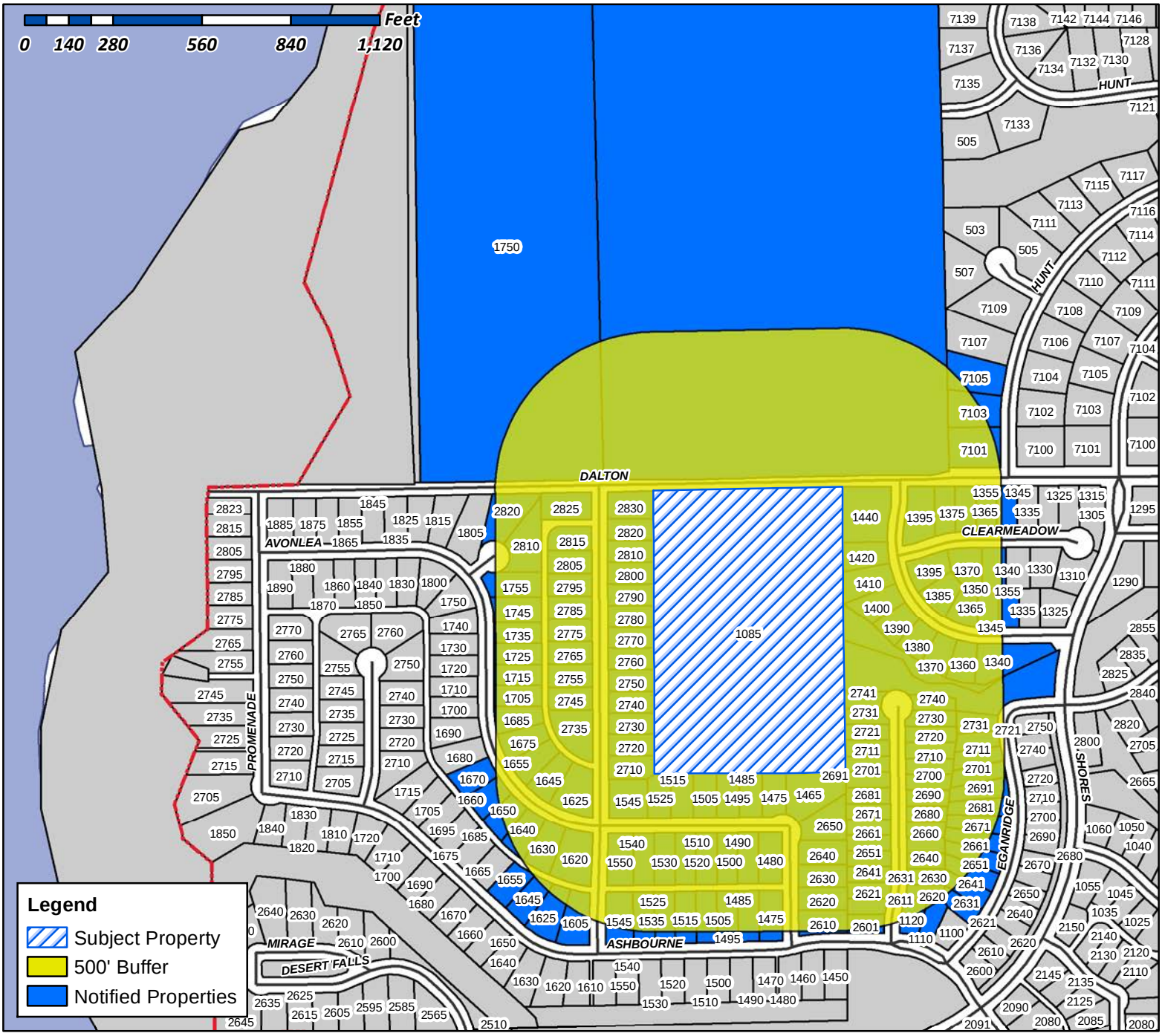

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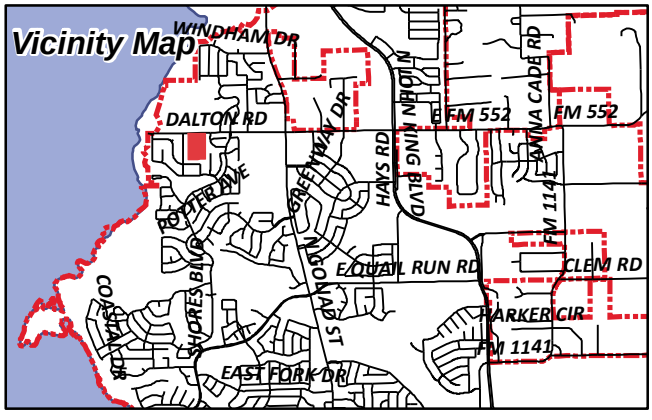


CURRENT ADDRESS
1085 DALTON RD
ROCKWALL, TX 75087

BRAVO EDWARD & NELIDA
1092 GARDEN CLUB WAY
LELAND, NC 28451

WALKER DOROTHY A
1110 ASHBOURNE DR
ROCKWALL, TX 75087

PIPER CHERYL
1120 ASHBOURNE DR
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y
1340 TANGLEVINE LN
ROCKWALL, TX 75087

SWAN OLGA MARIE GARCIA AND
REGINA K SWAN
1345 CLEAR MEADOW COURT
ROCKWALL, TX 75087

JESTER IRVING P & ALICE
1345 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
1350 CLEARMEADOW CT
ROCKWALL, TX 75087

CURRENT ADDRESS
1355 TANGLEVINE DR
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE
1355 CLEAR MEADOW CT
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE
1360 TANGLEVINE LN
ROCKWALL, TX 75087

THOMSON MARTA CAGLE AND WARREN KIT
1365 CLEARMEADOW CT
ROCKWALL, TX 75087

HEARN LESLIE
1365 TANGLEVINE DR
ROCKWALL, TX 75087

VANDERVER WES A & SARA A
1370 CLEAR MEADOW COURT
ROCKWALL, TX 75087

HOLMES WILLIAM JR
1370 TANGLEVINE DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1375 CLEARMEADOW CT
ROCKWALL, TX 75087

LANGFORD JAMES GORDON & PEGGY
1380 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
1385 TANGLEVINE DR
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE
1390 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
1395 TANGLEVINE DR
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND
GREGORY MAYO HOWARD
1395 CLEAR MEADOW CT
ROCKWALL, TX 75087

ALLEN DARONDA RENEE
1400 TANGLEVINE LN
ROCKWALL, TX 75087

BRINKLEY JESSE K
1410 TANGLEVINE DR
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L
1420 TANGLEVINE LN
ROCKWALL, TX 75087

COFFMAN THOMAS E &
LINDA DARNELL
1431 COASTAL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1440 TANGLEVINE DR
ROCKWALL, TX 75087

YOON SEUNG WON AND
JOHYUN KIM
14620 FALLING LEAF DRIVE
FRISCO, TX 75035

DETHLOFF RAYMOND P JR
1465 AVONLEA DR
ROCKWALL, TX 75087

TOWNSEND SCOTT
1475 ASHBOURNE DRIVE
ROCKWALL, TX 75087

WAGGONER STEVEN AND PERRI
1475 AVONLEA DR
ROCKWALL, TX 75087

ANSTEAD CHARLOTTE & CLIFF
1480 AVONLEA DR
ROCKWALL, TX 75087

COLE JANICE & CURT COLE
1485 ASHBOURNE DR
ROCKWALL, TX 75087

CHILDRESS FRANCES S
1485 AVONLEA DRIVE
ROCKWALL, TX 75087

COLLINS PETER F AND CHRIS
1490 AVONLEA DR
ROCKWALL, TX 75087

EIDE ANDREW
1495 ASHBOURNE DR
ROCKWALL, TX 75087

SCHIRO DAMON JAMES AND
JESSICA SHIRO
1495 AVONLEA DRIVE
ROCKWALL, TX 75087

GARDNER LARRY WADE & NANCY SUE
1500 AVONLEA DR
ROCKWALL, TX 75087

REINHART BENJAMIN & LAURA
1505 ASHBOURNE DR
ROCKWALL, TX 75087

MONES GRANT M & CHRISTI
1505 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT ADDRESS
1510 AVONLEA DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1515 ASHBOURNE DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1515 AVONLEA DR
ROCKWALL, TX 75087

VERA MELISSA
1520 AVONLEA DR
ROCKWALL, TX 75087

WILLS DALANA JEANE
1525 ASHBOURNE DR
ROCKWALL, TX 75087

SINGH KRISHNA & HARPREET
1525 AVONLEA DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1530 AVONLEA DR
ROCKWALL, TX 75087

NUNEZ MARIO
1535 ASHBOURNE DR
ROCKWALL, TX 75087

FERGUSON KENNETH R & CHEREE L
1540 AVONLEA DR
ROCKWALL, TX 75087

HAMBLIN ADRIENNE AND KEVIN
1545 ASHBOURNE DR
ROCKWALL, TX 75087

GARLAND RALPH DARRYL
1545 AVONLEA DR
ROCKWALL, TX 75087

REYES JULIO C & CECILIA F
1550 AVONLEA DRIVE
ROCKWALL, TX 75087

BOMKAMP TONYA ANN
1605 ASHBOURNE DR
ROCKWALL, TX 75087

SARPONG JOSEPH F & CHARMAINE A
1620 AVONLEA DR
ROCKWALL, TX 75087

SPARKS KENNETH J & M JANE
1625 ASHBOURNE DR
ROCKWALL, TX 75087

ROBERTS KELLEY AND ALAN
1625 AVONLEA DR
ROCKWALL, TX 75087

ODOM MELINDA STARKEY
1630 AVONLEA DR
ROCKWALL, TX 75087

MATTKE MICHAEL
1640 AVONLEA DR
ROCKWALL, TX 75087

JAHNER ERIC
1645 ASHBOURNE
ROCKWALL, TX 75087

THORNTON ALLEN JOSEPH
1645 AVONLEA DR
ROCKWALL, TX 75087

SANTANA EDYTHE G
1650 AVONLEA DR
ROCKWALL, TX 75087

CONFIDENTIAL
1655 ASHBOURNE DR
ROCKWALL, TX 75087

BENNETT CHARLES AND SHANNON
1655 AVONLEA DR
ROCKWALL, TX 75087

PARKER MICKY LEE & DARLA ANN
1660 AVONLEA DR
ROCKWALL, TX 75087

WOLF TIM
1670 AVONLEA DR
ROCKWALL, TX 75087

HUDGENS GERALD F & ROCHELLE
1675 AVONLEA DR
ROCKWALL, TX 75087

MANKIN ROBERT A & WINIFRED H
1685 AVONLEA DR
ROCKWALL, TX 75087

HEWITT ROBERT ALLAN & SANDRA DIANNE
1705 AVONLEA DR
ROCKWALL, TX 75087

WILSON ALVIN R & MARY ELLEN
1715 AVONLEA DR
ROCKWALL, TX 75087

DERING JASON A AND JOULEEN C
1725 AVONLEA DR
ROCKWALL, TX 75087

ALDRIDGE DARREL G AND CHERYL L
1735 AVONLEA DR
ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES
CHARLES L & SANDRA J CLARK FAMILY TRUST
1739 MORLEY STREET
SIMI VALLEY, CA 93065

CURRENT ADDRESS
1745 AVONLEA DR
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA
1750 DALTON RD
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A
1755 AVONLEA DR
ROCKWALL, TX 75087

ALVES SAMUEL
2080 BERKDALE LN
ROCKWALL, TX 75087

LANGSTON TIFFINI S
215 HARRIS COVE
LONGVIEW, TX 75605

QUAN HONG
2469 SLEEPY HOLLOW TRL
FRISCO, TX 75034

CURRENT ADDRESS
2601 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2610 ARGYLE SHORE DR
ROCKWALL, TX 75087

JOHNSON BERTON C & SONYA L
2611 NOVA PARK CT
ROCKWALL, TX 75087

FISCHER JOHN C
2620 ARGYLE SHORE DR
ROCKWALL, TX 75087

PARAMEDHWARAN KODEESWARAN AND
GNANACHCHELVI
2620 NOVA PARK CT
ROCKWALL, TX 75087

PEPPER-FARRIS JO ANN
2621 EGANRIDGE LN
ROCKWALL, TX 75087

REITZ DAVID
2621 NOVA PARK CT
ROCKWALL, TX 75087

LATIMER DANIEL AND TRICIA
2630 ARGYLE SHORE DR
ROCKWALL, TX 75087

CARDENAS MIRTHA
2630 NOVA PARK COURT
ROCKWALL, TX 75087

NEILL JEFFREY & ASHLEI C
2631 EGANRIDGE LN
ROCKWALL, TX 75087

HUGHES SHAWN D & KIMBERLY S
2631 NOVA PARK COURT
ROCKWALL, TX 75087

RIGGS ROBERT THOMAS & NOELLE MARIE
2640 ARGYLE SHORE DRIVE
ROCKWALL, TX 75087

WILLIAMS MICHAEL L
2640 NOVA PARK CT
ROCKWALL, TX 75087

HENRY MICHAEL & JENNIFER
2641 EGANRIDGE LN
ROCKWALL, TX 75087

HABER TRAVIS
2641 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2650 ARGYLE SHORE DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2650 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2651 NOVA PARK CT
ROCKWALL, TX 75087

BARTLEY JOSHUA AND ASHLEY
2651 EGANRIDGE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
2660 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2661 EGANRIDGE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
2661 NOVA PARK CT
ROCKWALL, TX 75087

CONINE CHRIS
2670 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2671 NOVA PARK CT
ROCKWALL, TX 75087

VITA JOSEPH W
2671 EGANRIDGE LN
ROCKWALL, TX 75087

ADKINS CHRISTOPHER P AND DESIREE N
2680 NOVA PARK CT
ROCKWALL, TX 75087

MCKINNEY JUDY ANN LIPPERT
2681 EGANRIDGE LANE
ROCKWALL, TX 75087

VELA ELIAS
2681 NOVA PARK
ROCKWALL, TX 75087

JERNIGAN WILLIAM CHAD
2690 NOVA PARK COURT
ROCKWALL, TX 75087

HOGUE MELBA J
2691 EGANRIDGE LANE
WYLIE, TX 75087

GALYON KELLY MELISSA
2691 NOVA PARK CT
ROCKWALL, TX 75087

CARRIS RONALD WILLIAM
2700 NOVA PARK CT
ROCKWALL, TX 75087

SIEGELMAN LORI GOODWIN
2701 EGANRIDGE LN
ROCKWALL, TX 75087

PARKS NADINE R
2701 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2710 BEACON HILL DR
ROCKWALL, TX 75087

SMITHERS VICTORIA & DAVID
2710 NOVA PARK CT
ROCKWALL, TX 75087

DILBECK JAMES SCOTT AND HILLARY ANN
2711 EGANRIDGE LN
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R
2711 NOVA PARK CT
ROCKWALL, TX 75087

NEWBERRY JUSTIN AND ASHLIE
2720 BEACON HILL DR
ROCKWALL, TX 75087

IZAK MARY L
2720 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2721 NOVA PARK CT
ROCKWALL, TX 75087

PANOS HELEN
2721 EGANRIDGE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
2730 BEACON HILL DR
ROCKWALL, TX 75087

GILMORE PATRICK
2730 NOVA PARK CT
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY
2731 EGANRIDGE LN
ROCKWALL, TX 75087

LOWRANCE ALVA BERNICE LIFE ESTATE AND
PAMELA KAY GUTHRIE AND ROBERT LYNN
LOWRANCE
2731 NOVA PARK CT
ROCKWALL, TX 75087

MAUTNER ERIC MARK AND ALORA LUANA
2735 BEACON HILL DR
ROCKWALL, TX 75087

KEEL DON E & NANCY A
2740 BEACON HILL DR
ROCKWALL, TX 75087

NABI HOSNI A & LYNN
2740 NOVA PARK CT
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L
2741 NOVA PARK CT
ROCKWALL, TX 75087

BURNETT JOSEPH G & PHYLLIS L
2745 BEACON HILL DR
ROCKWALL, TX 75087

GRASTY RAYMOND B
2750 BEACON HILL DR
ROCKWALL, TX 75087

TUTTLE RICKIE LYNN & DEBRA DIANE
TUTTLE REVOCABLE LIVING TRUST
2755 BEACON HILL DR
ROCKWALL, TX 75087

SIMMONS JANAH
2760 BEACON HILL DR
ROCKWALL, TX 75087

SCHAFFHAUSER DANIEL L & SUSAN K
2765 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2770 BEACON HILL DR
ROCKWALL, TX 75087

THOMPSON DONALD AND MARY
2775 BEACON HILL DR
ROCKWALL, TX 75087

BRITTAIN WAYNE W &
BARBARA J
2780 BEACON HILL DR
ROCKWALL, TX 75087

BERGMANN KATHARINA
2785 BEACON HILL DR
ROCKWALL, TX 75087

PALMIERI SALVATORE & THERESE A
2790 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2795 BEACON HILL DR
ROCKWALL, TX 75087

ONEILL KATHLEEN E
2800 BEACON HILL DRIVE
ROCKWALL, TX 75087

CURRENT ADDRESS
2805 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2810 BEACON HILL DR
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D
2810 CAVENDISH CT
ROCKWALL, TX 75087

WALKER DONALD H
2815 BEACON HILL DR
ROCKWALL, TX 75087

HOLBROOK SANDRA
2820 BEACON HILL DR
ROCKWALL, TX 75087

EDWARDS SUSAN L
2820 CAVENDISH CT
ROCKWALL, TX 75087

JOHNSON DAVID J
2825 BEACON HILL DR
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED
2830 BEACON HILL DR
ROCKWALL, TX 75087

CHIU THOMAS
301 CRESTBROOK
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

SEVAJIAN MARITAL TRUST
LUTHER C SEVAJIAN TRUSTEE
3860 EDGEVIEW DRIVE
PASADENA, CA 91107

MAHONEY FAMILY TR
519 E INTERSTATE 30 0
ROCKWALL, TX 75087

LANG ROBERT
6 MEADOW LAKE DR
HEATH, TX 75032

ALEJOS ERIK J
6500 CHAMPION GRANDVIEW WAY APT 7102
AUSTIN, TX 78750

NABORS MIKE N ETUX JULIE
7101 HUNT LN
ROCKWALL, TX 75087

DOWNS MICHAEL
7103 HUNT LN
ROCKWALL, TX 75087

CURRENT ADDRESS
7105 HUNT LN
ROCKWALL, TX 75087

COLLINS GUY R JR AND HOPE J
806 CALM CREST DR
ROCKWALL, TX 75087

TARBERT LLC
8665 EAST HARTFORD DRIVE 0
SCOTTSDALE, AZ 85255

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

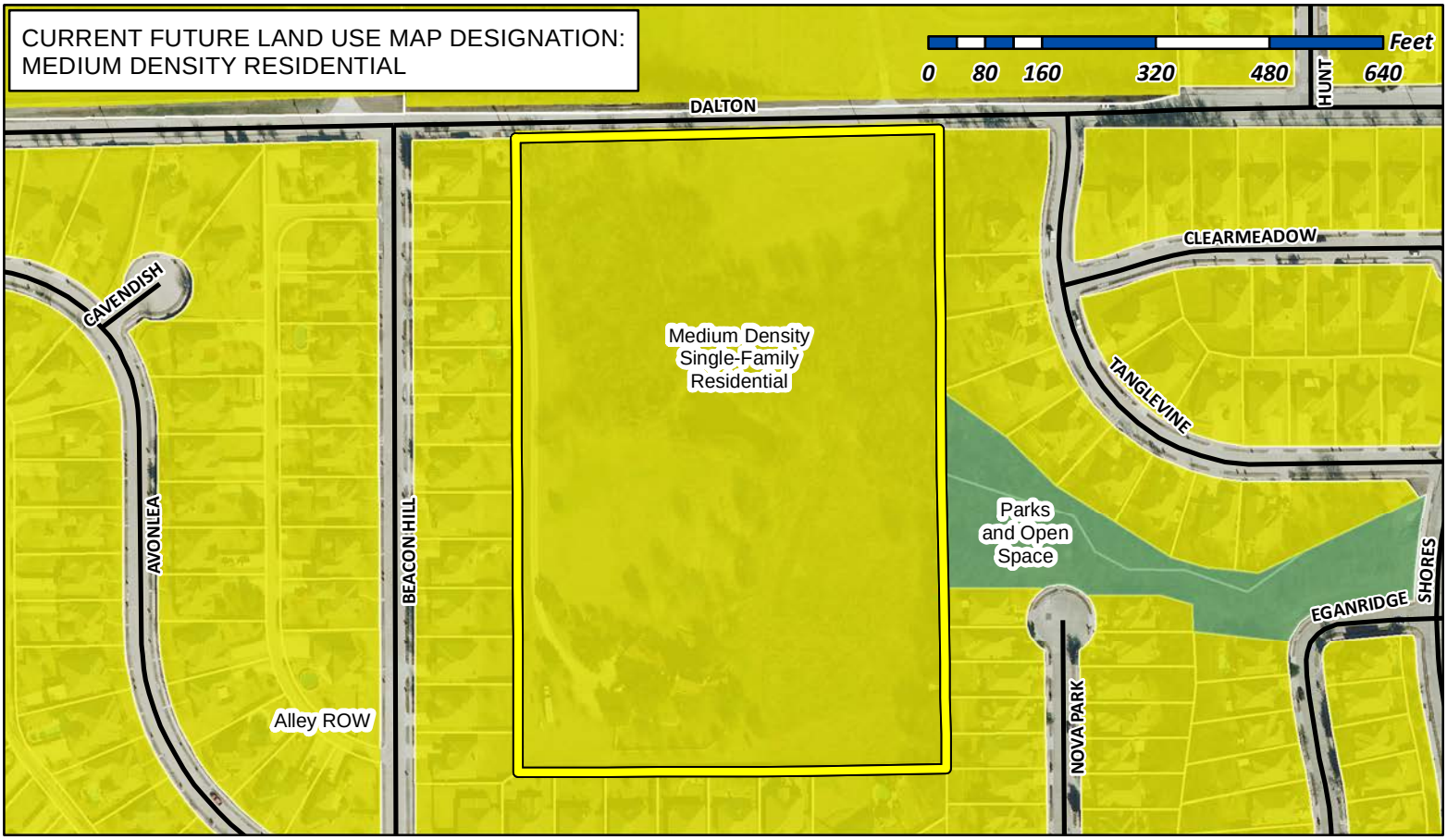
HODGDON DAVID L & SUE WYCHE
PO BOX 1106
ROCKWALL, TX 75087

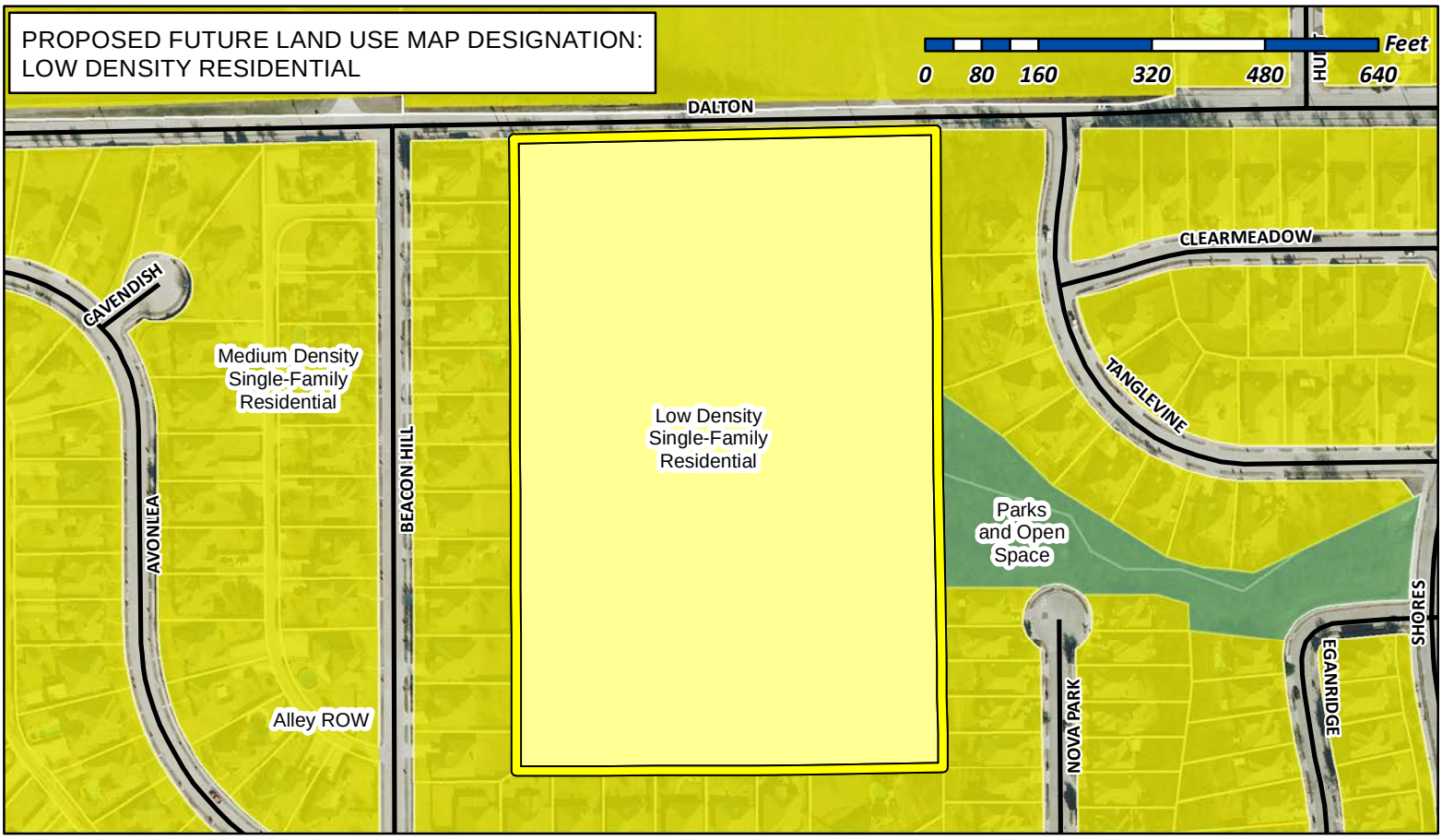
FISHER GENE J & CHRISTINE
PO BOX 1944
ROCKWALL, TX 75087

ESB PRIVATE TRUST
FROST BANK TRUSTEE
PO BOX 226657
DALLAS, TX 75222

FLORES JAMES AND
PATRICIA ORR FLORES
PO BOX 237
ROCKWALL, TX 75087

FLORES JAMES & PATRICIA
PO BOX 992
ROCKWALL, TX 75087





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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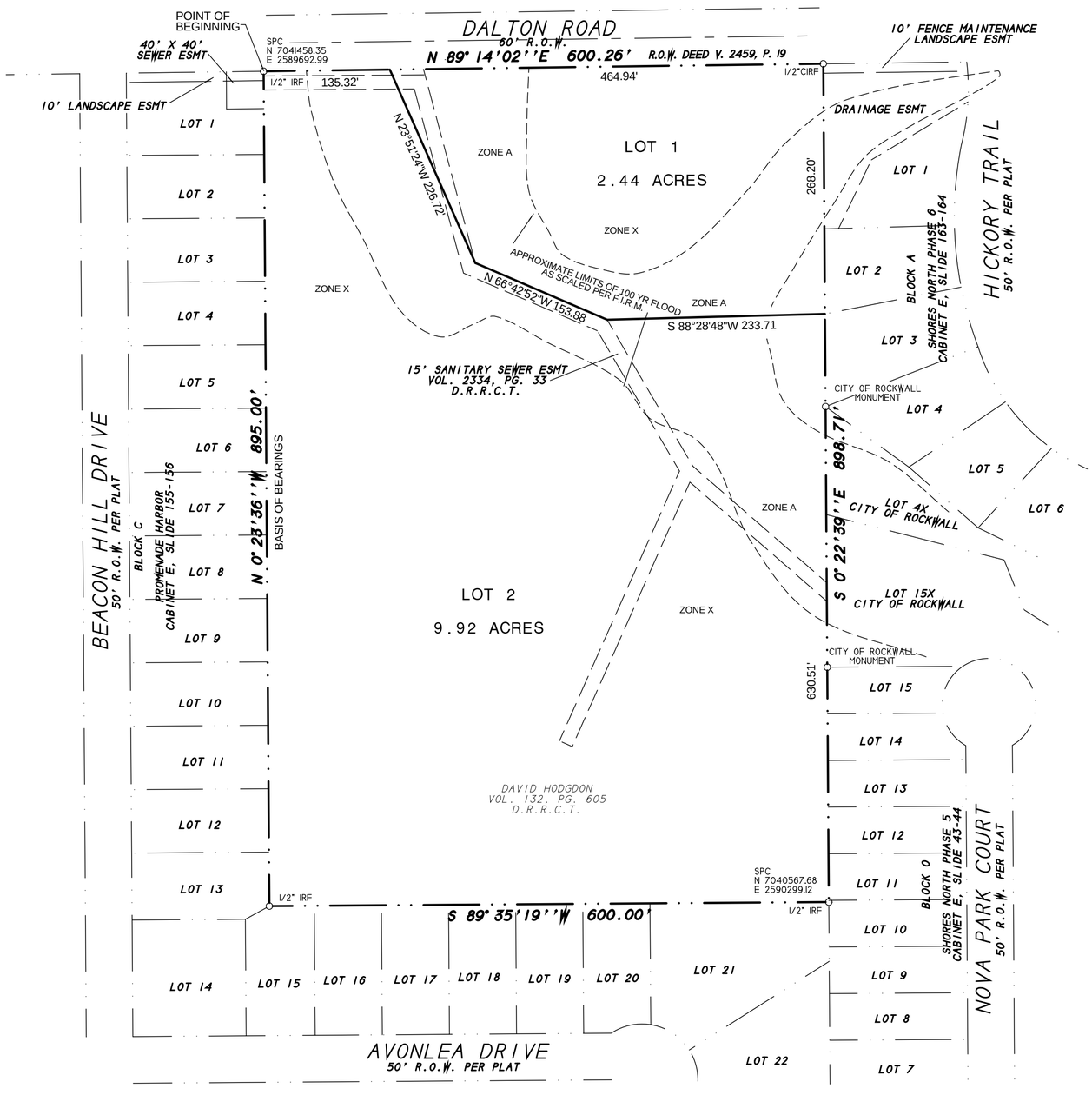
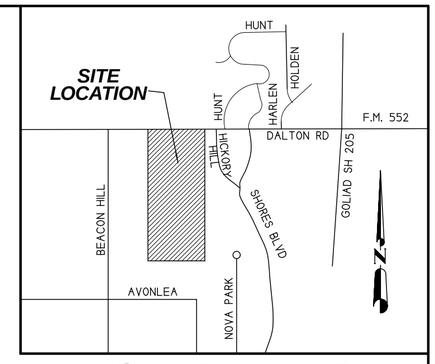
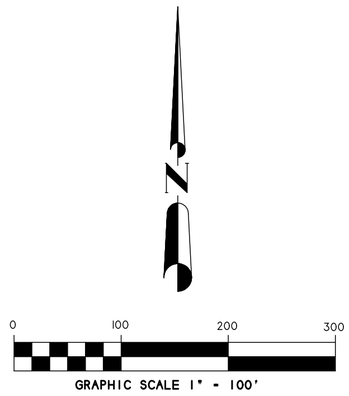




VICINITY MAP
N.T.S.



FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	I/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE SEPTEMBER 9, 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID L. HODGDON and SUE WYCHE HODGDON, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the THOMAS DEAN SURVEY, ABSTRACT NO. 69, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to David L. Hodgdon, as recorded in Volume 132, Page 605 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for corner at the Northeast corner of Lot 1, Block C of PROMENADE HARBOR, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 155, of the Plat Records of Rockwall County, Texas, and at the intersection of the South right-of-way line of Dalton Road, per Volume 2459, Page 19 of the Real Property Records of Rockwall County, Texas, with the west boundary line of said Hodgdon tract;

THENCE N. 89 deg. 14 min. 02 sec. E. along the South right-of-way line of Dalton Road, a distance of 600.26 feet to a 1/2" iron rod with plastic cap found for corner at the northwest corner of Lot 1, Block A of SHORES NORTH PHASE 6, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 163 of the Plat Records of Rockwalll County, Texas;

THENCE S. 00 deg. 22 min. 39 sec. E. along the west of said Addition and the east line of Hodgdon tract, a distance of 898.71 feet to a 1/2" iron rod found for corner at the southeast corner of said Hodgdon tract;

THENCE S. 89 deg. 35 min. 19 sec. W. along the south boundary line of said tract, a distance of 600.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 23 min. 36 sec. W. along the west line of Hodgdon tract and east line of Promenade Harbor, a distance of 895.00 feet to the POINT OF BEGINNING and containing 538,224 square feet or 12.36 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HODGDON ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I further certify that all other parties who have a mortgage or lien interest in the HODGDON ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
DAVID L. HODGDON

_____
SUE WYCHE HODGDON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID L. HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUE WYCHE HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HODGDON ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE SEPTEMBER 9, 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

CASE P2017-

City of Rockwall

Project Plan Review History

Project Number	Z2017-046	**Owner**	MCLENDON, COMPANY THE	**Applied**	9/17/2017 LM
Project Name	Terracina Phase II - Amend PD-82	**Applicant**	DOUGLAS PROPERTIES INC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	9/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
ROCHELLE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
TIMBER CREEK ESTATES	8	NULL	8	0186-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/20/2017	3	COMMENTS	See Comments
(9/20/2017 1:50 PM AW) - See markup - Need off-site right-of-way to FM 549 - Developer needs to pay to have the sewer infrastructure evaluated - Timbercreek lift station upgrade - Sewer pro-rata due - Must meet all engineering requirements - TIA will be required for FM 549 - Must install all infrastructure in the Master Water and Sewer plans + any to accommodate their site - Not supplied by City of Rockwall water. Please contact the engineering department for options							
FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	APPROVED	see commnet
(9/21/2017 1:26 PM AA) Must meet all fire department requirements.							
PLANNING	David Gonzales	9/17/2017	9/24/2017	9/19/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future submittals please include the Case Number (Z2017-046) in the lower right hand corner.

• Please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for October 10, 2017.

• Please make the following corrections/additions to the Concept Plan:

(1) Correct and/or include the following within the legend:
a. Maximum Density - 2.506 d.u/acre
b. Provide Canopy Trees at 1 per 50 Linear Feet of Frontage (Open Space/Trails/Park Area) -- as depicted on the Ph II Open Space Plan.
c. Change Open Space calculation to equal 20.3% Total Open Space.
(2) Provide a typical street cross section for the proposed Minor Collector street to be located along the southern portion of the development, as indicated on the City's Thoroughfare Plan.

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) The plan also requires that all lots less than 12,000 sq. ft. must be located within 800-ft of a public park or open space corridor in order to benefit from a property value premium. Provide an exhibit indicating conformance to this requirement.
(2) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

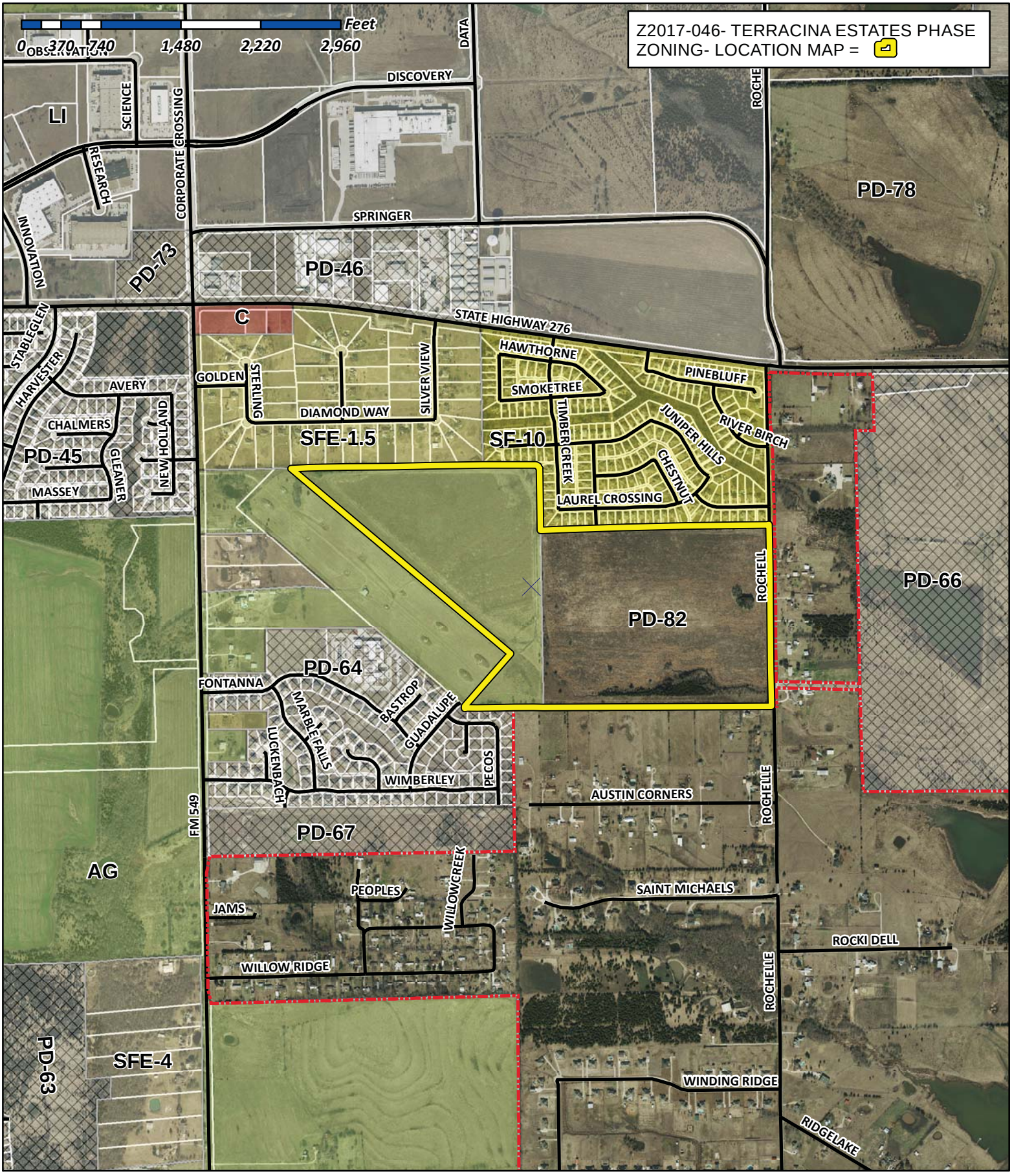
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]							
City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]							



TERRACINA PHASE II / OPEN SPACE PLAN

City of Rockwall, Texas

CODY JOHNSON
s·t·u·d·i·o



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Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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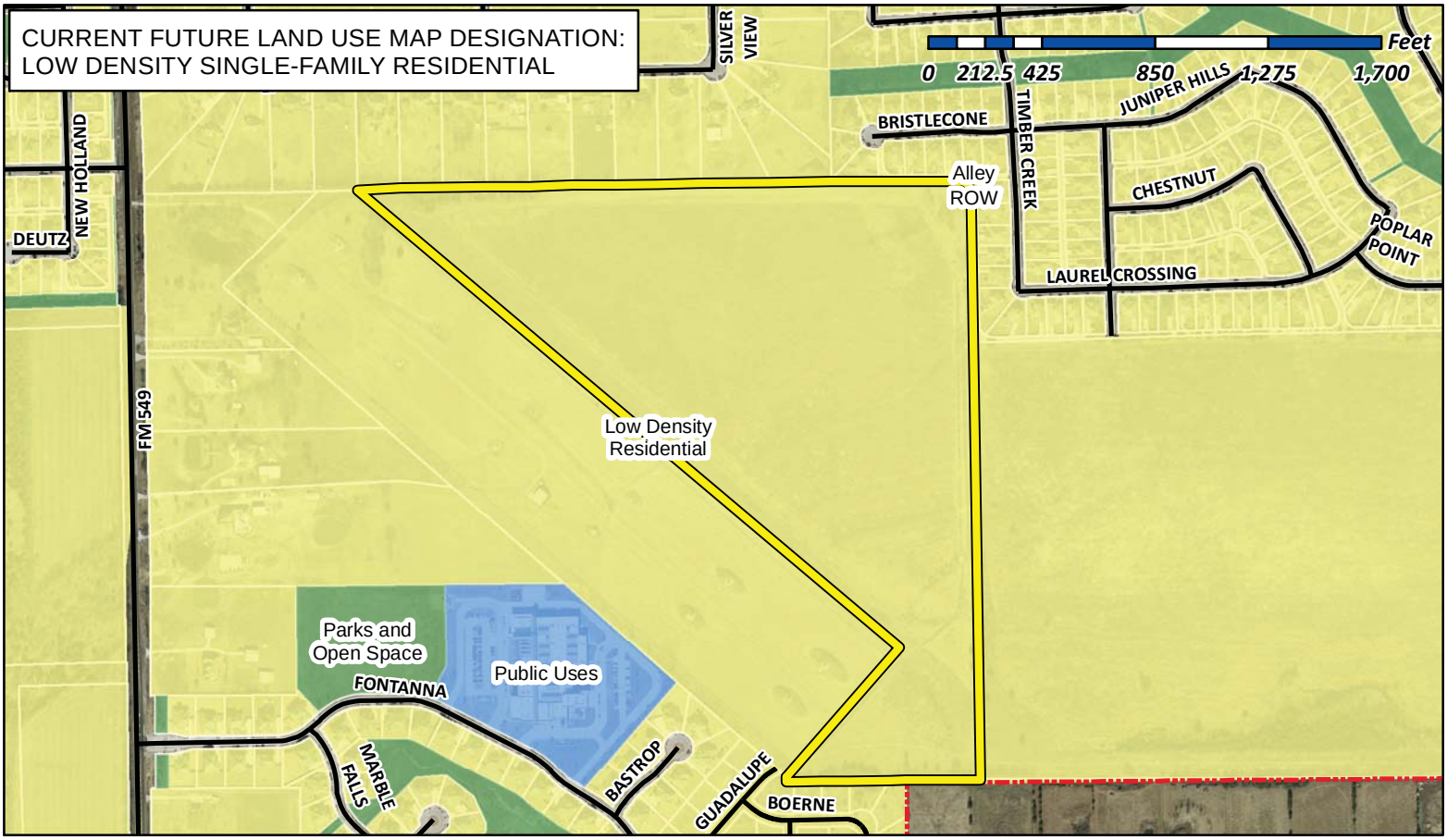

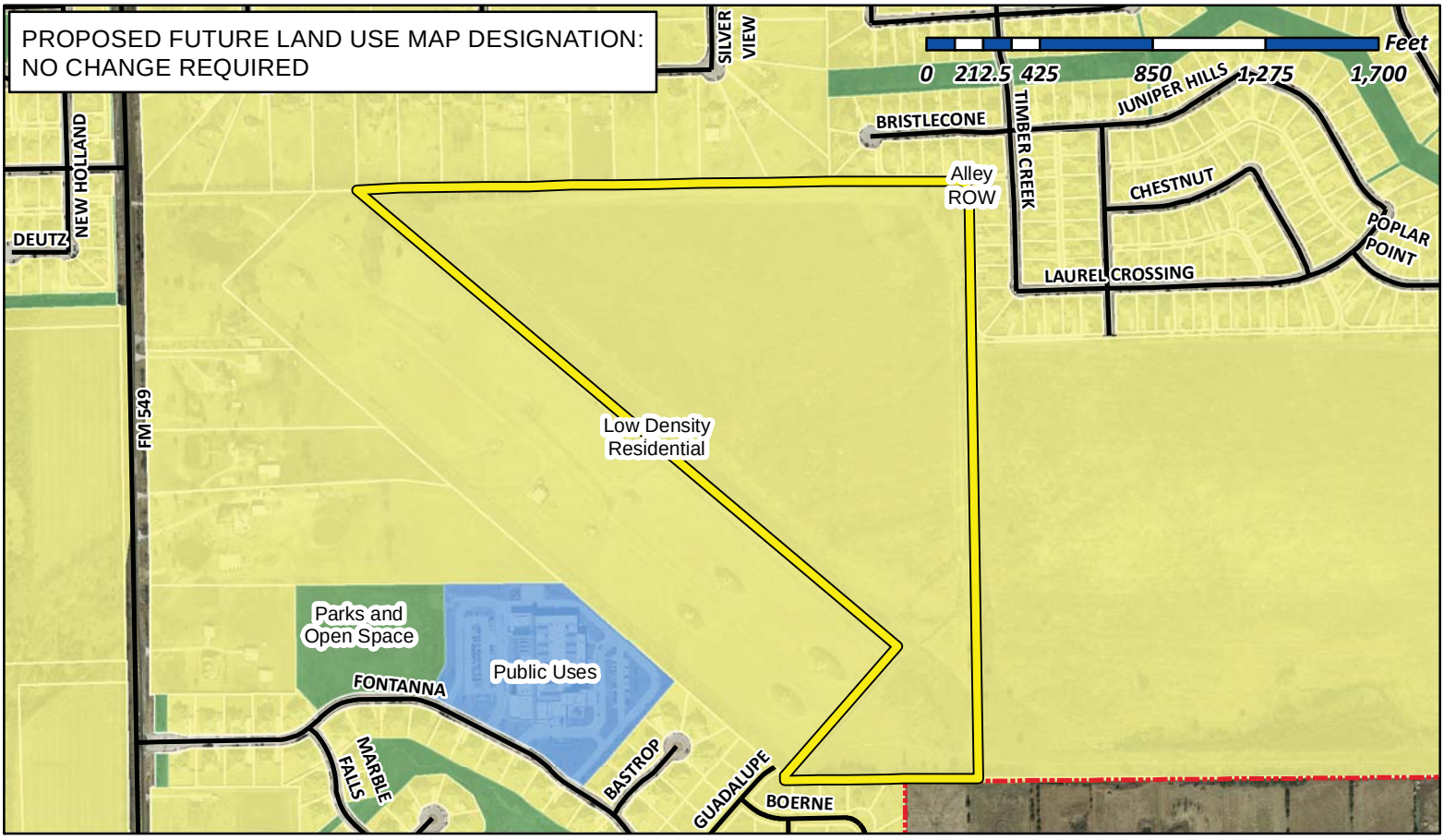

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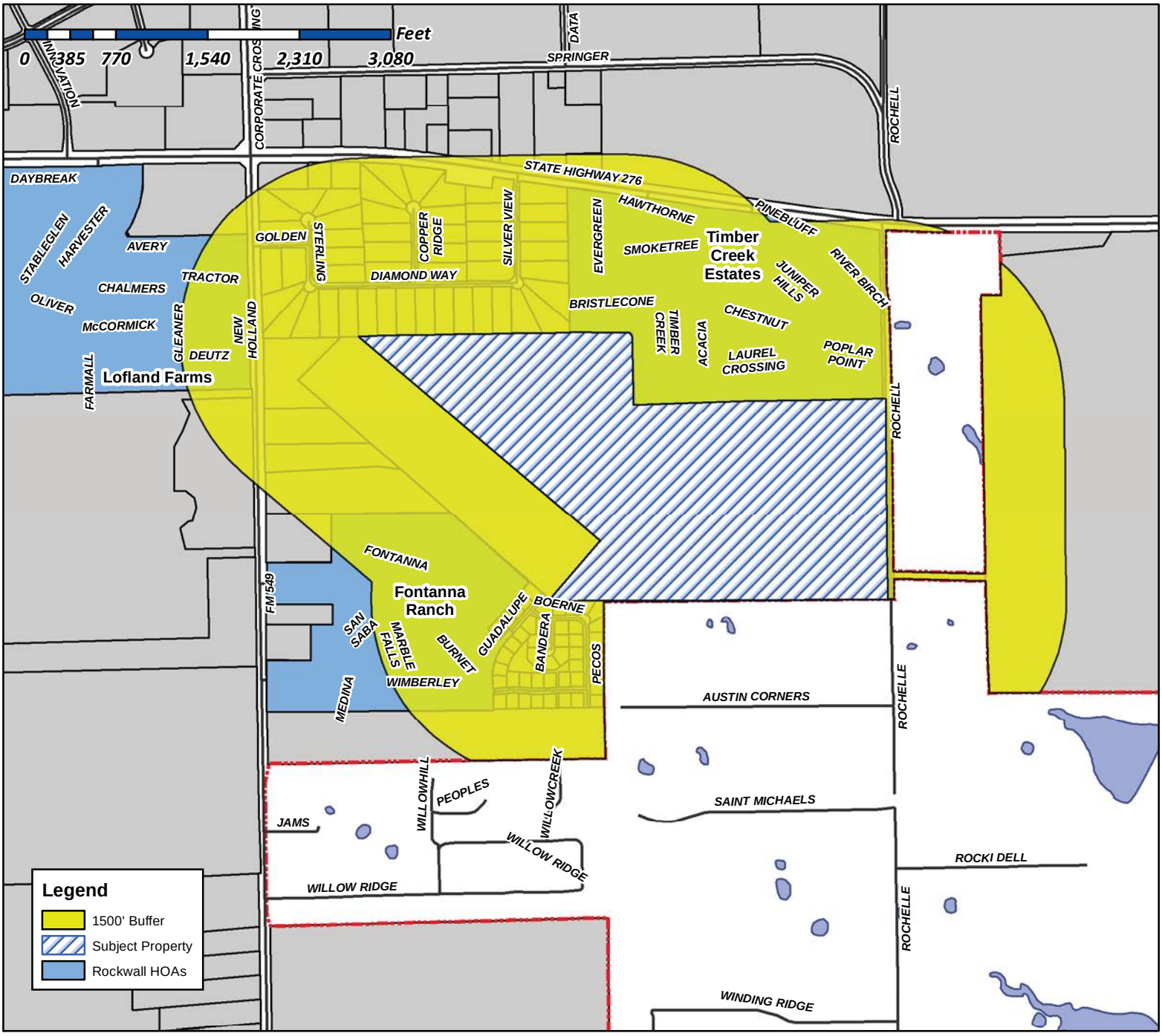
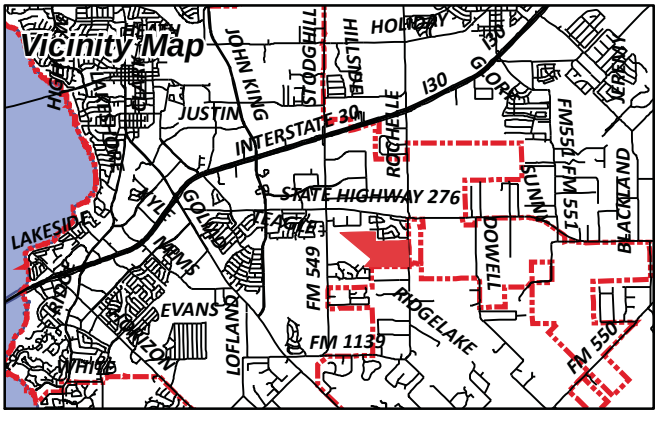


Case Number: Z2017-046
Case Name: Terracina Estates Phase
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Rochell Road



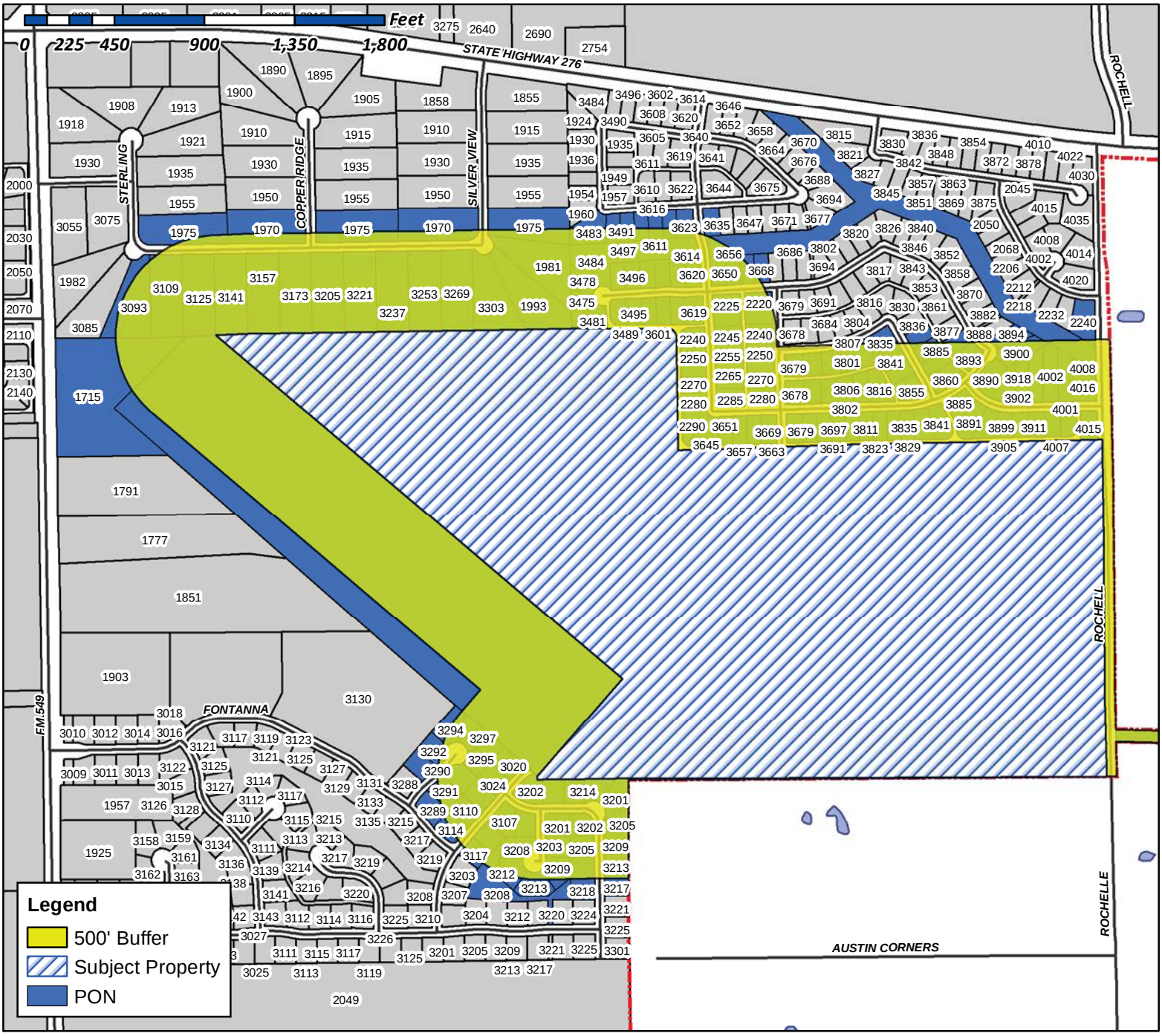
Date Created: 09/15/2017

For Questions on this Case Call (972) 771-7745

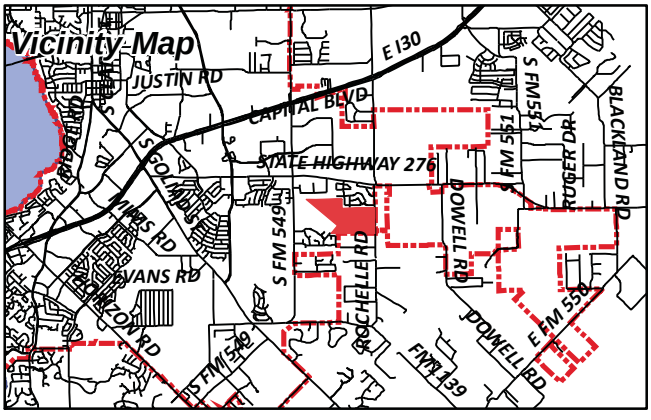
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2017-046
Case Name: Terracina Estates Phase
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Rochell Road



Date Created: 09/15/2017
For Questions on this Case Call (972) 771-7745

KELLEY CHRISTOPHER & KELLY

3623 SMOKETREE DR
CRW, TX 75032

STEMBRIDGE VINCENT & ANGELA

3605 SMOKETREE DR
CRW, TX 75032

DAVIS SABRINA

3611 SMOKETREE DR
CRW, TX 75032

MENDOZA DANIEL & KELLY

3617 SMOKETREE DR
CRW, TX 75032

HOUCK BARBARA JOAN

5918 BUFFRIDGE TRAIL
CRW, TX 75252

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
CRW, TX 75032

BEAN RUSSELL S & JESSICA D

3823 LAUREL CROSSING DRIVE
CRW, TX 75032

FERGUSON MONDE & JONATHAN

3919 POPLAR POINT DR
CRW, TX 75032

BASWELL KEVIN T & SUZANN J

1715 S FM 549
CRW, TX 75032

BETTS LONNIE L

3601 BRISTLECONE CT
CRW, TX 75032

DAVENPORT LINDSEY ELAINE AND
DREW ALLEN CARSON
3619 BRISTLECONE CT
CRW, TX 75032

GUAN HAIHUI & YUFENG TANG

1024 BUBB RD
CRW, CA 95014

HILL STEVEN W & PAMELA L

2240 TIMBER CREEK DR
CRW, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS

1975 STERLING CT
CRW, TX 75032

GIDDENS ANTHONY & JERELYNN

2250 TIMBER CREEK DR
CRW, TX 75032

ROBINSON MARCELLE & COREY

2260 TIMBER CREEK DRIVE
CRW, TX 75032

BINNS SHERI M & RONNIE

3490 BRISTLECONE CT
CRW, TX 75032

EVERGREEN HOLDINGS LLC

716 COUNTRY CLUB DR
CRW, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC

ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
CRW, CA 91301

SMITH OLIVER HUGHIE & NATASHA COLETTE

3885 JUNIPER HILLS DR
CRW, TX 75032

BENNETT CLAY

3893 JUNIPER HILLS DR
CRW, TX 75032

MOORE WARD J

PO BOX 29068
CRW, CA 94129

DUMAS CAMERON

39 ALMADOR
CRW, CA 92614

MELLEN JUSTIN C & CRYSTAL R

3848 CHESTNUT TRL
CRW, TX 75032

HARRISON CLINTON

3842 CHESTNUT TRL
CRW, TX 75032

CITY OF ROCKWALL

CRW, 00000

KLESMIT ANN

3685 CHESTNUT TRL
CRW, TX 75032

MORGAN PAUL R

3483 SMOKETREE DR
CRW, TX 75032

VENTURA CELYN A

3829 LAUREL CROSSING DR
CRW, TX 75032

JENKINS LOY S AND CAROL J

3835 LAUREL CROSSING DR
CRW, TX 75032

COPPOCK MICHAEL & LANESSA

3817 LAUREL CROSSING
CRW, TX 75032

BARNES JENNIFER L

3801 CHESTNUT TRL
CRW, TX 75032

PAPPAS NICHOLAS

11595 MINES RD
CRW, CA 94550

HUTTON RENELL AND JAMES

3269 DIAMOND WAY DR
CRW, TX 75032

SHARPE CHARLES & MYRA JO

3835 CHESTNUT TRL
CRW, TX 75032

GOMEZ OSCAR SR

3841 LAUREL CROSSING DR
CRW, TX 75032

CRAIG RANCE AUSTIN

3802 LAUREL CROSSING DRIVE
CRW, TX 75032

HOGUE THOMAS E AND
MARGARET WILSON
3303 DIAMOND WAY DRIVE
CRW, TX 75032

STEWART TOMMY & ANNETT

1970 SILVER VIEW LANE
CRW, TX 75032

HOCKINSON KIRK & KAREN

25 PRAIRIE FALCON DR
CRW, CA 94949

BROWN CHARLES W & MARIA S

3650 JUNIPER HILLS DR
CRW, TX 75032

BASHAM RYAN

3905 POPLAR POINT DR
CRW, TX 75032

ELLINGSON NATHAN AND ALISSA

3899 POPLAR POINT DR
CRW, TX 75032

PAPPAS NICHOLAS

11595 MINES RD
CRW, CA 94550

NEEB ASHTON J AND BETHANY G

4015 POPLAR POINT DR
CRW, TX 75032

HARVEY DOUGLAS & DANA

1993 SILVER VIEW LN
CRW, TX 75032

KNEAREM BEAU J

3885 POPLAR POINT DR
CRW, TX 75032

WILLIAMS MICHAEL AND MICHELLE

3891 POPLAR POINT DR
CRW, TX 75032

SHEN HANOANH MICHELLE

PO BOX 794977
CRW, TX 75379

CARR JIMMIE T

506 GILTIN DR
CRW, TX 76006

NOTT PHILLIP

3855 CHESTNUT TRAIL
CRW, TX 75032

CLIFTON STEPHEN E

1273 HIGHLAND DR
CRW, TX 75087

BRECKENRIDGE BYRON LEE JR

3697 LAUREL CROSSING DRIVE
CRW, TX 75032

FIELDS GREGORY & TESSARA

3805 LAUREL CROSSING DR
CRW, TX 75032

MALTEZ RAOUL A

PO BOX 1314
CRW, CA 95628

HELMS DEBBIE B

1975 COPPER RIDGE CIR
CRW, TX 75032

ANUAR MOSHE & KAREN

3801 NW 97TH AVE
CRW, FL 33024

SUTKER ITAI

17353 HATTERAS ST
CRW, CA 91316

MCCAIG LINDA S

3806 LAUREL CROSSING DRIVE
CRW, TX 75032

MCCARTER CHARLES & MARIA C

3841 CHESTNUT TRAIL
CRW, TX 75032

MILLER HEATHER F AND
GARY W AND VICKI MILLER
616 PLANTATION ST
CRW, TX 75150

FLORENCE ROBERT J & CANDICE J

3635 SMOKETREE DR
CRW, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC

ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
CRW, CA 91301

MCCUEN STEVEN W

PO BOX 953
CRW, TX 75087

CAIN EULIN K II & ANITA J

3237 DIAMOND WAY DR
CRW, TX 75032

DURKEE DAVID M

3253 DIAMOND WAY DRIVE
CRW, TX 75032

CLARK JUSTIN L

3651 LAUREL CROSSING DRIVE
CRW, TX 75032

COURTNEY SHANNON AND SHAMBRICA

3657 LAUREL CROSSING DR
CRW, TX 75032

KYLE LAURA

3663 LAUREL CROSSING DRIVE
CRW, TX 75032

EMERY DIANE MEYER

2706 SUZANNE DR
CRW, TX 75088

KILLINGSWORTH WILLIAM R AND
MARY ANN PETTON
3679 LAUREL CROSSING
CRW, TX 75032

HOWLE MICHELE

2255 TIMBER CREEK DR
CRW, TX 75032

LUTTRELL OSCAR & JEAN

2265 TIMBER CREEK DR
CRW, TX 75032

AMH 2015-1 BORROWER LLC

30601 AGOURA RD SUITE 200
CRW, CA 91301

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST

9710 OCTOBER GLORY LN
CRW, TX 75089

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
CRW, CA 92117

MAAYEH SOUHELL

2270 ACACIA DRIVE
CRW, TX 75032

MCCUEN STEVE

714 BAXTER TR
CRW, TX 75087

MCCUEN STEVEN

PO BOX 953
CRW, TX 75087

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
CRW, CA 92117

KUREHA TOSHINARI

2084 QUEENS LN
CRW, CA 94402

TAFT GRANT A & BONNIE L

1040 PULLEN RD
CRW, TX 75032

DWIRE JASON

3495 BRISTLECONE CT
CRW, TX 75032

HOLMES NILES W & LINDA F
NILES HOLMES PC
122 JAMES DR
CRW, TX 75032

KRANTZ LISA K WARE & ADAM L

3662 JUNIPER HILLS DR
CRW, TX 75032

MCKINNEY BRIAN DALE & DEBORAH MICHELLE

30 WINDSOR DRIVE
CRW, TX 75032

CHAPMAN JERREL & MELBA

3173 DIAMOND WAY DR
CRW, TX 75032

ROWELL ARNOLD B & JACQUELYN

3860 CHESTNUT TRL
CRW, TX 75032

BATEY DONALD J AND DONNA S

3854 CHESTNUT TR
CRW, TX 75032

MILLER ERROL D & VICKI S

3205 DIAMOND WAY DRIVE
CRW, TX 75032

HALBROOK R D & MARLENE S

3221 DIAMOND WAY DR
CRW, TX 75032

NORVELL MONTY G & TERESA A

3614 BRISTLECONE CT
CRW, TX 75032

HOLT BRETT F AND SUSAN L

3608 BRISTLECONE CT
CRW, TX 75032

DUREAULT-SIMONS SUZANNE P & MALCOLM THOMAS SIMONS

3602 BRISTLECONE COURT
CRW, TX 75032

GRADINARU IRINA M AND ALEXANDRU GRADINARU
3496 BRISTLECONE COURT
CRW, TX 75032

ZHIXING REN & ZHIPU SHU

7572 BOLLINGER RD
CRW, CA 95014

BROWN JOHN WENDELL

3478 BRISTLECONE COURT
CRW, TX 75032

GRANGER KRISTIN & COREY

3475 BRISTLECONE CT
CRW, TX 75032

AMERICAN DREAM RENTALS LLC
A TEXAS LIMITED LIABILITY COMPANY
1285 NW PINE LAKE DR
CRW, FL 34994

CANTU JUAN GABRIEL JR AND DOREEN N

4016 POPLAR POINT DR
CRW, TX 75032

ROBERTSON JAMES E

1202 BAYSHORE DR
CRW, TX 75032

PROGRESS RESIDENTIAL 2015-3 BORROWER LLC

PO BOX 4090
CRW, AZ 85261

TIMMINS TERREL P

3109 DIAMOND WAY DR
CRW, TX 75032

TIBBS CHRISTOPHER B & DEANNA K
3125 DIAMOND WAY DR
CRW, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
CRW, TX 75032

COLEMAN GREGORY D & PAMELA A

3157 DIAMOND WAY DR
CRW, TX 75032

CROSSAN GEORGE N & JUDY A

3678 LAUREL CROSSING DR
CRW, TX 75032

PETERSON JUSTIN H & LAURA C REVOCABLE LIVING TRUST

9710 OCTOBER GLORY LN
CRW, TX 75089

BATES DOUGLAS & ANITA

4001 POPLAR POINT DR
CRW, TX 75032

STEINFELS MATHEW WAYNE

3620 BRISTLECONE CT
CRW, TX 75032

COVINGTON JAMES & AMY

2225 TIMBER CREEK DR
CRW, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC

ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
CRW, CA 91301

WADE JUSTIN J

2245 TIMBER CREEK DR
CRW, TX 75032

HUFF ARLENE R & ERIC

3093 DIAMOND WAY DR
CRW, TX 75032

DIAZ ARMANDO N

3491 SMOKETREE DR
CRW, TX 75032

COLLINSWORTH TERRY RAY & SHIRLEY ANN

3918 POPLAR POINT DRIVE
CRW, TX 75032

WILLIAMS DAVID R & LEAANN

4002 POPLAR POINT DR
CRW, TX 75032

HIGGINBOTHAM JANET R &
MELANIE A EDWARDS
2240 RIVERBIRCH LN
CRW, TX 75032

NEFF NATHANIEL J

3894 JUNIPER HILLS DR
CRW, TX 75032

FORTNER MICHAEL AND JENNIFER

3900 JUNIPER HILLS DR
CRW, TX 75032

CHAMBERS PATRICIA M

(MR) MAIL RETURNED BY POST OFFICE
CRW,

GERSON AND LESSER REVOCABLE TRUST
RANDI T GERSON AND SARA R LESSER TRUSTEES
387 43RD ST
CRW, CA 94609

MUMA JUSTIN D AND
JENNIFER L KING
3292 BASTROP CT
CRW, TX 75032

THOMAS JOHN SCOTT & TAMMY L

3890 POPLAR POINT DR
CRW, TX 75032

SINGLETARY JASON G & MONICA COGSWELL

3289 BASTROP COURT
CRW, TX 75032

FOSTER MONTY AND KIMBERLEE

3291 BASTROP CT
CRW, TX 75032

RITTER DAVID W

3290 BASTROP CT
CRW, TX 75032

BAGGETT BARBARA

1975 SILVER VIEW LN
CRW, TX 75032

KIBIRA SHERRY

1981 SILVER VIEW LN
CRW, TX 75032

GRAHAM MORTGAGE CORPORATION

3838 OAK LAWN AVENUE SUITE 1250
CRW, TX 75219

CITY OF ROCKWALL

CRW, 00000

WEST UNION INVESTMENT CO

23545 CRENSHAW BLVD STE 201
CRW, CA 90505

LANGFORD ROBERT S & JAIME

3293 BASTROP COURT
CRW, TX 75032

JENNINGS DONALD P & LINDA K

3294 BASTROP COURT
CRW, TX 75032

FREEMAN TODD M & JANA K

3297 BASTROP CT
CRW, TX 75032

ELLIOTT JOHNNY Y &
JERUSHA L
3295 BASTROP CT
CRW, TX 75032

IHEARTMEDIA TOWER CO I (AM) LLC
VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DR SUITE 200
CRW, FL 33487

MCLENDON COMPANY THE

13101 PRESTON RD STE 501
CRW, TX 75240

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRT, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

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CRW, TX 75230

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CRW, TX 75230

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CRW, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

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6750 HILLCREST PLAZA DR SUITE 213
CRT, TX 75230

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CRT, TX 75230

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6750 HILLCREST PLAZA DR SUITE 213
CRT, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRT, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

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6750 HILLCREST PLAZA DR SUITE 213
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6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

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ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Suite 200 Tel: 972-941-8400
Wylie, Texas 75098 Fax: 972-941-8401

September 15, 2017

Mr. Ryan Miller
CITY OF ROCKWALL
PLANNING & ZONNING
385 S. Goliad Street
Plano, TX 75087

RE: TERRACINA ESTATES
59.06 Acres
ROCKWALL, TX

Dear Mr. Miller

Douglas properties proposes to develop this tract to mirror Terracina Estates (PD – 82) which is also being developed by Douglas properties. The proposed open space percentages and amenities compliment Terracina Estates development, This development will provide a linear park system which when connecting to Terracina Estates will be nearly a mile of park with amenities maintained by the H.O.A.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

Richard Hovas, P.E.

ENGINEERING CONCEPT DESIGN, LP

DESCRIPTION
59.065 acre
John A. Ramsey Survey AB- 127
City of Rockwall, Rockwall County, Texas

BEING a 59.065 acre tract of land located in the John A. Ramsey Survey AB- 127, in the City of Rockwall, Rockwall County, Texas, being a part of Tracts 1 and 2 as described in a deed to The McClendon Corporation as recorded in, Volume 91 Page 526, Deed Records Rockwall County Texas (DRRCT) and more particularly described as follows;

COMMENCING at a found 1/2-inch iron rod for the southwest corner of Sterling Farms Addition, an Addition to the City of Rockwall as recorded Slide C, Page 396, Plat Records Rockwall County Texas (PRRCT), said point being in the common north line of said Tract 2, and being in the East right of way line for Farm to Market Road 543;

THENCE N 88°52'38" E with the common line of said McClendon Tract 2, and said Addition a distance of 805.64 feet to the POINT OF BEGINNING, from said point a found iron rod for the common southerly corner of Lots 17 and 16 of said Sterling Farms Addition bears S 88°52' W, 3.52 feet, and an iron rod with Powell & Powell Cap bears S 48°54' E, 6.45 feet;

THENCE N 88°52'36" E, a distance of 1773.18 feet to a point for southeast corner of said Sterling Farms Addition, and the westerly southwest corner of Timber Creek Estates, Phase 2 & 3, an Addition to the City of Rockwall as recorded in Cabinet E, Slides 55-57, Plat Records Rockwall County Texas (PRRCT);

THENCE easterly and southerly with the line common to said Timber Creek Estates and said McClendon tract 2 as follows:

N 89°51'04" E, a distance of 523.95 feet to a point for a corner in said common line;

S 01°05'16" E, a distance of 612.61 feet to a 1/2-inch iron rod for the southerly southwest corner of said Timber Creek Estates;

THENCE S 01°01'20" E continuing with the east line of said McClendon tract and with the west line of that West Union Investments, Co. tract as described in Volume 377, Page 273, Deed Records Rockwall County Texas, at 1644.86 feet pass a found 3/8-inch iron rod, continuing for a total distance of 1648.36 feet to a found fence post for corner, being on the north line of Ridge Haven Estates, an Addition to the City of Rockwall as recorded in Book A, Slide 213, (PRRCT);

THENCE N 88°53'47" W with the north line of said Addition, a distance of 284.75 feet to a found 1/2-inch iron rod for the northwest corner of said Addition, same being the northeast corner of Fontanna Ranch Phase II, an Addition to the City of Rockwall as recorded in Instrument No. 20170000010844, Official Public Records Rockwall County Texas (OPRRCT);

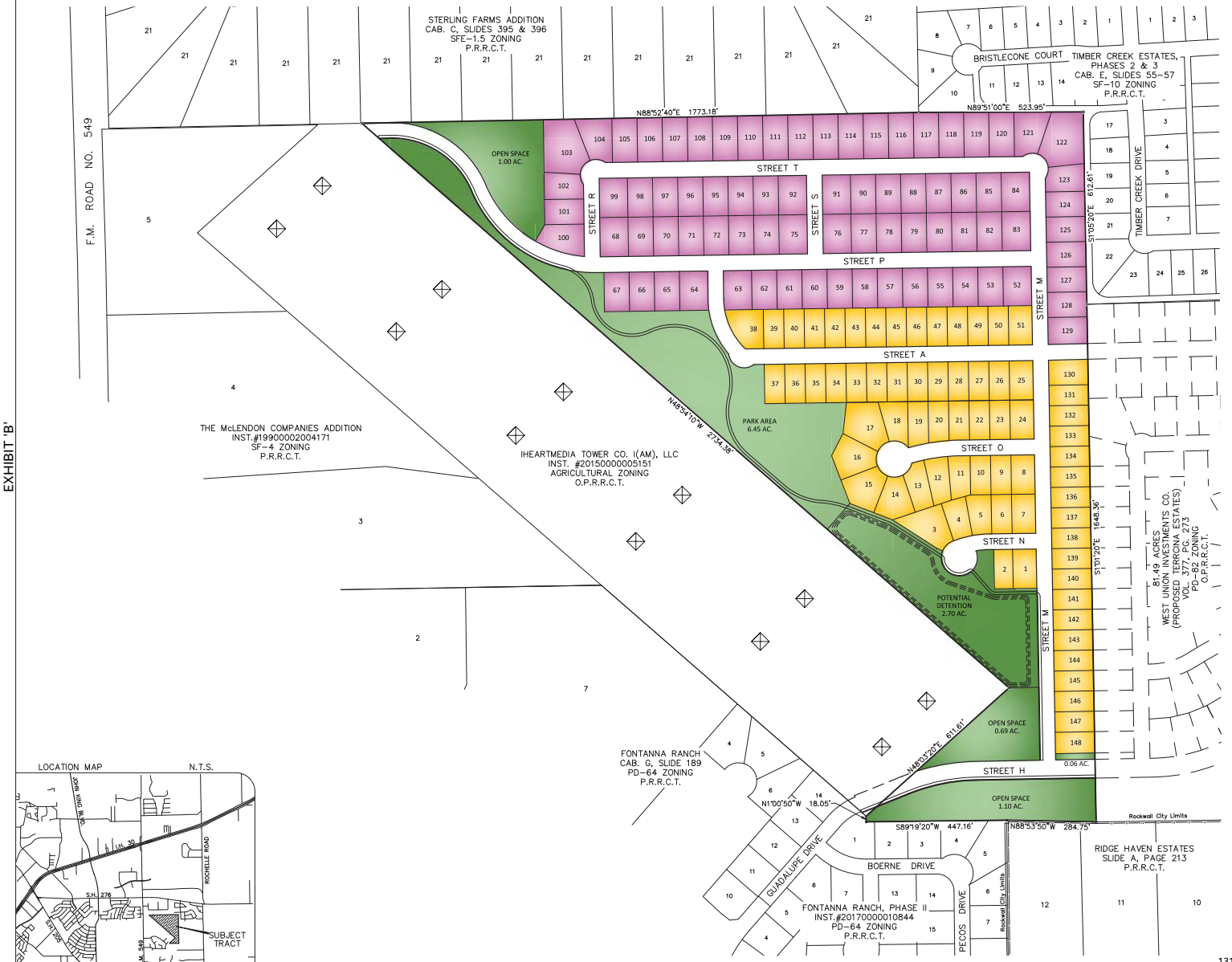
THENCE S 89°19'19" W with the north line of Fontanna Ranch, a distance of 447.16 feet to a found 1/2-inch iron rod;

THENCE N 01°00'46" W, a distance of 18.05 feet to a found iron rod with Powell & Powell cap for a corner of said Fontanna Ranch and being the southwesterly corner of that tact described in a Special Warranty Deed to iHeartMedia Tower Company, I, LLC, as recorded in Instrument No. 20150000005151, (OPRRCT);

THENCE N 48°03’24” E, a distance of 611.61 feet to a found ½-iron rod with Powell & Powell cap for the southeast corner of said iHeartMedia Tower Company tract;

THENCE N 48°54’08” W with the northeasterly line of said iHeartMedia Tower Company tract, a distance of 2734.38 feet to the POINT OF BEGINNING, and containing 59.065 acres of land, more or less.

EXHIBIT 'B'



LOCATION MAP N.T.S.

LAND USE SUMMARY

TOTAL ACREAGE	59.06 AC.	
MAXIMUM DENSITY	2.50 D.U/AC.	
TOTAL LOTS - 148	70 LOTS (65'x125')	
	78 LOTS (80'x125')	
TOTAL OPEN SPACE	12.00 AC. (20%)	
PARK AREA	6.45 AC.	(54%)
OPEN SPACE	2.85 AC.	(24%)
DETENTION	2.70 AC.	(22%)

OWNER:
THE McCLENDON COMPANY
13101 PRESTON ROAD, SUITE 501, DALLAS, TEXAS 75240
ISABEL GARRETT 972-991-1825 isabel@mclendonco.com

APPLICANT:
DOUGLAS PROPERTIES INC.
2309 AVENUE K, SUITE 100, PLANO, TEXAS 75074
JIM DOUGLAS 972-422-1658 jim.douglasproperties@gmail.com

N

150 0 75 150
Scale: 1" = 150'

CONCEPT PLAN

TERRACINA ESTATES PHASE II

ROCKWALL, TEXAS

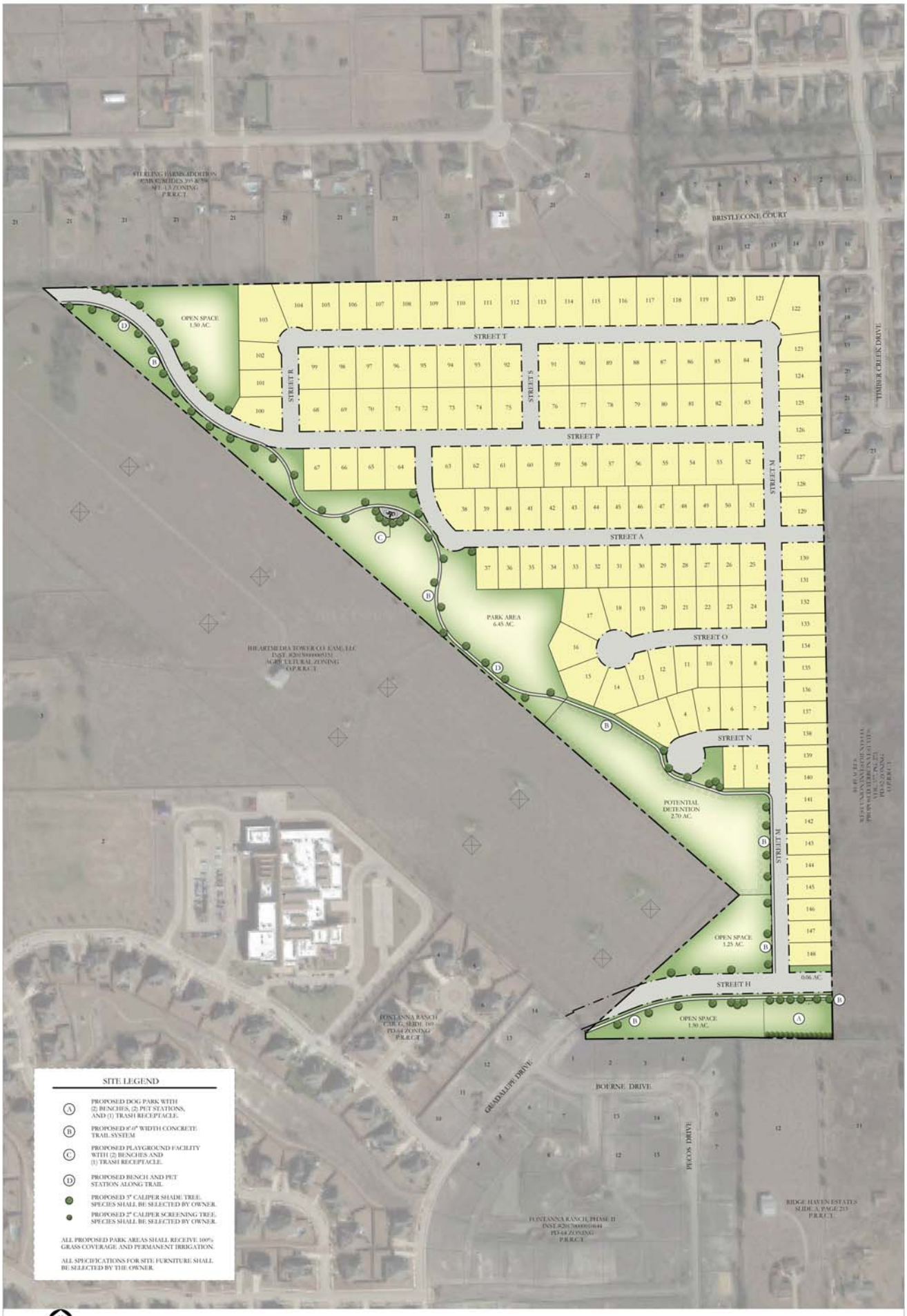
Engineer:

ENGINEERING CONCEPTS & DESIGN, L.P.

September 14, 2017

SHEET NO. 1 OF 1

PROJECT #06537



TERRACINA PHASE II / OPEN SPACE PLAN

City of Rockwall, Texas

CODY JOHNSON
s·t·u·d·i·o

City of Rockwall

Project Plan Review History

Project Number	Z2017-047	**Owner**	TRENT HYDE	**Applied**	9/17/2017 LM
Project Name	218 W. Quail Run Road	**Applicant**	TRENT HYDE	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	9/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
218 W QUAIL RUN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BARZ ACRE	NULL	NULL	NULL	5290-1620-A001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/17/2017	9/24/2017	9/20/2017	3	COMMENTS	
1. Must comply with 6' side setback.							
2. Must meet pool setbcak, 1:1 ration to the dept of the pool.							
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/20/2017	3	APPROVED	
FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	APPROVED	
PLANNING	Korey Brooks	9/17/2017	9/24/2017	9/22/2017	5	COMMENTS	Comments

(9/22/2017 8:26 AM KB)
Z2017-47 SUP for 218 W. Quail Run Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Roa

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-047) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 2, 2017. The Planning & Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting date for this case is October 10, 2017. A representative is required to attend all meetings.

I.5 The projected City Council meeting dates for this are October 16, 2017 and November 6, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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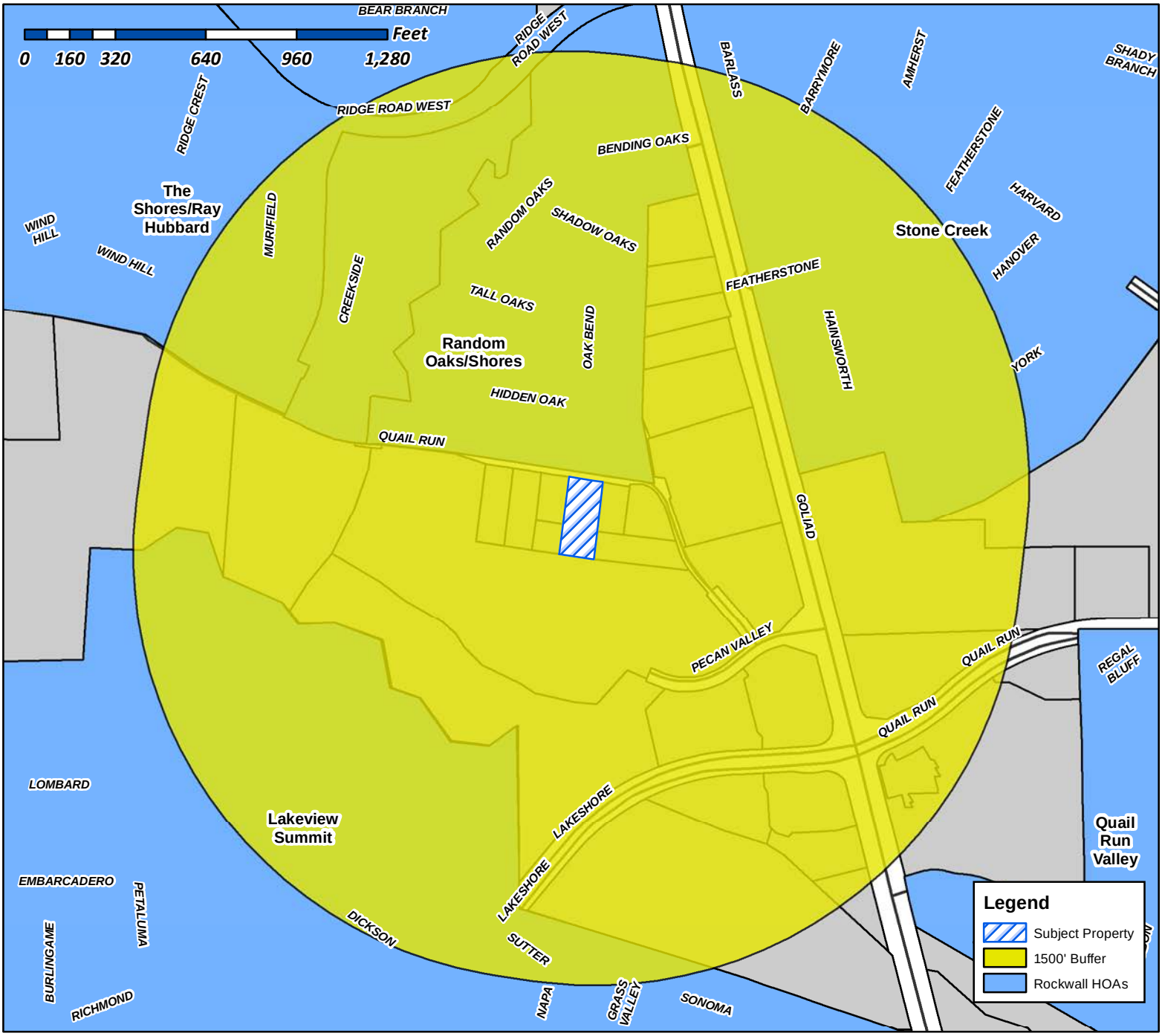
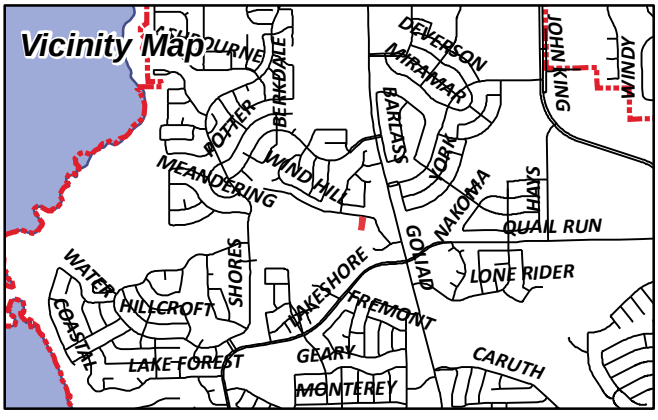


Case Number: Z2017-047
Case Name: SUP for 218 W. Quail Run Road
Case Type: SUP
Zoning: SF-10
Case Address: 218 W. Quail Run Road

Date Created: *09/17/2017*
For Questions on this Case Call (972) 771-7745



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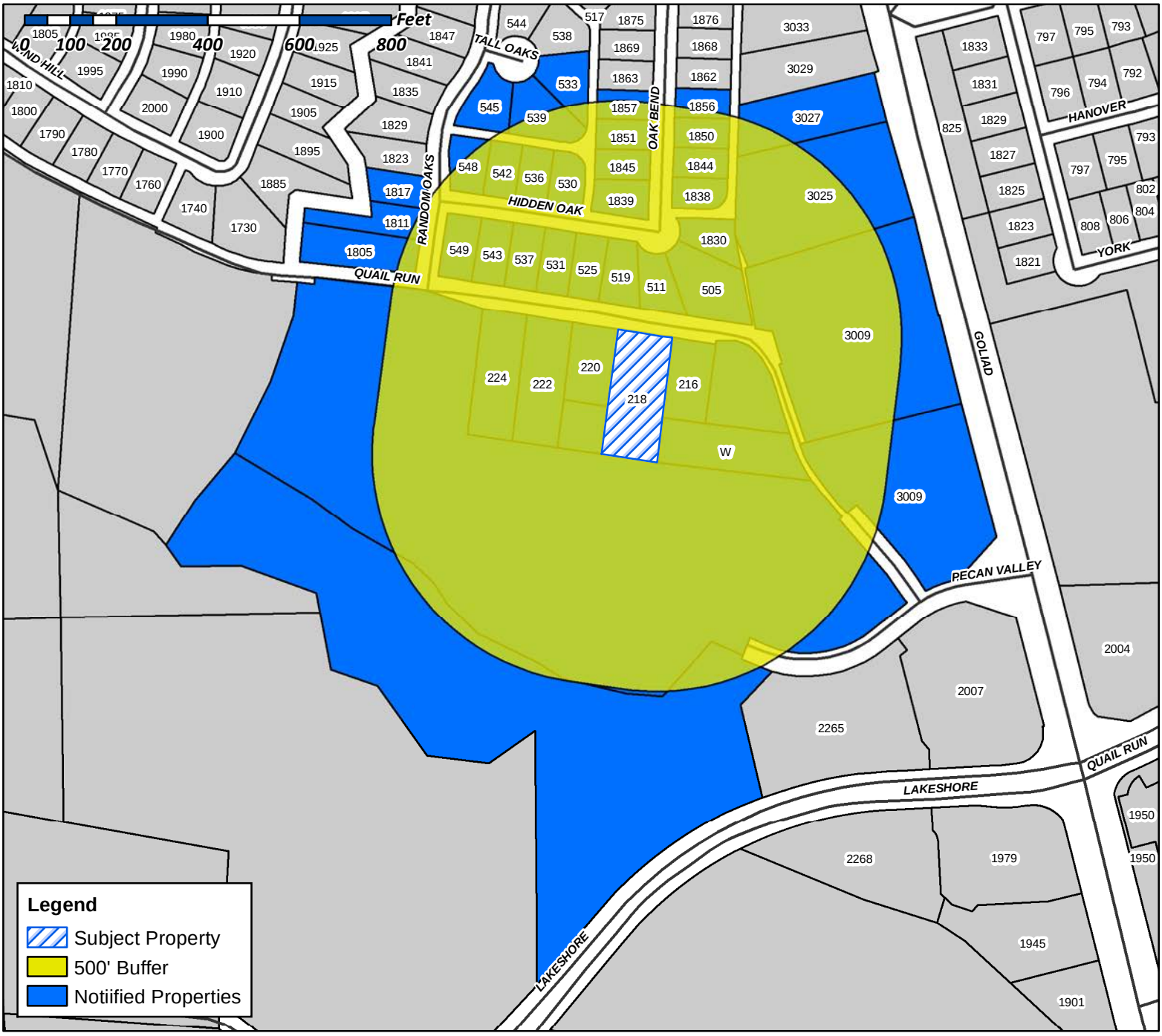

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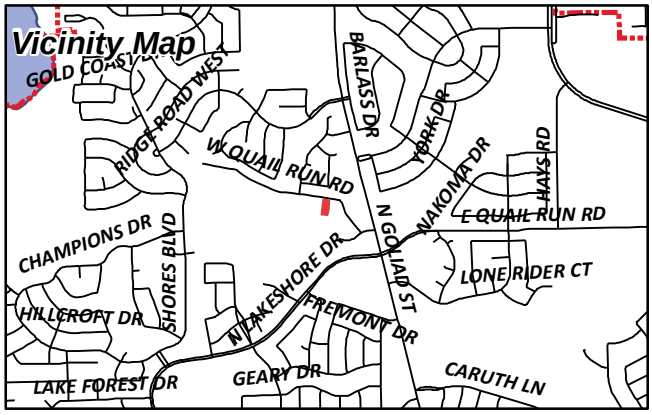


Date Created: 09/17/2017
For Questions on this Case Call (972) 771-7745

PRETIUM SFR HOLDING LLC
C/O PRETIUM MORTGAGE CREDIT MANAGEMENT
120 SOUTH SIXTH STREET SUITE 2100
MINNEAPOLIS, MN 55402

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD
1811 RANDOM OAKS DR
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE
1817 RANDOM OAKS DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1839 OAK BEND DR
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA
1845 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE
1851 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX 75087

RILEY JORI
1857 OAK BEND DR
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CANADA CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX
224 W QUAIL RUN RD
ROCKWALL, TX 75087

KHATER CHARLES J
2368 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A
530 HIDDEN OAK LN
ROCKWALL, TX 75087

HANKINS ANGELA &
MICHAEL ELDON WHIPPLE
531 HIDDEN OAK LN
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH
533 TALL OAKS PL
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA
536 HIDDEN OAK LN
ROCKWALL, TX 75087

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX 75087

WALN IRMA SUE
REVOCABLE LIVING TRUST
539 TALL OAKS PL
ROCKWALL, TX 75087

HAYES MELANIE S
542 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
543 HIDDEN OAK LN
ROCKWALL, TX 75087

VASQUEZ GLORIA
545 TALL OAKS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
548 HIDDEN OAK LN
ROCKWALL, TX 75087

GURSS JACK AND TAMERA
549 HIDDEN OAK LN
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

JENKINS BENJAMIN M & ANGELA K
P O BOX 2172
ROCKWALL, TX 75087

Trent Hyde
218 West Quail Run
Rockwall, TX 75087
214-924-9061 / 972-771-2292

September 13, 2017

To Whom It May Concern:

I, Trent Hyde, the property owner at 218 West Quail Run Road in Rockwall, Texas, is requesting permits to build a 700 square foot outdoor metal building to be used for additional storage at my residence.

Being that my property is almost an acre in size, I would like to construct this permanent building in my residential backyard.

Please provide your approval at your earliest convenience.

Thank you!

Trent Hyde

Trent Hyde

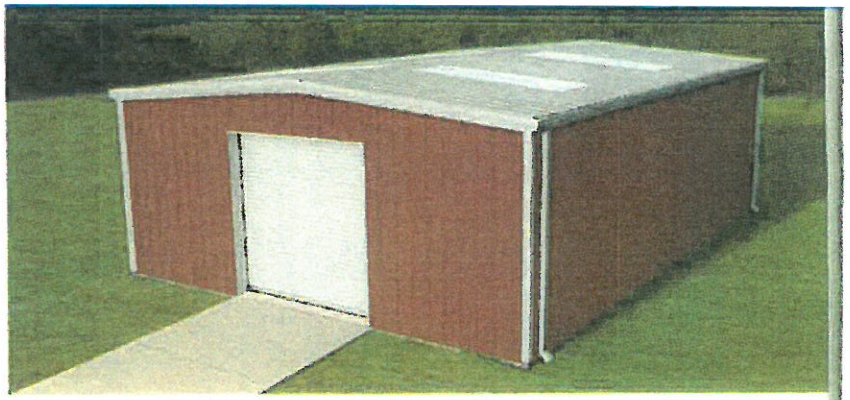


OPTIONAL ITEMS:

- Roll-up doors
- Windows
- Ridge vents
- Insulation
- Walk doors
- Additional colors







STANDARD SERIES KITS

Raising the bar for quality, flexibility and ease of assembly.

When considering quality and value, our Standard Series Kits are the finest pre-designed steel buildings you can buy. They're built of heavy-duty, 26-gauge commercial grade steel and set the standard for ease of assembly and flexibility. Whether you need a workshop, garage, barn or large storage space, you can't go wrong with the Standard Series. Available in six sizes, they can be assembled with bolts and screws – no welding required.

AVAILABLE SIZES

WORKSHOP
24' x 24' x 10' –
One 10' x 7'4" framed opening

GARAGE
24' x 30' x 11' –
One 16' x 8' framed opening

BIG WORKSHOP
30' x 40' x 12' –
One 10' x 10' framed opening

SMALL BARN
30' x 50' x 12' –
One 12' x 10' framed opening

BIG BARN
40' x 50' x 14' –
One 12' x 12' framed opening

BIG BARN XL
40' x 60' x 16' –
Two 14' x 14' framed openings

Note: Please check local building codes before ordering

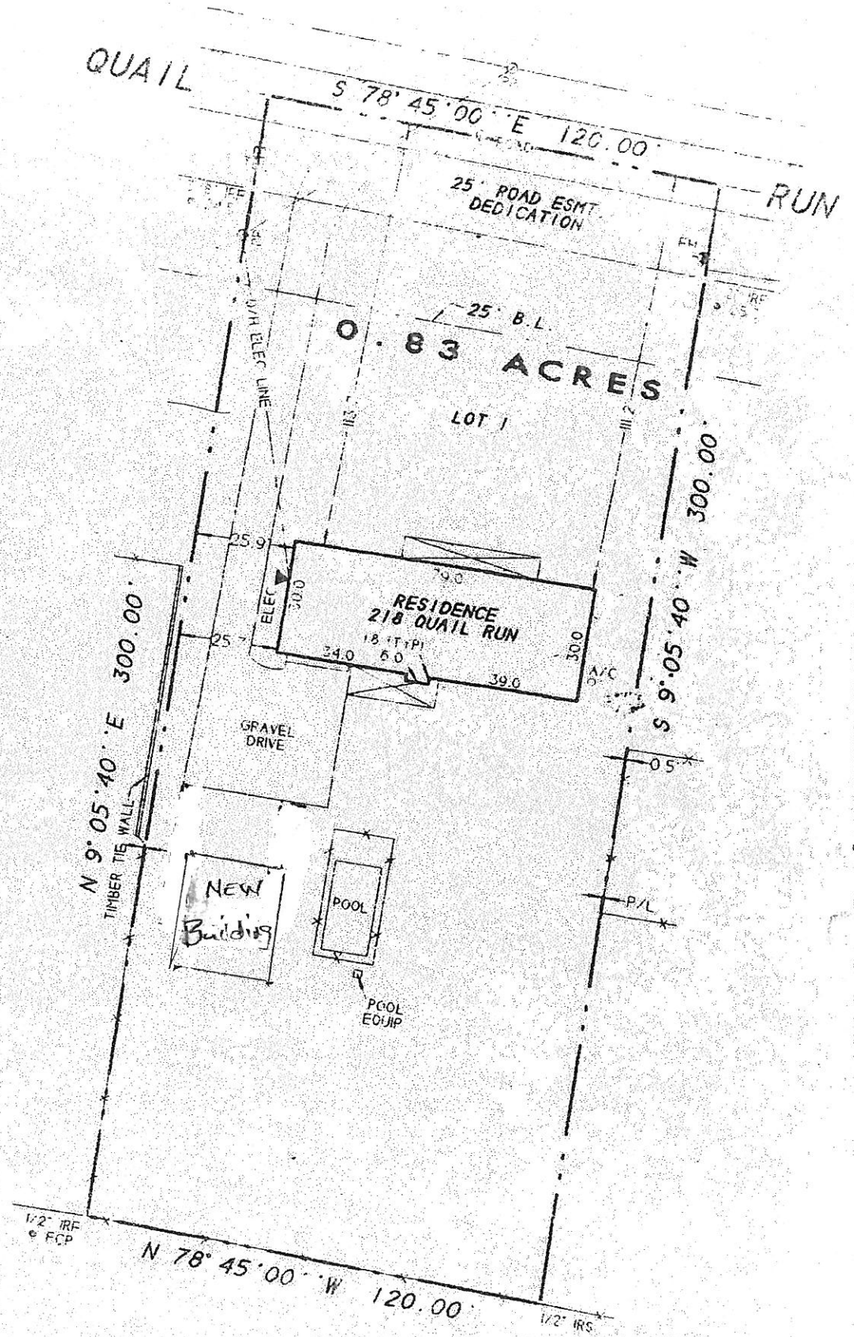
EACH KIT INCLUDES:

- Bolt-together frame
- Coldform end walls
- 26-gauge Galvalume roof with 20-year limited warranty
- 26-gauge colored walls with 30-year limited warranty (white, tan, light stone, light gray)
- Basic trim package
- Anchor bolt plans and erection drawings

LOAD OPTIONS AVAILABLE:

- Utility 20/10/115 mph frame load (IBC 12)
- Basic 20/20/140 mph frame load (IBC 12)
- TWI 20/10/120 mph frame load (IBC 06)
- Snow 20/30/130 mph frame load (IBC 12)
- Premium 20/10/150 mph frame load (IBC 12)

<< Roof: White; Walls: Charcoal; Trim: White; Roll-up Door: White; Top Left - Roof: Burnished Slate; Walls: Light Stone; Trim: Burnished Slate; Roll-up Door: Burnished Slate; Top Right - Roof: White; Walls: Rustic Red; Trim: White; Roll-up Door: White



DESCRIPTION

BEING LOT 1, of the WILSON ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 275, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A Flood Insurance Rate Map, Community Panel No. 480543 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100 - year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE COMPANY, GREAT WESTERN FINANCIAL, and TRENT & DEBRA HYDE at 218 QUAIL RUN, ROCKWALL, Texas, is true and correct, there are no visible or apparent encroachments, protrusions or conflicts from adjoining owners or easements (other than shown) and the same was surveyed by me on the ground the 10th day of February, 1999.

Harold D. Fetty III R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SURVEY DATE 2.10.999
SCALE 1" = 40' FILE # 990225
CLIENT HYDE GF # 13039

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5448

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 0.830-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS THE WILSON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Trent Hyde for the approval for a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements and exceeds the maximum size requirements as stipulated by the Unified Development Code (UDC), situated on 0.830-acre tract of land, zoned Single-Family 10 (SF-10) District, and being identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, addressed as 218 West Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements and maximum size requirements for accessory buildings in a Single-Family 10 (SF-10) District as stipulated by *Section 2.1* of *Article IV, Permissible Uses,* and *Section 3*.2 of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Subsection 3.4, Single-Family 10 (SF-10) District,* of *Section 3, Residential Districts*, of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following operational conditions:

DRAFT ORDINANCE 04.03.17

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the construction of an accessory building on the subject property, and conformance to these operations is required for continued operation:

1) The accessory building shall generally conform to the site plan depicted in *Exhibit 'C"* of this ordinance.

2) The accessory building shall not exceed a maximum size of 700 SF.

3) The accessory building shall not exceed a maximum overall height of 15-feet.

4) The subject property shall have no more than two (2) accessory buildings.

5) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF NOVEMBER, 2017.

DRAFT ORDINANCE

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *October 16, 2017*

2nd Reading: *November 6, 2017*

DRAFT ORDINANCE 11.05.2017

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY. ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a 3.51 acres tract of land as described in a Warranty deed from John Stanley Springer to Mahlon A Spearman and Shelly R. Spearman, dated April 29, 2002 and being recorded in Volume 2514, Page 23 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner In the south right-of-way line Airport Road at Its intersection with the west right-of-way line of F.M. Highway 3549, said point being at the southeast corner of a 0.382 acres tract of land as described In a Warranty deed to the City of Rockwall, Texas, as recorded in Volume 6311, Page 176 of the Official Public Records of Rockwall County. Texas, and being in the east boundary of said 3.51 acres tract;

THENCE S. 00 deg. 57 min. 08 sec. E. along said right-of-way line, a distance of 330.32 feet to a 1/2" iron rod found for corner in the north right-of-way line of M.K. & T. Railroad;

THENCE S. 88 deg. 28 min. 46 sec. W. along said north right-of-way line of M.K. & T. Railroad, a distance of 484.42 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 55 min. 47 sec. E. a distance of 34 67 feet to a 1/2" iron rod found for corner;

THENCE N. 86 deg. 13 min. 01 sec. E. a distance of 114.17 feet to a 1/2" Iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 19 min. 52 sec. W. a distance of 327.91 feet to a 1/2" iron rod found for corner in the south right-of-way line of Airport Road;

THENCE along the south right-of-way line of Airport Road the following:

N. 89 deg. 26 min. 31 sec. E. a distance of 231 .13 feet to a 1/2" iron rod found for corner;

In an easterly direction along a curve to the right having a central angle of 10 deg. 00 min. 36 sec., a radius of 165.00 feet, a tangent of 14.45 feet, a chord of S. 85 deg. 51 min. 42 sec. E., 28.79 feet, and an arc distance of 28.83 feet to a 1/2" iron rod found for corner;

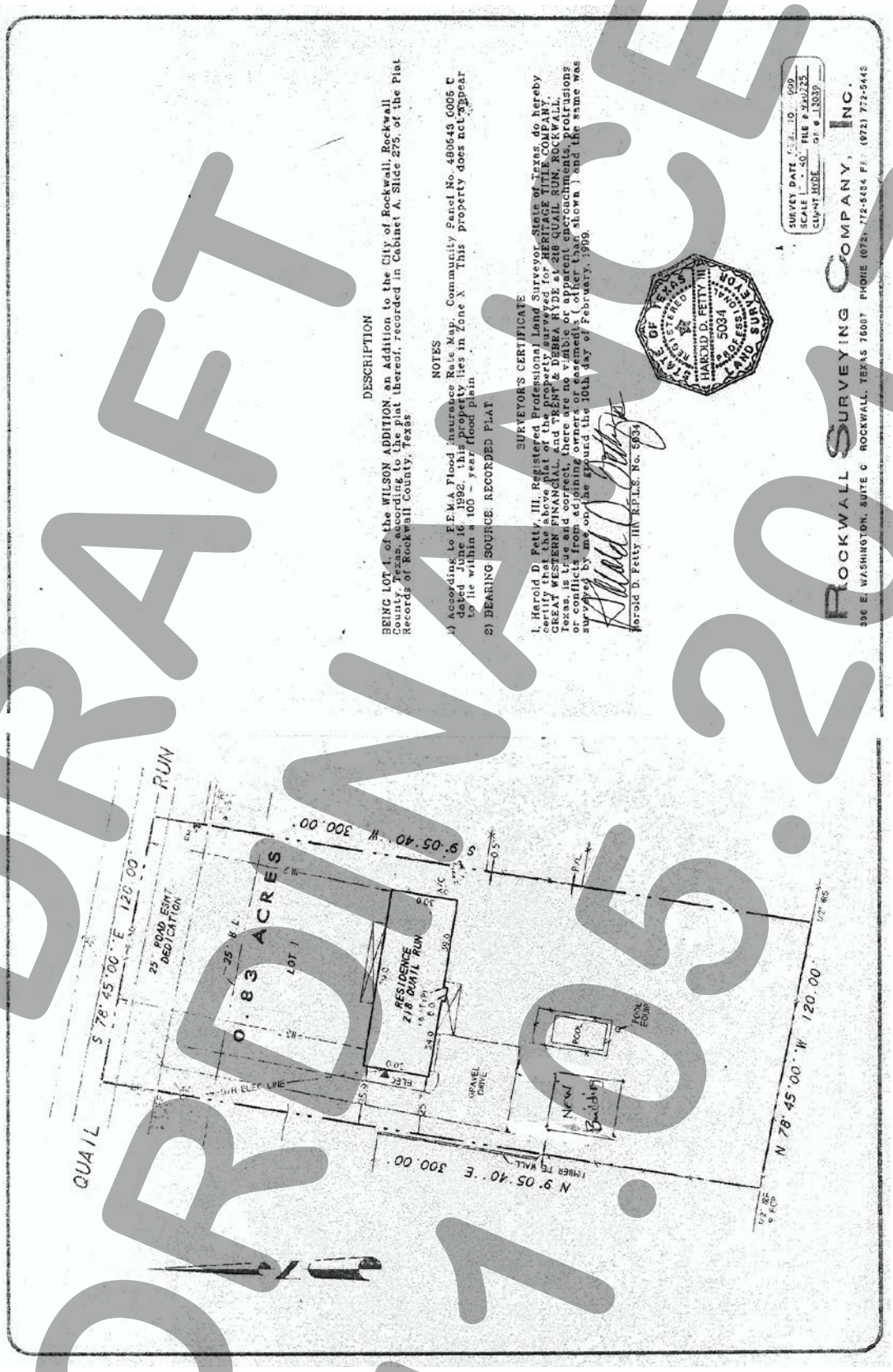
In an easterly direction along a curve to the left having a central angle of 09 deg. 42 min. 51 sec., a radius of 185.00 feet, a tangent of 15.72 feet, a chord of S. 84 deg. 43 min. 27 sec. E., 31.33 feet, and an arc distance of 31 .37 feet to a 1/2" Iron rod found for corner;

N. 89 deg. 26 min. 31 sec. E. a distance of 49.69 feet to a 1/2" iron rod found for corner;

S. 45 deg. 47 min. 56 sec. E. a distance of 35.50 feet to the POINT OF BEGINNING and containing 3.15 acres of land.

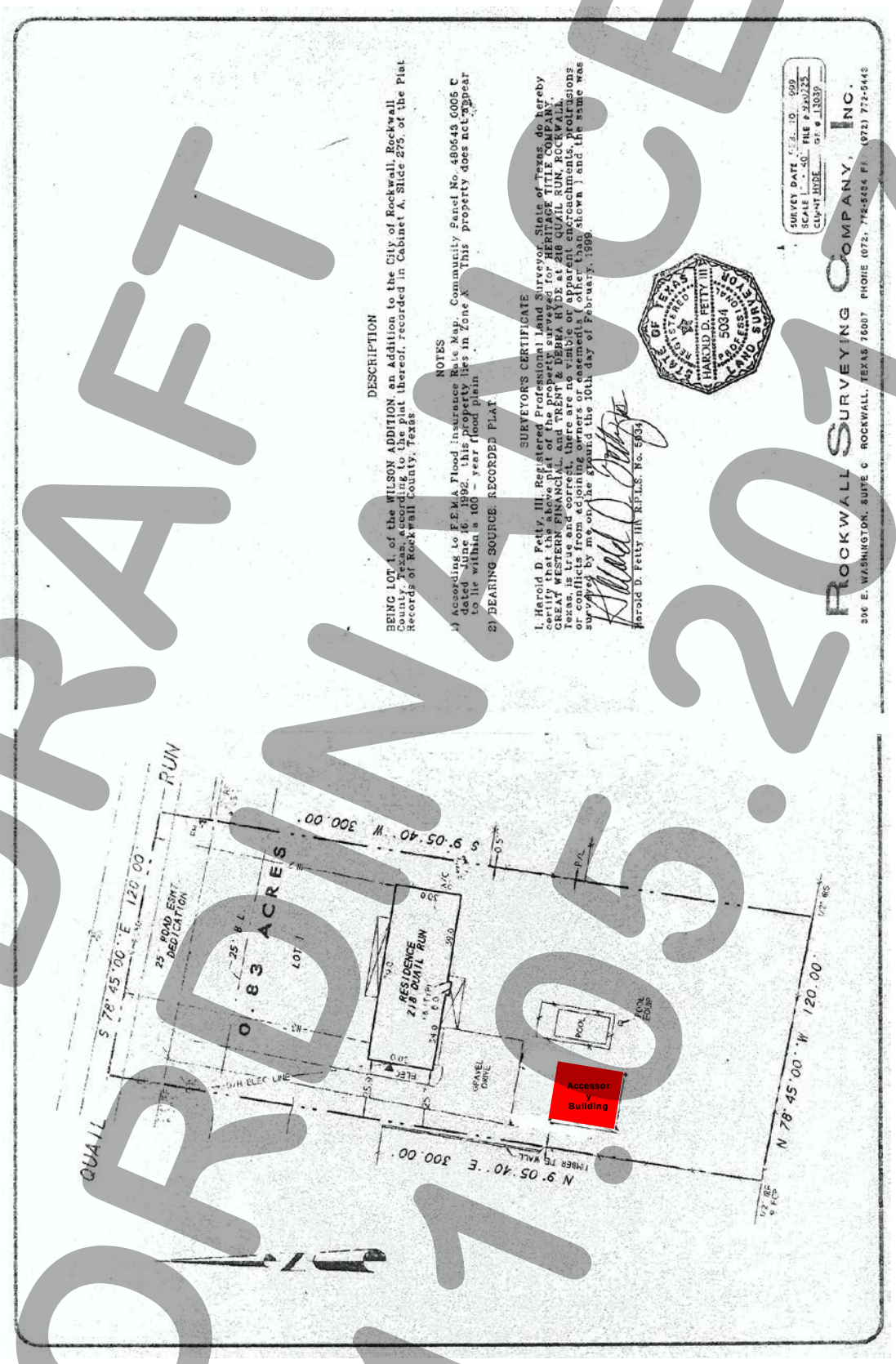
DRAFT ORDINANCE 11.06.2017

Exhibit 'B':
Survey



DRAFT ORDINANCE 1.05.2017

Exhibit 'C':
Zoning Exhibit



DRAFT
ORDINANCE
17-05-2017

City of Rockwall

Project Plan Review History

Project Number	Z2017-048	**Owner**	MCMULLEN, KENNETH & SANDRA A	**Applied**	9/17/2017 LM
Project Name	SUP for 259 Ranch Trail	**Applicant**	RUSSELL PHILLIPS	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	9/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
259 RANCH TRAIL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	14 & PT 16	NULL	14 & PT 16	4720-0000-0014-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/17/2017	9/24/2017	9/20/2017	3	COMMENTS	
(9/20/2017 8:49 AM JA) If elevator is not provide, the second floor cannot be used for medical or retail use.							
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/21/2017	4	APPROVED	See Conditions
(9/21/2017 8:47 AM AW) Sewer pro-rata - $94.41/acre Must meet all engineering requirements Driveway spacing is a minimum of 100' edge to edge of proposed and/or existing driveways 4% engineering fees Impact fees							
FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	COMMENTS	see comments
(9/21/2017 2:01 PM AA) Fire Sprinkler system required in all self-storage facilities, regardless of size. Exception: One story self-storage buildings that have no interior corridors. All buildings 5,000 square feet and greater, regardless of use, shall be fire sprinklered. If leasing office has a residential area, then fire sprinklers will be required within the building, regardless of square footage. If gross building area exceeds 62,000 square feet, then a secondary fire access point shall be provided. Exception: All buildings are fire sprinklered, gross building area is increased to 124,000 square feet. Must adhere to all fire code requirements.							
PLANNING	Korey Brooks	9/17/2017	9/24/2017	9/22/2017	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/22/2017 8:30 AM KB)
Z2017-48 SUP for 259 Ranch Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-048) in the lower right hand corner of all pages on future submittals.
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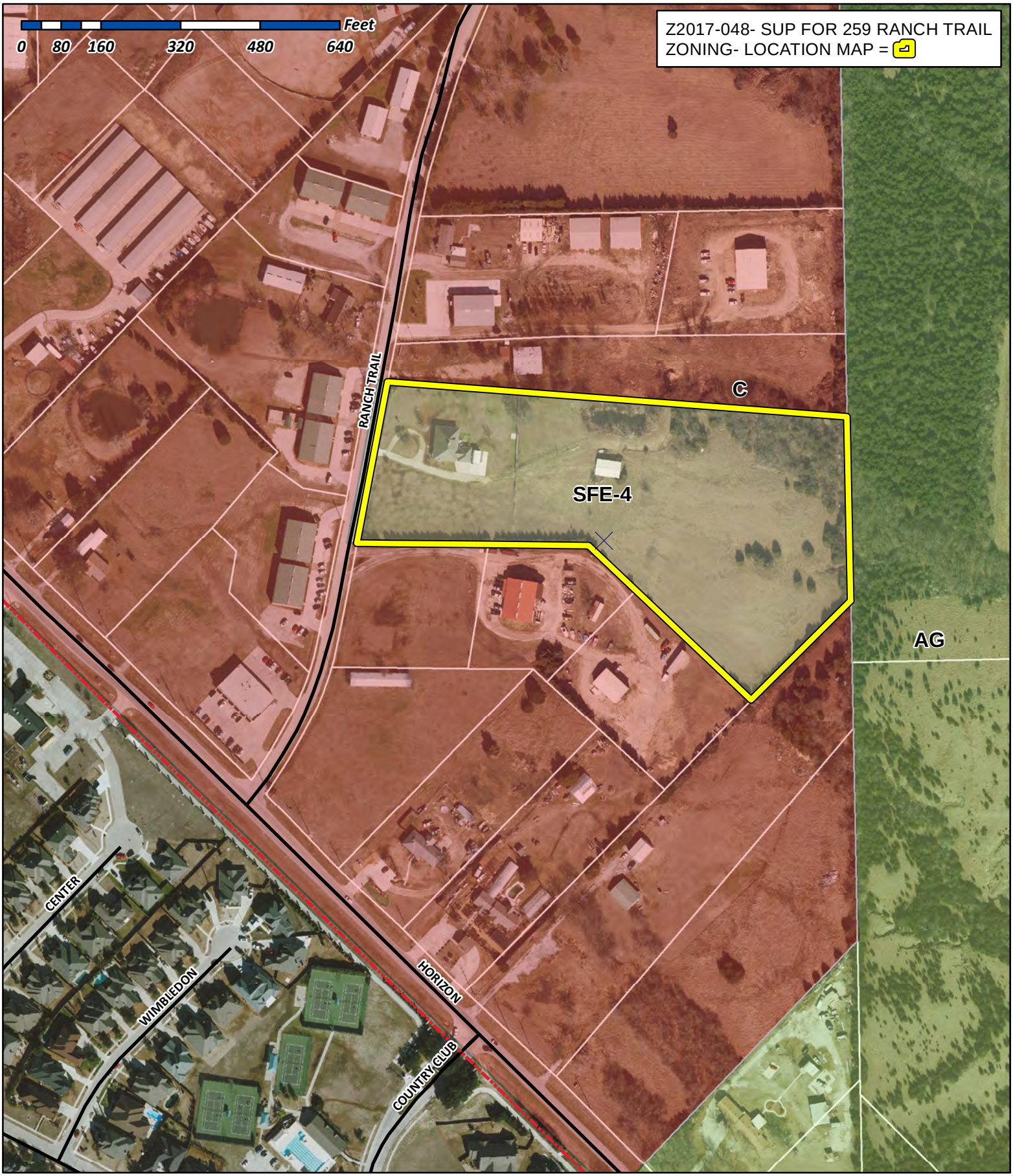

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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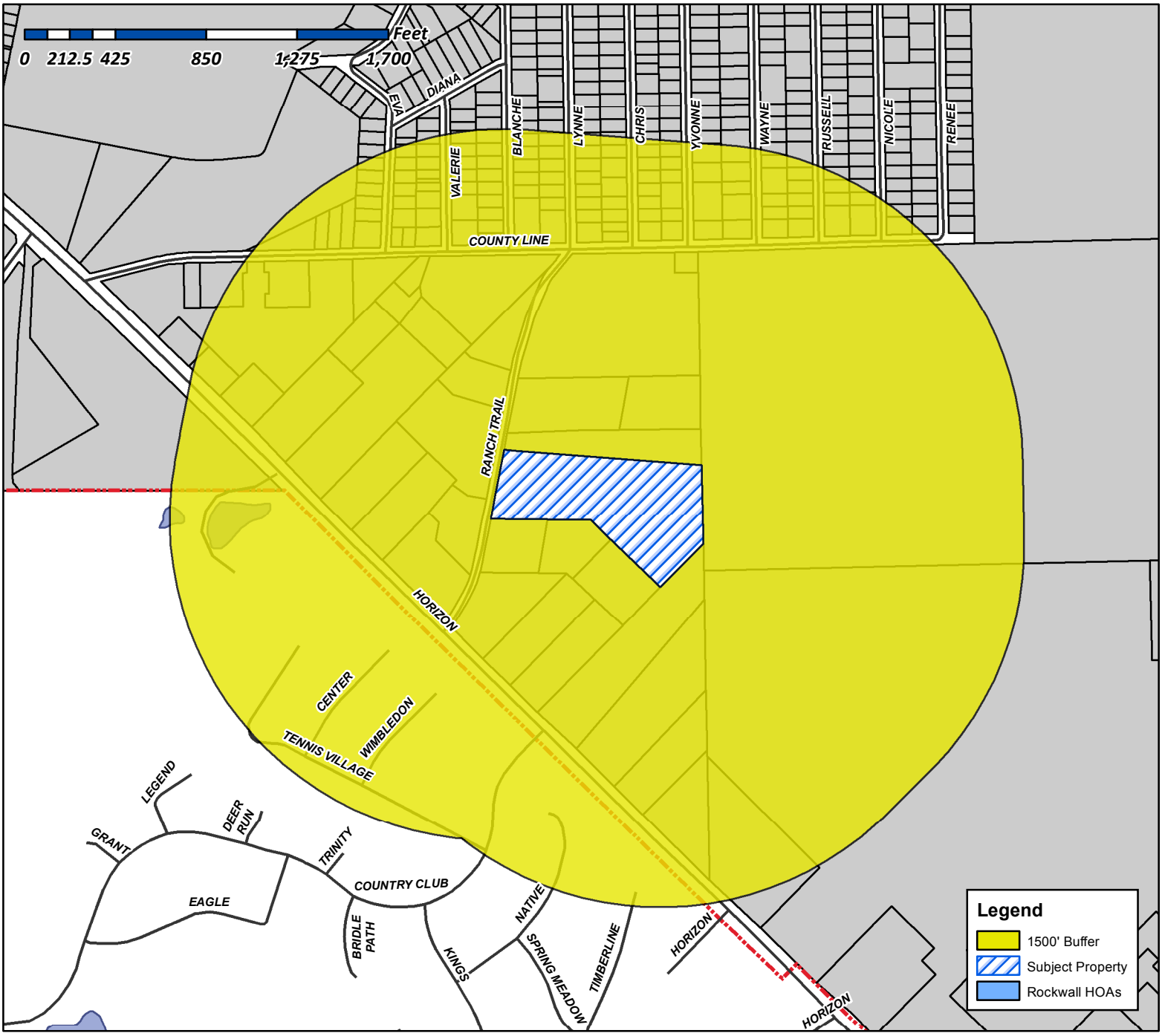
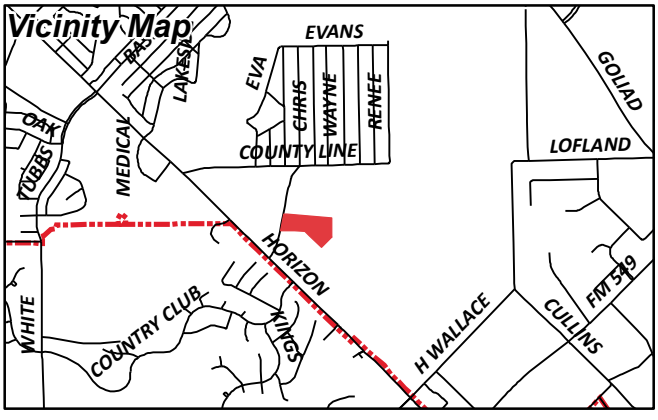


Case Number: Z2017-048
Case Name: SUP for 259 Ranch Trail
Case Type: SUP
Zoning: Commercial (C) District
Case Address: 259 Ranch Trail

Date Created: *09/18/2017*
For Questions on this Case Call (972) 771-7745



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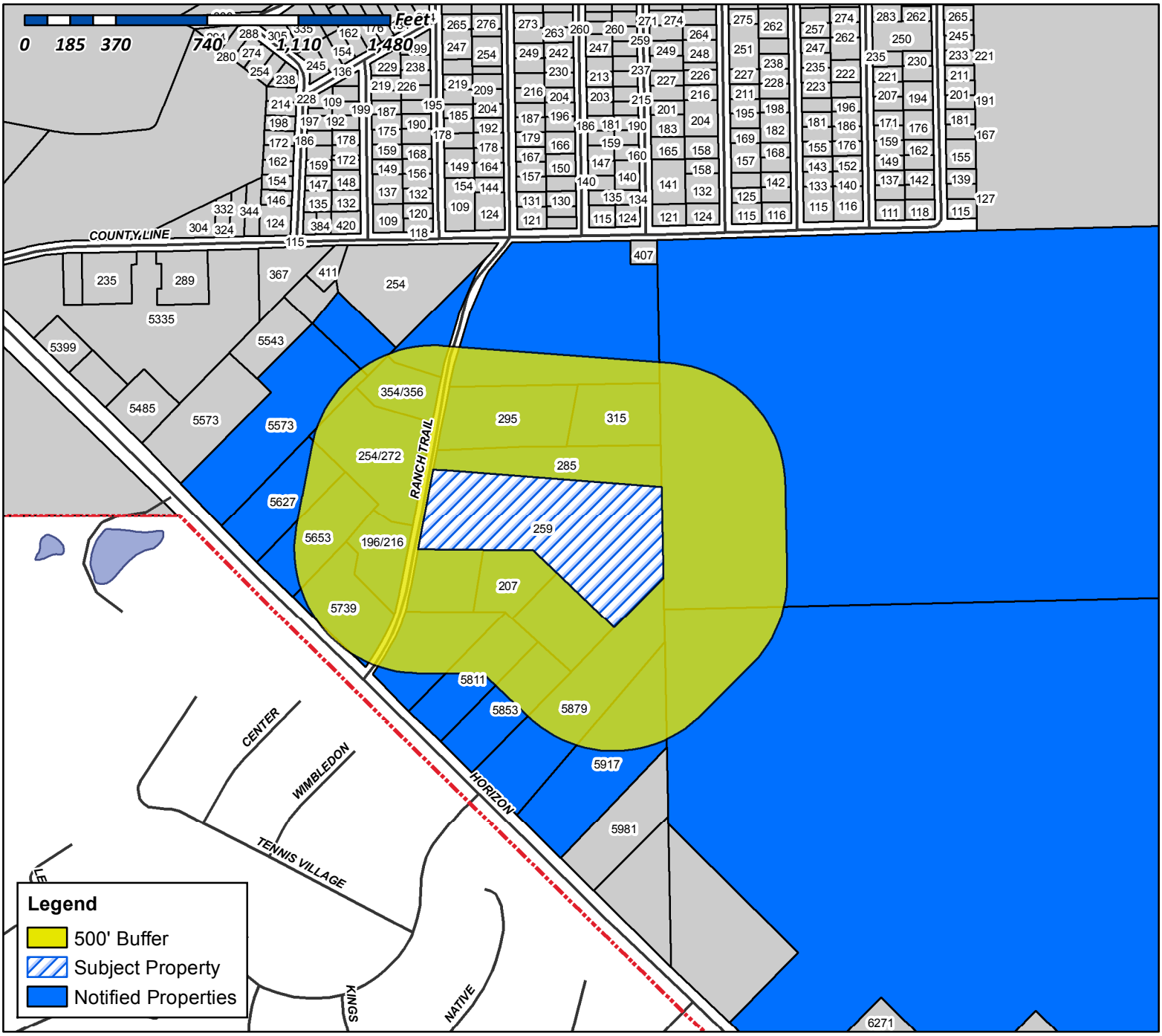

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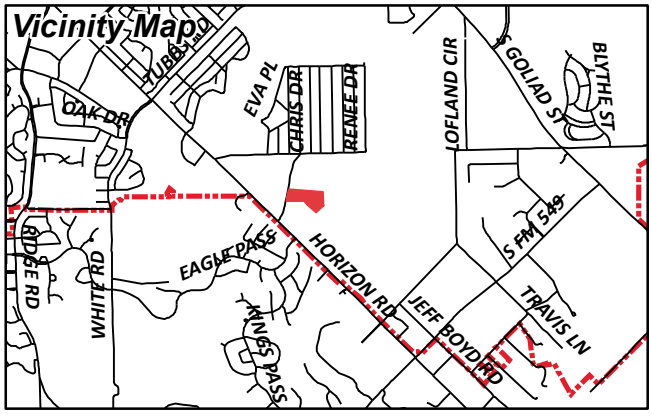


JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
196 RANCH TRL STE 306
ROCKWALL, TX 75032

TEXAS RANCH TRAILS LLC
200 LOUISANA
LITTLE ROCK, AR 72201

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
216 RANCH TRL STE 306
ROCKWALL, TX 75032

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354 RANCH TRL STE 306
ROCKWALL, TX 75032

CURRENT RESIDENT
356 RANCH TRL STE 306
ROCKWALL, TX 75032

SUNBELT STAINLESS EQUIPMENT
382 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

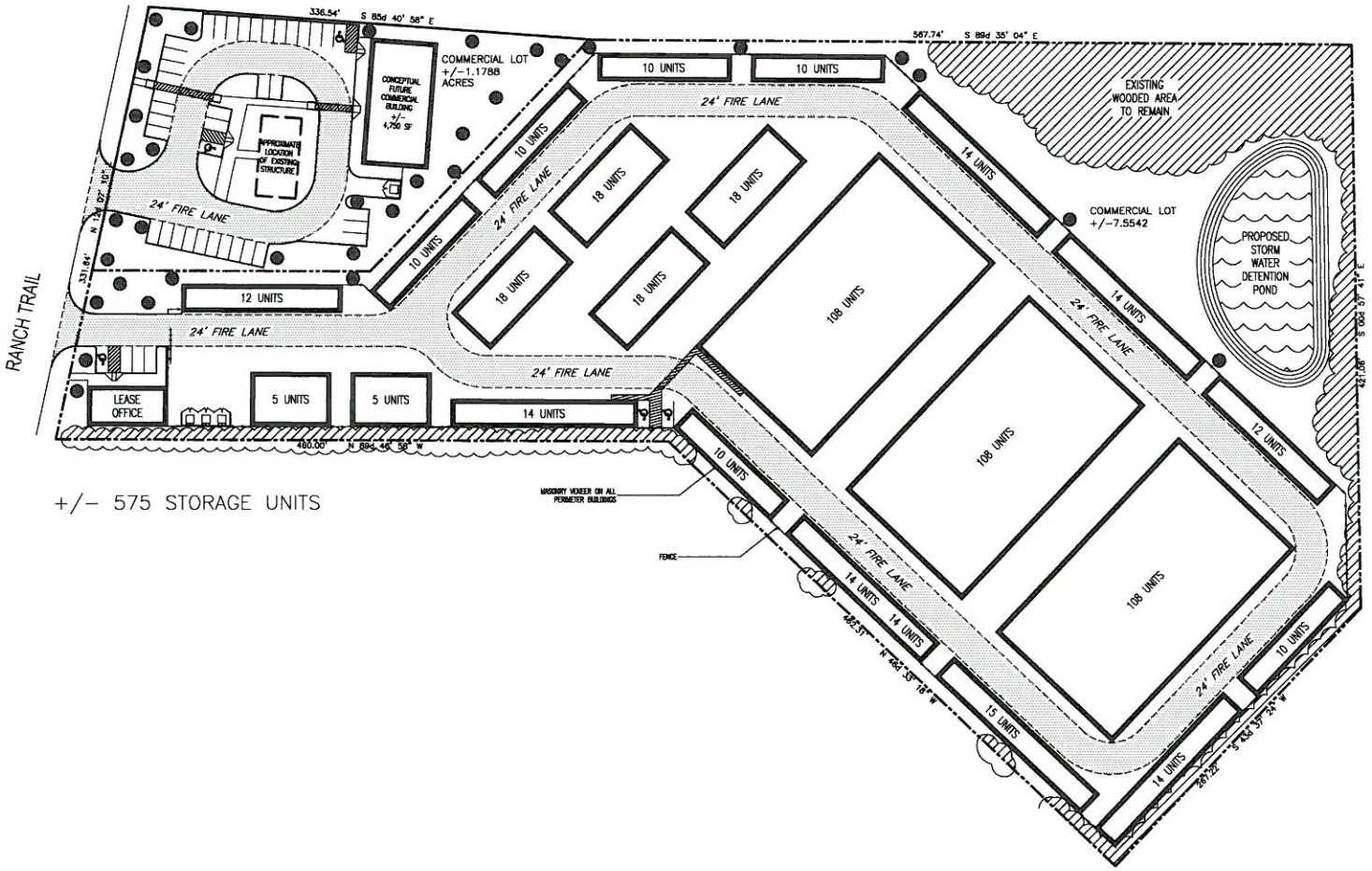
CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD STE 306
PLANO, TX 75093



A5 SITE PLAN – CONCEPT A
1" = 40'-0"

REVISIONS:

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RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

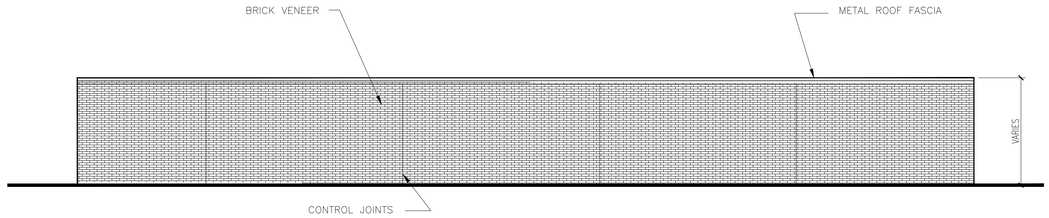
PRIZM ARCHITECTS INTERNATIONAL, INC.
ARCHITECTS DESIGNERS PLANNERS
560 BROOKER DRIVE, SUITE 170 IRVING, TEXAS 75060
(972) 714-0400, FAX (972) 714-0252

MINI-WAREHOUSE
COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

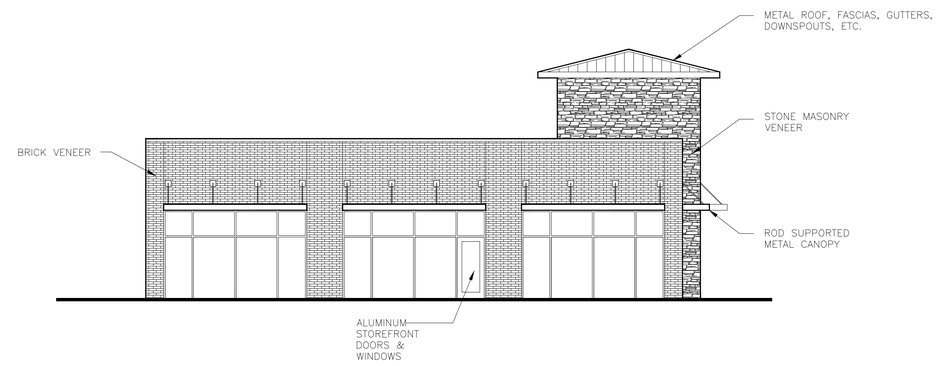
PROJECT NO.: 0.013.0817
ISSUE DATE: 09/15/2017

PROPOSED SITE PLAN

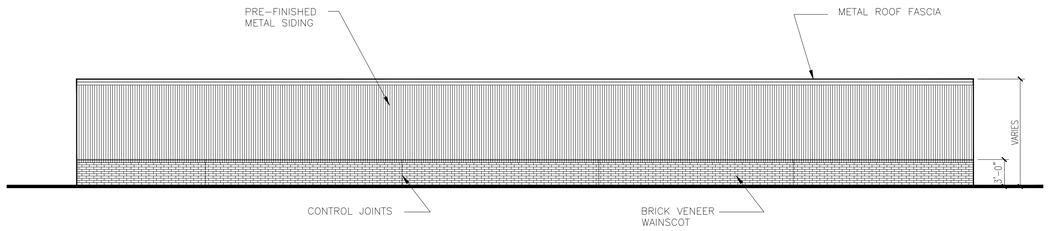
SHEET NO.:
PZ-1.0



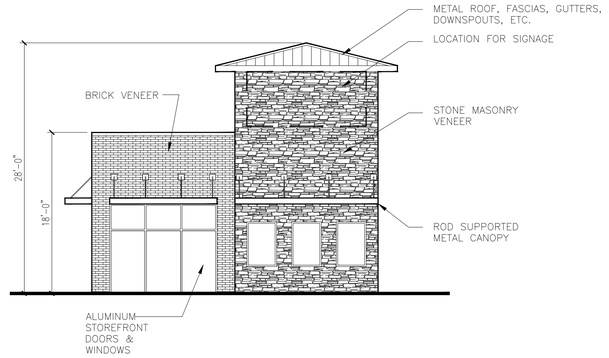
D 1 EXTERIOR ELEVATIONS PRIMARY FEATURE PERIMETER DUPLEXES SCALE: 1/8" = 1'-0"



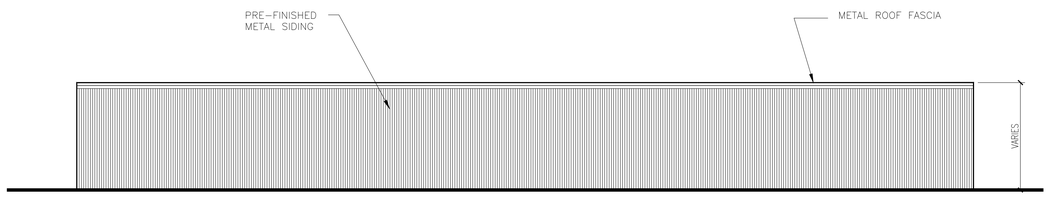
SIDE ELEVATIONS EASIOFFICE SCALE: 1/8" = 1'-0"



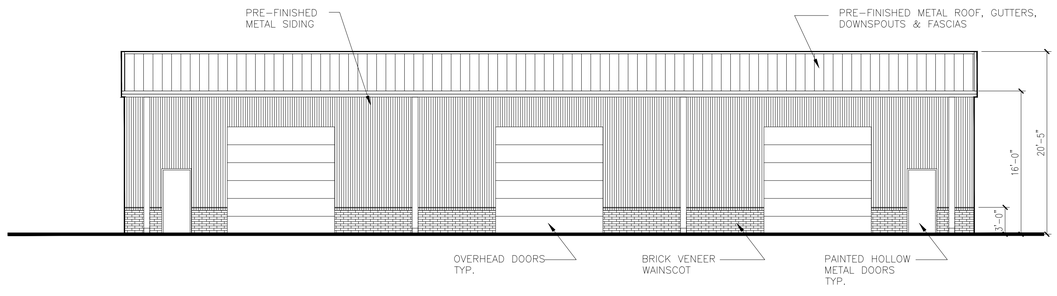
C1 EXTERIOR ELEVATIONS SECONDARY FEATURE PERIMETER DUPLEXES SCALE: 1/8" = 1'-0"



C STREET ELEVATIONS EASIOFFICE SCALE: 1/8" = 1'-0"



B 1 EXTERIOR ELEVATIONS TYPICAL PERIMETER DUPLEXES SCALE: 1/8" = 1'-0"



A A1 EXTERIOR ELEVATIONS WAREHOUSE DUPLEXES SCALE: 1/8" = 1'-0"

1 2 3 4 5

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REGISTERED ARCHITECT
TEXAS NO. 14293

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ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

MINI-WAREHOUSE COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.: 0.013.0817
ISSUE DATE: 09/20/2017

PROPOSED ELEVATIONS

SHEET NO.:
P -2.0

CITY OF ROCKWALL

ORDINANCE NO. 17-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 8.733-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 16 AND ALL OF LOT 17, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Russell Phillips for the approval of a Specific Use Permit (SUP) to allow for a *Mini-Warehouse Facility* in a Commercial (C) District on a 8.733-acre tract of land being described as a portion of Lot 16 and all of Lot 17, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Mini-Warehouse* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Subsection 2.1.10, Wholesale, Distribution, and Storage,* of *Section 2*, *Use Standards*, of *Article IV, Permissible Uses, and Subsection 4.5, Commercial (C) District,* of *Section 4*, *Commercial District,* of *Article V*, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

DRAFT ORDINANCE 11.06.17

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a portable food service facility on the subject property, and conformance to these operations is required for continued operation:

1) The development shall generally conform to the Concept Plan depicted in *Exhibit 'C'* of this ordinance.

2) The building elevations shall generally conform to the Concept Building Elevations depicted in *Exhibit 'D'* of this ordinance.

3) The maximum number of storage units provided shall not exceed 579 units for the facility.

4) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.

5) The residential unit may exceed one story, but shall not be greater than 36 feet in height.

6) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).

7) Businesses shall not be allowed to operate within individual storage units.

8) The commercial operation of rental trucks and trailers shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF NOVEMBER, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *October 16 2017*

2nd Reading: *November 6, 2017*

DRAFT ORDINANCE 11.06.2017

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

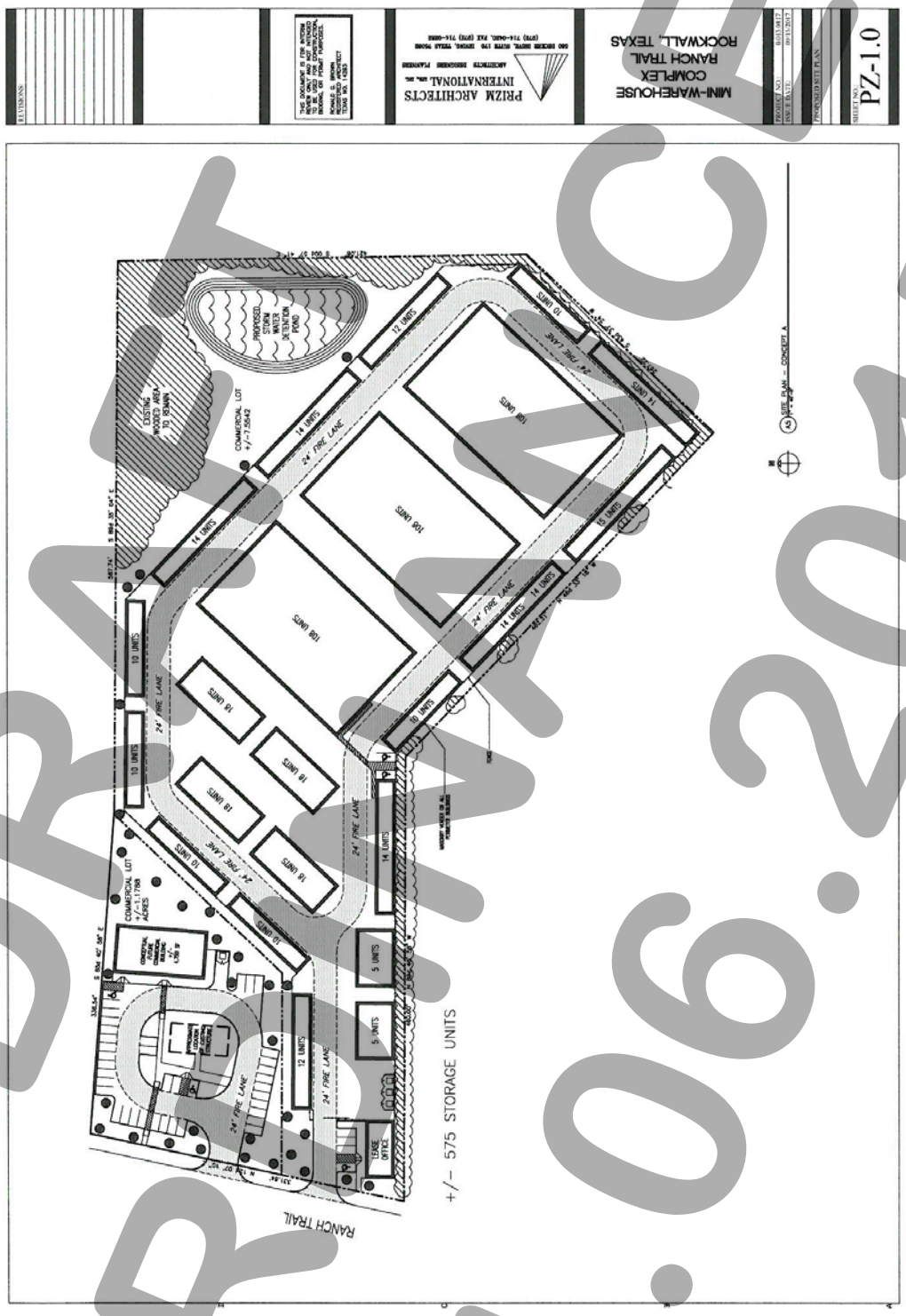
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 6/26/17

DRAFT ORDINANCE 1.06.21

Exhibit 'B':
Survey

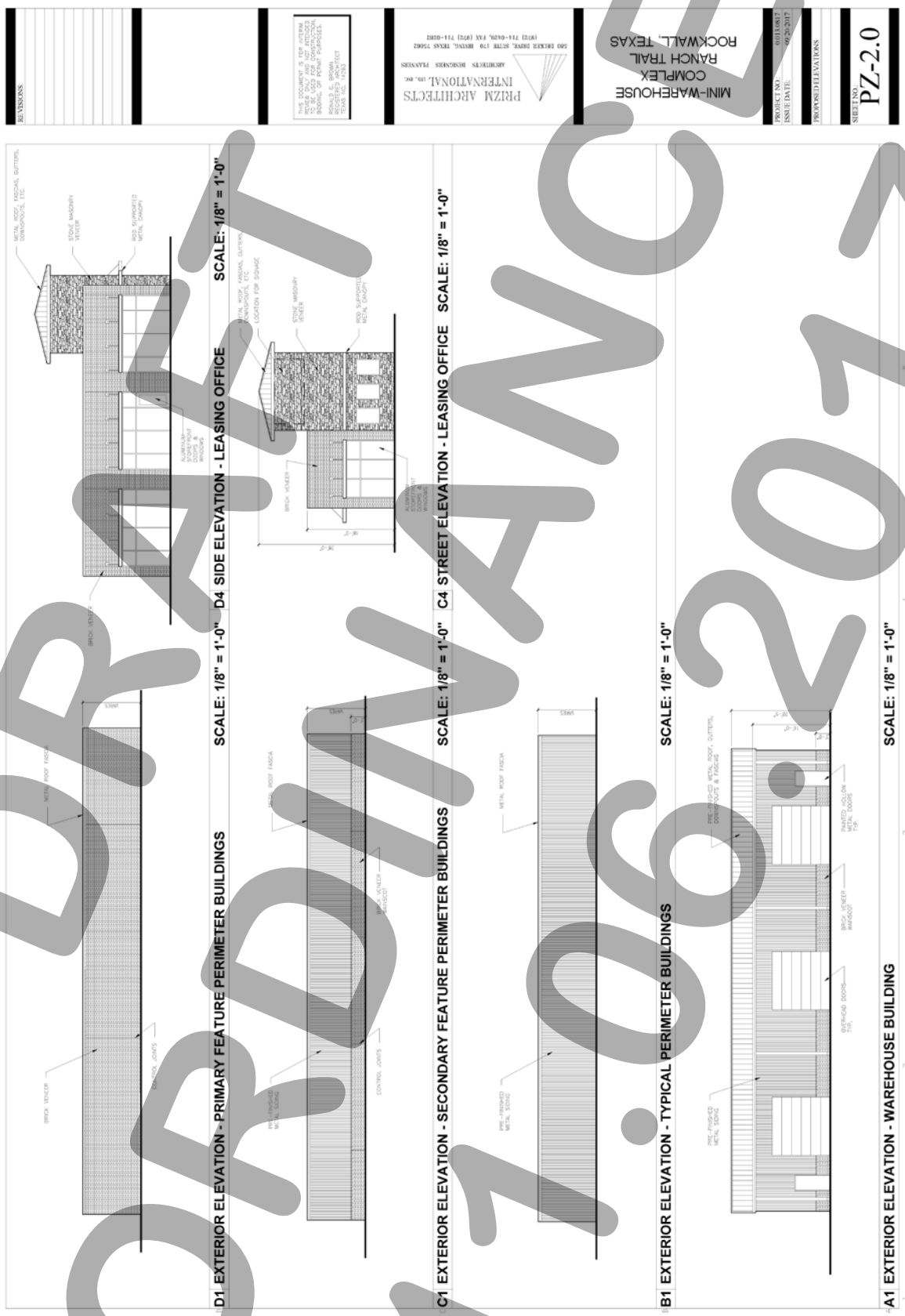
DRAFT
ORDINANCE
11.06.2017

Exhibit 'C':
Concept Plan



DRAFT
ORDINANCE
11.06.2017

Exhibit 'D':
Concept Building Elevations



DRAFT
ORDINANCE
17.06.2017

City of Rockwall

Project Plan Review History

				Applied	9/18/2017	LG
Project Number	Z2017-049	**Owner**	BREEZY, HILL 405 LTD	**Approved**		
Project Name	Amendment to PD-74	**Applicant**	BREEZY, HILL 405 LTD	**Closed**		
Type	ZONING			**Expired**		
Subtype	ZONING ORD. AMD			**Status**	9/18/2017	LG
Status	STAFF REVIEW					

Site Address	**City, State Zip**	
NEC of John King Blvd & FM 552	ROCKWALL, TX 75087	**Zoning**

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BREEZY HILL				0187-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/18/2017	9/25/2017				
FIRE	Ariana Hargrove	9/18/2017	9/25/2017				
PLANNING	Ryan Miller	9/18/2017	9/25/2017	9/20/2017	2	APPROVED	See Comments

Z2017-049 (Amendment to PD-74 [Breezy Hill Subdivision]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan and for the purpose of incorporating changes to the lot composition stipulated by the development standards contained in Exhibit 'C' of Ordinance No. 16-59 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, and generally located north of FM-552 and west of Breezy Hill Road.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

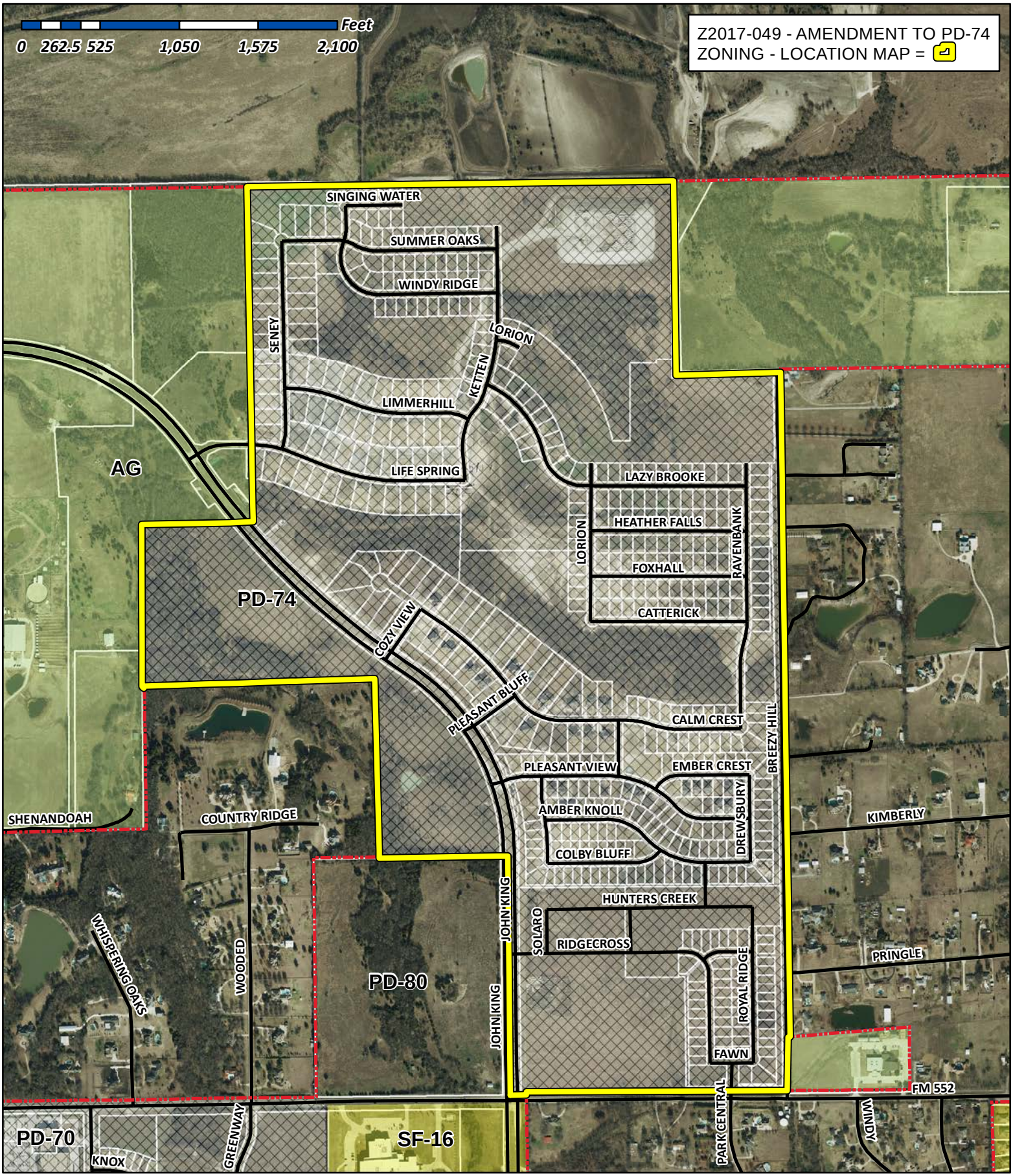
M.3 On all future submittals please include the case number (Z2017-049) in the lower right hand corner.

I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on September 26, 2017.

I.5 Please note that staff has removed the Variation in Lot Composition section of the ordinance. This means that all phases will need to conform to the Concept Plan attached to the ordinance.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on October 3, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the October 10, 2017 Planning & Zoning Meeting.

I.7 The projected City Council dates for this case are project to be: 1) October 16, 2017 [1st Reading], and 2) November 6, 2017 (Tuesday) [2nd Reading].



City of Rockwall

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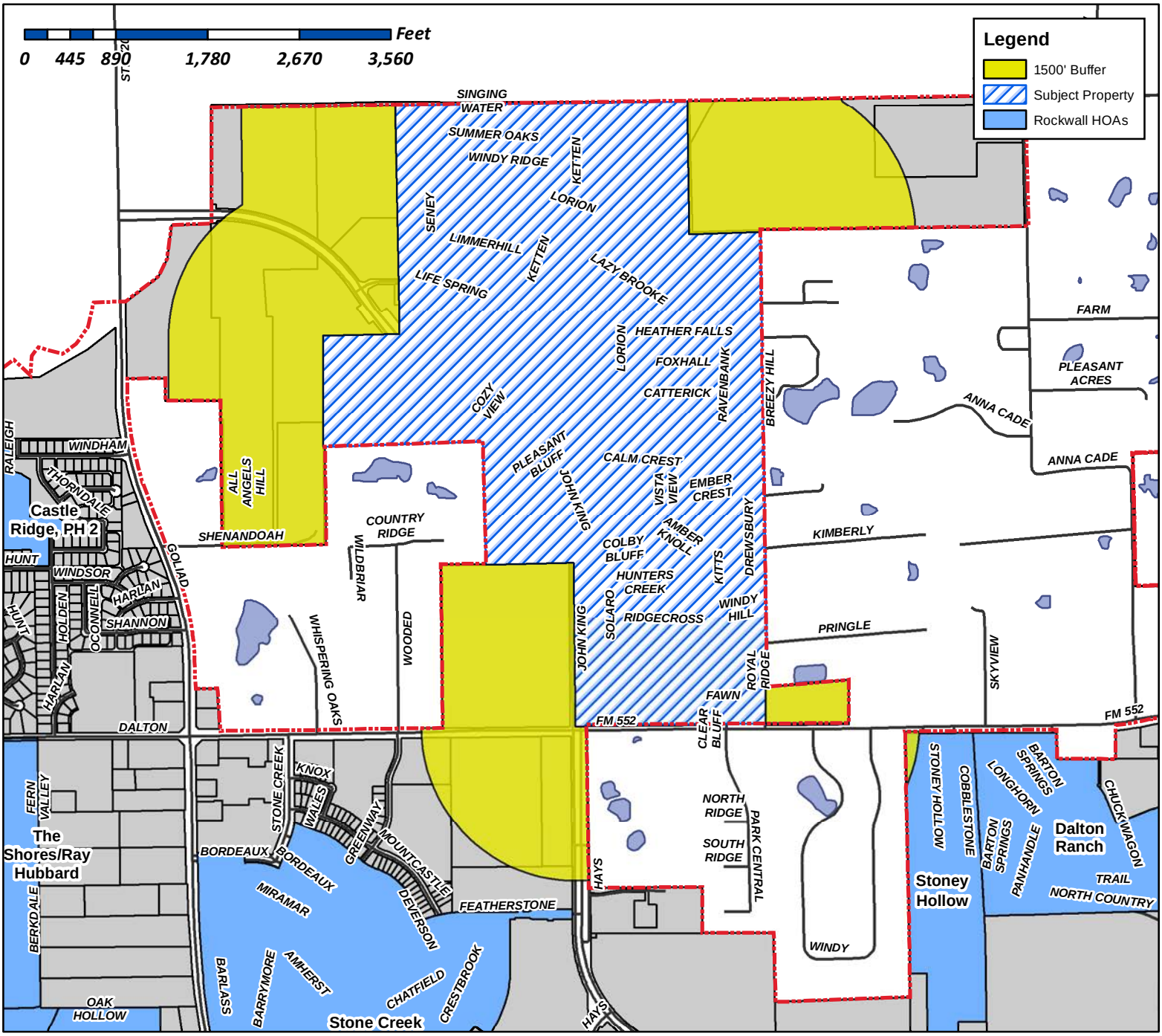
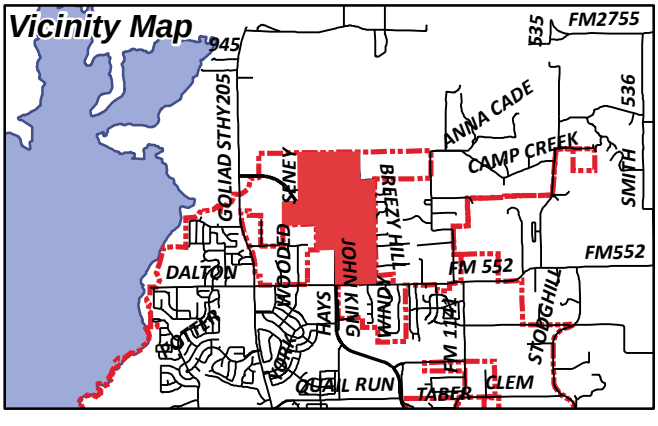


Case Number: Z2017-049
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd & FM 552



Date Created: 09/18/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

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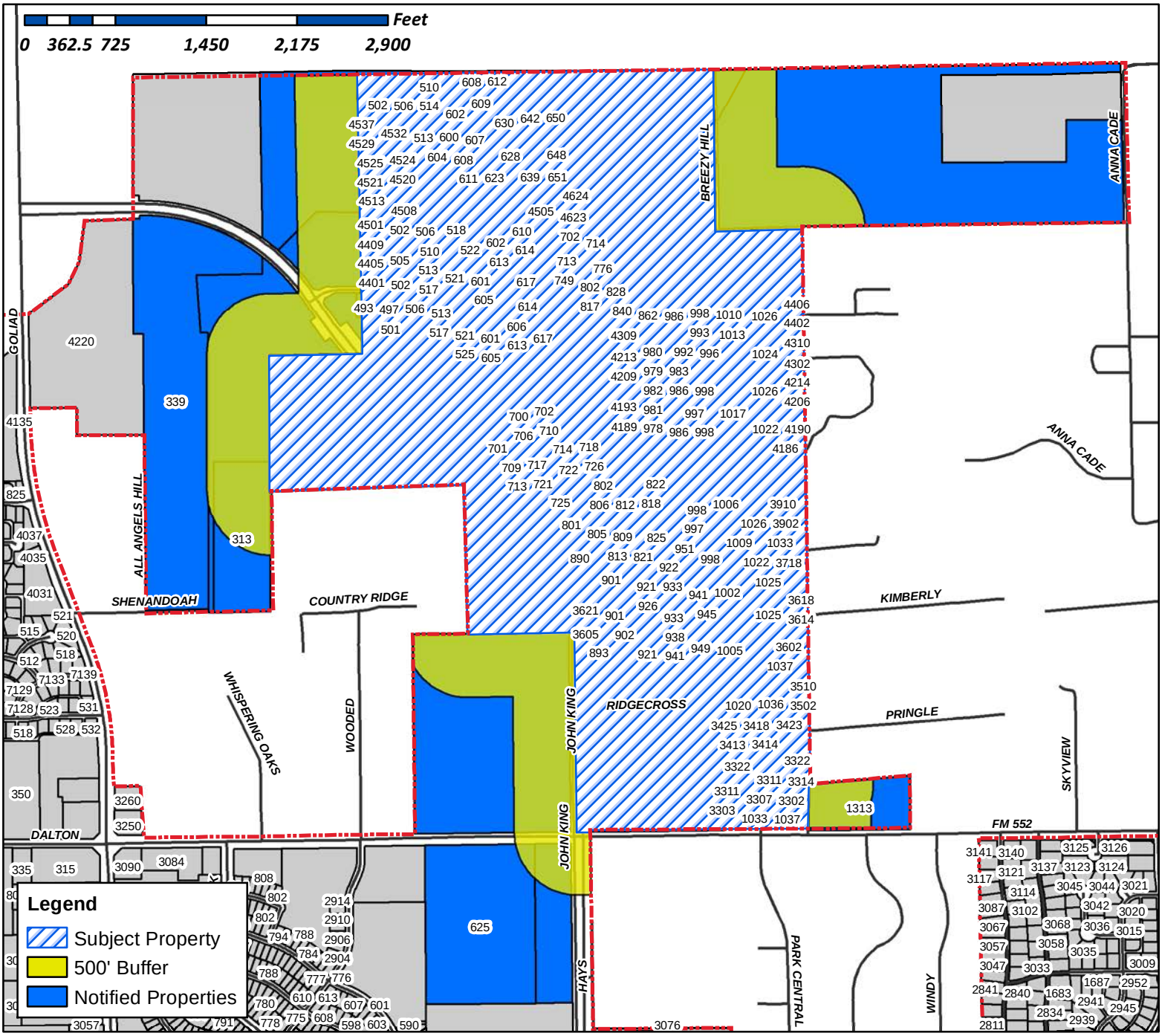

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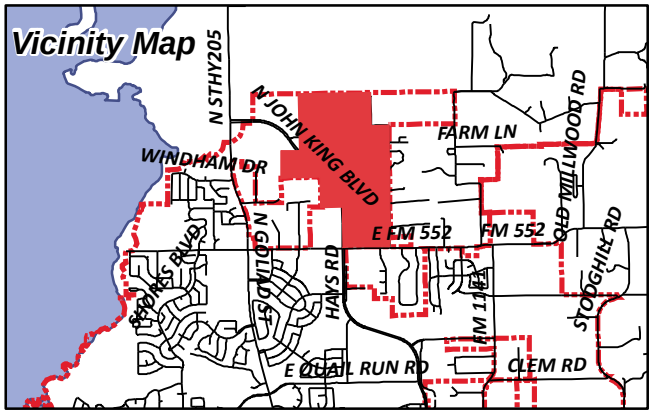
Zoning: PD-74
Case Address: NEC of John King Blvd & FM 552



Date Created: 09/18/2017

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

SLAUGHTER GREGORY TODD & KATRINA HINSON
1001 EMBER CREST DRIVE
ROCKWALL, TX 75087

DOUGLAS GRETCHEN
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

DUNWODY MARGARET & DAVID LEE
1005 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CHINN GEOFFREY MICHAEL AND
0
1009 EMBER CREST DR
ROCKWALL, TX 75087

ALSUP DENNIS AND ANGELA
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 PLEASANT VIEW DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

RAMSER DAVID
1014 CALM CREST DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1016 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 PLEASANT VIEW DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 LAZY BROOKE DR
ROCKWALL, TX 75087

CHRISTOPHER CATHY J
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 HEATHER FALLS DR
ROCKWALL, TX 75087

SOWA RYAN & DAWN RENEE
1020 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN JONES
1021 EMBER CREST DR
ROCKWALL, TX 75087

LARI SAISTA YASMIN
1021 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 LAZY BROOKE DR
ROCKWALL, TX 75087

MILLER JASON & DESIREE
1022 CALM CREST DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE 0
ALLEN, TX 75002

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 PLEASANT VIEW DR
ROCKWALL, TX 75087

ROBINSON PATRICK & AIMEE RAE
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

LEDBETTER TOM EDWARD AND LYLY KARINE
1029 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 AMBER KNOLL DR
ROCKWALL, TX 75087

NEWBERRY RANDY FRANK JR AND KAREN ELIZABETH
1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

GRIFFITH SARAH KRISTIN AND JESSE JOHN
1210 EAST MICHIGAN AVE
JACKSON, MI 49201

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
17950 PRESTON RD 0
DALLAS, TX 75252

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRNACH, TX 75234

MEGATEL HOMES INC
1801 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

KNOWLTON COREY D
1915 KINGS PASS
HEATH, TX 75032

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGE CROSS DR
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY WENTWORTH
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

SWXES INVESTMENTS LLC
3362 CASTLEWOOD BLVD
HIGHLAND VILLAGE, TX 75077

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGE CROSS DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGE CROSS DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGE CROSS DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3425 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3426 RIDGE CROSS LN
ROCKWALL, TX 75087

AUGUSTINE LAWRENCE L AND GUADALUPE
CARRANZA-AUGUSTINE
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS GREGORY D AND CARRIE L
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

BURMASTER BARRY S & LORI A
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3613 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3614 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

REEVES STEPHEN M AND SHANNON K
3621 NOAH CREST DR
ROCKWALL, TX 75087

CHELLBERG MARK AND JEAN
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

KREPPS JERIMY GUSTAV AND KARA PARKER
3710 DREWSBURY DR
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CONFIDENTIAL
3906 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NORI KELLI ANN
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

MONK CHRISTOPHER E AND
0
4193 LORION DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MARSHALL CHRISTOPHER ROSS AND AMBER BECK
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4209 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4213 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4214 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4301 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4302 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4305 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4306 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4309 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4310 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4314 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4402 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4451 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4455 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 KETTEN DR
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4508 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4512 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4516 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4520 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4521 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4524 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4525 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4528 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4529 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4532 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4533 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4537 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4623 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4624 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 SUMMER OAKS DR
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA
502 LIMMERHILL DRIVE
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SUMMER OAKS DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

WARRINGTON JASON LAMAR
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 SUMMER OAKS DR
ROCKWALL, TX 75087

SMITH GREGORY SCOTT & JOANNA RENEE
510 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PRICE DANIEL JONATHAN AND DANIELLE
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
0
513 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 SUMMER OAKS DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 SUMMER OAKS DR
ROCKWALL, TX 75087

SCHEDER VALERIE SUE AND FRANK MICHAEL
514 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
517 LIFE SPRING DR
ROCKWALL, TX 75087

ROSNER MELANIE AMANDA
0
517 LIMMERHILL DRIVE
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GIAMPIETRO DAVID JOHN AND MARIA KRISTIN
521 LIMMERHILL DR
ROCKWALL, TX 75087

GOODEN BRETT J & AMY
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 75093

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
600 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

MCGEE HOWARD RANDALL AND LINDA SUE MCGEE
601 LIFE SPRING DR
ROCKWALL, TX 75087

DENT TODD ALAN & KRISTI MICHELLE
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 SUMMER OAKS DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
605 SINGING WATER DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
0
605 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 SUMMER OAKS DR
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA ALLISON & MATTHEW DAVID
606 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SINGING WATER DR
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 SUMMER OAKS DR
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MYERS TERRENCE SHANE AND EBONEY JOURNET
610 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
612 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SUMMER OAKS DR
ROCKWALL, TX 75087

STAHL JAMES W
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUA
613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 SUMMER OAKS DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
616 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
617 SUMMER OAKS DR
ROCKWALL, TX 75087

DAVENPORT MARK JOSEPH & JENNIFER LEIGH
617 LIFE SPRING DRIVE
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
619 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
620 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
621 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 SUMMER OAKS DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LLP
6225 N STATE HWY 161 0
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161 0
IRVING, TX 75038

BH 60'S POD LTD
6225 N STATE HWY 161 0
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161 0
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161 0
IRVING, TX 75038

CURRENT RESIDENT
623 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
624 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
627 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
628 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
631 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
632 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
633 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
635 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
637 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
638 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
639 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
640 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
641 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
642 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
643 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
644 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
645 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
646 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
647 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
648 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
649 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
650 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
651 WINDY RIDGE LN
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

EISAMAN KELLY JOE AND KELLY RENEE
701 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
702 LAZY BROOKE DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

JONES ELOISE AND
0
705 CALM CREST DR
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 LAZY BROOKE DR
ROCKWALL, TX 75087

RANKIN TIERRE SANTEZ AND YOSHIKA DAVENPORT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 LAZY BROOKE DR
ROCKWALL, TX 75087

BATES SOPHIE THU
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX 75087

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
738 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
749 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
764 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
775 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
776 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 LAZY BROOKE DR
ROCKWALL, TX 75087

DOUANGDARA KIMGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
816 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 LAZY BROOKE DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX 75087

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX 75087

CAMP JOSEPH RICHARD AND
0
821 CALM CREST DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER 0
DALLAS, TX 75225

BH 60'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

BH BALANCE II LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE IV SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
828 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
840 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
862 LAZY BROOKE DR
ROCKWALL, TX 75087

WARNER AMANDA CARTWRIGHT & STEPHEN
KYLE WARNER
890 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

PEREZ LUIS ENRIQUE AND MARIA A
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

JONES ANDRA W AND TERRIAN L
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

RELYEA BARBARA J
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
0
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MULL RESSIE JR AND LIVIA
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTON COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

BEAN MARC ALAN AND
0
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FAST NATHANIEL W
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

BATTS JOHN L AND FRITZE H
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

WHITWORTH DONALD C AND KARI J
941 COLBY BLUFF DR
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

MILLICE DAVID J & SARAH S
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

ELNITSKY KRISTINE A AND JAMES
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
979 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
980 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 LAZY BROOKE DR
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
983 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
984 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 LAZY BROOKE DR
ROCKWALL, TX 75087

BELL THOMAS PATRICK AND KRISTINA RENEE
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
987 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
988 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 LAZY BROOKE DR
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
992 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 LAZY BROOKE DR
ROCKWALL, TX 75087

WENTZEL SCOTT WILLIAM & JANSY JO
994 CATTERICK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
995 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
996 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 LAZY BROOKE DR
ROCKWALL, TX 75087

PARKS STANLEY AND PAMELA
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
0
PO BOX 1779
ROCKWALL, TX 75087

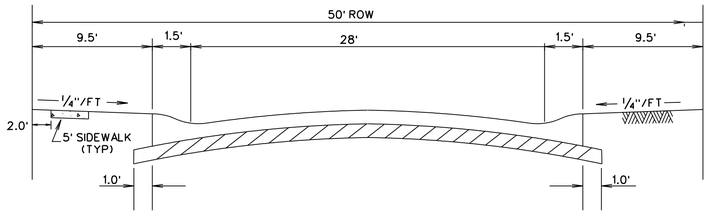
WACK LINDSEY AND DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
PO BOX 472
ROCKWALL, TX 75087

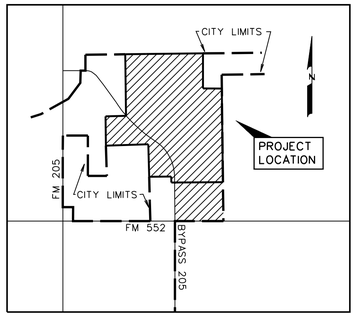
SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.



LOCATION MAP
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	97.0 AC.	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES	- 381.20 AC.
JOHN KING R.O.W.	- 8.1 AC.
NET ACRES	- 373.10 AC.
20% required Open Space per PD	- 74.62 AC.
TOTAL RETAIL	- 19.4 AC.
JOHN KING R.O.W.	- 4.45 AC.
NET RETAIL ACRES	- 16.2 AC.
20% required Open Space per PD	- 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT	19.4 ac.
RESIDENTAL TRACT	381.20 ac.
TOTAL ACRES	405.15
TOTAL RESIDENTAL LOTS	776
RESIDENTAL DENSITY	1.92

LEGEND

TYPICAL LOT SIZES

- TYPE A - - 186 LOTS (60's)
- TYPE B - - 117 LOTS (70's)
- TYPE C - - 326 LOTS (80's)
- TYPE D - - 107 LOTS (100's)
- TYPE E - - 40 LOTS (60's)
- - PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

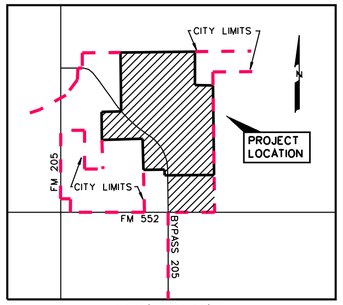
AUGUST, 2016 SCALE 1" = 400'



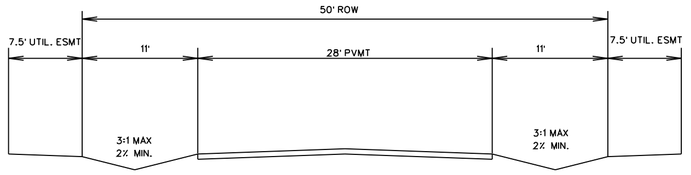


0 200 400 800

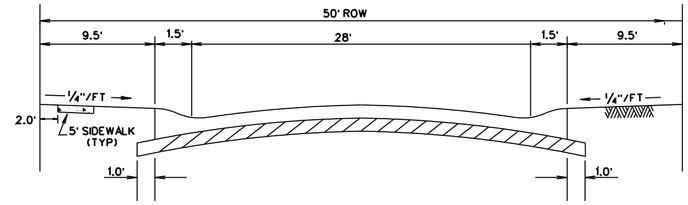
SCALE: 1" = 400'



LOCATION MAP
N.T.S.



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	2.2	2.2	Open Space
6	4.3	4.3	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	7.0	7.0	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	**97.0 AC.**	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES	- 381.20 AC.
JOHN KING R.O.W.	- 8.1 AC.
NET ACRES	- 373.10 AC.
20% required Open Space per PD	- 74.62 AC.
TOTAL RETAIL	- 19.4 AC.
JOHN KING R.O.W.	- 4.45 AC.
NET RETAIL ACRES	- 16.2 AC.
20% required Open Space per PD	- 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT	19.4 ac.
RESIDENTAL TRACT	381.20 ac.
TOTAL ACRES	405.15
TOTAL RESIDENTAL LOTS	750
RESIDENTAL DENSITY	1.85

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

LEGEND

TYPICAL LOT SIZES

- TYPE A - - 165 LOTS (60's)
- TYPE B - - 234 LOTS (70's)
- TYPE C - - 128 LOTS (80's)
- TYPE D - - 140 LOTS (100's) (100' x 200')
- TYPE E - - 39 LOTS (60's)
- TYPE F - - 44 LOTS (100's) (100' x 185' to 200')
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS

BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SEPTEMBER 2017 SCALE 1" = 400'

CASE #2017-XXX

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 16-59*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [*specifically contained within Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

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approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master plat
3. PD development plans (*required for retail areas only*)
4. PD site plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

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not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF NOVEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 16, 2017*

2nd Reading: *November 6, 2017*

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Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A 1RACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00'42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF J593.55 FEET TO A S/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF S03.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01"31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

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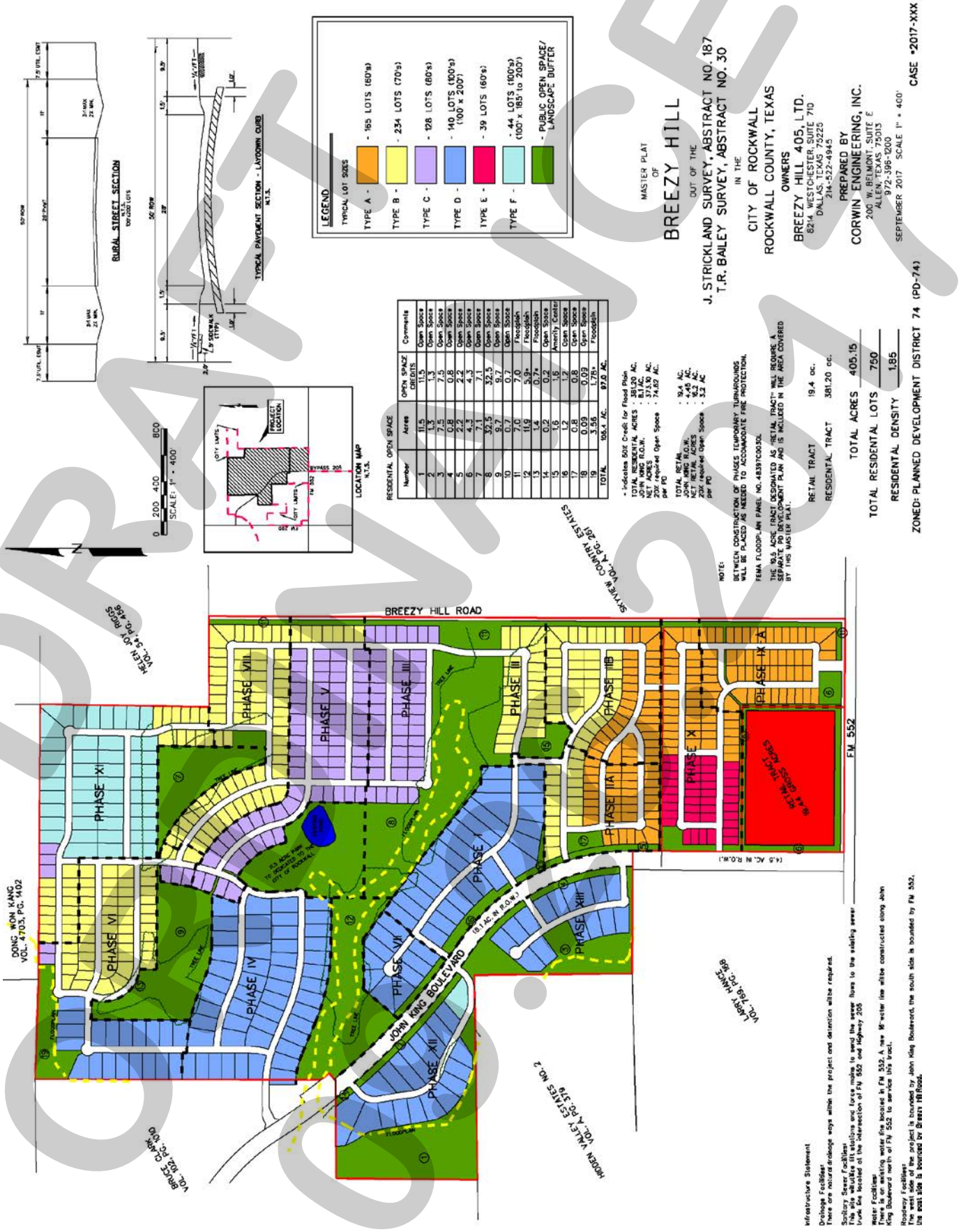
Exhibit 'B':
Concept Plan



DRAFT NOT FOR OFFICIAL USE

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

    a. *Residential uses*. Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.

    b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*. of the Unified Development Code [*Ordinance No. 04-38*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

    - ☑ Animal Hospital, Clinic
    - ☑ Convent or Monastery
    - ☑ Hotel or Motel
    - ☑ Hotel, Residence
    - ☑ Cemetery/Mausoleum
    - ☑ Mortuary of Funeral Chapel
    - ☑ Social Service Provider
    - ☑ Billiard Parlor or Pool Hall
    - ☑ Carnival, Circus, or Amusement Ride
    - ☑ Commercial Amusement/Recreation (Outside)
    - ☑ Gun Club, Skeet or Target Range (indoor)
    - ☑ Astrologer, Hypnotist, or Psychic Art and Science
    - ☑ Garden Supply/Plant Nursery
    - ☑ Night Club, Discotheque, or Dance Hall
    - ☑ Secondhand Dealer
    - ☑ Car Wash, Self Service*
    - ☑ Service Station*
    - ☑ Mining and Extraction (Sand, Gravel, Oil & other)
    - ☑ Helipad
    - ☑ Railroad Yard or Shop
    - ☑ Transit Passenger Facility

    ** Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

    The following additional use shall be permitted of right in the PD District:

    - ☑ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

    c. *Design of Non-Residential Uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

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d. *Density and Lot Composition*. No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	165	22.00%
B	70' x 120'	8,400	Front	234	31.20%
C	80' x 125'	10,000	Front	128	17.07%
D	100' x 200'	20,000	Front	140	18.67%
E	60' x 120'	7,200	Front	39	05.20%
F	100' x 180'	18,000	Front	44	05.87%
	AVERAGE LOT SIZE:	**10,000**			
			MAXIMUM ALLOWED TOTAL UNITS:	750	**100%**

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single Family 10 (SF-10) District, as set forth in Section 3.4 of Article V, *District Development Standards*, Unified Development Code [*Ordinance No. 04-38*]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code [*Ordinance No. 04-38*].

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses.*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F
Maximum Building Height	36'	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 [2]	3,000	2,200	3,000
Minimum Front Yard Building Setback	20' [4]	20'	20'	40' [3]	20' [4]	40' [3]
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'	15'
Minimum Side Yard (*Interior*)	5'	5'	6'	7'	5'	7'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'	15'
Minimum Distance of Driveway (*from Property Line*)	20'	20'	20'	40'	20'	40'
Minimum Lot Area (*Square Feet*)	7,200	8,400	10,000	20,000	7,200	18,000
Minimum Lot Frontage [1]	60'	70'	80'	100'	60'	100'

Notes:

[1]*: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.*

[2]*: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.*

[3]*: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.*

[4]*: Front porch may encroach to within 10-feet of the front property line on Lot Types 'A', 'B', 'C' & 'E'.*

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2. Development Standards for Residential Uses by Lot Product/Type

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

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c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:
[1]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:
[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

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e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20' (Front porch may encroach to within 10-feet of the front property line) [1]
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation [1]	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

Notes:
[1]: No two adjacent lots on the same side of the street may have front entry only garages facing the street.

f. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:
[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

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3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	60' x 120'	i., ii.
F	100' x 180'	i., ii., iii.

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

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6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

    a. *Buffer-Strip* and Sidewalks (John King Boulevard Overlay District). The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
    b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
    c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
    d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
    e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
    f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
    g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
    h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.

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3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
    a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
    b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
    c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
    d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the

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City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1* (below).



Figure 1: *Retention Pond with Hardedge.*

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.



Figure 2: *Example of Subdivision Signage Locations*

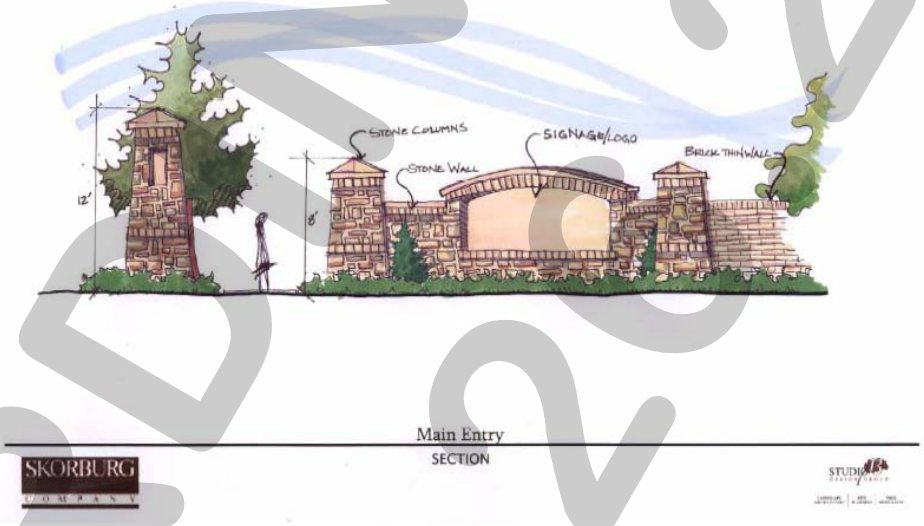

Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.

b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.

5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. *Parks and Open Space.*

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. Notice on Sale. The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.

4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.

8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.

14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver*. Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

CITY OF ROCKWALL TEXAS SEAL

By: _____

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

Kristy Ashberry
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
KRISTY ASHBERRY
Notary Public
State of Texas
My Comm. Exp. 05-01-2016

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, A TEXAS LIMITED PARTNERSHIP

BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

By: _____

Name: RICHARD M. SKORBURG

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKORBURG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1ST day of OCTOBER 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas



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City of Rockwall

Project Plan Review History

Project Number	P2017-049	**Owner**	DAVID L. HODGDON & SUE W. HODGDON	**Applied**	9/15/2017	LM
Project Name	Hodgdon Addition	**Applicant**	DAVID L. HODGDON & SUE W. HODGDON	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	9/15/2017	LM

Site Address	**City, State Zip**	**Zoning**
1085 DALTON RD	ROCKWALL, TX 75087	

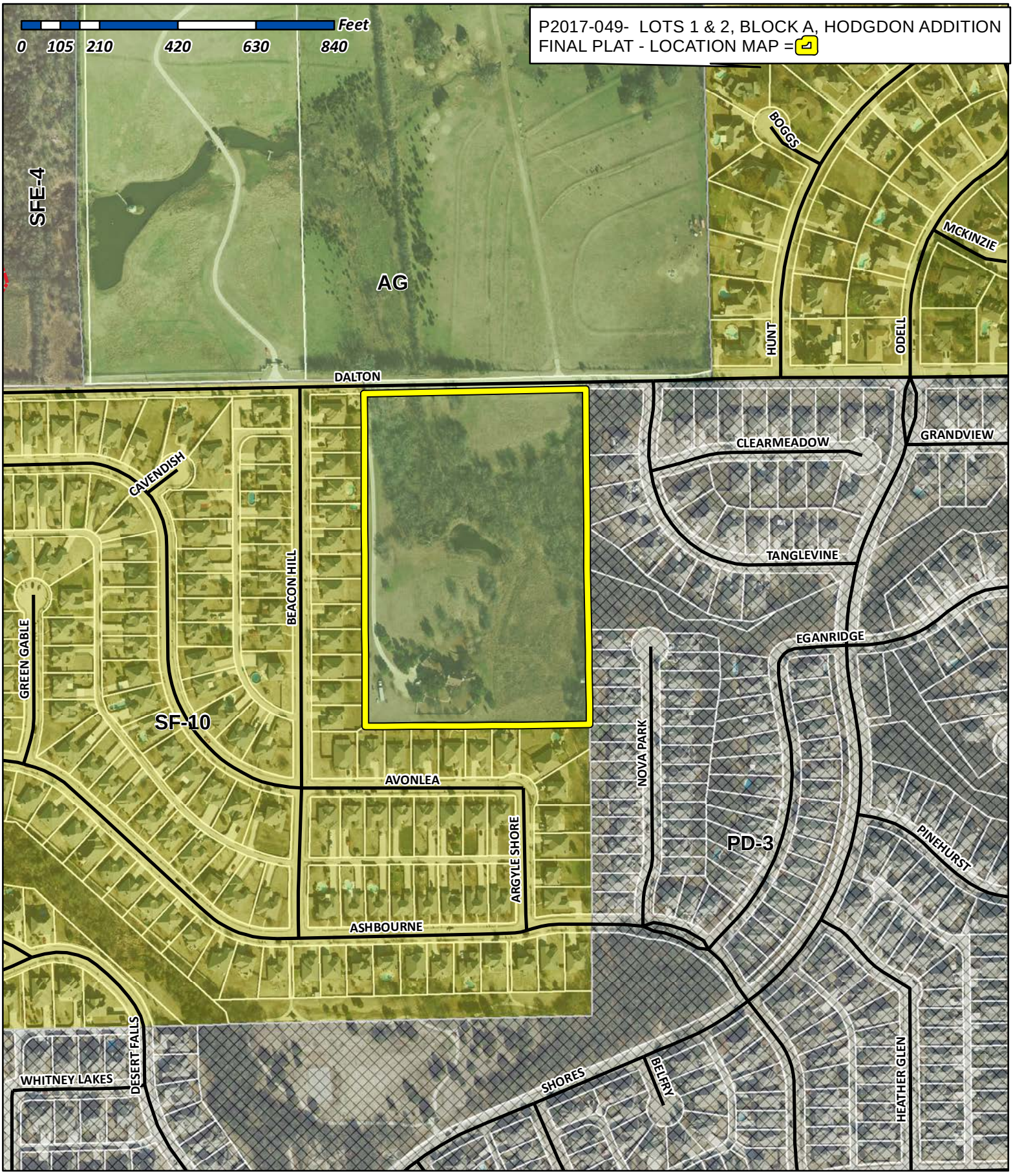
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PROMENADE HARBOR	1-1	NULL	1-1	0069-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
ENGINEERING	Amy Williams	9/15/2017	9/22/2017	9/21/2017	6	COMMENTS	See Comments
(9/21/2017 9:47 AM AW) Need to label/show all flood plain cross sections and flood plain elevations Need to label minimum finished floor (min 2' above the flood plain elevation) on each lot Need an acknowledgement that no construction, fill, cut, or crossing of the flood plain without an approved flood study and engineering plans Add note: The property owner is responsible for all maintenance, repair, and replacing of all drainage systems on the property.							
FIRE	Ariana Hargrove	9/15/2017	9/22/2017	9/21/2017	6	APPROVED	
GIS	Lance Singleton	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
PLANNING	Korey Brooks	9/15/2017	9/22/2017	9/22/2017	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/22/2017 8:56 AM KB)
P2017-49 Lots 1 & 2, Block A, Hodgdon AdditionPlease address the following comments (M= Mandatory Comments; I = Informational Comments).

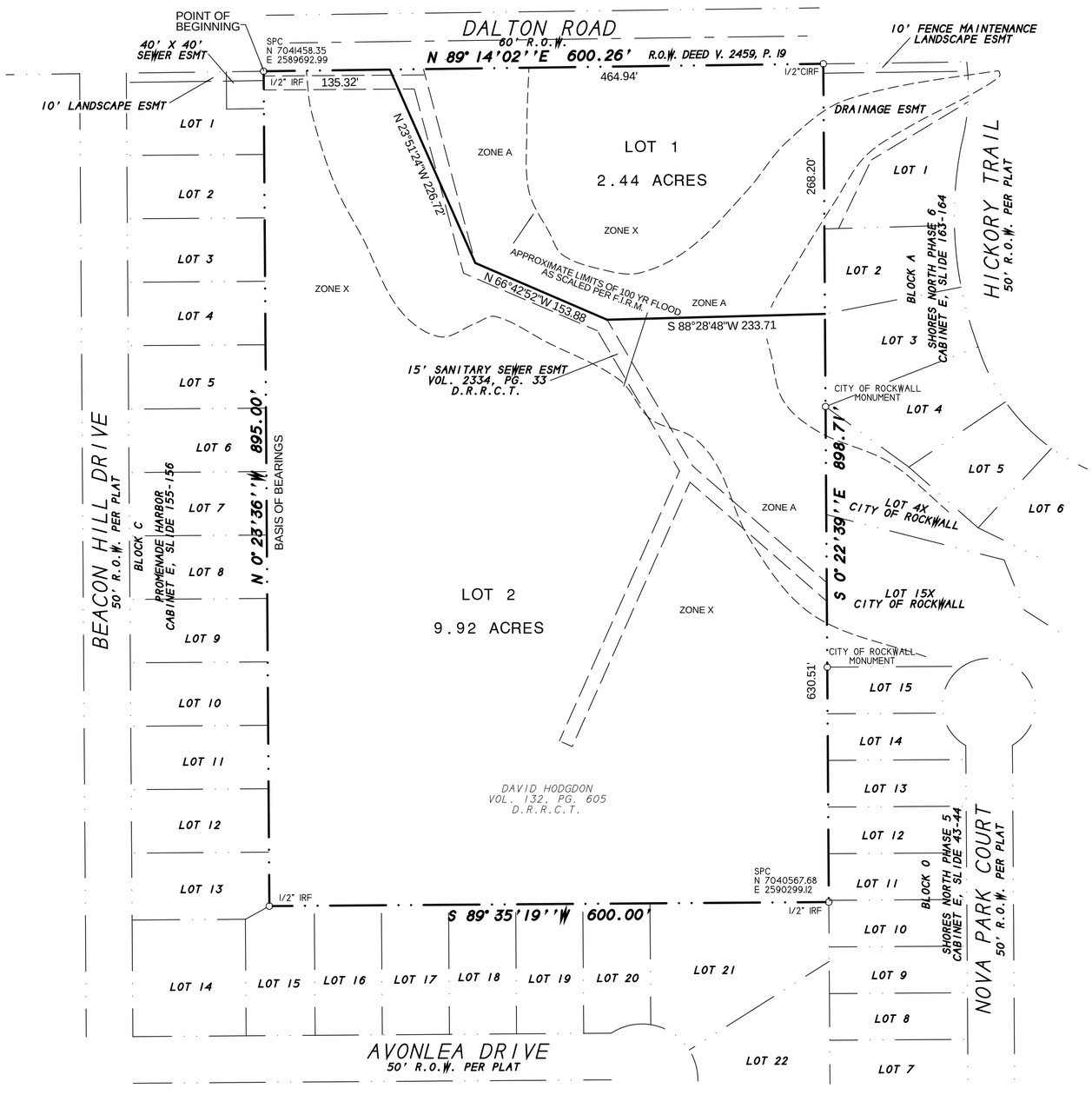
I.1 This is a request by David L. and Sue W. Hodgdon for the approval of a final plat for Lots 1 & 2, Block A, Hodgdon Addition being a 12.36-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-049) in the lower right hand corner of all pages on future submittals.
M.4 Please add “Lots 1 & 2, Block A” to title block (above Hodgdon Addition).
M.5 Please show the 50-foot front yard setbacks adjacent to Dalton Road on both lots.
M.6 Please look at Beacon Hill Drive, Avonlea Drive, Nova Park Court, and Hickory Trail and label as “Private Road” if these are not City streets.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 3, 2017. The Planning and Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting for this case is October 10, 2017. The Park Board Meeting for this case is October 3, 2017.
I.8 The projected City Council meeting date and subsequent approval for this plat is October 16, 2017

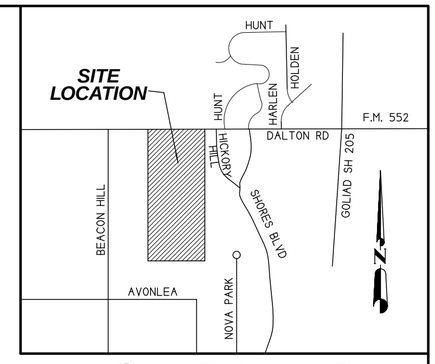


City of Rockwall

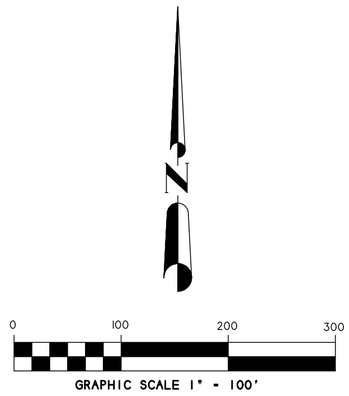
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.



FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	I/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE SEPTEMBER 9, 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID L. HODGDON and SUE WYCHE HODGDON, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the THOMAS DEAN SURVEY, ABSTRACT NO. 69, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to David L. Hodgdon, as recorded in Volume 132, Page 605 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for corner at the Northeast corner of Lot 1, Block C of PROMENADE HARBOR, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 155, of the Plat Records of Rockwall County, Texas, and at the intersection of the South right-of-way line of Dalton Road, per Volume 2459, Page 19 of the Real Property Records of Rockwall County, Texas, with the west boundary line of said Hodgdon tract;

THENCE N. 89 deg. 14 min. 02 sec. E. along the South right-of-way line of Dalton Road, a distance of 600.26 feet to a 1/2" iron rod with plastic cap found for corner at the northwest corner of Lot 1, Block A of SHORES NORTH PHASE 6, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 163 of the Plat Records of Rockwalll County, Texas;

THENCE S. 00 deg. 22 min. 39 sec. E. along the west of said Addition and the east line of Hodgdon tract, a distance of 898.71 feet to a 1/2" iron rod found for corner at the southeast corner of said Hodgdon tract;

THENCE S. 89 deg. 35 min. 19 sec. W. along the south boundary line of said tract, a distance of 600.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 23 min. 36 sec. W. along the west line of Hodgdon tract and east line of Promenade Harbor, a distance of 895.00 feet to the POINT OF BEGINNING and containing 538,224 square feet or 12.36 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HODGDON ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I further certify that all other parties who have a mortgage or lien interest in the HODGDON ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
DAVID L. HODGDON

_____
SUE WYCHE HODGDON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID L. HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUE WYCHE HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HODGDON ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE SEPTEMBER 9, 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

CASE P2017-

City of Rockwall

Project Plan Review History

Project Number	SP2017-030	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	9/17/2017	LM
Project Name	1501 W. IH30	**Applicant**	FC CUNNY CORPORATION	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	9/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
1501 W I 30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPARKS OFFICE PLAZA	5	NULL	5	0099-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/17/2017	9/24/2017	9/20/2017	3	APPROVED	
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/21/2017	4	COMMENTS	See Comments

(9/21/2017 4:48 PM AW)
See markups
All easements are to be a minimum of 20' wide
All parking to be 20'x9' adjacent to the building and anywhere there isn't a 2' clear over hang (head to head or adjacent to a property line/right-of-way
Flood study will be required including review fees
Parallel parking is required to be 9'x22'
No detention is allowed in the flood plain
Add a 5' utility easement along I-30 service road
Install 12" water line along the City right-of-way
Pave 24' in the City right-of-way
Install 5' sidewalk in the City right-of-way
Need to show proposed utilities on the landscape plan...no trees within 5' of any utility
TXDOT permit required on all driveways/roads with a TIA
Impact fees
4% engineering fees

FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	COMMENTS	See Comments

(9/21/2017 2:35 PM AA)
Fire hydrant shall be located within 100 feet of the Fire Department Connection.

Contact Fire Marshal Division do discuss water line options.

GIS	Lance Singleton	9/17/2017	9/24/2017	9/20/2017	3	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/20/2017 10:24 AM LS)							
Address will be 1501 E INTERSTATE 30, ROCKWALL TX 75087							
PLANNING	David Gonzales	9/17/2017	9/24/2017	9/19/2017	2	COMMENTS	See comments

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, October 3, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-030" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department. As a note, free standing signs are not to overhang or encroach into any easements.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
As a note, all variances to the IH-30 OV District requires approval by a 3/4 majority vote of City Council:

The following are considered variance requests to the IH-30 OV District:

1. Per Sec. 6.6.C.1, of Article V, of the UDC, a minimum of 20% stone is required on all walls. Provide calculations for each facade. All facades as submitted do not meet the standards establihed for the OV district.
2. Per Sec. 6.6.C.1.a, of Article V, of the UDC, requires each exterior wall to consist of 90% masonry materials such as natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units (CCMU). The ACM panelling does not meet these standards.
3. Per Sec. 6.6.C.1.b, of Article V, of the UDC, requires secondary materials used on a facade to comprise less than 10% of an elevation area. The EIFS as indicted on the east and west elevations exceed the 10% standard. Since I don not have the north elevation in this submittal, check to see if a variance is required for this elevation as well. The south (front) elevation may meet the standards; however, I will need material calculations in order to determine if a variance is needed for this elevation.
4. Per Sec. 6.6.C.5, of Article V, of the UDC, requires all buildings to be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted at the perimeter behind the building. Provide the north elevation to determine if meeting this requirement and provide one row of trees at the rear of the building.

VARIANCE TO UDC FOR CITY COUNCIL TO CONSIDER:

1. Sec. 2.1.8 Auto and marine related use conditons, of Art. IV, of the UDC - Garage doors or bays shall not to face a public street. Approval by a simple majority vote of City Council required.

EXCEPTIONS TO THE UDC TO BE CONSIDERED:

1. Per Sec. 5.1.C.1.a & b, of Article V, of the UDC, requires that each facade meet the minimum stanards for horizontal and vertical articulation as defined in these sections. The buildings north, south, east, and west elevations may not meet these standards. Provide measurements for building height for each wall to determine.

Requires approval by a simple majority vote of City Council.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Is there a trash dumpster located on this site? If so, provide dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Approval of an exceptionto allow for not meeting the standards for horizontal (and vertical) articulaton for the north, south, and west elevations is required. See Exception Request above for P&Z and CC to consider.
3. Indicate, dimension, and label all easements (i.e. firelane, public access, utility, detension & drainage, etc.) for site.
4. Indicate and label appropriate setbacks based on the Light Industrial District standards.
5. Garage doors or bays shall not to face a public street as indicated in the variance section above.
6. Move Landscape Buffer label over landscape buffer area and delineate.

Landscape Plan:
1. Provide a row of trees along the rear perimeter of the property per the IH-30 OV standards.
2. No parking space may be more than 80-ft from the trunk of a large canopy tree. Spaces along the rear not meeting this requirement.
3. Under Landscaping General Requirements - No. 3 - Irrigation plan to be submitted with building permit.

Photometric Plan:
1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

Building Elevations:
1. Provide a North facing elevation for review.
2. Provide calculations for all exterior building materials - broken out for each facade.
3. See compliance standards for all Variances and Exception as listed above (i.e. 20% stone, EIFS, ACM panelling, vertical and horizontal articulation, and 4-sided architecture).
4. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
5. Provide the over-all height for all walls on each facade.
6. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

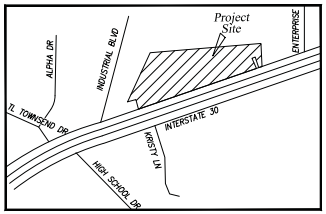
Meeting Dates to Attend:

Architectural Review Board: September 26, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

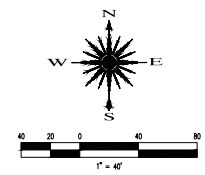
Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

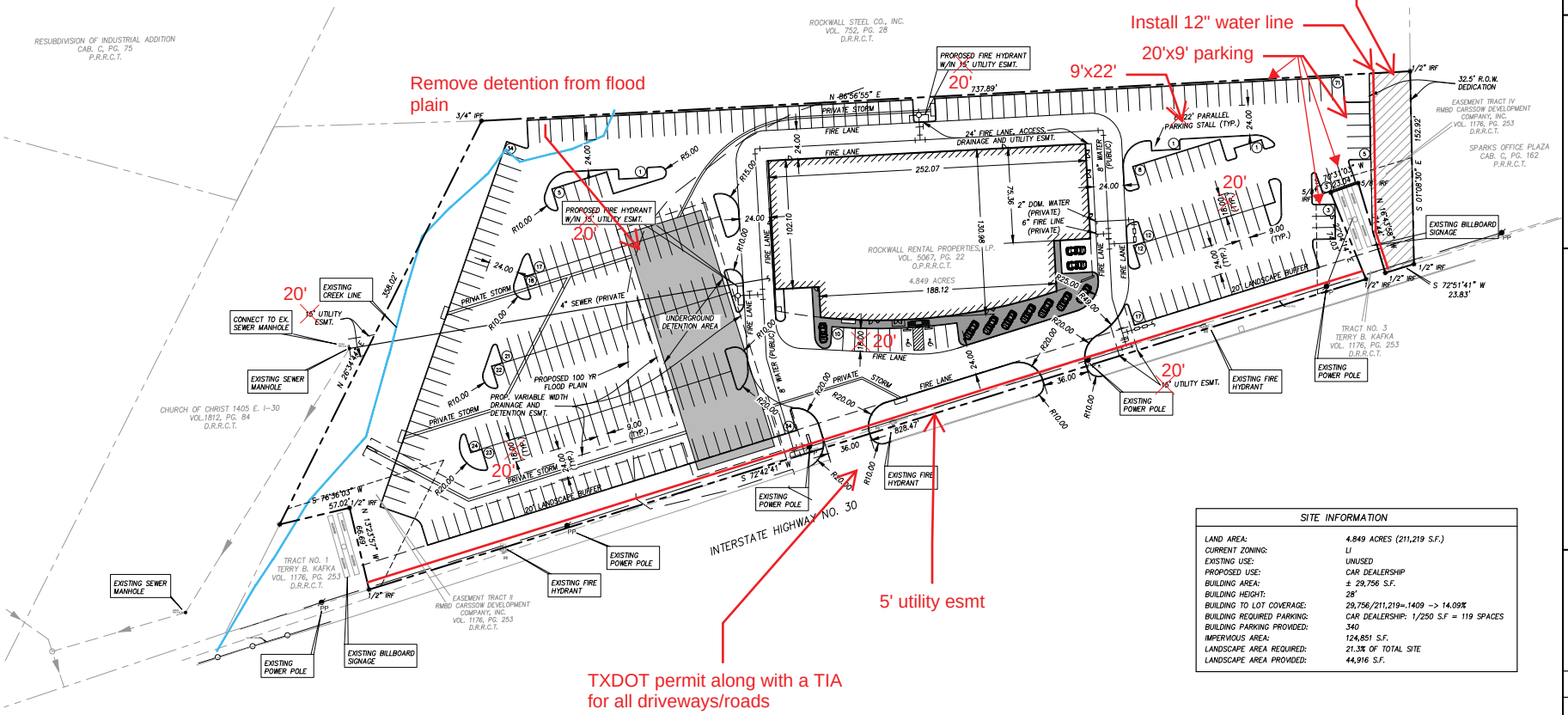
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: October 10, 2017 (5:00 p.m.) [Subsequent meeting if necessary]							
Planning - Action: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
City Council - Action: October 16, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							

All easements are to be a minimum of 20' wide
All parking to be 20'x9' adjacent to the building and anywhere there isn't a 2' clear over hang (head to head or adjacent to a property line/right-of-way
Flood study will be required including review fees
Parallel parking is required to be 9'x22'
No detention is allowed in the flood plain
Add a 5' utility easement along I-30 service road
Install 12" water line along the City right-of-way
Pave 24' in the City right-of-way
Install 5' sidewalk in the City right-of-way
Need to show proposed utilities on the landscape plan...no trees within 5' of any utility
TXDOT permit required on all driveways/roads with a TIA
Impact fees
4% engineering fees



LOCATION MAP





SITE INFORMATION	
LAND AREA:	4.849 ACRES (211,219 S.F.)
CURRENT ZONING:	LI
EXISTING USE:	UNUSED
PROPOSED USE:	CAR DEALERSHIP
BUILDING AREA:	± 29,756 S.F.
BUILDING HEIGHT:	28'
BUILDING TO LOT COVERAGE:	29,756/211,219=.1409 –> 14.09%
BUILDING REQUIRED PARKING:	CAR DEALERSHIP: 1/250 S.F = 119 SPACES
BUILDING PARKING PROVIDED:	340
IMPERVIOUS AREA:	124,851 S.F.
LANDSCAPE AREA REQUIRED:	21.3% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	44,916 S.F.

Case No. SP2017–

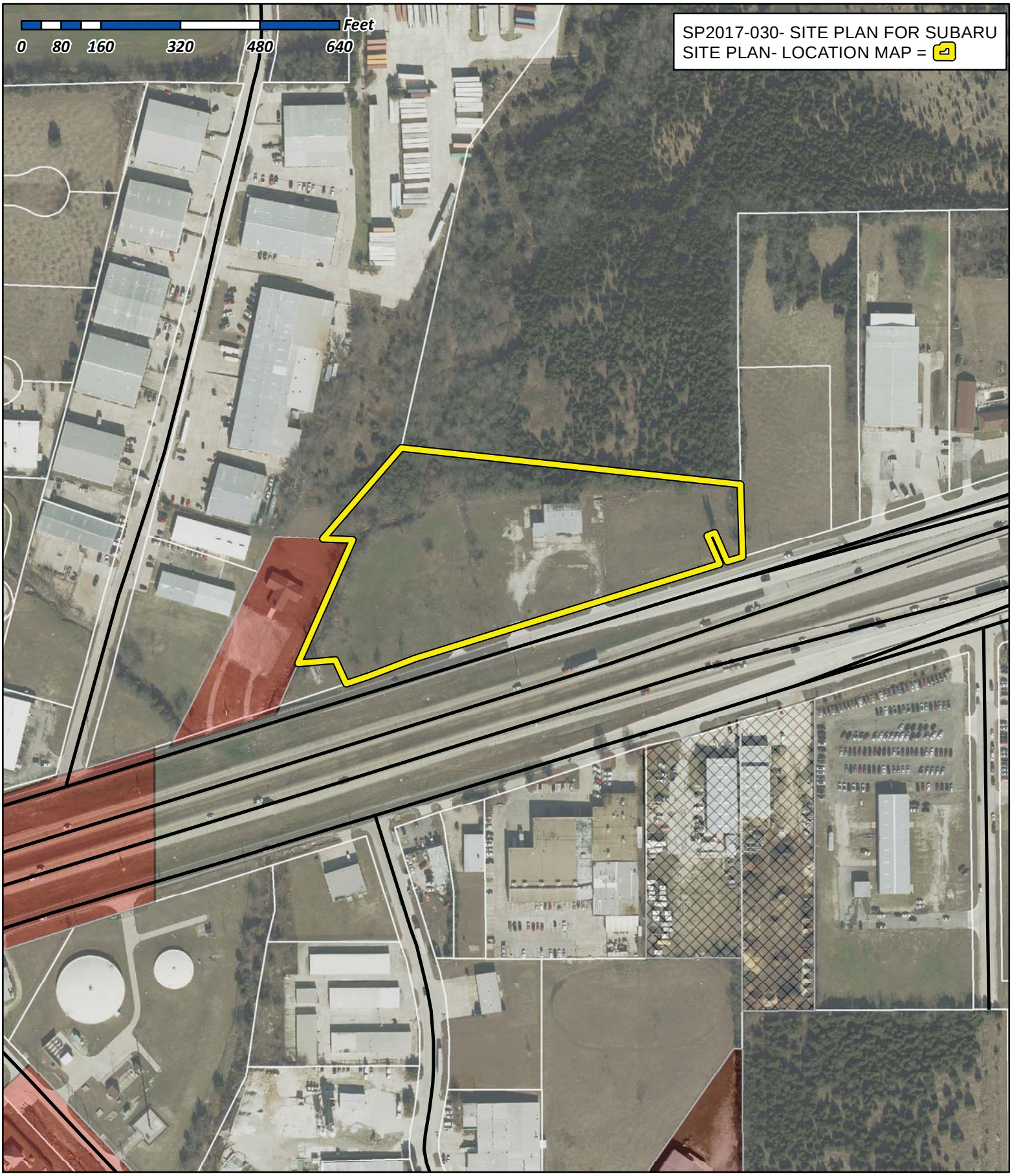
Revision	Date	Description

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

RANDALL NOE
SUBARU
I-30 ROCKWALL, TX

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/17	Project No.: –
Sheet Title: Site Plan	
Scale: 1"=40'	Sheet No.: 1 of 1



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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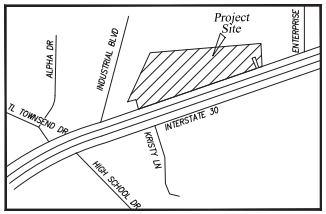
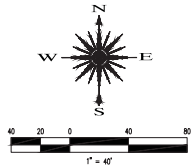
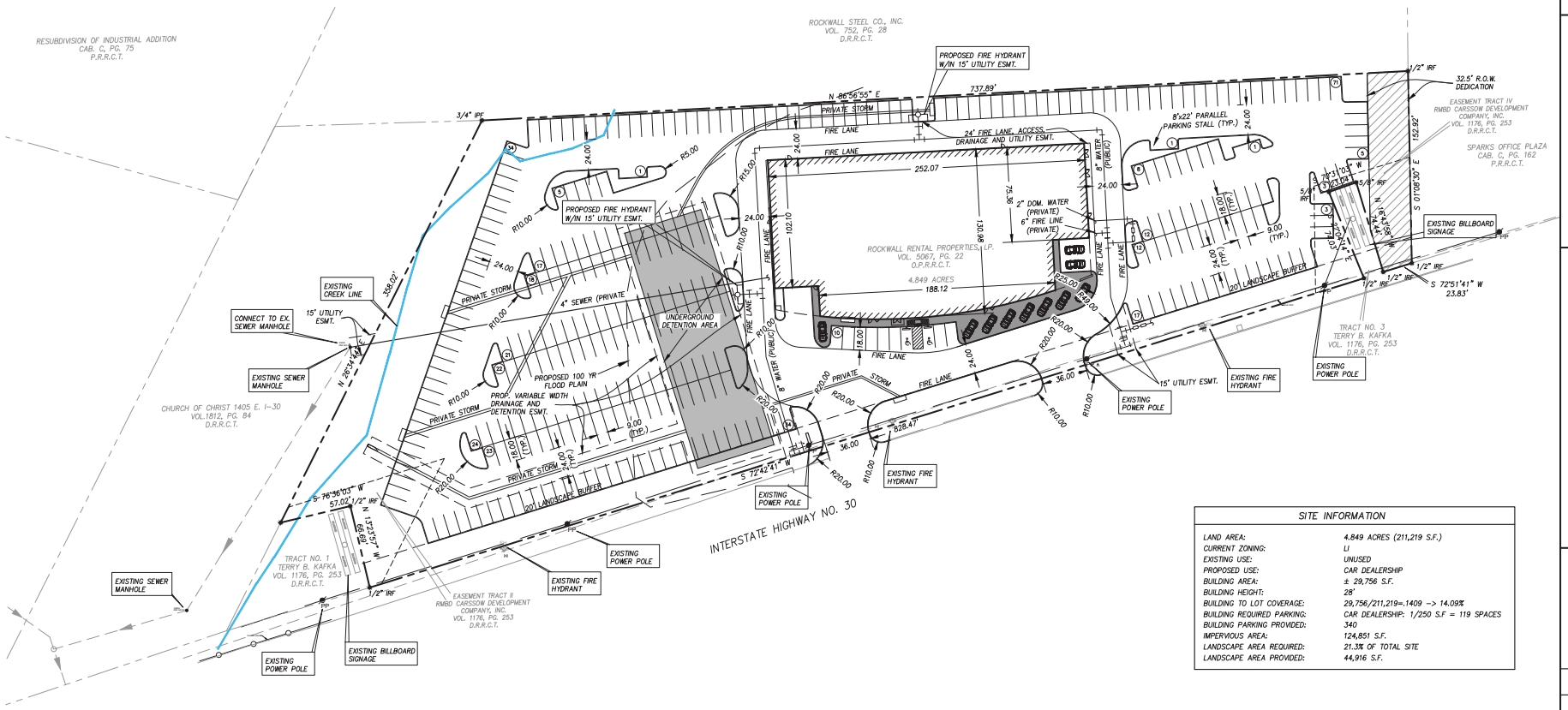


LOCATION MAP





SITE INFORMATION	
LAND AREA:	4.849 ACRES (211,219 S.F.)
CURRENT ZONING:	LI
EXISTING USE:	UNUSED
PROPOSED USE:	CAR DEALERSHIP
BUILDING AREA:	± 29,756 S.F.
BUILDING HEIGHT:	28'
BUILDING TO LOT COVERAGE:	29,756/211,219=.1409 -> 14.09%
BUILDING REQUIRED PARKING:	CAR DEALERSHIP: 1/250 S.F = 119 SPACES
BUILDING PARKING PROVIDED:	340
IMPERVIOUS AREA:	124,851 S.F.
LANDSCAPE AREA REQUIRED:	21.3% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	44,916 S.F.

Case No. SP2017–

Revision	Date	Description

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

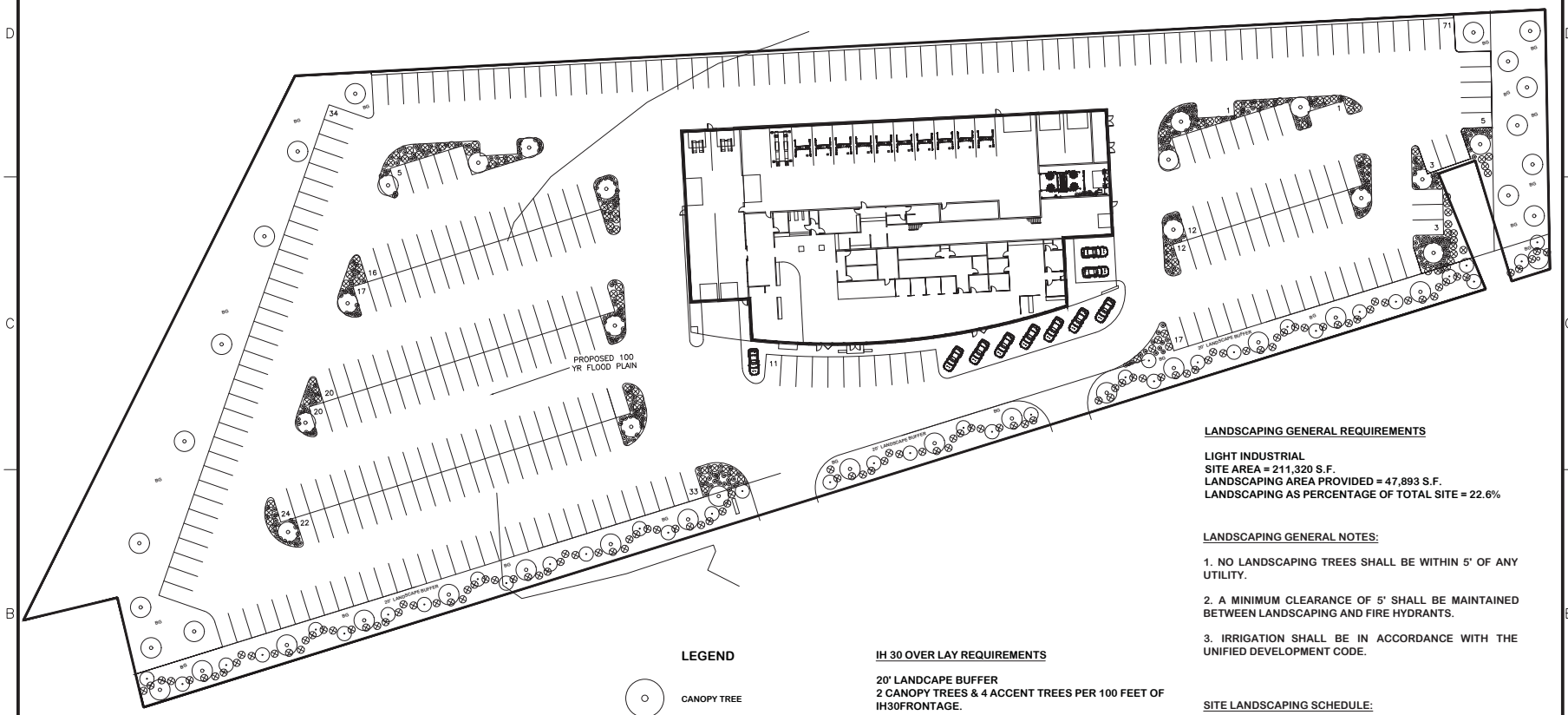
RANDALL NOE
SUBARU
I-30 ROCKWALL, TX

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469.402.0700
Fax: 469.402.0710
Texas Registered Engineering Firm F-7449

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/17	Project No.: –

Sheet Title:
Site Plan

Scale:	Sheet No.:
1"=40'	1 of 1



1 - LANDSCAPING PLAN

0 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL (ACCENT) TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BG — BERMUDA GRASS

IH 30 OVER LAY REQUIREMENTS

20' LANDCAPE BUFFER
2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30FRONTAGE.

IH 30 FRONTAGE = 868.5 LF

CANOPY TREES REQUIRED: 18
CANOPY TREES PROVIDED: 18

ACCENT TREES REQUIRED: 35
ACCENT TREES PROVIDED: 35

LANDSCAPING GENERAL REQUIREMENTS

LIGHT INDUSTRIAL
SITE AREA = 211,320 S.F.
LANDSCAPING AREA PROVIDED = 47,893 S.F.
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22.6%

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.

2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.

3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.

2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.

3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.

4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.

5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.

6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

STROHMEYER ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

FOR REGULATORY APPROVAL

RANDAL NOE SUBARU
ROCKWALL, TEXAS

Project Number:
Drawing Date: 09/15/17
Drawn:
Checked:
Scale:
ACAD File: RandallNoeSubaru-LS-091517.dwg
© 2017 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:

LANDSCAPING PLAN
LS-101

Sep 15, 2017 - 10:14am User: $(GETVAR,??)
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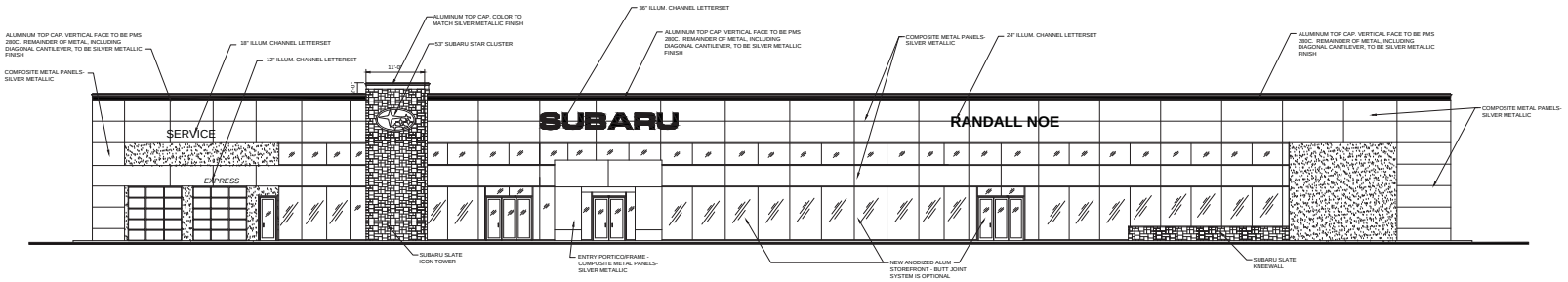
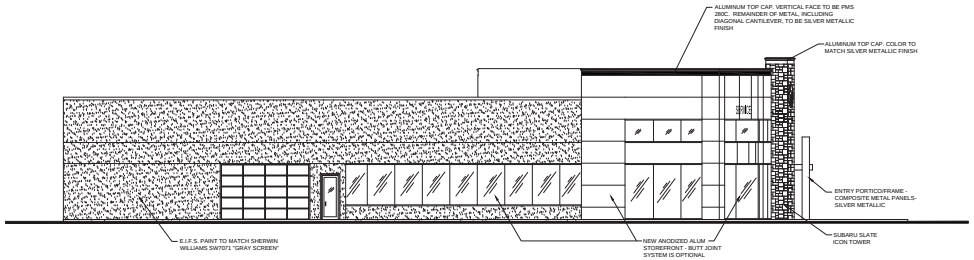


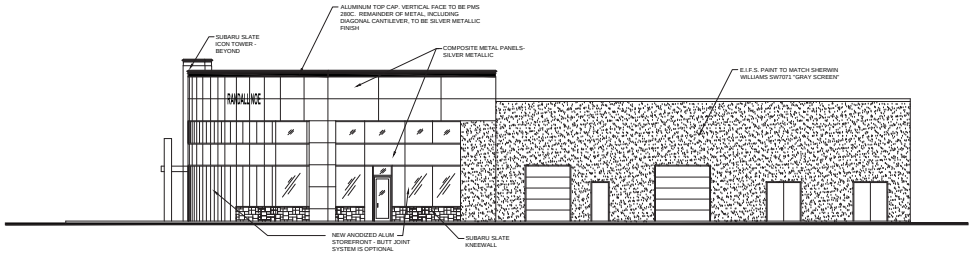
PROPOSED SOUTH ELEVATION

3/32" = 1'-0"



PROPOSED WEST ELEVATION

3/32" = 1'-0"



PROPOSED EAST ELEVATION

3/32" = 1'-0"

FELTUS HAWKINS DESIGN
1207A McGavock St. | 615.244.4328
Nashville, TN 37203 | www.fhdesign.com

Proposed Elevations

RANDALL NOE SUBARU

Rockwall TX

This design intent drawing is intended only to communicate the design direction as suggested by SUBARU. It is not to be interpreted as an architectural drawing nor is it intended to be relied upon as guidance for pricing, permitting and/or construction. These drawings do not represent or imply compliance with local or national building codes, fire regulations, zoning ordinances, the Americans with Disabilities Act, or other applicable codes.

FHD project #	16056-1
drawn by	mgv
checked by	DSG/DAB

issue 07/31/17

revision



FELTUS HAWKINS DESIGN

INTERIOR ARCHITECTURE | PLANNING | PROCUREMENT

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 10, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *July 11, 2017* Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the *September 12, 2017* Planning and Zoning Commission meeting.

3. **P2017-049** **(Korey)**
   Discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a final plat for Lots 1 & 2, Block A, Hodgdon Addition being a 12.36-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

4. **P2017-033** **(Korey)**
   Discuss and consider a request by Mario Ramirez for the approval of a replat for Lot 1, Block K, Rockwall Lake Estates West being a 0.27-acre tract of land identified as Lots 908, 909 & 910, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 894 & 908 Lakeside Drive, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2017-041** **(Korey)**
   Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

7. **Z2017-042** **(David)**
   Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

8. **Z2017-043** **(David)**
   Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

9. **Z2017-044** **(David)**
   Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an *Indoor Motor Vehicle Dealership/Showroom, New and/or Used* on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI)

District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, and take any action necessary.

10. Z2017-045 **(Korey)**
Hold a public hearing to discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

11. Z2017-046 **(David)**
Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

12. Z2017-047 **(Korey)**
Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.

13. Z2017-048 **(Korey)**
Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a *mini-warehouse* facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

14. Z2017-049 **(Ryan)**
Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan and for the purpose of incorporating changes to the lot composition stipulated by the development standards contained in *Exhibit 'C'* of *Ordinance No. 16-59* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

ACTION ITEMS

15. SP2017-030 **(David)**
Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

DISCUSSION ITEMS

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-041: Lot 1, Block A, Blueberry Hill Estate Addition [*Approved*]
- ✓ P2017-048: Lot 3, Block A, Lake Pointe Baptist Church Addition [*Approved*]
- ✓ Z2017-031: Zoning Change (AG to SF-1) [*950 Clem Road*] (*2nd Reading*) [*Approved*]
- ✓ Z2017-036: SUP for 1310 Summer Lee Drive (*2nd Reading*) [*Approved*]
- ✓ Z2017-037: Zoning Change (SFE-4.0 to C) [*259 Ranch Trail*] (*2nd Reading*) [*Approved*]
- ✓ Z2017-038: SUP for 302 Ranch Trail (*2nd Reading*) [*Approved*]
- ✓ Z2017-040: Zoning Change for Ladera of Rockwall (AG to PD) (*1st Reading*) [*Approved*]
- ✓ SP2017-008: Variances for 2040 Kristy Lane [*Approved*]

- ✓ MIS2017-009: Masonry Exception for 631 Hanby Lane [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of October, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 10, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-030** **(David)**
   Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6nd day of October, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 11, 2017
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Trowbridge called the meeting to order at 6:02p.m. The Commissioners present at the meeting were Jerry Welch, Eric Chodun, Annie Fishman, Mark Moeller and Tracey Logan. Absent was Chairman Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams and Civil Engineer Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the June 27, 2017 Planning and Zoning Commission meeting.

2. P2017-032

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a preliminary plat for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

3. SP2017-019

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Himmat Chauhan of JAGH Hospitality for the approval of a site plan for a hotel a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

4. SP2017-020

Discuss and consider a request by Cody Brooks, PE of Bannister Engineering on behalf of John Arnold of the Skorburg Co. for the approval of a site plan/master open space plan for the Gideon Grove Subdivision consisting of 72 single-family residential lots on a 29.185-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Vice-Chairman Trowbridge pulled consent agenda item #3. Commissioner Chodun made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 6-0, with Chairman Lyons absent.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review Board representative, John Womble, advised the Commission that SP2017-019 will be tabled due to the applicant not being present to address some concerns the Board had.

Commissioner Welch made a motion to approve to table SP2017-019. Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Chairman Lyons absent.

IV. PUBLIC HEARING ITEMS

6. Z2017-023

Hold a public hearing to discuss and consider a request by Joe Wimpee for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for an 8.1232-acre tract of land identified as Tract 2 of the C. W. Jones Survey, Abstract No. 127, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located north of the intersection of Dalton Road and Promenade Place, and take any action necessary.

Planner, Korey Brooks, advised the applicant was unable to attend the meeting and he then gave a brief explanation of the request stating that the applicant is requesting to rezone the property from Agriculture to a Single-Family Estate 4.0 for the purpose of building a single family home. The property will be located next to a potential park on the take line. According to the UDC, any properties that are agriculturally zoned that are less than ten acres have to be rezoned in order to build a single family home. The Future Land Use Map designates the subject property for Medium Density Residential land uses, which are defined as single-family developments with 2-3 units per acre. The applicant's request is in conformance with the Future Land Use map.

Mr. Brooks went on to state that staff sent 49 notices to property owners and residents within 500-feet of the subject property and notified the Promenade Harbor and The Shores/Ray Hubbard Homeowners Associations. Staff received one notice in favor and one in opposition of the request.

Vice-Chairman Trowbridge opened up the public hearing and asked for any questions from the Commission.

Commissioner Welch made a motion to approve Z2017-023, there being no second the motion failed, and Vice-Chairman Trowbridge brought the item back to the Commission for discussion or questions.

Commissioner Chodun asked concerning a notice that was received from a resident that was concerned with increased traffic should the request be approved. Mr. Brooks stated he believes that resident believed that it would be a residential subdivision being developed instead of just one single family home.

Commissioner Fishman asked concerning the property bordering a park. Mr. Brooks explained that it may be a potentially future park.

Vice-Chairman Trowbridge asked if there was anyone who wished to speak to come forward and do so.

Frances Wagner
512 Windsor Way
Rockwall, TX

Mrs. Wagner came forward and expressed concern over new development increasing the displacement of rabbits that is causing havoc in surrounding neighborhoods would like to see the City bring in Wild Life as new developments come in to assist in capturing the rabbits.

Vice-Chairman Trowbridge asked if anyone else wished to speak concerning the case to come forward and do so, there being no one indicating such Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission.

Commissioner Moeller made a motion to approve Z2017-023 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0, with Chairman Lyons absent.

7. Z2017-024

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a daycare facility for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated

within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of a Specific Use Permit to allow a 10,970 SF daycare facility in a Residential Office District. The applicant had previously submitted a request in May of this year to rezone the subject property from Residential Office District to General Retail District to allow for a Montessori School and a general retail store. However on June 13, 2017, the applicant requested to withdraw the case with the intention on changing the request from a rezoning request to a SUP request for a Montessori School/daycare and a second SUP request for a general retail store.

Mr. Brooks further stated that according to the UDC, a daycare facility requires an SUP in a Residential Office District. Should the SUP be approved, the applicant will be required to submit a site for approval by the Architectural Review Board and the Planning and Zoning Commission. The site will also be subject to the North Goliad Corridor Overlay District standards. The applicant is proposing to utilize wrought iron and landscape screening the development from the adjacent residential properties to the north, south, and west property lines. Additionally, the Montessori School/daycare will be built to a residential scale of 25-feet in height. According to the applicant, the proposed daycare facility will have a maximum enrollment of 180 children ranging from infant to third grade. According to the concept plan, the daycare facility will have a drop-off location that will accommodate six vehicles. Additional vehicles will cue in the drive aisle of the development to minimize the effect on traffic along SH 205. The proposed general retail store will be constructed of a similar design to the Montessori School/daycare facility and will be of residential scale as well. Directly north of the subject property is a single-family home. Beyond that is a commercial business and both of these properties are zoned Residential Office. Further north, is vacant land and is zoned Agriculture. Directly south of the subject property is a single-family residential subdivision that is zoned Single-Family 10 and beyond this is a future shopping center that is zoned General Retail. The Future Land Use Map designates this area as Medium Density Single-Family Residential. Beyond this is Dalton Road, which is identified as a major collector, 4 lane undivided roadway. Directly east of the subject property is SH-205, which is identified as a TXDOT highway and beyond that is a mini warehouse facility that is not in the city limits. Directly west of the subject property is a single-family residential subdivision which is zoned Single-Family 10 and beyond that is the Rockwall City Limits and City of Dallas take line.

Mr. Brooks went on to state that staff sent 69 notices to property owners and residents within 500-feet of the subject property and notified the Castle Ridge Phase 2 Homeowners Association. At the time the report was written staff received one notice in opposition of the request however today staff received further notices that were in opposition. Mr. Brooks that the applicant shall be responsible for maintaining compliance with the operational conditions contains in the SUP ordinance which are as follows: a)The building shall generally conform to the concept plan and building elevations depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance. b) The site shall have a ten foot landscape buffer and shall include accent trees a minimum of four feet in height at 20-feet on center adjacent to all residential properties (i.e. north, south, and west property lines). c) A shrub row shall be provided as headlight screening for any parking adjacent to SH-205. d) All parking areas shall be screened from all residential properties. e) The dumpster shall not face any residential property and should be located away from the residential properties to the west. f) Cross-access shall be provided as depicted in Exhibit 'B' of the draft ordinance. g) Incidental display and outside storage shall be strictly prohibited. h) Should the property be subdivided, a parking agreement between the two properties may be required to be approved by City Council to ensure both uses are sufficiently parked. i) At the time of engineering, a Traffic Impact Analysis will be required. And additionally any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the Commission if there were any questions for staff.

Commissioner Logan asked concerning the parking, would they have to follow the standard parking requirements and expressed concern that it appeared to have insufficient parking. Mr. Brooks stated the parking will be taken care of at the time of site plan.

Vice-Chairman Trowbridge opened up the public hearing and asked the applicant to come forward and speak.

Brad Williams
2728 N. Harvard
Dallas, TX

Mr. Williams came forward and gave a brief power point presentation that detailed the request. He stated that to clarify the request; they are requesting a Specific Use Permit and are not looking to change the underlying zone, the request is simply for an SUP for a daycare and a SUP for a general retail store. He spoke of the concept plan which will have the daycare center and the General Retail Store. There is a 30 feet easement which will provide a buffer between their building and the adjoining neighborhood. They are proposing a residential inspired design to fit well with the neighborhood. They will not be asking any variances but rather meet all of the City requirements as written. Mr. Williams went on to talk of the Montessori Schooling that will be a secular education that would consist of 180 students maximum which they don't anticipate to be at full enrollment early on. The state law dictates staffing levels which will be based on enrollment. The hours of operation for the daycare will be open will be 6:30 am-6:30 pm. It will operate during the summer; however they anticipate a lower level of enrollment.

Mr. Williams went on to talk of what the general retail use would entail which would be after school oriented programming/tenants for elementary ages and below. They will be open to children that are not enrolled as well. The hours will be workdays 2pm-8pm and closed on the weekends. It will be approximately 7,000 square feet. They are open to whatever option concerning the screening options whether it be masonry, wrought iron, living screen or a combination of both. With the concern some neighbors had with increased traffic, he spoke of what they believe the estimated traffic to be. Mr. Williams also spoke of the question that was brought up concerning surrounding competition near the proposed subject property, they feel the demand is there and having similar uses nearby would not create a problem.

Mr. Williams respectfully asked the Commission for approval and stated he was available for any questions.

Vice-Chairman Trowbridge asked concerning the screening. Mr. Williams stated they are open to any suggestion the Commission or City has that would be a better fit.

Commissioner Fishman asked if they would still move forward with the Montessori SUP if the General Retail Use SUP be denied. Mr. Williams explained that he would have to consult his client on that question, but ideally the business model is to have both. They have the same concept in other locations and it has worked out well.

Vice-Chairman Trowbridge opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Frances Wagner
512 Windsor Way
Rockwall, TX

Ms. Wagner came forward and stated she is going to speak for herself but also representing her neighbors and she stated her strong opposition to the request. She feels that with a Montessori school already being built very near to the subject property and with the elementary school nearby there is no need for another one. She strongly urged the Commission to decline the request.

Suelaine Callaway
517 Sellers Court
Rockwall, TX

Ms. Callaway came forward and stated her and her husband live directly behind the proposal and is in opposition of the request. She feels it will affect her property value there will be increased traffic that will pose an issue.

Jennifer Dayman
519 Sellers Court
Rockwall, TX

Ms. Dayman came forward and stated her strong opposition to the request. She spoke of coming before the City Council in 2011 when the subject property was changed from Agricultural zoning to Residential Office and was made to believe it would be more of a "home turned office" type businesses that would be allowed. She is concerned with the issue of noise with the close proximity. She is also concerned with the traffic issues it will cause.

Dennis Dayman
519 Sellers Court
Rockwall, TX

Mr. Dayman came forward and stated he is in opposition of the request. His main concerns is with the increased traffic the daycare and general retail will produce as well as possibly affecting the property value of their home.

Yvonne Sullivan
521 Sellers Court
Rockwall, TX

Ms. Sullivan came forward and stated her opposition to the request. She is concerned with the increased traffic it will cause, the lighting issues, the increased noise and the addition to the daycare to the two that are already within a two mile radius.

Vice-Chairman Trowbridge asked the applicant to come forward for any rebuttal.

Mr. Williams came forward and stated that with respect to the lighting and timing is an issue that could be addressed in the conditions of approval which they would strictly adhere to. Concerning the screening they are open to doing a living screen that once the shrubbery grew would provide ample screening. Concerning the traffic they will work as closely with TXDOT because the expansion and turn lane that is causing concern is handled by TXDOT. Concerning the competition, they feel that although there are other Montessori's in the surrounding areas they feel the demand is there. He added that the concerns that if they were to end up vacating the property what would the next owner bring in, but with the conditions that will be in place would require the next property owner to adhere to the same conditions.

Commissioner Fishman asked if there any timing requirements for the lighting. Mr. Brooks stated it has to be shielded down however there is no time limit as to how long they would need to stay off.

Commissioner Fishman expressed concern with the noise that some residents felt would cause a problem to surrounding homes. Commissioner Logan expressed concern with the additional traffic it would cause.

Mr. Williams addressed Commissioner Fishman's concern with the noise issue that the neighbors are concerned with. He feels the masonry wall that they will provide will be ample screening to shield noise to those surrounding homes.

Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Chodun generally stated that with the property being zoned Residential Office there will be something developed there eventually and the Montessori school is a viable option as there is no certainty that something else that is developed would not have more traffic or a different purpose.

Commissioner Moeller generally echoed Commissioner Chodun's thoughts and expressed favoring a masonry wall with the living screen that the applicant is proposing would alleviate some of the residents' concerns.

Commissioner Logan generally expressed the same thoughts of fellow Commissioners comments and short of no development coming in, she generally feels the Montessori school is a good fit specifically because of the willingness of the applicant to work with surrounding neighbors' concerns as best they can.

Commissioner Chodun made a motion to approve Z2017-024 with staff recommendations. Commissioner Moeller seconded the motion, which passed by a vote of 6-0, with Chairman Lyons absent.

8. Z2017-025

Hold a public hearing to discuss and consider a request by Alex Freeman of Pinnacle Montessori Franchise Co. on behalf of George R. Weatherford for the approval of a Specific Use Permit (SUP) for a general retail store for a 2.38-acre parcel of land identified as Tract 6 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH 205 Overlay (N-SH 205 OV) District, addressed as 4031 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of a Specific Use Permit to allow a general retail store in a Residential Office District. On May 12, 2017, the applicant submitted a request to rezone the subject property from Residential Office District to General Retail) District to allow for a Montessori School/daycare and a general retail store however, on June 13, 2017, the applicant requested to withdraw the case with the intention on changing the request from a rezoning request to a SUP request for a Montessori School and a second SUP request for a general retail store.

Mr. Brooks went on to state that according to the UDC a general retail store requires an SUP in a Residential Office and should the SUP be approved, the applicant will be required to submit a site for approval by the Architectural Review Board and the Planning and Zoning Commission and will be subject to the North Goliad Corridor Overlay District standards. The applicant is proposing to utilize wrought iron and landscape screening the development from the adjacent residential properties located adjacent to the north, south, and west property lines. Additionally, the general retail store will be built to a residential scale of 22-feet in height. According to the applicant, the proposed general retail store will house child-oriented uses complementary to the Montessori School/day care use such as a karate academy, dance academy, music school, math/educational classes, and STEM classes. Although it is not the applicant's intent to target the typical uses of a strip center such as a donut shop, dry cleaners, and nail salon, these uses would be allowed should the SUP be approved. According to the applicant, the playground area will be located behind the general retail store. Additionally, a row of trees will be provided behind the general retail store to screen from the adjacent residential properties located to the west. All proposed parking areas will be screened from the adjacent residential properties and incidental display/outside storage will be prohibited. The proposed Montessori School/daycare facility will be constructed of a similar design to the general retail store and will be of residential scale of 25-feet in height.

Mr. Brooks further stated that on July 3, 2017, staff sent 69 notices to property owners and residents within 500-feet of the subject property and notified the Castle Ridge Phase 2 Homeowners Association and at the time the report was drafted, staff received one notice in favor and two notices and one email in opposition of the request however today staff additionally received one more notice in opposition.

Mr. Brooks went over the conditions of approval which are that 1)the applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance which are as follows: a) The building shall generally conform to the concept plan and building elevations depicted in Exhibit 'A' and Exhibit 'B' of the draft ordinance. b)The site shall have a ten foot landscape buffer and shall include accent trees a minimum of four feet in height at 20-feet on center adjacent to all residential properties c) a shrub row shall be provided as headlight screening for any parking adjacent to SH-205. d) All parking areas shall be screened from all residential properties. e) The dumpster shall not face any residential

property and should be located away from the residential properties to the west. f) Cross-access shall be provided as depicted in Exhibit 'B of the draft ordinance'. g) Canopy trees shall be provided behind the general retail store. h)Incidental display and outside storage shall be strictly prohibited .i) Should the property be subdivided, a parking agreement between the two properties may be required to be approved by the City Council to ensure both uses are sufficiently parked. j) The general retail store shall be limited to 7,000 SF k) at the time of engineering; a Traffic Impact Analysis will be required. And lastly 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Mr. Brooks advised the Commission that the applicant was present and staff was available for questions.

Commissioner Chodun asked if there was a more restrictive use than a General Retail Store use possibly ancillary to educational or training. Mr. Brooks stated the Land Use chart doesn't identify every use that's possible therefore those uses fall under General Retail.

Vice-Chairman Trowbridge asked staff to clarify that although the request is intended for ancillary retail to the Montessori school, it would not necessarily be limited to those uses. Mr. Brooks stated that anything that is allowed and fall into General Retail would be allowed such as a donut shop.

Vice-Chairman Trowbridge opened up the public hearing and asked the applicant to come forward and speak.

Brad Williams
2727 N. Harvard Street
Dallas, TX

Mr. Williams came forward and stated that he is surprised to learn that a donut shop would be an allowed use it is however not there intent or goal. He added that in recognizing that there are limitations to the use classifications he wishes there were a more narrow classification that they could have selected for their application because by having that it would have helped clarify of what their intent is. They would be willing to add as a condition of the SUP limited uses if that is something the Commission wanted to do and if it was something that they as applicants would be allowed to do, to limit the uses. Mr. Miller added that typically uses cannot be limited as part of the SUP, it's only meant to limit operational and compliance constraints, therefore in this case the uses could not be limited.

Mr. Williams went on to state that he would not go over his power pointe presentation, having already done so in the previous agenda item, but was open to any questions the Commission had.

Vice-Chairman Trowbridge asked if the parking would be both in the front and on the back. Mr. Williams provided the concept plan which showed where they are proposing to have the parking area.

Commissioner Logan asked how the applicant will attract the tenants for the uses they are proposing. Mr. Williams stated they will be the landlords and therefore can target such tenants and can be sure they lease to such tenants. He asked his colleague that has more knowledge of that to add additional feedback.

Lin Wang
100 N. Central Expressway
Dallas, TX

Ms. Wang came forward and stated they have been in operation for over 12 years and they have a source that finds the tenants they are searching for and have been successful in the past.

Commissioner Fishman asked what other types of tenants aside from karate/dance classes they would be looking to lease to. Mr. Williams answered that those are basically the uses they are currently looking to have.

Vice-Chairman Trowbridge asked if anyone wished to speak to come forward and do so.

Sulaine Calloway
517 Sellars Court
Rockwall, TX

Mrs. Calloway came forward and stated her strong opposition to the request. Her concern is with the General Retail because if they are unable to obtain the tenants that they have the intent to bring, the fear is what would happen to that retail spot and how that would affect the property values.

Jennifer Dayman
519 Sellers Court
Rockwall, TX

Mrs. Dayman came forward and stated her strong opposition to the request.

Yvonne Sullivan
521 Sellars Court
Rockwall, TX

Ms. Sullivan came forward and stated her opposition to the request. She feels there are plenty of child accessible facilities and one more is not needed as well as the traffic issues that it will create. She urged the Commission to deny the request.

Vice-Chairman Trowbridge asked the applicant to come forward for any rebuttal.

Mr. Williams came forward and addressed concerns of what uses that could come in that the neighbors are worried would come in such as nail salons. He clarified with staff that such use would require another SUP. With concern as to the tenants they will lease to, they currently do not have an entitled property and therefore do not have any tenants but they look forward to actively looking for the tenants that will fit the uses they are proposing as soon as they get approval. With concern of the screening, he feels he is hearing conflicting requests from the surrounding neighborhood, if they want sound barrier it would require the masonry wall, but that would prevent the free flow and connectivity. Concerning the competition they would face they feel economically they are in a good spot with the demand. Mr. Williams added that they feel this would be a great fit to the community.

Vice-Chairman Trowbridge asked if the developments in Allen and Murphy that were given as examples have an adjacent retail use next to them. Mr. Williams stated that the Allen location does but the Murphy location does not.

Commissioner Welch asked concerning the 7,000 square foot building would have five bays and would they be then looking to house five tenants or would that fluctuate dependent on tenant size. Mr. Williams stated he believed with clarification from staff that should the request be approved, the elevation then becomes a part of the ordinance, six units would not be allowed. Mr. Miller added that the Commission could request that the retail be no larger than 7,000 square feet as indicated by the tenant and that it generally conform to the building elevations that are currently being proposed. It would be taken to the Architectural Review Board for their review and recommendation at the site plan process.

Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Vice-Chairman Trowbridge generally expressed being in favor of the request with a highly restrictive approval.

Commissioner Chodun expressed concern over the concerns the residents expressed he feels if the uses that they're suggesting for the retail portion are an important to the school, why not

teach them in the school itself, he generally expressed leaning against the retail portion of the request.

Commissioner Logan spoke of the concept seems to be a good one for those parents wishing to have their children participate in an after school program and having it offered on the same property would facilitate it for parents to not have to drive them and generally expressed being in favor of the request.

Commissioner Fishman generally expressed being in favor of the request.

Commissioner Moeller generally expressed being in favor of the request.

General discussion took place between the Commission concerning the concerns discussed.

Commissioner Moeller made a motion to approve the SUP for a general retail store with the condition that the number of suites be limited to no more than five (5) suites and with staff recommendations. Commissioner Welch seconded the motion, which passed by a vote of 5-1 with Commissioner Chodun dissenting and Chairman Lyons absent.

Vice-Chairman Trowbridge called for a recess at 8:04 p.m.

Vice-Chairman Trowbridge brought the meeting back to order at 8:13 p.m.

9. Z2017-026

Hold a public hearing to discuss and consider a city initiated request for the approval of a text amendment amending Section 4.1, Lots Less Than Five (5) Acres, of Article VI, Parking and Loading, of the Unified Development Code and Chapter 26, Motor Vehicles and Traffic, of the Municipal Code of Ordinances for the purpose of consolidating language relating to the storage of recreation vehicles and adding provisions to allow extended parking, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the case stating that on June 5, 2017, the City Council directed staff to bring forward changes to Section 4.1, Lots Less Than Five Acres of Article VI, Parking and Loading, of the Unified Development Code and Chapter 26, Section 26-507, Parking Oversized and Recreational Vehicles in Residential Areas of Article VII, Stopping, Standing or Parking of the Municipal Code of Ordinances for the purpose of consolidating common language within these sections, deleting Subsections 'C', 'D' & 'E' of Section 4.1 of the UDC, and incorporating these sections into Section 26-507 of Chapter 26 of the Municipal Code of Ordinances. The amendment would allow for extended parking of recreational vehicles for a maximum of five days by registration. In addition, the amendment would clarify and define the terms for "boats" and "recreational vehicles." By removing that portion of Section 4.1 from the UDC this will prevent duplication of the code. As a result of this direction, staff prepared a draft Text Amendment. In accordance, with Section 4.2 of Article XI, Zoning Related Applications, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. Staff should note that it is only within the purview of the Planning and Zoning Commission to make recommendations on the material being removed from the UDC and not on the content being incorporated into the Municipal Code of Ordinance. In accordance with the policies of the UDC and state law staff posted notice of the text amendment in the he Rockwall Harold Banner on June 30, 2017.

Mr. Gonzales advised the Commission staff was available for questions.

Vice-Chairman Trowbridge asked if there has been any change in the language since the work session where it was last discussed. Mr. Gonzales stated there were not any changes since the Work Session and it will be taken forward to City Council next.

Commissioner Chodun asked if the parking would include public streets. Mr. Gonzales stated it would include the street as well.

Vice-Chairman Trowbridge opened up the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating such, Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or approval.

Commissioner Moeller made a motion to approve Z2017-026 with staff recommendations. Vice-Chairman Trowbridge seconded the motion which passed by a vote of 6-0, with Chairman Lyons absent.

10. Z2017-027

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant, Mahbub Dewan, is requesting the approval of a Specific Use Permit to allow a residence hotel on a 5.217-acre parcel of land located south of IH-30, adjacent to Ralph Hall Court zoned Commercial. According to the UDC a residence hotel requires a SUP within a Commercial District. The proposed four story Residence Hotel will be the Hyatt House brand and will have approximately 90 rooms available for extended stay. Extended or long term stay is not only nightly, weekly, and/or monthly rental of the suites, but includes kitchen facilities that are available within the room. Although the subject property is within the IH-30 Overlay and the Scenic Overlay Districts, it does not have direct frontage along IH-30 or Ridge Road. The property does have frontage along La Jolla Pointe Drive. The site can be accessed from Ridge Road and Village Drive, which connects to La Jolla Pointe and Laguna Drive. In addition, the site can be accessed from Catalina Drive via IH-30 Frontage Road. It should be noted that since the property does not have directed access on IH-30, it is not permitted a pole sign. As a note, the subject property is within the Scenic Overlay District, which incorporates special use standards for structures exceeding 36-ft in height, and requires an SUP. If the applicants request for the Residence Hotel be approved, staff included a condition of approval allowing the structure to have an overall height of four stories not to exceed 60-feet. Additionally the applicant's request conforms to all applicable requirements regarding a Specific Use Permit; however, granting an SUP remains a discretionary act of the City Council and if approved the applicant will be required to submit a site plan and replat the lot.

Mr. Gonzales further stated that on June 29, 2017, staff mailed 45 notices to property owners and residents within 500-feet of the subject property and emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations and staff received one email notice in favor of the request.

Mr. Gonzales advised the Commission that a representative of the applicant was present and staff was available for questions.

Vice-Chairman Trowbridge asked if the reason it requires an SUP is for the fact that it's a residence hotel and because of its height and because it falls within the Overlay District. Mr. Gonzales stated that was correct.

Vice-Chairman Trowbridge opened up the public hearing and asked the applicant to come forward and speak.

Kevin Hilchey
6128 FM 911
Longview, TX

Mr. Hilchey gave a brief power pointe presentation of the request that showed the concept plan for the proposed Hyatt House and generally spoke that the subject property would be adjacent to a Hampton Inn as well as to numerous restaurants that surround the area. He spoke of the history of the Hyatt brand and of similar properties they have been involved in. The Hyatt Place project will have 100 rooms and the Hyatt House project will be 80 rooms and is referred to as an extended stay where a guest typically stays between 3-14 days. The hotel does provide full cooking for the guest however typically guests don't take advantage of that because the facility provides food service and a free breakfast.

Mr. Hilchey advised the Commission for any questions concerning the extended stay project he may answer.

Commissioner Chodun asked where the closest Hyatt House project was located in Texas. Mr. Hilchey stated the closest ones are located in Dallas. Commissioner Chodun asked if those locations incorporate the Hyatt Hotel within the same vicinity. Mr. Hilchey stated that there are Hyatt Places in proximity but not on the same land.

Commissioner Welch asked concerning the connectivity of the parking lot down into the pad site of the restaurants. Mr. Hilchey stated that the franchise has asked for accessibility to the surrounding restaurants and that will be discussed at the time of site plan.

Commissioner Logan expressed that although Hyatt is a good brand, there is usually some reservations when discussing allowing an extended stay hotel and asked Mr. Hilchey if Hyatt has maintained ownership of all that they've built. Mr. Hilchey explained that Hyatt typically would own and operates in major feeder cities. In the last ten years Hyatt has taken these two products and moved out onto secondary markets and they're doing that thru a franchise model. They (the applicant) will be the owner and operators of the business under license of Hyatt and they in turn make them live up to certain standards. Mr. Hilchey added that he is not aware of a Hyatt project that has been built in the state of Texas that is no longer a Hyatt project, meaning there has not been an exchange of brand within a franchisee as sometime is seen with other hotel names.

Vice-Chairman Trowbridge asked concerning the franchise PIP agreement, the premium average rate, and the overall demand. Mr. Hilchey explained that they have a six year agreement which is called a soft good PIP, a ten year full PIP, another soft PIP at 16 years and then at 20 years if the license is renewed Hyatt gives another improvement plan. Vice-Chairman Trowbridge asked what happens if the Hyatt standards are not maintained. Mr. Hilchey explained that if that were to happen Hyatt has the ability to drop the use of the Hyatt name. Concerning the rate, Mr. Hilchey stated they are expecting to average around $139 a night which is just slightly lower than the Texas rate. Concerning the overall demand, the preliminary reports from Smith travel research shows that demand is growing on a pretty regular basis in the City of Rockwall.

Commissioner Chodun asked if they would consider splitting the cases, if the Hyatt House doesn't get approved and the Hyatt Place does, would they still pursue forward or is it specifically a joint project. Mr. Hilchey stated that the Hyatt House is the secondary project and the Hyatt Place is the primary project. They plan on developing and starting on the Hyatt Place first and continue to analyze the market to make sure they have not made improper assumptions about the market, continue their research and at some later point develop the Hyatt House.

Commissioner Chodun asked if the Hyatt Place would have any suites. Mr. Hilchey stated it would not have any cooking facilities, only small refrigerators.

Vice-Chairman Trowbridge asked if anyone wished to speak to come forward and do so.

Glen Sparks
3322 Lakeside Drive
Rockwall, TX

Mr. Sparks came forward and stated he was in generally in favor of the request although he has concerns with the height and the adverse effects that would have on their properties. He also is concerned with the additional traffic it will cause. He feels the Hyatt is a good brand name and hopes it always remain that because his concern for the extended stay is if there could be a time limitation on how long someone can stay. Mr. Gonzales stated that time limitations are not regulated.

Kristen Minth
3406 Lakeside Drive
Rockwall, TX

Ms. Minth came forward came forward and generally expressed being in favor of the request. Her general reservation and concern was with the "extended stay" component but she feels the

Hyatt is a good name and high standards would like to make sure that it stays a "Hyatt" brand.

Mr. Miller added that the SUP cannot tie down the brand itself however what can be done is tie down the elevations that they've submitted in the ordinance which is somewhat of a protection because most hotel brands have their own elevations.

Mr. Hilchey added that the reason they are requesting approval for the Hyatt House now is because they are looking to buy both franchises with the purchase of the property.

Vice-Chairman Trowbridge asked if there was anyone else who wished to speak to come forward and do so there being no one indicating such Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or motion.

Commissioner Welch made a motion to approve Z2017-027 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-1, with Vice-Chairman Trowbridge dissenting and Chairman Lyons absent.

11. Z2017-028

Hold a public hearing to discuss and consider a request by Mahbub Dewan of D1 Architect on behalf of Deepak Gandhi for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 5.217-acre parcel of land identified as a portion of Lot 8 and all of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant, Mahbub Dewan, is requesting the approval of a Specific Use Permit to allow a hotel on a 5.217-acre parcel of land located south of IH-30, adjacent to Ralph Hall Court that is zoned Commercial. According to the UDC a hotel requires a SUP within a Commercial District. The proposed four story Hotel will be under the Hyatt Place banner, and will have approximately 100 rooms available for general stay not extended/residency stay. This SUP request is being proposed in conjunction with an SUP request for a residence hotel which is for the Hyatt House, which will be located directly adjacent to this hotel. Although the subject property is within the IH-30 Overlay and the Scenic Overlay Districts, it does not have direct frontage along IH-30 or Ridge Road but does have frontage along La Jolla Pointe Drive. The site can be accessed from Ridge Road and Village Drive which connects to La Jolla Pointe and Laguna Drive. In addition, the site can be accessed from Catalina Drive via IH-30 Frontage Road. Additionally since the property does not have directed access on IH-30, it is not permitted a pole sign. The subject property is within the Scenic Overlay District, which incorporates special use standards for structures exceeding 36-ft in height, and requires an SUP. The applicant's request conforms to all applicable requirements regarding a Specific Use Permit however, granting an SUP remains a discretionary act of the City Council and if approved the applicant will be required to submit a site plan and replat the lot.

Mr. Gonzales further stated that on June 29, 2017, staff mailed 45 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Turtle Cove and Lakeside Village HOA's), which are the only HOA's Staff has received one email notice in favor of the request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward.

Kevin Hilchey
6128 FM 911
Longview, TX

Mr. Hilchey came forward and advised the Commission he would allow his architect to further elaborate on the request.

Mahbub Dewan
(No address given)

Mr. Dewan came forward and stated he is the architect for the project. He provided slide show presentation that showed elevation renderings and he gave a brief explanation of what the heights and elevations will entail. He advised the Commission they are looking to build a good product for the community.

Commissioner Logan asked concerning the elevation looking at the top floor of the building, what appears to be a logo. Mr. Dewan stated that is just a prototype identity for the new Hyatt Place.

Vice-Chairman Trowbridge asked if there would be any convention space. Mr. Hilchey stated there would be meeting space in the Hyatt Place of approximately 1,600 square feet that could be divided into three different spaces as well as a board room.

Vice-Chairman Trowbridge opened up the public hearing and asked anyone who wished to speak to come forward and do so.

Kristen Minth
3406 Lakeside Drive
Rockwall, TX

Ms. Minth came forward and generally expressed being in favor of the request.

Vice-Chairman Trowbridge asked if anyone else wished to speak to come forward and do so, there being no one indicating such, Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Chodun made a motion to approve with staff recommendations. Commissioner Logan seconded the motion, which passed by a vote of 6-0, with Chairman Lyons absent.

12. Z2017-029
Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for an ~3,000 SF restaurant with drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the case stating that the applicant, Juan J. Vasquez, is requesting the approval of a Specific Use Permit to allow a restaurant greater than 2,000 SF with a Drive-Through use on a 0.857-acre parcel of land located at the northwest corner of Dalton Road and N. Goliad Street. According to the UDC a restaurant greater than 2,000 SF with a drive-through requires an SUP within a General Retail District. The proposed single-story building will be a 3,010 SF Freddy's Frozen Custard restaurant. The applicant has indicated that the drive-through window and order kiosk will be oriented away from the single-family neighborhood to the north of the subject property. In addition, the applicant's request and concept plan conforms to all applicable requirements regarding a Specific Use Permit; however, granting an SUP remains a discretionary act of the City Council. If approved the applicant will be required to submit a site plan and replat the lot.

Mr. Gonzales further stated that on June 29, 2017, staff mailed 28 notices to property owners and residents within 500-feet of the subject property and emailed a notice to the Castle Ridge Phase 2 and the Shores/Ray Hubbard Homeowner's Associations. Staff did receive one notice in favor of the request.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked for clarification if the SUP was due to the drive-thru component. Mr. Gonzales stated that was correct.

Vice-Chairman Trowbridge opened up the public hearing and asked the applicant to come forward and speak.

Juan Vasquez
Vasquez Engineering
1919 S. Shiloh Road
Garland, TX

Mr. Vasquez came forward and stated he is representing the land owner as well as the developer which is Freddy's Frozen Custard and will be his, the franchisees, sixth location within the North Dallas area. The franchisee owns the property and will develop, build and maintain the property. Mr. Vasquez went on to state that they have been working with staff on the location of the menu board, which will be facing away from the home owners. Also, there is another lot between the subject property and the home owners that will serve as a buffer when that lot develops as they will be required to build a screen wall. In addition they will add additional landscaping around the menu board to further mitigate any potential noise. Mr. Vasquez advised the Commission he is available for any questions the Commission may have.

Vice-Chairman Trowbridge asked the Commission for questions for staff or the applicant.

Commissioner Chodun asked how many franchise locations are within the country. Mr. Vasquez stated he would refer that question to his colleague.

John McClure
4099 Mcqueen Suite 300
Dallas, TX

Mr. McClure came forward and stated they are the franchisee for the Dallas area, they have seven counties, and this will be their sixth store which they are excited about coming into Rockwall. There are 250 Freddy's nationwide with about 8 that are corporate owned, the rest are franchises.

Vice-Chairman Trowbridge asked if anyone wished to speak to come forward and do so, there being no one indicating such, Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Vice-Chairman Trowbridge made a motion to approve with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0, with Chairman Lyons absent.

13. Z2017-030
Hold a public hearing to discuss and consider a request by Calise Barraque of The Mint Julep on behalf of the owner Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a general retail store on a 0.183-acre parcel of land identified as Lot 1, Block A, Rockwall Rustic Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of a Specific Use Permit to allow for a general retail store and the subject property is zoned Planned Development District 50. On October 6, 2014, the City Council approved a Specific Use Permit to allow a restaurant, less than 2,000 SF without a drive in. Currently, the applicant is requesting to establish a business, The Mint Julep that sells home furnishings, refinished and painted antique and vintage furniture, candles, skincare, new clothing, which is merchandise that would be considered general retail. In addition, the applicant would like to sell new clothing in a limited section of the building, an area approximately 200 square feet. According to S the Unified Development Code and the Planned Development District 50 standards, a general retail store is permitted with an SUP. According to

the PD-50 standards, the sale of new clothing is prohibited, however, similar requests have been approved previously, Hazel and Olive, Hallie B, as an accessory use to the main business; however, this request is discretionary to the Planning and Zoning Commission and City Council. The floor plan that the applicant submitted shows that the sale of new clothing will be limited to 200 SF of the building. Additionally, incidental display outside storage and the sale of new clothing will be prohibited. The development is in conformance with the parking requirements for a general retail store and the applicant is providing 28 parking spaces. Staff should note that the existing SUP for a restaurant, less than 2,000 SF without a drive-in is subject to Section 4.4, Abandonment, Expiration, and Revocation of a Specific Use Permit of Article IV, Permissible Uses, of the Unified Development Code will expire if not utilized by March 20, 2018. The applicant's request is generally in conformance with the Unified Development Code; however, granting a Specific Use Permit is a discretionary decision for the Planning and Zoning Commission and City Council.

Mr. Brooks further noted that on July 3, 2017, staff sent 109 notices to property owners and residents within 500-feet of the subject property. Staff received two notices in favor of the request at the time the memo was drafted and also two additional notices also in favor since then.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge opened the public hearing and asked the applicant to come forward.

Calise Barraque
406 N. Goliad Rd.
Rockwall, TX

Ms. Barraque came forward and stated she is looking to open a general retail store that will feature local artists and vendors. She respectfully asked the Commission for their approval.

Vice-Chairman Trowbridge asked if anyone wished to speak to come forward and do so, there being no one indicating such, Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

General discussion took place between the Commission concerning PD-50 and the use the applicant is proposing.

Commissioner Logan made a motion to approve to approve with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Chairman Lyons absent.

V. DISCUSSION ITEMS

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2017-029: Lots 1, Block A, Dirkse Addition [*Approved*]
- ✓ P2017-031: Lots 1, Block A, Wimpee Acres Addition [*Approved*]
- ✓ Z2017-020: Rockwall SIL (AG & C to PD) (*1st Reading*) [*Denied*]
- ✓ Z2017-022: 205 By-Pass Corridor Overlay (205 BY-OV) District Amendments (*2nd Reading*) [*Approved*]
- ✓ H2017-007: Rescind Landmark Designation for 902 N. Goliad Street (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VI. ADJOURNMENT

Vice-Chairman Trowbridge adjourned the meeting at 9:28 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 12, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:03 p.m. The Commissioners present at the meeting were, Eric Chodun, Mark Moeller, Tracey Logan, Patrick Trowbridge and Jerry Welch. Commissioner Annie Fishman was absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, and Civil Engineer Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the August 29, 2017 Planning and Zoning Commission meeting.

2. P2017-047

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch, LP for the approval of a final plat for *Phase III* of the Fontanna Ranch Subdivision containing 53 single-family residential lots on a 27.80-acre tract of land identified as Tract 19 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 67 (PD-67) for Single-Family 16 (SF-16) District land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Trowbridge seconded the motion, which passed by a vote of 6-0, with Commissioner Fishman absent.

III. APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

The Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

4. Z2017-031

Hold a public hearing to discuss and consider a request by David Turnham for the approval of a zoning change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicants are requesting a zoning change from an Agricultural to Single- Family 1 because the acreage for the plot does not fit to a Family Estate. The Future Land Use Map designates the area as Low Density Residential therefore the request is in conformance with the Future Land Use Map. Mr. Gonzales explained that the land uses adjacent to the subject property are North of the subject property is Stodghill Lane, which is identified as a TXDOT 4D on the Master Thoroughfare Plan. Located on the east side of Stodghill Lane is an unincorporated area with single-family residential homes. On the west sides of Stodghill Lane there are several properties zoned as Single Family Estate 1.5 & 4.0 Districts. South of the subject property is a 1 acre tract of land with a single-family home that is zoned Agricultural District. Adjacent to this single-family home is 62-acre tract of vacant land zoned Agricultural District. East of the subject property is an unincorporated tract of land with an existing single- family residential home on the property. And west of the subject property are single-family homes that are zoned Single-Family Estate-4.0 District

Mr. Gonzales added that on September 1, 2017, staff mailed 8 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations or Neighborhood Organizations located within 1,500-feet of the subject property participating in the notification program. Staff has received 1 notice in favor of the applicant's request.

Mr. Gonzales advised the Commission the applicants were present and available for questions, as well as staff.

Chairman Lyons opened up the public hearing and asked the applicants to come forward.
Laurie Turnham
1480 Madison Drive
Rockwall, TX

David Turnham
1480 Madison Drive
Rockwall, TX

Mr. and Mrs. Turnham came forward and respectfully asked the Commission for their approval and added that they were available for any question.

Chairman Lyons asked if there was anyone who wished to speak concerning this case to come forward and do so, there being no one indicating such; Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Trowbridge made a motion to approve Z2017-031 with staff recommendations. Commissioner Moeller seconded the motion with a vote of 6-0 with Commissioner Fishman absent.

5. Z2017-034
Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Marlyn Roberts for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2625 S. Goliad Street [*SH-205*], and take any action necessary.

Chairman Lyons advised the Commission that the applicant has requested to withdraw the case and action would need to be taken to accept or deny the withdrawal.

Commissioner Trowbridge made a motion to accept the withdrawal of Z2017-034. Commissioner Welch seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

6. Z2017-035
Hold a public hearing to discuss and consider a request by Mike Richter of Mingling Mouth on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for a *Portable Beverage and/or Food Service Facility* on a 4.895-acre parcel of land identified as Lot 4, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2610 Observation Trail, and take any action necessary.

Chairman Lyons advised the Commission that the applicant has requested to withdraw the case and action would need to be taken to accept or deny the withdrawal.

Commissioner Chodun seconded the motion to accept the withdrawal for Z2017-035. Commissioner Welch seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

7. Z2017-036
Hold a public hearing to discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Michael Fisher of 1306 Summer Lee, LLC for the approval of a Specific Use Permit (SUP) for a medical office building exceeding 36-feet in height in the Scenic Overlay (SOV) District on a 1.082-acre

parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant, Kevin Patel of Triangle Engineering, LLC, is requesting the approval of a Specific Use Permit to allow for a structure that will exceed 36-feet in height within the Scenic Overlay District on a 1.082-acre parcel of land generally located west of the intersection of Summer Lee Drive and West Ralph Hall Parkway. The subject property is zoned Planned Development District 9 for General Retail District land uses. According to the Unified Development Code any structure over 36-feet in height requires a Specific Use Permit. The proposed single-story building will be a 6,454 SF medical office facility. It should be noted that the applicant has submitted a site plan and on July 25, 2017 ARB recommended approval of the building elevations with the increase height. The site plan case has been tabled pending the outcome of this SUP request. Granting a SUP remains a discretionary act of the City Council. If approved the applicant will be required to site plan and replat the lot.

Mr. Gonzales further noted that the directly north and adjacent to the subject property are office buildings, which are zoned PD-9. Directly south of the subject property is an orthodontic office and the Foxchase residential subdivision, which is also zoned PD-9. Directly east of the subject property is an office building, and beyond that is the Sandknop Medical facility and those properties are zoned PD-9. And directly west of the subject property is Lowrance/Young Dental Offices, which are also zoned PD-9.

Mr. Gonzales went on to state that on September 1, 2017, staff mailed 51 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Chandlers Landing and Lago Vista HOA's, which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Staff has received 3 notices in favor of the applicant's request and 2 in opposition.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Robert Stensland
Stensland Group Architects
5151 Bent Tree Forest Drive Suite 560
Dallas, TX

Mr. Stensland came forward and stated that his clients wish to build something exceptional for the City by incorporating the clock tower and in order for it to look proportionate it would need to be something taller and therefore the reason they are requesting the SUP. He added that they received positive comments after meeting with the Architectural Review Board.

Chairman Lyons asked the Commission for any questions for the applicant or staff.

Commissioner Trowbridge asked if the second level to the clock tower would have any windows or would allow view to surrounding homes. Mr. Stensland stated there would be no windows; it would be empty like a shell.

Chairman Lyons asked if there was anyone wishing to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Chairman Lyons generally expressed being in favor of the request, he feels if the Architectural Review Board was in favor he felt the building looks good the way they're proposing.

Commissioner Chodun stated he didn't feel there was compelling reason for allowing the variance to the building, and the aesthetics in the other facilities in the surrounding areas are not similar to the proposed building.

Commissioner Logan generally expressed the same reasoning as Commissioner Chodun, she added that general when the Commission reviews height variances it usually is for three to four story buildings and this is only a one story building.

Commissioner Trowbridge stated he felt the building is a nice alternative to a lot of boxes that seem to be filling the City, he generally expressed being in favor of the uniqueness of the building.

Commissioner Moeller stated he agreed with Commissioner Trowbridge's thoughts adding that the building is appealing and generally expressed being in favor of the request.

Chairman Lyons made a motion to approve Z2017-036 with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 4-2, with Commissioners Logan and Chodun dissenting and Commissioner Fishman absent.

8. Z2017-037

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a zoning change from a Single-Family Estate 4.0 (SFE-4.0) District to a Commercial (C) District for a 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant the applicant is requesting to rezone the subject property from a Single-Family Estate 4.0 District to a Commercial District. The applicant has stated that he intends to utilize the subject property for commercial land uses. All of the surrounding properties are currently zoned Commercial District and should the request be approved, any new development shall be subject to the Commercial District standards stipulated in the Unified Development Code.

Mr. Brooks further explained that directly north of the subject property are commercial structures and beyond that is vacant land adjacent to County Line Road which is identified as a Minor Collector on the City's Master Thoroughfare Plan and those areas are zoned Commercial District. Directly south of the subject property are commercial structures. Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural District. Band directly west of the subject property is Ranch Trail Road which is identified as a minor collector. Beyond this are commercial structures and those areas are zoned Commercial. The Future Land Use Map designates the subject property for Commercial land uses and the applicant's request is in conformance with this designation.

Mr. Brooks went on to state that on September 1, 2017, staff sent thirty notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property. Staff did not receive any notices either in opposition or in favor of the request.

Chairman Lyons opened up the public hearing and asked the applicant to come forward and speak.

Russell Philips
521 Moraine Way
Heath, TX

Mr. Phillips came forward and stated they are looking to continue with the commercial buildings that are currently out there that surround the area and working with the uses along those lines. He respectfully asked the Commission for their approval.

Chairman Lyons asked if anyone wished to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Chodun made a motion to approve Z2017-037 with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

9. Z2017-038

Hold a public hearing to discuss and consider a request by Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) for a residential care facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant, Lori Stevens of Patriot Paws Service Dogs, is requesting the approval of a Specific Use Permit to allow a Residential Care Facility use. The subject property is addressed as 302 Ranch Trail and is zoned Commercial District and in this case and for the purpose of this use, a Residential Care Facility is defined as a facility that allows for the short-term occupancy, occupancy not to exceed 14 days, of a disabled American veteran and/or others with mobile disabilities that require special training for a service animal. According to the Unified Development Code a Residential Care Facility requires a Specific Use Permit within a Commercial District. Currently, there is an existing two bedroom, single-story home on the subject property, and north of the Patriot Paws facility. Parking for this facility will be in accordance with the Article V, Parking and Loading, of the UDC and requires a minimum of one space per bedroom. The single-story home will either be remodeled or demolished and reconstructed for the purpose of providing short-term occupancy of disabled American veterans in need of additional training with their service animal. Granting a SUP remains a discretionary act for the City Council and if approved the applicant will be required to submit a site plan and replat the property.

Mr. Gonzales further stated that on September 1, 2017, staff mailed 31 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations or Neighborhood Organizations located within 1,500-feet of the subject property participating in the notification program. Staff has not received any notices regarding the applicant's request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Laurie Stevens
254 Ranch Trail
Rockwall, TX

Ms. Stevens came forward and stated she is joined at tonight's meeting with two individuals from the Dallas Builders Association who have taken on the project as one of their charities.

Phil Crone
Dallas Builders Association
5816 W. Plano Pkwy
Plano, TX

Mr. Crone came forward and stated he is the Executive Officer for the Dallas Builders Association.

Scott Roberts
Creative Architects
1026 Creekwood
Garland, TX

Mr. Roberts came forward and stated he is one of the architects with the project and works with Creative Architects.

Mr. Crone added that they have many members who are willing and able to help with the project which is looking to be a rebuild of the facility because that will be the best fit the needs of Patriot Paws and specifically the veterans that will benefit from it.

Commissioner Trowbridge asked what the maximum capacity would be of veterans staying at one time. Ms. Stevens stated that with the home only being two bedrooms it would be two people at a time, unless a family member accompanies them.

Chairman Lyons asked if anyone wished to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Trowbridge made a motion to approve Z2017-038 with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

10. Z2017-039

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a General Retail (GR) District for a 9.894-acre portion of a larger 37.932-acre tract of land identified as Tract 5, M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District and East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the applicant is requesting approval of a zoning change from an Agricultural District to a General Retail District for a 9.894 acre portion of a larger 37.932 acre tract of land zoned Agricultural District, situated within the 205 By-Pass Overlay District and East SH-66 Overlay District, located at the northeast corner of the intersection of SH-66 and John King Boulevard. The land uses adjacent to the subject property directly north of the subject property is a 1.837-acre tract of land zoned Agricultural District. Beyond this parcel is a 1 acre tract of land followed by a 5.702-acre tract of land and both of these tracts of land are owned by the City and are zoned AG. Directly south of the subject property is Williams Street which is identified as a Minor Collector on the City's Master Thoroughfare Plan. Beyond this thoroughfare is a vacant 17.861-acre tract of land that was subdivided into 78 duplex lots in 1984 that property is zoned Two-Family District. Adjacent to this property is an undefined portion of Planned Development District 71 which allows for limited Commercial land uses. Directly east of the subject property is John King Boulevard, which is identified as a P6D on the City's Master Thoroughfare Plan and beyond this is a vacant 37.932-acre tract of land that is zoned AG. Directly west of the subject property is FM-1141, which is identified as a Minor Collector on the City's Master Thoroughfare Plan and beyond that is a 13.376-acre tract of land, which was preliminary platted as the Highlands Subdivision and that subdivision will consist of 53 single-family lots and is zoned Planned Development District 5 for Zero Lot Line District land uses/development standards.

Mr. Miller further stated that the applicant is requested to change the subject property form and Agricultural District to a General Retail District and they have provided a concept plan showing generally how they could develop it, and if approved it will be required to go thru the site plan process and would have to adhere to the General Retail standards. Looking at the applicant's request Mr. Miller noted that the subject property does appear to conform to the site specifications stipulated by the UDC for the General Retail District zoning designation. Specifically, it is located adjacent to two major roadways, Williams Street the current alignment of SH-66 and John King Boulevard and is in close proximity to an existing and proposed residential subdivision which are Caruth Lakes and the Highlands. In addition, the property is physically separated from these residential areas by a major roadway, FM-1141 which alleviates any need for residential adjacency standards. Additionally with the recent changes to the SH-205 By-Pass Overlay District which now requires a minimum separation of 100 feet between John King Boulevard and any residential property the subject property may be better suited for a Future Land Use designation other than Medium Density Residential however, zoning changes are discretionary decisions for the City Council. If approved a condition of approval will be to change the Future Land Use Map from a Medium Density Residential designation to a Commercial Designation.

Mr. Miller went on to state that on September 1, 2017, staff mailed 13 notices to property owners and residents within 500-feet of the subject property and sent a notice to the Caruth Lakes

Homeowner's Association which is the only HOA located within 1,500 feet of the subject property. Staff received one notice back from the property owner in favor of the request.

Mr. Miller advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Jon Delin
Integrity Group
2565 Strader Road
Justin, TX

Mr. Delin came forward and stated he is with Integrity Group and he is accompanied with several other colleagues that are involved in the project should the Commission have any specific questions he may not be able to answer. Mr. Delin went on to provide a power point presentation that included details of the proposed project which he had presented at the previous Work Session however it now included some changes they addressed which arose from some concerns that were brought up during that meeting that they've worked with staff on. He spoke of the topography issues that they are faced with the subject property which would make it challenging to use it as any type of residential use, which is why they are requesting to change it to the General Retail use. Some ideas they've considered would be a strip mall center or a garden office. Mr. Delin advised the Commission he and his colleagues were available for any questions.

Commissioner Trowbridge asked if the frontage would be primarily on John King Blvd or would it be on FM -1149 Mr. Delin stated the frontage would primarily be on John King, however there is the ability to put some kind of facility on the FM-1141 side as a standalone and would not be connected.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Jane Cullins Davis
775 Jeff Boyd Road
Rockwall, TX

Mrs. Cullins came forward and stated she has owned the subject property for some time and has a contract with Integrity Group to sell it and is therefore in favor of the request.

Bill Bricker
505 Westway Drive
Rockwall, TX

Mr. Bricker came forward and stated he represents the property to the south of the subject property. He generally is not opposed to the retail as he feels it probably is the best use of the property however across the street he is restricted to PD-71 and therefore doesn't seem conducive to his business to allow it to go to General Retail without some restrictions. He is neither opposed nor in favor but would like restrictions to be placed.

Chairman Lyons asked if there could be restrictions placed to the uses. Mr. Miller advised the Commission that a chart of the uses permitted for General Retail was included in the packet they were provided but the Planning and Zoning Commission does have the ability to recommend a more restrictive zoning. Chairman Lyons added that after reviewing the uses he does not feel there are any uses that stand out that would not fit in that area especially being along John King Blvd.

Chairman Lyons asked if there was anyone else who wished to speak to come forward and do so, there being no one indicating such; Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Trowbridge generally expressed being in favor of the request adding that what the applicant is proposing seems to be the best use.

Commissioner Trowbridge made a motion to approve Z2017-039 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

11. Z2017-040

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a single-family residential land uses on a 28.011-acre portion of a larger 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV) District and East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that subject property is east of the last case that was just discussed located at John King Blvd. and SH-66 and is zoned Agricultural District, and is situated within the 205 By-Pass Overlay and the East SH-66 Overlay District. The land uses adjacent to the subject property are directly north of the subject property is a vacant, 15.935-acre parcel of land zoned AG District and beyond that is FM-1141, which is identified as a minor collector, four lane, divided roadway on the City's Master Thoroughfare Plan. North of this thoroughfare is a single-family subdivision, which is situated outside the City's limits. Directly south of the subject property is Williams Street current alignment of SH-66 which is identified as a Minor Collector on the City's Master Thoroughfare Plan. Beyond this is an undefined portion of a 28.8836-acre tract of land, which is vacant and zoned Planned Development District 71 for limited Commercial District land uses. Directly east of the subject property is a 65.274-acre portion of a larger 148.825-acre tract of land that is zoned AG and situated on the property is an accessory building. Directly west of the subject property is John King Boulevard, which is designated as a principle arterial, six lane divided roadway on the City's Master Thoroughfare Plan and beyond that is the remaining 9.894-acre portion of the larger 36.932-acre tract of land that is composed of the subject property and is zoned AG and the applicant has an active zoning case requesting to rezone this property to a General Retail which was discussed prior to this agenda item.

Mr. Miller further noted that the development standards provided by the applicant show that the community will consist of 89 single-family homes of which 84 are depicted on the concept plan that will be composed of 4 different unit types ranging in size from 1,600 SF to 2,100 SF. The overall density proposed with this subdivision will be 3.2 dwelling units/acre. Additionally according to the applicant's letter submitted with the request the purpose of the request is to provide a "low-maintenance active adult community that will be maintained and managed by the HOA". The letter goes on to state that the community will incorporate a fitness trail, activity center with exercise pool, kitchen and gathering space, and 12.8acres of open space. The concept plan provided by the applicant shows that the proposed subdivision will be setup in a condominium regime meaning that all homes are situated on one large lot as opposed to individual lots, serviced by private streets, and the Homeowner's Association will perform all maintenance of the grounds and each home will be individually owned by the occupant. The concept plan also shows that the subdivision will be gated by a 6 foot wrought iron fence, accessible from 1 point entry adjacent to John King Boulevard, and have an emergency exit onto SH-66. In addition the applicant has submitted proposed building elevations depicting 4 product types all of which are single story homes; however, the applicant has indicated that some of the homes have the option of adding a second story and of the 4 building elevations, the applicant has stated that 4 variations of each building elevation exist which creates 16 different possibilities of housing design. The applicant is proposing to meet the City's minimum anti-monotony restrictions and thru the PD they will be meeting the anti-monotony requirements however there are some areas where they deviate from the Unified Development Code and the Engineering Standards of Design, specifically they are proposing 100% flat entry garages. In addition they are departing from the newly adopted SH-205 Bypass standards that give residential developments adjacent to John King the choice of providing 1 of four 4 design alternatives: [1] provide an increased landscape buffer of 100-feet, [2] increase the rear yard building setback to 50-feet for properties backing to John King Boulevard, [3] incorporate a slip street with minimum of 50-feet of right-of-way in addition to a 50-foot landscape buffer, and [4] incorporate an eyebrow street with a 30-foot landscape buffer and 25-foot front yard building setback. All of these options are designed to provide a minimum of 100-feet of separation between John King Boulevard and any residential property facing or backing to the roadway. In this case, the applicant is providing a 50-foot landscape buffer with a slip street; however, the

slip street is only 21-feet in width. This reduced street section creates a separation of 86-feet from the residential property and John King Boulevard. The application does have a building setback of 15-feet that would create a 101-foot separation between the residential structure and John King Boulevard; however, as it is currently depicted it would not meet 1 of the 4 approved design alternatives. Additionally, according to the UDC the minimum residential landscape buffer for properties adjacent to SH-66 is 25-feet and the applicant is proposing a 20-foot landscape buffer; however, the applicant is proposing to fence 10 feet of the landscape buffer, leaving only 10 feet of the buffer to meet the intent of the required separation between SH-66 and the proposed development. The applicant will be required to provide a 5 foot sidewalk in this reduced landscape buffer.

Mr. Miller went on to explain that the zoning proposal does conform to the majority of the residential policies and guidelines contained in the Comprehensive Plan. The Future Land Use Map contained in the Comprehensive Plan, designates the subject property for Low Density Residential land uses. The proposed zoning change would necessitate that this designation be amended from a Low Density Residential designation to a High Density Residential designation which according to the Comprehensive Plan, a High Density Residential land use is defined as any development that exceeds 3 units per gross acre. In this case, the density of the proposed subdivision is at 3.2-units per gross acre. The Comprehensive Plan further states that high density residential land uses should be used as a transitional use from commercial or existing retail use, or where it will serve as a logical extension of an existing high density development. In this case, the proposed development is adjacent to mostly agriculturally zoned land with no adjacent land uses that would warrant a transition. The approval of any changes to the Future Land Use Map or the approval of an increased density would be discretionary decisions for the City Council and should the City Council choose to approve the applicant's request a condition of approval has been included that would amend the Future Land Use Map to reflect the proposed change in land use from a Low Density Residential designation to a High Density Residential designation.

Mr. Miller further stated that on September 1, 2017, staff mailed 8 notices to property owners and residents within 500-feet of the subject property and also sent a notice to the Caruth Lakes HOA. Staff received one notice from the property owner in favor of the request.

Mr. Miller advised the Commission that the applicant was present and available for questions as well as staff.

Commissioner Logan posed the question concerning whether or not there would need to be a sound barrier and expressed her concerns pertaining to that as possibly being an issue along John King.

Commissioner Chodun asked if Caruth Lakes was a PD and what their density is. Mr. Miller stated that on the Future Land Use Map it is designated as a Medium Density residential development and since densities are done based on gross the park area would count against their density and therefore could be less than 3 units per acre.

Chairman Lyons asked what the open space percentage was. Mr. Miller stated that typically 20% is required and in this tract there is a large floodplain area which would be counted as open space as well.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Jon Delin
2565 Strader Road
Justin, TX

Mr. Delin came forward and provided a power point presentation detailing the request that showed the concept plan of the semi-custom homes they provide. It included price points, floor plans and amenities it will include. He also addressed the Commission's questions and concerns throughout the presentation. He stated that concerning the noise concern along John King they will place landscape berms along the 50 foot buffer that they anticipate to be four to five feet high which they feel will create a good softening between John King and the front of those homes. Concerning the garages, they are asking for a deviation of the j-swing because

after doing many demographic studies those show that 76% of buyers come in out of a three garage environment and are not looking for a third car garage.
He went on to say that after speaking with realtors they feel that there is a strong demand for this type product for active seniors and they are looking forward to working with the City in bringing in this development they feel will be a great fit to the community.

Chairman Lyons asked the Commission for any questions for the applicant.

Commissioner Trowbridge expressed liking the concept and feels it is something the City needs, however along SH-66 there is a lot of traffic along there and expressed concern with the 20 foot setback they are proposing to provide along that State Highway.

General discussion took place concerning the type of buffer off of SH-66 and the type (rod iron fencing) and setbacks.

Randy Rivera
G&A Consultants
(No address given)

Ms. Rivera came forward and provided a concept plan diagram and explained the detailed plan of how the houses are set up and how the setback would be to the houses along that side.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Bob Wacker
806 Mira Mar
Rockwall, TX

Mr. Wacker came forward and expressed not being in favor of the request. He generally expressed having an issue with the amount of space that would be between the homes, the flat front garages which cause vehicles to overlap on the street, and overall the development being high density.

Allen Scott
11346 Mason Drive
Lavon, TX

Mr. Scott came forward and stated he has been a realtor for the last 25 years and feels this type of product is needed and is in high demand because there is not a product such as this anywhere close. He has visited the properties the developer has now and has seen what good quality product the outcome produces. He is strongly in favor of the request.

Jane Cullins Davis
775 John King Blvd.
Rockwall, TX

Ms. Cullins Davis came forward and stated she is the property owner and is in favor of the request. She feels Rockwall needs a development such as what is being proposed.

Bill Bricker
505 Westway
Rockwall, TX

Mr. Bricker came forward and generally expressed not being in favor of the request with his main concern being quality and the setbacks.

Caprice Michelle
1827 Mystique
Rockwall, TX

Ms. Michelle came forward and expressed being in favor of the request. As a realtor she sees that this type of product is something her clients are looking for and she feels

Chairman Lyons asked if there was anyone else who wished to speak to come forward, there being no one indicating such Chairman Lyons asked the applicant to come forward for any rebuttal. Mr. Delin came forward and addressed the concerns with the HOA as well as the setbacks.

Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

General discussion took place between the Commission concerning the setbacks and the proposed density that is being proposed.

Commissioner Welch asked staff if they are looking at the product to be single family or a condo. Mr. Miller explained it would be a single family.

Commissioner Welch asked staff if it could be approved with a recommendation to make the setback a condition.

Commissioner Trowbridge made a motion to approve the request pending the development conform to the SH-66 Overlay District requirements. Commissioner Welch seconded the motion which failed by a vote of 3-3 with Commissioners Chodun, Lyons, and Moeller dissenting and Commissioner Fishman absent.

Chairman Lyons made a motion to table the case. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

Chairman Lyons called for a recess at 8:00 p.m.

Chairman Lyons called the meeting back to order at 8:10 p.m.

V. ACTION ITEMS

12. SP2017-024

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of the owner Don Silverman of Rockwall 205-552, LLC for the approval of a site plan for a restaurant with a drive-through on a 0.857-acre parcel of land identified as Lot 4, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N-SH-205 OV) District, addressed as 3611 N. Goliad Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting approval of a site plan. They came before the Commission in August of this year requesting an SUP for the drive thru facility and came to the work session in July requesting to table due to some minor items they wanted to make after meeting with ARB. The submitted site plan, building elevations, photometric, and landscape plans conform to the technical requirements contained within the UDC however after discussion with the ARB, there are some minor items that need to be addressed with the building elevations and the applicant has agreed to the items the ARB is asking to be addressed and therefore the ARB has recommended approval based on those conditions. In addition since the subject property is within the North SH-205 Overlay District and does not have a pitched roof they will be seeking a variance to that as well.

Mr. Gonzales advised the Commission the applicant is present and available for questions as well as staff.

Commissioner Chodun asked if based on the ARB's recommendation would the Commission be reviewing it again. Mr. Gonzales stated that based on the ARB's recommendations staff would take a look at the revisions to make sure they hit all the enhancements that they agreed to add and if there is any issue and staff feels it needs to bring it back to the Commission they would do that, but it is not anticipated that to happen.

Chairman Lyons asked the applicant to come forward.

Juan Vasquez

1919 S. Shiloh Road
Garland, TX

Mr. Vasquez came forward and stated they met with the Architectural Review Board earlier and will be addressing the recommendations they received from them and providing staff with those revisions to staff.

Chairman Lyons made a motion to approve SP2017-024 with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

Chairman Lyons advised the Commission he would be recusing himself from the following agenda item and Vice-Chairman Trowbridge proceeded to present the following agenda item.

13. SP2017-025
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of a site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting approval of a site plan for a 21,598 square foot church, Cornerstone Church. The proposed church is situated on a 6 acre tract of land and is zoned Commercial District. The site is situated within the 205 By-pass Overlay District and is addressed as 1565 Airport Road.

Mr. Brooks went on to explain that on July 6, 2015, the City Council approved a Specific Use Permit to allow an Outdoor Commercial Amusement/Recreation Facility, baseball training facility in a Commercial District. The existing SUP for an Outdoor Commercial Amusement/Recreation Facility is subject to expire if not utilized by March 20, 2018. The proposed use is a use permitted by-right in a Commercial District and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC and the 205 BY- OV District standards with the exception of one variance that the applicant is requesting. According to the UDC, stucco may not be located in the first 4 feet above grade on a façade visible from a street or public open space. In this case, the applicant is proposing to utilize stucco within the first 4 feet on the south elevation, which is visible from Airport Road. The UDC states that the City Council may grant a variance to this section where a unique or extraordinary condition exists. Approval of any variance to the overlay district requirements requires a ¾ majority vote. The applicant has stated that the purpose of the variance is architectural/aesthetic.
Mr. Brooks went on to state that on August 29, 2017, the ARB reviewed the submitted building elevations and made recommendation to approve the building elevations and variance with the condition that shrubs be planted in front of the areas where the stucco is in the first 4 feet above grade.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Commissioner Welch asked staff for clarification concerning the existing SUP on the property. Mr. Brooks explained that on the lot there is an existing SUP for a baseball facility, however that developer has decided not to utilize that SUP and it will expire March of 2018.

Vice-Chairman Trowbridge asked the applicant to come forward.

Wayne Mershawn
2323 Ridge Road
Rockwall, TX

Mr. Mershawn came forward and stated he is the architect for the project and is available for any questions the Commission may have.

Commissioner Chodun asked what the maximum occupancy of the church will be. Mr. Mershawn stated it would be approximately 600 seating.

Commissioner Logan made a motion to approve SP2017-025 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 5-0, with Commissioner Fishman absent and Chairman Lyons recusing himself.

14. SP2017-027

Discuss and consider a request by Spencer Byington of SWBC Real Estate, LLC on behalf of the owner Robert Lamberth of Pneuma Ventures, LTD for the approval of a site plan for a multi-family apartment complex on a 42.555-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 83 (PD-83) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting approval of a site plan for a multi-family apartment complex. On August 17, 2017, the applicant submitted an application for a site plan showing the proposed layout for a 590-unit multi-family apartment complex that will be developed on a 42.555-acre tract of land. The development will be constructed in 2 phases of 295 units each. The subject property is situated within the SH-205 By-Pass OV, east of the intersection of Discovery Boulevard and John King Boulevard and is zoned Light Industrial District. According to Planned Development District 83, the proposed use for a multi-family apartment complex is permitted in compliance with the standards established by Ordinance 17-18, and will not require any additional approvals by the Planning and Zoning Commission or City Council. The submitted site plan, open space master plan, building elevations, landscape plan, treescape plan, and photometric plan conform to the technical requirements contained within the UDC and Planned Development District 83, with the exception of the open space master plan and landscape plan. The applicant has provided a treescape plan and tree survey indicating the area to be primarily covered with non-protected trees which are cedar and hackberry trees that are 10.5 inches or less. According to the UDC Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree. The applicant has indicated to staff that the land had previously been used as a ranch for grazing and has provided several aerial images of tree canopy coverage dating back as early as 1996. The aerial images for years 1996, 2001, 2005, and 2010 provide chronological data depicting a transformation of the property from virtually no trees to its current state of coverage. Based on staff's conversation with the landscape architect, a site visit viewing the trees from rights-of-way and adjacent properties, staff is of the opinion that most of the trees on this site are non-protected cedar trees and is in agreement with the registered landscape architects professional assessment of the site. This means that tree mitigation will be satisfied by the proposed landscape plan, and no mitigation will be required.

Mr. Gonzales further stated that on August 29, 2017, the ARB reviewed the submitted building elevations and made recommendations to the applicant to come back with a design that better conforms to the approved conceptual elevations. Specifically, the ARB was concerned about the lack of detail and a reduction of the architectural elements such as exposed rafters, balconies with railings, depicted in the proposed building elevations. The ARB met with the applicant this evening and was in agreement with the applicants revised building elevations. Additionally on September 6, 2017, the Parks Board approved a recommendation to assess the project fees based on the requirements for a property in Park District No. 31; however, the property is actually situated within Park District No. 25 which means that the fees being recommended by the Parks Board are incorrect and will need to be reassessed at the time of final plat. As part of this case the applicant is being permitted to use the fees to provide amenity within the proposed development. To verify that the amenity package is equal to the assessed fees the applicant will need to submit a detailed open space master plan outlining the proposed amenity package and corresponding cost.

Mr. Gonzales advised that the applicant is present and available for questions as well as staff.

Chairman Lyons asked if there were any variances that needed to be considered. Mr. Gonzales stated there were not.

Commissioner Trowbridge asked if they were only being allowed to remove the cedar trees where the buildings are being built. Mr. Gonzales stated that was correct.

Chairman Lyons asked the applicant to come forward.

Spencer Byington
5600 South FM-148
Kauffman, TX

Mr. Byington came forward and stated he is with SWBC.

Brian Ramsey
1255 West 15th
Plano, TX

Mr. Ramsey came forward and stated he is with Cross Architects and expressed appreciation for staff in working with them thus far and stated he was available for any questions the Commission may have.

Commissioner Trowbridge asked if on the site plan, were both phases being done or are they starting out only with one phase. Mr. Gonzales explained that the approval is based on the full site plan for both Phase I and Phase II however, as far as developing, they will be developing in two different phases.

Commissioner Moeller made a motion to approve SP2017-027 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

VI. DISCUSSION ITEMS

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2017-040: Lot 1, Block A, Texas Roadhouse Addition [*Approved*]
- ✓ P2017-042: Lot 2, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition [*Approved*]
- ✓ P2017-043: Lot 1, Block A, North Lakeshore Daycare Addition [*Approved*]
- ✓ P2017-044: Lot 1, Block A, Everybody Massage Addition [*Approved*]
- ✓ P2017-045: Lots 1 & 2, Block A, SWBC Rockwall Addition [*Approved*]
- ✓ Z2017-027: SUP for a Residence Hotel (*2nd Reading*) [*Approved*]
- ✓ Z2017-032: Zoning Change (AG to SFE-2.0) (*2nd Reading*) [*Approved*]
- ✓ Z2017-033: SUP for Music Studio (*2nd Reading*) [*Approved*]
- ✓ MIS2017-008: Masonry Exception for Rockwall High School [*Approved*]
- ✓ MIS2017-009: Sign Variance for Sabrina's Flowers [*Denied*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced case at the City Council meeting.**

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:42 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____

Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: David L. and Sue W. Hodgdon

AGENDA ITEM: **P2017-049;** *Lots 1 & 2, Block A, Hodgdon Addition*

SUMMARY:

Discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a final plat for Lots 1 & 2, Block A, Hodgdon Addition being a 12.36-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat one (1) tract of land [*i.e*. *Tract 1-01 of the T. Dean Survey, Abstract No. 69*] into two (2) parcels of land [*Lots 1 & 2, Block A, Hodgdon Addition*] for the purpose of creating a lot for the construction of a single-family home.

- ☑ The application has also submitted a request [*i.e. Case No. Z2017-045]* to rezone the subject property from an Agriculture (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District.

- ☑ On October 3, 2017, the Park Board reviewed the Final Plat and made a recommendation to approve the plat with the following condition:

    1) The developer is to pay pro-rata equipment fees required in the amount of $516.00 and cash-in-lieu of land fees in the amount of $386.00 for a total amount of $902.00.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval the *final plat* for *Lots 1 & 2, Block A, Hodgdon Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code,

the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/15/2017	LM
Project Number	P2017-049	**Owner**	DAVID L. HODGDON & SUE W. HODGDON	**Approved**		
Project Name	Hodgdon Addition	**Applicant**	DAVID L. HODGDON & SUE W. HODGDON	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	9/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1085 DALTON RD	ROCKWALL, TX 75087	

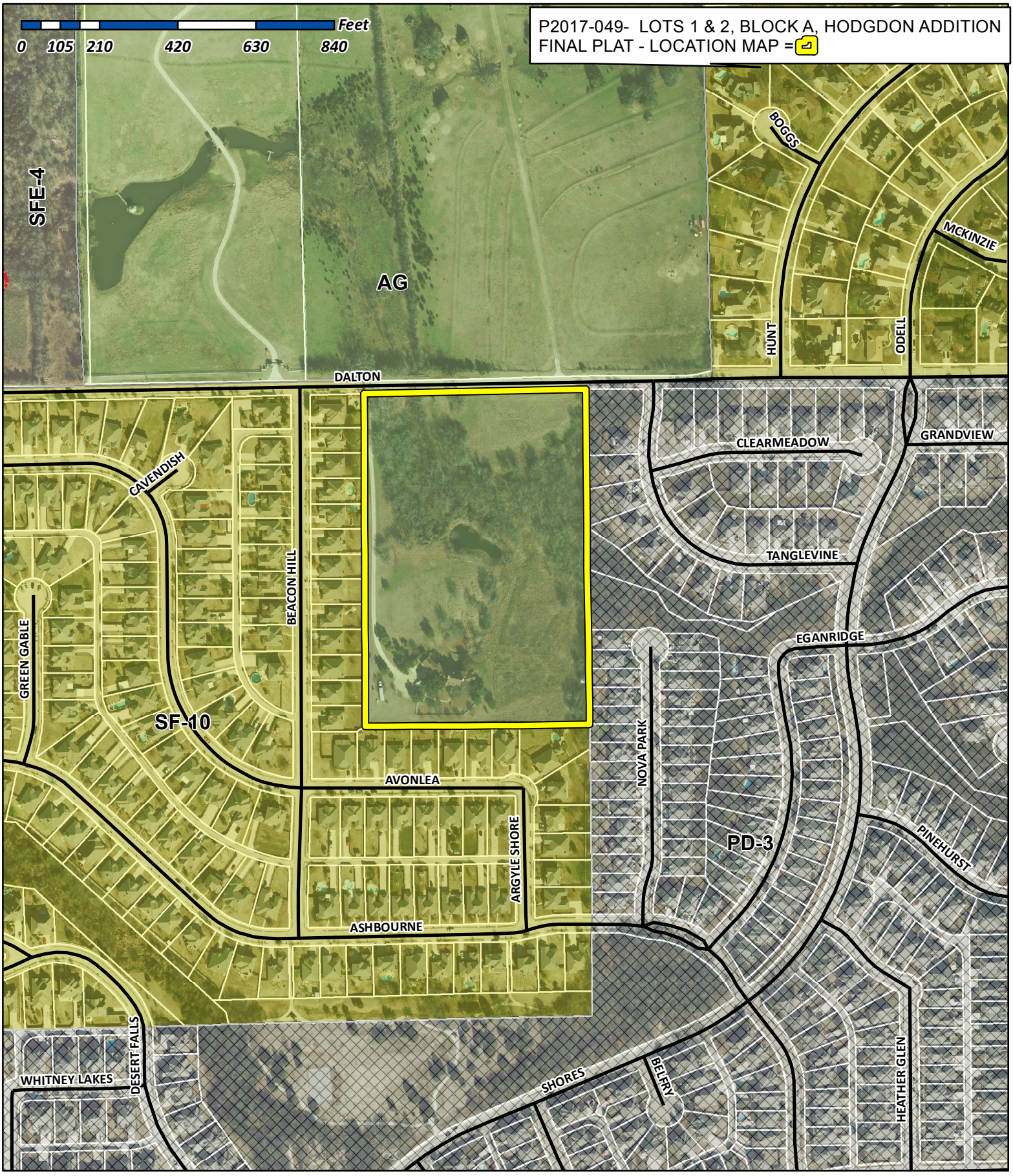
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PROMENADE HARBOR	1-1	NULL	1-1	0069-0000-0001-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
ENGINEERING	Amy Williams	9/15/2017	9/22/2017	9/21/2017	6	COMMENTS	See Comments
(9/21/2017 9:47 AM AW) Need to label/show all flood plain cross sections and flood plain elevations Need to label minimum finished floor (min 2' above the flood plain elevation) on each lot Need an acknowledgement that no construction, fill, cut, or crossing of the flood plain without an approved flood study and engineering plans Add note: The property owner is responsible for all maintenance, repair, and replacing of all drainage systems on the property.							
FIRE	Ariana Hargrove	9/15/2017	9/22/2017	9/21/2017	6	APPROVED	
GIS	Lance Singleton	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
PLANNING	Korey Brooks	9/15/2017	9/22/2017	9/22/2017	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/22/2017 8:56 AM KB)
P2017-49 Lots 1 & 2, Block A, Hodgdon AdditionPlease address the following comments (M= Mandatory Comments; I = Informational Comments).

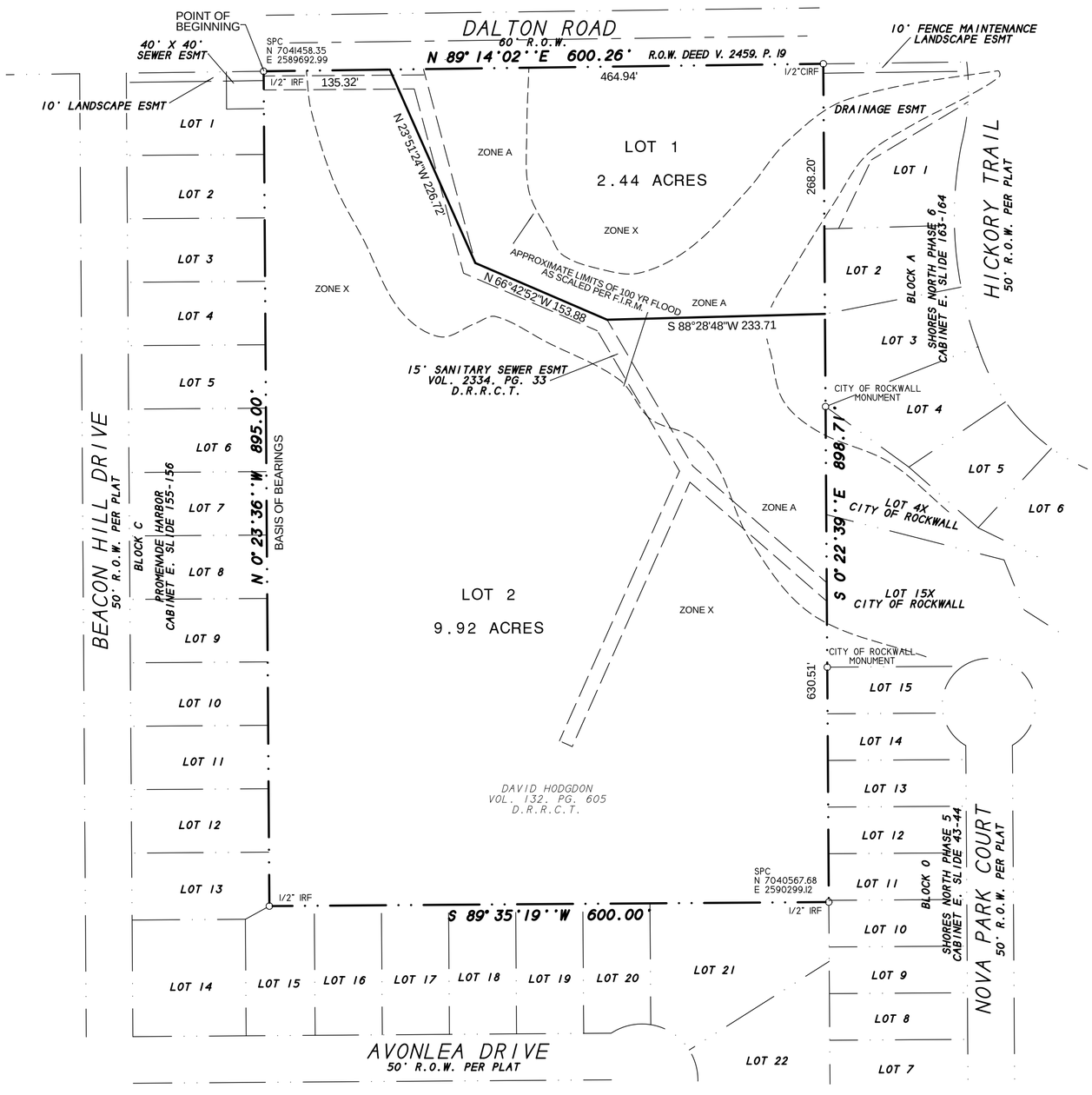
I.1 This is a request by David L. and Sue W. Hodgdon for the approval of a final plat for Lots 1 & 2, Block A, Hodgdon Addition being a 12.36-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-049) in the lower right hand corner of all pages on future submittals.
M.4 Please add “Lots 1 & 2, Block A” to title block (above Hodgdon Addition).
M.5 Please show the 50-foot front yard setbacks adjacent to Dalton Road on both lots.
M.6 Please look at Beacon Hill Drive, Avonlea Drive, Nova Park Court, and Hickory Trail and label as “Private Road” if these are not City streets.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 3, 2017. The Planning and Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting for this case is October 10, 2017. The Park Board Meeting for this case is October 3, 2017.
I.8 The projected City Council meeting date and subsequent approval for this plat is October 16, 2017

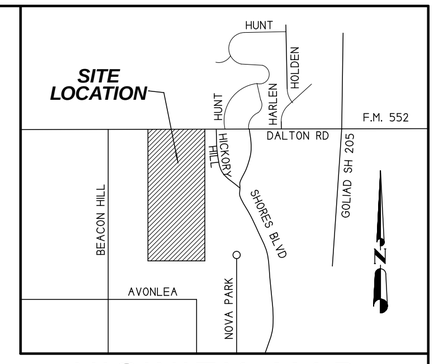


City of Rockwall

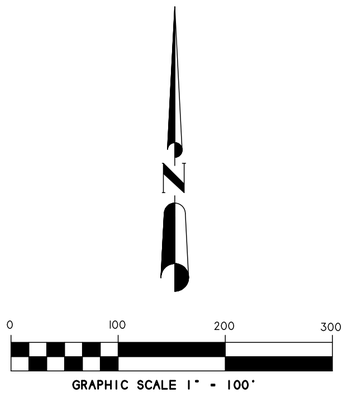
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE SEPTEMBER 9, 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID L. HODGDON and SUE WYCHE HODGDON, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the THOMAS DEAN SURVEY, ABSTRACT NO. 69, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to David L. Hodgdon, as recorded in Volume 132, Page 605 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for corner at the Northeast corner of Lot 1, Block C of PROMENADE HARBOR, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 155, of the Plat Records of Rockwall County, Texas, and at the intersection of the South right-of-way line of Dalton Road, per Volume 2459, Page 19 of the Real Property Records of Rockwall County, Texas, with the west boundary line of said Hodgdon tract;

THENCE N. 89 deg. 14 min. 02 sec. E. along the South right-of-way line of Dalton Road, a distance of 600.26 feet to a 1/2" iron rod with plastic cap found for corner at the northwest corner of Lot 1, Block A of SHORES NORTH PHASE 6, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 163 of the Plat Records of Rockwalll County, Texas;

THENCE S. 00 deg. 22 min. 39 sec. E. along the west of said Addition and the east line of Hodgdon tract, a distance of 898.71 feet to a 1/2" iron rod found for corner at the southeast corner of said Hodgdon tract;

THENCE S. 89 deg. 35 min. 19 sec. W. along the south boundary line of said tract, a distance of 600.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 23 min. 36 sec. W. along the west line of Hodgdon tract and east line of Promenade Harbor, a distance of 895.00 feet to the POINT OF BEGINNING and containing 538,224 square feet or 12.36 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HODGDON ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I further certify that all other parties who have a mortgage or lien interest in the HODGDON ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
DAVID L. HODGDON

_____
SUE WYCHE HODGDON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID L. HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUE WYCHE HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HODGDON ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE SEPTEMBER 9. 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

CASE P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Mario Ramirez

AGENDA ITEM: **P2017-033;** *Lot 1, Block K, Rockwall Lake Estates Addition*

SUMMARY:

Discuss and consider a request by Mario Ramirez for the approval of a replat for Lot 1, Block K, Rockwall Lake Estates West being a 0.27-acre tract of land identified as Lots 908, 909 & 910, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 894 & 908 Lakeside Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat three (3) parcels of land [*i.e. Lots 908, 909, & 910, Block E, Rockwall Lake Estates West*] into one (1) parcel of land [*Lot 1, Block K, Rockwall lake Estates West Addition*] for the purpose combining three (3) lots into one (1) lot.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lot 1, Block K, Rockwall Lake Estates West,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Project Plan Review History

Project Number	P2017-033	**Owner**	RAMIREZ, MARIO	**Applied**	6/26/2017 LM
Project Name	Lot 930, Block E, Rockwall Lake Estates	**Applicant**	RAMIREZ, MARIO	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	6/26/2017 LM

Site Address	City, State Zip	Zoning
908 LAKESIDE DR	ROCKWALL, TX 75032	

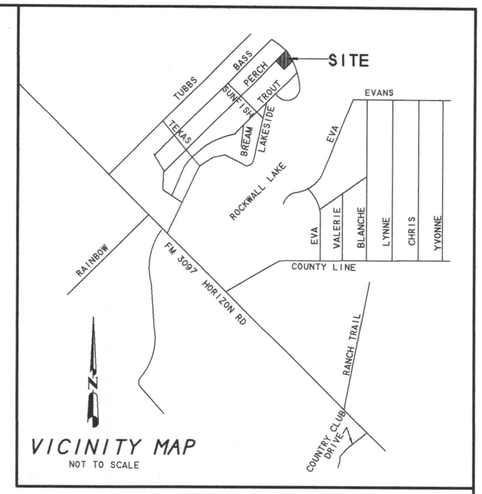
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL LAKE ESTATES PH1	909	E	909	5370-000E-0909-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	6/26/2017	7/3/2017	6/26/2017		APPROVED	
ENGINEERING	Amy Williams	6/26/2017	7/3/2017	6/26/2017		APPROVED	
FIRE	Ariana Hargrove	6/26/2017	7/3/2017	6/28/2017	2	APPROVED	
GIS	Lance Singleton	6/26/2017	7/3/2017	8/22/2017	57	APPROVED	
PLANNING	Korey Brooks	6/26/2017	7/3/2017	10/3/2017	99	COMMENTS	Comments

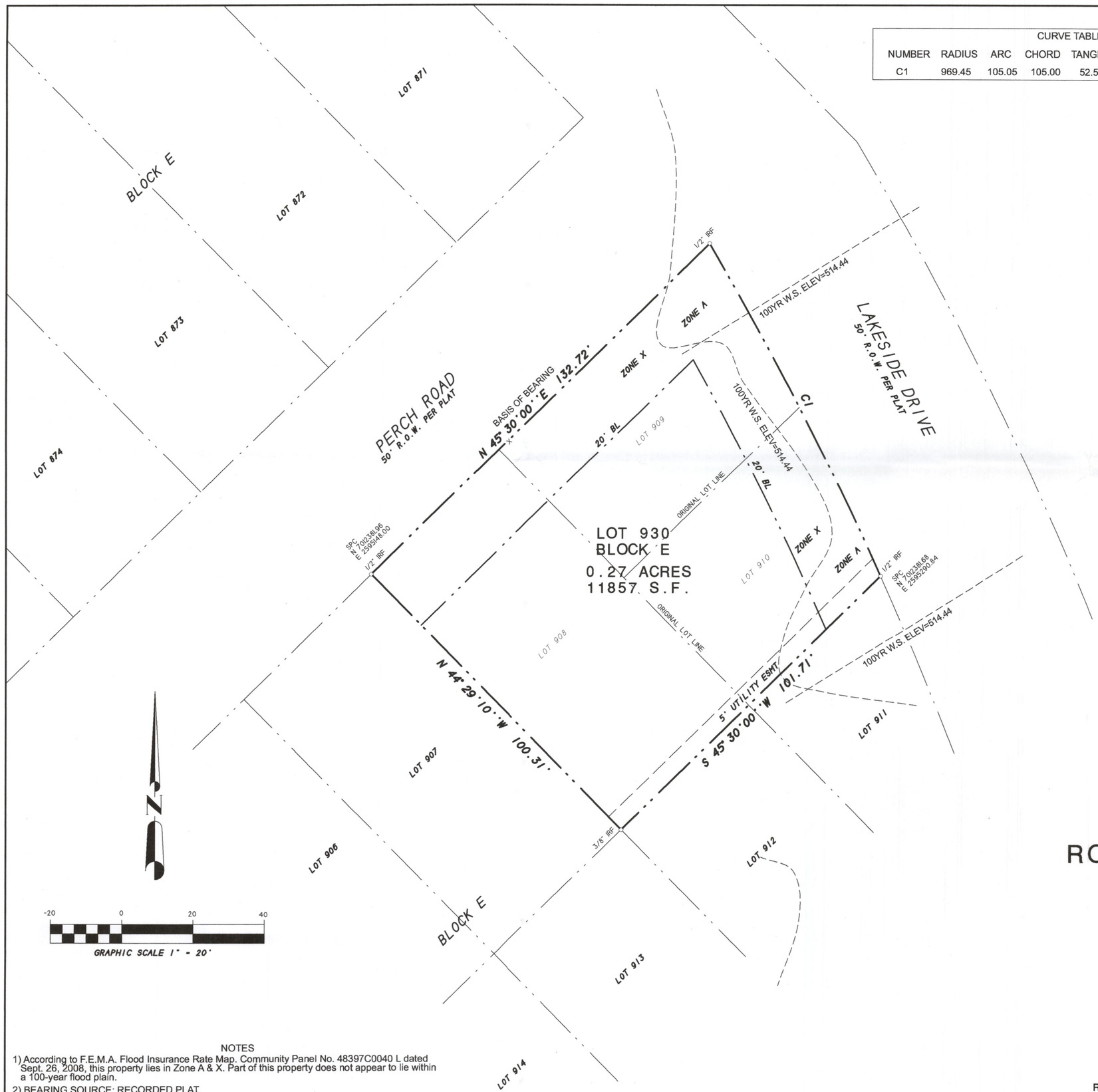
(10/3/2017 9:05 AM KB)
P2017-33 Lot 1, Block K, Rockwall Lake Estates Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Mario Ramirez for the approval of a replat for Lot 1, Block K, Rockwall Lake Estates West being a 0.27-acre tract of land identified as Lots 908, 909 & 910, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 894 & 908 Lakeside Drive
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-033) in the lower right hand corner of all pages on future submittals.
M.4 Please label Point of Beginning.
M.5 Please change Lot and Block designation to Lot 1, Block K.
M.6 Please use the title block for non-administrative plats. Anytime we establish easements the plat cannot be done administratively.
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested as soon as possible. The Planning and Zoning Meeting for this case is October 10, 2017.
I.8 The City Council meeting date and subsequent approval for this plat is October 06, 2017

CURVE TABLE						
NUMBER	RADIUS	ARC	CHORD	TANGENT	BEARING	CENTRAL ANGLE
C1	969.45	105.05	105.00	52.58	S 27°18'43"E	6°12'32"



VICINITY MAP
NOT TO SCALE



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone A & X. Part of this property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

P2017-033

FINAL PLAT

ROCKWALL LAKE ESTATES WEST
LOT 930, BLOCK E

BEING A REPLAT OF
LOTS 908, 909 & 910
BLOCK E

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 0.27 ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
MARIO RAMIREZ
908 LAKESHORE DRIVE
ROCKWALL, TEXAS 75032
214-463-1146

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE	MAY 18, 2017		
SCALE	1" = 20'	FILE #	20010514-RP
CLIENT	RAMIREZ		

CITY CASE NO P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS , MARIO RAMIREZ, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 908 through Lot 910 in Block E, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South right-of-way of Perch Road (50' right-of-way) and at the Northwest corner of Lot 908 and the Northeast corner of Lot 907;

THENCE N. 45 deg. 30 min. 00 sec. E. (BASIS OF BEARING) along the South right-of-way of Perch Road passing at 50 feet the Northeast corner of Lot 908 and the Northwest corner of Lot 909 and continuing a total distance of 132.72 feet to the intersection of said Perch Road and the South right-of-way of Lakeside Drive (50' right-of-way) 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 6 deg. 12 min. 32 sec., a radius of 969.45 feet, a tangent of 52.58 feet, a chord of S. 27 deg. 18 min. 43 sec. E., 105.00 feet along the curving South boundary line of said Lakeside Drive, an arc distance of 105.05 feet to a 1/2" iron found at the Southeast corner of Lot 910 and at the Northeast corner of Lot 911;

THENCE S. 45 deg. 30 min. 00 sec. W. along the Northwest line of Lots 911 and 912 and the Southeast line of Lots 910 and 908, a distance of 101.71 feet to a 1/2" iron rod found at the common corner of Lots 912, 913, 907 and 908;

THENCE N. 44 deg. 29 min. 10 sec. W. along the common line of Lots 907 and 908, a distance of 100.31 feet to the POINT OF BEGINNING and containing 11,857 square feet or 0.27 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE ESTATES WEST, LOT 930, BLOCK E, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
MARIO RAMIREZ

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARIO RAMIREZ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL LAKE ESTATES WEST, LOT 930, BLOCK E, an addition to the City of Rockwall, Texas was approved by the City Planning Director of the City of Rockwall on the _____ day of _____ , _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____
Director of Planning

_____
CITY ENGINEER

FINAL PLAT

ROCKWALL LAKE ESTATES WEST
LOT 930, BLOCK E

BEING A REPLAT OF
LOTS 908, 909 & 910
BLOCK E

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 0.27 ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS

OWNER:
MARIO RAMIREZ
908 LAKESHORE DRIVE
ROCKWALL, TEXAS 75032
214-463-1146

SHEET 2 OF 2

SURVEY DATE MAY 18, 2017
SCALE 1" = 20' FILE # 20010514-RP
CLIENT RAMIREZ

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2017-

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Korey Brooks, *Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: October 10, 2017

SUBJECT: Z2017-041; *310 S. Fannin Street-(Zoning Change MT-14 to DT)*

The applicant, Mark Lathan has requested to withdraw Case No. Z2017-041 (see *Exhibit 'A'*). According to Section 5, *Application Withdrawal,* of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the newspaper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body.

From: Firehouse Roofing
To: Brooks, Korey
Subject: Case Withdraw
Date: Monday, October 02, 2017 2:05:02 PM

I am requesting to withdraw Case No. Z2017-041.

Thank You,

Mark Latham
Firehouse Roofing Inc
972.965.3477
mark@firehouseroofinginc.com

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Jay Odom

AGENDA ITEM: **Z2017-042**; Rezone from SF-7 to DT- *201 Olive St.*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

PURPOSE & CHARACTERISTICS OF REQUEST:

The applicant, Jay Odom, has submitted an application requesting to rezone the subject property from a Single Family 7 (SF-7) District to Downtown (DT) District. The subject property is a *Non Contributing* property, is located within the Historic Overlay (HO) District and Old Town Rockwall (OTR) Historic District, and is identified as Lot D-1, Block 122, B. F. Boydston Addition. The property is currently vacant and is situated adjacent to Bin 303 (*western property line*) and 401 N. Fannin Street (*western property line*).

The applicant has stated that the purpose of the zoning change is to construct an office building. According to Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a general office land use is permitted *by-right* in the Downtown (DT) District. In a letter provided by the applicant, the applicant has stated that in his opinion an office building would be more suitable for the subject property compared to a single-family home. The applicant goes on to state that this opinion is based on the properties adjacency to a non-residential land use (*i.e. Bin 303*).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home addressed as 405 N. Fannin Street. This property is designated as a *Low Contributing* property and is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is Olive Street followed by several office buildings zoned Downtown (DT) District.

East: Directly east of the subject property is a single-family home addressed as 401 N. Fannin Street. This property is designated as a *High Contributing* property and is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Bin 303 (*i.e. 105 Olive Street*). This property is designated as a *High Contributing* property and is zoned General Retail (GR) District.

ANALYSIS AND CONFORMANCE WITH THE UDC & COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan designates the subject property for *Medium Density Residential* land uses. The proposed zoning change would require this designation to be changed to a *Commercial* designation. Staff should note that if approved as an office building, this parcel would provide a transition from a higher intensity land use (*i.e. Bin 303*) to the single-family residential property (*which is adjacent to the eastern boundary of the subject property*).

Should the request be approved, the site plan will require a recommendation by the Historic Preservation Advisory Board (HPAB) forwarded to the Planning and Zoning Commission prior to any construction. In addition, the property would need to meet the requirements of Section 4.8, *Downtown District*, of Article V, *District Development Standards*, of the UDC. Provided in your packet is the applicant's letter requesting the zoning change and a summary of the land uses permitted within the Downtown (DT) District. The Historic Preservation Advisory Board (*HPAB*) and the Planning and Zoning Commission's recommendation for the proposed zoning change will be forwarded to the City Council. The rezoning of a property is a discretionary act of the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Medium Density Single-Family Residential* to *a Downtown District* designation.

NOTIFICATION:

On September 12, 2017, staff mailed 91 notices to property owners and residents within 500-feet of the subject property. There is no Homeowner's Association (HOA) or Neighborhood Organization located within 1,500-feet participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received two (2) responses in favor of the applicant's request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request to rezone the subject property from a Single Family 7 (SF-7) District to Downtown (DT) District, staff would recommend the following conditions of approval:

1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Medium Density Residential* designation to a *Downtown District* designation; and,

2) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

HISTORIC PRESERVATION ADVISORY BOARD:

On September 21, 2017, the Historic Preservation Advisory Board's motion to recommend approval of the zoning change request passed by a vote of 6 to 0 with Board Member Odom recusing himself.

August 23, 2017

From:
Jay Odom
405 N Fannin St
Rockwall, TX 75087
214-202-4226

Re: Zoning Change Application for Vacant Lot at 201 Olive St, Rockwall, TX 750877

To: The City of Rockwall,

This letter is to explain my request to change the zoning on the lot that I own on Olive St to a commercially zoned lot. I have been a long-time owner of a Rockwall business, Rockwall Mortgage, for several years and have leased office space in the Old Downtown Square since 2002.

I feel the lot itself sits within an already existing commercial area: a clothing store, law office and other businesses across the street, and Bin 303 restaurant right next door with the parking lot of the restaurant resting on the property line to my lot. An expansion of the restaurant including a cabana/bar was recently approved by the city, bringing the restaurant even closer to the property line. Most folks that I have spoken with assumed that it was already zoned commercial, considering putting a single-family residence would be out of place in that spot.

I live at 405 N Fannin St and the rear of my lot (approximately 1 acre in size) backs up to both the subject lot and the restaurant Bin 303. This location on Olive St would be an ideal spot for me to office from. My plan is to build a small owner-occupied office on the lot.

Thank you,



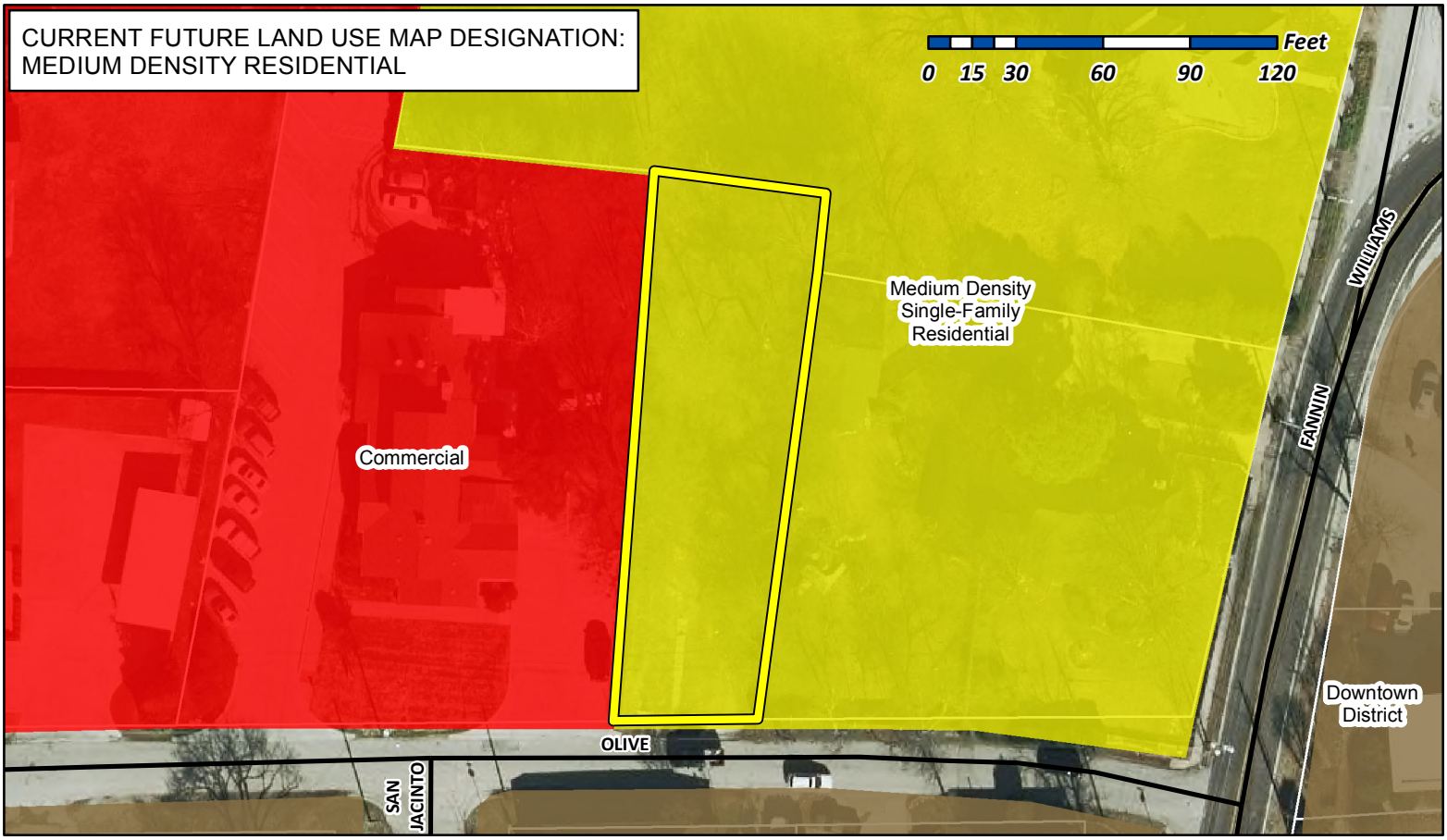
Jay Odom

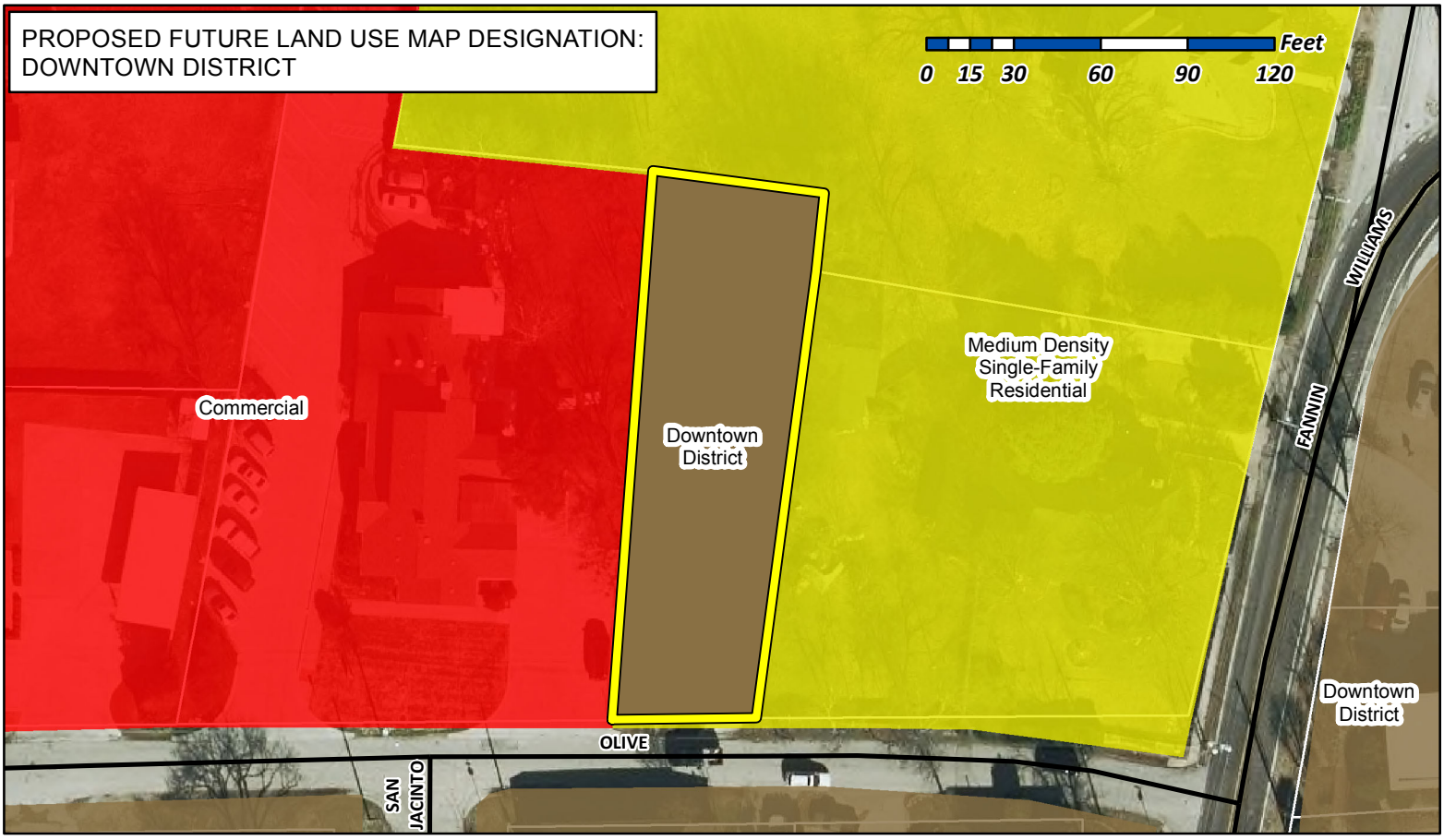


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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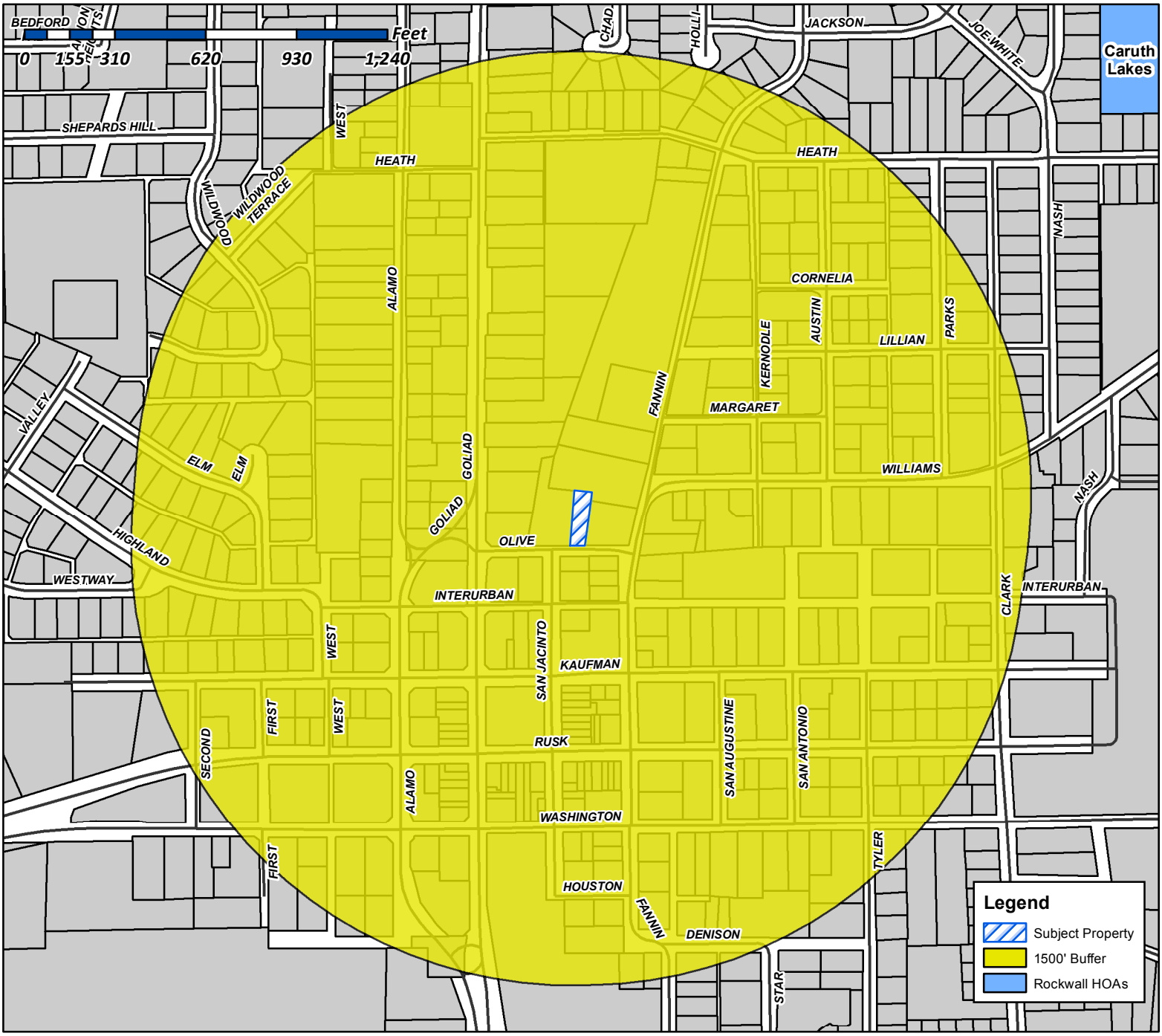
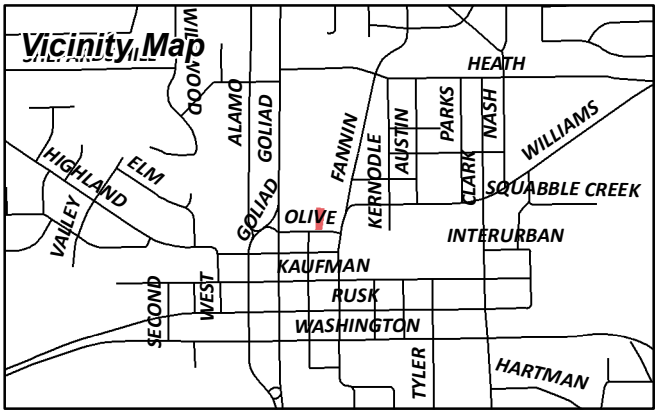


Case Number: Z2017-042
Case Name: Zoning Change (SF-7 to DT)
Case Type: Zoning
Zoning: SF-7
Case Address: 201 Olive Street



Date Created: 09/12/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

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Rockwall, Texas 75087
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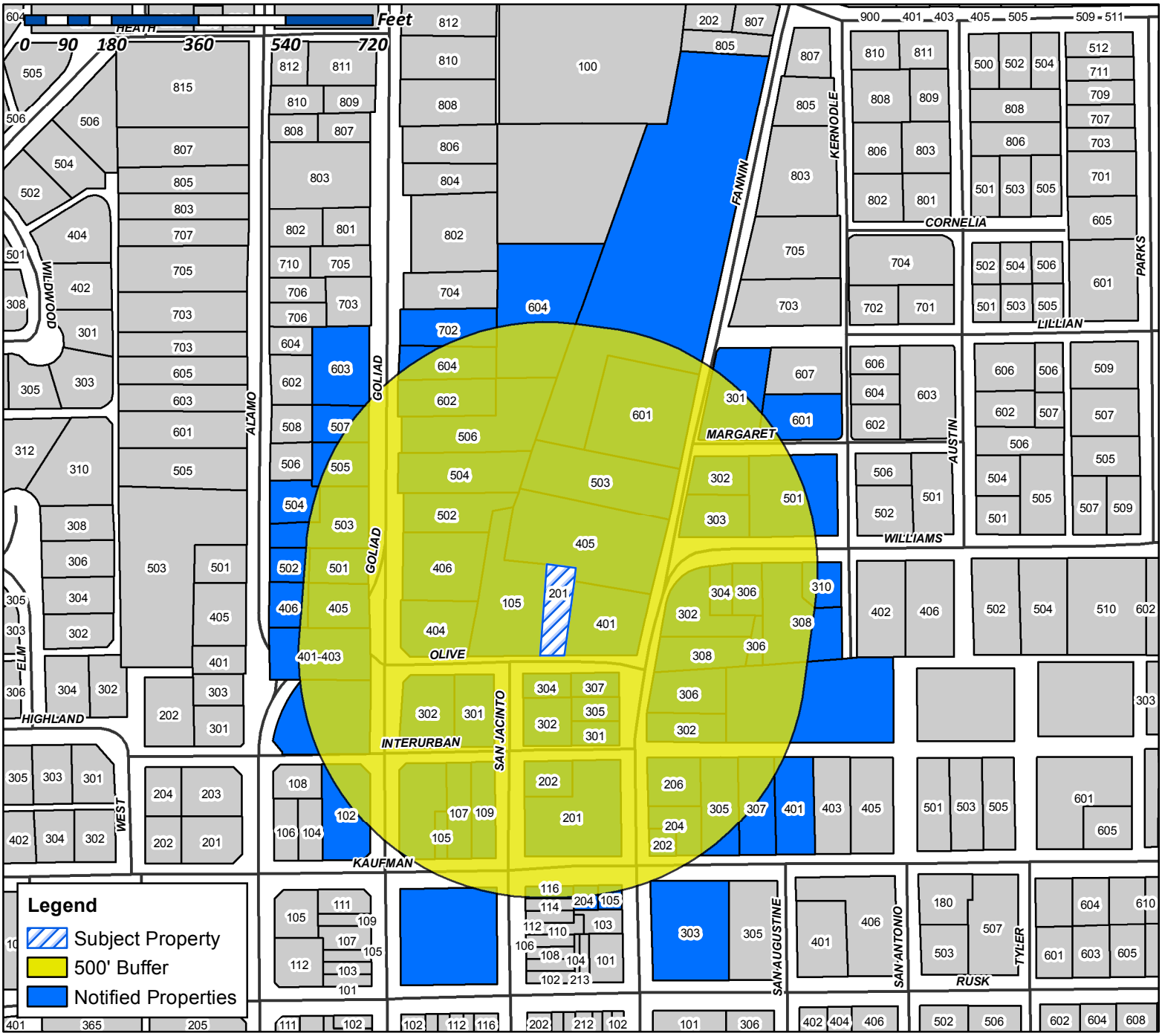

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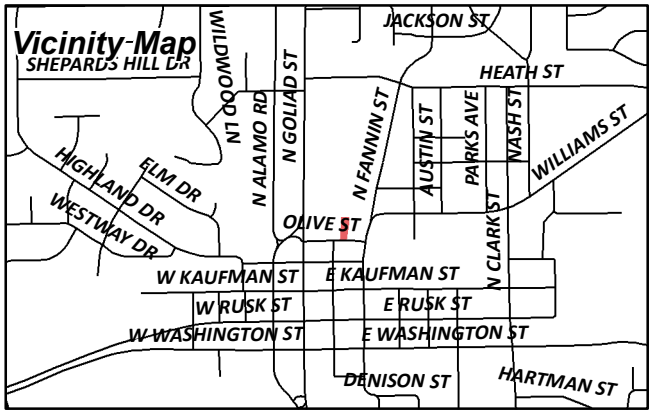


Date Created: 09/12/2017

For Questions on this Case Call (972) 771-7745

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

CURRENT RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

HANCE RANDA BARTON AND
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
193 PORT ST CLAIRE
ARANSAS PASS, TX 78336

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

LYKE 29 LLC
206 N FANNIN ST
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

THE MAJORS FIRM PLLC
301 NORTH FANNIN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

LOFTUS GERALDINE
302 E MARGARET ST
ROCKWALL, TX 75087

CURRENT RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

CURRENT RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 E KAUFMAN
ROCKWALL, TX 75087

FERGUSSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

MAY PATRICIA A
308 WILLIAMS ST
ROCKWALL, TX 75087

WINES DEBORAH C
310 WILLIAMS ST
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

CURRENT RESIDENT
401 E KAUFMAN
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

TANNER MATTHEW
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

DELBOSQUE MARIO
572 V Z C RD3411
WILLS POINT, TX 75169

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
602 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
7814 KILLARNEY LANE
ROWLETT, TX 75089

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

ROCKWALL TRINITY REAL ESTATE LLC
9 EAST SHORE BLVD
HEATH, TX 75032

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST
PO BOX 871239
MESQUITE, TX 75187

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-014/ Z2017-042: 201 Olive Street

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historical Preservation Advisory Board, will hold a public hearing on **Thursday, September 21, 2017.** ThePlanning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. H2017-014/Z2017-042: 201 Olive Street

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Caprice Michelle for Rockwall's Rushi Pandit.

Address: 406 N. Goliad Rockwall TX 75087.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. H2017-014/Z2017-042: 201 Olive Street

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

I am in favor if these helps us keep the entire area as well as town town growing. We must keep bringing people back to the area.

Name: L S Ten Crafoe

Address: 504 N Goliad Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A SINGLE-FAMILY 7 (SF-7) DISTRICT TO A DOWNTOWN (DT) DISTRICT FOR A 0.21-ACRE TRACT OF LAND IDENTIFIED AS LOT D-1, BLOCK 122, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jay Odom for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Single-Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre tract of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family 7 (SF-7) District to a Downtown (DT) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Downtown (DT) District* as stipulated by *Subsection 4.8, Downtown (DT) District,* of *Section 4, Commercial (C) Districts* and Subsection 6.2, *Historic Overlay (HOV) District*, of *Section 6*, *Overlay Districts* of *Article V, District Development Standards,* of the *Unified Development Code* [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 6th DAY OF NOVEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 16, 2017*

2nd Reading: *November 6, 2017*

DRAFT

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being a part of the B.F. Boydstun Survey, Abstract No. 14, being the east 50 feet of a tract of land described in Volume 32 at Page 370 of the Deed Records of Rockwall County, being the same lot, tract or parcel of land conveyed from the Heirs of Eugene Payne, Sr. to Denton E. Payne by Deed recorded in Volume 65 at Page 580 of the Deed Records of Rockwall County and being further described as follows:

BEGINNING at a 5/8 inch iron rod found for corner near a fence corner post on the north line of Olive Street, being the southeast corner of said Payne tract and said parent tract described in Volume 32 at Page 370 and bearing N 88°03'08" W a distance of 150.05 feet from the intersection of said north line of Olive Street with the West line of North Fannin Street (State Highway No. 66);

THENCE N. 90° 00' 00" W with the north line of Olive Street, a distance of 50.08 feet to a ½ inch iron pipe found for corner at the southwest comer of said Payne tract;

THENCE N. 06° 26' 18" E. a distance of 187.80 feet to a ½ inch iron rod set in a fence for corner, being on the north line of said parent tract and the westernmost south line of the tract of land conveyed to Cedo and Julia Rakich by deed recorded in Volume 804 at Page 43 of the Real Property Records of Rockwall County;

THENCE S. 85° 55' 40" E. along said fence, a distance of 49.81 feet to a fence corner post found and called for in said parent tract and Payne Deed for comer, said corner also being an interior corner in the south line of said Rakich tract;

THENCE S. 06° 26' 18" W. with the east line of said parent tract and subject Payne tract, passing a ½ inch iron rod found at 31.7 feet at the southernmost southwest comer of said Rakich tract and continuing, for a total distance of 184.24 feet returning to the Point of Beginning and containing 0.213 acres of land and also being known as No. 201 Olive Street, and being the same property described in the Report of Sale heretofore filed in the County Court of Rockwall County, Texas, In Re: Estate of Lucille Reeder, an Incapacitated Person, in Cause No. 6833.

Exhibit 'B'
Survey

PLAT OF SURVEY

SURVEY ACCEPTED BY:

DATE

DATE

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being part of a tract of land as described in a Warranty deed from Othe Gene and Janice W. Peoples to Polly Peoples Redden and Ross Redden dated July 17, 2005 and being recorded in Volume 4107, Page 105 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the north right-of-way line of Olive Street, at the southwest corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8, of the Official Public Records of Rockwall County, Texas, and being N 88 deg. 03 min. 08 sec. W, a distance of 150.05 feet from the intersection of said right-of-way with the west right-of-way of N. Farmin Street;

THENCE N. 87 deg. 53 min. 08 sec. W, along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1, Block 1, BIN 303 RESTAURANT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 341 of the Plat Records of Rockwall County, Texas;

THENCE N. 07 deg. 56 min. 08 sec. E, along the east line of said Addition, a distance of 188.84 feet to a 1/2" iron rod found for corner at the northeast corner of said Addition, and being in the south boundary line of a 0.20 acre tract of land as described in a Warranty deed to Jay Odom and Allison Odom, as recorded in Volume 2190, Page 296, of the Official Public Records of Rockwall County, Texas;

THENCE S. 84 deg. 00 min. 00 sec. E, along the south line of said Odom tract, a distance of 50.00 feet to a 1/2" iron rod found for corner at an inner "L" corner of same;

THENCE S. 06 deg. 42 min. 32 sec. W, along a west boundary line of said Odom tract, a distance of 32.67 feet to a 1/2" iron rod found for corner at the south most southwest corner of same and in the north boundary line of said Wallace tract;

THENCE N. 85 deg. 53 min. 23 sec. W, along the north line of said Wallace tract, a distance of 6.59 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE S. 05 deg. 49 min. 33 sec. W, along the west line of said Wallace tract, a distance of 152.46 feet to the POINT OF BEGINNING and containing 0.20 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 804, PG. 43, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat is the result of a survey made on the ground by me or under my supervision on the date shown hereon; and that all corners and monuments shown thereon were found or placed as shown, and that this plat is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 24th day of August, 2015.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TELEVISION RISER	GAS RISER	FIRE HYDRANT	POWER POLE	GUY ANCHOR	
ELEC. METER	ELEC. SERVICE	LIGHT POLE	BOLLARD	FOUND MONUMENT	
FENCE	CONCRETE CURB	ASPHALT PAVING			

SURVEY DATE AUGUST 24, 2015
SCALE 1" = 30' FILE # 20150311
CLIENT ODOM GF # 20150885B

, Texas

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Ryan Miller, *Director of Planning and Zoning*

DATE: October 10, 2017

SUBJECT: Z2017-043; Amendment to PD- 70 – *Pocket Neighborhood*

The applicant, Austin Lewis is requesting to postpone the public hearing regarding a proposed zoning case scheduled for October 10, 2017 meeting before the Planning and Zoning Commission. If granted, this means that the projected Planning and Zoning Commission public hearing would be held on Tuesday, October 24, 2017 and the City Council public hearing would be held on Monday, November 6, 2017.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin; however, the date and time of the postponed public hearing cannot be greater than 60 days from the original public hearing date. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

Gonzales, David

From: Austin Lewis [redacted]
Sent: Wednesday, October 04, 2017 10:48 AM
To: Gonzales, David
Subject: P & Z Meeting October 10, 2017, Case #Z2017-043

David,

In accordance with our conversation, Lewis Real Estate Investments, Inc. is hereby requesting that the hearing on the above referenced case be tabled in order to allow us time to complete the necessary revised drawings for presentation. We understand that the next date for P&Z is October 24, 2017,

Thank you,

Austin Lewis
Lewis Real Estate Investments, Inc.
972-948-0824

1

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Austin Lewis of *Lewis Real Estate Investments, Inc.*

AGENDA ITEM: **Z2017-043**; *Amendment to PD-70 – Pocket Neighborhood*

SUMMARY:

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PURPOSE AND BACKGROUND:

The *subject property*, which was annexed into the City on May 19, 1986 by *Ordinance No. 86-37*, is located at the southeast corner of the intersection of Greenway Drive and FM-552, is a 5.28-acre tract of land that is currently vacant, and zoned Planned Development District No. 70 (PD-70). On September 6, 2017, the applicant submitted an application requesting to amend Planned Development District No. 70 (PD-70) [*Ordinance No. 09-44*] for the purpose of incorporating a single-family subdivision that will contain 19 single-family residential homes. If approved, the amended *Concept Plan* will incorporate a designation for the proposed 19 single family homes as a *Pocket Neighborhood* (PN) and will net the single-family lot mix total for inclusion within PD-70. Based on the *Concept Plan* established with PD-70 [*Ordinance No. 11-35*], the *subject property* has 11 Type E lots (*i.e. 70' x 120'*) designated for this property. Under *Exhibit 'C'*, *PD Development Standards* for *PD-70*, *Section A.1.e*, *Variation in Lot Composition* reads*:*

> *The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwellings units does not exceed 918 units, the average lot size is not less than 8,000 sq. ft., and the following rules are met: (1) Lot types A, C, & E may increase not more than 5% in aggregate number.*

This would allow the proposed eight (8) additional Type PN (*i.e. Pocket Neighborhood*) lots for the *subject property* to be absorbed by reducing the lot count and allocating the reduction within the A, C, and/or E type lots and therefore, will not exceed the prescribed lot count of 918 single-family lots within the Stone Creek Development.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is FM-552. Beyond this is an unincorporated area containing single-family homes.

South: Directly south of the *subject property* is a 12.003-acre vacant tract of land owned by the Rockwall Independent School District. Beyond this are single-family home located within the Stone Creek Subdivision and zoned PD-70.

East: Directly east of the *subject property* is J.W. Williams Middle School that sets on a 25.569-acre tract of land and is zoned SF-16.

West: Directly west of the *subject property* is an 8.223-acre tract of land dedicated as open space within the Stone Creek Subdivision, and is zoned PD-70.

CHARACTERISTICS OF THE REQUEST:

According to the *Concept Plan* the applicant is proposing to develop a *Pocket Neighborhood* (PN) which is characterized as a community oriented small neighborhood with front porches fronting onto a common green space. The common area will include a trellis garden with a fire pit, a walking trail, and a screened porch area at the amenity center. Of the 19 single-family home sites, 14 lots will measure 37' x 100' (*i.e. 3,700 SF)* in area. The applicant intends to establish separate design standards within PD-70 for this development that would allow for the construction of cottage craftsman style homes ranging from 1,600 SF to 2,600 SF for each lot. Additionally, the applicant intends to provide a private street for the community, and dedicating a 25-ft firelane. The private street is required to meet City standards for neighborhood street design, measuring a minimum of 29'ft back to back. This type layout will also require the dedication of 20-ft easements for water and sewer services. Furthermore, and based on the *Concept Plan*, the layout of the lot configuration for the single-family residential lots do not meet the City's standards for subdivision. Under *Section 38.1*, of *Article I*, of *Chapter 38, Subdivision*, 'Lot' means and undivided tract or parcel of land have frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement as a building site, which is designated as a distinct and separate tract. The applicant is requesting a w*aiver* to the Subdivision Ordinance, Chapter 38, of the Municipal Code of Ordinances to allow for not meeting the required lot frontage on a public street for the *subject property* as depicted on the proposed *Concept Plan*. Finally, it is also the intent of the applicant to create a separate Home Owners Association for the proposed Pocket Neighborhood (PN) in order to service the private streets and common areas. With this being said, a *waiver* to the *Subdivision Ordinance* is a discretionary decision for the City Council.

A summary of the requested density and dimensional requirements is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width	37'	48'	60'
Minimum Lot Depth	100'	100'	100'
Minimum Lot Area	3,700 SF	4,800 SF	6,000 SF
Minimum Front Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Side Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Side Yard Setback (Adjacent to a Street)	*TBD*	*TBD*	*TBD*
Minimum Length of Driveway Pavement	*TBD*	*TBD*	*TBD*
Maximum Height	36'	36'	36'
Minimum Rear Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Area/Dwelling Unit (SF)	1,600 SF	1,600 SF	1,600 SF
Maximum Lot Coverage	80%	80%	80%

SUMMARY OF WAIVERS:

The following is a summary of the requirements being requested with the amendment to Planned Development District No. 70 (PD-70) for the *Pocket Neighborhood* (PN) for the *subject property* that depart from the requirements of the UDC:

1) *Masonry Requirements.* The UDC allows the exterior building façades to be composed of up to 50% cementaceous materials. In this case, the applicant is proposing a variation that could include up to 100% cementaceous material lap siding, which is an increase of 50%.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the *subject property* as *Public Uses* land designation. According to the Comprehensive Plan, a *Public Uses* designation is generally defined as a use operated exclusively by a public body having the purpose of serving the public health, safety or general welfare. This includes uses such as public schools, parks, playground, and administrative and service facilities. In this case, Planned Development District No. 70 (PD-70) is an established horizontal mixed use development with a lot mix establishing a maximum of 918 single-family units and designated on the Future Land Use Map as *Medium Density Single-Family Residential.* According to the Comprehensive Plan, *Medium Density Single-Family Residential* is areas that consist of the single-family developments that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about three (3) units per acre. The current Concept Plan (*i.e. Master Plat for Stone Creek*) indicates a density of 2.33 units per acre based on 918 home sites. The applicants request for a *Pocket Neighborhood* (PN) will not have an effect on the total number of units allowed for the development based on a variation to the lot composition as established in *Exhibit 'C', Development Standards*, of PD-70, and as outlined in staff's report. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

NOTIFICATION:

On September 29, 2017, staff mailed 888 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed notices to the Quail Run Valley, The Shores/Ray Hubbard, Lakeview Summit, and Promenade Harbor Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the *subject property* participating in the notification program. Additionally, staff posted a sign adjacent to the *subject property* along FM-552 and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received one (1) notice in favor of and six (6) notices opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District No. 70 (PD-70) for the *subject property*, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance; and,

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Public Uses* designation to a Medium Density Residential designation; and,

3) Approval of a waiver by the City Council for not meeting the lot frontage requirements on a public street as established in the Subdivision Ordinance, Chapter 38 of the City of Rockwall Municipal Code of Ordinances; and,

4) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/13/2017	LM
Project Number	Z2017-043	**Owner**	STONE CREEK BALANCE LTD	**Approved**		
Project Name	Amendment to PD-70	**Applicant**	LEWIS REAL ESTATE INVETMENT INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	9/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
FM 552	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RISD ELEMENTARY SCHOOL ADDITION - LOT 1	2-7	NULL	2-7	0071-0000-0002-07-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/13/2017	9/20/2017	9/20/2017	7	COMMENTS	See Comments

(9/20/2017 1:02 PM AW)
Applicant hasn't evaluated the existing lift station to verify capacity
Must meet all engineering requirements
This plan doesn't work with each building being lotted out. It doesn't meet any of the engineering requirements

FYI:
- Detention is required (east side is to be fully detained from C=.35 to C=.80 and the western side detained from C=.5 to C=.80)
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator
- FM 552 right-of-way dedication to equal 60' from the centerline
- Pro-rata for 16" water = $19.75/lf along FM 552
- Sewer to be installed to the lift station at the school in an easement (not in the right-of-way)
- Stoney Hollow sewer pro-rata $345.75/acre
- Fee to have the lift station evaluated to see if the station will need to be upgraded for the proposed use.
- Parking to be 20'x9'
- 10' utility easement along FM 552

FIRE	Ariana Hargrove	9/13/2017	9/20/2017	9/21/2017	8	APPROVED	see comment

(9/21/2017 1:10 PM AA)
Must meet all Fire requirements

PLANNING	David Gonzales	9/13/2017	9/20/2017	9/19/2017	6	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 4.329-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

• On all future submittals please include the Case Number (Z2017-043) in the lower right hand corner.

• When provided, please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for October 10, 2017.

Please address the following Planning Department comments:

1. Must adhere to Engineering, Building Inspection, and Fire Departments standards.
2. The submitted lot configuration does not meet the standards within the subdivision ordinance and the UDC due to the lots not fronting onto a public street.
3. If the drive will be used as a city street, it must meet the minimum standards for a city street and requires a minimum 50-ft right-of-way with the road section being a minimum of 29-feet back to back. See engineering design standards for compliance.
4. The overall lot count within PD-70 must not exceed 918 units.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

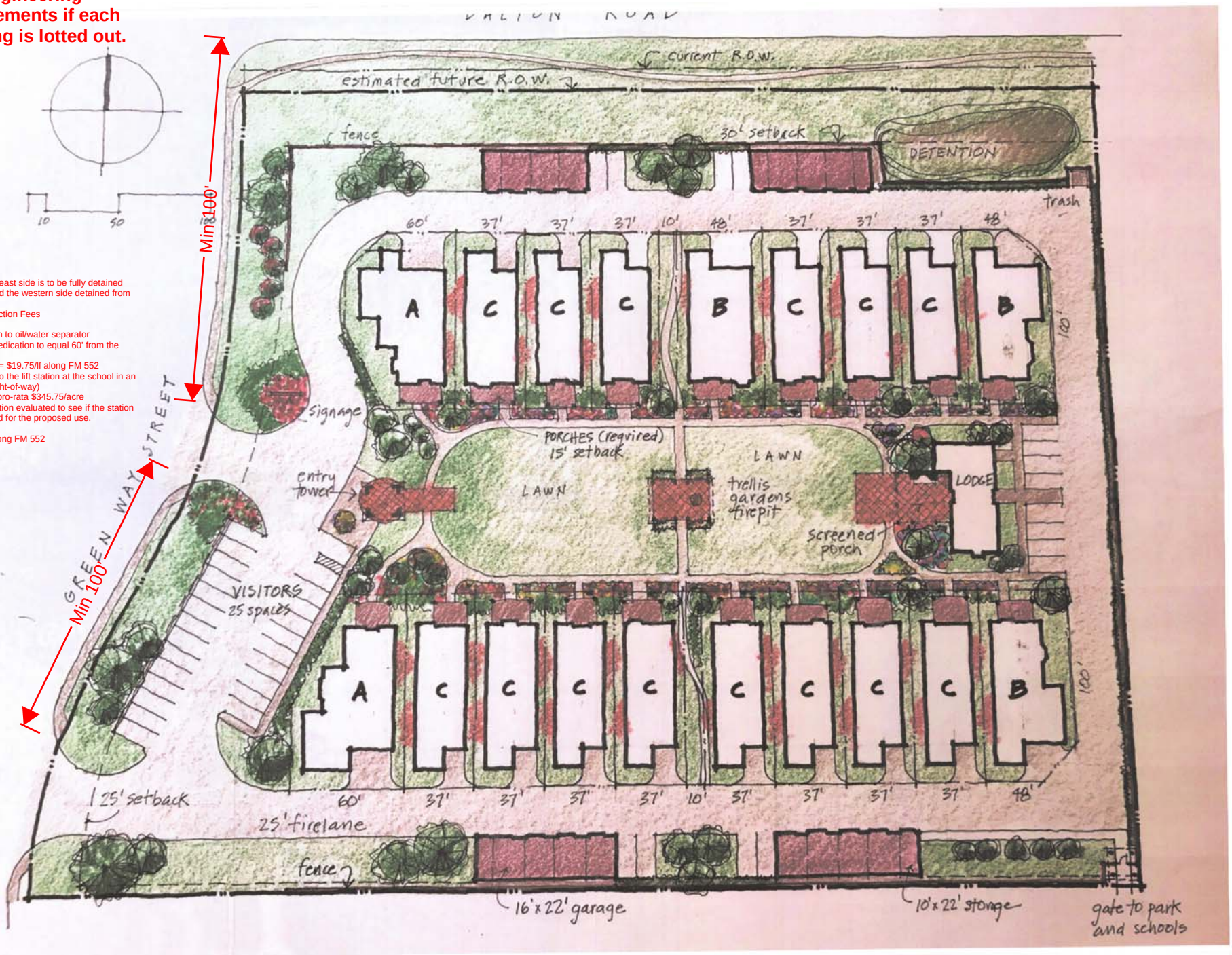
Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]

This doesn't comply with any engineering requirements if each building is lotted out.



- Detention is required (east side is to be fully detained from C=.35 to C=.80 and the western side detained from C=.5 to C=.80)
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator
- FM 552 right-of-way dedication to equal 60' from the centerline
- Pro-rata for 16" water = $19.75/lf along FM 552
- Sewer to be installed to the lift station at the school in an easement (not in the right-of-way)
- Stoney Hollow sewer pro-rata $345.75/acre
- Fee to have the lift station evaluated to see if the station will need to be upgraded for the proposed use.
- Parking to be 20'x9'
- 10' utility easement along FM 552

STONE CREEK MASTER PLAT



September 6,, 2017

City of Rockwall
Planning & Zoning Department
385 South Goliad
Rockwall, Texas 75087

Re: Letter of Explanation for Re-Zoning

Lewis Real Estate Investments, Inc. is hereby making application to amend PD -70 which includes the subject 5.288 acre tract of land located at the southeast corner of FM 552 and Greenway Drive. Current permitted use is single-family lots ranging in size from 6,000-20,000 sq. ft. with 936 total dwelling units.

Lewis Real Estate Investments, Inc. and partner, David Dillard, noted senior housing architect are requesting an amendment to PD-70 in order to develop a "pocket neighborhood", a community oriented small neighborhood with 19 dwelling units with front porches fronting on a common green space. Lot sizes range from 3,700 sq. ft. to 6,000 sq. ft. The dwelling units ranging from 1,600 sq. ft. to 2,900 sq. ft. will be regulated by design standards to a cottage craftsman style home with different elevations. Residents will be able to walk around the green visiting with neighbors who are on the front porch. The neighborhood will include a community building equipped with kitchen to accommodate resident meetings, family gatherings, and other uses. Each residence will have two-car parking either in dwelling and/or separate garages depending on dwelling size. Visitor parking and a special entry feature adjoin the commons.

Thank you for your favorable consideration of this request.

Sincerely,

Austin Lewis
Lewis Real Estate Investments, Inc.
519 E I-30 #327
Rockwall, Texas 75087
972-948-0824
austinlrei@sbcglobal.net

DALTON ROAD

current R.O.W.

estimated future R.O.W.

fence

30' setback

DETENTION

trash

10 50 100

60' 37' 37' 37' 10' 48' 37' 37' 37' 48'

A C C C B C C C B

100'

signage

PORCHES (required)
15' setback

LAWN

entry tower

LAWN

trellis gardens firepit

LODGE

screened porch

GREEN WAY STREET

VISITORS
25 spaces

A C C C C C C C C B

100'

25' setback

60' 37' 37' 37' 37' 10' 37' 37' 37' 37' 48'

25' firelane

fence

16'x22' garage

10'x22' storage

gate to park and schools

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a ¾ inch iron rod found at the northwest corner of Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas, being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 448.41 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., also being the northeast corner of RISD Elementary School Addition Lot 1, an addition to the City of Rockwall, as described in Cab. H, Pg. 341-342 in said Plat Records;

THENCE, South 89°24'25" West, departing said west line and along the north line of said RISD Elementary School Addition Lot 1 , for a distance of 575.05 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., at the northwest corner of said RISD Elementary School Addition Lot 1, and being in the east line of Green Way Drive (60' R.O.W.);

THENCE, North 00°23'36" West, along said east line, for a distance of 15.60 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being at the point of curvature of a curve to the right, having a radius of 220.00 feet, a central angle of 24°00'43", and a tangent of 46.79 feet;

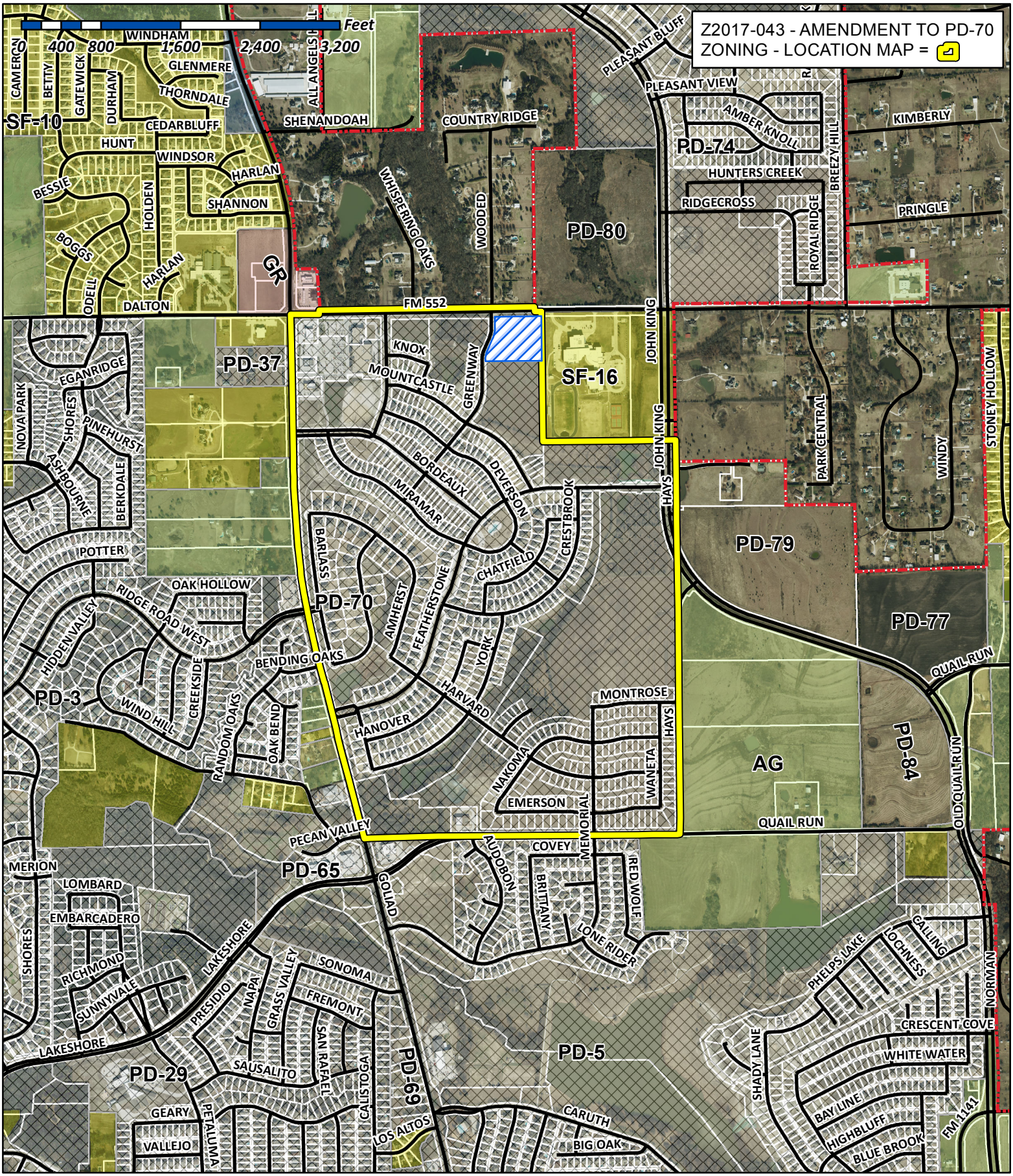
THENCE, continuing along said east line and with said curve to the right for an arc distance of 92.20 feet (Chord Bearing North 11°36'46" East – 91.53 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng., Inc. being the point of tangency;

THENCE, North 23°37'08" East, continuing along said east line, for a distance of 130.36 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being on a curve to the left, having a radius of 280.00 feet, a central angle 24°26'55", and tangent of 60.66 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 119.48 feet (Chord Bearing North 11°23'40" East – 118.57 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency;

THENCE, North 00°49'47" West, continuing along said east line, for a distance of 106.39 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the south line of said F.M. 552;

THENCE, North 89°09'25" East, along said south line, for a distance of 477.99 feet, to the POINT OF BEGINNING and containing 5.288 acres of land.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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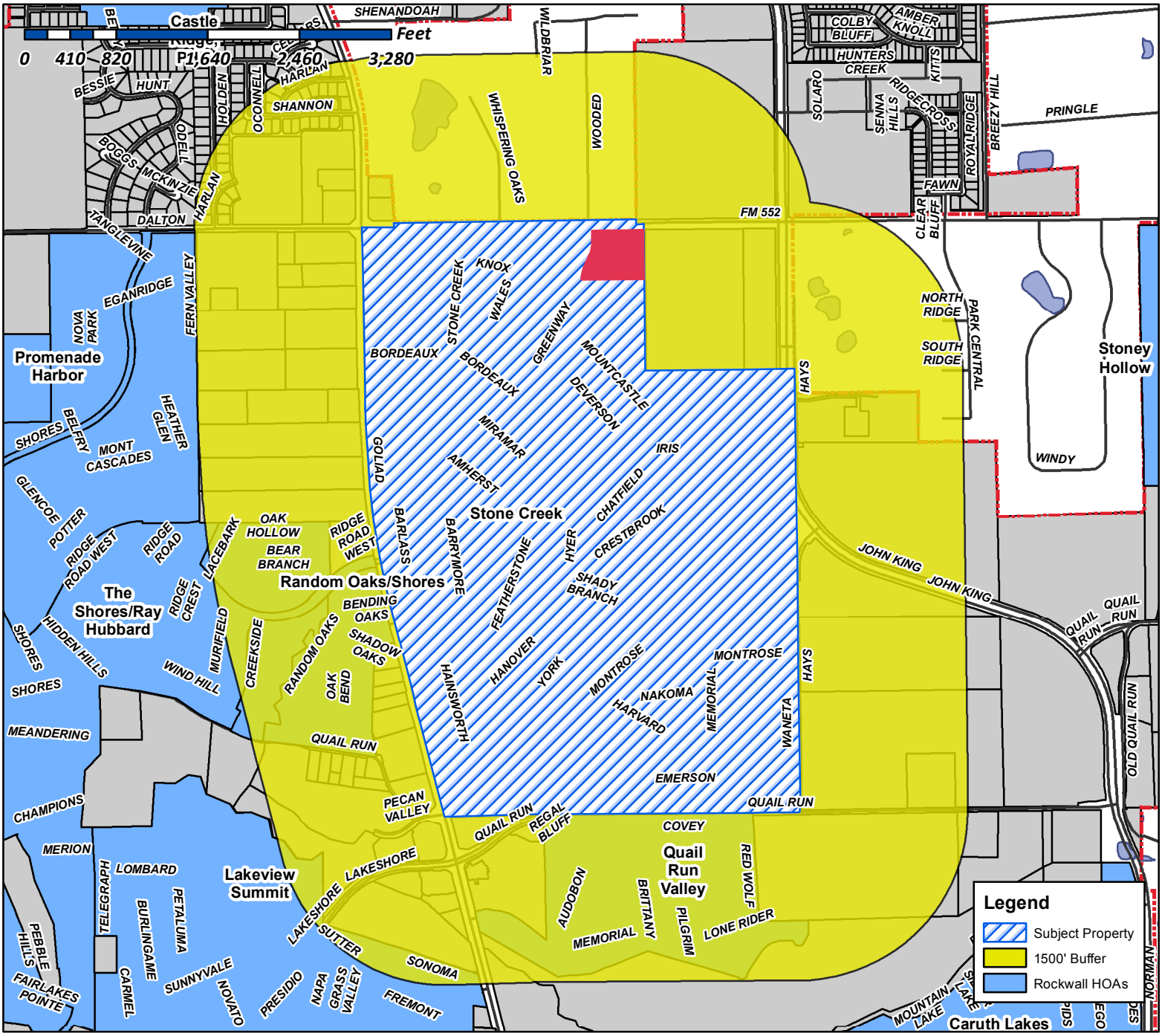
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

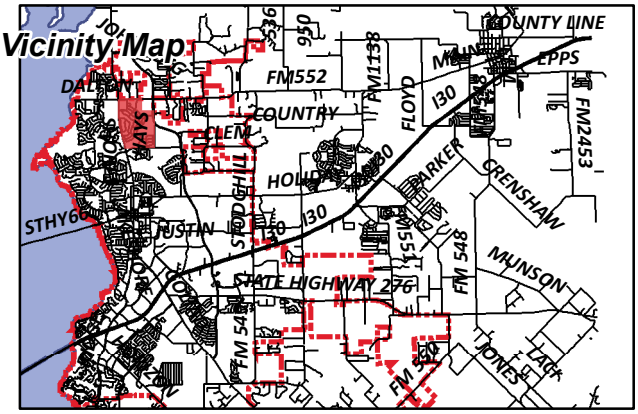


Case Number: Z2017-043
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: PD-70
Case Address: Southeast corner of the intersection of Greenway Drive and FM-552

Date Created: *09/15/2017*

For Questions on this Case Call (972) 771-7745

Vicinity Map



Gonzales, David

From: Morales, Laura
Sent: Friday, September 29, 2017 4:26 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***September 29, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/10/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 10/16/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-043- Amendment to PD-70
Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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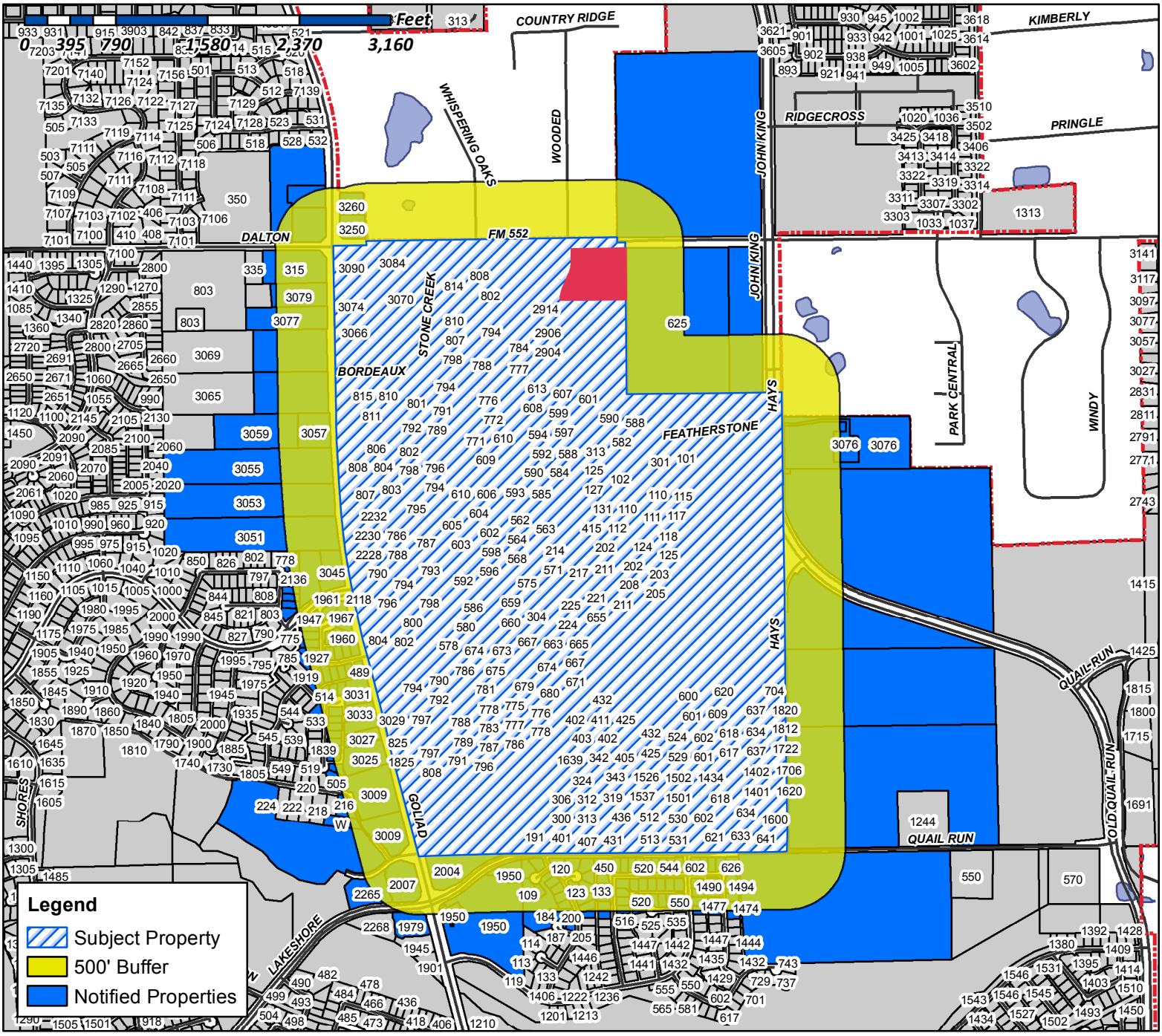
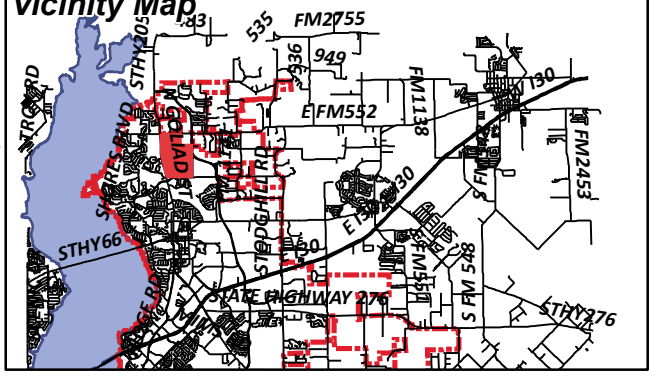


Case Number: Z2017-043
Case Name: Amendment PD-70
Case Type: Zoning
Zoning: PD-70
Case Address: Southeast corner of the intersection of Greenway Drive and FM-552

Date Created: *09/15/2017*

For Questions on this Case Call (972) 771-7745

Vicinity Map



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ASONG REAL PROPERTIES - TX LLC
1006 NADINE ST
HOUSTON, TX 77009

CHIZZONITE CAROL AND RALPH
101 CRESTBROOK DR
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

PARKS ROBERT
102 CHATFIELD
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

SENSOY CENK AND MARNI
103 CRESTBROOK DR
ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M
104 CHATFIELD DRIVE
ROCKWALL, TX 75087

SHAW KIM A & BETH ANN
105 CHATFIELD DRIVE
ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN
105 CRESTBROOK DR
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM
106 CHATFIELD DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
ROCKWALL, TX 75087

MOHOTTIGE SHAMANI CHAMPIKA
106 SUNBIRD LN
SUNNYVALE, TX 75182

CARRAZCO JUAN B & MIRIAN
107 CHATFIELD DRIVE
ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN
107 CRESTBROOK DR
ROCKWALL, TX 75087

CAMPION THOMAS R
108 CHATFIELD DR
ROCKWALL, TX 75087

REEG STEPHEN A & AMY N
109 CHATFIELD DR
ROCKWALL, TX 75087

BEERS ALBERT A AND ROBERTA E
109 CRESTBROOK DR
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

ZUBIK JASON FOSTER
110 CHATFIELD DRIVE
ROCKWALL, TX 75087

WANLESS ERIC & EILEEN
110 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 CRESTBROOK DR
ROCKWALL, TX

LEUGERS CHESTER THOMAS & DANI LYNN
111 CHATFIELD DRIVE
ROCKWALL, TX 75087

MACKEY EVA M
112 CHATFIELD DR
ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R
112 CRESTBROOK DR
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

STEPHENSON ROSS J
113 CHATFIELD DR
ROCKWALL, TX 75087

LAWING JOHN K
113 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ZAHARA MARK WAYNE AND JENNIFER M
114 CRESTBROOK DR
ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN
115 CHATFIELD DR
ROCKWALL, TX 75087

HAYNES ANTHONY
115 CRESTBROOK DR
ROCKWALL, TX 75087

HOWLETT BILLY FRANK & NEVA RAE
115 REGAL BLF
ROCKWALL, TX 75087

THOMAS SAMSON N & LINDA R
1150 POTTER AVE
ROCKWALL, TX 75087

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

KUMAR MINU & NITEN
116 CRESTBROOK DRIVE
ROCKWALL, TX 75087

OD TEXAS D LLC
116 NEW MONTGOMERY STREET #820
SAN FRANCISCO, CA 94105

REED RICHARD R AND LINDA S
117 CHATFIELD DR
ROCKWALL, TX 75087

TOWNLEY TRACY L
117 CRESTBROOK DR
ROCKWALL, TX 75087

REINHARDT JASON AND AMBER
118 CRESTBROOK DR
ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND
JAMIE LEEANN LYNCH
119 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
120 CRESTBROOK DR
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE
121 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY
121 DEVERSON DR
ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R
122 CRESTBROOK DR
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CURRENT RESIDENT
123 CRESTBROOK DR
ROCKWALL, TX

REID DOUGLAS CHARLES AND ELIZABETH
123 DEVERSON DR
ROCKWALL, TX 75087

MILLS JASON AND KARI
123 IRELAND CT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCHWARZ BRADLEY
124 CRESTBROOK DRIVE
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L
125 CRESTBROOK DR
ROCKWALL, TX 75087

CORLEY SHARRON J
125 DEVERSON DRIVE
ROCKWALL, TX 75087

KNEE DANIEL AND SARAH
127 CRESTBROOK DR
ROCKWALL, TX 75087

GRAHAM PENELOPE C AND
DANIEL ESTRADA
127 DEVERSON DRIVE
ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M
129 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WILKE LORETTA AND DAVID
129 DEVERSON DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

LAVALLEE EDWARD J
131 DEVERSON DR
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1402 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1406 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1408 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1410 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1414 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1418 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1422 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1426 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1430 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1434 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX

PORTER HOWARD L & WANDA LEE
1468 RED WOLF DR
ROCKWALL, TX 75087

RICHARDS LARRY QUAY & LINDA FAYE
1471 RED WOLF DR
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

SMITH ELIZABETH A
1474 RED WOLF DR
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

VICKERS DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX

GONZALEZ VIEDA
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
PATRICK & GILDA GRANT TRUSTEES
1494 RED WOLF DR
ROCKWALL, TX

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1502 HARVARD DR
ROCKWALL, TX

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1508 HARVARD DR
ROCKWALL, TX

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

BACCHESCHI MICHELLE
1511 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1514 HARVARD DR
ROCKWALL, TX

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1520 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1526 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1531 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1537 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX

WELLS FARGO BANK NA
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1600 DOUGLASS RD SUITE 200 A
ANAHEIM, CA 92806

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1616 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1620 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1624 WANETA DR
ROCKWALL, TX

BOGERT WILLIAM PAUL AND RENEE
1625 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1639 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1645 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1651 HARVARD DR
ROCKWALL, TX

HUDGENS GERALD FRANK & ROCHELLE EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1702 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1706 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1710 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1714 WANETA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

CURRENT RESIDENT
1718 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1721 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1722 WANETA DR
ROCKWALL, TX

HP TEXAS I LLC
DBA HPA TX LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

STONE CREEK SF LTD
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

CURRENT RESIDENT
1804 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1808 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1812 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1816 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1820 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX

CURRENT RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

DEARING JAMES DAVID AND KANESHA DAWN
184 RAINTREE CT
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX

LEE THERESE M & GREGORY H
1862 OAK BEND DR
ROCKWALL, TX 75087

BURGIN BRADLEY J & LORI E
1868 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 OAK BEND DR
ROCKWALL, TX

CARUTH GAIL D
1876 OAK BEND DR
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX

WYNNE MATTHEW B AND SAMANTHA C
1910 RANDOM OAKS DR
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

MURPHY ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W
1935 RANDOM OAKS DR
ROCKWALL, TX 75087

KELLEY ROBERT E & ERIN B
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

MARSH JAMES C & JOANN
1947 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX

MICHAELS RICHARD A & AUDREY
1953 RANDOM OAKS DR
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

NICHOLS DAWN
1960 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1961 RANDOM OAKS DR
ROCKWALL, TX

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX

BAUDOIN ZANDRA
200 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX

CLARK KEVIN & MARY
201 CHATFIELD DRIVE
ROCKWALL, TX 75087

BARRICK JONATHAN T
202 CHATFIELD DR
ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R
202 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FRANCO MICHAEL R
203 CHATFIELD DRIVE
ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I
203 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

MURPHY NATHANIEL T & KRISTAL L
204 CHATFIELD DRIVE
ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L
204 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E
205 CHATFIELD DRIVE
ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA N
205 CRESTBROOK DR
ROCKWALL, TX 75087

LOVETT TERESA
206 CHATFIELD DRIVE
ROCKWALL, TX 75087

PARK KYOUNG WON
206 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BRYANT THOMAS HENRY AND LEA ANN
207 CHATFIELD DR
ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J
207 CRESTBROOK DR
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

CHARVOZ ROBERT M
208 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GASTON DAVID L & CARRIE A
209 CHATFIELD DRIVE
ROCKWALL, TX 75087

SMITH KYMBERLY D
209 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SPEIGHT REBECCA L
210 CHATFIELD DRIVE
ROCKWALL, TX 75087

DODD TIMM & JAMIE C
210 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
211 CRESTBROOK DR
ROCKWALL, TX

PAULSEN GORGAS R & SHERRY C
211 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J
2112 TWIN CREEK LN
ROCKWALL, TX 75087

TURNER CHRIS & YUNELL
2114 BARLASS DRIVE
ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE
212 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JAMES & BRENDA
212 CRESTBROOK DR
ROCKWALL, TX 75087

WICH PAUL H AND LAINE Q STRUSIS-WICH
2120 BARLASS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX

WHITEHOUSE TIMOTHY B & HEIKE I
213 CHATFIELD DRIVE
ROCKWALL, TX 75087

JOHANNESEN TRACE AND AMY
213 CRESTBROOK DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
HOME OWNERS ASSOCIATION
2136 TWIN CREEK LN
ROCKWALL, TX

PANG JOHN J & SUE W
214 CHATFIELD DR
ROCKWALL, TX 75087

NANCE TODD A & CYNTHIA G
214 CRESTBROOK DRIVE
ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A
215 CHATFIELD DR
ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D
215 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE
216 CRESTBROOK DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

VASQUEZ JUAN J & BECKY M
217 CHATFIELD DR
ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN
217 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
218 CRESTBROOK DR
ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R
219 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BURROWS REBECCA
220 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GLEASON JAMES AND ANGELA
221 CRESTBROOK DR
ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M
2215 HYER DRIVE
ROCKWALL, TX 75087

TYREE JEFF & AMBER
2217 HYER DR
ROCKWALL, TX 75087

SHOWS STEPHEN
2219 HYER DR
ROCKWALL, TX 75087

JOBE BRYAN AND
KAREN JOHNSTON
222 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY
2220 BARLASS DR
ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE
2221 HYER DR
ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN
2223 HYER DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

LARSON MELISSA AND
ROBERT BRYANT
2226 BARLASS DR
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

GRAVES JOHN RICHARD AND KAREN ANN
224 SHADY BRANCH DR
ROCKWALL, TX 75087

WALKER RODGER L
225 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FODGE MATTHEW AND KAILEE
226 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX

CURRENT RESIDENT
227 CRESTBROOK DR
ROCKWALL, TX

MOOMJIAN ASHLEY L AND CHAD A
228 SHADY BRANCH DR
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

LITTLE CREEK REAL ESTATE LLC AND
PAIGE FLOYD
2326 W WALNUT ST
GARLAND, TX 75042

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

COSLEY STEVEN M
25821 TULIP GROVE ST
STEVENSON RANCH, CA 91381

CURRENT RESIDENT
2904 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2906 GREEN WAY DR
ROCKWALL, TX

RUIZ JOHN R III & PATRICIA GREENE
2908 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2910 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2912 GREEN WAY DR
ROCKWALL, TX

SHERMAN CHRISTOPHER ALLEN
2914 GREEN WAY DRIVE
ROCKWALL, TX 75087

75032 INVESTMENTS LLC
3 ROCKINGHAM COURT
HEATH, TX 75032

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX

KHAN ABDUL AND MAIMOONA REVOCABLE LIVING TRUST
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3008 DOVE CREEK LN
RICHARDSON, TX 75082

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
301 FEATHERSTONE DR
ROCKWALL, TX

CHIU THOMAS C
301 CRESTBROOK DR
ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K
302 IRIS DR
ROCKWALL, TX 75087

FREE METHODIST CHURCH OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY
302 SHADY BRANCH DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
303 FEATHERSTONE DR
ROCKWALL, TX

LEONE STEVEN AND ANDREA JEAN
303 CRESTBROOK DR
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

SAUER THOMAS MARK AND REBECCA MARIE
304 IRIS DR
ROCKWALL, TX 75087

DELEON JANA AND RENE
304 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3045 N GOLIAD RD
ROCKWALL, TX

CURRENT RESIDENT
305 FEATHERSTONE DR
ROCKWALL, TX

THOMPSON BENJAMIN K AND JESSICA S
305 CRESTBROOK DR
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX

DRISCOLL SEAN T & SARAH E
306 IRIS DR
ROCKWALL, TX 75087

STEED JOEL & ELIZABETH
3065 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX

JACOBS JEFF AND LAURA
3069 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
3074 N GOLIAD
ROCKWALL, TX

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J
308 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3084 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
309 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX

BAKER CHRISTOPHER D
310 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
311 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
312 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
313 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
313 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
OF NORTH AMERICA
315 DALTON RD
ROCKWALL, TX

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
318 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
324 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
330 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
336 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
337 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
342 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
343 NAKOMA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3O57 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
402 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
402 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
403 MONTROSE DR
ROCKWALL, TX

NGUYEN HOAI K
4030 CEDAR SPRINGS RD
DALLAS, TX 75219

CURRENT RESIDENT
405 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
408 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
408 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
411 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
414 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
414 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
415 NAKOMA DR
ROCKWALL, TX

TAYLOR MATTHEW A & MELINDA M
415 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZIEGLER RENEE A
417 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
419 MONTROSE DR
ROCKWALL, TX

DEFORD JAMES M & MICAELA
419 MIRAMAR DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

CURRENT RESIDENT
420 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
420 NAKOMA DR
ROCKWALL, TX

CLARK MOLLYE N
421 MIRAMAR DRIVE
ROCKWALL, TX 75087

NEWTON KEEGAN B AND DIANA T
423 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
425 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
425 NAKOMA DR
ROCKWALL, TX

MITCHELL JONATHAN & AMY
425 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
426 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
426 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
432 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
432 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
435 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
436 EMERSON DR
ROCKWALL, TX

LITTLE GENIUS OF TEXAS LLC
436 QUAIL CREEK DR
MURPHY, TX 75094

CURRENT RESIDENT
437 EMERSON DR
ROCKWALL, TX

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
489 BENDING OAKS TRL
ROCKWALL, TX

CURRENT RESIDENT
490 BENDING OAKS TR
ROCKWALL, TX

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL LOUIS & SHYRLEE
496 BENDING OAKS TRL
ROCKWALL, TX 75087

SMITH DAVID WILLIAM JAMES AND LESLIE RENO
4N650 HIGH MEADOW ROAD
SAINT CHARLES, IL 60175

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
500 NAKOMA DR
ROCKWALL, TX

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

STREETER JAMES C & ELIZABETH A
502 COVEY TRL
ROCKWALL, TX 75087

HANUS JENNY L AND BRYAN D
505 COVEY TR
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
506 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
506 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX

BORN MARK I & SHELLEY L
507 BENDING OAKS TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX

CURRENT RESIDENT
509 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
512 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
512 NAKOMA DR
ROCKWALL, TX

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX

SARMIENTO FAMILY LIV REV TRUST
ALICIA SARMIENT TRUSTEE
513 BENDING OAKS TRL
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

BLACKWELL NARWEEN
514 SHADOW OAKS CT
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
517 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
518 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
518 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
523 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
524 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

ELROD GARY L
526 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
529 NAKOMA DR
ROCKWALL, TX

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

LONGEWAY LARA H
562 FEATHERSTONE DR
ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M
563 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVIS DEREK LINN & AMIE LYNN
564 FEATHERSTONE DR
ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE
565 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J
566 FEATHERSTONE DR
ROCKWALL, TX 75087

CAUGHEY ANDREW R AND KATHERINE
567 FEATHERSTONE DR
ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL
568 FEATHERSTON DR
ROCKWALL, TX 75087

REED SHANNON AND HEATHER
569 FEATHERSTONE DR
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M
571 FEATHERSTONE DR
ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F
572 FEATHERSTONE DR
ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J
573 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKS MITCHELL AND HEIDI
574 FEATHERSTONE DR
ROCKWALL, TX 75087

MONACO ROCCO & LISA A
575 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD
576 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PATTERSON RICHARD
578 AMHERST DR
ROCKWALL, TX 75087

BURKE MICHAEL B
580 AMHERST DR
ROCKWALL, TX 75087

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

NGUYEN THIEN AN NGOC AND
VAN THUY DANG
582 AMHERST DRIVE
ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM
ROBERTS
582 DEVERSON DR
ROCKWALL, TX 75087

MUSTAFA MUSTAFA & DIANA AQRABAWI AND
MOHAMMAD AQRABAWI
582 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
583 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
584 MOUNTCASTLE DR
ROCKWALL, TX

VALLEJO GERARDO AND LINA GONZALEZ
584 AMHERST DR
ROCKWALL, TX 75087

RIZKALLA MAGDY I AND ANGIE N
584 BORDEAUX DR
ROCKWALL, TX 75087

INGLE BRADY AND LAUREN
584 DEVERSON DR
ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD
584 MIRAMAR DR
ROCKWALL, TX 75087

WARREN JEREMY J AND ALYSE M
585 BORDEAUX DR
ROCKWALL, TX 75087

ALLEN JOHN D & AMY C
585 DEVERSON DR
ROCKWALL, TX 75087

SATERY JAMES RUSSELL
585 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

ESPARZA EZEQUIEL JR AND ANGELA MARIE
586 AMHERST DR
ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E
586 BORDEAUX DR
ROCKWALL, TX 75087

ESCANDOR ROMMEL A
586 DEVERSON DRIVE
ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA
586 MIRAMAR DR
ROCKWALL, TX 75087

COOK STEPHEN & JO-ANN
586 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

SOUZA LEVY AND LILI
587 BORDEAUX DR
ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR
587 DEVERSON DR
ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M
587 MOUNTCASTLE DR
ROCKWALL, TX 75087

MILLER STEVEN & AINE
588 AMHERST DR
ROCKWALL, TX 75087

VALLADARES ELIA AND YAN
588 BORDEAUX DR
ROCKWALL, TX 75087

DOUGLAS SHAWN & ANDRIA
588 DEVERSON DRIVE
ROCKWALL, TX 75087

CULLEN KEVIN M & SHARON T
588 MIRAMAR DR
ROCKWALL, TX 75087

HALE WILLIE & AMY
588 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
589 MOUNTCASTLE DR
ROCKWALL, TX

REID RANDY GILBERT AND ELLE FRANKLIN CASHEN
589 BORDEAUX DR
ROCKWALL, TX 75087

PULTORAK JAMES
589 DEVERSON
ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY
589 MIRAMAR DRIVE
ROCKWALL, TX 75087

YOUSFI SHARIQ AND SHAZIA BASIT
590 AMHERST DR
ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III
590 BORDEAUX DR
ROCKWALL, TX 75087

JONES MURRAY A & TERRI L
590 DEVERSON DRIVE
ROCKWALL, TX 75087

NOEL MARY YVONNE
590 MIRAMAR DRIVE
ROCKWALL, TX 75087

SKAGGS JUSTIN & KELLY
590 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
591 MOUNTCASTLE DR
ROCKWALL, TX

WARREN ANDREW JAMES AND CHRISTINE
591 BORDEAUX DR
ROCKWALL, TX 75087

CHUMLEY ALAN G
591 DEVERSON DR
ROCKWALL, TX 75087

LUNGER JOHNNY A AND ANNA B
591 MIRAMAR DR
ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE
592 AMHERST DRIVE
ROCKWALL, TX 75087

VANPELT RAYMOND J AND PAMELA J
592 BORDEAUX DR
ROCKWALL, TX 75087

CRADY KEVIN & APRIL
592 DEVERSON DR
ROCKWALL, TX 75087

SCHERER PAMELA RINAY
592 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
593 MOUNTCASTLE DR
ROCKWALL, TX

DENT VICKIE L
593 BORDEAUX DR
ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M
593 DEVERSON DR
ROCKWALL, TX 75087

MCKINNEY KAREN DIANN
593 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
594 MIRAMAR DR
ROCKWALL, TX

VO KIMBERLY AND
KHANH LINH TRAN
594 AMHERST DR
ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE
594 BORDEAUX DR
ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L
594 DEVERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
595 MOUNTCASTLE DR
ROCKWALL, TX

ROBB JENNIFER S AND MATTHEW D
595 BORDEAUX DR
ROCKWALL, TX 75087

LEE CARLIE HENDRICKSON & ARON
595 DEVERSON DRIVE
ROCKWALL, TX 75087

LESSARD ANNA
595 MIRAMAR DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE
596 AMHERST DR
ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H
596 BORDEAUX DR
ROCKWALL, TX 75087

ZHANG QIAO
596 DEVERSON DR
ROCKWALL, TX 75087

GRADY ANJELA S
596 MIRAMAR DR
ROCKWALL, TX 75087

GOLD STAR PROS LLC
5967 FM 36 S
QUINLAN, TX 75474

CURRENT RESIDENT
597 MOUNTCASTLE DR
ROCKWALL, TX

BRADFORD TODD D AND KARA R
597 BORDEAUX DR
ROCKWALL, TX 75087

WARD MATTHEW DAVID
597 DEVERSON DRIVE
ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA
597 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
598 BORDEAUX DR
ROCKWALL, TX

DELONG ERIC AND JENNIFER
598 AMHERST DR
ROCKWALL, TX 75087

TAYLOR MELISSA SUMMER & JOHN
598 DEVERSON DRVIE
ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M
598 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
599 MIRAMAR DR
ROCKWALL, TX

CURRENT RESIDENT
599 MOUNTCASTLE DR
ROCKWALL, TX

MIGLIACCIO JOSEPH AND KIMBERLY
599 BORDEAUX DR
ROCKWALL, TX 75087

ASH KRISTIN
599 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
600 MONTROSE DR
ROCKWALL, TX

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
601 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
601 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
601 NACOMA DR
ROCKWALL, TX

ARAIZA RODOLFO A MARES AND KRISTA
KAYLEEN MARES
601 BORDEAUX DR
ROCKWALL, TX 75087

CLAUSSEN BRIAN L
601 DEVERSON DR
ROCKWALL, TX 75087

GERMER JOHN
601 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
602 NACOMA DR
ROCKWALL, TX

BORTZ BRIAN R AND TIFFANY A
602 AMHERST DR
ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL
602 BORDEAUX DR
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE
GEORGE KIGER JR INDEPENDENT EXECUTOR
602 DEVERSON DR
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN
602 MIRAMAR DRIVE
ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT
603 AMHERST DR
ROCKWALL, TX 75087

WELLS MICHAEL JR AND DAWN
603 BORDEAUX DR
ROCKWALL, TX 75087

VO KEVIN & GIANG KIEU PHAM
603 DEVERSON DR
ROCKWALL, TX 75087

SOLDATOVIC DRAGANA & CEDOMIR
603 MIRAMAR LN
ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN
603 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 MONTROSE DR
ROCKWALL, TX

SAUER WAYNE & CARMEN MONIQUE
604 AMHERST DRIVE
ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V
604 BORDEAUX DR
ROCKWALL, TX 75087

BOELENS DAVID AND RACHEL
604 DEVERSON DR
ROCKWALL, TX 75087

BERNHARDT KATHY K
604 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
605 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
605 NACOMA DR
ROCKWALL, TX

NGUYEN TRACY
605 AMHERST DRIVE
ROCKWALL, TX 75087

NEECE DAVID JR
605 BORDEAUX DR
ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH
605 DEVERSON DR
ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE
605 MIRAMAR DR
ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY
605 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
606 NACOMA DR
ROCKWALL, TX

WEIDEMAN RANDY L & DIANNE M
606 AMHERST DRIVE
ROCKWALL, TX 75087

KING BRYAN J AND SHELLY
606 BORDEAUX DR
ROCKWALL, TX 75087

BEASLEY COREY BRYAN AND ALICIA DIANE
606 DEVERSON DR
ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND
VIRGINIA CHERYL TALKINGTON
606 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 DEVERSON DR
ROCKWALL, TX

KISTLER DANIEL & STACY
607 AMHERST DRIVE
ROCKWALL, TX 75087

CARVAJAL CARLOS H & CYNTHIA H
607 BORDEAUX DRIVE
ROCKWALL, TX 75087

MONTGOMERY ANDREW J & MAGDALENE G
607 MIRAMAR DRIVE
ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL
607 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 MONTROSE DR
ROCKWALL, TX

HUNT ROBERT PRESTON
608 AMHERST DRIVE
ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L
608 BORDEAUX DR
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

KAUR KAMALJEET AND
AJEET SINGH
608 DEVERSON DR
ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J
608 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
PAIGE FLOYD
609 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
609 NACOMA DR
ROCKWALL, TX

SMITH JAMES M & SHIRLEY LYNN
609 AMHERST DRIVE
ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER
609 BORDEAUX DR
ROCKWALL, TX 75087

LUVISI JOHN & DONNA
609 MIRAMAR DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
609 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
610 NACOMA DR
ROCKWALL, TX

WILCOX GRANTLEY & KELLY
610 AMHERST DRIVE
ROCKWALL, TX 75087

COBB ARTHUR C II AND DEIDRA K
610 BORDEAUX DR
ROCKWALL, TX 75087

KAPPER KRISTAN
610 DEVERSON DRIVE
ROCKWALL, TX 75087

BURGIEL BROOKE
610 MIRAMAR DR
ROCKWALL, TX 75087

CUNNINGHAM ELISA
611 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
612 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
612 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
613 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
613 NACOMA DR
ROCKWALL, TX

CONFIDENTIAL
613 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
614 NACOMA DR
ROCKWALL, TX

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
616 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
617 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
618 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
620 MONTROSE DR
ROCKWALL, TX

HAVENS JAMES
6202 CORAL GABLES
HOUSTON, TX 77069

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
621 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
621 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
622 NACOMA DR
ROCKWALL, TX

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N ST HWY 161 #150
IRVING, TX 75038

CURRENT RESIDENT
624 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX

CURRENT RESIDENT
625 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
626 NACOMA DR
ROCKWALL, TX

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
628 MONTROSE DR
ROCKWALL, TX

PUGH WILLIAM C AND DIANA L
628 PIPPIN LANE
KINGSVILLE, TX 78363

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
629 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
629 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
630 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
632 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
633 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
634 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
636 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
637 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
640 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX

ANDERSON RYAN Z & GEORGIANNA N
655 YORK DRIVE
ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN
657 YORK DR
ROCKWALL, TX 75087

CONFIDENTIAL
658 FEATHERSTONE DR
ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG
659 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND
DANIEL GRANT SHIRLEY
659 YORK DR
ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A
660 FEATHERSTONE DR
ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M
660 HANOVER DR
ROCKWALL, TX 75087

TEAGUE GREGORY CHARLES
661 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CARTER FAMILY TRUST
RICHARD CARTER AND MARY CARTER TRUSTEES
661 YORK DR
ROCKWALL, TX 75087

LLOYD MARK S AND ANGIE L
662 FEATHERSTONE DR
ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH
REBECCA
662 HANOVER DR
ROCKWALL, TX 75087

GARCIA SANTIAGO DIAZ
662 YORK DR
ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A
663 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON
MICHAEL
663 HANOVER DR
ROCKWALL, TX 75087

OPITZ JEFF AND CAROL
663 YORK DR
ROCKWALL, TX 75087

JETER JAMES D AND CAROL L
664 FEATHERSTONE DR
ROCKWALL, TX 75087

MOSS MICHAEL ANDREW AND BETH ANN
664 HANOVER DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA R
664 YORK DR
ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN
665 FEATHERSTONE DR
ROCKWALL, TX 75087

HALL BRYAN PATRICK
665 HANOVER DR
ROCKWALL, TX 75087

IONITA MIHAI AND LAURA
665 YORK DR
ROCKWALL, TX 75087

WADDELL AMY I & KEITH A
667 FEATHERSTONE DR
ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L
667 HANOVER DR
ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P
667 YORK DR
ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A
668 HANOVER DR
ROCKWALL, TX 75087

WEISS DANIEL HERMAN
668 YORK DR
ROCKWALL, TX 75087

WINCHEL TANYA M
669 FEATHERSTONE DR
ROCKWALL, TX 75087

WILLIAMS ROBERT SHAWN AND AMY MICHELLE
669 HANOVER DR
ROCKWALL, TX 75087

COTTEN JAMES MICHAEL AND DEBRAH LEE
669 YORK DR
ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L
670 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E
670 HANOVER DRIVE
ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER
670 YORK DR
ROCKWALL, TX 75087

BOWERS DON
671 FEATHERSTONE DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
671 HANOVER
ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID
671 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
672 HANOVER DR
ROCKWALL, TX

WILLIAMS DONALD AND TAMMY
672 FEATHERSTONE DR
ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE
672 YORK DRIVE
ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU
673 FEATHERSTONE DR
ROCKWALL, TX 75087

VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA
673 HANOVER DR
ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L
674 FEATHERSTONE DR
ROCKWALL, TX 75087

MILLER JAMES RYAN
674 HANOVER DRIVE
ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A
674 YORK DRIVE
ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE
675 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ
675 HANOVER DR
ROCKWALL, TX 75087

MUELLER BRYAN SCOTT
676 HANOVER DRIVE
ROCKWALL, TX 75087

DORTCH TOMMY C & ELLEN D
676 YORK DRIVE
ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER
677 HANOVER DRIVE
ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN
678 HANOVER DR
ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU
678 YORK DR
ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE
679 HANOVER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
680 YORK DR
ROCKWALL, TX

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

CURRENT RESIDENT
700 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
704 MONTROSE DR
ROCKWALL, TX

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

CURRENT RESIDENT
771 BORDEAUX DR
ROCKWALL, TX

LUPER JUSTIN GARRET
7718 VISTA RIDGE LANE
SACHSE, TX 75048

MCLAREN ROGER V AND LYSA H
772 BORDEAUX DR
ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE
774 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
775 BORDEAUX DR
ROCKWALL, TX

ATINC MAHMUT GUCLU AND MURUVVET
YASEMIN OCAL-
775 DEVERSON DR
ROCKWALL, TX 75087

SUN WEI AND
BAO AN LI
775 HANOVER DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
776 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
776 YORK DR
ROCKWALL, TX

MCDONALD SONDRA S
776 BORDEAUX DR
ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE
776 DEVERSON DR
ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D
776 MIRAMAR DRIVE
ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE
777 BORDEAUX DR
ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y
777 DEVERSON DR
ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE
777 HANOVER DRIVE
ROCKWALL, TX 75087

CLEVENGER WANDA
777 MIRAMAR DR
ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E
777 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
778 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
778 MOUNTCASTLE DR
ROCKWALL, TX

GOTTLEABER STEVEN AND TERRI
778 BORDEAUX DR
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

BAILEY LANCE & KALI
778 MIRAMAR DRIVE
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA
778 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
779 MOUNTCASTLE DR
ROCKWALL, TX

FREEMAN COLBY C AND NEISHA E
779 BORDEAUX DR
ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH NGUYEN
779 DEVERSON DR
ROCKWALL, TX 75087

BOYD STEPHEN & SUSAN
779 MIRAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
780 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
780 YORK DR
ROCKWALL, TX

LEE NICHOLAS Q AND SABRINA BH PHUNG
780 BORDEAUX DR
ROCKWALL, TX 75087

CONFIDENTIAL
780 DEVERSON DRIVE
ROCKWALL, TX 75087

PANKEY CHARLES AND AIMEE MICHELLE
780 HANOVER DR
ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V
780 MIRAMAR DRIVE
ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH
781 BORDEAUX DR
ROCKWALL, TX 75087

SANDEN MELISSA & JEFFREY
781 DEVERSON DR
ROCKWALL, TX 75087

JACKSON SHANNON D
781 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND
MADELEINE N HIESTER
781 HANOVER DRIVE
ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI
781 MIRAMAR DRIVE
ROCKWALL, TX 75087

HOLLOWAY SHERYLL
781 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PHELAN RYAN PATRICK
782 BORDEAUX DR
ROCKWALL, TX 75087

WING ABIGAIL E
782 DEVERSON DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

GENTILE JOSEPH C
782 MIRAMAR DRIVE
ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE
782 MOUNTCASTLE DR
ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE
782 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
783 MOUNTCASTLE DR
ROCKWALL, TX

OLSON JAMES A AND JEAN V
783 BORDEAUX DR
ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A
783 DEVERSON DR
ROCKWALL, TX 75087

DANG TANYA AND
BRYANT TRAN
783 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MYERS SHELLI
783 HANOVER DRIVE
ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA
783 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
HEATHER A CAMUNE
784 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
784 YORK DR
ROCKWALL, TX

STANDEN DARREN JOSEPH AND KAREN BONNIE
784 BORDEAUX DR
ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA
784 DEVERSON DR
ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA
784 HANOVER DR
ROCKWALL, TX 75087

JOHNSON EMMA G
784 MIRAMAR DRIVE
ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE
784 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
785 MOUNTCASTLE DR
ROCKWALL, TX

WALSH DEREK AND MICHELLE
785 BORDEAUX DR
ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE
785 DEVERSON DR
ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M
785 FEATHERSTONE DR
ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN
785 HANOVER DRIVE
ROCKWALL, TX 75087

EMERSON JAIME
785 MIRAMAR DRIVE
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN
786 BORDEAUX DR
ROCKWALL, TX 75087

HARDWICK GLENDA
786 DEVERSON DR
ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE
786 FEATHERSTONE DR
ROCKWALL, TX 75087

BAILEY ALAN W & SHIRLEY Y
786 HANOVER DR
ROCKWALL, TX 75087

WENDEL PAUL AND TERRI
786 MIRAMAR DRIVE
ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE KEHOE
786 MOUNTCASTLE DR
ROCKWALL, TX 75087

RUSSELL WILLIAM
786 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
787 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
787 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
787 FEATHERSTONE DR
ROCKWALL, TX

YATES LISA AND CLINTON D
787 BORDEAUX DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

COLLIER MELODEE
787 MIRAMAR DRIVE
ROCKWALL, TX 75087

OWUSU JOSEPH AND
FLAVIA FRIMPONG
787 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
DBA HPA TX LLC
788 DEVERSON DR
ROCKWALL, TX

MCDONALD BRADLEY NEAL AND JULIE LYNN
788 BARRYMORE DR
ROCKWALL, TX 75087

PODINA STEVEN L
788 BORDEAUX DR
ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C
788 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS
788 MIRAMAR DR
ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI
788 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BLACKETER LARRY M ANDM ARY GWENDOLYN
788 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
789 FEATHERSTONE DR
ROCKWALL, TX

CANTU MATTHEW P AND NICOLE C
789 BORDEAUX DR
ROCKWALL, TX 75087

CRUMP GUY AND MELISSA
789 DEVERSON DR
ROCKWALL, TX 75087

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

MURRAY BRYAN A & SHANNON
789 MIRAMAR DR
ROCKWALL, TX 75087

DEAN SHELLY & ROBERT
789 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
790 MIRAMAR DR
ROCKWALL, TX

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N
790 BORDEAUX DR
ROCKWALL, TX 75087

JACOBUS ADAM J AND TALIA G
790 DEVERSON DR
ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN
790 FEATHERSTONE DR
ROCKWALL, TX 75087

BAUER JAMES W
790 HANOVER DR
ROCKWALL, TX 75087

FOSTER DONALD AND MARILYN
790 MOUNTCASTLE DR
ROCKWALL, TX 75087

HUNTON STEPHEN ERIC AND KRISTINE MARIE
790 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
791 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
791 MOUNTCASTLE DR
ROCKWALL, TX

BAWCUM ROSS AND TIFFANY
791 BARRYMORE DR
ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE
791 BORDEAUX DR
ROCKWALL, TX 75087

KINSEY DONALD AND SHEARON
791 DEVERSON DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

SCHWISTER TODD J AND APRIL D
791 MIRAMAR DR
ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI
792 BARRYMORE DRIVE
ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI
792 DEVERSON DR
ROCKWALL, TX 75087

MOMSEN LEO & KIMBERLY
792 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

KIESCHNICK ROGER
792 MIRAMAR DR
ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA
792 MOUNTCASTLE DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
793 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
793 MOUNTCASTLE DR
ROCKWALL, TX

REEVES ERIC
793 BARRYMORE DR
ROCKWALL, TX 75087

WEBB CAROLYN K
793 DEVERSON DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L
793 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
794 BORDEAUX DR
ROCKWALL, TX

HALE ALAN LEE AND RITA M
794 AMHERST DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D
794 DEVERSON DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN
794 HANOVER DR
ROCKWALL, TX 75087

VALK CATHLEEN A
794 MIRAMAR DRIVE
ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA
794 MOUNTCASTLE DR
ROCKWALL, TX 75087

NELSON BRUCE FRANK AND REBECCA SUE
794 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
795 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
795 MOUNTCASTLE DR
ROCKWALL, TX

CHINN MARK & ELENA
795 AMHERST DR
ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER
795 BARRYMORE
ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA
795 DEVERSON DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C
795 MIRAMAR DRIVE
ROCKWALL, TX 75087

DACUS BRIAN & STACIE
796 AMHERST DRIVE
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN
796 DEVERSON DR
ROCKWALL, TX 75087

TURNER JIMMIE L
796 FEATHERSTONE DR
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA
796 MIRAMAR DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 AMHERST DR
ROCKWALL, TX

CURRENT RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX

LIVINGSTON ERIKA S & JACK E
797 DEVERSON DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L
797 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX

LOGWOOD CLINTON G II & DANA C
798 AMHERST DR
ROCKWALL, TX 75087

IANNELLI VINCENT
798 BARRYMORE DR
ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM
798 DEVERSON DR
ROCKWALL, TX 75087

TINDALL JACOB
798 MIRAMAR DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA
799 MIRAMAR DRIVE
ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX

CURRENT RESIDENT
801 MOUNTCASTLE DR
ROCKWALL, TX

CAMUNE CHRISTOPHER
801 AMHERST DRIVE
ROCKWALL, TX 75087

SHULTZ ZACHARY
801 MIRAMAR DRIVE
ROCKWALL, TX 75032

LOFTIS JAMES D & CHRISTINE C
802 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

COSS MARCUS H & KRISTIN N
802 KNOX DRIVE
ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE
802 MIRAMAR DR
ROCKWALL, TX 75087

DURAN MARCO AND KATIE
802 MOUNTCASTLE DR
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
803 MOUNTCASTLE DR
ROCKWALL, TX

MURPHY MARK R AND BRANDI L
803 AMHERST DR
ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN
803 KNOX DR
ROCKWALL, TX 75087

ANTINOZZI LAWRENCE R & DEBORAH
803 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
804 MOUNTCASTLE DR
ROCKWALL, TX

VINING KAREN
804 AMHERST DRIVE
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

ANDERSON JEANETTE
804 KNOX DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 MOUNTCASTLE DR
ROCKWALL, TX

ABOUCHEDID CHARLES A
805 KNOX DRIVE
ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W
805 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
806 MOUNTCASTLE DR
ROCKWALL, TX

EVANS DOUGLAS E
806 AMHERST DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
806 KNOX DRIVE
ROCKWALL, TX 75087

WACKER JOINT REVOCABLE LIVING TRUST
ROBERT W & KATHRYN WACKER CO TRUSTEES
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA
807 KNOX DRIVE
ROCKWALL, TX 75087

AGEE JAMES M & ELLYN L
807 MIRAMAR DR
ROCKWALL, TX 75087

RANKIN CARLA S
807 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX

WIEBEL JAIME L AND MICHAEL J
808 AMHERST DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

CREW CHRISTINA
808 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
809 KNOX DR
ROCKWALL, TX

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
810 KNOX DR
ROCKWALL, TX

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

MALONE VICKI MARLA
810 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
811 KNOX DR
ROCKWALL, TX

HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
812 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
813 KNOX DR
ROCKWALL, TX

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
814 KNOX DR
ROCKWALL, TX

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
COPPELL, TX 75019

CONFIDENTIAL
HEATHER A CAMUNE
892 STEGER TOWNE DR. #20
ROCKWALL, TX 75032

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ANDERSON ROBERT C AND YULA L
PO BOX 1108
ROCKWALL, TX 75087

SARIC STEVEN
PO BOX 1112
ROCKWALL, TX 75087

MACLEOD BRUCE A AND NORMA J
PO BOX 128
ROCKWALL, TX 75087

MACNEW RICH A
PO BOX 1483
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1931
ROCKWALL, TX 75087

DOSS ROSEMARY O AND CLEOTIS
PO BOX 2019
ROCKWALL, TX 75087

GRANT LIVING TRUST
PATRICK & GILDA GRANT TRUSTEES
PO BOX 2067
SUNNYVALE, CA 94087

ALEJANDRO RAMON L OLIVO AND LISANDRA
VILLEGAS HENRIQUEZ
PO BOX 582
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Devalues the properties of original Stonecreek homeowners. Keep that land for the use of the future school."

Name: Amber & Chandler Johnson

Address: 503 Knox Dr. Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

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☑ I am opposed to the request for the reasons listed below.

RENTAL PROPERTIES BRING EVERY ONES HOUSE VALUE DOWN. AND WITHIN 10 YEARS MAINTENANCE WILL BECOME COSTLY AND HARD TO KEEP UP WITH!

Name: CHRISTOPHER J. CAMUNE

Address: 801 AMHERST DRIVE ROCKWALL, TX 75087

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Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

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☒ I am opposed to the request for the reasons listed below.

Too Congested. 19 Homes on 5 Acres??

Name: Wavey L. Ferguson
Address: 3055 N. Goliad St.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-043: Amendment to PD-70

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☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

School over crowding. Hays Elementary child to teacher Ratio continues to increase significantly. External Pods already in use.

Name: Renee Wells

Address: 563 Featherstone Dr Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-043: Amendment to PD-70

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☑ I am opposed to the request for the reasons listed below.



Please no more homes! With the expansion of Stone Creek + Breezy Hill, class sizes are too large already. And traffic will be even worse. We are not in favor of this at all!! We chose the north side of Rockwall bc traffic south of I-30 is terrible. We don't want that to happen here.

Name: Scott + Miranda Gordon

Address: 794 Mountcastle Dr., Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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☒ I am opposed to the request for the reasons listed below.

North Rockwall doesn't need higher density housing. Additionaley, as the homes will be arranged facing a central green space, the existing homes in Stone Creek will view garages.

Name: Brad & Julie McDonald

Address: 788 Barrymore Dr. Rockwall, 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

seems like a great use of that property

Name: Cece Renner

Address: 783 Miramar Dr Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Sydney Brown *of Godspeed Motors*

AGENDA ITEM: **Z2017-044**; *SUP for Indoor Motor Vehicle Dealership – 1785 E. IH-30*

SUMMARY:

Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an *Indoor Motor Vehicle Dealership/Showroom, New and/or Used* on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, and take any action necessary.

BACKGROUND AND PURPOSE:

The applicant, Sydney Brown *of Godspeed Motors*, is requesting the approval of a Specific Use Permit (*SUP*) to allow an *Indoor Motor Vehicle Dealership, New and/or Used* on a one (1) acre tract of land generally located along the IH-30 Frontage Road, and just east of Conveyor Street. The *subject property* is addressed as 1785 E. IH-30, Suite 1, and is within the IH-30 OV and zoned Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is a 6.96-acre parcel of land containing a metal building owned by Rockwall 549/I30 Partners, LP and zoned Light Industrial (LI) District.

South: Directly south of the *subject property* is IH-30. Beyond that is the 5.96-acre tract of land identified as Rockwall Kia which is zoned Light Industrial (LI) District.

East: Directly east of the *subject property* is a metal building on a 1.025-acre tract of land that is adjacent to Conveyor Street and is zoned Light Industrial (LI) District.

West: Directly west of the *subject property* is the a 9.955-acre vacant tract of land zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST:

On November 11, 2014, the City Council approved an ordinance that added *Indoor Motor Vehicle Dealership, New and/or Used* to the permissible use chart within the UDC and requiring an SUP within the *Commercial* (C), *Heavy Commercial* (HC), *Light Industrial* (LI), or *Heavy Industrial* (HI) zoning districts. This ordinance defined this land use as, "(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage." The applicants business model is generally internet based -- *not traditional auto sales* -- with on hand inventory limited to the interior of the buildings showroom floor. The applicant's floor plan submitted with the SUP request indicates the area to be a maximum of 2,500 S.F. (*i.e. 50-ft x 50-ft area*). Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code outlines the

special conditions for this use. The following is a summary of the applicant's request and its complaints to these special conditions:

Code Requirement	*Proposed Plan*	*Compliance*
The sale/storage facility must be a completely enclosed building.	2,500 SF Indoor Facility	Yes
Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.	2,500 SF Indoor Facility	Yes
All activities shall remain inside the building (i.e. no detailing, sales activities or other operation activities shall be performed outside the building).	2,500 SF Indoor Facility	Yes
Accessory uses may be allowed in compliance with the Permissible Use Charts located within Section 1.1 of Article IV, Permissible Uses of the Unified Development Code (UDC).	Not Identified	N/A
The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (i.e. cars and light trucks).	Trucks, Cars and SUV's Primarily Used Vehicles	Yes

If approved, the SUP would limited by allowing the use only within the enclosed building area designated on the floor plan for Suite 1 and as depicted in *Exhibit 'B'* of the draft ordinance, and not the entire 12,500 S.F. building. Granting a SUP remains a discretionary act for the City Council. Contained in the attached packet is a copy of the applicant's letter and the draft ordinance.

NOTIFICATION:

On September 29, 2017, staff mailed 17 notices to property owners and residents within 500-feet of the *subject property*. There are no Homeowner's Associations (*HOA's*) or Neighborhood Organizations located within 1,500-feet of the *subject property* participating in the notification program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) to allow an *Indoor Motor Vehicle Dealership, New and/or Used* use on the *subject property*, staff would recommend the following conditions of approval:

1) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,

2) The following conditions pertain to an *indoor motor vehicle dealership/showroom, new and/or used* on the *Subject Property*, and conformance to these conditions is required for continued operations:

    a) The sales/storage facility must be a completely enclosed building.

    b) Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.

    c) All activities shall remain inside the building (*i.e. no detailing, sales activities or other*

operation activities shall be performed outside the building).

d) Accessory uses may be allowed in compliance with the *Permissible Use Charts* located within Section 1.1 of Article IV, Permissible Uses of the Unified Development Code (UDC).

e) The area designated for an *indoor motor vehicle dealership/showroom, new and/or used* shall be restricted to Suite 1 of 1785 E. IH-30, which is a 2,500 SF area (50' x 50') depicted in *Exhibit 'B'* of the ordinance.

f) The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (*i.e. cars and light trucks*).

g) The subject property shall comply with all fire department standards for such use.

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-044	**Owner**	OLLOM, GREGORY D	**Applied**	9/15/2017 LM
Project Name	1785 IH-30	**Applicant**	GODSPEED MOTORS LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	9/15/2017 LM

Site Address	**City, State Zip**	**Zoning**
1785 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL COMMERCIAL PARK	5-1	NULL	5-1	0134-0000-0005-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/15/2017	9/22/2017	9/20/2017	5	APPROVED	
ENGINEERING	Amy Williams	9/15/2017	9/22/2017	9/20/2017	5	COMMENTS	See Comments
(9/20/2017 1:31 PM AW) Need as-builts on the paving that was done in February prior to approving zoning							
FIRE	Ariana Hargrove	9/15/2017	9/22/2017	9/21/2017	6	APPROVED	
PLANNING	David Gonzales	9/15/2017	9/22/2017	9/19/2017	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an Indoor Motor Vehicle Dealership/Showroom, New and/or Used on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

An SUP for an indoor motor vehicle dealership shall be restricted as follows:

A. Per Sec. 2.1.8 Auto and marine-related use conditions, of Article IV, of the Unified Development Code is as follows:

Indoor motor vehicle dealership/showroom, new and/or used. The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (i.e. no detailing, sales activities, et cetera shall be performed outside the building).
4. Accessory uses may be allowed in compliance with the "permissible use charts" located within section 1.1 of this article.

B. The area designated for an indoor motor vehicle dealership use shall be restricted to Suite 1 of 1785 E. IH-30, which is a 2500 SF area (50' x 50') as depicted in Exhibit 'B'.

C. The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (i.e. cars and light trucks).

D. The subject property shall meet all fire department requirements for this particular use.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]

September 13, 2017

Mr. Sydney Brown
Godspeed Motors LLC
2003 Dover Drive
Rowlett, TX 75088

To Whom It May Concern:

Godspeed Motors LLC will specialize in online auto sales of gently used, pre-owned vehicles, primarily consisting of trucks and SUV's to retail consumers and small businesses. We intend to also serve as a "broker" creating a personal shopping experience for clients who have a desire for a particular vehicle, eliminating the hassle of their search and haggling of price. This business model strays away from traditional auto sales as it reduces the on hand inventory, allows us to store vehicles in a safe enclosed showroom environment, and places us in more of a consultant role versus pressured sales associated with car buying.

I would like to thank you in advance for your time spent with this review, and welcome any questions you may have.

Sydney Brown



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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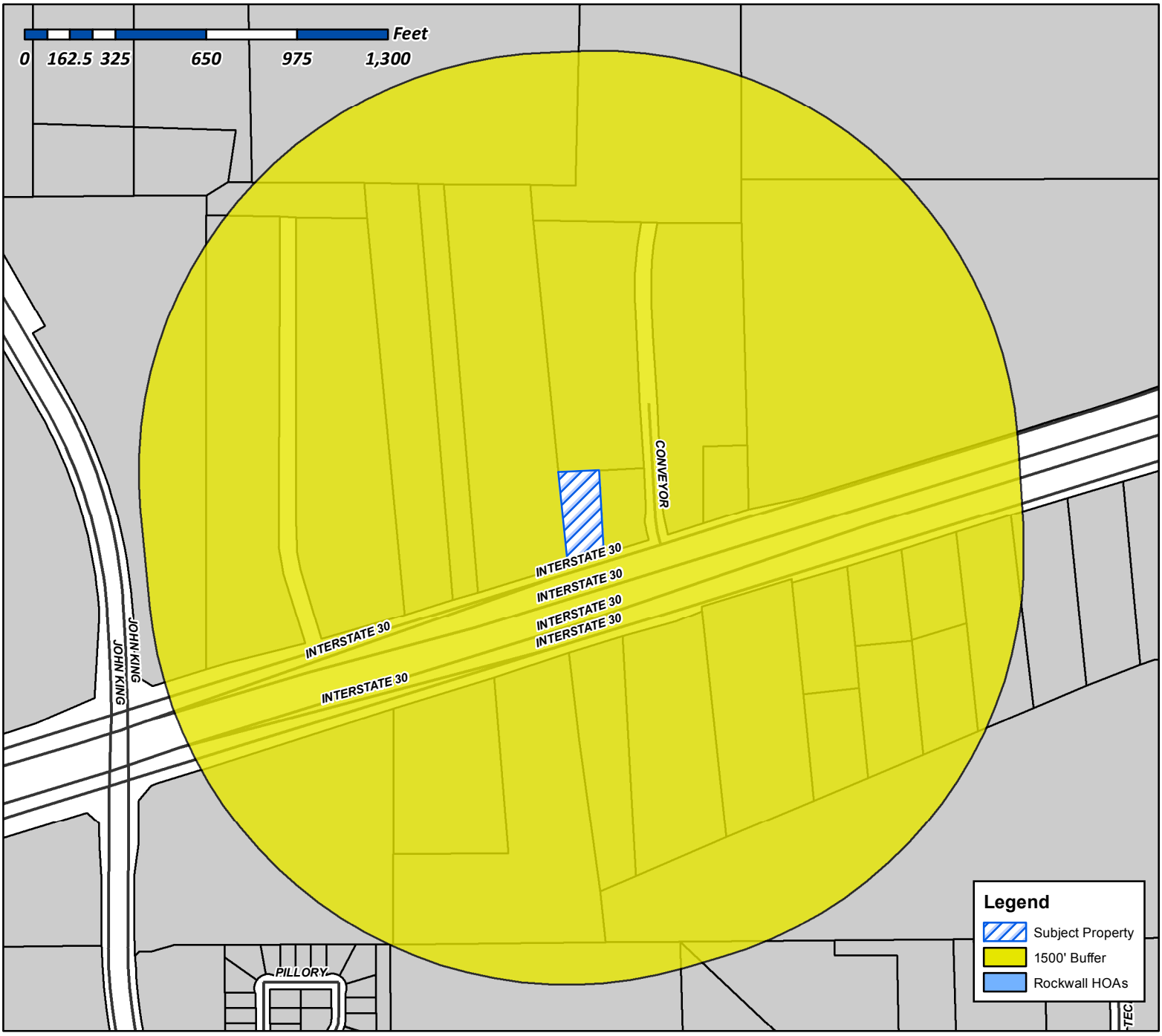
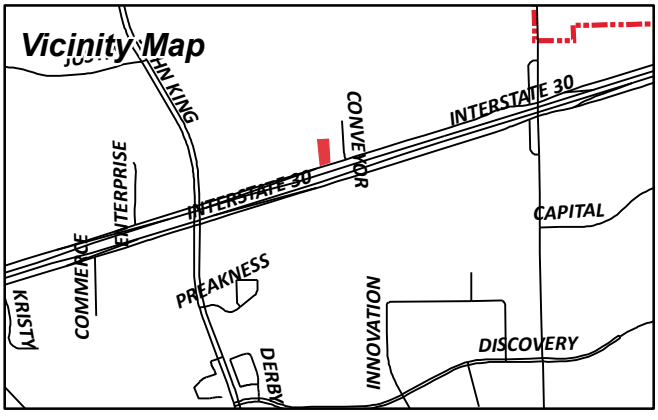


Case Number: Z2017-044
Case Name: SUP for an Indoor Auto Showroom
Case Type: SUP
Zoning: Light Industrial (LI) District
Case Address: 1785 IH-30



Date Created: 09/15/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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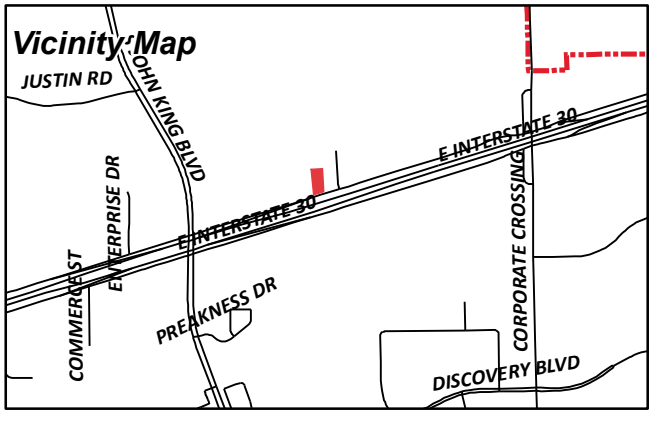
Case Number: Z2017-044
Case Name: SUP for an Auto Showroom
Case Type: SUP
Zoning: Light Industrial (LI) District
Case Address: 1785 IH-30

Date Created: *09/15/2017*
For Questions on this Case Call (972) 771-7745



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Case No. Z2017-044: 1785 IH-30

Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an Indoor Motor Vehicle Dealership/Showroom, New and/or Used on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-044: 1785 IH-30

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

PRITCHARD DONNA CULLINS &
KIMBERLY CULLINS COLLICHIO TRUSTEES
1610 SHORES BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
1750 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1760 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1785 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1790 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1795 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1805 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
1810 S I30
ROCKWALL, TX 75087

SAINT GEORGE PARTNERS LTD
3811 TURTLE CREEK SUITE 1800
DALLAS, TX 75219

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY SUITE 440
PLANO, TX 75074

DA THACKER LLC AND
JOSHUA ALAN THACKER
60 E RIO SALADO PKWY SUITE 1103
TEMPE, AZ 85281

ROCKWALL 549/I30 PARTNERS LP
8750 N CENTRAL EXPWY SUITE 1735
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

GREG OLLOM MANAGEMENT LLC
941 CORNELIUS RD
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 17-___

SPECIFIC USE PERMIT NO. S-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT ALLOWING FOR AN INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM LOCATED IN A 2,500 SQUARE FOOT PORTION OF AN APPROXIMATELY 12,500 SQUARE FOOT BUILDING AS INDICATED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE, AND ADDRESSED AS 1785 E. IH-30, SUITE ONE, WHICH IS LOCATED ON A ONE (1) ACRE TRACT OF LAND IDENTIFIED AS TRACT 5-1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for a Specific Use Permit within a Light Industrial (LI) District allowing for an *Indoor Motor Vehicle Dealership/Showroom* located in a 2,500 square foot portion of an approximately 12,500 square foot building as indicated in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, and addressed as 1785 E. IH-30, Suite One, which is located on a one (1) acre tract of land described as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Indoor Motor Vehicle Dealership/Showroom* within a *Light Industrial (LI) District*, as stipulated by *Section 2.1.8, Auto and Marine-Related Use Conditions, of Article IV, Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the *Subject Property*;

and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in *Section 2.1.8, Auto and Marine-Related Use Conditions*, *of Article IV, Permissible Uses and Section 5.3, Light Industrial (LI) District*, *of Article V*, *District Development Standards*, of the City of Rockwall Unified Development Code (Ordinance No. 04-38) as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to an *indoor motor vehicle dealership/showroom, new and/or used* on the *Subject Property*, and conformance to these conditions is required for continued operations:

1) The sales/storage facility must be a completely enclosed building.

2) Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.

3) All activities shall remain inside the building (i.e. no detailing, sales activities, et cetera shall be performed outside the building).

4) Accessory uses may be allowed in compliance with the "permissible use charts" located within Section 1.1 of Article IV, of the Unified Development Code.

5) The area designated for an *indoor motor vehicle dealership/showroom, new and/or used* shall be restricted to Suite One of 1785 E. IH-30, which is a 2,500 SF area (50' x 50'), and as depicted in Exhibit 'B' of this ordinance.

6) The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (i.e. cars and light trucks).

7) The subject property shall comply with all fire department standards for such use.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

DRAFT

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF NOVEMBER, 2017.

_____
Jim Pruitt, Mayor

ATTEST:

_____
Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: *October 16, 2017*

2nd Reading: *November 6, 2017*

DRAFT

DESCRIPTION

All that certain lot, tract or parcel of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being known as that tract of land described in a Deed from William Hal Property Records of Rockwall County, Texas in Volume 5531, Page 217 (Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner in the South right-of-way line of Interstate Highway No. 30 at the Southwest corner of the said Subject Tract, said point also being the Southeast corner of that tract of land described in a Deed from M & M Rafizadeh Family, Ltd. to Forney Industrial Park, L.P. recorded in Volume 6075, Page 197, of the Official Public Records of Rockwall County, Texas, said point also being at a 4" aluminum disk found;

THENCE N. 04 deg. 28 min. 33 sec. W. with the West line of said Subject Tract and the East line of said Forney Industrial Park, L.P. tract, passing at a distance of 329.76 feet a 1/2" iron rod found for the Northeast corner of said Forney Industrial Park, L.P. tract and the East line of that tract of land described in a Deed from Orinda Managers, Inc. to Rockwall 549/I-30 Partners, L.P., as recorded in Volume 5255, Page 14 of the Official Public Records of Rockwall County, Texas, for a total distance of 332.76 feet to a 1/2" iron rod found for corner at the Northwest corner of said Subject Tract and the Northeast corner of said Rockwall 549/I-30 Partners, L.P. tract, said point also being the most Westerly Southwest corner of Lot 1, Block C of the Rockwall Commercial Park an Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Cabinet B, Slide 206 of the Plat Records of Rockwall County, Texas, said point also being the most Westerly Southwest corner of that tract of land described in a Deed from Orinda Managers, Inc., to Rockwall 549 / I-30 Partners, L.P., as recorded in Volume 5255, Page 14 of the Official Public Records of Rockwall County, Texas (hereinafter called Tract Two);

THENCE N. 87 deg. 39 min. 13 sec. E. with the North line of said Subject Tract and the most Westerly South line of Lot 1, Block C, and the most Westerly South line of said Tract Two, a distance of 144.77 feet to a 1/2" iron rod found for corner at the Northeast corner of said Tract Two, a distance of 144.77 feet to a 1/2" iron rod found for corner at the Northeast corner of said Subject Tract, said point also being an interior corner of Lot 1, Block C, from which a 1/2" iron rod found bears S. 02 deg. 23 min. 35 sec. E. a distance of 0.49 feet;

THENCE S. 02 deg. 23 min. 35 sec. E. with the East line of said Subject Tract, and the most Southerly West line of Lot 1, Block C, a distance of 296.85 feet to a point for corner in the North line of Interstate Highway No. 30 (Service Road), said point also being the most Southerly Southwest corner of Lot 1, Block C, from which a 3/8" iron rod found bears S. 02 deg. 23 min. 35 sec. E. a distance of 0.37 feet;

THENCE S. 73 deg. 49 min. 26 sec. W. with the North line of Interstate Highway No. 30 a distance of 136.72 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

NOTES

1) BEARING SOURCE: THE MOST WESTERLY WEST LINE OF TRACT RECORDED IN VOL. 699 PG. 102 R.P.R.R.C.T.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 14709-12-00359 EFFECTIVE DATE JULY 10, 2012.

4) "C.M." = CONTROL MONUMENT

5) THIS TRACT IS SUBJECT TO THE EASEMENT RECORDED IN VOL. 50, PG. 421 D.R.R.C.T.

6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT (I) VOL. 208, PG. 740 D.R.R.C.T. (II) VOL. 307, PG. 78 D.R.R.C.T.

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, do certify to the best of my knowledge that this survey was performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and that there are no visible encroachments, conflicts OR PROTRUSIONS, except as shown on the plat hereon.

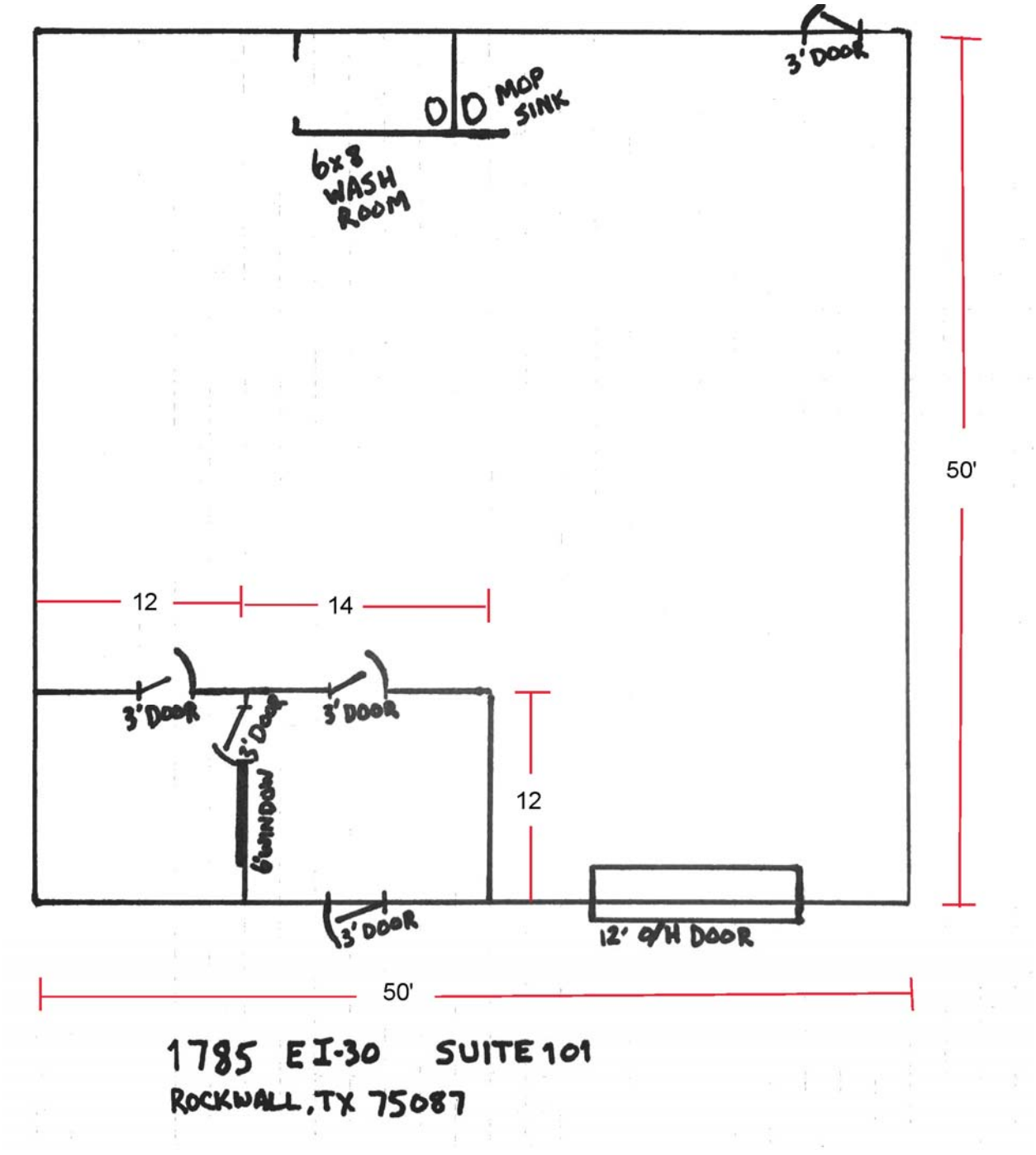
Donald S. Holder, R.P.L.S. No. 5286

STOVALL & ASSOCIATES

LEGEND

P.O. BOX 202 • GREENVILLE, TEXAS 75403 • PHONE (903) 450-1130 • FAX (903) 450-8313

Exhibit 'A' - Survey



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: David L. and Sue W. Hodgdon

AGENDA ITEM: **Z2017-045**; Zoning Change (*AG to SFE-2.0)*

SUMMARY:

Hold a public hearing to discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 12.327-acre tract of land identified as a Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for the purpose of constructing one (1) single-family home1. The applicant has also submitted a request [*Case No. P2017-049*] to final plat one (1) tract of land into two (2) parcels of land [*i.e. Lots 1 & 2, Block A, Hodgdon Addition*]. According to Section 2.1, *Agriculture (AG) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agriculture (AG) District zoned property that is more than ten (10) acres. Since the resulting subject properties will be less than ten (10) acres, the tracts will need to be rezoned. Currently, floodplain traverses the property and should any improvements impact the floodplain, the applicant could be required to submit a flood study.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property Dalton Road which is identified as a M4U (*Major Collector, four [4] lane, undivided roadway)*. Beyond this is a tract of vacant land that is zoned Agriculture (AG) District).

South: Directly south of the subject property is a single-family residential subdivision [*i.e. Promenade Harbor*] zoned Single-Family 10 (SF-10). Beyond this is Asbourne Drive which is identified as a *Minor Collector*.

East: Directly east of the subject property is a single-family residential subdivision [*i.e. The Shores*] zoned Planned Development District 3 (PD-3). Beyond this is a large tract of land that is zoned Agricultural (AG) District.

West: Directly west of the subject property is a single-family residential subdivision [*i.e. Promenade Harbor*] zoned Single-Family 10 (SF-10). Beyond this is a large tract of land [*i.e. the Takeline*] that is outside of the City Limits.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Medium-Density Residential* land uses, which are defined as single-family developments with two (2) to three (3) units per gross acre. The applicant's request is in conformance with the Future Land Use Map.

NOTIFICATION:

On September 29, 2017, staff sent 66 notices to property owners and residents within 500-feet of the subject property and situated in the City Limits. Staff also notified the Shoal Creek and Hidden Valley Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should Planning and Zoning Commission choose to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District then staff would propose the following conditions of approval:

1) A flood study will be required if it is determined that the development will affect the floodplain.

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/15/2017	LM
Project Number	Z2017-045	**Owner**	HODGDON, DAVID L & SUE WYCHE	**Approved**		
Project Name	AG to SFE-2.0	**Applicant**	HODGDON, DAVID L & SUE WYCHE	**Closed**		
Type	ZONING			**Expired**		
Subtype	REZONE			**Status**	9/15/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
1085 DALTON RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PROMENADE HARBOR	1-1	NULL	1-1	0069-0000-0001-01-0R	

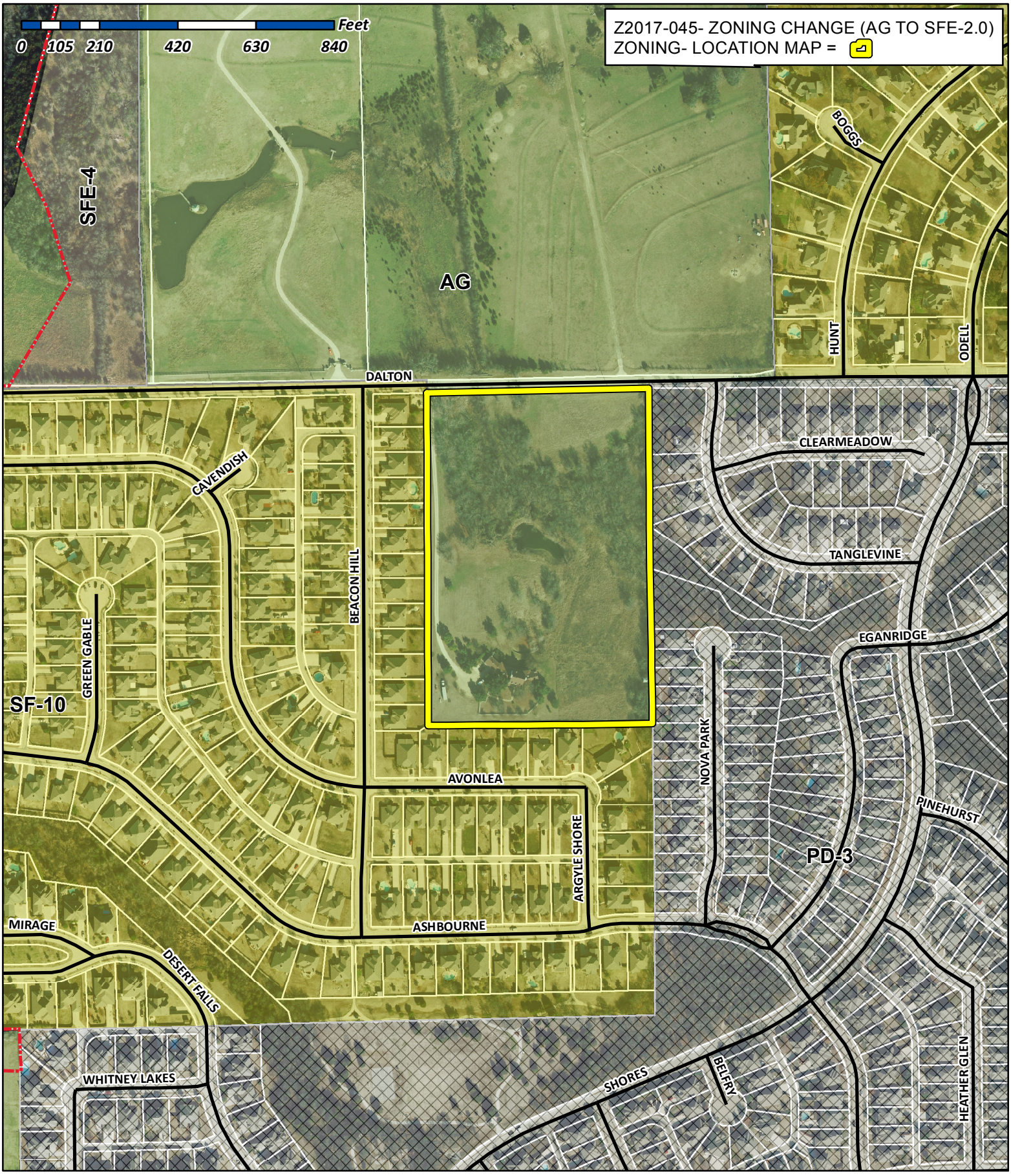
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/15/2017	9/22/2017	9/20/2017	5	COMMENTS	See Comments

(9/20/2017 1:37 PM AW)
Need to add the flood plain elevations and cross-sections on the plat
Need an acknowledgment that no construction, fill, cut, or crossing of the flood plain without an approved flood study and engineering plans.

FIRE	Ariana Hargrove	9/15/2017	9/22/2017	9/21/2017	6	APPROVED	
PLANNING	Korey Brooks	9/15/2017	9/22/2017	9/22/2017	7	COMMENTS	Comments

(9/22/2017 8:21 AM KB)
Z2017-45 Zoning Change (AG to SFE 2.0) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by David L. and Sue W. Hodgdon for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-045) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 2, 2017. The Planning & Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting date for this case is October 10, 2017. A representative is required to attend all meetings.
I.5 The projected City Council meeting dates for this are October 16, 2017 and November 6, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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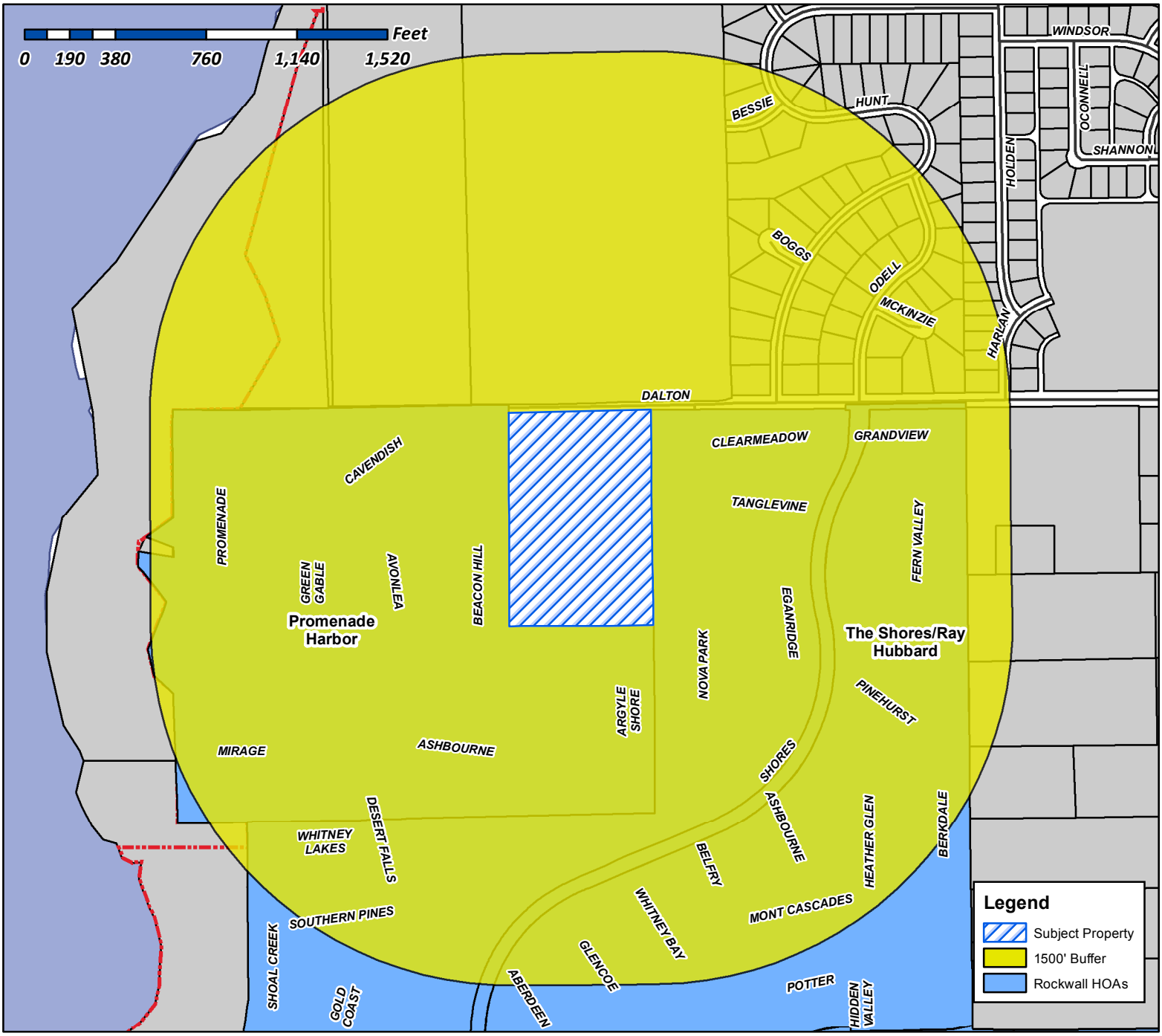
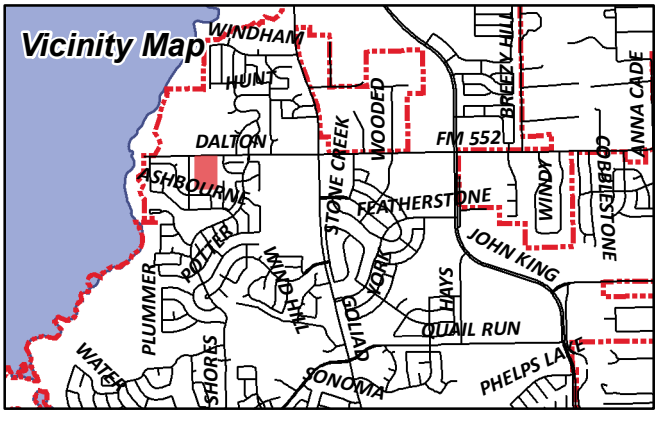


Case Number: Z2017-045
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1085 Dalton Road



Date Created: 09/15/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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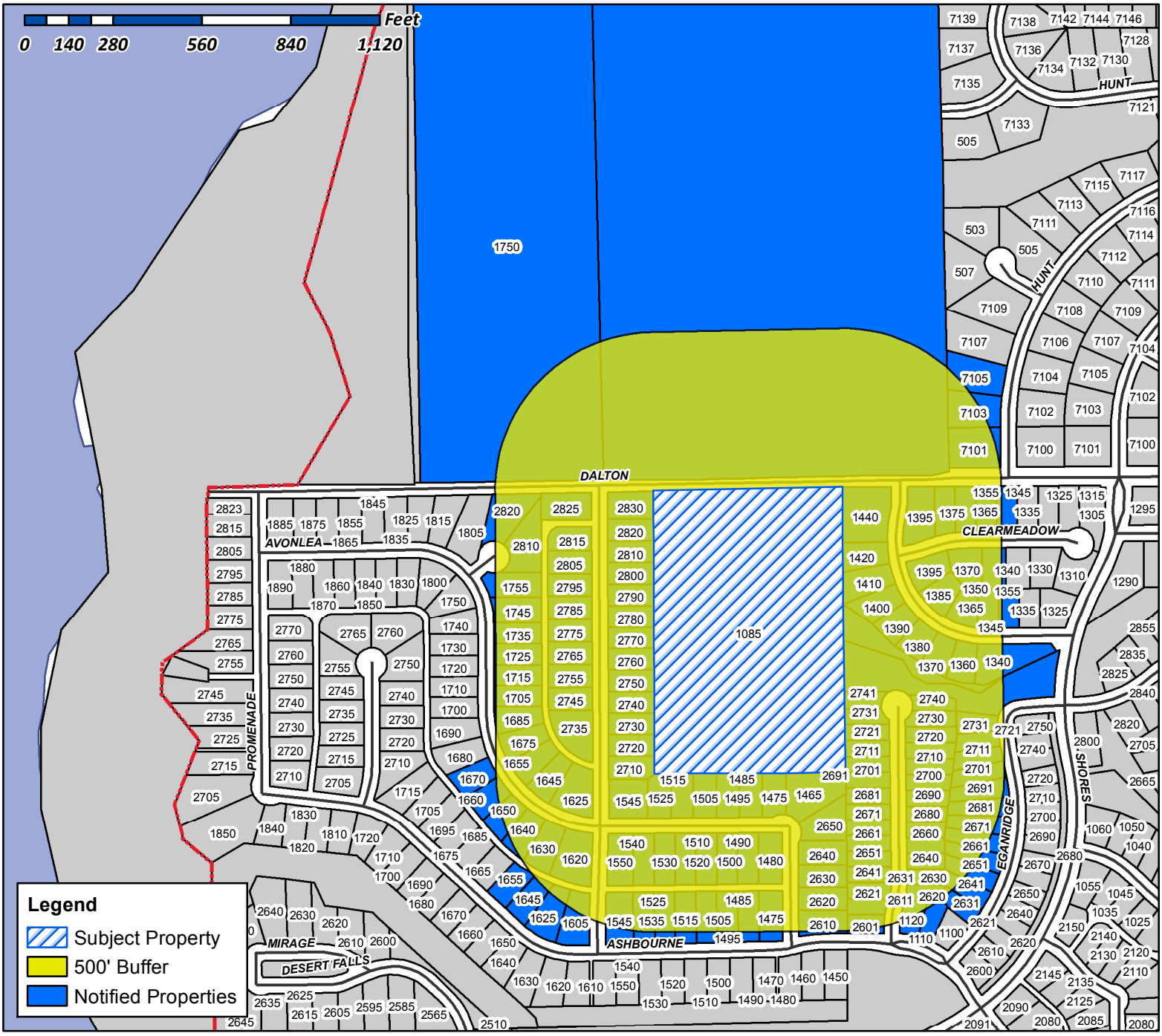
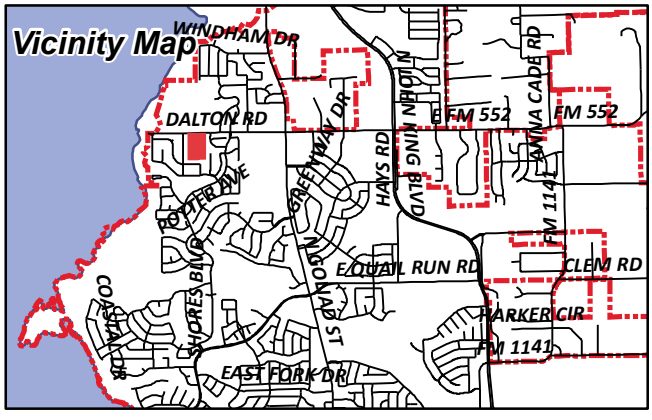


Case Number: Z2017-045
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1085 Dalton Road

Date Created: *09/15/2017*
For Questions on this Case Call (972) 771-7745



CURRENT ADDRESS
1085 DALTON RD
ROCKWALL, TX 75087

BRAVO EDWARD & NELIDA
1092 GARDEN CLUB WAY
LELAND, NC 28451

WALKER DOROTHY A
1110 ASHBOURNE DR
ROCKWALL, TX 75087

PIPER CHERYL
1120 ASHBOURNE DR
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y
1340 TANGLEVINE LN
ROCKWALL, TX 75087

SWAN OLGA MARIE GARCIA AND
REGINA K SWAN
1345 CLEAR MEADOW COURT
ROCKWALL, TX 75087

JESTER IRVING P & ALICE
1345 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
1350 CLEARMEADOW CT
ROCKWALL, TX 75087

CURRENT ADDRESS
1355 TANGLEVINE DR
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE
1355 CLEAR MEADOW CT
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE
1360 TANGLEVINE LN
ROCKWALL, TX 75087

THOMSON MARTA CAGLE AND WARREN KIT
1365 CLEARMEADOW CT
ROCKWALL, TX 75087

HEARN LESLIE
1365 TANGLEVINE DR
ROCKWALL, TX 75087

VANDERVER WES A & SARA A
1370 CLEAR MEADOW COURT
ROCKWALL, TX 75087

HOLMES WILLIAM JR
1370 TANGLEVINE DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1375 CLEARMEADOW CT
ROCKWALL, TX 75087

LANGFORD JAMES GORDON & PEGGY
1380 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
1385 TANGLEVINE DR
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE
1390 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
1395 TANGLEVINE DR
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND
GREGORY MAYO HOWARD
1395 CLEAR MEADOW CT
ROCKWALL, TX 75087

ALLEN DARONDA RENEE
1400 TANGLEVINE LN
ROCKWALL, TX 75087

BRINKLEY JESSE K
1410 TANGLEVINE DR
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L
1420 TANGLEVINE LN
ROCKWALL, TX 75087

COFFMAN THOMAS E &
LINDA DARNELL
1431 COASTAL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1440 TANGLEVINE DR
ROCKWALL, TX 75087

YOON SEUNG WON AND
JOHYUN KIM
14620 FALLING LEAF DRIVE
FRISCO, TX 75035

DETHLOFF RAYMOND P JR
1465 AVONLEA DR
ROCKWALL, TX 75087

TOWNSEND SCOTT
1475 ASHBOURNE DRIVE
ROCKWALL, TX 75087

WAGGONER STEVEN AND PERRI
1475 AVONLEA DR
ROCKWALL, TX 75087

ANSTEAD CHARLOTTE & CLIFF
1480 AVONLEA DR
ROCKWALL, TX 75087

COLE JANICE & CURT COLE
1485 ASHBOURNE DR
ROCKWALL, TX 75087

CHILDRESS FRANCES S
1485 AVONLEA DRIVE
ROCKWALL, TX 75087

COLLINS PETER F AND CHRIS
1490 AVONLEA DR
ROCKWALL, TX 75087

EIDE ANDREW
1495 ASHBOURNE DR
ROCKWALL, TX 75087

SCHIRO DAMON JAMES AND
JESSICA SHIRO
1495 AVONLEA DRIVE
ROCKWALL, TX 75087

GARDNER LARRY WADE & NANCY SUE
1500 AVONLEA DR
ROCKWALL, TX 75087

REINHART BENJAMIN & LAURA
1505 ASHBOURNE DR
ROCKWALL, TX 75087

MONES GRANT M & CHRISTI
1505 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT ADDRESS
1510 AVONLEA DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1515 ASHBOURNE DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1515 AVONLEA DR
ROCKWALL, TX 75087

VERA MELISSA
1520 AVONLEA DR
ROCKWALL, TX 75087

WILLS DALANA JEANE
1525 ASHBOURNE DR
ROCKWALL, TX 75087

SINGH KRISHNA & HARPREET
1525 AVONLEA DR
ROCKWALL, TX 75087

CURRENT ADDRESS
1530 AVONLEA DR
ROCKWALL, TX 75087

NUNEZ MARIO
1535 ASHBOURNE DR
ROCKWALL, TX 75087

FERGUSON KENNETH R & CHEREE L
1540 AVONLEA DR
ROCKWALL, TX 75087

HAMBLIN ADRIENNE AND KEVIN
1545 ASHBOURNE DR
ROCKWALL, TX 75087

GARLAND RALPH DARRYL
1545 AVONLEA DR
ROCKWALL, TX 75087

REYES JULIO C & CECILIA F
1550 AVONLEA DRIVE
ROCKWALL, TX 75087

BOMKAMP TONYA ANN
1605 ASHBOURNE DR
ROCKWALL, TX 75087

SARPONG JOSEPH F & CHARMAINE A
1620 AVONLEA DR
ROCKWALL, TX 75087

SPARKS KENNETH J & M JANE
1625 ASHBOURNE DR
ROCKWALL, TX 75087

ROBERTS KELLEY AND ALAN
1625 AVONLEA DR
ROCKWALL, TX 75087

ODOM MELINDA STARKEY
1630 AVONLEA DR
ROCKWALL, TX 75087

MATTKE MICHAEL
1640 AVONLEA DR
ROCKWALL, TX 75087

JAHNER ERIC
1645 ASHBOURNE
ROCKWALL, TX 75087

THORNTON ALLEN JOSEPH
1645 AVONLEA DR
ROCKWALL, TX 75087

SANTANA EDYTHE G
1650 AVONLEA DR
ROCKWALL, TX 75087

CONFIDENTIAL
1655 ASHBOURNE DR
ROCKWALL, TX 75087

BENNETT CHARLES AND SHANNON
1655 AVONLEA DR
ROCKWALL, TX 75087

PARKER MICKY LEE & DARLA ANN
1660 AVONLEA DR
ROCKWALL, TX 75087

WOLF TIM
1670 AVONLEA DR
ROCKWALL, TX 75087

HUDGENS GERALD F & ROCHELLE
1675 AVONLEA DR
ROCKWALL, TX 75087

MANKIN ROBERT A & WINIFRED H
1685 AVONLEA DR
ROCKWALL, TX 75087

HEWITT ROBERT ALLAN & SANDRA DIANNE
1705 AVONLEA DR
ROCKWALL, TX 75087

WILSON ALVIN R & MARY ELLEN
1715 AVONLEA DR
ROCKWALL, TX 75087

DERING JASON A AND JOULEEN C
1725 AVONLEA DR
ROCKWALL, TX 75087

ALDRIDGE DARREL G AND CHERYL L
1735 AVONLEA DR
ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES
CHARLES L & SANDRA J CLARK FAMILY TRUST
1739 MORLEY STREET
SIMI VALLEY, CA 93065

CURRENT ADDRESS
1745 AVONLEA DR
ROCKWALL, TX 75087

WILLIS MICHAEL & LISA
1750 DALTON RD
ROCKWALL, TX 75087

MAZZUCA DILLON R AND BRITTANY A
1755 AVONLEA DR
ROCKWALL, TX 75087

ALVES SAMUEL
2080 BERKDALE LN
ROCKWALL, TX 75087

LANGSTON TIFFINI S
215 HARRIS COVE
LONGVIEW, TX 75605

QUAN HONG
2469 SLEEPY HOLLOW TRL
FRISCO, TX 75034

CURRENT ADDRESS
2601 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2610 ARGYLE SHORE DR
ROCKWALL, TX 75087

JOHNSON BERTON C & SONYA L
2611 NOVA PARK CT
ROCKWALL, TX 75087

FISCHER JOHN C
2620 ARGYLE SHORE DR
ROCKWALL, TX 75087

PARAMEDHWARAN KODEESWARAN AND
GNANACHCHELVI
2620 NOVA PARK CT
ROCKWALL, TX 75087

PEPPER-FARRIS JO ANN
2621 EGANRIDGE LN
ROCKWALL, TX 75087

REITZ DAVID
2621 NOVA PARK CT
ROCKWALL, TX 75087

LATIMER DANIEL AND TRICIA
2630 ARGYLE SHORE DR
ROCKWALL, TX 75087

CARDENAS MIRTHA
2630 NOVA PARK COURT
ROCKWALL, TX 75087

NEILL JEFFREY & ASHLEI C
2631 EGANRIDGE LN
ROCKWALL, TX 75087

HUGHES SHAWN D & KIMBERLY S
2631 NOVA PARK COURT
ROCKWALL, TX 75087

RIGGS ROBERT THOMAS & NOELLE MARIE
2640 ARGYLE SHORE DRIVE
ROCKWALL, TX 75087

WILLIAMS MICHAEL L
2640 NOVA PARK CT
ROCKWALL, TX 75087

HENRY MICHAEL & JENNIFER
2641 EGANRIDGE LN
ROCKWALL, TX 75087

HABER TRAVIS
2641 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2650 ARGYLE SHORE DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2650 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2651 NOVA PARK CT
ROCKWALL, TX 75087

BARTLEY JOSHUA AND ASHLEY
2651 EGANRIDGE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
2660 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2661 EGANRIDGE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
2661 NOVA PARK CT
ROCKWALL, TX 75087

CONINE CHRIS
2670 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2671 NOVA PARK CT
ROCKWALL, TX 75087

VITA JOSEPH W
2671 EGANRIDGE LN
ROCKWALL, TX 75087

ADKINS CHRISTOPHER P AND DESIREE N
2680 NOVA PARK CT
ROCKWALL, TX 75087

MCKINNEY JUDY ANN LIPPERT
2681 EGANRIDGE LANE
ROCKWALL, TX 75087

VELA ELIAS
2681 NOVA PARK
ROCKWALL, TX 75087

JERNIGAN WILLIAM CHAD
2690 NOVA PARK COURT
ROCKWALL, TX 75087

HOGUE MELBA J
2691 EGANRIDGE LANE
WYLIE, TX 75087

GALYON KELLY MELISSA
2691 NOVA PARK CT
ROCKWALL, TX 75087

CARRIS RONALD WILLIAM
2700 NOVA PARK CT
ROCKWALL, TX 75087

SIEGELMAN LORI GOODWIN
2701 EGANRIDGE LN
ROCKWALL, TX 75087

PARKS NADINE R
2701 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2710 BEACON HILL DR
ROCKWALL, TX 75087

SMITHERS VICTORIA & DAVID
2710 NOVA PARK CT
ROCKWALL, TX 75087

DILBECK JAMES SCOTT AND HILLARY ANN
2711 EGANRIDGE LN
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R
2711 NOVA PARK CT
ROCKWALL, TX 75087

NEWBERRY JUSTIN AND ASHLIE
2720 BEACON HILL DR
ROCKWALL, TX 75087

IZAK MARY L
2720 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT ADDRESS
2721 NOVA PARK CT
ROCKWALL, TX 75087

PANOS HELEN
2721 EGANRIDGE LN
ROCKWALL, TX 75087

CURRENT ADDRESS
2730 BEACON HILL DR
ROCKWALL, TX 75087

GILMORE PATRICK
2730 NOVA PARK CT
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY
2731 EGANRIDGE LN
ROCKWALL, TX 75087

LOWRANCE ALVA BERNICE LIFE ESTATE AND
PAMELA KAY GUTHRIE AND ROBERT LYNN
LOWRANCE
2731 NOVA PARK CT
ROCKWALL, TX 75087

MAUTNER ERIC MARK AND ALORA LUANA
2735 BEACON HILL DR
ROCKWALL, TX 75087

KEEL DON E & NANCY A
2740 BEACON HILL DR
ROCKWALL, TX 75087

NABI HOSNI A & LYNN
2740 NOVA PARK CT
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L
2741 NOVA PARK CT
ROCKWALL, TX 75087

BURNETT JOSEPH G & PHYLLIS L
2745 BEACON HILL DR
ROCKWALL, TX 75087

GRASTY RAYMOND B
2750 BEACON HILL DR
ROCKWALL, TX 75087

TUTTLE RICKIE LYNN & DEBRA DIANE
TUTTLE REVOCABLE LIVING TRUST
2755 BEACON HILL DR
ROCKWALL, TX 75087

SIMMONS JANAH
2760 BEACON HILL DR
ROCKWALL, TX 75087

SCHAFFHAUSER DANIEL L & SUSAN K
2765 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2770 BEACON HILL DR
ROCKWALL, TX 75087

THOMPSON DONALD AND MARY
2775 BEACON HILL DR
ROCKWALL, TX 75087

BRITTAIN WAYNE W &
BARBARA J
2780 BEACON HILL DR
ROCKWALL, TX 75087

BERGMANN KATHARINA
2785 BEACON HILL DR
ROCKWALL, TX 75087

PALMIERI SALVATORE & THERESE A
2790 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2795 BEACON HILL DR
ROCKWALL, TX 75087

ONEILL KATHLEEN E
2800 BEACON HILL DRIVE
ROCKWALL, TX 75087

CURRENT ADDRESS
2805 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT ADDRESS
2810 BEACON HILL DR
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D
2810 CAVENDISH CT
ROCKWALL, TX 75087

WALKER DONALD H
2815 BEACON HILL DR
ROCKWALL, TX 75087

HOLBROOK SANDRA
2820 BEACON HILL DR
ROCKWALL, TX 75087

EDWARDS SUSAN L
2820 CAVENDISH CT
ROCKWALL, TX 75087

JOHNSON DAVID J
2825 BEACON HILL DR
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED
2830 BEACON HILL DR
ROCKWALL, TX 75087

CHIU THOMAS
301 CRESTBROOK
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

SEVAJIAN MARITAL TRUST
LUTHER C SEVAJIAN TRUSTEE
3860 EDGEVIEW DRIVE
PASADENA, CA 91107

MAHONEY FAMILY TR
519 E INTERSTATE 30 0
ROCKWALL, TX 75087

LANG ROBERT
6 MEADOW LAKE DR
HEATH, TX 75032

ALEJOS ERIK J
6500 CHAMPION GRANDVIEW WAY APT 7102
AUSTIN, TX 78750

NABORS MIKE N ETUX JULIE
7101 HUNT LN
ROCKWALL, TX 75087

DOWNS MICHAEL
7103 HUNT LN
ROCKWALL, TX 75087

CURRENT ADDRESS
7105 HUNT LN
ROCKWALL, TX 75087

COLLINS GUY R JR AND HOPE J
806 CALM CREST DR
ROCKWALL, TX 75087

TARBERT LLC
8665 EAST HARTFORD DRIVE 0
SCOTTSDALE, AZ 85255

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

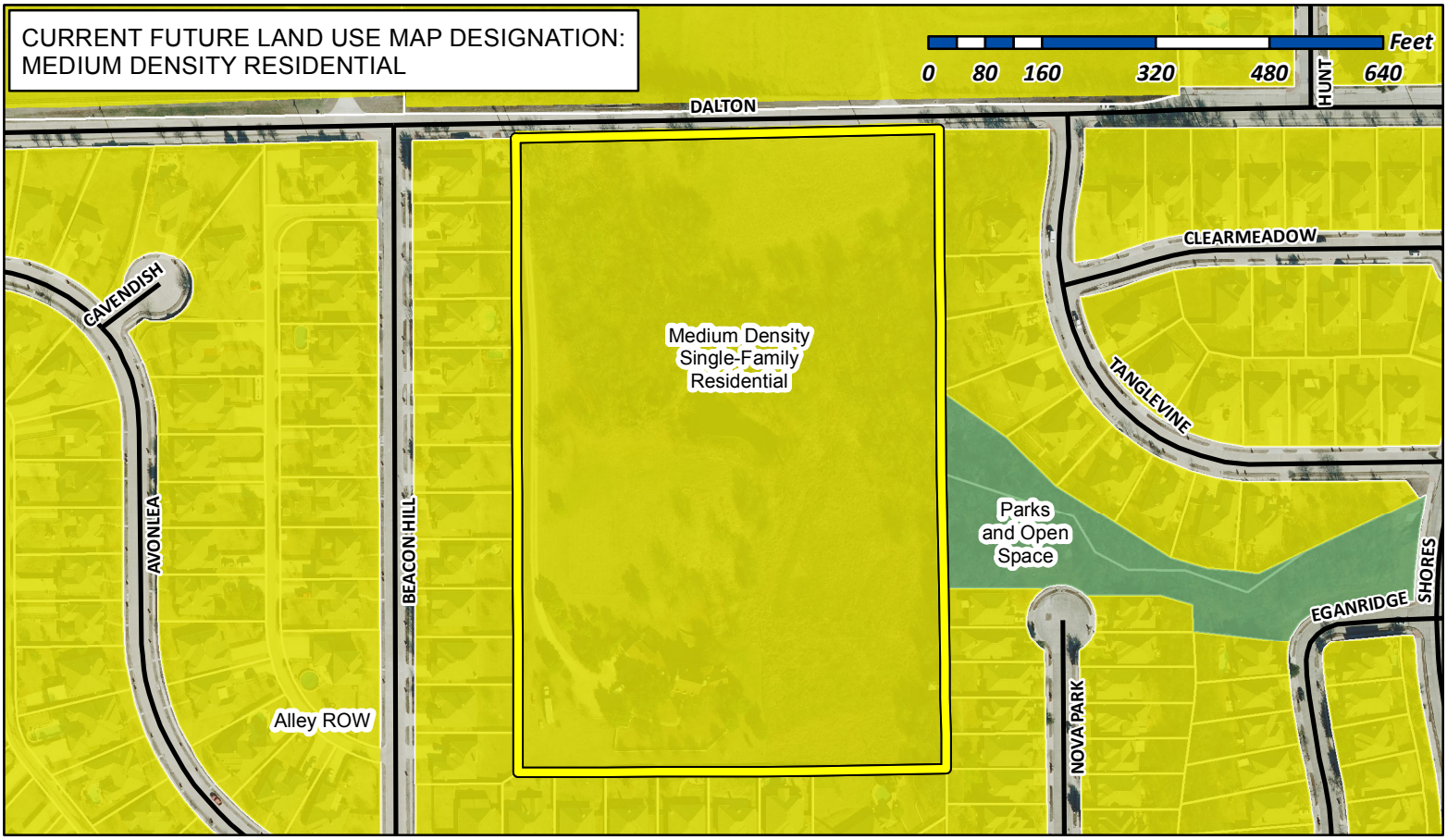
HODGDON DAVID L & SUE WYCHE
PO BOX 1106
ROCKWALL, TX 75087

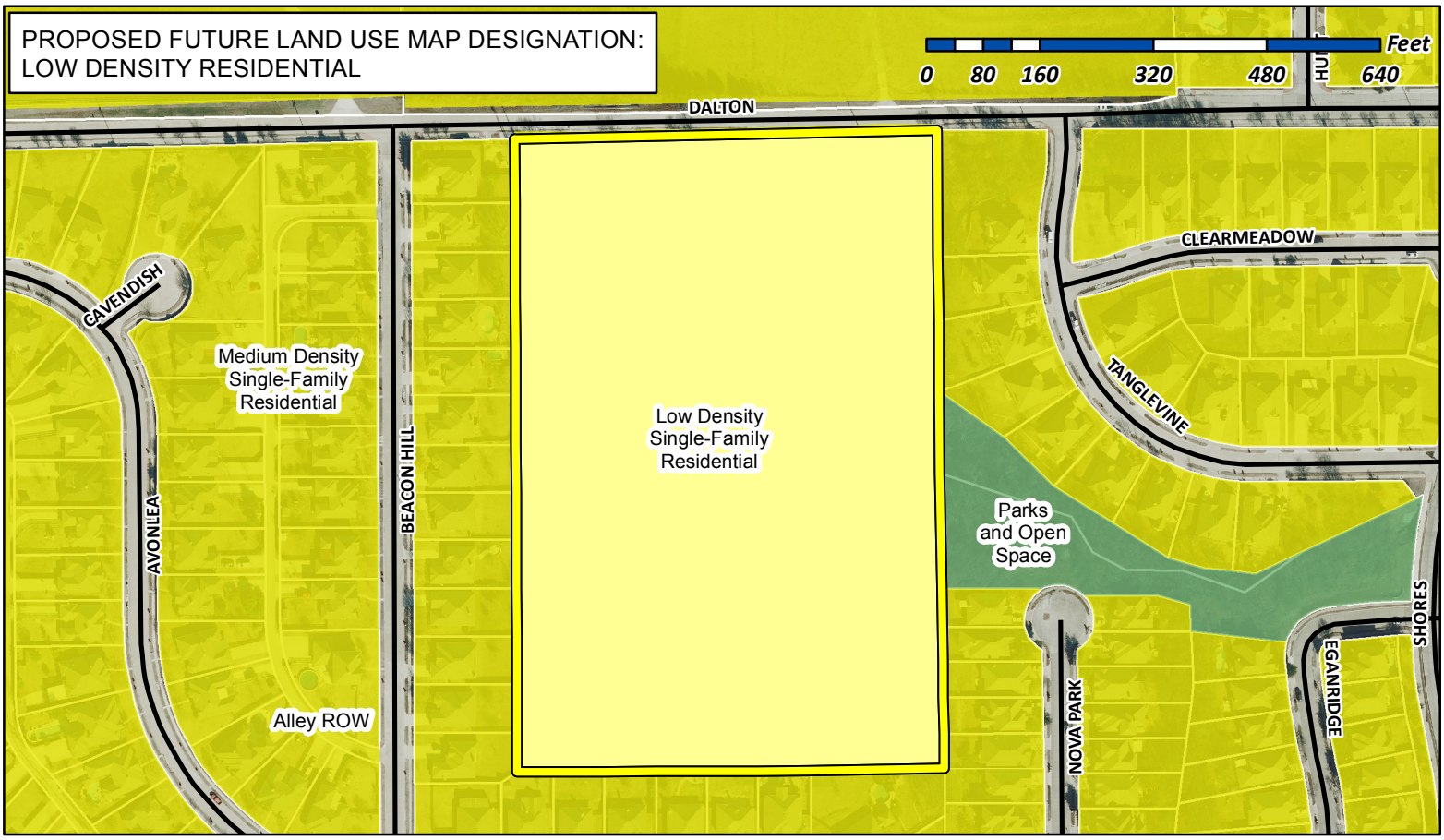
FISHER GENE J & CHRISTINE
PO BOX 1944
ROCKWALL, TX 75087

ESB PRIVATE TRUST
FROST BANK TRUSTEE
PO BOX 226657
DALLAS, TX 75222

FLORES JAMES AND
PATRICIA ORR FLORES
PO BOX 237
ROCKWALL, TX 75087

FLORES JAMES & PATRICIA
PO BOX 992
ROCKWALL, TX 75087

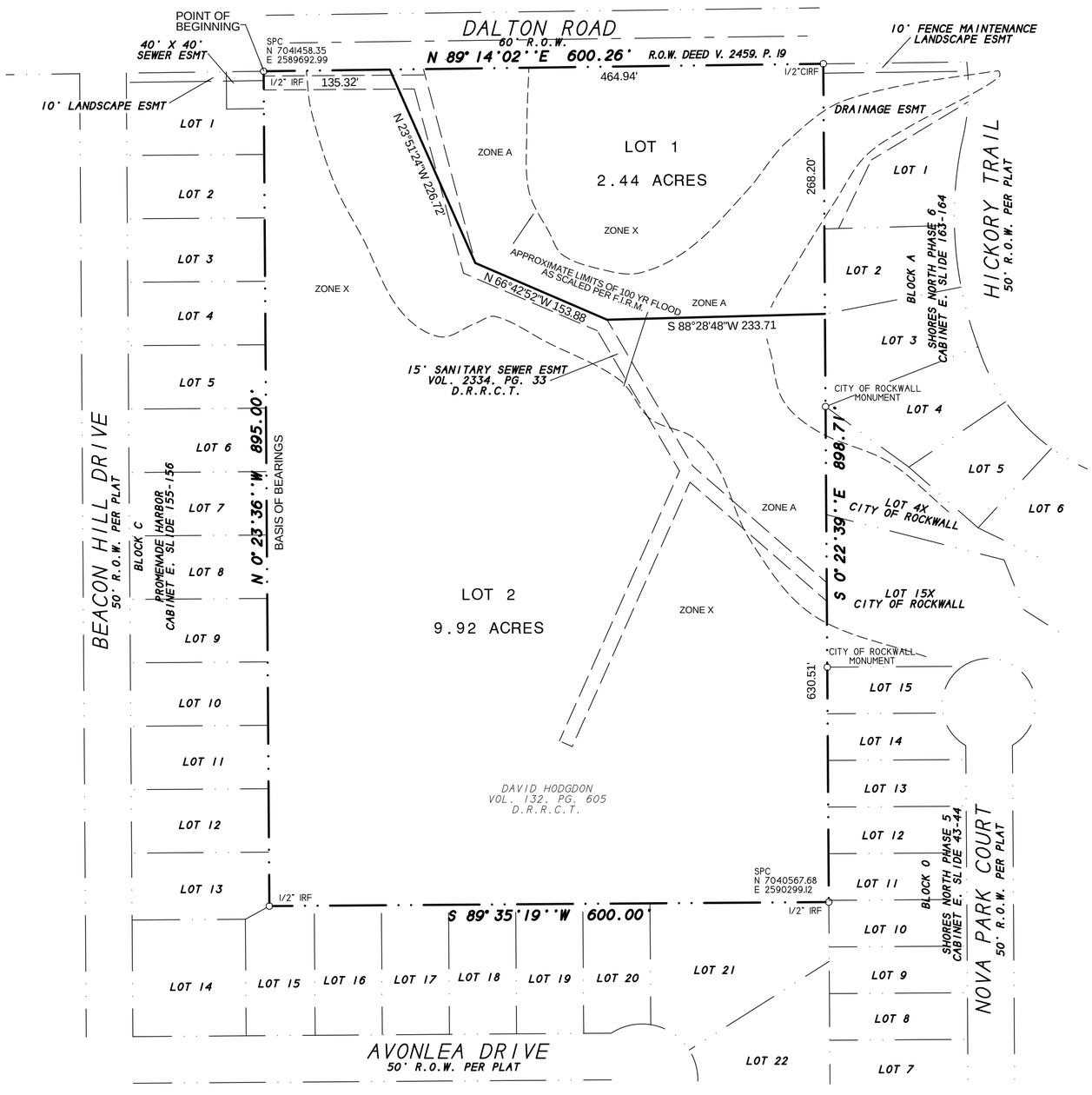


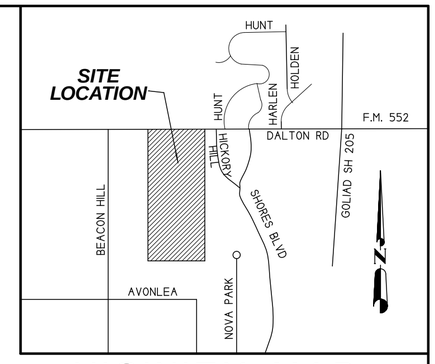


City of Rockwall

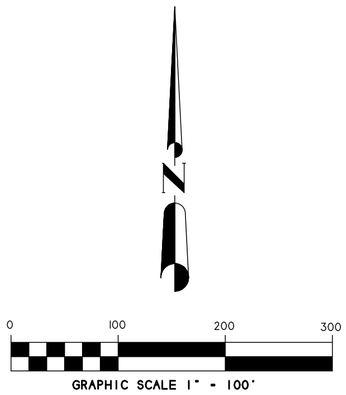
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE SEPTEMBER 9, 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DAVID L. HODGDON and SUE WYCHE HODGDON, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the THOMAS DEAN SURVEY, ABSTRACT NO. 69, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Deed to David L. Hodgdon, as recorded in Volume 132, Page 605 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for corner at the Northeast corner of Lot 1, Block C of PROMENADE HARBOR, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 155, of the Plat Records of Rockwall County, Texas, and at the intersection of the South right-of-way line of Dalton Road, per Volume 2459, Page 19 of the Real Property Records of Rockwall County, Texas, with the west boundary line of said Hodgdon tract;

THENCE N. 89 deg. 14 min. 02 sec. E. along the South right-of-way line of Dalton Road, a distance of 600.26 feet to a 1/2" iron rod with plastic cap found for corner at the northwest corner of Lot 1, Block A of SHORES NORTH PHASE 6, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 163 of the Plat Records of Rockwalll County, Texas;

THENCE S. 00 deg. 22 min. 39 sec. E. along the west of said Addition and the east line of Hodgdon tract, a distance of 898.71 feet to a 1/2" iron rod found for corner at the southeast corner of said Hodgdon tract;

THENCE S. 89 deg. 35 min. 19 sec. W. along the south boundary line of said tract, a distance of 600.00 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 23 min. 36 sec. W. along the west line of Hodgdon tract and east line of Promenade Harbor, a distance of 895.00 feet to the POINT OF BEGINNING and containing 538,224 square feet or 12.36 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HODGDON ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

I further certify that all other parties who have a mortgage or lien interest in the HODGDON ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
DAVID L. HODGDON

_____
SUE WYCHE HODGDON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID L. HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SUE WYCHE HODGDON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HODGDON ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HODGDON ADDITION

12.36 ACRES OR 538,224 S.F.
(2 LOTS)

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
DAVID L. HODGDON
SUE WYCHE HODGDON
1085 DALTON ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE SEPTEMBER 9. 2017
SCALE 1" = 100' FILE # 20170336P
CLIENT HODGDON

CASE P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Jim Douglas of *Douglas Properties, Inc.*

AGENDA ITEM: **Z2017-046**; Terracina Estates Phase II *(AG to Amend PD-82)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PURPOSE AND BACKGROUND:

On September 15, 2017, the applicant submitted an application requesting to rezone a 59.065-acre tract of land from an Agricultural (AG) District to a Planned Development District by amending Planned Development District No. 82 (PD-82) for a single-family, residential subdivision that will incorporate an additional 148 single-family residential lots, and creating *Phase II* for the *Terracina Estates Subdivision*. If approved, the 59.065-acre tract of land (*i.e. Phase II*) and the 81.49-acre tract of land (*i.e. Phase I*) will combine for a total of 140-555-acres and will have a total of 352 single-family residential lots. The subject property, which was annexed into the City on July 21, 1997 by *Ordinance No. 97-14*, is located west side of Rochelle Road south of SH-276, adjacent to Timber Creek Estates Subdivision. The *subject property* is currently vacant land that is zoned Agricultural (AG) District.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is the Timber Creek Subdivision. This property is zoned for Single Family 10 (SF-10) District land uses.

South: Directly south of the *subject property* are a portion of the Fontana Ranch, Phase II Addition and the corporate limits of the City. The adjacent properties contain single-family home sites that front onto their respective neighborhood streets.

East: Directly east of the *subject property* is undeveloped area for Phase I of the Terracina Estates Subdivision (PD-82) that will contain 204 single family home sites fronting onto Rochell Road.

West: Directly west of the *subject property* is a 39.26-acre tract of land containing multiple radio tower antenna's for the IHeartMedia Tower Company, and is zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST:

According to the concept plan for the Terracina Estates, Phase II Addition, it is the intent of the applicant to provide an additional 148 single-family residential lots by amending Planned Development District No. 82 (PD-82). The amendment would allow for a total of 352 single-family lots [*i.e. 148 proposed lots (Phase II) plus 204 lots (Phase I)*], with a minimum lot size of 8,125 SF (*i.e. 65' x 125' lots*) in area. It should be noted that the *Concept Plan* for *Phase II* indicates the larger 10,000 SF lots (*i.e. 80' x 120'*) will be located along the northern boundary of the *subject property*, adjacent to the Sterling Farms and Timber Creek Additions. The 8,125 SF lots will be located in the center of the addition, and along the eastern boundary of the *subject property* creating a transition of the lots, while lining up with those in *Phase I*. Furthermore, the applicant intends to purchase a portion of the property from IHeartMedia for the purpose of dedicating this as right-of way, and connecting the minor collector street (*Street H*) to Guadalupe Drive in the Fontanna Ranch Subdivision. This will create access for the neighborhoods to the elementary school, all parks, and conforms to the City's *Master Thoroughfare Plan*.

The proposed development of *Phase II* will provide an additional 6.45–acre park with amenities such as a playground, Dog Park, benches, and an 8-ft meandering trail that also provides access to the 9.0-acre public park located in *Phase I*. The *Concept Plan* indicates the inclusion of 12.0-acres of net open space (*or 20.32%*), exceeding the minimum 20% requirement. The location of the park and open space along the western boundary of the development of *Phase II* will provide an additional buffer from the IHeartMedia Tower Company's antenna park. The applicant has also indicated that a minimum of a 10-ft landscape buffer along the proposed minor collector street (*Street H*) will include large canopy trees planted along the perimeter of the roadway at a minimum of 50-ft intervals. The applicant will also be required to provide a minimum of a five (5) foot sidewalk that will be constructed within the rights-of-way of the development. Staff has included these as development requirements within the Planned Development District Ordinance.

A summary of the requested density and dimensional requirements is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1] & [5]	65'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF
Minimum Front Yard Setback [2]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	36'	36'
Minimum Rear Yard Setback [4]	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	2,000 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

Waivers to Code Requirements:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Engineering Department's Standards of Design and Construction Manual and the Unified Development Code (UDC) in the following ways:

1) According to the Engineering Department's Standards of Design and Construction Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages that comply with Article VI, Parking and Loading, of the Unified Development Code (UDC) in lieu of alleys. This requirement has been waived for other subdivisions throughout the City when the PD Ordinance conforms to the requirements stipulated by the UDC.

2) According to the Unified Development Code, Article VI, Section 4. – Residential Parking, Sec. 4.1., A, "...single-family…parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street." The applicant is proposing 100% of the lots to be front entry styled garages for *Phase II*, with the standards approved in PD-82 [*Ordinance No. 16-43*] to remain in effect for *Phase I,* which allows for a minimum of 30% "J-Swing" configuration.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property as *Low Density Residential* land uses. According to the Comprehensive Plan, the *Low Density Residential* designation is generally defined as single family development consisting of less than 2 units per acre; however, a density up to 2.5 units per gross acre may be allowed within a Planned Development district that includes the dedication and/or development of additional amenities that exceed the minimum standards for residential Planned Developments. These amenities may include but not limited to parks and open space, neighborhood amenity centers, development of trails and parks in flood plains, municipal parks and/or recreation facilities, etc. In this case, the applicant is proposing a density of 2.50 units per gross acre and is proposing an approximately 6.45-acre park incorporating an eight (8)-ft concrete hike and bike trail system, a playground area, Dog Park, benches, and other features as depicted on the *Park Concept Plan*. This is inclusive of the 9.0-acre public park that was approved with Phase I of the Terracina Estates Addition.

The proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with the exception of the required proximity of residential lots less than 12,000 sq. ft. to a neighborhood oriented park or open space. The Comprehensive Plan's policy requires the lots to be no further than 800-ft from a public park or open space in order to benefit from a property value premium. An approximation of no more than 7 lots (*or 4.7% of the lots*) located in the North East quadrant of the development are not within the 800-ft. minimum distance requirement. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

NOTIFICATION:

On September 29, 2017, staff mailed 142 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lofland Farms, Timber Creek, and Fontana Ranch Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the *subject property* participating in the notification program. Additionally, staff posted a sign adjacent to the *subject property* along Rochell Road and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received one (1) notice opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the *subject property* from an Agricultural (AG) District by amending Planned Development District No. 82 (PD-82), then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/17/2017	LM
Project Number	Z2017-046	**Owner**	MCLENDON, COMPANY THE	**Approved**		
Project Name	Terracina Phase II - Amend PD-82	**Applicant**	DOUGLAS PROPERTIES INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	9/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
ROCHELLE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
TIMBER CREEK ESTATES	8	NULL	8	0186-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/20/2017	3	COMMENTS	See Comments

(9/20/2017 1:50 PM AW)
- See markup
- Need off-site right-of-way to FM 549
- Developer needs to pay to have the sewer infrastructure evaluated
- Timbercreek lift station upgrade
- Sewer pro-rata due
- Must meet all engineering requirements
- TIA will be required for FM 549
- Must install all infrastructure in the Master Water and Sewer plans + any to accommodate their site
- Not supplied by City of Rockwall water. Please contact the engineering department for options

FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	APPROVED	see commnet

(9/21/2017 1:26 PM AA)
Must meet all fire department requirements.

PLANNING	David Gonzales	9/17/2017	9/24/2017	9/19/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future submittals please include the Case Number (Z2017-046) in the lower right hand corner.

• Please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for October 10, 2017.

• Please make the following corrections/additions to the Concept Plan:

(1) Correct and/or include the following within the legend:
a. Maximum Density - 2.506 d.u/acre
b. Provide Canopy Trees at 1 per 50 Linear Feet of Frontage (Open Space/Trails/Park Area) -- as depicted on the Ph II Open Space Plan.
c. Change Open Space calculation to equal 20.3% Total Open Space.
(2) Provide a typical street cross section for the proposed Minor Collector street to be located along the southern portion of the development, as indicated on the City's Thoroughfare Plan.

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) The plan also requires that all lots less than 12,000 sq. ft. must be located within 800-ft of a public park or open space corridor in order to benefit from a property value premium. Provide an exhibit indicating conformance to this requirement.
(2) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]							
City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]							



TERRACINA PHASE II / OPEN SPACE PLAN

City of Rockwall, Texas

CODY JOHNSON s·t·u·d·i·o

ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Suite 200
Wylie, Texas 75098
Tel: 972-941-8400
Fax: 972-941-8401

September 15, 2017

Mr. Ryan Miller
CITY OF ROCKWALL
PLANNING & ZONNING
385 S. Goliad Street
Plano, TX 75087

RE: TERRACINA ESTATES
59.06 Acres
ROCKWALL, TX

Dear Mr. Miller

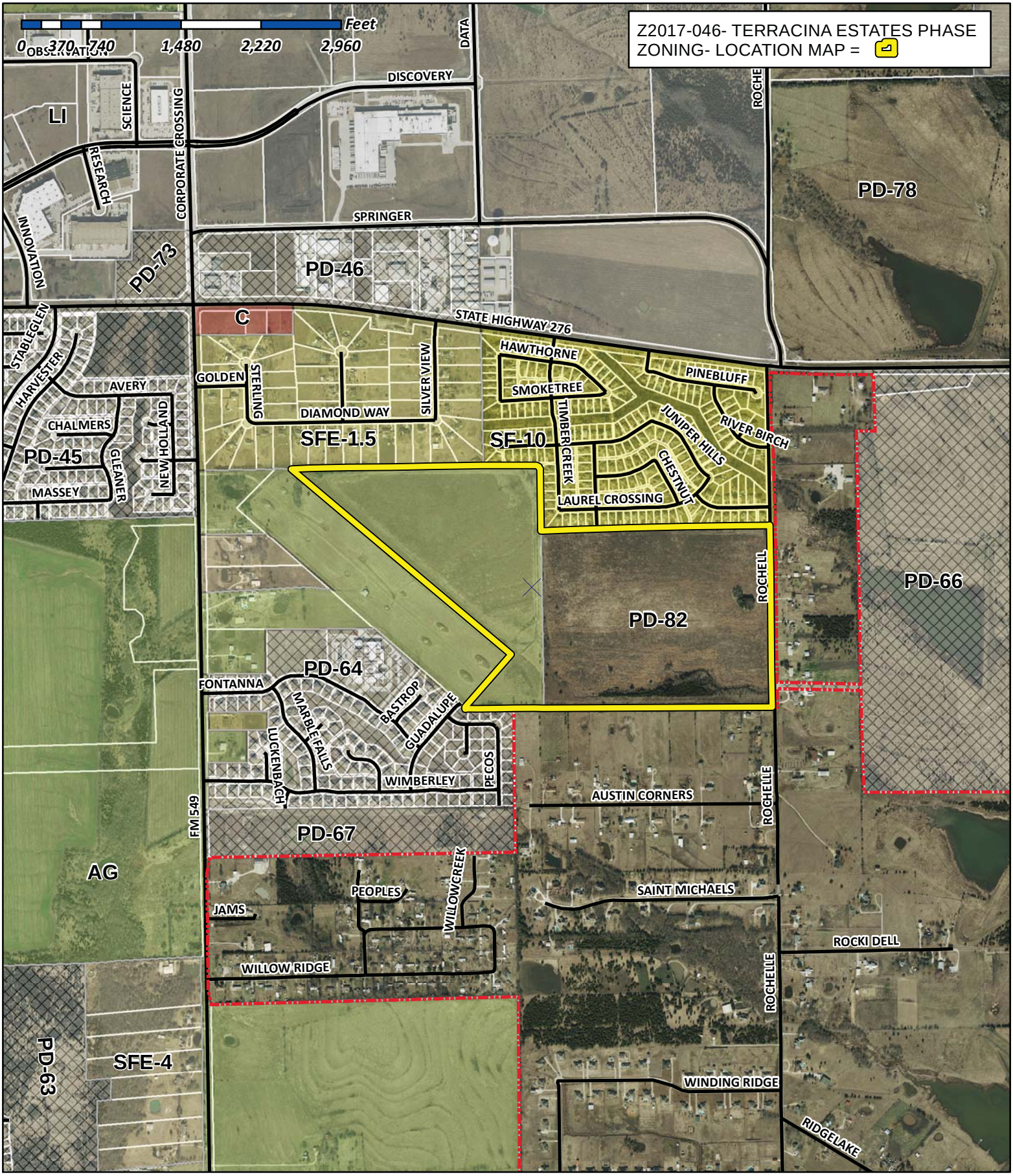
Douglas properties proposes to develop this tract to mirror Terracina Estates (PD – 82) which is also being developed by Douglas properties. The proposed open space percentages and amenities compliment Terracina Estates development, This development will provide a linear park system which when connecting to Terracina Estates will be nearly a mile of park with amenities maintained by the H.O.A.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

Richard Hovas, P.E.

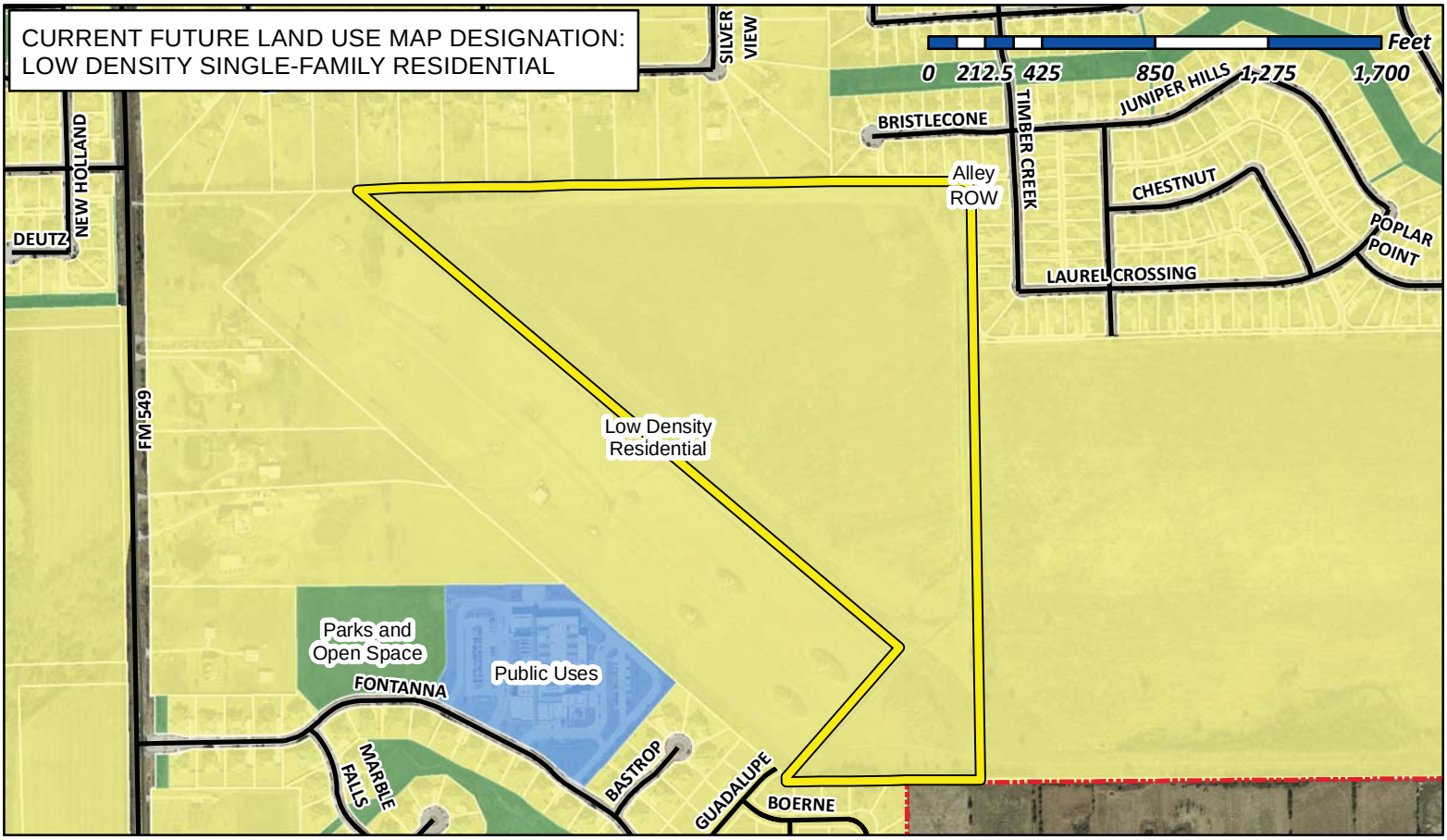
ENGINEERING CONCEPT DESIGN, LP

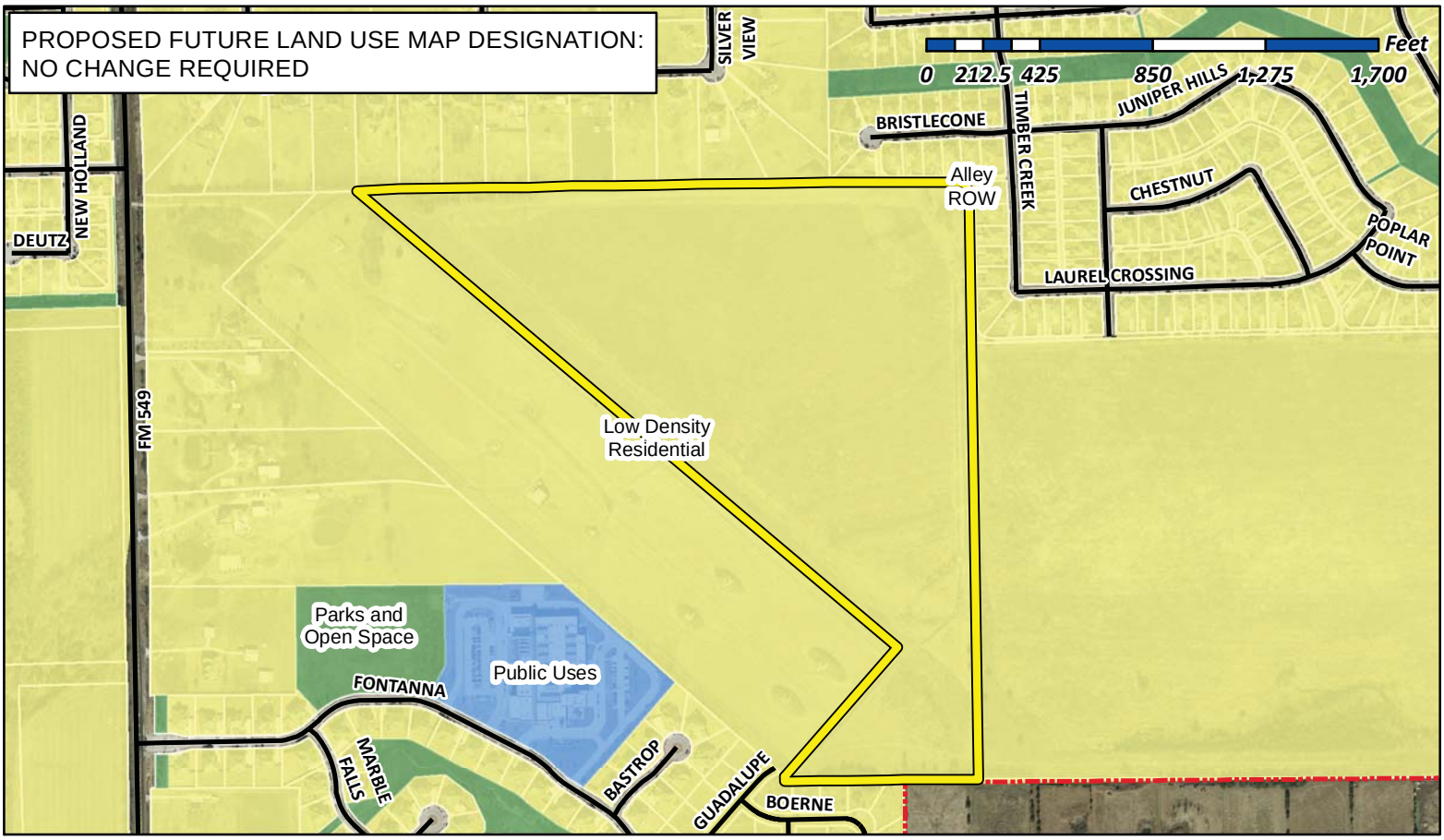


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





City of Rockwall

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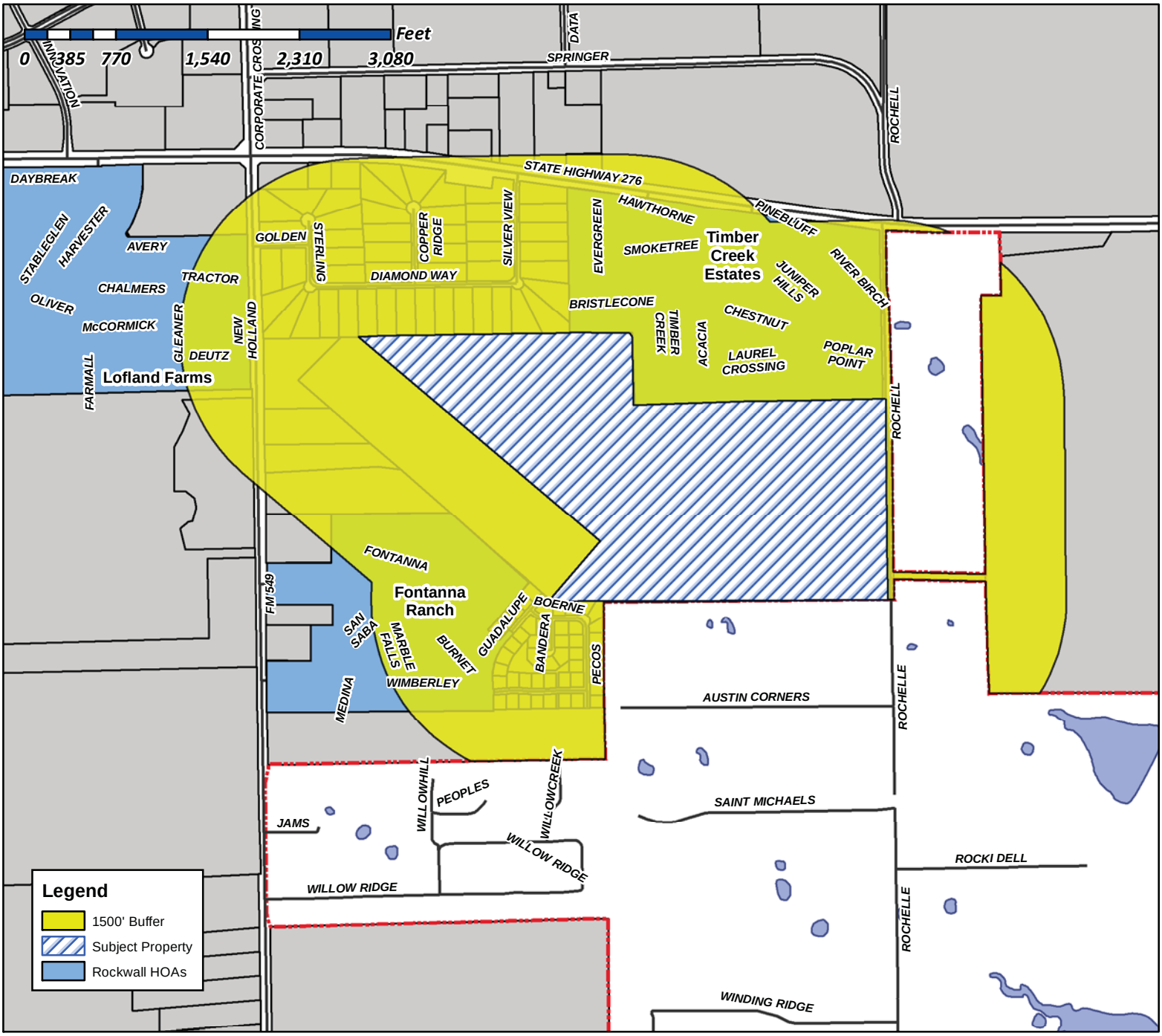
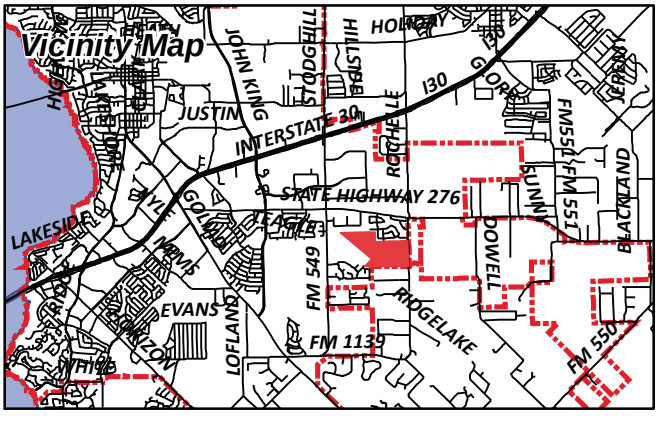


Case Number: Z2017-046
Case Name: Terracina Estates Phase
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Rochell Road



Date Created: 09/15/2017

For Questions on this Case Call (972) 771-7745

Gonzales, David

From: Morales, Laura
Sent: Friday, September 29, 2017 4:32 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***September 29, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/10/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 10/16/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-046- Amendment to PD-82
Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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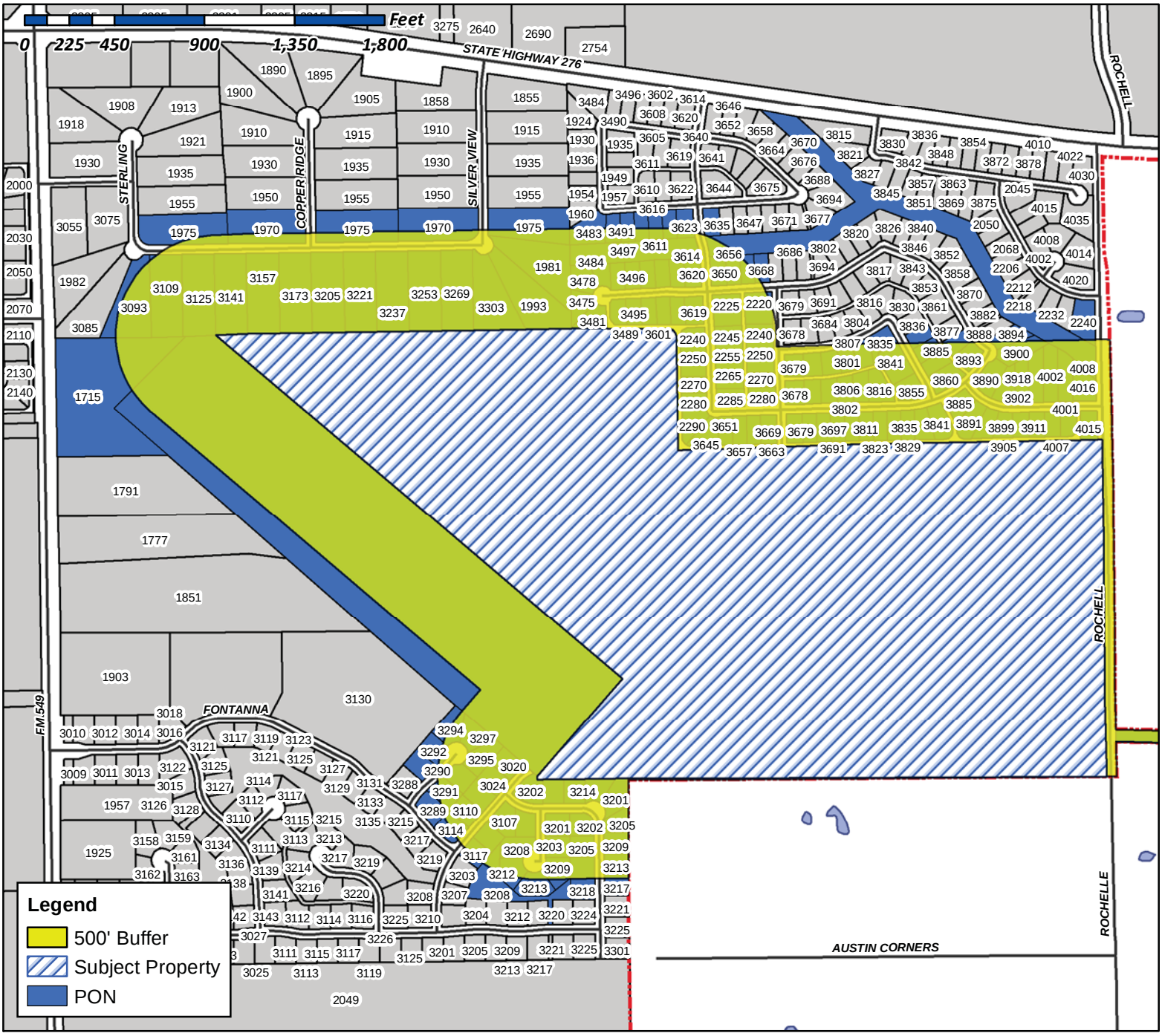
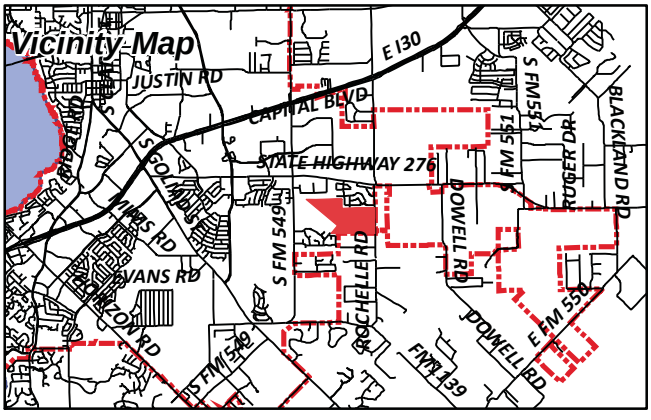


Case Number: Z2017-046
Case Name: Terracina Estates Phase
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Rochell Road



Date Created: 09/15/2017

For Questions on this Case Call (972) 771-7745

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-046: Terracina Phase II - Amend PD-82

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-046: Terracina Phase II - Amend PD-82

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

KELLEY CHRISTOPHER & KELLY

3623 SMOKETREE DR
CRW, TX 75032

STEMBRIDGE VINCENT & ANGELA

3605 SMOKETREE DR
CRW, TX 75032

DAVIS SABRINA

3611 SMOKETREE DR
CRW, TX 75032

MENDOZA DANIEL & KELLY

3617 SMOKETREE DR
CRW, TX 75032

HOUCK BARBARA JOAN

5918 BUFFRIDGE TRAIL
CRW, TX 75252

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
CRW, TX 75032

BEAN RUSSELL S & JESSICA D

3823 LAUREL CROSSING DRIVE
CRW, TX 75032

FERGUSON MONDE & JONATHAN

3919 POPLAR POINT DR
CRW, TX 75032

BASWELL KEVIN T & SUZANN J

1715 S FM 549
CRW, TX 75032

BETTS LONNIE L

3601 BRISTLECONE CT
CRW, TX 75032

DAVENPORT LINDSEY ELAINE AND
DREW ALLEN CARSON
3619 BRISTLECONE CT
CRW, TX 75032

GUAN HAIHUI & YUFENG TANG

1024 BUBB RD
CRW, CA 95014

HILL STEVEN W & PAMELA L

2240 TIMBER CREEK DR
CRW, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS

1975 STERLING CT
CRW, TX 75032

GIDDENS ANTHONY & JERELYNN

2250 TIMBER CREEK DR
CRW, TX 75032

ROBINSON MARCELLE & COREY

2260 TIMBER CREEK DRIVE
CRW, TX 75032

BINNS SHERI M & RONNIE

3490 BRISTLECONE CT
CRW, TX 75032

EVERGREEN HOLDINGS LLC

716 COUNTRY CLUB DR
CRW, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC

ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
CRW, CA 91301

SMITH OLIVER HUGHIE & NATASHA COLETTE

3885 JUNIPER HILLS DR
CRW, TX 75032

BENNETT CLAY

3893 JUNIPER HILLS DR
CRW, TX 75032

MOORE WARD J

PO BOX 29068
CRW, CA 94129

DUMAS CAMERON

39 ALMADOR
CRW, CA 92614

MELLEN JUSTIN C & CRYSTAL R

3848 CHESTNUT TRL
CRW, TX 75032

HARRISON CLINTON

3842 CHESTNUT TRL
CRW, TX 75032

CITY OF ROCKWALL

CRW, 00000

KLESMIT ANN

3685 CHESTNUT TRL
CRW, TX 75032

MORGAN PAUL R

3483 SMOKETREE DR
CRW, TX 75032

VENTURA CELYN A

3829 LAUREL CROSSING DR
CRW, TX 75032

JENKINS LOY S AND CAROL J

3835 LAUREL CROSSING DR
CRW, TX 75032

COPPOCK MICHAEL & LANESSA

3817 LAUREL CROSSING
CRW, TX 75032

BARNES JENNIFER L

3801 CHESTNUT TRL
CRW, TX 75032

PAPPAS NICHOLAS

11595 MINES RD
CRW, CA 94550

HUTTON RENELL AND JAMES

3269 DIAMOND WAY DR
CRW, TX 75032

SHARPE CHARLES & MYRA JO

3835 CHESTNUT TRL
CRW, TX 75032

GOMEZ OSCAR SR

3841 LAUREL CROSSING DR
CRW, TX 75032

CRAIG RANCE AUSTIN

3802 LAUREL CROSSING DRIVE
CRW, TX 75032

HOGUE THOMAS E AND
MARGARET WILSON
3303 DIAMOND WAY DRIVE
CRW, TX 75032

STEWART TOMMY & ANNETT

1970 SILVER VIEW LANE
CRW, TX 75032

HOCKINSON KIRK & KAREN

25 PRAIRIE FALCON DR
CRW, CA 94949

BROWN CHARLES W & MARIA S

3650 JUNIPER HILLS DR
CRW, TX 75032

BASHAM RYAN

3905 POPLAR POINT DR
CRW, TX 75032

ELLINGSON NATHAN AND ALISSA

3899 POPLAR POINT DR
CRW, TX 75032

PAPPAS NICHOLAS

11595 MINES RD
CRW, CA 94550

NEEB ASHTON J AND BETHANY G

4015 POPLAR POINT DR
CRW, TX 75032

HARVEY DOUGLAS & DANA

1993 SILVER VIEW LN
CRW, TX 75032

KNEAREM BEAU J

3885 POPLAR POINT DR
CRW, TX 75032

WILLIAMS MICHAEL AND MICHELLE

3891 POPLAR POINT DR
CRW, TX 75032

SHEN HANOANH MICHELLE

PO BOX 794977
CRW, TX 75379

CARR JIMMIE T

506 GILTIN DR
CRW, TX 76006

NOTT PHILLIP

3855 CHESTNUT TRAIL
CRW, TX 75032

CLIFTON STEPHEN E

1273 HIGHLAND DR
CRW, TX 75087

BRECKENRIDGE BYRON LEE JR

3697 LAUREL CROSSING DRIVE
CRW, TX 75032

FIELDS GREGORY & TESSARA

3805 LAUREL CROSSING DR
CRW, TX 75032

MALTEZ RAOUL A

PO BOX 1314
CRW, CA 95628

HELMS DEBBIE B

1975 COPPER RIDGE CIR
CRW, TX 75032

ANUAR MOSHE & KAREN

3801 NW 97TH AVE
CRW, FL 33024

SUTKER ITAI

17353 HATTERAS ST
CRW, CA 91316

MCCAIG LINDA S

3806 LAUREL CROSSING DRIVE
CRW, TX 75032

MCCARTER CHARLES & MARIA C

3841 CHESTNUT TRAIL
CRW, TX 75032

MILLER HEATHER F AND
GARY W AND VICKI MILLER
616 PLANTATION ST
CRW, TX 75150

FLORENCE ROBERT J & CANDICE J

3635 SMOKETREE DR
CRW, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC

ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
CRW, CA 91301

MCCUEN STEVEN W

PO BOX 953
CRW, TX 75087

CAIN EULIN K II & ANITA J

3237 DIAMOND WAY DR
CRW, TX 75032

DURKEE DAVID M

3253 DIAMOND WAY DRIVE
CRW, TX 75032

CLARK JUSTIN L

3651 LAUREL CROSSING DRIVE
CRW, TX 75032

COURTNEY SHANNON AND SHAMBRICA

3657 LAUREL CROSSING DR
CRW, TX 75032

KYLE LAURA

3663 LAUREL CROSSING DRIVE
CRW, TX 75032

EMERY DIANE MEYER

2706 SUZANNE DR
CRW, TX 75088

KILLINGSWORTH WILLIAM R AND
MARY ANN PETTON
3679 LAUREL CROSSING
CRW, TX 75032

HOWLE MICHELE

2255 TIMBER CREEK DR
CRW, TX 75032

LUTTRELL OSCAR & JEAN

2265 TIMBER CREEK DR
CRW, TX 75032

AMH 2015-1 BORROWER LLC

30601 AGOURA RD SUITE 200
CRW, CA 91301

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST

9710 OCTOBER GLORY LN
CRW, TX 75089

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
CRW, CA 92117

MAAYEH SOUHELL

2270 ACACIA DRIVE
CRW, TX 75032

MCCUEN STEVE

714 BAXTER TR
CRW, TX 75087

MCCUEN STEVEN

PO BOX 953
CRW, TX 75087

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
CRW, CA 92117

KUREHA TOSHINARI

2084 QUEENS LN
CRW, CA 94402

TAFT GRANT A & BONNIE L

1040 PULLEN RD
CRW, TX 75032

DWIRE JASON

3495 BRISTLECONE CT
CRW, TX 75032

HOLMES NILES W & LINDA F
NILES HOLMES PC
122 JAMES DR
CRW, TX 75032

KRANTZ LISA K WARE & ADAM L

3662 JUNIPER HILLS DR
CRW, TX 75032

MCKINNEY BRIAN DALE & DEBORAH MICHELLE

30 WINDSOR DRIVE
CRW, TX 75032

CHAPMAN JERREL & MELBA

3173 DIAMOND WAY DR
CRW, TX 75032

ROWELL ARNOLD B & JACQUELYN

3860 CHESTNUT TRL
CRW, TX 75032

BATEY DONALD J AND DONNA S

3854 CHESTNUT TR
CRW, TX 75032

MILLER ERROL D & VICKI S

3205 DIAMOND WAY DRIVE
CRW, TX 75032

HALBROOK R D & MARLENE S

3221 DIAMOND WAY DR
CRW, TX 75032

NORVELL MONTY G & TERESA A

3614 BRISTLECONE CT
CRW, TX 75032

HOLT BRETT F AND SUSAN L

3608 BRISTLECONE CT
CRW, TX 75032

DUREAULT-SIMONS SUZANNE P & MALCOLM THOMAS SIMONS

3602 BRISTLECONE COURT
CRW, TX 75032

GRADINARU IRINA M AND ALEXANDRU GRADINARU
3496 BRISTLECONE COURT
CRW, TX 75032

ZHIXING REN & ZHIPU SHU

7572 BOLLINGER RD
CRW, CA 95014

BROWN JOHN WENDELL

3478 BRISTLECONE COURT
CRW, TX 75032

GRANGER KRISTIN & COREY

3475 BRISTLECONE CT
CRW, TX 75032

AMERICAN DREAM RENTALS LLC
A TEXAS LIMITED LIABILITY COMPANY
1285 NW PINE LAKE DR
CRW, FL 34994

CANTU JUAN GABRIEL JR AND DOREEN N

4016 POPLAR POINT DR
CRW, TX 75032

ROBERTSON JAMES E

1202 BAYSHORE DR
CRW, TX 75032

PROGRESS RESIDENTIAL 2015-3 BORROWER LLC

PO BOX 4090
CRW, AZ 85261

TIMMINS TERREL P

3109 DIAMOND WAY DR
CRW, TX 75032

TIBBS CHRISTOPHER B & DEANNA K
3125 DIAMOND WAY DR
CRW, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
CRW, TX 75032

COLEMAN GREGORY D & PAMELA A

3157 DIAMOND WAY DR
CRW, TX 75032

CROSSAN GEORGE N & JUDY A

3678 LAUREL CROSSING DR
CRW, TX 75032

PETERSON JUSTIN H & LAURA C REVOCABLE LIVING TRUST

9710 OCTOBER GLORY LN
CRW, TX 75089

BATES DOUGLAS & ANITA

4001 POPLAR POINT DR
CRW, TX 75032

STEINFELS MATHEW WAYNE

3620 BRISTLECONE CT
CRW, TX 75032

COVINGTON JAMES & AMY

2225 TIMBER CREEK DR
CRW, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC

ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
CRW, CA 91301

WADE JUSTIN J

2245 TIMBER CREEK DR
CRW, TX 75032

HUFF ARLENE R & ERIC

3093 DIAMOND WAY DR
CRW, TX 75032

DIAZ ARMANDO N

3491 SMOKETREE DR
CRW, TX 75032

COLLINSWORTH TERRY RAY & SHIRLEY ANN

3918 POPLAR POINT DRIVE
CRW, TX 75032

WILLIAMS DAVID R & LEAANN

4002 POPLAR POINT DR
CRW, TX 75032

HIGGINBOTHAM JANET R &
MELANIE A EDWARDS
2240 RIVERBIRCH LN
CRW, TX 75032

NEFF NATHANIEL J

3894 JUNIPER HILLS DR
CRW, TX 75032

FORTNER MICHAEL AND JENNIFER

3900 JUNIPER HILLS DR
CRW, TX 75032

CHAMBERS PATRICIA M

(MR) MAIL RETURNED BY POST OFFICE
CRW,

GERSON AND LESSER REVOCABLE TRUST
RANDI T GERSON AND SARA R LESSER TRUSTEES
387 43RD ST
CRW, CA 94609

MUMA JUSTIN D AND
JENNIFER L KING
3292 BASTROP CT
CRW, TX 75032

THOMAS JOHN SCOTT & TAMMY L

3890 POPLAR POINT DR
CRW, TX 75032

SINGLETARY JASON G & MONICA COGSWELL

3289 BASTROP COURT
CRW, TX 75032

FOSTER MONTY AND KIMBERLEE

3291 BASTROP CT
CRW, TX 75032

RITTER DAVID W

3290 BASTROP CT
CRW, TX 75032

BAGGETT BARBARA

1975 SILVER VIEW LN
CRW, TX 75032

KIBIRA SHERRY

1981 SILVER VIEW LN
CRW, TX 75032

GRAHAM MORTGAGE CORPORATION

3838 OAK LAWN AVENUE SUITE 1250
CRW, TX 75219

CITY OF ROCKWALL

CRW, 00000

WEST UNION INVESTMENT CO

23545 CRENSHAW BLVD STE 201
CRW, CA 90505

LANGFORD ROBERT S & JAIME

3293 BASTROP COURT
CRW, TX 75032

JENNINGS DONALD P & LINDA K

3294 BASTROP COURT
CRW, TX 75032

FREEMAN TODD M & JANA K

3297 BASTROP CT
CRW, TX 75032

ELLIOTT JOHNNY Y &
JERUSHA L
3295 BASTROP CT
CRW, TX 75032

IHEARTMEDIA TOWER CO I (AM) LLC
VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DR SUITE 200
CRW, FL 33487

MCLENDON COMPANY THE

13101 PRESTON RD STE 501
CRW, TX 75240

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRT, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
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CRW, TX 75230

FONTANNA RANCH PHASE II LP

6750 HILLCREST PLAZA DR SUITE 213
CRW, TX 75230

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-046: Terracina Phase II - Amend PD-82

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-046: Terracina Phase II - Amend PD-82

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Too much traffic now in TimberCreek, not enough entrances and exits. This addition will make it much much WORSE!

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

DESCRIPTION
59.065 acre
John A. Ramsey Survey AB- 127
City of Rockwall, Rockwall County, Texas

BEING a 59.065 acre tract of land located in the John A. Ramsey Survey AB- 127, in the City of Rockwall, Rockwall County, Texas, being a part of Tracts 1 and 2 as described in a deed to The McClendon Corporation as recorded in, Volume 91 Page 526, Deed Records Rockwall County Texas (DRRCT) and more particularly described as follows;

COMMENCING at a found 1/2-inch iron rod for the southwest corner of Sterling Farms Addition, an Addition to the City of Rockwall as recorded Slide C, Page 396, Plat Records Rockwall County Texas (PRRCT), said point being in the common north line of said Tract 2, and being in the East right of way line for Farm to Market Road 543;

THENCE N 88°52'38" E with the common line of said McClendon Tract 2, and said Addition a distance of 805.64 feet to the POINT OF BEGINNING, from said point a found iron rod for the common southerly corner of Lots 17 and 16 of said Sterling Farms Addition bears S 88°52' W, 3.52 feet, and an iron rod with Powell & Powell Cap bears S 48°54' E, 6.45 feet;

THENCE N 88°52'36" E, a distance of 1773.18 feet to a point for southeast corner of said Sterling Farms Addition, and the westerly southwest corner of Timber Creek Estates, Phase 2 & 3, an Addition to the City of Rockwall as recorded in Cabinet E, Slides 55-57, Plat Records Rockwall County Texas (PRRCT);

THENCE easterly and southerly with the line common to said Timber Creek Estates and said McClendon tract 2 as follows:

N 89°51'04" E, a distance of 523.95 feet to a point for a corner in said common line;

S 01°05'16" E, a distance of 612.61 feet to a 1/2-inch iron rod for the southerly southwest corner of said Timber Creek Estates;

THENCE S 01°01'20" E continuing with the east line of said McClendon tract and with the west line of that West Union Investments, Co. tract as described in Volume 377, Page 273, Deed Records Rockwall County Texas, at 1644.86 feet pass a found 3/8-inch iron rod, continuing for a total distance of 1648.36 feet to a found fence post for corner, being on the north line of Ridge Haven Estates, an Addition to the City of Rockwall as recorded in Book A, Slide 213, (PRRCT);

THENCE N 88°53'47" W with the north line of said Addition, a distance of 284.75 feet to a found 1/2- inch iron rod for the northwest corner of said Addition, same being the northeast corner of Fontanna Ranch Phase II, an Addition to the City of Rockwall as recorded in Instrument No. 20170000010844, Official Public Records Rockwall County Texas (OPRRCT);

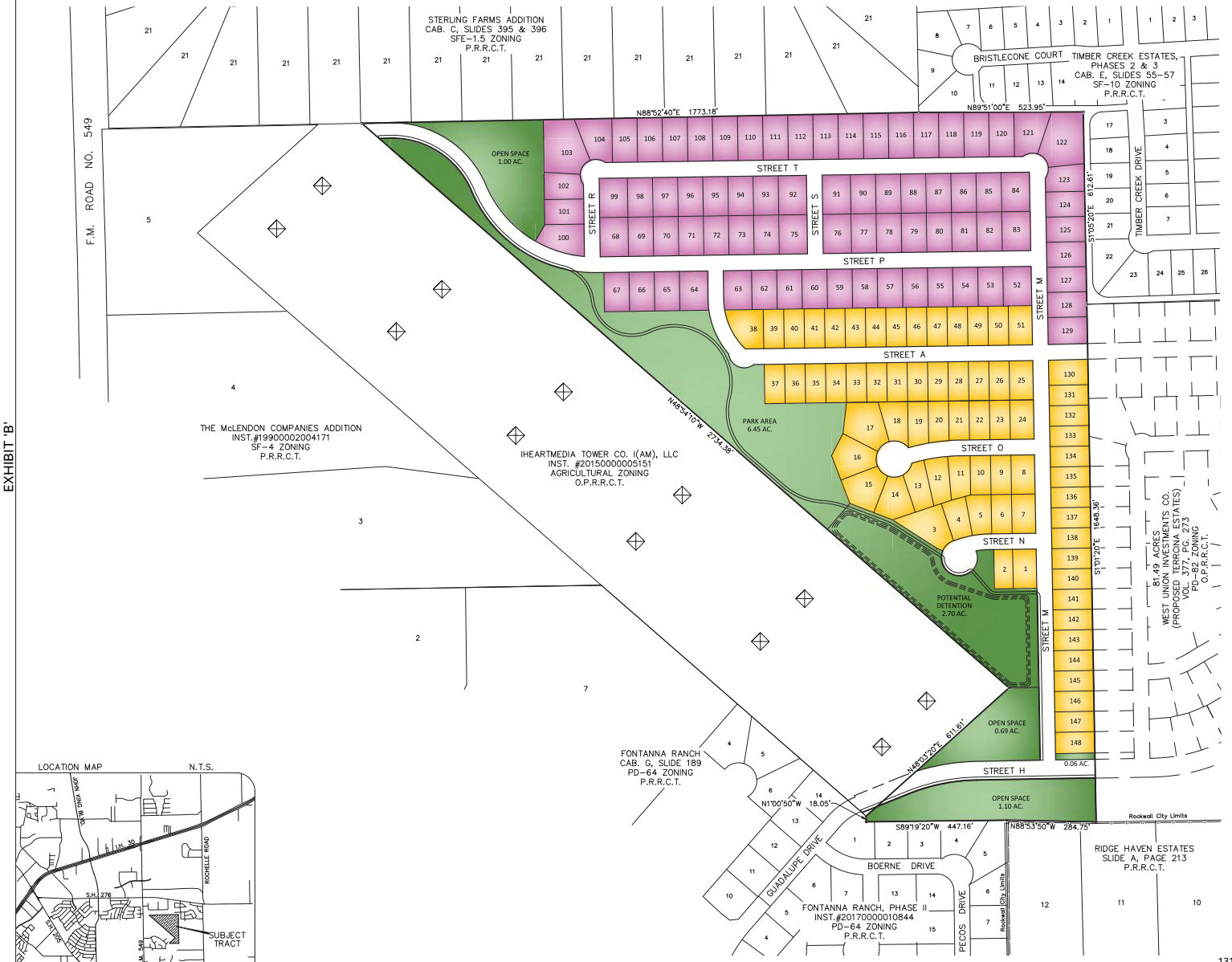
THENCE S 89°19'19" W with the north line of Fontanna Ranch, a distance of 447.16 feet to a found 1/2- inch iron rod;

THENCE N 01°00'46" W, a distance of 18.05 feet to a found iron rod with Powell & Powell cap for a corner of said Fontanna Ranch and being the southwesterly corner of that tact described in a Special Warranty Deed to iHeartMedia Tower Company, I, LLC, as recorded in Instrument No.
20150000005151, (OPRRCT);

THENCE N 48°03'24" E, a distance of 611.61 feet to a found ½-iron rod with Powell & Powell cap for the southeast corner of said iHeartMedia Tower Company tract;

THENCE N 48°54'08" W with the northeasterly line of said iHeartMedia Tower Company tract, a distance of 2734.38 feet to the POINT OF BEGINNING, and containing 59.065 acres of land, more or less.

EXHIBIT 'B'



LOCATION MAP N.T.S.

LAND USE SUMMARY

TOTAL ACREAGE	59.06 AC.	
MAXIMUM DENSITY	2.50 D.U/AC.	
TOTAL LOTS - 148	70 LOTS (65'x125')	
	78 LOTS (80'x125')	
TOTAL OPEN SPACE	12.00 AC. (20%)	
PARK AREA	6.45 AC.	(54%)
OPEN SPACE	2.85 AC.	(24%)
DETENTION	2.70 AC.	(22%)

OWNER:
THE McCLENDON COMPANY
13101 PRESTON ROAD, SUITE 501, DALLAS, TEXAS 75240
ISABEL GARRETT 972-991-1825 isabel@mclendonco.com

APPLICANT:
DOUGLAS PROPERTIES INC.
2309 AVENUE K, SUITE 100, PLANO, TEXAS 75074
JIM DOUGLAS 972-422-1658 jim.douglasproperties@gmail.com

N

150 0 75 150
Scale: 1" = 150'

CONCEPT PLAN

TERRACINA ESTATES PHASE II

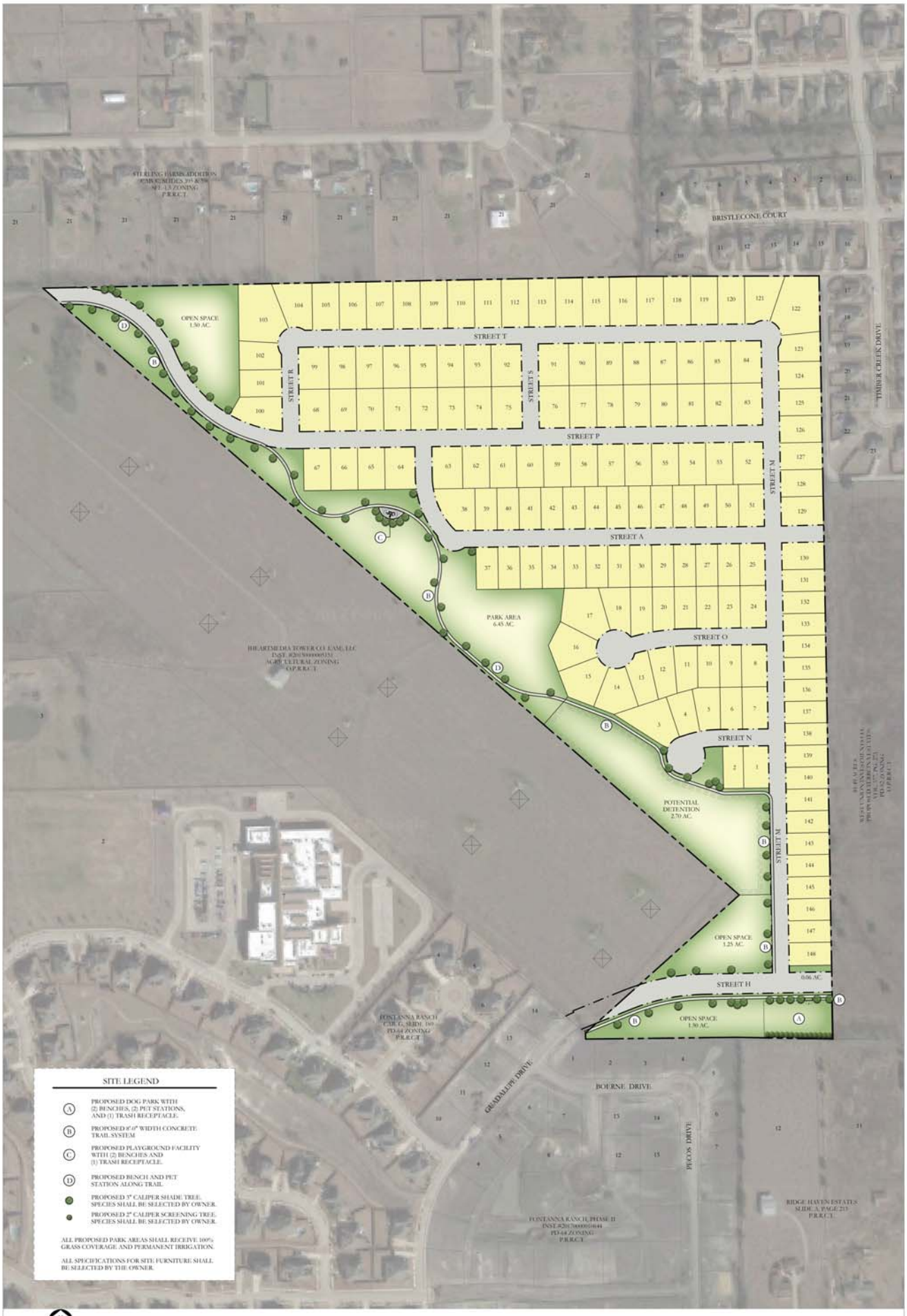
ROCKWALL, TEXAS

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.

September 14, 2017

SHEET NO. 1 OF 1

PROJECT #06537



TERRACINA PHASE II / OPEN SPACE PLAN

City of Rockwall, Texas

CODY JOHNSON
s·t·u·d·i·o

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Trent Hyde

AGENDA ITEM: **Z2017-047;** 218 W. Quail Run Road (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by *Article IV, Permissible Uses*, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.

PURPOSE AND BACKGROUND INFORMATION

The applicant, Trent Hyde is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements stipulated Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The subject property is a 0.830-acre tract of land zoned Single-Family 10 (SF-10) District. The applicant is proposing to construct an ~20-foot tall metal building that will be approximately 700 SF. The proposed accessory building will be located behind the main structure ~11-feet from the side property line and ~70-feet from the rear property line. Additionally, the accessory building will be screened from public view with a fence. According to the UDC, properties within a Single-Family 10 (SF-10) District are permitted two (2) accessory buildings that are a maximum of 225 SF. In addition, the UDC states that an accessory building shall be clad with the same materials that are found on the primary structure. In this case, the proposed accessory building will be 475 SF larger than what is permitted by the ordinance, constructed out of metal. As a result, the applicant is required to apply for a SUP. The approval of this SUP is a discretionary decision for the Planning and Zoning Commission and City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows.

North: Directly north of the subject property is a single-family residential subdivision [*i.e. The Random Oaks art the Shores*] that is zoned Planned Development District 3 (PD-3) for single-family residential land uses. Beyond this is Ridge Road West which is identified as a *Minor Collector.*

South: Directly south of the subject property is a large vacant tract of land zoned Planned Development District 65 (PD-65) for General Retail (GR) District Land Uses. . Beyond this is a single-family residential subdivision [*i.e. Lakeview Summit*]. This area is zoned Planned Development District 29 (PD-29).

East: Directly east of the subject property is a single-family home followed by a vacant tract of land. These areas are zoned Single-Family 10 (SF-10) District. Beyond this

is a daycare facility [*i.e. Children's Lighthouse*]. This area is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

West: Directly west of the subject property are several single-family homes that are zoned Single-Family 10 (SF-10) District. Beyond this is vacant tract of land zoned Planned Development 65 (PD-65) for General Retail (GR) and Single-Family 10 (SF-10) District land uses.

NOTIFICATION:

On September 29, 2017, staff mailed 43 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Shores/Ray Hubbard, Stone Creek and Quail Run Valley Homeowner's Associations (HOA's) which are the only HOA's and/or Neighborhood Organizations within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff has not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The accessory building be subject to the operational conditions contained in the SUP ordinance, which are as follows:

    a) The accessory building shall generally conform to the site plan depicted in *Exhibit 'C''* of the SUP.

    b) The accessory building shall not exceed a maximum size of 700 SF.

    c) The accessory building shall not exceed a maximum overall height of 20-feet.

    d) The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/17/2017	LM
Project Number	Z2017-047	**Owner**	TRENT HYDE	**Approved**		
Project Name	218 W. Quail Run Road	**Applicant**	TRENT HYDE	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	9/17/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
218 W QUAIL RUN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BARZ ACRE	NULL	NULL	NULL	5290-1620-A001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/17/2017	9/24/2017	9/20/2017	3	COMMENTS	
1. Must comply with 6' side setback. 2. Must meet pool setbcak, 1:1 ration to the dept of the pool.							
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/20/2017	3	APPROVED	
FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	APPROVED	
PLANNING	Korey Brooks	9/17/2017	9/24/2017	9/22/2017	5	COMMENTS	Comments

(9/22/2017 8:26 AM KB)
Z2017-47 SUP for 218 W. Quail Run Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Roa
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-047) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 2, 2017. The Planning & Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting date for this case is October 10, 2017. A representative is required to attend all meetings.
I.5 The projected City Council meeting dates for this are October 16, 2017 and November 6, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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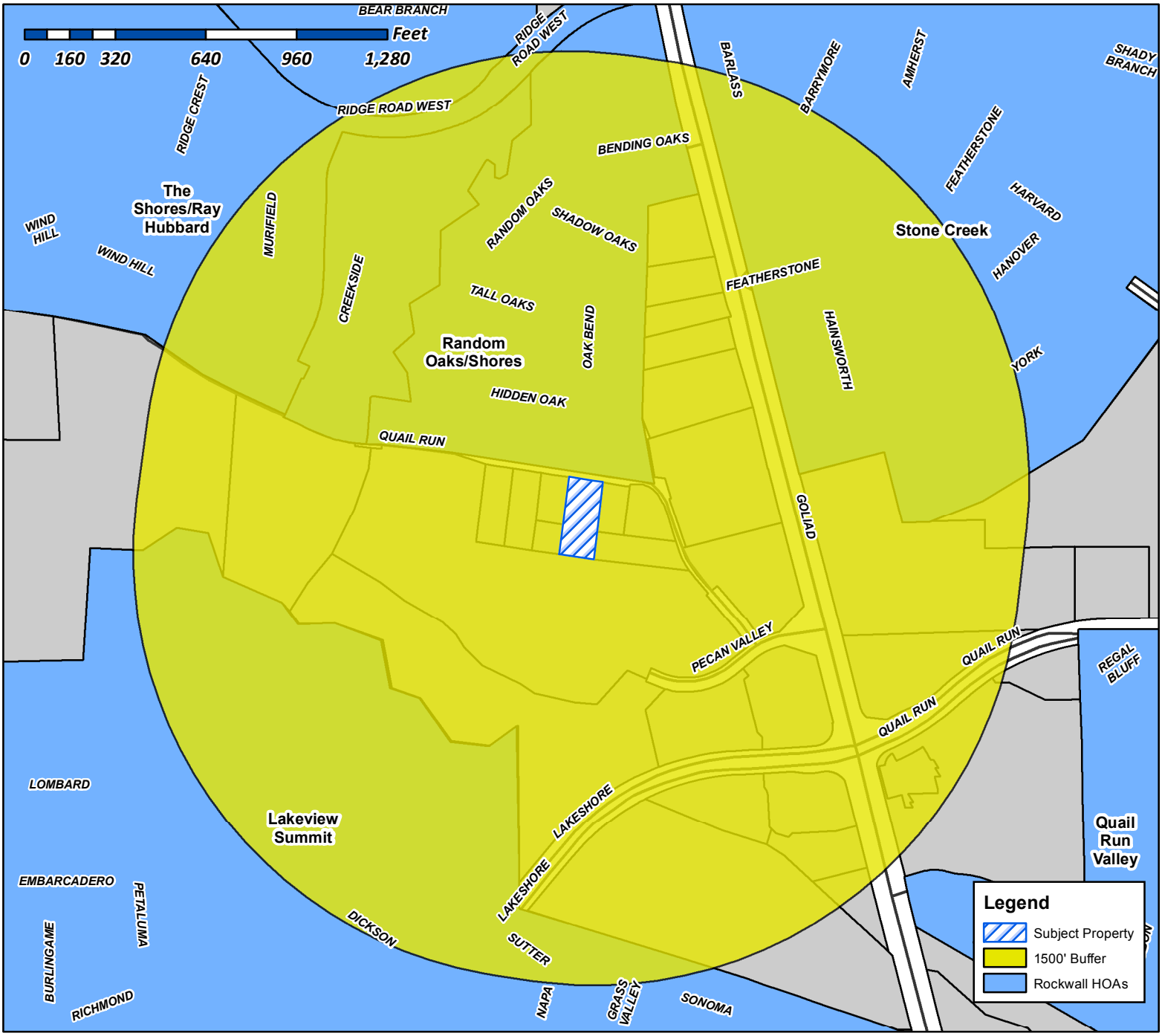
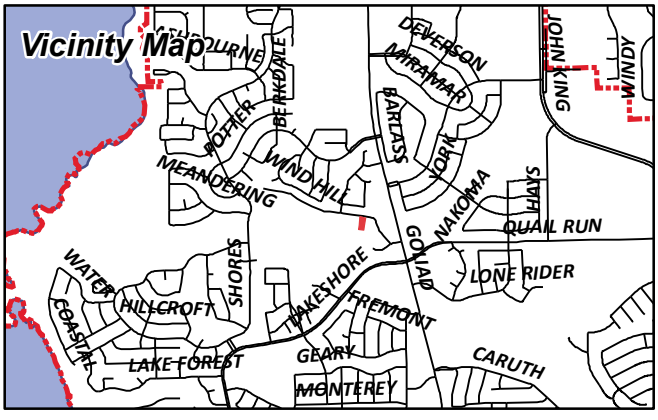


Case Number: Z2017-047
Case Name: SUP for 218 W. Quail Run Road
Case Type: SUP
Zoning: SF-10
Case Address: 218 W. Quail Run Road

Date Created: *09/17/2017*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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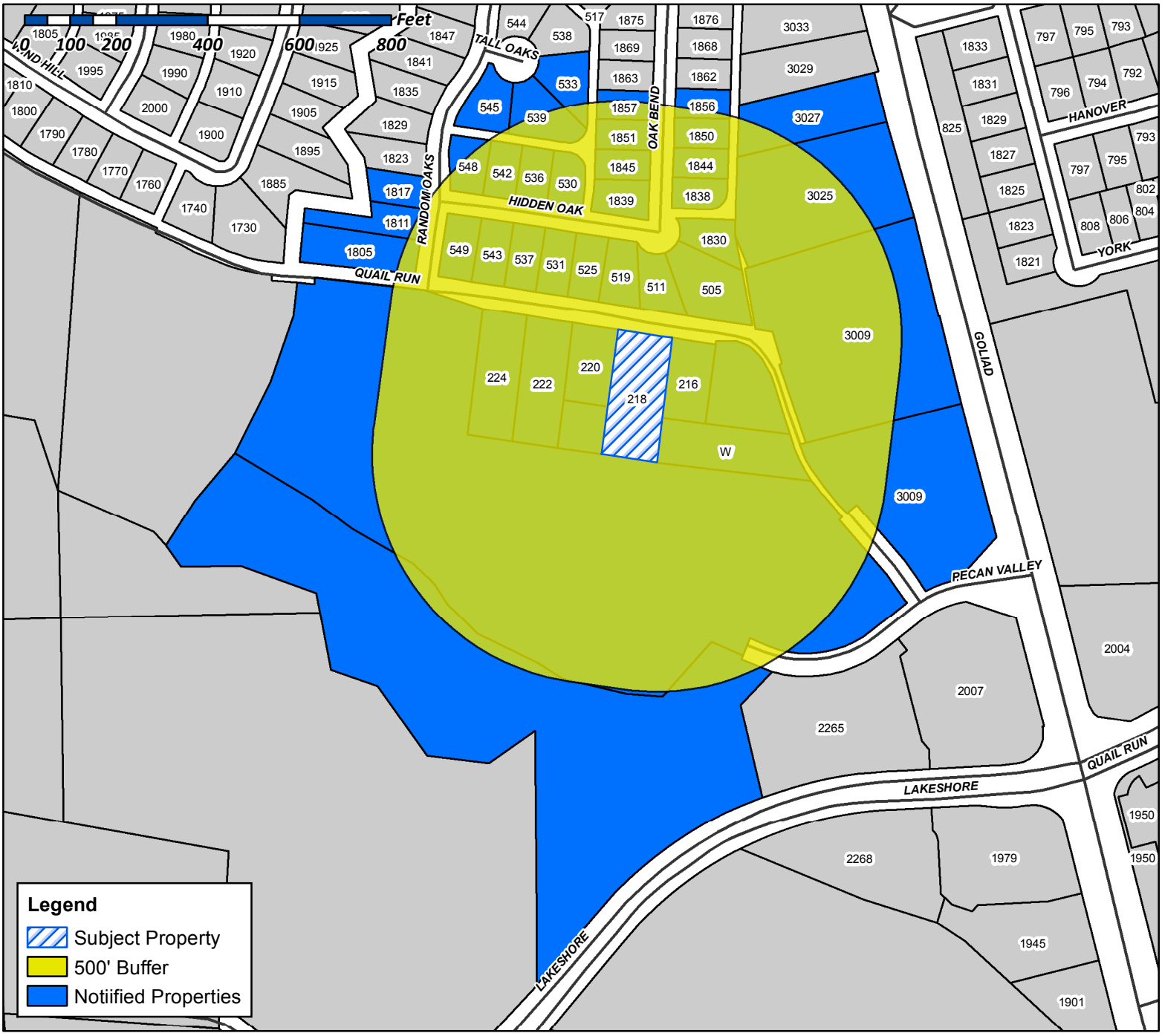
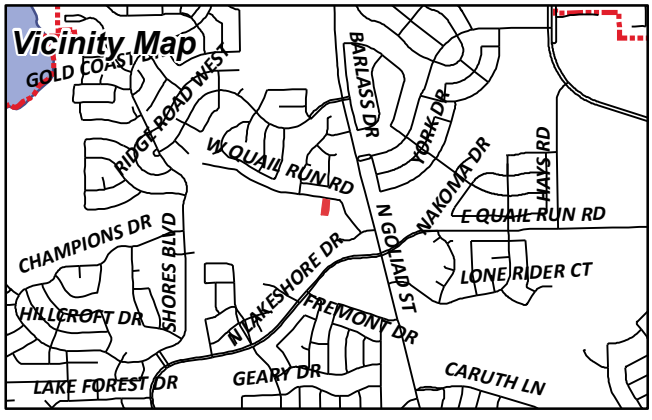


Case Number: Z2017-047
Case Name: SUP for 218 W. Quail Run Road
Case Type: SUP
Zoning: SF-10
Case Address: 218 W. Quail Run Road

Date Created: *09/17/2017*
For Questions on this Case Call (972) 771-7745



PRETIUM SFR HOLDING LLC
C/O PRETIUM MORTGAGE CREDIT MANAGEMENT
120 SOUTH SIXTH STREET SUITE 2100
MINNEAPOLIS, MN 55402

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD
1811 RANDOM OAKS DR
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE
1817 RANDOM OAKS DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1839 OAK BEND DR
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA
1845 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE
1851 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX 75087

RILEY JORI
1857 OAK BEND DR
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CANADA CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX
224 W QUAIL RUN RD
ROCKWALL, TX 75087

KHATER CHARLES J
2368 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A
530 HIDDEN OAK LN
ROCKWALL, TX 75087

HANKINS ANGELA &
MICHAEL ELDON WHIPPLE
531 HIDDEN OAK LN
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH
533 TALL OAKS PL
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA
536 HIDDEN OAK LN
ROCKWALL, TX 75087

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX 75087

WALN IRMA SUE
REVOCABLE LIVING TRUST
539 TALL OAKS PL
ROCKWALL, TX 75087

HAYES MELANIE S
542 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
543 HIDDEN OAK LN
ROCKWALL, TX 75087

VASQUEZ GLORIA
545 TALL OAKS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
548 HIDDEN OAK LN
ROCKWALL, TX 75087

GURSS JACK AND TAMERA
549 HIDDEN OAK LN
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

JENKINS BENJAMIN M & ANGELA K
P O BOX 2172
ROCKWALL, TX 75087

Trent Hyde
218 West Quail Run
Rockwall, TX 75087
214-924-9061 / 972-771-2292

September 13, 2017

To Whom It May Concern:

I, Trent Hyde, the property owner at 218 West Quail Run Road in Rockwall, Texas, is requesting permits to build a 700 square foot outdoor metal building to be used for additional storage at my residence.

Being that my property is almost an acre in size, I would like to construct this permanent building in my residential backyard.

Please provide your approval at your earliest convenience.

Thank you!

Trent Hyde

Trent Hyde

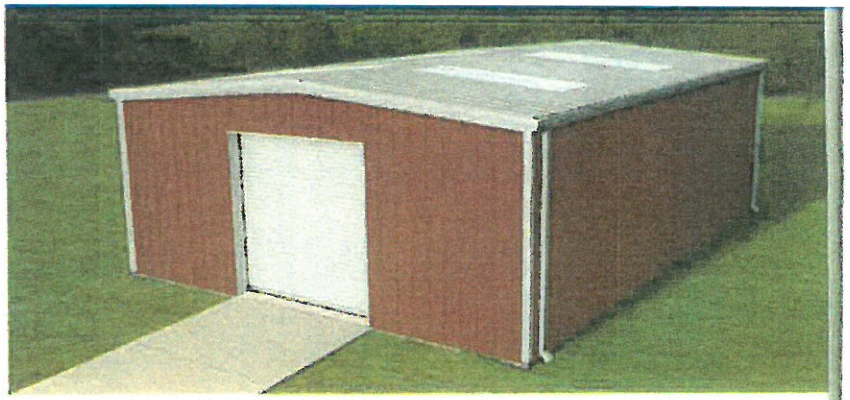


OPTIONAL ITEMS:

- Roll-up doors
- Windows
- Ridge vents
- Insulation
- Walk doors
- Additional colors







STANDARD SERIES KITS

Raising the bar for quality, flexibility and ease of assembly.

When considering quality and value, our Standard Series Kits are the finest pre-designed steel buildings you can buy. They're built of heavy-duty, 26-gauge commercial grade steel and set the standard for ease of assembly and flexibility. Whether you need a workshop, garage, barn or large storage space, you can't go wrong with the Standard Series. Available in six sizes, they can be assembled with bolts and screws – no welding required.

AVAILABLE SIZES

WORKSHOP
24' x 24' x 10' –
One 10' x 7'4" framed opening

GARAGE
24' x 30' x 11' –
One 16' x 8' framed opening

BIG WORKSHOP
30' x 40' x 12' –
One 10' x 10' framed opening

SMALL BARN
30' x 50' x 12' –
One 12' x 10' framed opening

BIG BARN
40' x 50' x 14' –
One 12' x 12' framed opening

BIG BARN XL
40' x 60' x 16' –
Two 14' x 14' framed openings

Note: Please check local building codes before ordering

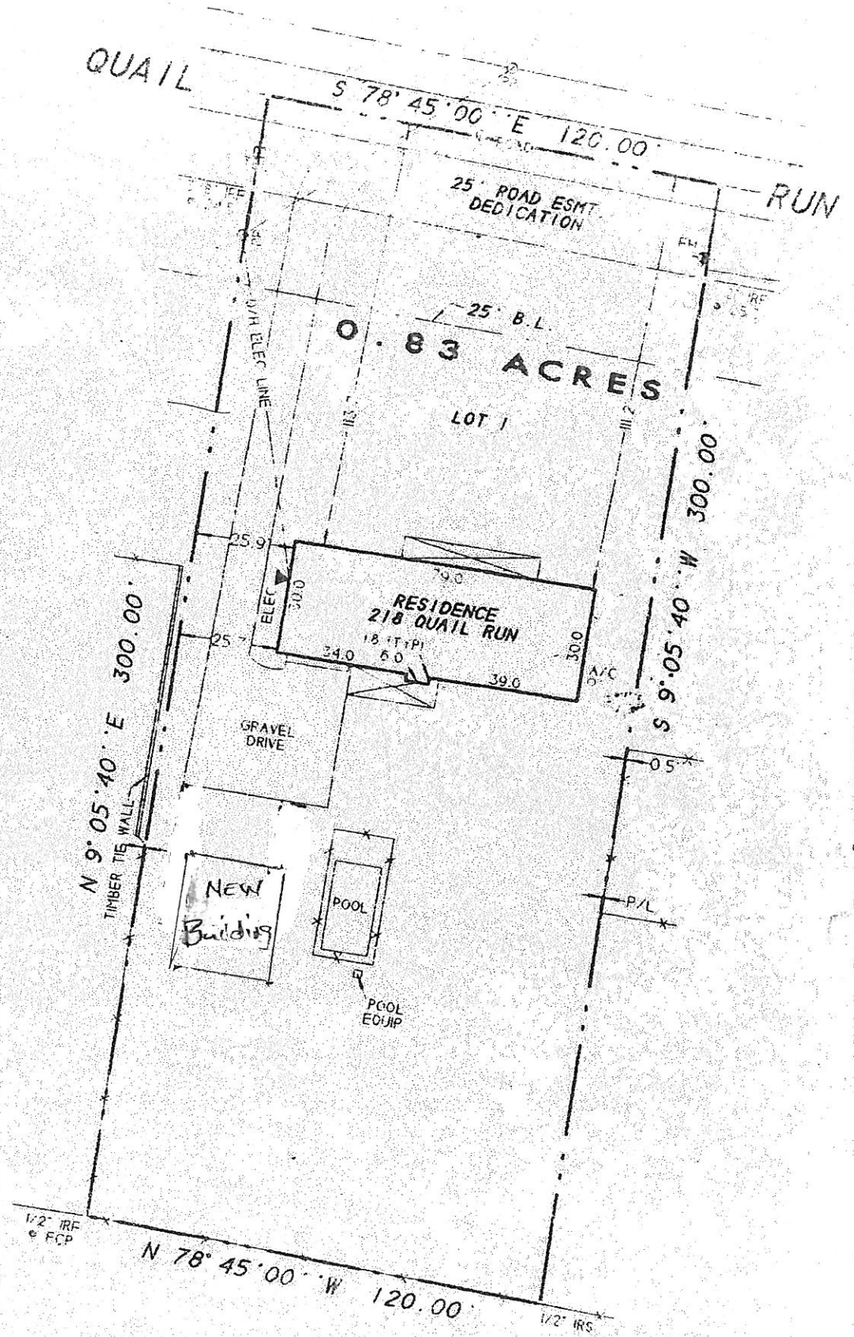
EACH KIT INCLUDES:

- Bolt-together frame
- Coldform end walls
- 26-gauge Galvalume roof with 20-year limited warranty
- 26-gauge colored walls with 30-year limited warranty (white, tan, light stone, light gray)
- Basic trim package
- Anchor bolt plans and erection drawings

LOAD OPTIONS AVAILABLE:

- Utility 20/10/115 mph frame load (IBC 12)
- Basic 20/20/140 mph frame load (IBC 12)
- TWI 20/10/120 mph frame load (IBC 06)
- Snow 20/30/130 mph frame load (IBC 12)
- Premium 20/10/150 mph frame load (IBC 12)

<< Roof: White; Walls: Charcoal; Trim: White; Roll-up Door: White; Top Left - Roof: Burnished Slate; Walls: Light Stone; Trim: Burnished Slate; Roll-up Door: Burnished Slate; Top Right - Roof: White; Walls: Rustic Red; Trim: White; Roll-up Door: White



DESCRIPTION

BEING LOT 1, of the WILSON ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 275, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A Flood Insurance Rate Map, Community Panel No. 480543 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100 - year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE COMPANY, GREAT WESTERN FINANCIAL, and TRENT & DEBRA HYDE at 218 QUAIL RUN, ROCKWALL, Texas, is true and correct, there are no visible or apparent encroachments, protrusions or conflicts from adjoining owners or easements (other than shown) and the same was surveyed by me on the ground the 10th day of February, 1999.

Harold D. Fetty III R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SURVEY DATE 2.10.999
SCALE 1" = 40' FILE # 990225
CLIENT HYDE GF # 13039

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5448

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Russell Phillips

AGENDA ITEM: **Z2017-048**; *SUP for Mini-Warehouse*

SUMMARY:

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

PURPOSE:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for a *mini-warehouse*. The subject property is zoned Commercial (C) District and is situated adjacent to Mims Road on 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbo Acres Addition. This property is addressed as 259 Ranch Trail.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property are commercial structures. Beyond this is vacant land adjacent to County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property are commercial structures. Beyond this is vacant land that is adjacent to FM-3097, which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Commercial (C) District.

East: Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision, which is zoned Single-Family Estates 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail Road, which is identified as a (*Minor Collector)*. Beyond this are commercial structures, that are zoned Commercial (C) District.

The applicant is requesting the approval of an SUP to allow for an ~575-unit mini-warehouse facility. According to the concept plan and building elevations, the mini-warehouse facility will be comprised of multiple buildings [i.e. ~24 buildings], ranging in size from five (5) storage units to 108 storage units. Additionally, the applicant is proposing a masonry façade on the perimeter of all buildings that are visible from the street; however, the applicant is proposing to utilize

metal facades on the interior buildings. Staff should note that most of the surrounding buildings are constructed of metal. Each building will have drive-up units with roll-up doors. None of the roll-up doors will face Ranch Trail or Horizon Road. The leasing office will be a two (2) story building. With the exception of the leasing office, the applicant is proposing to provide landscape screening allowing the mini-warehouse facility to have limited visibility from Ranch Trail and Horizon Road. Additionally, the northeast portion of the subject property is wooded and the applicant is proposing to save trees in the area to act as a screen to the adjacent properties.

According to Section 1.1, *Land Use and Building*s, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse is permitted in a Commercial (C) District by Specific Use Permit (SUP), which is a discretionary decision for the Planning and Zoning Commission and the City Council. Should this request be approved, the applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board and the Planning and Zoning Commission. Attached is a concept plan and building elevations, and conformance to these plans is a requirement of the draft ordinance.

CHARACTERISTICS OF THE REQUEST

Section 2.1.10, *Wholesale, Distribution, and Storage*, of A*rticle IV, Permissible Uses*, of the Unified Development Code (UDC) details the specific land use requirements for a *Mini-Warehouse Facility*. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	8.733-Acres	*Not In Conformance*
The maximum number of storage units shall not exceed 125 units per acre.	575 units	In Conformance[1]
The maximum height shall not exceed one (1) story, except for the residential unit which shall be less that 36-feet.	The proposed buildings are one (1) story with a two (2) story leasing office.	In Conformance
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	Nine (9) parking spaces are and nine (9) parking spaces are provided.	In Conformance
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	The site does not have direct access from any roadway and is only accessible via Ranch Trail.	In Conformance
Overhead doors shall not face adjacent streets.	The buildings are not visible from any adjacent streets or roadways.	In Conformance
All exterior walls facing the front, side and rear property lines shall be 100% brick construction.	All exterior walls facing Ranch Trail will incorporate brick and stone.	*Not In Conformance*
The front, side and rear building setback areas shall incorporate clustered landscaping.	The Concept Landscape Plan provided shows clustered landscaping along the perimeter of the facility.	In Conformance
Gates shall be incorporated limiting access to the facility.	Wrought iron gates are being proposed.	In Conformance
Screening fences shall be wrought iron or masonry.	Landscape screening and wrought Iron fencing are shown on the site plan.	In Conformance
Concrete shall be used for all paving.	All future paving will be concrete.	In Conformance
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The leasing office is the only building visible from the street and will have a minimum roof pitch of 1:3, however the remaining buildings will not.	*Not In Conformance*

Lighting standards shall be limited to a maximum of 20-feet in height.	Will be handled at the time of site plan submittal on the Photometric Plan. The SUP Ordinance include this requirement under the Operational Conditions.	Photometric Plan (Site Plan)
A single residential unit not exceeding 1,600 SF in size is permitted.	There will be no residential unit.	In Conformance
Outside Storage shall be prohibited.	The site will not have outside storage.	In Conformance

1. Note: At 5-acres a maximum of 625 units are permitted.

NOTIFICATION:

On September 29, 2017, staff sent thirty (30) notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the specific use permit request, staff would offer the following conditions of approval:

1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    a) The development shall generally conform to the Concept Plan depicted in *Exhibit 'C'* of the SUP.

    b) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of the attached ordinance.

    c) The maximum number of storage units provided shall not exceed 575 units for the facility.

    d) The residential unit/caretaker's quarters shall not exceed 1,600 square feet.

    e) The residential unit/caretaker's quarters shall not be greater than 36 feet in height.

    f) No outside storage of any kind shall be allowed (including, but not limited to the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).

    g) Businesses shall not be allowed to operate within individual storage units.

    h) The commercial operation of rental trucks and trailers shall be prohibited

2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-048	**Owner**	MCMULLEN, KENNETH & SANDRA A	**Applied**	9/17/2017 LM
Project Name	SUP for 259 Ranch Trail	**Applicant**	RUSSELL PHILLIPS	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	9/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
259 RANCH TRAIL	ROCKWALL, TX 75032	

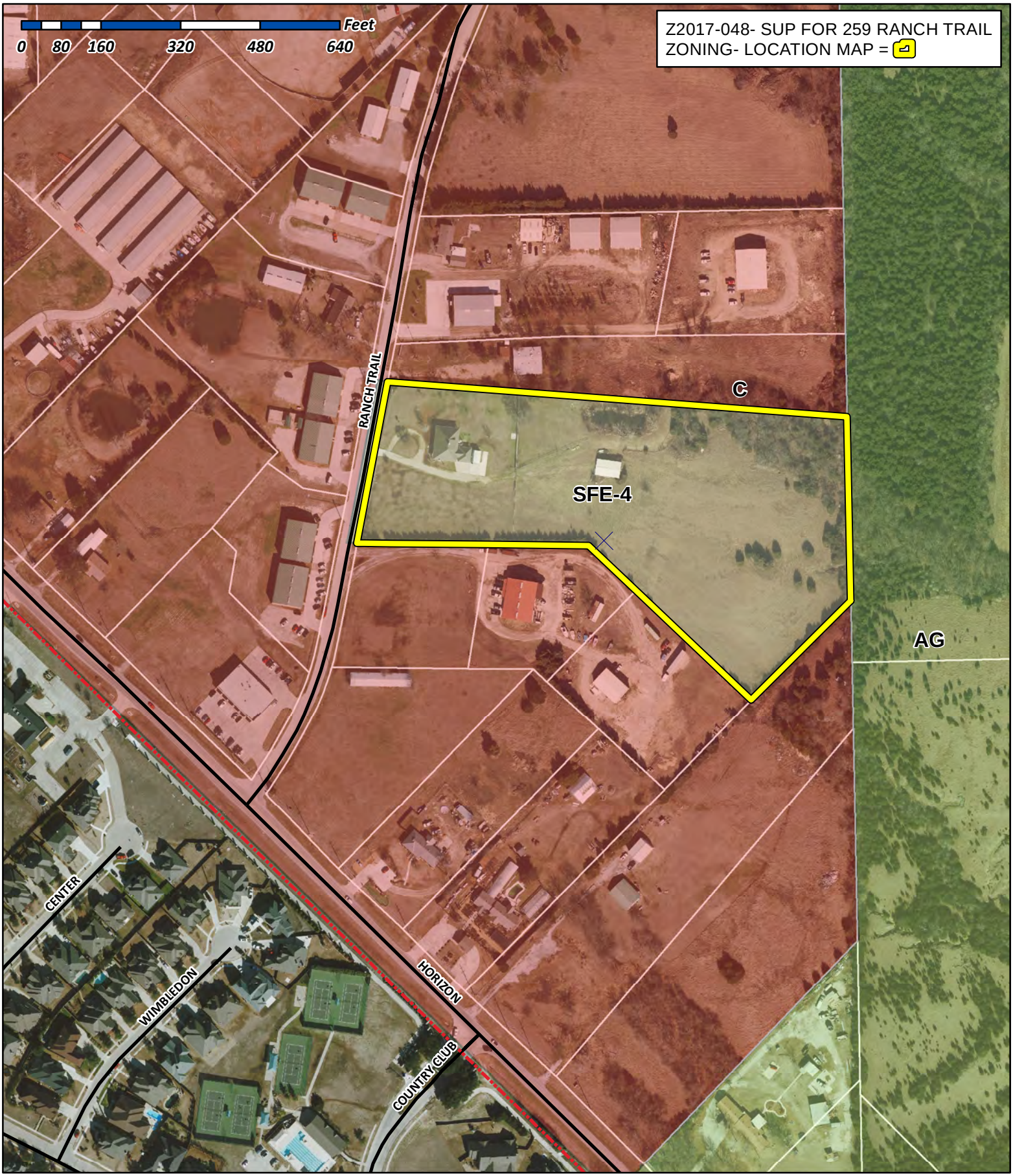
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	14 & PT 16	NULL	14 & PT 16	4720-0000-0014-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/17/2017	9/24/2017	9/20/2017	3	COMMENTS	
(9/20/2017 8:49 AM JA) If elevator is not provide, the second floor cannot be used for medical or retail use.							
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/21/2017	4	APPROVED	See Conditions
(9/21/2017 8:47 AM AW) Sewer pro-rata - $94.41/acre Must meet all engineering requirements Driveway spacing is a minimum of 100' edge to edge of proposed and/or existing driveways 4% engineering fees Impact fees							
FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	COMMENTS	see comments
(9/21/2017 2:01 PM AA) Fire Sprinkler system required in all self-storage facilities, regardless of size. Exception: One story self-storage buildings that have no interior corridors. All buildings 5,000 square feet and greater, regardless of use, shall be fire sprinklered. If leasing office has a residential area, then fire sprinklers will be required within the building, regardless of square footage. If gross building area exceeds 62,000 square feet, then a secondary fire access point shall be provided. Exception: All buildings are fire sprinklered, gross building area is increased to 124,000 square feet. Must adhere to all fire code requirements.							
PLANNING	Korey Brooks	9/17/2017	9/24/2017	9/22/2017	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/22/2017 8:30 AM KB)
Z2017-48 SUP for 259 Ranch Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-048) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 2, 2017. The Planning & Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting date for this case is October 10, 2017. A representative is required to attend all meetings.
I.5 The projected City Council meeting dates for this are October 16, 2017 and November 6, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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385 S. Goliad Street
Rockwall, Texas 75087
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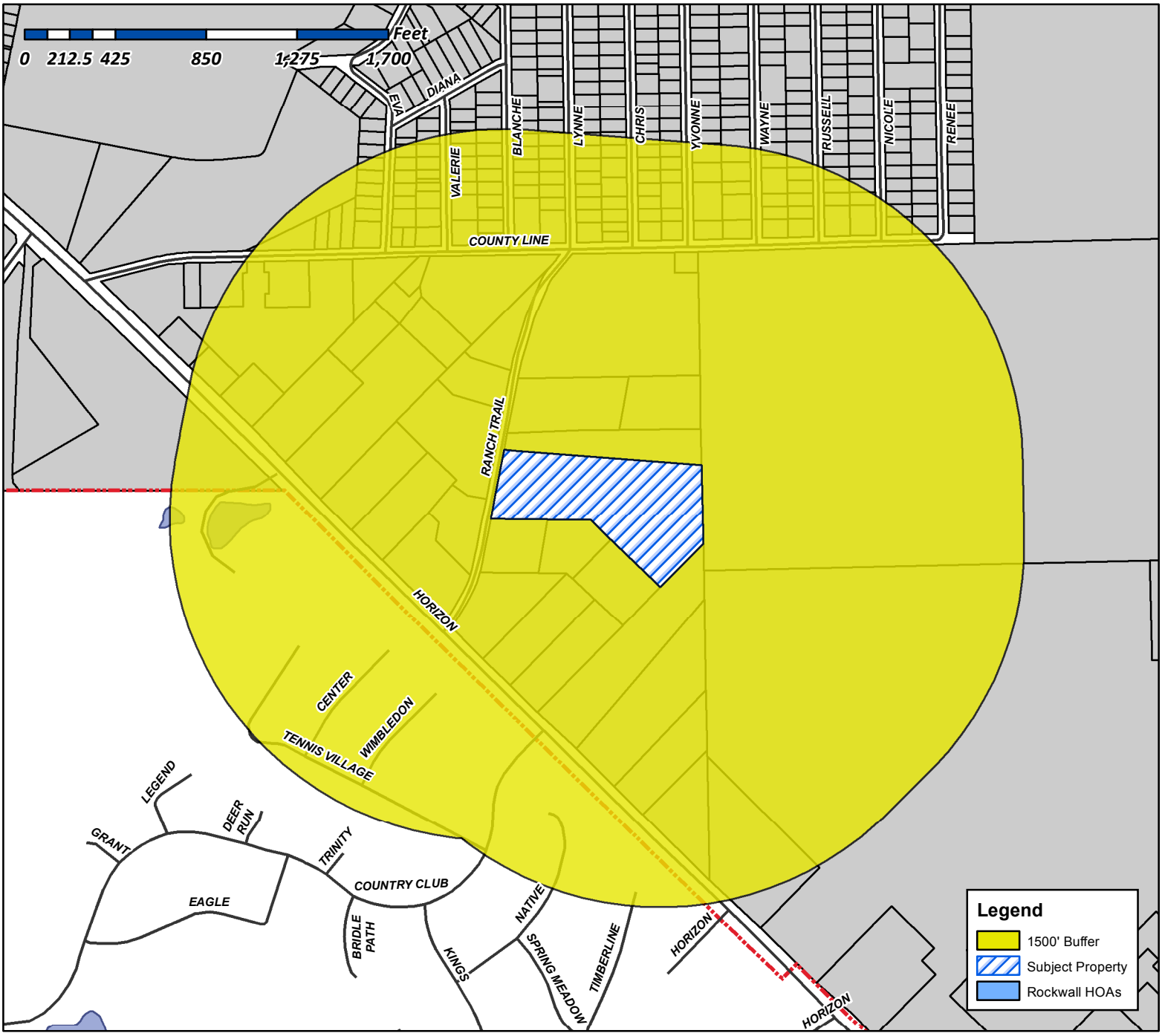
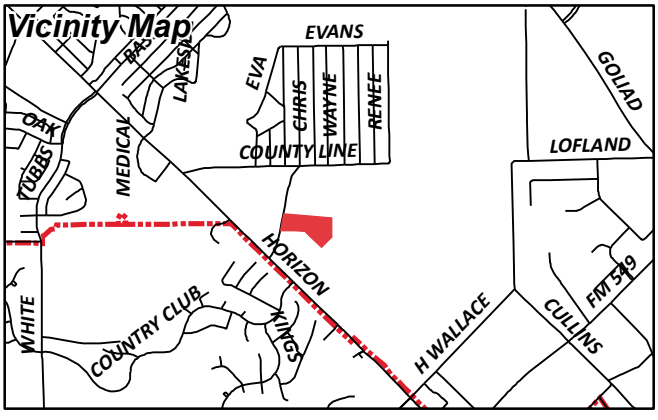


Case Number: Z2017-048
Case Name: SUP for 259 Ranch Trail
Case Type: SUP
Zoning: Commercial (C) District
Case Address: 259 Ranch Trail

Date Created: *09/18/2017*
For Questions on this Case Call (972) 771-7745



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(P): (972) 771-7745
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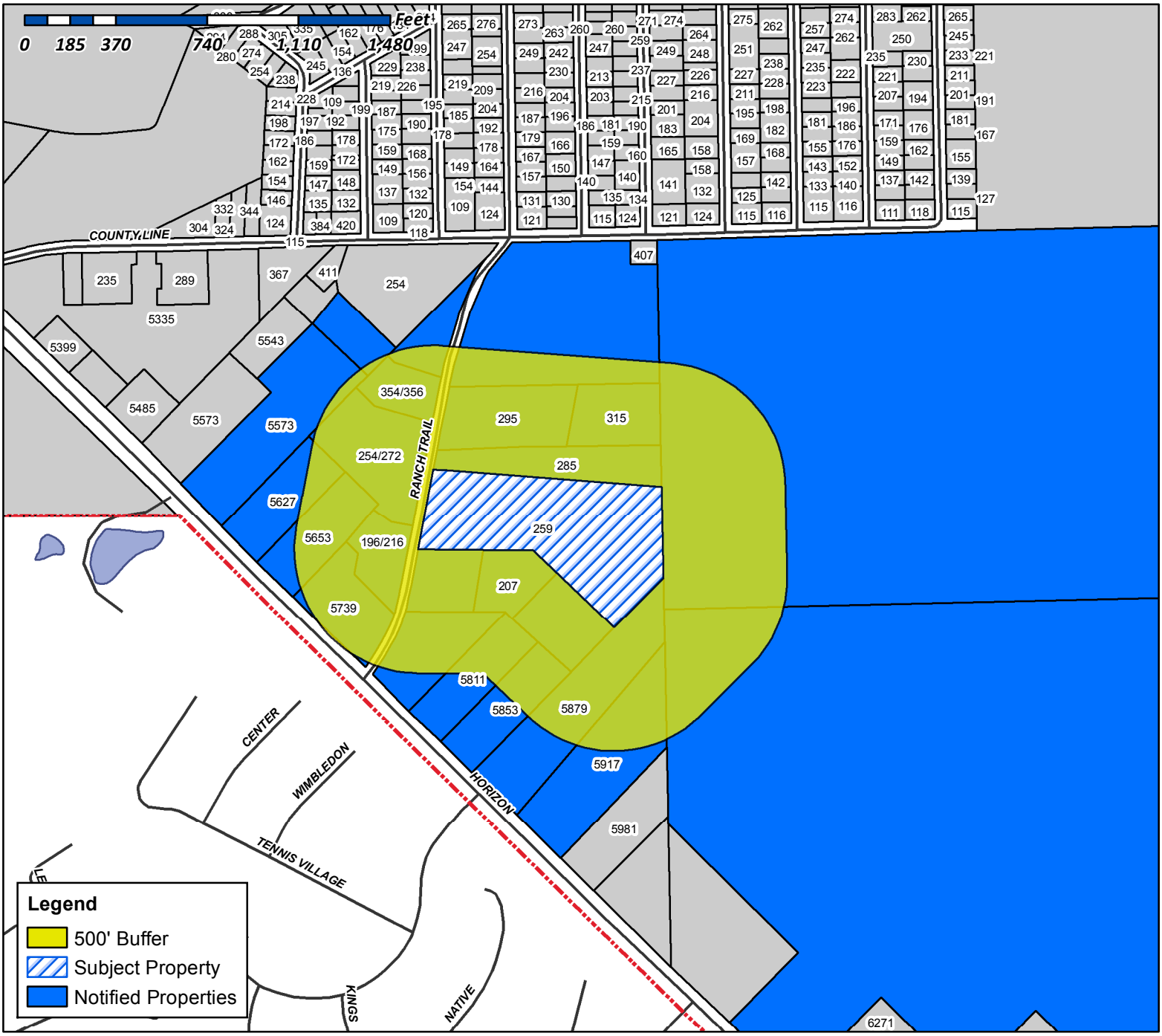

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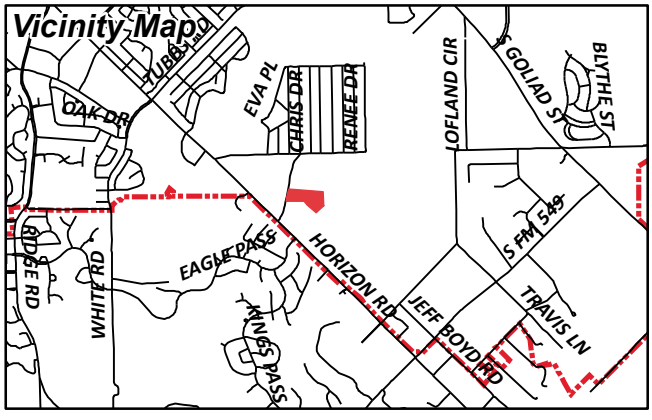
Zoning: Commercial (C) District
Case Address: 259 Ranch Trail

Date Created: *09/18/2017*

For Questions on this Case Call (972) 771-7745



JTS ALLIANCE INC
16 MEADOWLAKE DR
HEATH, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
196 RANCH TRL STE 306
ROCKWALL, TX 75032

TEXAS RANCH TRAILS LLC
200 LOUISANA
LITTLE ROCK, AR 72201

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
216 RANCH TRL STE 306
ROCKWALL, TX 75032

PATRIOT PAWS SERVICE DOGS
LORI STEVENS
254 RANCH TRL
ROCKWALL, TX 75032

MCMULLEN KENNETH & SANDRA A
259 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
272 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
285 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
295 RANCH TRAIL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

AGARWAL ASHWANI K & RACHNA
3435 ASBURY ST
DALLAS, TX 75205

KUMAR ATUL
3435 ASHBURY ST
DALLAS, TX 75205

CURRENT RESIDENT
354 RANCH TRL STE 306
ROCKWALL, TX 75032

CURRENT RESIDENT
356 RANCH TRL STE 306
ROCKWALL, TX 75032

SUNBELT STAINLESS EQUIPMENT
382 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5653 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5739 FM3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5811 FM3097
ROCKWALL, TX 75032

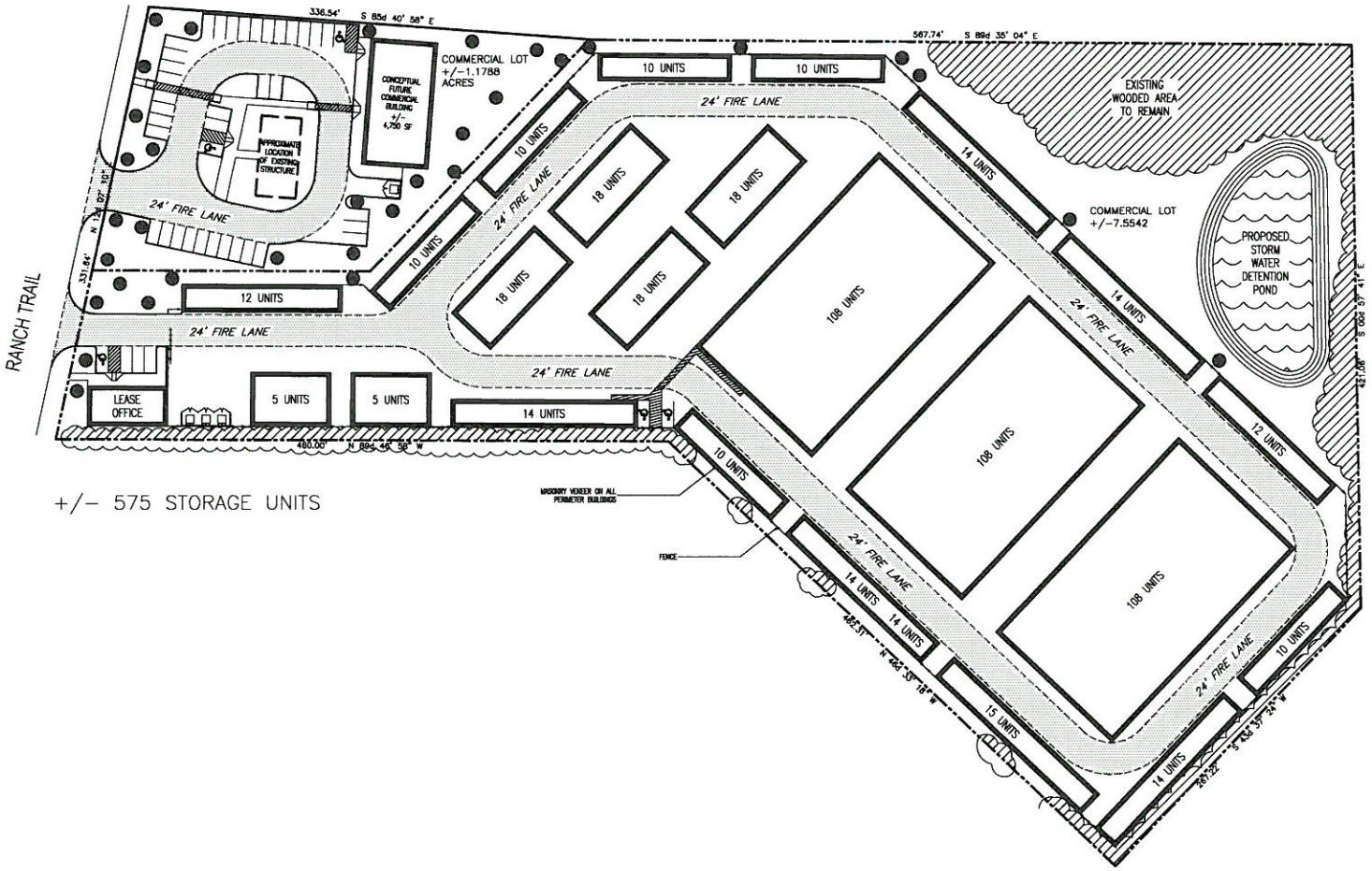
CURRENT RESIDENT
5853 FM3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

CURRENT RESIDENT
5917 FM3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC
PROFIT SHARING TRUST
6505 W PARK BLVD STE 306
PLANO, TX 75093



A5 SITE PLAN – CONCEPT A
1" = 40'-0"

REVISIONS:

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

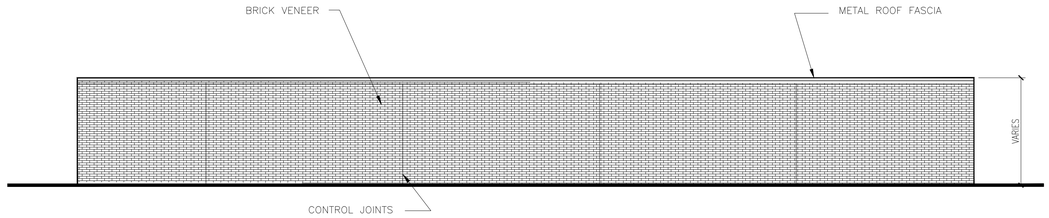
PRIZM ARCHITECTS INTERNATIONAL, INC.
ARCHITECTS DESIGNERS PLANNERS
560 BROOKER DRIVE, SUITE 170 IRVING, TEXAS 75060
(972) 714-0400, FAX (972) 714-0252

MINI-WAREHOUSE
COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

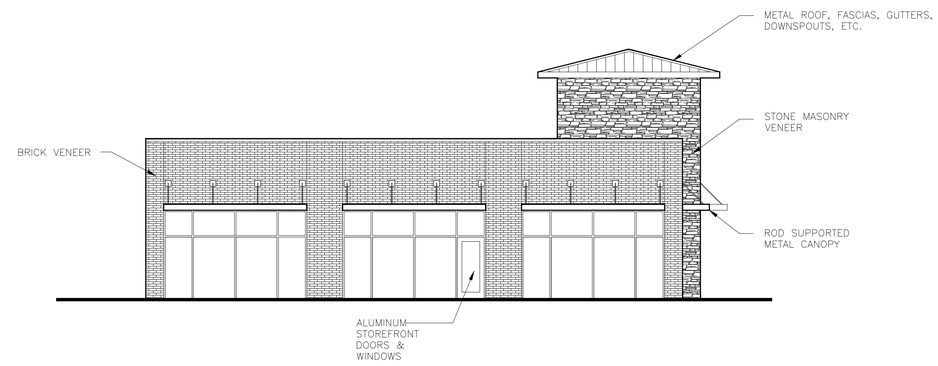
PROJECT NO.: 0.013.0817
ISSUE DATE: 09/15/2017

PROPOSED SITE PLAN

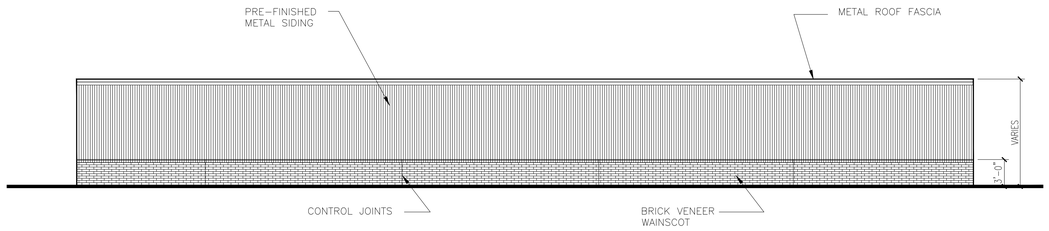
SHEET NO.:
PZ-1.0



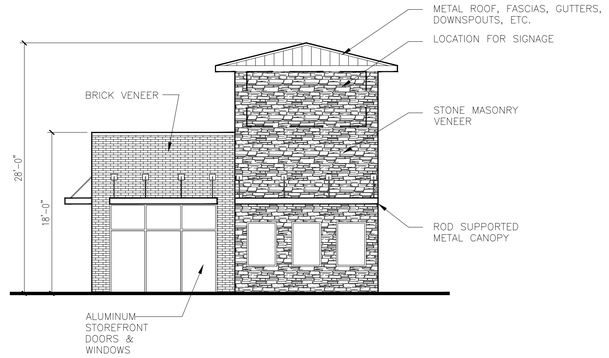
D 1 EXTERIOR ELEVATIONS PRIMARY FEATURE PERIMETER DUPLEXES SCALE: 1/8" = 1'-0"



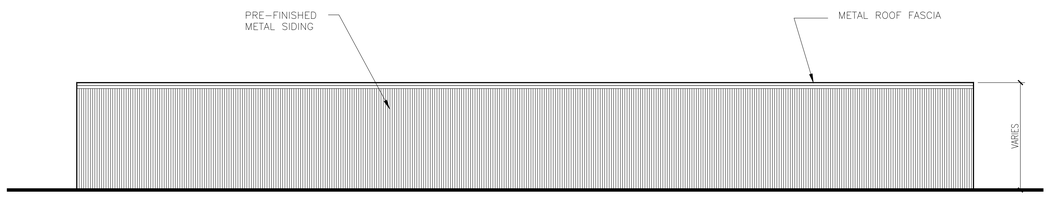
SIDE ELEVATIONS EASIOFFICE SCALE: 1/8" = 1'-0"



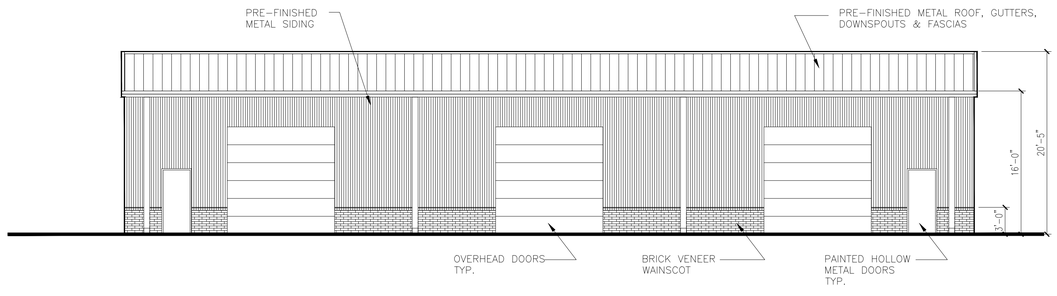
C1 EXTERIOR ELEVATIONS SECONDARY FEATURE PERIMETER DUPLEXES SCALE: 1/8" = 1'-0"



C STREET ELEVATIONS EASIOFFICE SCALE: 1/8" = 1'-0"



B 1 EXTERIOR ELEVATIONS TYPICAL PERIMETER DUPLEXES SCALE: 1/8" = 1'-0"



A A1 EXTERIOR ELEVATIONS WAREHOUSE DUPLEXES SCALE: 1/8" = 1'-0"

1 2 3 4 5

REVISIONS:

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RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

PRIZM ARCHITECTS INTERNATIONAL LTD., INC.
ARCHITECTS DESIGNERS PLANNERS
580 DECKER DRIVE, SUITE 170 IRVING, TEXAS 75062
(972) 714-0420, FAX (972) 714-0282

MINI-WAREHOUSE COMPLEX
RANCH TRAIL
ROCKWALL, TEXAS

PROJECT NO.: 0.013.0817
ISSUE DATE: 09/20/2017

PROPOSED ELEVATIONS

SHEET NO.:
P -2.0

CITY OF ROCKWALL

ORDINANCE NO. 17-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT, ON A 8.733-ACRE TRACT OF LAND BEING IDENTIFIED AS A PORTION OF LOT 16 AND ALL OF LOT 17, RAINBO ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Russell Phillips for the approval of a Specific Use Permit (SUP) to allow for a *Mini-Warehouse Facility* in a Commercial (C) District on a 8.733-acre tract of land being described as a portion of Lot 16 and all of Lot 17, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Mini-Warehouse* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Subsection 2.1.10, Wholesale, Distribution, and Storage,* of *Section 2*, *Use Standards*, of *Article IV, Permissible Uses, and Subsection 4.5, Commercial (C) District,* of *Section 4*, *Commercial District,* of *Article V*, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

DRAFT ORDINANCE 11.06.17

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a portable food service facility on the subject property, and conformance to these operations is required for continued operation:

1) The development shall generally conform to the Concept Plan depicted in *Exhibit 'C'* of this ordinance.

2) The building elevations shall generally conform to the Concept Building Elevations depicted in *Exhibit 'D'* of this ordinance.

3) The maximum number of storage units provided shall not exceed 579 units for the facility.

4) The residential unit as an accessory to the permitted use shall not exceed 1,600 square feet.

5) The residential unit may exceed one story, but shall not be greater than 36 feet in height.

6) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).

7) Businesses shall not be allowed to operate within individual storage units.

8) The commercial operation of rental trucks and trailers shall be prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF NOVEMBER, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *October 16 2017*

2nd Reading: *November 6, 2017*

DRAFT ORDINANCE 11.06.2017

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

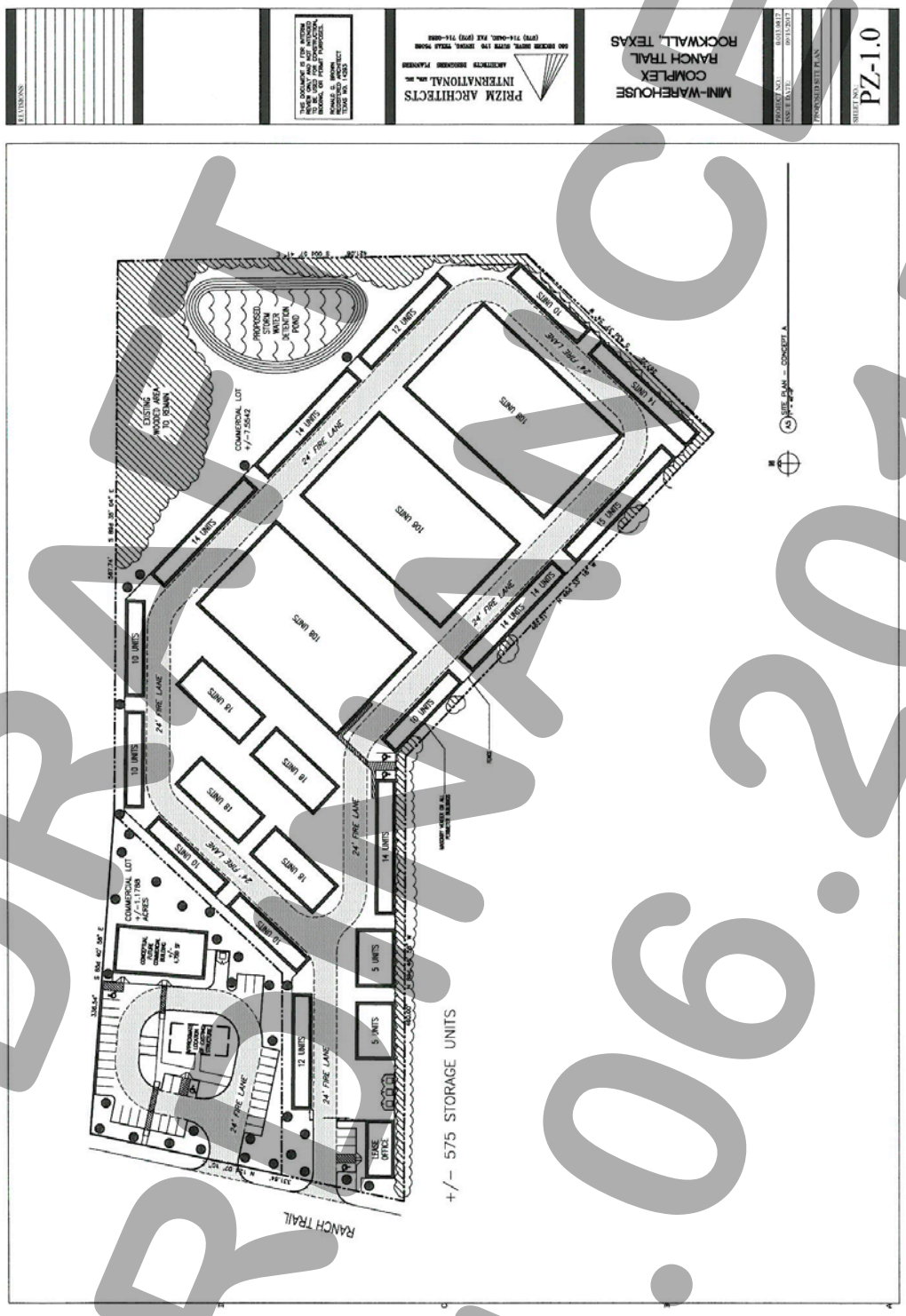
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 6/26/17

DRAFT ORDINANCE 1.06.21

Exhibit 'B':
Survey

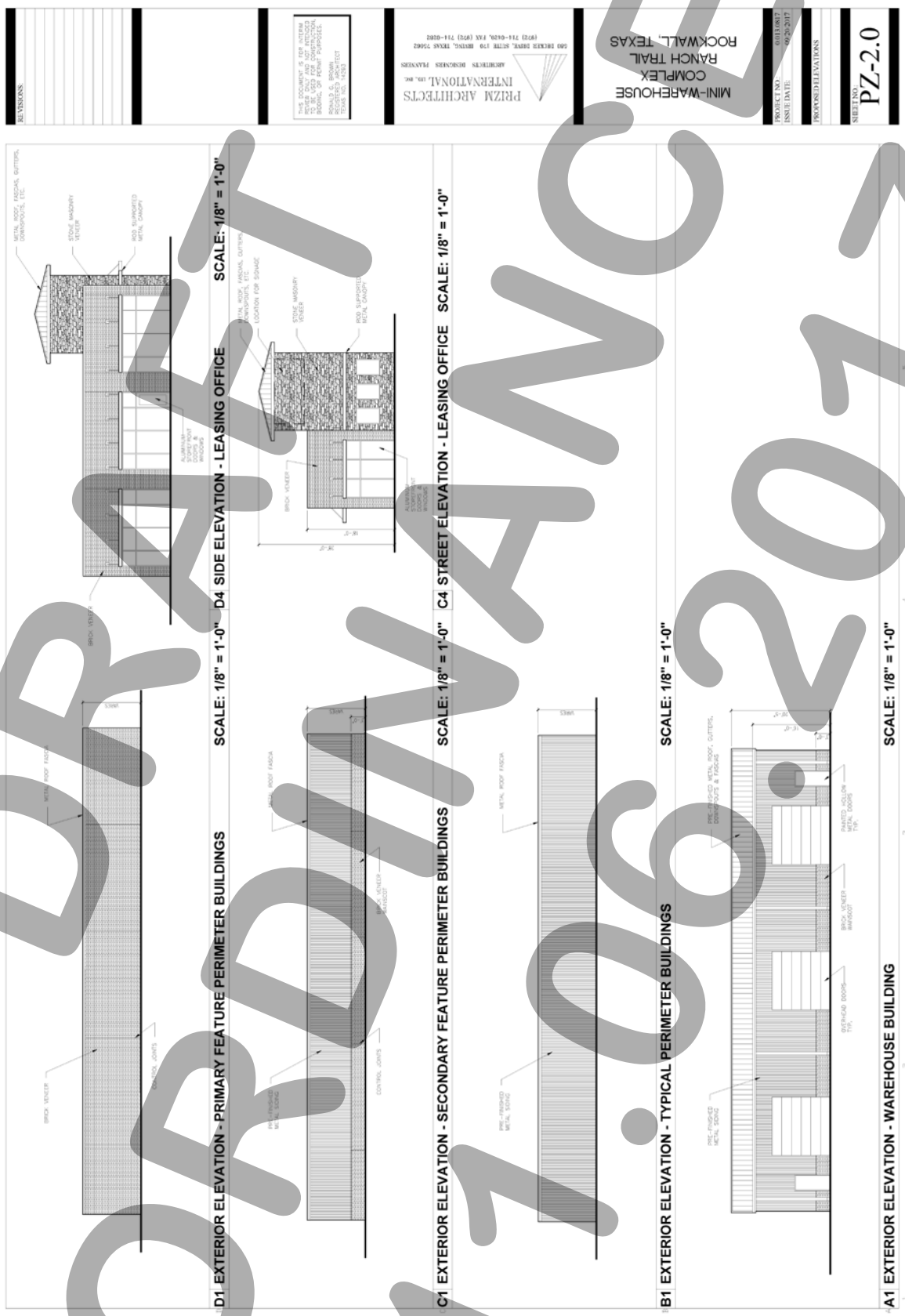
DRAFT
ORDINANCE
11.06.2017

Exhibit 'C':
Concept Plan



DRAFT
ORDINANCE
11.06.2017

Exhibit 'D':
Concept Building Elevations



DRAFT
ORDINANCE
17.06.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: John Arnold, *Skorburg Company*

AGENDA ITEM: **Z2017-049**; *Amendments to PD-74 (Breezy Hill Subdivision)*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan and for the purpose of incorporating changes to the lot composition stipulated by the development standards contained in Exhibit 'C' of Ordinance No. 16-59 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

BACKGROUND:

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and to adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres. On November 7, 2017, the City Council approved another amendment to Planned Development District 74 (PD-74) modifying the concept plan to further reduce the commercial/retail land from 33.7-acres to 19.49-acres for the purpose of adding 40, 60' x 120' lots and increasing the overall lot count from 742 to 776. As part of this amendment, the applicant was granted entitlement to allow 50%, of the additional 40 lots (*i.e. 20 lots*), to incorporate a flat front entry garage (*i.e. garage doors even with the front façade of the home*). The adjusted/current lot mix is as follows:

Lot Types	*A*	*B*	*C*	*D*	*E*
Typical Lot Frontage (Feet)	*60'*	*70'*	*80'*	*100'*	*60'*
Typical Lot Depth (Feet)	*120'*	*120'*	*125'*	*200'*	*110'*
Minimum Lot Size (Sq. Ft.)	*7,200 SF*	*8,400 SF*	*10,000 SF*	*20,000 SF*	*7,200 SF*
Number of Units	*186*	*117*	*326*	*107*	*40*
Dwelling Unit %	*23.97%*	*15.08%*	*42.01%*	*13.79%*	*5.15%*

PURPOSE:

The applicant has submitted an application requesting to amend Planned Development District 74 (PD-74) [*Ordinance No. 14-26*] to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of lots in the subdivision from 776 to 750 for the purpose constructing additional 100' x 200' and 100' x 180' lots. As part of this request the applicant is also requesting to allow 50% of the remaining 94, 70' x 120' lots to be allowed to incorporate a flat front entry garage.

CHARACTERISTICS OF THE REQUEST:

Currently, Planned Development District 74 (PD-74) [*Ordinance No. 16-59*] requires the applicant to construct 326, 80' x 125' lots. The applicant is requesting to reduce this to 137, 80' x 125' lots for the purpose of adding 33, 100' x 200' lots and 44, 100' x 180' lots. In addition, the applicant will be reducing the 60' x 120' lots by 22 and increasing the 70' x 120' lots by 108. These changes will reduce the overall lot count from 776 lots to 750 lots, reducing the overall density of the development from ~2.02-units/acre to ~1.85-units/acre. These changes will necessitate creating two (2) new lot types (*i.e. Type 'F' & 'G'*). The *Type 'F'* lot is the proposed 44, 100' x 180' lots and the *Type 'G'* lot includes 94 of the 225, 70' x 120' lots. For the *Type 'G'* lots the applicant is requesting that 50% (*i.e. 47 lots*) be permitted to have a flat front entry garage product (*i.e. the garage is even with the front façade of the house*). This means that the applicant will be allowed to have a total of 67 flat front entry garages between the *Type 'E'* and *Type 'G'* lots. A summary of the resulting lot mix is as follows:

Lot Types	*A*	*B*	*C*	*D*	*E*	*F*	*G*
Typical Lot Frontage (Feet)	*60'*	*70'*	*80'*	*100'*	*60'*	*100'*	*70'*
Typical Lot Depth (Feet)	*120'*	*120'*	*125'*	*200'*	*110'*	*180'*	*120'*
Minimum Lot Size (Sq. Ft.)	*7,200 SF*	*8,400 SF*	*10,000 SF*	*20,000 SF*	*7,200 SF*	*18,000 SF*	*8,400 SF*
Number of Units	*164*	*131*	*137*	*140*	*40*	*44*	*94*
Dwelling Unit %	*21.86%*	*17.46%*	*18.27%*	*18.67%*	*5.34%*	*5.87%*	*12.53%*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* and *Low Density Residential* land uses. These designations are in conformance with the applicant's request.

NOTIFICATION:

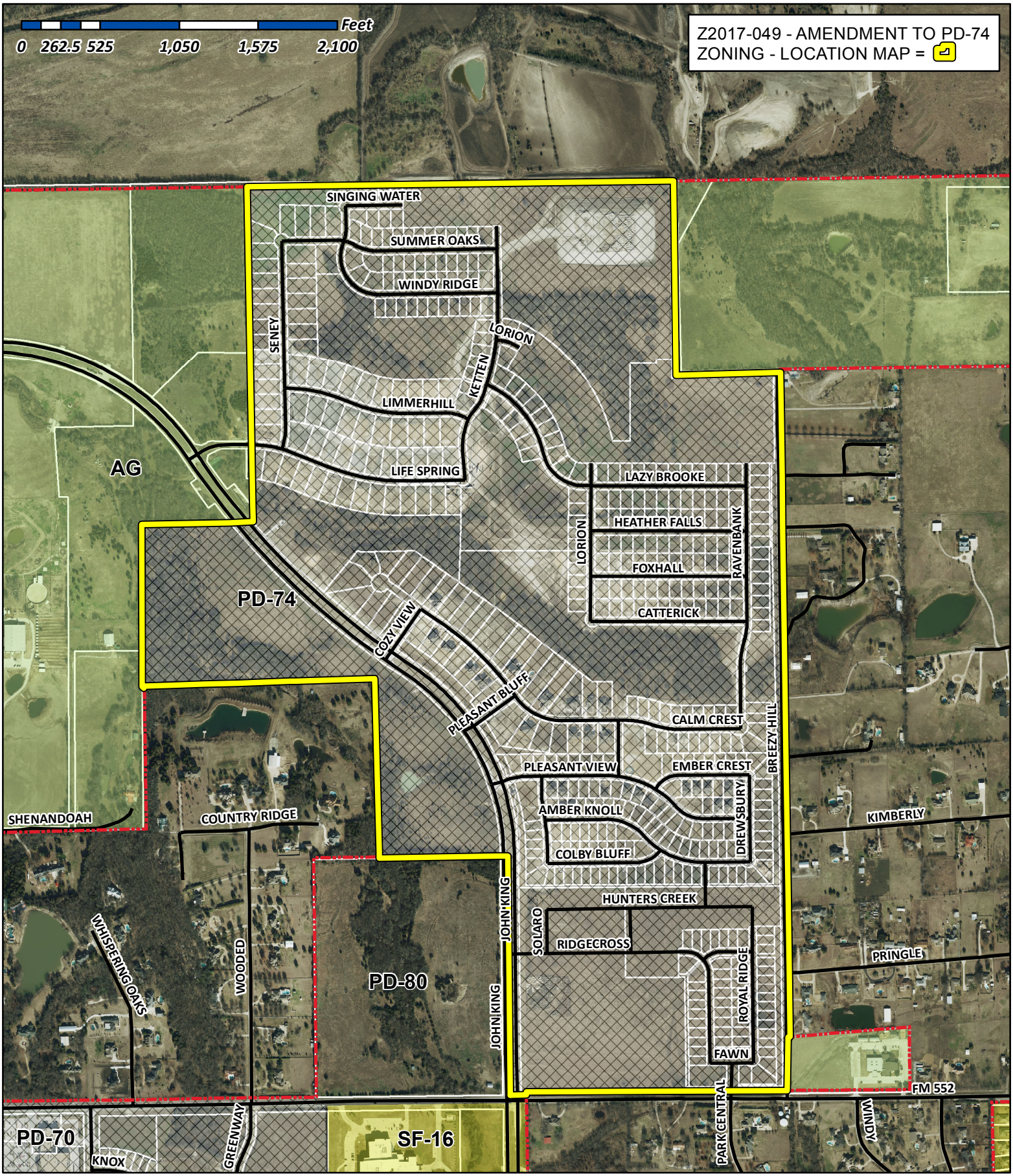
On September 29, 2017, staff mailed 560 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices.

RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) Any construction resulting from the approval of this *zoning amendment* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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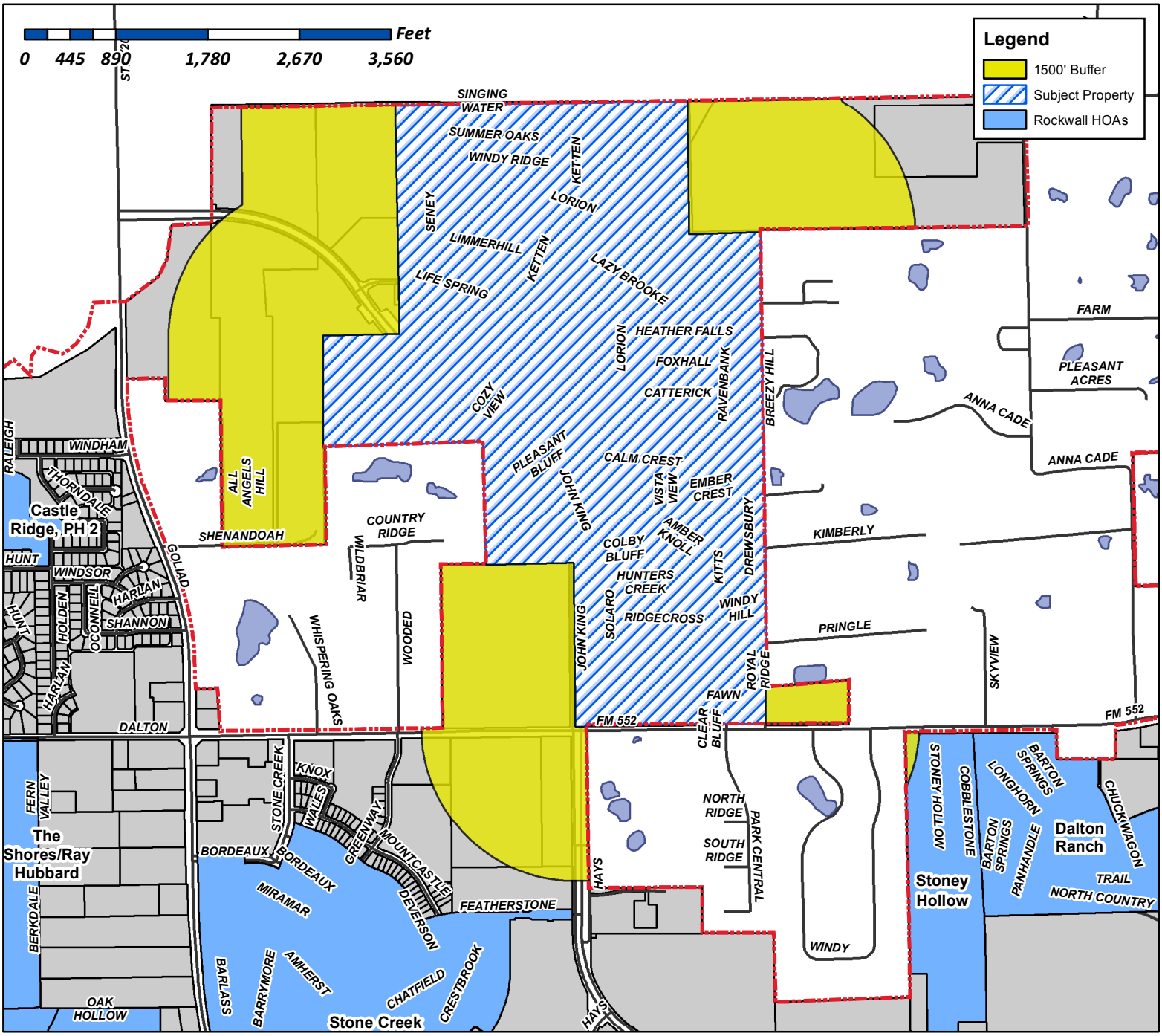
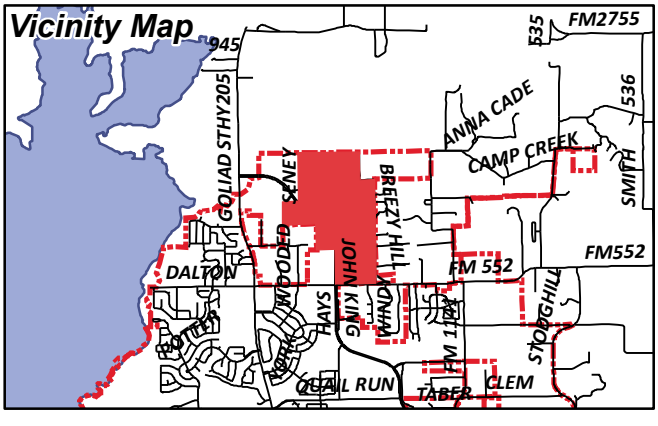


Case Number: Z2017-049
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd & FM 552

Date Created: *09/18/2017*

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, September 29, 2017 4:41:01 PM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***September 29, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/10/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 10/16/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-049- Amendment to PD-74**
> **Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan and for the purpose of incorporating changes to the lot composition stipulated by the development standards contained in Exhibit 'C' of Ordinance No. 16-59 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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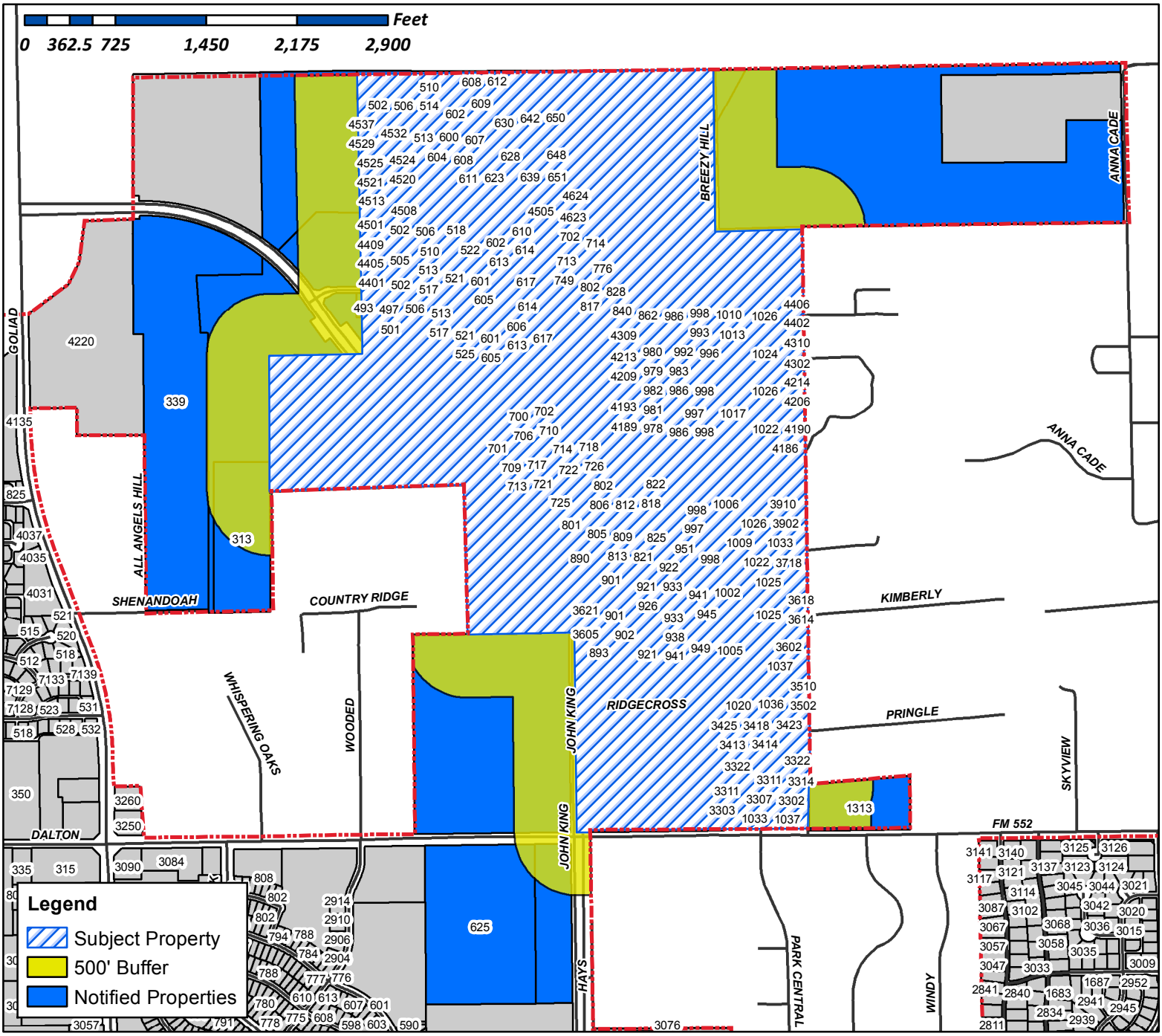

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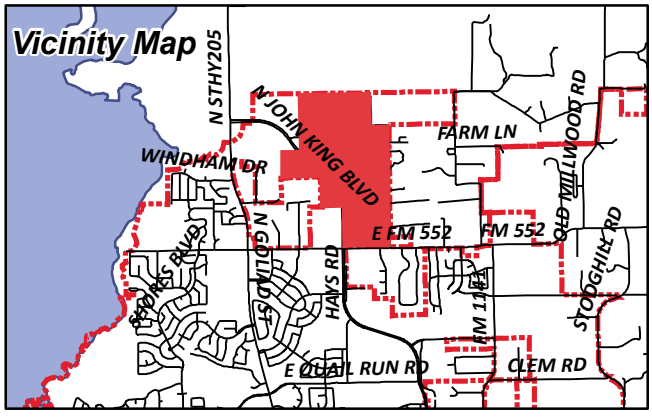

Date Created: *09/18/2017*
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

SLAUGHTER GREGORY TODD & KATRINA HINSON
1001 EMBER CREST DRIVE
ROCKWALL, TX 75087

DOUGLAS GRETCHEN
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

DUNWODY MARGARET & DAVID LEE
1005 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CATTERICK DR
ROCKWALL, TX 75087

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CURRENT RESIDENT
1006 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CHINN GEOFFREY MICHAEL AND
0
1009 EMBER CREST DR
ROCKWALL, TX 75087

ALSUP DENNIS AND ANGELA
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
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CURRENT RESIDENT
1010 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 PLEASANT VIEW DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 CALM CREST DR
ROCKWALL, TX 75087

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1013 LAZY BROOKE DR
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CURRENT RESIDENT
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 AMBER KNOLL DR
ROCKWALL, TX 75087

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1014 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

RAMSER DAVID
1014 CALM CREST DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1016 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 PLEASANT VIEW DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 LAZY BROOKE DR
ROCKWALL, TX 75087

CHRISTOPHER CATHY J
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 HEATHER FALLS DR
ROCKWALL, TX 75087

SOWA RYAN & DAWN RENEE
1020 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN JONES
1021 EMBER CREST DR
ROCKWALL, TX 75087

LARI SAISTA YASMIN
1021 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 LAZY BROOKE DR
ROCKWALL, TX 75087

MILLER JASON & DESIREE
1022 CALM CREST DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE 0
ALLEN, TX 75002

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 PLEASANT VIEW DR
ROCKWALL, TX 75087

ROBINSON PATRICK & AIMEE RAE
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

LEDBETTER TOM EDWARD AND LYLY KARINE
1029 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 AMBER KNOLL DR
ROCKWALL, TX 75087

NEWBERRY RANDY FRANK JR AND KAREN ELIZABETH
1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

GRIFFITH SARAH KRISTIN AND JESSE JOHN
1210 EAST MICHIGAN AVE
JACKSON, MI 49201

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
17950 PRESTON RD 0
DALLAS, TX 75252

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRNACH, TX 75234

MEGATEL HOMES INC
1801 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

KNOWLTON COREY D
1915 KINGS PASS
HEATH, TX 75032

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGE CROSS DR
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY WENTWORTH
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

SWXES INVESTMENTS LLC
3362 CASTLEWOOD BLVD
HIGHLAND VILLAGE, TX 75077

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGE CROSS DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGE CROSS DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGE CROSS DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3425 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3426 RIDGE CROSS LN
ROCKWALL, TX 75087

AUGUSTINE LAWRENCE L AND GUADALUPE
CARRANZA-AUGUSTINE
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS GREGORY D AND CARRIE L
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

BURMASTER BARRY S & LORI A
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3613 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3614 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

REEVES STEPHEN M AND SHANNON K
3621 NOAH CREST DR
ROCKWALL, TX 75087

CHELLBERG MARK AND JEAN
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

KREPPS JERIMY GUSTAV AND KARA PARKER
3710 DREWSBURY DR
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CONFIDENTIAL
3906 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NORI KELLI ANN
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

MONK CHRISTOPHER E AND
0
4193 LORION DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MARSHALL CHRISTOPHER ROSS AND AMBER BECK
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4209 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4213 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4214 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4301 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4302 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4305 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4306 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4309 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4310 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4314 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4402 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4451 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4455 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 KETTEN DR
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4508 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4512 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4516 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4520 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4521 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4524 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4525 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4528 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4529 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4532 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4533 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4537 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4623 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4624 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 SUMMER OAKS DR
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA
502 LIMMERHILL DRIVE
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SUMMER OAKS DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

WARRINGTON JASON LAMAR
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 SUMMER OAKS DR
ROCKWALL, TX 75087

SMITH GREGORY SCOTT & JOANNA RENEE
510 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PRICE DANIEL JONATHAN AND DANIELLE
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
0
513 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 SUMMER OAKS DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 SUMMER OAKS DR
ROCKWALL, TX 75087

SCHEDER VALERIE SUE AND FRANK MICHAEL
514 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
517 LIFE SPRING DR
ROCKWALL, TX 75087

ROSNER MELANIE AMANDA
0
517 LIMMERHILL DRIVE
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GIAMPIETRO DAVID JOHN AND MARIA KRISTIN
521 LIMMERHILL DR
ROCKWALL, TX 75087

GOODEN BRETT J & AMY
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 75093

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
600 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

MCGEE HOWARD RANDALL AND LINDA SUE MCGEE
601 LIFE SPRING DR
ROCKWALL, TX 75087

DENT TODD ALAN & KRISTI MICHELLE
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 SUMMER OAKS DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
605 SINGING WATER DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
0
605 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 SUMMER OAKS DR
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA ALLISON & MATTHEW DAVID
606 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SINGING WATER DR
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 SUMMER OAKS DR
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MYERS TERRENCE SHANE AND EBONEY JOURNET
610 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
612 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SUMMER OAKS DR
ROCKWALL, TX 75087

STAHL JAMES W
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUA
613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 SUMMER OAKS DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
616 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
617 SUMMER OAKS DR
ROCKWALL, TX 75087

DAVENPORT MARK JOSEPH & JENNIFER LEIGH
617 LIFE SPRING DRIVE
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
619 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
620 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
621 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 SUMMER OAKS DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LLP
6225 N STATE HWY 161 0
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161 0
IRVING, TX 75038

BH 60'S POD LTD
6225 N STATE HWY 161 0
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161 0
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161 0
IRVING, TX 75038

CURRENT RESIDENT
623 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
624 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
627 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
628 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
631 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
632 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
633 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
635 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
637 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
638 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
639 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
640 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
641 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
642 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
643 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
644 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
645 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
646 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
647 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
648 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
649 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
650 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
651 WINDY RIDGE LN
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

EISAMAN KELLY JOE AND KELLY RENEE
701 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
702 LAZY BROOKE DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

JONES ELOISE AND
0
705 CALM CREST DR
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 LAZY BROOKE DR
ROCKWALL, TX 75087

RANKIN TIERRE SANTEZ AND YOSHIKA DAVENPORT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 LAZY BROOKE DR
ROCKWALL, TX 75087

BATES SOPHIE THU
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX 75087

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
738 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
749 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
764 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
775 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
776 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 LAZY BROOKE DR
ROCKWALL, TX 75087

DOUANGDARA KIMGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
816 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 LAZY BROOKE DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX 75087

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX 75087

CAMP JOSEPH RICHARD AND
0
821 CALM CREST DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER 0
DALLAS, TX 75225

BH 60'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

BH BALANCE II LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE IV SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

8214 WESTCHESTER DRIVE 0
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
828 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
840 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
862 LAZY BROOKE DR
ROCKWALL, TX 75087

WARNER AMANDA CARTWRIGHT & STEPHEN
KYLE WARNER
890 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

PEREZ LUIS ENRIQUE AND MARIA A
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

JONES ANDRA W AND TERRIAN L
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

RELYEA BARBARA J
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
0
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MULL RESSIE JR AND LIVIA
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTON COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

BEAN MARC ALAN AND
0
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FAST NATHANIEL W
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

BATTS JOHN L AND FRITZE H
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

WHITWORTH DONALD C AND KARI J
941 COLBY BLUFF DR
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

MILLICE DAVID J & SARAH S
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

ELNITSKY KRISTINE A AND JAMES
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
979 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
980 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 LAZY BROOKE DR
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
983 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
984 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 LAZY BROOKE DR
ROCKWALL, TX 75087

BELL THOMAS PATRICK AND KRISTINA RENEE
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
987 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
988 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 LAZY BROOKE DR
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
992 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 LAZY BROOKE DR
ROCKWALL, TX 75087

WENTZEL SCOTT WILLIAM & JANSY JO
994 CATTERICK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
995 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
996 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 LAZY BROOKE DR
ROCKWALL, TX 75087

PARKS STANLEY AND PAMELA
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
0
PO BOX 1779
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
PO BOX 472
ROCKWALL, TX 75087

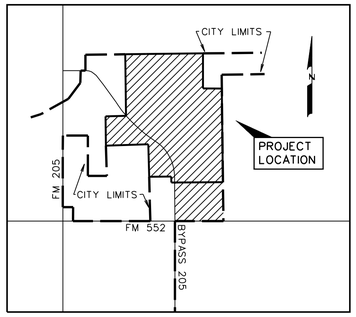
SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094



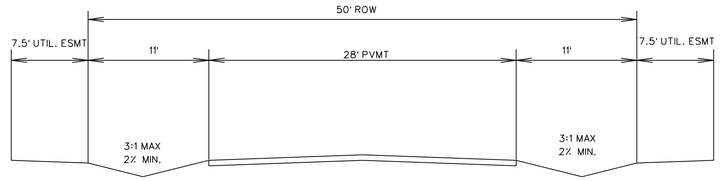


0 200 400 800

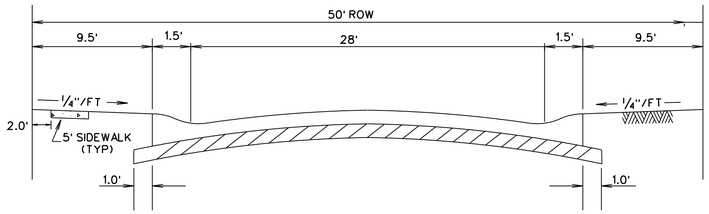
SCALE: 1" = 400'



LOCATION MAP
N.T.S.



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	97.0 AC.	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES	- 381.20 AC.
JOHN KING R.O.W.	- 8.1 AC.
NET ACRES	- 373.10 AC.
20% required Open Space per PD	- 74.62 AC.
TOTAL RETAIL	- 19.4 AC.
JOHN KING R.O.W.	- 4.45 AC.
NET RETAIL ACRES	- 16.2 AC.
20% required Open Space per PD	- 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT	19.4 ac.
RESIDENTAL TRACT	381.20 ac.
TOTAL ACRES	405.15
TOTAL RESIDENTAL LOTS	776
RESIDENTAL DENSITY	1.92

LEGEND

TYPICAL LOT SIZES

TYPE A - - 186 LOTS (60's)

TYPE B - - 117 LOTS (70's)

TYPE C - - 326 LOTS (80's)

TYPE D - - 107 LOTS (100's)

TYPE E - - 40 LOTS (60's)

- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE

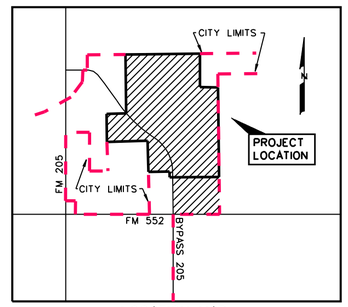
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

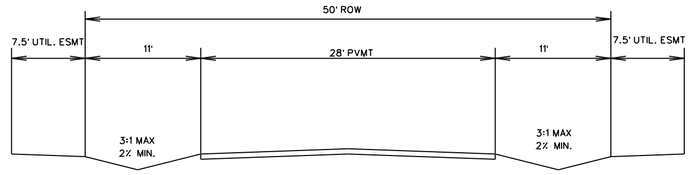
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST, 2016 SCALE 1" = 400'

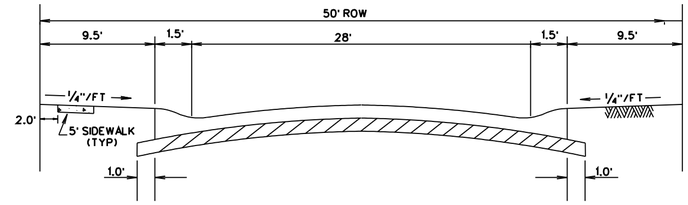




LOCATION MAP
N.T.S.



RURAL STREET SECTION
N.T.S.
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.

RESIDENTAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
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3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	2.2	2.2	Open Space
6	4.3	4.3	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	7.0	7.0	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
TOTAL	105.4 AC.	**97.0 AC.**	

* indicates 50% Credit for Flood Plain

TOTAL RESIDENTAL ACRES	- 381.20 AC.
JOHN KING R.O.W.	- 8.1 AC.
NET ACRES	- 373.10 AC.
20% required Open Space per PD	- 74.62 AC.
TOTAL RETAIL	- 19.4 AC.
JOHN KING R.O.W.	- 4.45 AC.
NET RETAIL ACRES	- 16.2 AC.
20% required Open Space per PD	- 3.2 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT	19.4 ac.
RESIDENTAL TRACT	381.20 ac.

TOTAL ACRES 405.15

TOTAL RESIDENTAL LOTS 750

RESIDENTAL DENSITY 1.85

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

LEGEND

TYPICAL LOT SIZES

- TYPE A - - 164 LOTS (60's)
- TYPE B - - 133 LOTS (70's)
- TYPE C - - 135 LOTS (80's)
- TYPE D - - 140 LOTS (100's) (100' x 200')
- TYPE E - - 40 LOTS (60's)
- TYPE F - - 44 LOTS (100's) (100' x 185' to 200')
- TYPE G - - 94 LOTS (70's)
- - PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
There is an existing water line located in FM 552. A new 16"water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAT
OF

BREEZY HILL

OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
BREEZY HILL 405, LTD.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SEPTEMBER 2017 SCALE 1" = 400'

CASE #2017-XXX

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 16-59*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [*specifically contained within Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

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approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master plat
3. PD development plans (*required for retail areas only*)
4. PD site plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

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not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF NOVEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 16, 2017*

2nd Reading: *November 6, 2017*

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Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A 1RACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00'42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF J593.55 FEET TO A S/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF S03.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01"31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/S" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

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Exhibit 'B':
Concept Plan

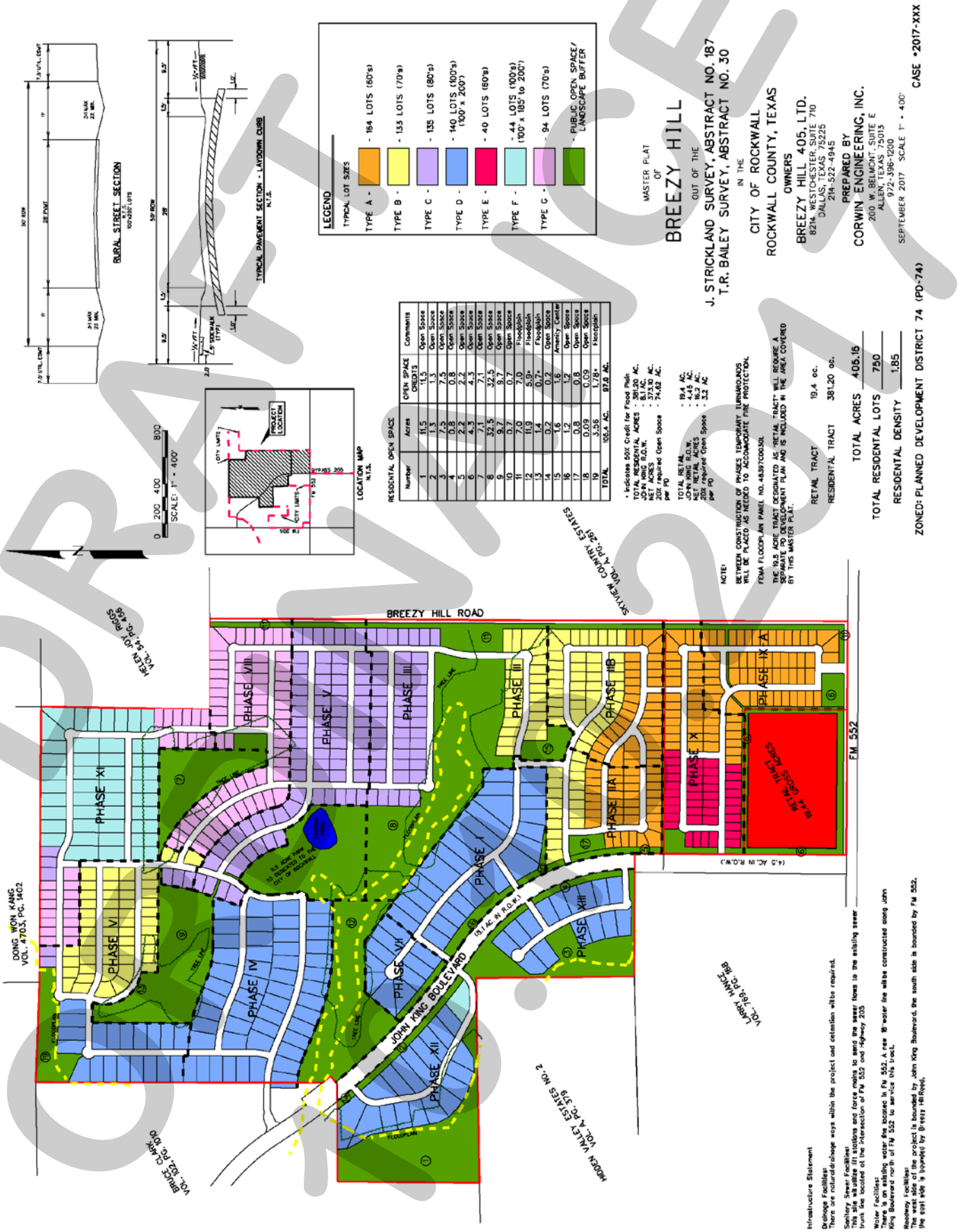

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Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

   a. *Residential uses*. Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.

   b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*. of the Unified Development Code [*Ordinance No. 04-38*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

   - ☑ Animal Hospital, Clinic
   - ☑ Convent or Monastery
   - ☑ Hotel or Motel
   - ☑ Hotel, Residence
   - ☑ Cemetery/Mausoleum
   - ☑ Mortuary of Funeral Chapel
   - ☑ Social Service Provider
   - ☑ Billiard Parlor or Pool Hall
   - ☑ Carnival, Circus, or Amusement Ride
   - ☑ Commercial Amusement/Recreation (Outside)
   - ☑ Gun Club, Skeet or Target Range (indoor)
   - ☑ Astrologer, Hypnotist, or Psychic Art and Science
   - ☑ Garden Supply/Plant Nursery
   - ☑ Night Club, Discotheque, or Dance Hall
   - ☑ Secondhand Dealer
   - ☑ Car Wash, Self Service*
   - ☑ Service Station*
   - ☑ Mining and Extraction (Sand, Gravel, Oil & other)
   - ☑ Helipad
   - ☑ Railroad Yard or Shop
   - ☑ Transit Passenger Facility

   ** Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

   The following additional use shall be permitted of right in the PD District:

   - ☑ Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

   c. *Design of Non-Residential Uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

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d. *Density and Lot Composition*. No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	164	21.86%
B	70' x 120'	8,400	Front	131	17.46%
C	80' x 125'	10,000	Front	137	18.27%
D	100' x 200'	20,000	Front	140	18.67%
E	60' x 120'	7,200	Front	40	05.34%
F	100' x 180'	18,000	Front	44	05.87%
G	70' x 120'	8,400	Front	94	12.53%
AVERAGE LOT SIZE:		**10,000**			
			MAXIMUM ALLOWED TOTAL UNITS:	750	**100%**

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single Family 10 (SF-10) District, as set forth in Section 3.4 of Article V, *District Development Standards*, Unified Development Code [*Ordinance No. 04-38*]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code [*Ordinance No. 04-38*].

B. SPECIAL DEVELOPMENT STANDARDS

1. Dimensional Standards for Residential Uses.

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F	G
Maximum Building Height	36'	36'	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 [2]	3,000	2,200	3,000	2,400
Minimum Front Yard Building Setback	20' [4]	20'	20'	40' [3]	20' [4]	40' [3]	20'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'	15'	10'
Minimum Side Yard (*Interior*)	5'	5'	6'	7'	5'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'	15'	15'
Minimum Distance of Driveway (*from Property Line*)	20'	20'	20'	40'	20'	40'	20'
Minimum Lot Area (*Square Feet*)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
Minimum Lot Frontage [1]	60'	70'	80'	100'	60'	100'	70'

Notes:

[1]: *Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.*

[2]: *A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.*

[3]: *The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.*

[4]: *Front porch may encroach to within 10-feet of the front property line on Lot Types 'A', 'B', 'C' & 'E'.*

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2. Development Standards for Residential Uses by Lot Product/Type

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

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c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:
[1]: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:
[1]: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

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e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20' (Front porch may encroach to within 10-feet of the front property line) [1]
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation [1]	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

Notes:
[1]: *No two adjacent lots on the same side of the street may have front entry only garages facing the street.*

f. *Detached Single Family Lot Type F*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' [1]
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:
[1]: *The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.*

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g. *Detached Single Family Lot Type G*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	60' x 120'	i., ii.
F	100' x 180'	i., ii., iii.
G	70' x 120'	i., ii.

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding

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streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.

iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

   (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
   (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
   (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

   a. *Buffer-Strip* and Sidewalks (John King Boulevard Overlay District). The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
   b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.

c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
   a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
   b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features,

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common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.

c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

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7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1* (below).



Figure 1: *Retention Pond with Hardedge.*

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.



Figure 2: *Example of Subdivision Signage Locations*

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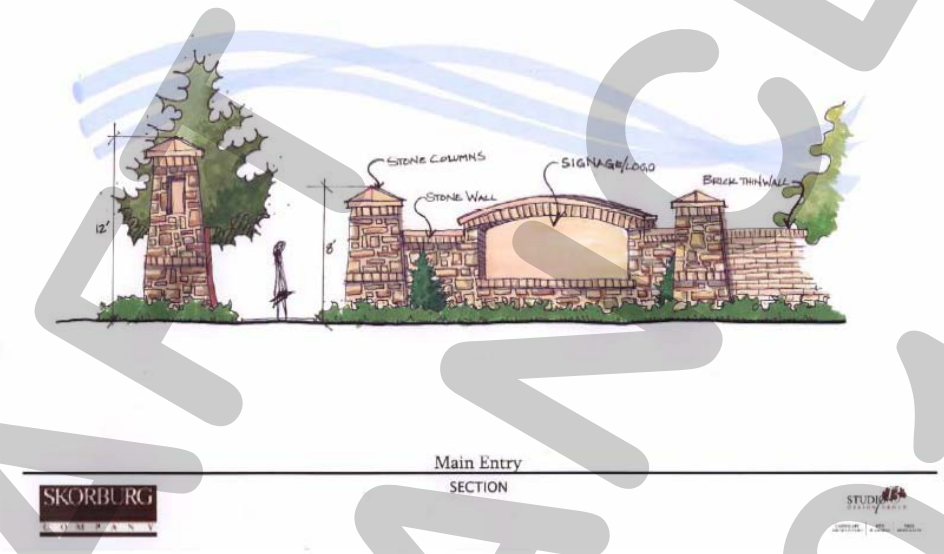

Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.

b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.

5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. *Parks and Open Space.*

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. Notice on Sale. The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.

4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.

8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.

14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver*. Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

CITY OF ROCKWALL TEXAS SEAL

By: _____

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

Kristy Ashberry
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
KRISTY ASHBERRY
Notary Public
State of Texas
My Comm. Exp. 05-01-2016

DRAFT ORDINANCE 10.10.2017

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, A TEXAS LIMITED PARTNERSHIP
BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

By: _____

Name: RICHARD M. SKORBURG

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKORBURG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
Kellie Lee Patch
Notary Public, State of Texas
My Comm. Expires 05 / 12 / 2015

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Cameron Slown of *FC Cuny Corporation*

AGENDA ITEM: **SP2017-030;** *New Car Dealership - Subaru*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

PURPOSE:

The applicant, Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, is requesting approval of a site plan for the purpose of constructing a new car dealership (*i.e. Subaru*) on a 4.86-acre tract of land. The site is generally located west of the intersection of IH-30 and John King Blvd, is addressed as 1501 E. IH-30, and is zoned *Light Industrial* (*LI*) *District*. The property is located within the *IH-30 Overlay* (*IH-30 OV*) *District* and is subject to the standards established for this district; however, the applicant will be seeking variances to certain standards established within the Unified Development Code as outlined in staff's report.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed dealership (*i.e. Subaru*) is allowed by *SUP No. S-166* for a *Motor Vehicle Dealership, New* (*Cars and Light Trucks*) [*Ord. No. 17-27*], which was approved in May of this year allowing for the development. The Subaru dealership will incorporate a total of 340 parking spaces for the site, with 119 parking spaces being required for a retail building at a ratio of one (1) space per 250 S.F. The remaining 221 parking spaces will be used for display of the new car inventory. The majorities of these display spaces is designed as dual head-in parking spaces and require a dimension of 20-ft length x 9-ft width per the City's Engineering Standards of Design and Construction criteria. The applicant is seeking a waiver to these design standards and is requesting to allow 18-ft x 9-ft dual head-in parking spaces for display of the new car inventory. This will require approval of a waiver by City Council and has been added as a condition of approval. The site will have a total of two (2) points of entry via 24-ft Firelane, Public Access, and Utility Easements along the IH-30 Frontage Road.

With the exception of the variances requested and the items listed in the *Recommendation* section of this case memo, the submitted site plan and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) and the IH-30 Overlay (IH-30) District. However, at the time of this report the revised photometric and landscape plans have not been resubmitted for review. These plans require staff review for compliance to the UDC and require approval of the Planning and Zoning Commission. A summary of the density and dimensional requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*One (1) Acre*	*8.613-Acres; In Conformance*
Minimum Lot frontage	*200-Feet[1]*	*x>200-Feet; In Conformance*
Minimum Lot Depth	*200-Feet*	*x>200-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet[2]*	*x>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet[3]*	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*28' .0"; In Conformance*
Max Building/Lot Coverage	*60%*	*<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*x<90%; Variance Requested*
Floor Area Ratio	*2:1*	*x<4:1; In Conformance*
Minimum Number of Parking Spaces	*119*	*340 Provided; In Conformance*
Minimum Stone Requirement (IH-30 OV)	*20% ea facade*	*x<20%; Variance Requested*
Minimum Landscaping Percentage	*10%*	*x=22.6%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*<85%; In Conformance*

NOTES:
1. Minimum site frontage when adjacent to IH-30 .
2. Without fire retardant wall, fifteen feet plus one-half of the building height over 36 feet.
3. Without fire retardant wall, or alley: ten (10) feet, or as required by building and/or fire codes.

VARIANCE REQUESTS:

1) The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. As a note, a variance request to the IH-30 OV District requires passage by a ¾ majority vote of those City Council members present, while a simple majority vote is required for a variance to the standards of the UDC. The requests are as follows:

   a) Article V, Section 6.6, IH-30 Overlay (IH-30 OV) District Standards – A variance to allow for not meeting the 20% natural or quarried stone requirement for the north building elevations as established in *Sec. 6.6, C.1* of *Article V,* of the *Unified Development Code* (UDC) by allowing for 10.1% on the north elevation as depicted on the building elevations submitted. ***[¾ Majority Vote]***

   b) Article V, Section 6.6 IH-30 Overlay (IH-30 OV) District Standards – A variance to allow for exceeding more than 50% use of a cementaceous product (*i.e. 3-part stucco*) for the north and west elevations as established in *Section 6.6, C.1.a,* of *Article V,* of the *Unified Development Code* (UDC) by allowing 89.9% for the north and 51.6% for the west elevations as depicted on the building elevations submitted. ***[¾ Majority Vote]***

   c) Article V, Section 6.6 IH-30 Overlay (IH-30 OV) District Standards – A variance to allow for the building not meeting architectural finishing for all four sides of the building with the same materials, detailing, and features for the north elevation as established in *Section 6.6, C.5, of Article V, of the Unified Development Code* (UDC) by allowing the north elevation to not incorporate elements (*e.g. canopies, ACM panels, storefront glass, etc*.) visible on the south, east, and west elevations as depicted on the building elevations submitted. ***[¾ Majority Vote]***

   d) Article V, Section. 5.1.C, of the Unified Development Code (UDC) Standards - A variance to allow for not meeting the horizontal articulation standards for the north elevation and the vertical articulation standards for the north and south elevations by allowing the north and south elevations as depicted on the building elevations as submitted. ***[Simple Majority Vote]***

e) Article IV, Section. 2.1.8, Auto and Marine Related Uses, of the Unified Development Code (UDC) Standards - A variance to allow for garage doors associated with the service drive area to face IH-30 (*i.e. south building elevation*) and not meeting the standards as established in *Section 2.1.8, of Article IV, of the Unified Development Code* (UDC) which states garage doors or bays shall not face the street or a residential lot by allowing for the garage doors or bay to face IH-30 as depicted on the building elevations as submitted. ***[Simple Majority Vote]***

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On September 26, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was concerned with the amount of ACM paneling being featured on the front elevation, the lack of stone required for all sides of the building, the amount of EIFS being used on the north, east, and west elevations, and the lack of vertical articulation. The applicant indicated that the building is representative of a prototypical structure and would communicate the boards concerns with the owner. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on October 10, 2017.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the site plan and the requested variances, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) Approval of a waiver to the Engineering Standards of Design and Construction by the City Council to allow for the new car inventory display parking spaces to be dimensioned as requested, and as generally depicted on the site plan.

3) Approval of the revised Landscape and Photometric Plans by the Planning and Zoning Commission.

4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

REVISED COMMENTS HIGHLEGHTED

Project Number	SP2017-030	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	9/17/2017	LM
Project Name	Subaru Dealership - 1501 W. IH30	**Applicant**	FC CUNNY CORPORATION	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype				**Expired**		
Status	STAFF REVIEW			**Status**	9/17/2017	LM

Site Address	**City, State Zip**	**Zoning**
1501 W I 30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPARKS OFFICE PLAZA	5	NULL	5	0099-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/17/2017	9/24/2017	9/20/2017	3	APPROVED	
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/21/2017	4	COMMENTS	See Comments

(9/21/2017 4:48 PM AW)
See markups
All easements are to be a minimum of 20' wide
All parking to be 20'x9' adjacent to the building and anywhere there isn't a 2' clear over hang (head to head or adjacent to a property line/right-of-way
Flood study will be required including review fees
Parallel parking is required to be 9'x22'
No detention is allowed in the flood plain
Add a 5' utility easement along I-30 service road
Install 12" water line along the City right-of-way
Pave 24' in the City right-of-way
Install 5' sidewalk in the City right-of-way
Need to show proposed utilities on the landscape plan...no trees within 5' of any utility
TXDOT permit required on all driveways/roads with a TIA
Impact fees
4% engineering fees

FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	COMMENTS	See Comments

(9/21/2017 2:35 PM AA)
Fire hydrant shall be located within 100 feet of the Fire Department Connection.

Contact Fire Marshal Division do discuss water line options.

GIS	Lance Singleton	9/17/2017	9/24/2017	9/20/2017	3	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/20/2017 10:24 AM LS)							
Address will be 1501 E INTERSTATE 30, ROCKWALL TX 75087							
PLANNING	David Gonzales	10/4/2017	10/11/2017	10/4/2017		COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 10.04.2017

All staff comments are to be addressed and resubmitted by Tuesday, October 17, 2017. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. All exterior signage requires submittal and approval of a separate building permit through the building inspections department. As a note, free standing signs are not to overhang or encroach into any easements.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
As a note, all variances to the IH-30 OV District requires approval by a 3/4 majority vote of City Council:

The following are considered variance requests to the IH-30 OV District:

1. Per Sec. 6.6.C.1, of Article V, of the UDC, a minimum of 20% stone is required on all walls - north elevation.
2. Per Sec. 6.6.C.1.a, of Article V, of the UDC, requires each exterior wall to consist of 90% masonry materials such as natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units (CCMU). The ACM panelling does not meet these standards.
3. Per Sec. 6.6.C.5, of Article V, of the UDC, requires all buildings to be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted at the perimeter behind the building. A) North elevation B) Provide one row of trees at the rear of the building.

VARIANCE TO UDC FOR CITY COUNCIL TO CONSIDER:

1. Sec. 2.1.8 Auto and marine related use conditons, of Art. IV, of the UDC - Garage doors or bays shall not to face a public street. Approval by a simple majority vote of City Council required.

EXCEPTIONS TO THE UDC TO BE CONSIDERED:

1. Per Sec. 5.1.C.1.a & b, of Article V, of the UDC, requires that each facade meet the minimum stanards forhorizontal and vertical articulation as defined in these sections. The buildings north and south elevations do not meet these standards. Requires approval by a simple majority vote of City Council.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Approval of an exceptionto allow for not meeting the standards for horizontal (and vertical) articulaton for the north and south elevations is required. See Exception Request above for P&Z and CC to consider.
2. Garage doors or bays shall not to face a public street as indicated in the variance section above.

Landscape Plan:
1. Provide a row of trees along the rear perimeter of the property per the IH-30 OV standards.
2. No parking space may be more than 80-ft from the trunk of a large canopy tree. Spaces along the rear not meeting this requirement.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
3. Under Landscaping General Requirements - No. 3 - Irrigation plan to be submitted with building permit. Photometric Plan: 1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures. 2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures). 3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines. Building Elevations: 1. Dash in RTU's. Must be screened from rights-of-way and adjacent properties. 2. Provide the over-all height for all walls on each facade. 3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below. The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: October 10, 2017 (5:00 p.m.) [Subsequent meeting] Planning - Action: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] City Council - Action: October 16, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							
PLANNING	David Gonzales	9/17/2017	9/24/2017	9/19/2017	2	COMMENTS	See comments

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, October 3, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-030" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department. As a note, free standing signs are not to overhang or encroach into any easements.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
As a note, all variances to the IH-30 OV District requires approval by a 3/4 majority vote of City Council:

The following are considered variance requests to the IH-30 OV District:

1. Per Sec. 6.6.C.1, of Article V, of the UDC, a minimum of 20% stone is required on all walls. Provide calculations for each facade. All facades as submitted do not meet the standards establihed for the OV district.
2. Per Sec. 6.6.C.1.a, of Article V, of the UDC, requires each exterior wall to consist of 90% masonry materials such as natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units (CCMU). The ACM panelling does not meet these standards.
3. Per Sec. 6.6.C.1.b, of Article V, of the UDC, requires secondary materials used on a facade to comprise less than 10% of an elevation area. The EIFS as indicted on the east and west elevations exceed the 10% standard. Since I don not have the north elevation in this submittal, check to see if a variance is required for this elevation as well. The south (front) elevation may meet the standards; however, I will need material calculations in order to determine if a variance is needed for this elevation.
4. Per Sec. 6.6.C.5, of Article V, of the UDC, requires all buildings to be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted at the perimeter behind the building. Provide the north elevation to determine if meeting this requirement and provide one row of trees at the rear of the building.

VARIANCE TO UDC FOR CITY COUNCIL TO CONSIDER:

1. Sec. 2.1.8 Auto and marine related use conditons, of Art. IV, of the UDC - Garage doors or bays shall not to face a public street. Approval by a simple majority vote of City Council required.

EXCEPTIONS TO THE UDC TO BE CONSIDERED:

1. Per Sec. 5.1.C.1.a & b, of Article V, of the UDC, requires that each facade meet the minimum stanards for horizontal and vertical articulation as defined in these sections. The buildings north, south, east, and west elevations may not meet these standards. Provide measurements for building height for each wall to determine.

Requires approval by a simple majority vote of City Council.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1. Is there a trash dumpster located on this site? If so, provide dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.
2. Approval of an exceptionto allow for not meeting the standards for horizontal (and vertical) articulaton for the north, south, and west elevations is required. See Exception Request above for P&Z and CC to consider.
3. Indicate, dimension, and label all easements (i.e. firelane, public access, utility, detension & drainage, etc.) for site.
4. Indicate and label appropriate setbacks based on the Light Industrial District standards.
5. Garage doors or bays shall not to face a public street as indicated in the variance section above.
6. Move Landscape Buffer label over landscape buffer area and delineate.

Landscape Plan:
1. Provide a row of trees along the rear perimeter of the property per the IH-30 OV standards.
2. No parking space may be more than 80-ft from the trunk of a large canopy tree. Spaces along the rear not meeting this requirement.
3. Under Landscaping General Requirements - No. 3 - Irrigation plan to be submitted with building permit.

Photometric Plan:
1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

Building Elevations:
1. Provide a North facing elevation for review.
2. Provide calculations for all exterior building materials - broken out for each facade.
3. See compliance standards for all Variances and Exception as listed above (i.e. 20% stone, EIFS, ACM panelling, vertical and horizontal articulation, and 4-sided architecture).
4. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
5. Provide the over-all height for all walls on each facade.
6. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

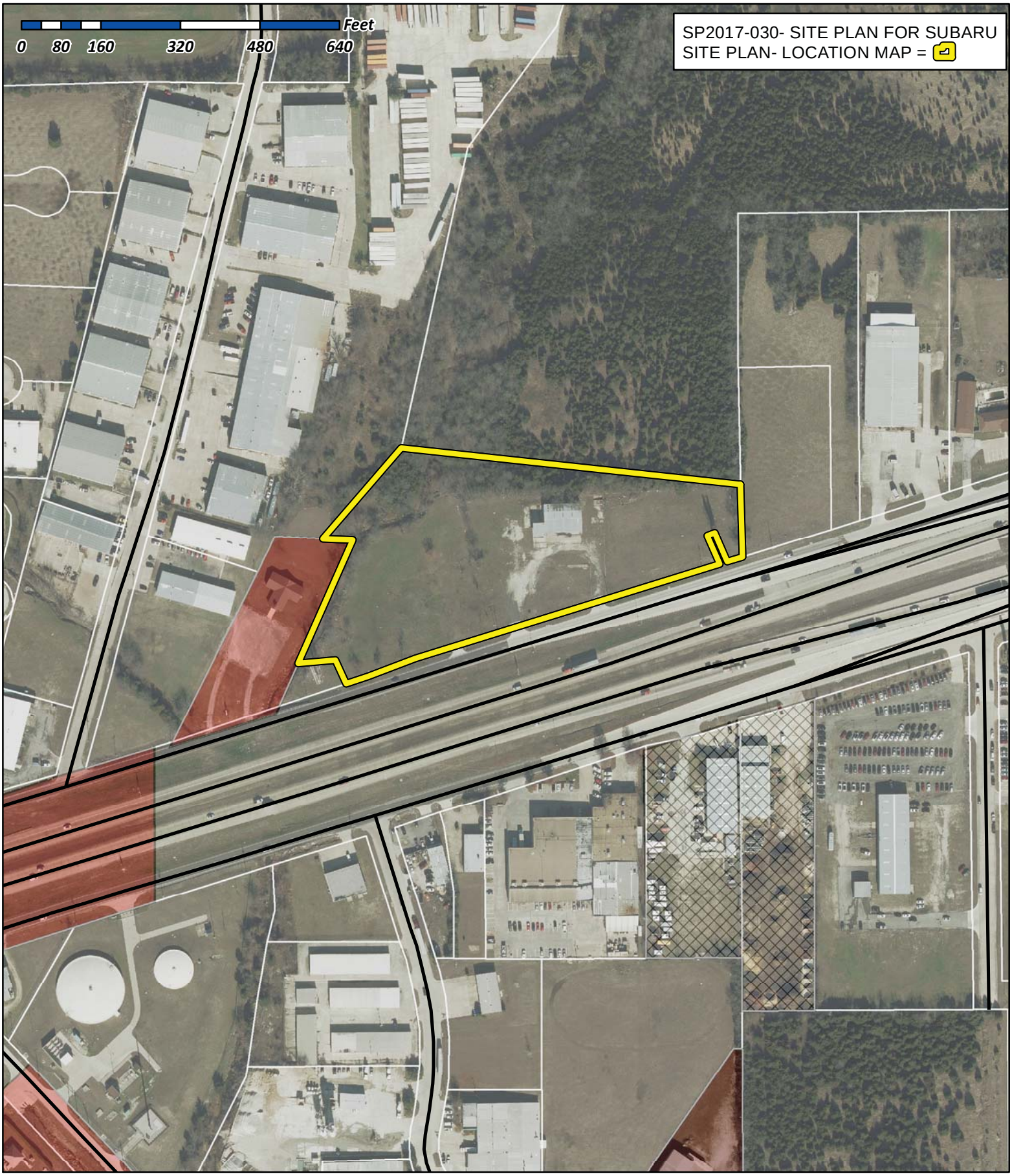
The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: September 26, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

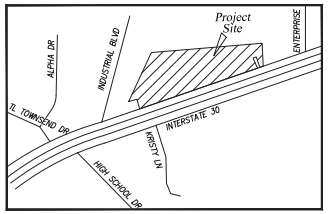
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: October 10, 2017 (5:00 p.m.) [Subsequent meeting if necessary]							
Planning - Action: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
City Council - Action: October 16, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							



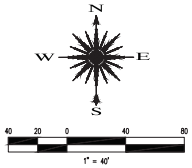
City of Rockwall

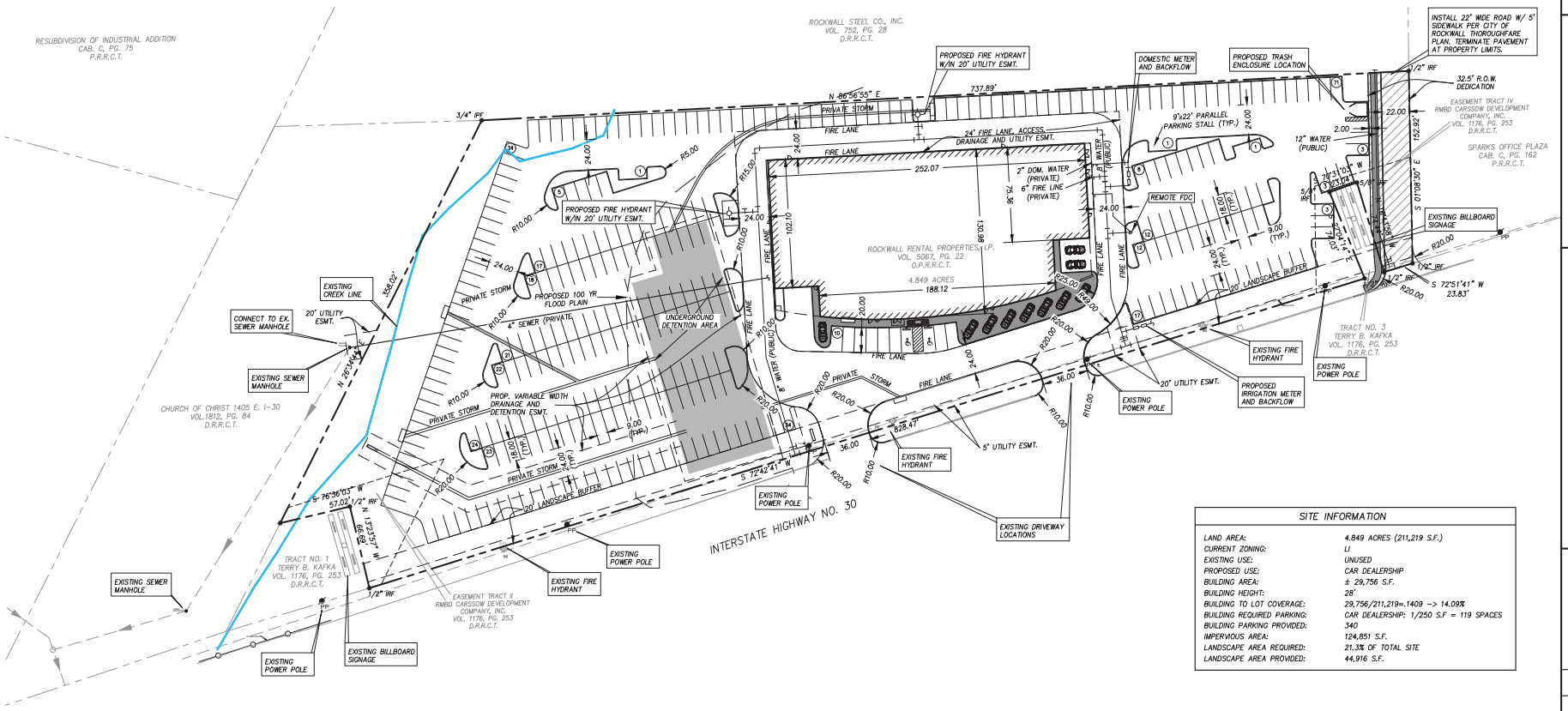
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LOCATION MAP





SITE INFORMATION	
LAND AREA:	4.849 ACRES (211,219 S.F.)
CURRENT ZONING:	LI
EXISTING USE:	UNUSED
PROPOSED USE:	CAR DEALERSHIP
BUILDING AREA:	± 29,756 S.F.
BUILDING HEIGHT:	28'
BUILDING TO LOT COVERAGE:	29,756/211,219=.1409 -> 14.09%
BUILDING REQUIRED PARKING:	CAR DEALERSHIP: 1/250 S.F = 119 SPACES
BUILDING PARKING PROVIDED:	340
IMPERVIOUS AREA:	124,851 S.F.
LANDSCAPE AREA REQUIRED:	21.3% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	44,916 S.F.

Case No. SP2017-030

Revision	Date	Description

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

RANDALL NOE
SUBARU
I-30 ROCKWALL, TX

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-7700
Texas Registered Engineering Firm F-7449

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/17	Project No.: -

Sheet Title:
Site Plan

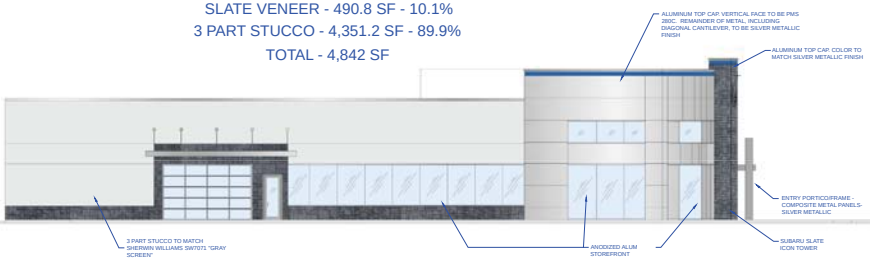
Scale:	Sheet No.:
1"=40'	1 of 1



PROPOSED WEST ELEVATION

3/32" = 1'-0"

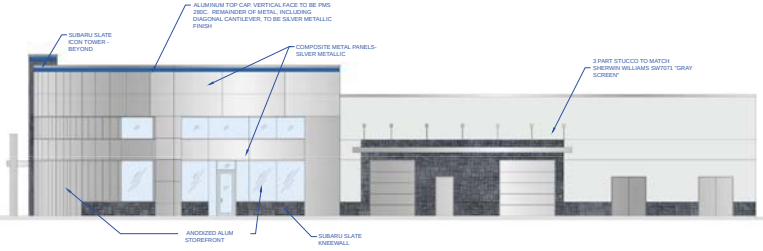
SLATE VENEER - 490.8 SF - 10.1%
3 PART STUCCO - 4,351.2 SF - 89.9%
TOTAL - 4,842 SF



PROPOSED WEST ELEVATION

3/32" = 1'-0"

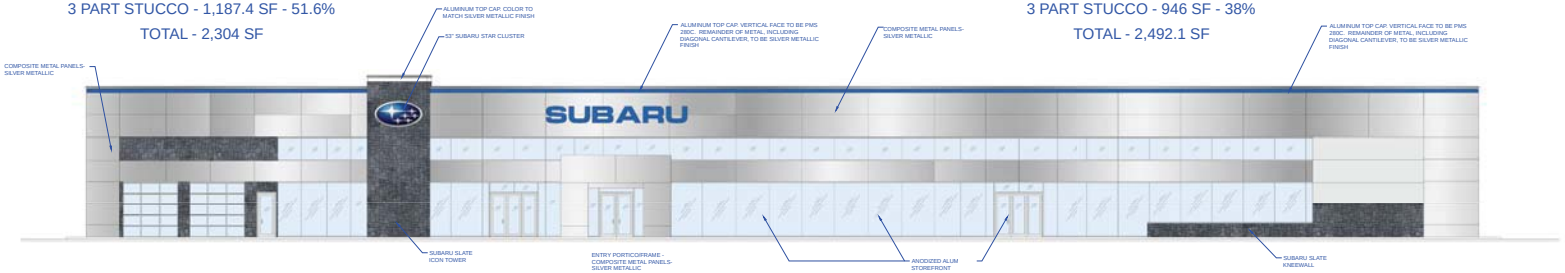
COMPOSITE METAL PANELS- 653.6 SF - 28.4%
SLATE VENEER - 463 SF - 20%
3 PART STUCCO - 1,187.4 SF - 51.6%
TOTAL - 2,304 SF



PROPOSED EAST ELEVATION

3/32" = 1'-0"

COMPOSITE METAL PANELS- 1,047.4 - 42%
SLATE VENEER - 498.7 SF - 20%
3 PART STUCCO - 946 SF - 38%
TOTAL - 2,492.1 SF



PROPOSED SOUTH ELEVATION

3/32" = 1'-0"

COMPOSITE METAL PANELS- 3,215 SF - 74.3%
SLATE VENEER - 869.1 SF - 20%
3 PART STUCCO - 243.3 SF - 5.7%
TOTAL - 4,327.4 SF

STROHMEYER ARCHITECTS inc.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

FOR REGULATORY APPROVAL

RANDAL NOE SUBARU
ROCKWALL, TEXAS

Project Number:
Drawing Date: 09/15/17
Drawn:
Checked:
Scale:
ACAD File: Randall Subaru FINAL 081717.dwg
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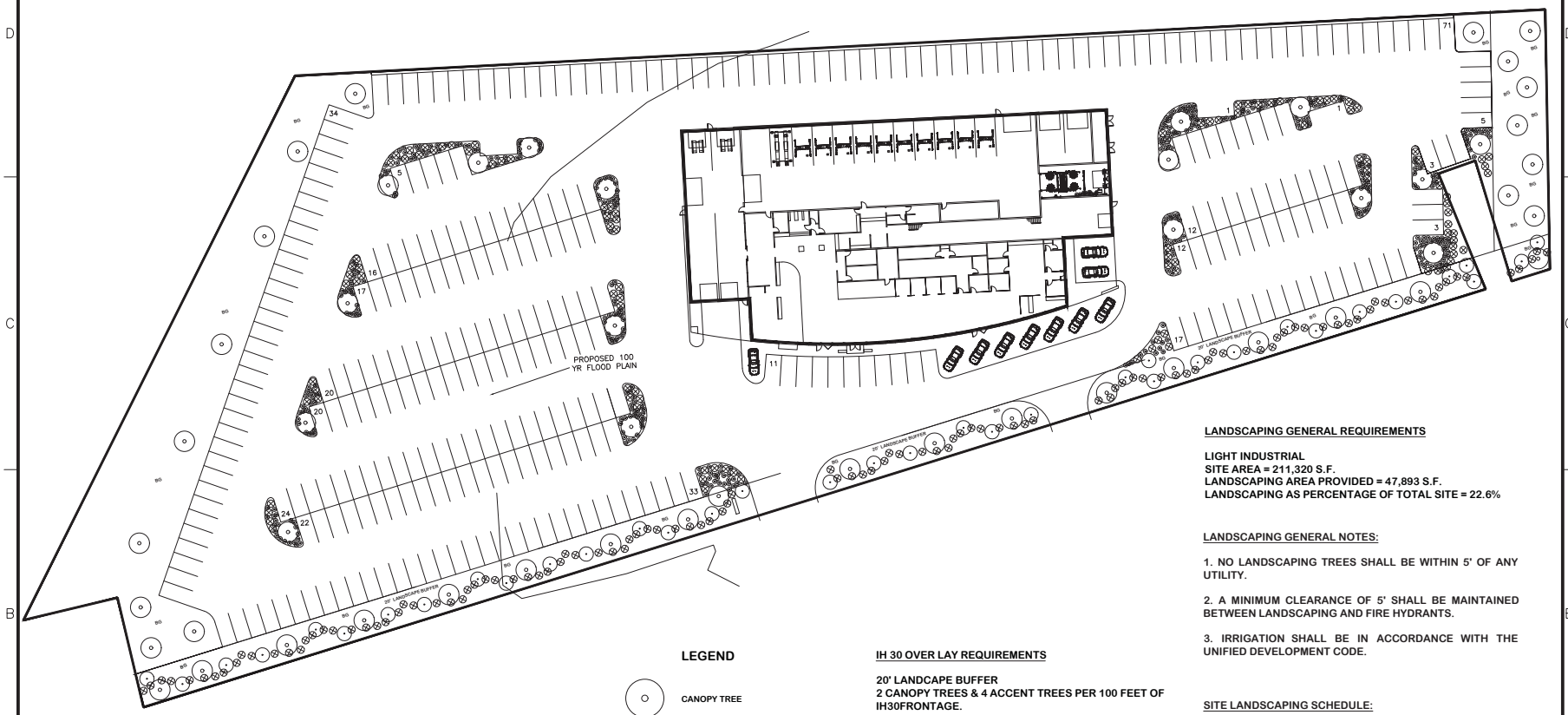
Revisions:

Sheet Title:

ELEVATIONS PLAN

A-201



1 - LANDSCAPING PLAN

0 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL (ACCENT) TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BG — BERMUDA GRASS

IH 30 OVER LAY REQUIREMENTS

20' LANDCAPE BUFFER
2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30FRONTAGE.

IH 30 FRONTAGE = 868.5 LF

CANOPY TREES REQUIRED: 18
CANOPY TREES PROVIDED: 18

ACCENT TREES REQUIRED: 35
ACCENT TREES PROVIDED: 35

LANDSCAPING GENERAL REQUIREMENTS

LIGHT INDUSTRIAL
SITE AREA = 211,320 S.F.
LANDSCAPING AREA PROVIDED = 47,893 S.F.
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22.6%

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.

2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.

3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.

2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.

3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.

4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.

5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.

6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

STROHMEYER ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

FOR REGULATORY APPROVAL

RANDAL NOE SUBARU
ROCKWALL, TEXAS

Project Number:
Drawing Date: 09/15/17
Drawn:
Checked:
Scale:
ACAD File: RandallNoeSubaru-LS-091517.dwg
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Revisions:

Sheet Title:

LANDSCAPING PLAN
LS-101

Sep 15, 2017 - 10:14am User: $(GETVAR,??)
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AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 24, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *October 10, 2017* Planning and Zoning Commission meeting.

2. **P2017-056** **(Korey)**
   Discuss and consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of an amending plat for Lots 3 & 4, Block A, Solar Village Addition, containing six (6) single family lots on a 2.055-acre tract of land identified as Lots 1-6, Block A, Solar Village Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located directly west of the intersection of Williams Street (*SH-66*) and Caruth Lane, and take any action necessary.

APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

4. Appointment with Bart Tinsley of Rockwall SIL, LLC to consider a request to submit a new zoning application for a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary. **(David)**

5. Appointment with Trent Hyde to consider a request to submit a new zoning application for a Specific Use Permit (SUP) to allow for a detached garage on a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary. **(Korey)**

PUBLIC HEARING

6. **Z2017-043** **(David)**
   Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary [*Request to Postpone to November 14, 2017*].

ACTION ITEMS

7. **P2017-057** **(David)**
   Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a reinstatement request for the preliminary plat for Marina Village in accordance with Section 38-8(f) of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], originally approved by City Council on September 21, 1992, and take any action necessary.

DISCUSSION ITEMS

8. **Z2017-050** **(Korey)**
   Hold a public hearing to discuss and consider a request by Jim Albracht of Divine Peace Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) for a church in the Downtown (DT) District on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 203 & 305 S. Fannin Street, and take any action necessary.

9. **Z2017-051** **(David)**
   Hold a public hearing to discuss and consider a request by Bart Tinsley of Rockwall SIL, LLC on behalf of the owner Don Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

10. **Z2017-052** **(David)**
    Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

11. **Z2017-053** **(Korey)**
    Hold a public hearing to discuss and consider a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive, and take any action necessary.

12. **Z2017-054** **(Ryan)**
    Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, *Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of making general corrections and clarifications to the code, and take any action necessary.

13. **Z2017-055** **(Ryan)**
    Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

14. **P2017-051** **(David)**
    Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of BSKJ Development, Inc. for the approval of a preliminary plat for Lots 1-8, Block A, Carrier Drive Business Park Addition being a 17.0-acre portion of a larger 43.851-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of SH-276 and John King Boulevard, and take any action necessary.

15. **P2017-052** **(Korey)**
    Discuss and consider a request by Brian Kelly for the approval of a final plat for Lot 1, Block A, Kelly Ranch Addition being a 3.217-acre portion of a larger 9.195-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 631 Hanby Lane, and take any action necessary.

16. **P2017-053** (Korey)
Hold a public hearing to discuss and consider a request by Bart Carroll of Carroll Consulting Group, LLC for the approval of a replat for Lots 19, 20 & 21 of the Hidden Valley Estates No. 2 Addition being a 4.716-acre tract of land currently identified as Lot 11 of the Hidden Valley Estates No. 2 Addition, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 1 and 1A Wildbriar Street, and take any action necessary.

17. **P2017-054** (David)
Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a master plat for the Terracina Estates Subdivision consisting of 352 single-family lots on a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

18. **P2017-055** (David)
Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a preliminary plat for *Phase 1* of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

19. **SP2017-031** (David)
Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a site plan/master open space plan for the Spyglass Hill, Phase 4 Subdivision consisting of 33 single-family residential lots on a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

20. **SP2017-032** (Korey)
Discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

21. **SP2017-033** (David)
Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

22. **SP2017-034** (Korey)
Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

23. **SP2017-035** (Korey)
Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

24. **SP2017-036** (Korey)
Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned

Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

25. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-033: Lot 1, Block K, Rockwall Lake Estates West Addition [*Approved*]
- ✓ P2017-049: Lots 1 & 2, Block A, Hodgdon Addition [*Approved*]
- ✓ Z2017-040: Ladera of Rockwall (AG to PD) (*2nd Reading*) [*Approved*]
- ✓ Z2017-042: Zoning Change (SF-7 to DT) (*1st Reading*) [*Approved*]
- ✓ Z2017-043: Amendment to PD-70 (*1st Reading*) [*Postponed to November 6, 2017*]
- ✓ Z2017-044: SUP for Indoor Motor Vehicle Showroom at 1785 E. IH-30 (*1st Reading*) [*Approved*]
- ✓ Z2017-045: Zoning Change (AG to SFE-2.0) (*1st Reading*) [*Approved*]
- ✓ Z2017-046: Amendment to PD-82 (*1st Reading*) [*Approved*]
- ✓ Z2017-047: SUP for an Accessory Building at 218 W. Quail Run Road (*1st Reading*) [*Denied*]
- ✓ Z2017-048: SUP for a Mini-Warehouse at 259 Ranch Trail (*1st Reading*) [*Approved*]
- ✓ Z2017-049: Amendment to PD-74 (*1st Reading*) [*Approved*]
- ✓ SP2017-030: Variances for Subaru of Rockwall [*Approved*]

ADJOURNMENT

TRAINING SESSION

26. *Planning and Zoning Commission Training Session*
A work session with the GIS Department will be held in the City Council meeting room immediately following the adjournment of the October 24, 2017 Planning and Zoning Commission work session meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of October, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 24, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-032** **(Korey)**
   Discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

2. **SP2017-033** **(David)**
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

3. **SP2017-034** **(Korey)**
   Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

4. **SP2017-035** **(Korey)**
   Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

5. **SP2017-036** **(Korey)**
   Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20th day of October, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 10, 2017
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Patrick Trowbridge called the meeting to order at 6:04 p.m. The Commissioners present at the meeting were Eric Chodun, Annie Fishman, and Jerry Welch. Absent were Commissioners Mark Moeller, Tracey Logan and Chairman Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams, Civil Engineers Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the July 11, 2017 Planning and Zoning Commission meeting.

2. Approval of Minutes for the September 12, 2017 Planning and Zoning Commission meeting.

3. P2017-049

Discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a final plat for Lots 1 & 2, Block A, Hodgdon Addition being a 12.36-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

4. P2017-033

Discuss and consider a request by Mario Ramirez for the approval of a replat for Lot 1, Block K, Rockwall Lake Estates West being a 0.27-acre tract of land identified as Lots 908, 909 & 910, Block E, Rockwall Lake Estates #1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 894 & 908 Lakeside Drive, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Welch seconded the motion which passed by a vote of 4-0, with Chairman Lyons and Commissioners Logan and Moeller absent.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

The Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Vice Chairman Trowbridge advised the Commission that items #10 and #12 would be moved up on the agenda.

IV. PUBLIC HEARING ITEMS

6. Z2017-041

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

Planner Brooks advised the Commission that the applicant has requested to withdraw the case.

Commissioner Welch made a motion to accept the withdrawal as requested. Commissioner Fishman seconded the motion which passed by a vote of 3-1 with Vice-Chairman Trowbridge dissenting, Chairman Lyons and Commissioners Logan and Moeller absent.

7. Z2017-042

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting to rezone the subject property from a Single Family 7 District to Downtown District. The subject property is a Non Contributing property, is located within the Historic Overlay District and Old Town Rockwall Historic District. The property is currently vacant and is situated adjacent to Bin 303 and 401 N. Fannin Street. The applicant has stated that the purpose of the zoning change is to construct an office building. According to the UDC a general office land use is permitted by-right in the Downtown District. In a letter provided by the applicant, the applicant has stated that in his opinion an office building would be more suitable for the subject property compared to a single-family home and that opinion is based on the properties adjacency to a non-residential land use, Bin 303. Directly north of the subject property is a single-family home addressed as 405 N. Fannin Street and is designated as a Low Contributing property and is zoned Single-Family 7 District. Directly south of the subject property is Olive Street followed by several office buildings zoned Downtown District. Directly east of the subject property is a single-family home addressed as 401 N. Fannin Street and is designated as a High Contributing property and is zoned Single-Family 7 District. Directly west of the subject property is Bin 303 and is designated as a High Contributing property and is zoned General Retail.

Mr. Gonzales went on to explain that the Future Land Use Map contained in the Comprehensive Plan designates the subject property for Medium Density Residential land uses. The proposed zoning change would require this designation to be changed to a Commercial designation. If approved as an office building, this parcel would provide a transition from a higher intensity land use to the single-family residential property. If the request is approved, the site plan will require a recommendation by the Historic Preservation Advisory Board forwarded to the Planning and Zoning Commission prior to any construction. If the City Council approves the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a Medium Density Single-Family Residential to a Downtown District designation.

Mr. Gonzales further stated that on September 12, 2017, staff mailed 91 notices to property owners and residents within 500-feet of the subject property. There is no Homeowner's Association or Neighborhood Organization located within 1,500-feet participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required Staff has received two responses in favor of the applicant's request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward.

Alison Odom
405 N. Fannin Street
Rockwall, TX

Mrs. Odom came forward and advised the Commission she was available for any questions they may have.

Vice-Chairman Trowbridge opened up the public hearing and asked anyone who wished to speak concerning the case to come forward and do so, there being no one indicating such, Vice-

Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Chodun made a motion to approve Z2017-042 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Chairman Lyons and Commissioners Logan and Moeller absent.

8. Z2017-043

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant submitted a memorandum requesting to postpone the case to the next scheduled Planning and Zoning meeting.

Commissioner Fishman made a motion to accept the postponement. Commissioner Chodun seconded the motion which passed by a vote of 4-0 with Chairman Lyons and Commissioners Logan and Moeller absent.

9. Z2017-044

Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an *Indoor Motor Vehicle Dealership/Showroom, New and/or Used* on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, And take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the case stating that the applicant is requesting a Specific Use Permit to allow for an indoor motor vehicle dealership for new and/or used vehicles. The subject property is located within a Light Industrial District within the IH-30 Overlay District. Directly north of the subject property is a 6.96-acre parcel of land containing a metal building owned by Rockwall 549/I30 Partners, LP and zoned Light Industrial District. Directly south of the subject property is IH-30. Beyond that is the 5.96-acre tract of land identified as Rockwall Kia which is zoned Light Industrial District. Directly east of the subject property is a metal building on a 1.025-acre tract of land that is adjacent to Conveyor Street and is zoned Light Industrial District. Directly west of the subject property is the a 9.955-acre vacant tract of land zoned Agricultural District.

Mr. Gonzales went on to explain that the City Council approved an ordinance to include this use in 2014 to allow for an indoor motor vehicle dealership with stipulations that it would require a Specific Use Permit not only in the Commercial and Heavy Commercial District but also in the Light Industrial District. City Council defined specifically within the ordinance that the indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage. Those were the conditions should someone make a request for an indoor motor vehicle use. In this case the applicant is requesting to be in suite 1 which is a 50x50 2,500 square foot facility and he would be limited by the SUP to that specific area and nothing would be outside other than signage.

Mr. Gonzales further stated that on September 29, 2017, staff mailed 17 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's) or Neighborhood Organizations located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. Staff did not receive any notices regarding the applicant's request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked how many car dealerships are currently on the IH-30 corridor. Mr. Gonzales stated there are eleven car dealerships as well as one that is on tonight's agenda requesting approval of a site plan for a Subaru dealership that has not started construction.

Commissioner Welch asked if the applicant was leasing or did he own the property, and if it is leased would the SUP terminate at the time the lease terminated. Mr. Gonzales explained that the applicant would be leasing and the SUP would stay with the property and if the next tenant does not continue the same use it would terminate within one year.

Commissioner Chodun asked if there was anything such as this existing in the City currently. Mr. Gonzales stated that there is one currently, internet based such as what the applicant is proposing.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Sydney Brown
2003 Dover Drive
Rowlett, TX

Mr. Brown came forward and explained that they are not the traditional car sales dealership the location they are looking to house from is not designated to be a car lot since they will strictly be indoors in the confined building. The business is run over the phone or via internet. Typically when they purchase a car it has already been spoken for and the facility serves as a temporary garage until the customer comes to pick it up. There would not be any vehicles parked outside. He respectfully asked the Commission for their approval.

Vice-Trowbridge asked the amount of vehicles they anticipate having at any one time. Mr. Brown sated approximately seven.

Commissioner Welch asked staff if the Fire Marshall had any input concerning the request. Planning Director, Ryan Miller, explained that the Fire Marshall gave the applicant comments and they would have to adhere to all fire codes.

Commissioner Fishman asked the reason for the applicant's desire to be in Rockwall. Mr. Brown stated the feel the demographics and the market of Rockwall are very good.

Commissioner Chodun asked if it is a good market but are

Vice-Chairman Trowbridge asked concerning the sales tax revenue. Mr. Brown explained that it is $6.25 to the State.

Vice-Chairman Trowbridge opened up the public hearing and asked if anyone wished to speak concerning the case to come forward and do so, there being no one indicating such, Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

General discussion took place between the Commission concerning if this would be a use that would fit this type of business in this area and the success of this type of business.

Commissioner Welch made a motion to approve Z2017-044. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Chairman Lyons and Commissioners Moeller and Logan absent.

10. Z2017-045
Hold a public hearing to discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting to rezone the property from an Agricultural District to a Single-Family Estate 2.0 District for the purpose of constructing one single-family home. The applicant has also submitted a request to final plat one tract of land into two parcels of land. According to the Unified Development Code a single-family dwelling is allowed on any Agriculture District zoned property that is more than ten acres. Since the resulting subject properties will be less than ten acres, the tracts will need to be rezoned. Currently, floodplain traverses the property and should any improvements impact the floodplain, the applicant could be required to submit a flood study. Directly north of the subject property is Dalton Road which is identified as a Major Collector, four lane, undivided roadway and beyond this is a tract of vacant land that is zoned Agriculture District. Directly south of the subject property is a single-family residential subdivision and beyond this is Ashbourne Drive which is identified as a Minor Collector. Directly east of the subject property is a single-family residential subdivision zoned Planned Development District and beyond that is a large tract of land that is zoned Agricultural District. And directly west of the subject property is a single-family residential subdivision zoned Single-Family 10 and beyond that is a large tract of land, which is Takeline that is outside of the City Limits.

Mr. Brooks went on to explain that the Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Medium-Density Residential land uses, which are defined as single-family developments with 2 to 3 units per gross acre. The applicant's request is in conformance with the Future Land Use Map.

Mr. Brooks further stated that on September 29, 2017, staff sent 66 notices to property owners and residents within 500-feet of the subject property and situated in the City Limits. Staff also notified the Shoal Creek and Hidden Valley Homeowner's Associations which are the only HOA's/Neighborhood Associations within 1,500feet. Staff did not receive any notices concerning this case.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge opened up the public hearing asked the applicant if he had any additional information to provide.

David Hodgdon
(No address given)

Mr. Hodgdon did not provide any additional information, advised the Commission he was available for any questions they may have.

Vice-Chairman Trowbridge opened up the public hearing and asked if there was anyone wishing to speak to come forward and do so.

Joann Pepper
2621 Egan Ridge Lane
Rockwall, TX

Ms. Pepper asked what will happen to the trees east of lot 1 along the take line. Mr. Brooks explained that those trees are primarily in the floodplain which is an area that cannot be built on and therefore they will be preserved.

Vice-Chairman Trowbridge asked if there was anyone else to wish to speak to come forward and do so, there being no one indicating such, Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Welch made a motion to approve Z2017-045 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 4-0, with Chairman Lyons and Commissioners Logan and Moeller absent.

11. Z2017-046

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting to amend PD-82. He provided a location map showing that the subject property is right below the Timber Creek Subdivision, right at the city limits. Fontanna Ranch is located south and west of the subject property and to the west there is also a multiple antenna tower for the IHEARTMEDIA Tower Company which somewhat creates a buffer. The applicant is requesting to amend PD-82 which was approved for 204 single lots last year and the lot mix that was approved at that time were 65 and 80 foot lots with minimum lot area of 8,125 square feet for the 65's and 10,000 square feet for the 80's. According to the concept plan for Phase II, the applicant is requesting to provide an additional 148 single-family residential lots. The amendment would allow for a total of 352 single-family lots 148 proposed lots Phase II plus 204 lots in Phase I, with a minimum lot size of 8,125 square feet. The Concept Plan for Phase II indicates the larger 10,000 square foot lots which would be 80' x 120 will be located along the northern boundary of the subject property, adjacent to the Sterling Farms and Timber Creek Additions. The 8,125 SF lots will be located in the center of the addition, and along the eastern boundary of the subject property creating a transition of the lots, while lining up with those in Phase I. The applicant intends to purchase a portion of the property from IHeartMedia for the purpose of dedicating this as right-of way, and connecting the minor collector street (Street H) to Guadalupe Drive in the Fontanna Ranch Subdivision this will create access for the neighborhoods to the elementary school, all parks, and conforms to the City's Master Thoroughfare Plan. The proposed development of Phase II will provide an additional 6.45–acre park with amenities such as a playground, Dog Park, benches, and an 8-ft meandering trail that also provides access to the 9.0-acre public park located in Phase I. The Concept Plan indicates the inclusion of 12.0-acres of net open space exceeds the minimum 20% requirement. The location of the park and open space along the western boundary of the development of Phase II will provide an additional buffer from the IHeartMedia Tower Company's antenna park. The applicant has also indicated that a minimum of a 10-ft landscape buffer along the proposed minor collector street (Street H) will include large canopy trees planted along the perimeter of the roadway at a minimum of 50-ft intervals. The applicant will also be required to provide a minimum of a five 5 foot sidewalk that will be constructed within the rights-of-way of the development.

Mr. Gonzales further explained that the applicant is requesting 100% front entry garages and will require the Commission to decide how they want to proceed with the j-swing drives. Also, it will require a waiver to the alley requirement since they will not have alleys with the front entry drive and it will require City Council approval. The Future Land Use Map contained within the Comprehensive Plan designates the subject property as Low Density Residential land uses. According to the Comprehensive Plan, the Low Density Residential designation is generally defined as single family development consisting of less than 2 units per acre; however, a density up to 2.5 units per gross acre may be allowed within a Planned Development district that includes the dedication and/or development of additional amenities that exceed the minimum standards for residential Planned Developments. In this case, the applicant is proposing a density of 2.50 units per gross acre and is proposing an approximately 6.45-acre park incorporating an 8 foot concrete hike and bike trail system, a playground area, Dog Park, benches, and other features as depicted on the Park Concept Plan. This is inclusive of the 9.0-acre public park that was approved with Phase I.

Mr. Gonzales went on to explain that the proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with the exception of the required proximity of residential lots less than 12,000 sq. ft. to a neighborhood oriented park or open space. The Comprehensive Plan's policy requires the lots to be no further than 800-ft from a public park or open space in order to benefit from a property value premium. An approximation of no more than 7 lots, or 4.7% of the lots located in the North East quadrant of the development

are not within the 800-ft. minimum distance requirement. The proposed Concept Plan is a discretionary decision for the City Council.

Mr. Gonzales went on to state that on September 29, 2017, staff mailed 142 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lofland Farms, Timber Creek, and Fontana Ranch Homeowner's Associations. Staff received two notices in opposition to the request.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Mr. Miller pointed out in the location map provided that the zoning request is for the entire PD-82.

Commissioner Chodun asked staff if the applicant was requesting to amend the entire PD to allow front entry, or just Phase II. Mr. Gonzales stated it would be just for Phase II and Phase I will remain the same which allows 70% front entry and 30% j-swing, in combination to both it would be 80/20% total.

Vice-Trowbridge asked the applicant to come forward and speak.

Jim Douglas
Douglas Properties
2309 Avenue K
Plano, TX

Mr. Douglas came forward and provided a power point presentation and gave a brief explanation of the request which detailed the park and park amenities that would be provided. Bloomfield Homes will be the builder and the garages both front entry or j-swing they use cedar upgraded doors and they use different architecture looks which will have a good drive up appeal they use a variation of brick and stone and are upgraded homes. He explained that what can be done in this subdivision is instead of having the 80/20 mix only in Phase I they can have it spread throughout as there is a good mix of the two size lots throughout. He went on to say that they are careful to use different floor plans and elevations to get the variation of the look. They will take the radio tower lot and make it more of an as best they can by having the open space next to it instead of the houses and they feel that is a good use of the land as well as connecting the park with the other park in the original PD. Concerning the roadway to the south, they have talked to the people that have the towers and they have agreed to work with them to buy that strip of land to allow the street connection.

Mr. Douglas advised the Commission he was available for any questions.

Commissioner Chodun asked who would be responsible for maintaining the open space and would there be two HOA's. Mr. Douglas stated it would be the Home Owner's Association that would maintain both phases and there will only be one HOA.

Commissioner Fishman asked the reason for why they're utilizing more front face garages as opposed to the j-swing. Mr. Douglas stated the consumer shows to prefer the front face to allow them to have more yard and less driveway.

Vice-Chairman Trowbridge opened up the public hearing and asked anyone who wished to speak concerning the case to come forward and do so.

Kevin Baswell
1715 FM549
Rockwall, TX

Mr. Baswell came forward and showed where his property was located using the provided location map. He asked for clarification concerning the north drive that Mr. Douglas spoke of to get to FM549. Mr. Baswell generally expressed being in opposition of the request, he would like the City not to add anymore residential area into this area that at one time was rural. He stated that when he bought his acreage property, that is one of the things that drew him to Rockwall. He doesn't agree with how his neighbor to the south was allowed to replat ten acres into two 5

acre lots to build two separate homes, he feels that has caused him to lose privacy to the south side of him.

Joanne Pepper
2621 Egan Ridge Lane
Rockwall, TX

Ms. Pepper came forward and asked if there has been a study done to see if the schools in the surrounding area can accommodate the additional 352 houses that are being built. Mr. Miller explained that the school does base their planning off of the City's Future Land Use Map, and this property was indicated to be a Low Density Residential and this proposal does conform to that.

Vice-Chairman Trowbridge asked if there was anyone else wishing to speak, there being no one indicating such Vice-Chairman asked the applicant to come forward and offer any rebuttal.

Mr. Douglas came forward and stated that concerning the roadway, the tower people own a strip along the north side which is how they access the towers, and even without that there will still be three points of access.

Commissioner Welch asked if on the j-swing would it be primarily a third car garage. Mr. Douglas stated that j-swing were exclusively three car garages therefore it would be a combination of two and three's.

Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Fishman stated she sees how the two phases work well providing a lot of nice amenities, she however did express some reservation in approving a phase that would allow 100% front entry, she would like to see the j-swing mixed in more throughout the phase. She also would like to see consistency coming out of the Commission that when they are approving j-swings that they are staying consistent, would like for them to push to adhere to what Phase I has of 70/30 to see that reflected in Phase II.

Vice-Chairman Trowbridge generally agreed with Commissioner Fishman's comments and reservations.

Commissioner Chodun also generally agreed with Commissioner Fishman, he feels they should stay consistent.

Commissioner Welch generally expressed being in favor of the request he agrees that the market is calling for more front entry garages. He feels that as a Commission they should not only look for how they've decided on things in the past but also what the community wants.

Commissioner Chodun made a motion to approve the amendment to PD-82 with staff conditions and to include a recommendation for the entire PD to incorporate front entry driveways with a minimum of 30% in a "J" swing configuration and the remaining 70% of the driveways to be a front entry configuration and situated equal to or behind the front façade of the primary structure. Commissioner Fishman seconded the motion, which passed by a vote of 3-1, with Commissioner Welch dissenting and Chairman Lyons and Commissioners Logan and Moeller absent.

12. Z2017-047
Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements stipulated in the UDC. The subject property is a 0.830-acre

tract of land zoned Single-Family 10 District. The applicant is proposing to construct a 20 foot tall metal building that will be approximately 700 square feet. The proposed accessory building will be located behind the main structure 11 feet from the side property line and 70feet from the rear property line. Additionally, the accessory building will be screened from public view with a fence. According to the UDC, properties within a Single-Family 10 District are permitted two accessory buildings that are a maximum of 225 square feet. In addition, the UDC states that an accessory building shall be clad with the same materials that are found on the primary structure. In this case, the proposed accessory building will be 475 square feet larger than what is permitted by the ordinance, constructed out of metal. As a result, the applicant is required to apply for a SUP. The approval of this SUP is a discretionary decision for the Planning and Zoning Commission and City Council.

Mr. Brooks further stated that on September 29, 2017, staff mailed 43 notices to property owners and occupants within 500-feet of the subject property and also notified the Shores/Ray Hubbard, Stone Creek and Quail Run Valley Homeowner's Associations which are the only HOA's and/or Neighborhood Organizations within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the UDC. Staff received one email and notice in favor and one notice in opposition of the request.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge opened up the public hearing and asked the applicant to come forward.

Trent Hyde
218 W. Quail Run Road
Rockwall, TX

Mr. Hyde came forward and stated he is looking to build a 700 foot building that will be on cement slab. It will be a Morgan building and he would like to add the ridge vent and will have good curb appeal.

Commissioner Fishman asked what the applicant would be using the accessory building for. Mr. Hyde stated it will be used for storage, tractors and his vehicles.

Vice-Chairman Trowbridge asked if there was anyone wishing to speak concerning the case to come forward and do so.

Michael Hunter
Quail Run Road
Rockwall, TX

Mr. Hunter came forward and stated he resides within the neighborhood of Mr. Hyde and is in support of the request. He also spoke with the other five neighbors on Quail Run and he indicated they also are in favor of the request.

Vice-Chairman Trowbridge asked if there was anyone else to wish to speak to come forward and do so, there being no one indicating such, Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Fishman made a motion to approve Z2017-047 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 4-0 with Chairman Lyons and Commissioners Moeller and Logan absent.

13. Z2017-048

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a *mini-warehouse* facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

Planner, Korey Brooks, advised the Commission that the caption states that the property is zoned SFE-4.0, however last month the Commission recommended approval of a zoning change for this tract and it had not finished going thru Council at the time. That has now gone thru Council's first reading and is now a Commercial tract of land. Mr. Brooks went on to give a brief explanation stating that the applicant is requesting the approval of an SUP to allow for a 575 unit mini-warehouse facility. According to the concept plan and building elevations, the mini-warehouse facility will be comprised of 24 buildings, ranging in size from 5 storage units to 108 storage units. Additionally, the applicant is proposing a masonry façade on the perimeter of all buildings that are visible from the street; however, the applicant is proposing to utilize metal facades on the interior buildings. Most of the surrounding buildings are constructed of metal. Each building will have drive-up units with roll-up doors and none of the roll-up doors will face Ranch Trail or Horizon Road. The leasing office will be a 2 story building. With the exception of the leasing office, the applicant is proposing to provide landscape screening allowing the mini-warehouse facility to have limited visibility from Ranch Trail and Horizon Road. The northeast portion of the property is wooded and the applicant is proposing to save trees in the area to act as a screen to the adjacent properties. Directly north of the subject property are commercial structures and beyond that is vacant land adjacent to County Line Road, which is identified as a Minor Collector on the City's Master Thoroughfare Plan and are zoned Commercial. Directly south of the subject property are commercial structures. Beyond this is vacant land that is adjacent to FM-3097, which is identified as a Major Collector, 4 lane, divided roadway on the City's Master Thoroughfare Plan and is zoned Commercial District. Directly east of the subject property is a large, vacant tract of land that is zoned Agricultural District and beyond that is a single-family residential subdivision, which is zoned Single-Family Estates 1.5. Directly west of the subject property is Ranch Trail Road, which is identified as a Minor Collector and beyond that are commercial structures, that are zoned Commercial District.

Mr. Brooks further added that according to the UDC a mini-warehouse is permitted in a Commercial District by Specific Use Permit, which is a discretionary decision for the Planning and Zoning Commission and the City Council. If the request be approved, the applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board and the Planning and Zoning Commission. Additionally, on September 29, 2017, staff sent 30 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property. Staff received one notice in opposition of the request.

Mr. Brooks advised the Commission that the applicant was present to answer any questions as well as staff.

Vice-Chairman Trowbridge asked if there was any zoning within the City that allows mini-warehouses by right. Mr. Brooks stated the Light Industrial District allows it by right.
Commissioner Chodun asked if Ranch Trail is set up to allow for the egress and digress for that type of daily use that this request will bring. Mr. Brooks explained that Ranch Trail is identified as a minor collector two lane road and therefore would be set up for such use.

Vice-Chairman Trowbridge asked the applicant to come forward.

Russell Phillips
521 Moraine Way
Heath, TX

Mr. Phillips came forward and gave a brief explanation of the request. He is looking for an exception to the 100% masonry requirement; the leasing office will be full masonry which will be closest to the road and everything that faces Ranch Trail those walls would be full masonry as well. Heading towards the back of the property there are fourteen to sixteen foot cedars that go all around the perimeter of the property which he feels gives a nice barrier to any other location. He doesn't feel there would be an issue with traffic, because most people do not visit very often. He believes it will be well received in the area.

Vice-Chairman Trowbridge asked concerning the tree line surrounding the building. Mr. Phillips provided pictures which showed where the existing tree line runs thru and indicated he plans on conserving those trees as they are on the subject property and they will continue to be maintained.

Commissioner Choudun asked staff if the ordinance could require continual screening in the rear of the property. Mr. Brooks stated the Commission could amend the ordinance to make that a requirement to include an evergreen screen. Mr. Phillips added that they do not mind that, as they prefer the natural screening as opposed to other screening methods.

Vice-Chairman Trowbridge opened up the public hearing and asked anyone who wished to speak concerning the case to come forward and do, there being no one indicating such; Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Welch made a motion to approve Z2017-048 with staff recommendations. Commissioner Chodun asked Commissioner Welch to amend his motion to include continual screening. Commissioner Welch accepted and went on to make a motion to approve Z2017-048 with the condition that the developer provides landscape screening along all property lines. Commissioner Welch seconded the motion which passed by a vote of 4-0 with Chairman Lyons and Commissioners Moeller and Logan absent.

14. Z2017-049
Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan and for the purpose of incorporating changes to the lot composition stipulated by the development standards contained in *Exhibit 'C'* of *Ordinance No. 16-59* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the subject property is the Breezy Hill Subdivision which was originally put into a 212 Development Agreement that allowed it to have 810 single family homes. It was then annexed in 2008 and then zoned in 2009 at which time the property incorporated 59 acres of Commercial which replaced some of the proposed residential units and the overall lot count ended up 658, that was amended in 2012 from 658 to 691 and then again in 2014 with a lot count was increased from 691 to 742 they removed some of the school sites that were originally shown in the concept plan opening up room for more lots, that also reduced the Commercial acreage from 59 acres to 39 acres. Earlier this year the lot count was increased from 742 to 776 and the Commercial acreage was reduced from 33 acres to 19 acres and that was to allow for 40 new homes in Phase 10. Also incorporated at the last change was the ability for them to incorporate 20 flat front entry garages, currently the zoning only allows j-swing where the garage is situated 20 feet behind the front façade of the house. The applicant has submitted an application requesting to amend Planned Development District 74 to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of lots in the subdivision from 776 to 750 for the purpose constructing additional 100' x 200' and 100' x 180' lots. As part of this request the applicant is also requesting to allow 50% of the remaining 94, 70' x 120' lots to be allowed to incorporate a flat front entry garage. Currently, PD-74 requires the applicant to construct 326, 80' x 125' lots. The applicant is requesting to reduce this to 137, 80' x 125' lots for the purpose of adding 33, 100' x 200' lots and 44, 100' x 180' lots. In addition, the applicant will be reducing the 60' x 120' lots by 22 and increasing the 70' x 120' lots by 108. These changes will reduce the overall lot count from 776 lots to 750 lots, reducing the overall density of the development from 2.02-units/acre to 1.85-units/acre. These changes will necessitate creating 2 new lot types which would be type 'F' & 'G' The Type 'F' lot is the proposed 44, 100' x 180' lots and the Type 'G' lot includes 94 of the 225, 70' x 120' lots. For the Type 'G' lots the applicant is requesting that 50%, 47 lots, be permitted to have a flat front entry garage product. This means that the applicant will be allowed to have a total of 67 flat front entry garages between the Type 'E' and Type 'G' lots. The Future Land Use Map contained within the Comprehensive Plan designates the subject property for Commercial and Low Density Residential land uses and these designations are in conformance with the applicant's request.

Mr. Miller went on to state that on September 29, 2017, staff mailed 560 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property. Staff did not receive any notices back either in favor or in opposition.

Mr. Miller advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked what the setback are as depicted for this phase and concerning the recent moratorium that was put in place by the City Council to set back from John King. Mr. Miller explained that as part of the original zoning which is mostly maintained throughout, right now the applicant is required a 50 foot landscape buffer which was in place prior to the changes.

Vice-Chairman Trowbridge asked the applicant to come forward.

Adam Buzcek
8214 Westchester Drive
Dallas, TX

Mr. Buzcek came forward and provided a power pointe presentation detailing their request. He stated they had a very well attended informative HOA meeting where they met with the residents to keep them aware of their proposal and they got positive feedback from those residents. He explained that the they are looking to do 26 fewer lots reducing the density from 1.92 to 1.85 and keeping the 20% open space. The power point provided what areas would be impacted by the request. He indicated that their request is to adjust to what the market shows to be successful and what the consumer has shown they are looking for. He respectfully asked the Commission for their approval and stated he was available for questions.

Vice-Chairman Trowbridge asked if the 100's have different development standards than the 70's and 80's and asked for clarification concerning the non-curve culverts they show. Mr. Buzcek explained that only difference between Category D and the new lots, Category F, is the 15 foot minimum depth and with both those categories they would have a culvert that would allow more green space less concrete, it has been a very well embraced product by the consumer.

Vice-Chairman Trowbridge spoke of being in favor of the recent change to the setback requirements along John King that was approved by Council , and with that asked how deep the lots that face John King on the west side. Mr. Buzcek stated that they are approximately 200 feet allowing for room for berm and everything that is required in accordance to the PD.

Vice-Chairman Trowbridge opened up the public hearing and asked anyone who wished to speak concerning the case to come forward and do so.

Jim Smith
6090 Amhurst
Rockwall, TX

Mr. Smith came forward expressed being in favor of the request. He feels it is a positive move on the developer has put forward and encouraged the Commission to vote in favor of the request.

Bruce Clark
313 Shenandoah Lane
Rockwall, TX

Mr. Clark came forward and stated his property backs up to the Skorburg property and he generally expressed being in favor of the request however he is concerned with drainage issues as that tends to be a problem now. He asked staff if there would be any special provisions put in place. Mr. Miller stated there are not any special provisions or anything in the Planned Development District, but they will be required to meet all the city's drainage requirements as well as any Engineering Standards of Design.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forward and expressed being in favor of the request. He noted as a point of reference that the City Council recently did approve a waiver to the John King setback requirement that was recently passed for the Ladera Senior Community.

Vice-Chairman Trowbridge opened up the public hearing and asked anyone who wished to speak concerning the case to come forward and do, there being no one indicating such; Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for discussion or a motion.

Vice-Chairman Trowbridge noted that the setback that was approved for the Ladera project recently was only for two or three lots and was approximately a 95 foot setback; although he likes that the lots are larger he would like to stay consistent to the moratorium for the 100 foot setback and adhere to it as close as possible.

Commissioner Chodun generally expressed being in favor of the request.

Commissioner Fishman expressed being in favor of the request, likes the new plan that is being presented, having the larger lots meets the current market request.

Commissioner Chodun made a motion to approve Z2017-049 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 3-1, with Vice-Chairman Trowbridge dissenting, Chairman Lyons and Commissioners Logan and Moeller absent.

V. ACTION ITEMS

15. SP2017-030

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting site plan approval of the Subaru car dealership. The SUP was approved earlier this year that allowed for the new card dealership. The Subaru dealership will incorporate a total of 340 parking spaces for the site, with 119 parking spaces being required for a retail building at a ratio of 1 space per 250 square feet. The remaining 221 parking spaces will be used for display of the new car inventory. The majorities of these display spaces is designed as dual head-in parking spaces and require a dimension of 20-ft length x 9-ft width per the City's Engineering Standards of Design and Construction criteria. The applicant is seeking a waiver to these design standards and is requesting to allow 18-ft x 9-ft dual head-in parking spaces for display of the new car inventory. This will require approval of a waiver by City Council and has been added as a condition of approval. The site will have a total of 2 points of entry via 24-ft fire lane, Public Access, and Utility Easements along the IH-30 Frontage Road. With the exception of the variances that the applicant is requesting that were listed in the Commission's case memo, the submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC and the IH-30 Overlay District. Mr. Gonzales noted that most of the waivers have to do with the north elevation which faces a heavily treed area that is primarily a floodplain and therefore would have limited visibility. Mr. Gonzales went over the five variance requests and one waiver that the applicant is requesting along with the vote it will require to pass. The Architectural Review Board took a look at the elevations and they did recommend approval including all the variances that are associated with the request.

Mr. Gonzales stated that the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward.

Chris Cuny
FC Cuny Corporation
2 Horizon Court
Heath, TX

Mr. Cuny came forward and stated that Jimmy Strohmeyer will be the architect of record working on the project who has worked to modify the elevations, the main thing is the back elevations, but it is in a floodplain area therefore there should not be any issue with visibility and he ARB met and they recommended approval. In terms of the parking spaces their intent is for the

required spaces to be for visitors and for the retail, and those will meet the City standards. It is the parking for the inventory that they are requesting the waiver for. He respectfully asked the Commission for their consideration and approval.

Vice- Chairman brought the item back to the Commission for questions, discussion or motion.

Commissioner Chodun made a motion to approve SP2017-030 with staff recommendations including Commissioner Welch seconded the motion which passed by a vote of 4-0 with Chairman Lyons and Commissioners Logan and Moeller absent.

VI. DISCUSSION ITEMS

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2017-041: Lot 1, Block A, Blueberry Hill Estate Addition [*Approved*]
- ✓ P2017-048: Lot 3, Block A, Lake Pointe Baptist Church Addition [*Approved*]
- ✓ Z2017-031: Zoning Change (AG to SF-1) [*950 Clem Road*] (*2nd Reading*) [*Approved*]
- ✓ Z2017-036: SUP for 1310 Summer Lee Drive (*2nd Reading*) [*Approved*]
- ✓ Z2017-037: Zoning Change (SFE-4.0 to C) [*259 Ranch Trail*] (*2nd Reading*) [*Approved*]
- ✓ Z2017-038: SUP for 302 Ranch Trail (*2nd Reading*) [*Approved*]
- ✓ Z2017-040: Zoning Change for Ladera of Rockwall (AG to PD) (*1st Reading*) [*Approved*]
- ✓ SP2017-008: Variances for 2040 Kristy Lane [*Approved*]
- ✓ MIS2017-009: Masonry Exception for 631 Hanby Lane [*Approved*]

Planning Director, Ryan Miller, **provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

VII. ADJOURNMENT

Vice-Chairman Trowbridge adjourned the meeting at 8:22 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

City of Rockwall

Project Plan Review History

Project Number	P2017-056	**Owner**	R-SO GREEN HOMES	**Applied**	10/17/2017 LM
Project Name	Lots 1-6, Block A, Solar Village	**Applicant**	R-SO GREEN HOMES	**Approved**	
Type	PLAT			**Closed**	
Subtype	AMENDING			**Expired**	
Status	STAFF REVIEW			**Status**	10/17/2017 LM

Site Address	**City, State Zip**				
	,				**Zoning**
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	10/17/2017	10/24/2017	10/18/2017	1	COMMENTS	See Comment
(10/18/2017 5:41 PM AW) Add Note: "All drainage easements to be maintained, repaired, and replaced by property owner."							
FIRE	Kevin Clark	10/17/2017	10/24/2017				
GIS	Lance Singleton	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
PLANNING	Korey Brooks	10/17/2017	10/24/2017	10/19/2017	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-56 Lots 1-6, Block A, Solar Village Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of an amending plat for Lots 1-6, Block A, Solar Village Addition, containing six (6) single family lots on a 2.055-acre tract of land identified as Lots 1-6, Block A, Solar Village Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located directly west of the intersection of Williams Street (SH-66) and Caruth Lane.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-056) in the lower right hand corner of all pages on future submittals.

M.4 Please note the standard Title Block format:

Type of Plat [Master, Preliminary, Final or Replat]

Subdivision Name (Proposed or Approved)

Lot / Block Designation Number of Lots (Proposed)

Total Acreage

City, State, County

M.5 Please check the graphic scale. It seems to be off.

M.6 Please check the callouts. The callouts on Page 1 do not seem to match the legal description on Page 2.

M.7 Please show the entire right-of-way for Heath Street, including the centerline

M.8 Please use a different line type for lot lines. It is difficult to determine where the lots are v.s. easements, etc. Also, please show a legend for different line types.

M.9 Please highlight the changes to the plat.

M.10 If possible, move the Surveyor's Certificate to Page 2—not necessarily a requirement. We usually prefer the certificate and stamp on page 2, if the plat is a 2-page plat.

M.11 Is there a street adjacent to the West property line? The vicinity map indicates a street. Is this a private driveway? If so, show it on the plat and label as "Private Drive". If this is a city street, show and label street name.

M.12 Check the acreage in the Legal Description. It doesn't match the acreage in the title block.

M.13 Check the alignment of the numbered list on Page 2. Some of the lines aren't aligned.

M.14 Please check the paragraphs under the numbered list on Page 2. Some of the lines have a paragraph break in the middle of a word. Please see markup.

M.15 Please remove the extra period at the end of the Planning and Zoning Commission signature line.

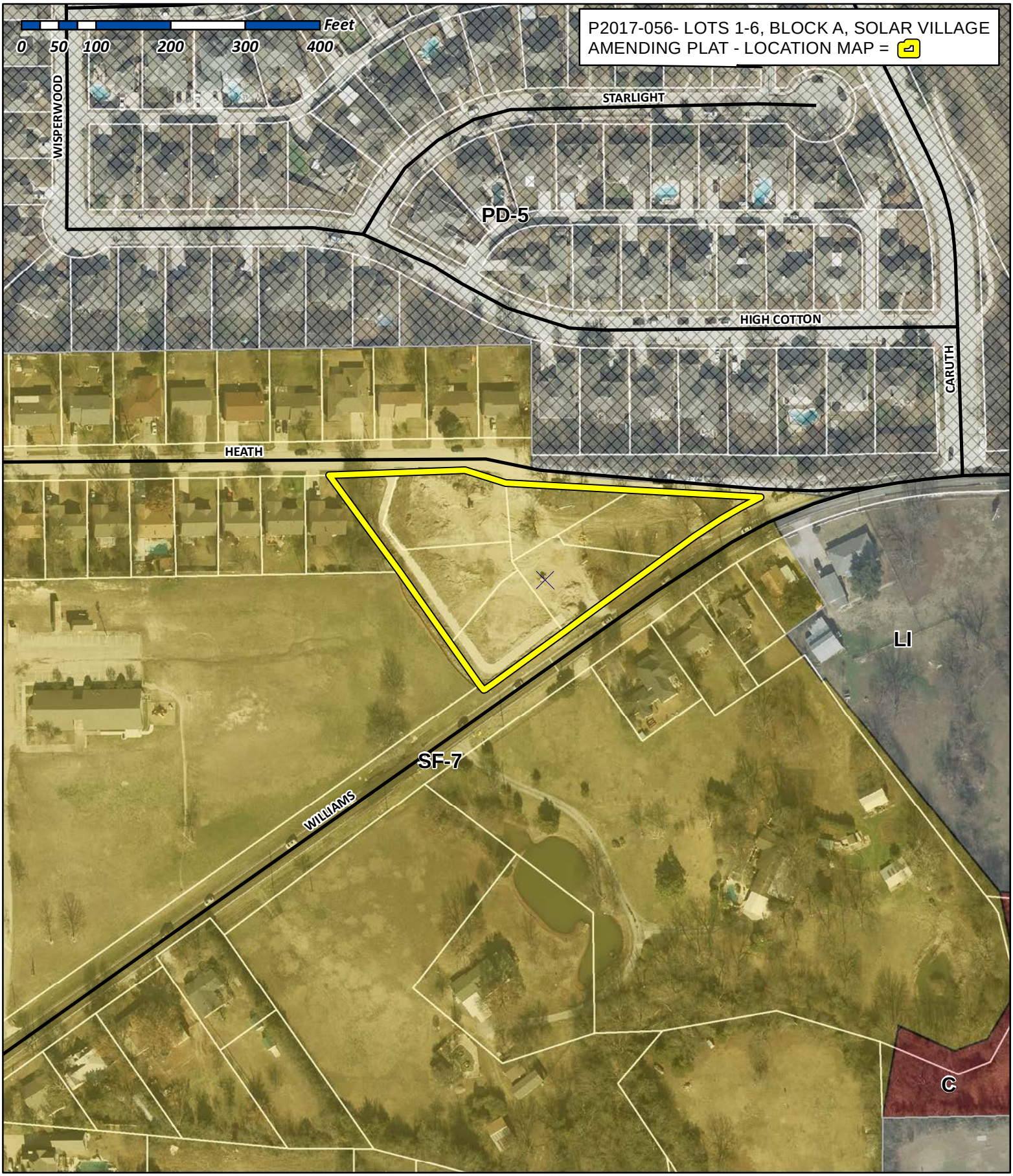
M.16 Please remove the period after "Date" under the Planning and Zoning Commissioner's signature line.

M.17 Please remove the extra signature line next to the Planning and Zoning Commission signature line.

M.18 Please check the Mayor's signature line. "Rockwall" is missing an L.

I.19 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning and Zoning Meeting for this case is October 24, 2017.

I.20 The projected City Council meeting date and subsequent approval for this plat is November 6, 2017



City of Rockwall

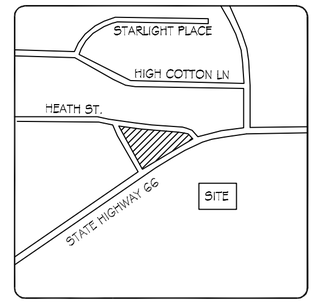
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

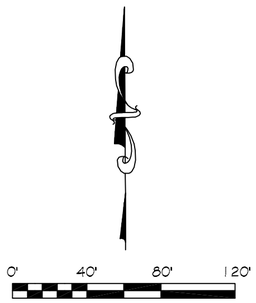
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

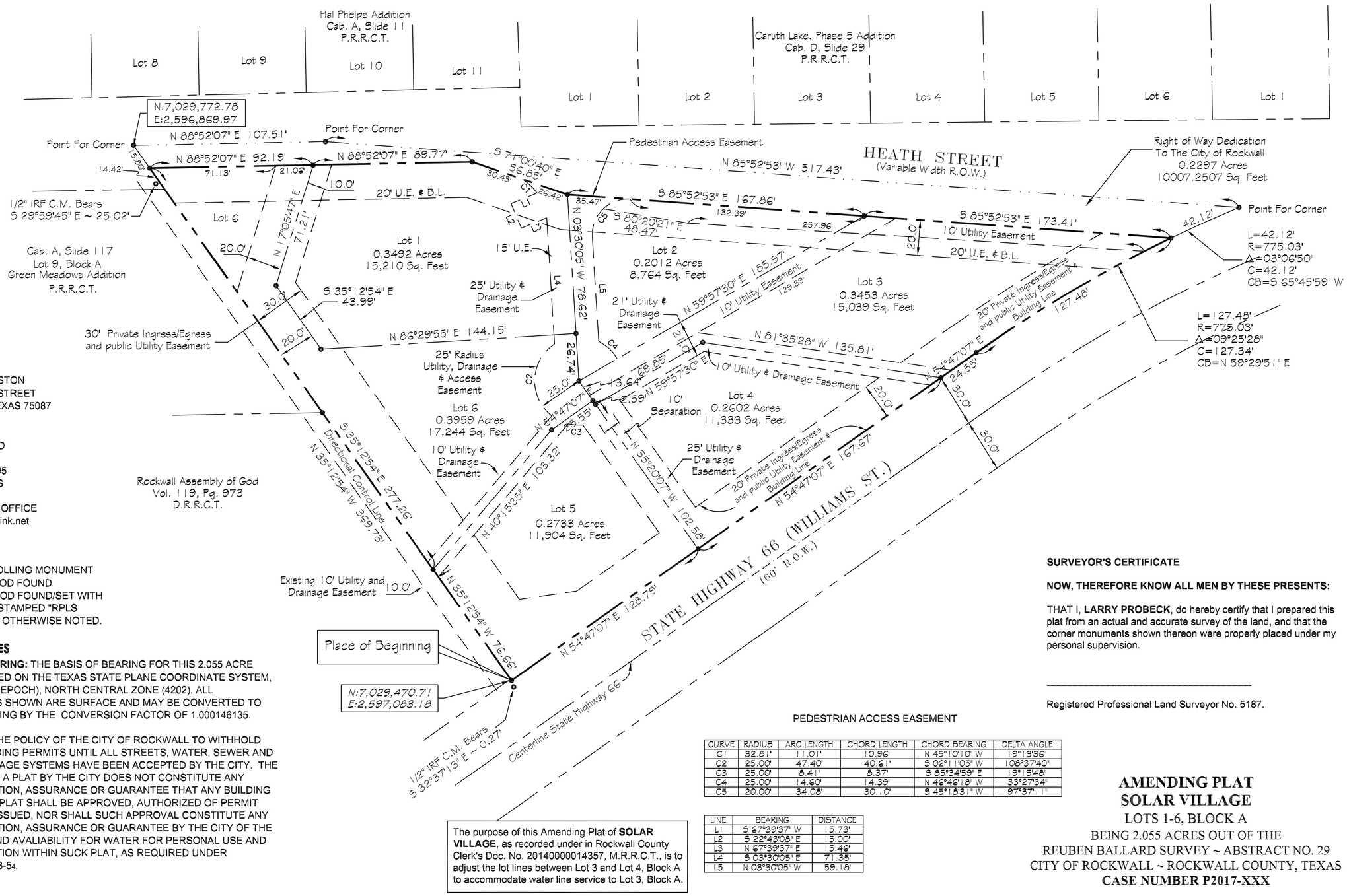
FLOODPLAIN STATEMENT:

The property shown hereon is located in Zone "X", which is not in a flood hazard area according to Map No. 48397C004040L, dated September 26, 2008, of the National Insurance rate map prepared by the Federal Emergency Management Agency (FEMA).

VICINITY MAP







OWNER
RICHARD HOUSTON
505 WILLIAMS STREET
ROCKWALL, TEXAS 75087

SURVEYOR
PROBECK LAND
SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS
75355-0655
(214) 549-5349 OFFICE
lprobeck@earthlink.net

LEGEND
C.M. = CONTROLLING MONUMENT
● IRF= IRON ROD FOUND
● IRS= IRON ROD FOUND/SET WITH ORANGE CAP STAMPED "RPLS 5187". UNLESS OTHERWISE NOTED.

GENERAL NOTES

BASIS OF BEARING: THE BASIS OF BEARING FOR THIS 2.055 ACRE TRACT IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83(2010 EPOCH), NORTH CENTRAL ZONE (4202). ALL COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE CONVERSION FACTOR OF 1.000146135.

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OF PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVALIABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCK PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

PEDESTRIAN ACCESS EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	32.81'	11.01'	10.96'	N 45°10'10" W	19°13'36"
C2	25.00'	47.40'	40.61'	S 02°11'05" W	108°37'40"
C3	25.00'	8.41'	8.37'	S 85°34'59" E	19°15'48"
C4	25.00'	14.60'	14.39'	N 46°46'18" W	33°27'34"
C5	20.00'	34.08'	30.10'	S 45°18'31" W	97°37'11"

LINE	BEARING	DISTANCE
L1	S 67°39'37" W	15.73'
L2	S 22°43'08" E	15.00'
L3	N 67°39'37" E	15.46'
L4	S 03°30'05" E	71.35'
L5	N 03°30'05" W	59.18'

The purpose of this Amending Plat of **SOLAR VILLAGE**, as recorded under in Rockwall County Clerk's Doc. No. 20140000014357, M.R.R.C.T., is to adjust the lot lines between Lot 3 and Lot 4, Block A to accommodate water line service to Lot 3, Block A.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **LARRY PROBECK**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____

Registered Professional Land Surveyor No. 5187.

AMENDING PLAT
SOLAR VILLAGE
LOTS 1-6, BLOCK A
BEING 2.055 ACRES OUT OF THE
REUBEN BALLARD SURVEY ~ ABSTRACT NO. 29
CITY OF ROCKWALL ~ ROCKWALL COUNTY, TEXAS
CASE NUMBER P2017-XXX

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0655
OFFICE (972) 897-6277 ~ FAX (214) 501-4180

AMENDING PLAT
2.055 ACRES OUT OF THE
REUBEN BALLARD SURVEY, ABSTRACT NO. 29
ROCKWALL COUNTY, TEXAS

DATE: 06-04-14
FIELD DATE: 10-15-13
JOB NO.: 13-0001
DRAWING: 13-0001
PARTY CHIEF: GP
SCALE: 1" = 40'
GF #: N/A
TITLE CO.: N/A
LENDER: N/A
OWNER: R FIFTY GREEN HOMES
REVISIONS: 07-31-2017
SHEET 1 OF 2

OWNER'S CERTIFICATE
(PublicDedication)

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS R FIFTY GREEN HOMES, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

WHEREAS R FIFTY GREEN HOMES is the owner of all that certain lot, tract, or parcel of land lying and being situated in the Reuben Ballard Survey, Abstract Number 29, having a Patent date of February 23, 1854, Patent Number 112, Patent Volume 9, Certificate Number 889, File Number 001573, City of Rockwall, Rockwall County, Texas, and being all of a 2.055 acre tract of land conveyed by Douglas D. Morris To Douglas and Lynda Morris 2010 Revocable Trust by Warranty Deed dated July 15, 2011, as recorded in Volume 6502, Page 189, of the Deed Records of Rockwall, Rockwall County, Texas, and being that certain tract of land conveyed by Douglas Dwight Morris, as Trustee of the Douglas and Lynda Morris Revocable Trust and Billy Peoples, individually, to R Fifty Green Homes by General Warranty Deed dated October 24, 2013, as recorded in the Official Public Records of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" Iron Rebar with a orange plastic cap stamped "PROBECK 5187" found for the southwest corner of R Fifty Green Homes tract of land and being also the southeast corner of that certain called 6.300 acre tract of land conveyed to Rockwall Assembly of God recorded in Volume 119 at Page 973 of the Deed Records of Rockwall, Rockwall County, Texas, said 5/8" Iron Rebar also being in the northwesterly line of Williams Street, (a.k.a. State Highway No. 66), being a 60.00 feet wide public right-of-way from which point a found 1/2" Iron Rebar bears, South 32° 37' 13" East, a distance of 0.27 feet;

THENCE North 31° 12' 54" West, departing the northwesterly line of State Highway No. 66, continuing with the westerly line of R Fifty Green Homes tract of land and the easterly line of Rockwall Assembly of God's tract of land, passing at a distance of 185.14 feet the southeast corner of Lot 9, Block A, of Green Meadows Addition, an addition to the City of Rockwall according to the Map or Plat thereof recorded in Cabinet A at Slide 117 of the Plat Records of Rockwall, Rockwall County, Texas, continuing in all a total distance of 369.73 feet to a point for the northwest corner of R Fifty Green Homes tract of land said point being in the centerline of Heath Street, a variable width public right-of-way, from which point a found 1/2" Iron Rebar bears, South 29° 59' 45" East, a distance of 25.02 feet;

THENCE North 88° 52' 07" East, continuing with the north line of R Fifty Green Homes tract of land and the centerline of Heath Street, a distance of 107.50 feet to a point for corner;

THENCE South 85° 52' 53" East, continuing with the north line of said R Fifty Green Homes tract of land and the centerline of said Heath Street, a distance of 517.43 feet, to a point for the northeast corner of R Fifty Green Homes tract of land said point lying in the northwesterly line of State Highway No. 66 said point being also the beginning of a non-tangent curve concave to the left from which point the radius bears South 35° 12' 53" East, a distance of 775.03 feet, having a chord bearing and distance of South 61° 03' 16" West, 169.27 feet;

THENCE continuing southwesterly with said curve concave to the left and the southeasterly line of R Fifty Green Homes tract of land, and the northwesterly line of State Highway No. 66, through a central angle of 12° 32' 18" an arc distance of 169.60 feet to a 5/8" Iron Rebar with an orange plastic cap stamped "PROBECK 5187" found for corner and the end of said curve;

THENCE South 54° 47' 07" West, continuing with the southwesterly line of the said R Fifty Green Homes tract of land and the northwesterly line of State Highway No. 66, a distance of 321.00 feet to the **PLACE OF BEGINNING** containing 89,502 square feet or 2.055 acres of land, of which 10,007 square feet or 0.229 acres lie within the roadway of Heath Street, leaving a net area of 79,495 square feet or 1.824 acres or land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the **SOLAR VILLAGE** subdivision to the City of Rockwall, Rockwall County Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **SOLAR VILLAGE** subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the d
eveloper and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required im

provements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by
making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council o
f the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
Owner: Richard Houston
R-Fifty Green Homes

RECOMMENDED FOR FINAL APPROVAL

_____ . _____
Planning and Zoning Commission Date.

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____
Mayor, City of Rockwal City Secretary City Engineer

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, _____ .

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

_____
Signature of Party with Mortgage or Lien Interest

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, LARRY PROBECK, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Registered Professional Land Surveyor No. 5187.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared **LARRY PROBECK**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, _____

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

_____
Signature of Party with Mortgage or Lien Interest

The purpose of this Amending Plat of **SOLAR VILLAGE**, as recorded under in Rockwall County Clerk's Doc. No. 20140000014357, M.R.R.C.T., is to adjust the lot lines between Lot 3 and Lot 4, Block A to accommodate water line service to Lot 3, Block A.

AMENDING PLAT
SOLAR VILLAGE
LOTS 1-6, BLOCK A
BEING 2.055 ACRES OUT OF THE
REUBEN BALLARD SURVEY ~ ABSTRACT NO. 29
CITY OF ROCKWALL ~ ROCKWALL COUNTY, TEXAS
CASE NUMBER P2017-XXX

PROBECK LAND SURVEYORS
P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0655
OFFICE (972) 897-6277 ~ FAX (214) 501-4180

AMENDING PLAT
2.055 ACRES OUT OF THE
REUBEN BALLARD SURVEY, ABSTRACT NO. 29
ROCKWALL COUNTY, TEXAS

DATE: 06-04-14
FIELD DATE: 10-15-13
JOB NO.: 13-0001
DRAWING: 13-0001
PARTY CHIEF: GP
SCALE: 1" = 40'
GF #: N/A
TITLE CO.: N/A
LENDER: N/A
OWNER: R FIFTY GREEN HOMES
REVISIONS: 07-31-2017
SHEET 2 OF 2

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

C.C.: Ryan Miller, *Director of Planning and Zoning*

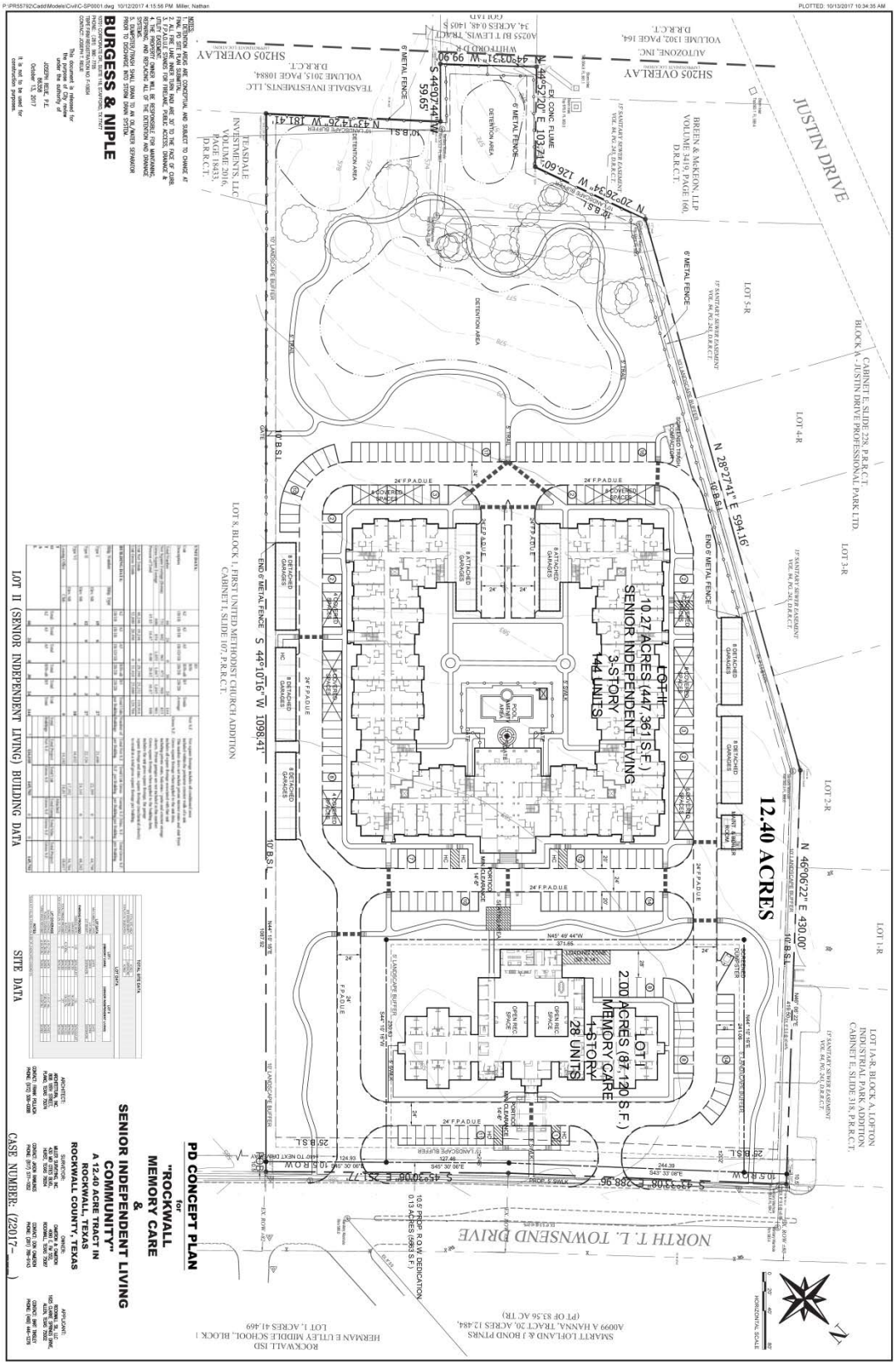
DATE: October 24, 2017

SUBJECT: Change of Request Letter by Bart Tinsley of The Alder Group

On July 03, 2017, the City Council denied a request to change the zoning of a 12.40-acre tract of land located north of the intersection of E. Yellow Jacket Lane and T. L. Townsend Drive (*see attached location map*) from an Agricultural (AG) and Commercial (C) District to a Planned Development District for a multi-family apartment complex [*Case No. Z2017-020*]. Since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice *(§8.3.B, Article II*). This motion restricts the ability of the applicant to submit a zoning application for any portion of the subject property -- unless the application is for a more restrictive, less intense use or development *(§8.3.B, Article II*) -- for a period of one (1) year from the date of denial. In accordance with *Section 8.3.D, Council Approval or Denial*, of *Article II, Authority and Administrative Procedures*, of the *Unified Development Code* the applicant submitted a written request to the Director of Planning on October 13, 2017seeking approval from the Planning and Zoning Commission to refile a zoning change requesting a Planned Development District for a multi-family apartment complex and memory care facility. As part of the written request, the applicant has submitted a concept plan and proposed building elevations for both uses. In addition, the applicant has stated that this request does represent a substantial change for the use of the property by introducing a separate memory care facility and reducing the unit count and height of the multi-family component by constructing a three (3) story complex rather than four (4) stories.

Staff has determined that the proposed changes to the original request are substantial enough to bring forward to the Planning and Zoning Commission. The Commission is tasked with determining if the changes that the applicant has submitted represent 1) a more restrictive or less intense use or development, and/or 2) if there is an actual change in conditions relating to zoning principles of the tract or parcel of land or the property surrounding it.

The applicant and staff will be available at the meeting to answer any questions.


PD CONCEPT PLAN
for
"ROCKWALL MEMORY CARE
&
SENIOR INDEPENDENT LIVING COMMUNITY"
A 12.40 ACRE TRACT IN ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS
BURGESS & NIPLE
12.40 ACRES
LOT II
10.27 ACRES (447,361 S.F.)
SENIOR INDEPENDENT LIVING
3-STORY
144 UNITS
LOT I
2.00 ACRES (87,120 S.F.)
MEMORY CARE
1-STORY
28 UNITS
JUSTIN DRIVE
NORTH T. L. TOWNSEND DRIVE
LOT II (SENIOR INDEPENDENT LIVING) BUILDING DATA
SITE DATA
CASE NUMBER: (Z2017-__)

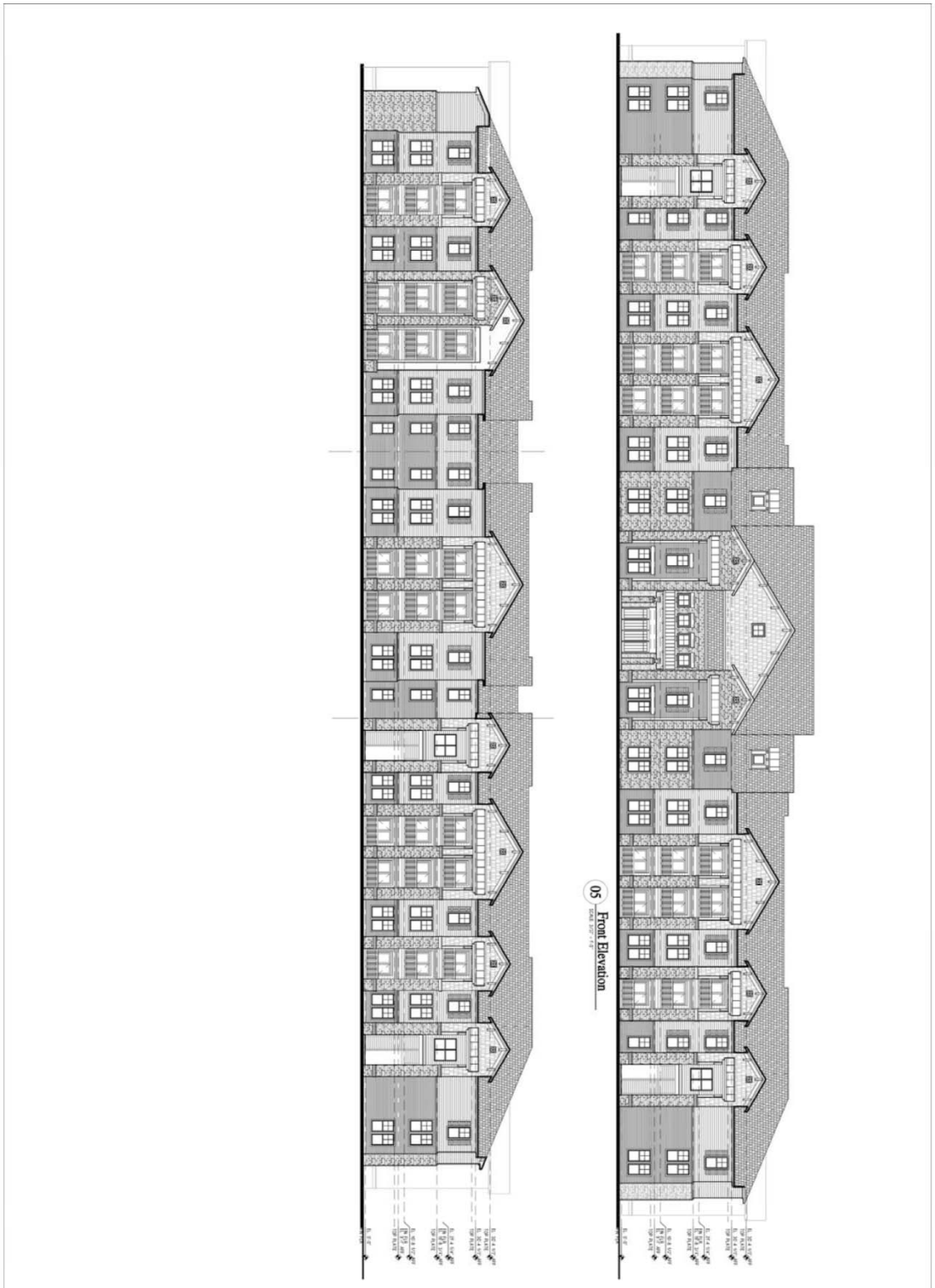
Rockwall Seniors Memory Care

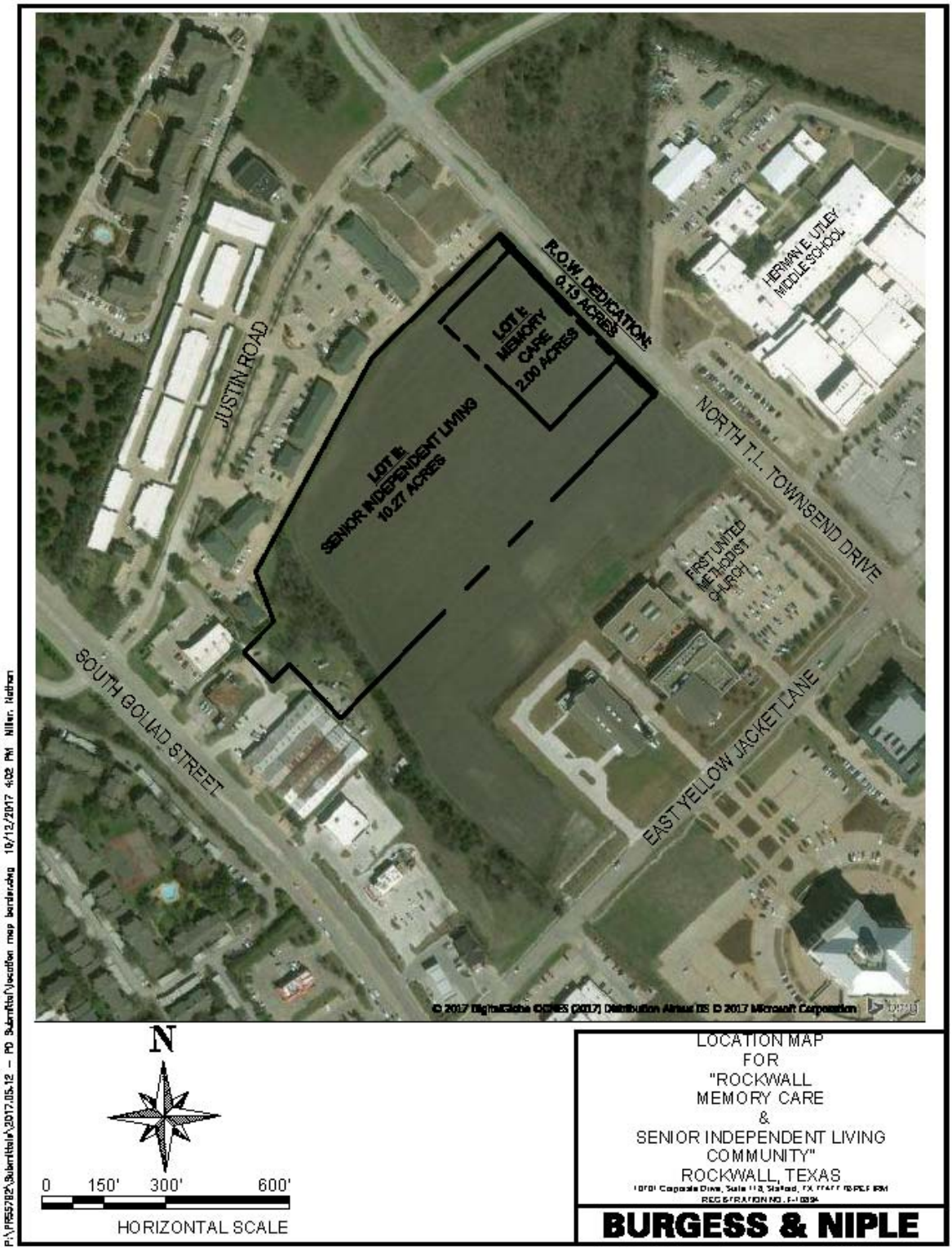
28 Unit Count
One Story

01 Elevation
SCALE: 1/32" = 1'-0"

2 5/8" 13 3/8" 26 5/8"
SCALE: 3/32" = 1'-0"

architettura
architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
poliaci@architettura-inc.com


05 Front Elevation
Rockwall Seniors Study


JUSTIN ROAD
R.O.W. DEDICATION
0.13 ACRES
LOT II
MEMORY
CARE
2.00 ACRES
LOT II
SENIOR INDEPENDENT LIVING
10.27 ACRES
HERMAN E. UTLEY
MIDDLE SCHOOL
NORTH T.L. TOWNSEND DRIVE
FIRST UNITED
METHODIST
CHURCH
SOUTH GOLIAD STREET
EAST YELLOW JACKET LANE
N
0 150' 300' 600'
HORIZONTAL SCALE
LOCATION MAP
FOR
"ROCKWALL
MEMORY CARE
&
SENIOR INDEPENDENT LIVING
COMMUNITY"
ROCKWALL, TEXAS
BURGESS & NIPLE

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Korey Brooks

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: October 24, 2017

SUBJECT: Change of Request Letter by Trent Hyde

On October 16, 2017, the City Council denied a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated in *Article IV, Permissible Uses*, of the Unified Development Code. Since then, the applicant has made several changes to his request and would like the Planning and Zoning Commission to consider allowing him to submit another SUP application.

According to Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures,* of the Unified Development Code (UDC), if a request is denied with prejudice, a new application for the same lot or tract of land may be submitted within one (1) year *only* if the new request is for a more restrictive or less intense use or development or if there is a change in conditions relating to the zoning principles of the lot or parcel of land or the property surrounding it. Should a change of conditions exist, the applicant may submit a written request describing the change of conditions to the Director of Planning. On October 19, 2017, the applicant submitted a written request seeking approval from the Planning and Zoning Commission to refile a request for Specific Use Permit (SUP) to allow for a *detached garage*.

As part of the original request, the applicant proposed to construct a second accessory building on the subject property. The existing accessory building is approximately 200 SF and the requested metal accessory building was approximately 700 SF and 17-feet high. The applicant is now proposing to construct an approximately 700 SF detached garage that will have a concrete slab. Additionally, the detached garage will be approximately 15-feet high and clad in Hardie Board (or similar cementaceous material). Furthermore, the applicant is proposing to relocate the existing 200 SF building to the rear of the property.

Staff has determined that the proposed changes to the original request are substantial enough to bring to the Planning and Zoning Commission. The Planning and Zoning Commission is tasked with determining if the proposed changes are 1) more restrictive or less intense use or development and/or 2) if there is an actual change in conditions relating to zoning principles of the tract of land or the property surrounding it.

Attached is the applicant's *Change in Request Letter*.

From: Trent Hyde
To: Brooks, Korey
Subject: Detached Garage
Date: Thursday, October 19, 2017 11:18:32 AM
Attachments: att7ab0.bmp
att7ad0.bmp

Hi Korey,
I would like to build a 700 sq. ft. detached garage, on a concrete slab, 15 feet in high at the peak. I will cover it in hardy board or a can install a spray on lime stone Wayne's Scott. I would like to move my existing 200 sq. ft building to the back of my property to keep yard equipment in.

Thank you,

Trent Hyde



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Ryan Miller, *Director of Planning and Zoning*

DATE: October 24, 2017

SUBJECT: Z2017-043; Amendment to PD- 70 – *Pocket Neighborhood*

The applicant, Austin Lewis is requesting to postpone the public hearing regarding a proposed zoning case scheduled for October 24, 2017 meeting before the Planning and Zoning Commission. As you may recall, the Planning and Zoning Commission has granted the applicants request to postpone the October 10, 2017 for the purpose of revisions to their plan. This will be a subsequent request to postpone for the same purpose and if granted, this means that the projected Planning and Zoning Commission public hearing would be held on Tuesday, November 14, 2017 and the City Council public hearing would be held on Monday, November 20, 2017.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin; however, the date and time of the postponed public hearing cannot be greater than 60 days from the original public hearing date. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

Gonzales, David

From: Austin Lewis [redacted]
Sent: Wednesday, October 04, 2017 10:48 AM
To: Gonzales, David
Subject: P & Z Meeting October 10, 2017, Case #Z2017-043

David,

In accordance with our conversation, Lewis Real Estate Investments, Inc. is hereby requesting that the hearing on the above referenced case be tabled in order to allow us time to complete the necessary revised drawings for presentation. We understand that the next date for P&Z is October 24, 2017,

Thank you,

Austin Lewis
Lewis Real Estate Investments, Inc.
972-948-0824

1

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Austin Lewis of *Lewis Real Estate Investments, Inc.*

AGENDA ITEM: **Z2017-043**; *Amendment to PD-70 – Pocket Neighborhood*

SUMMARY:

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PURPOSE AND BACKGROUND:

The *subject property*, which was annexed into the City on May 19, 1986 by *Ordinance No. 86-37*, is located at the southeast corner of the intersection of Greenway Drive and FM-552, is a 5.28-acre tract of land that is currently vacant, and zoned Planned Development District No. 70 (PD-70). On September 6, 2017, the applicant submitted an application requesting to amend Planned Development District No. 70 (PD-70) [*Ordinance No. 09-44*] for the purpose of incorporating a single-family subdivision that will contain 19 single-family residential homes. If approved, the amended *Concept Plan* will incorporate a designation for the proposed 19 single family homes as a *Pocket Neighborhood* (PN) and will net the single-family lot mix total for inclusion within PD-70. Based on the *Concept Plan* established with PD-70 [*Ordinance No. 11-35*], the *subject property* has 11 Type E lots (*i.e. 70' x 120'*) designated for this property. Under *Exhibit 'C'*, *PD Development Standards* for *PD-70*, *Section A.1.e*, *Variation in Lot Composition* reads*:*

> *The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwellings units does not exceed 918 units, the average lot size is not less than 8,000 sq. ft., and the following rules are met: (1) Lot types A, C, & E may increase not more than 5% in aggregate number.*

This would allow the proposed eight (8) additional Type PN (*i.e. Pocket Neighborhood*) lots for the *subject property* to be absorbed by reducing the lot count and allocating the reduction within the A, C, and/or E type lots and therefore, will not exceed the prescribed lot count of 918 single-family lots within the Stone Creek Development.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is FM-552. Beyond this is an unincorporated area containing single-family homes.

South: Directly south of the *subject property* is a 12.003-acre vacant tract of land owned by the Rockwall Independent School District. Beyond this are single-family home located within the Stone Creek Subdivision and zoned PD-70.

East: Directly east of the *subject property* is J.W. Williams Middle School that sets on a 25.569-acre tract of land and is zoned SF-16.

West: Directly west of the *subject property* is an 8.223-acre tract of land dedicated as open space within the Stone Creek Subdivision, and is zoned PD-70.

CHARACTERISTICS OF THE REQUEST:

According to the *Concept Plan* the applicant is proposing to develop a *Pocket Neighborhood* (PN) which is characterized as a community oriented small neighborhood with front porches fronting onto a common green space. The common area will include a trellis garden with a fire pit, a walking trail, and a screened porch area at the amenity center. Of the 19 single-family home sites, 14 lots will measure 37' x 100' (*i.e. 3,700 SF)* in area. The applicant intends to establish separate design standards within PD-70 for this development that would allow for the construction of cottage craftsman style homes ranging from 1,600 SF to 2,600 SF for each lot. Additionally, the applicant intends to provide a private street for the community, and dedicating a 25-ft firelane. The private street is required to meet City standards for neighborhood street design, measuring a minimum of 29'ft back to back. This type layout will also require the dedication of 20-ft easements for water and sewer services. Furthermore, and based on the *Concept Plan*, the layout of the lot configuration for the single-family residential lots do not meet the City's standards for subdivision. Under *Section 38.1*, of *Article I*, of *Chapter 38, Subdivision*, 'Lot' means and undivided tract or parcel of land have frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement as a building site, which is designated as a distinct and separate tract. The applicant is requesting a w*aiver* to the Subdivision Ordinance, Chapter 38, of the Municipal Code of Ordinances to allow for not meeting the required lot frontage on a public street for the *subject property* as depicted on the proposed *Concept Plan*. Finally, it is also the intent of the applicant to create a separate Home Owners Association for the proposed Pocket Neighborhood (PN) in order to service the private streets and common areas. With this being said, a *waiver* to the *Subdivision Ordinance* is a discretionary decision for the City Council.

A summary of the requested density and dimensional requirements is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width	37'	48'	60'
Minimum Lot Depth	100'	100'	100'
Minimum Lot Area	3,700 SF	4,800 SF	6,000 SF
Minimum Front Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Side Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Side Yard Setback (Adjacent to a Street)	*TBD*	*TBD*	*TBD*
Minimum Length of Driveway Pavement	*TBD*	*TBD*	*TBD*
Maximum Height	36'	36'	36'
Minimum Rear Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Area/Dwelling Unit (SF)	1,600 SF	1,600 SF	1,600 SF
Maximum Lot Coverage	80%	80%	80%

SUMMARY OF WAIVERS:

The following is a summary of the requirements being requested with the amendment to Planned Development District No. 70 (PD-70) for the *Pocket Neighborhood* (PN) for the *subject property* that depart from the requirements of the UDC:

1) *Masonry Requirements.* The UDC allows the exterior building façades to be composed of up to 50% cementaceous materials. In this case, the applicant is proposing a variation that could include up to 100% cementaceous material lap siding, which is an increase of 50%.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the *subject property* as *Public Uses* land designation. According to the Comprehensive Plan, a *Public Uses* designation is generally defined as a use operated exclusively by a public body having the purpose of serving the public health, safety or general welfare. This includes uses such as public schools, parks, playground, and administrative and service facilities. In this case, Planned Development District No. 70 (PD-70) is an established horizontal mixed use development with a lot mix establishing a maximum of 918 single-family units and designated on the Future Land Use Map as *Medium Density Single-Family Residential.* According to the Comprehensive Plan, *Medium Density Single-Family Residential* is areas that consist of the single-family developments that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about three (3) units per acre. The current Concept Plan (*i.e. Master Plat for Stone Creek*) indicates a density of 2.33 units per acre based on 918 home sites. The applicants request for a *Pocket Neighborhood* (PN) will not have an effect on the total number of units allowed for the development based on a variation to the lot composition as established in *Exhibit 'C', Development Standards*, of PD-70, and as outlined in staff's report. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

NOTIFICATION:

On September 29, 2017, staff mailed 888 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed notices to the Quail Run Valley, The Shores/Ray Hubbard, Lakeview Summit, and Promenade Harbor Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the *subject property* participating in the notification program. Additionally, staff posted a sign adjacent to the *subject property* along FM-552 and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received one (1) notice in favor of and six (6) notices opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District No. 70 (PD-70) for the *subject property*, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance; and,

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Public Uses* designation to a Medium Density Residential designation; and,

3) Approval of a waiver by the City Council for not meeting the lot frontage requirements on a public street as established in the Subdivision Ordinance, Chapter 38 of the City of Rockwall Municipal Code of Ordinances; and,

4) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-043	**Owner**	STONE CREEK BALANCE LTD	**Applied**	9/13/2017 LM
Project Name	Amendment to PD-70	**Applicant**	LEWIS REAL ESTATE INVETMENT INC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	9/13/2017 LM

Site Address	City, State Zip	Zoning
FM 552	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
RISD ELEMENTARY SCHOOL ADDITION - LOT 1	2-7	NULL	2-7	0071-0000-0002-07-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/13/2017	9/20/2017	9/20/2017	7	COMMENTS	See Comments

(9/20/2017 1:02 PM AW)
Applicant hasn't evaluated the existing lift station to verify capacity
Must meet all engineering requirements
This plan doesn't work with each building being lotted out. It doesn't meet any of the engineering requirements

FYI:
- Detention is required (east side is to be fully detained from C=.35 to C=.80 and the western side detained from C=.5 to C=.80)
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator
- FM 552 right-of-way dedication to equal 60' from the centerline
- Pro-rata for 16" water = $19.75/lf along FM 552
- Sewer to be installed to the lift station at the school in an easement (not in the right-of-way)
- Stoney Hollow sewer pro-rata $345.75/acre
- Fee to have the lift station evaluated to see if the station will need to be upgraded for the proposed use.
- Parking to be 20'x9'
- 10' utility easement along FM 552

FIRE	Ariana Hargrove	9/13/2017	9/20/2017	9/21/2017	8	APPROVED	see comment

(9/21/2017 1:10 PM AA)
Must meet all Fire requirements

PLANNING	David Gonzales	9/13/2017	9/20/2017	9/19/2017	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 4.329-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

• On all future submittals please include the Case Number (Z2017-043) in the lower right hand corner.

• When provided, please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for October 10, 2017.

Please address the following Planning Department comments:

1. Must adhere to Engineering, Building Inspection, and Fire Departments standards.
2. The submitted lot configuration does not meet the standards within the subdivision ordinance and the UDC due to the lots not fronting onto a public street.
3. If the drive will be used as a city street, it must meet the minimum standards for a city street and requires a minimum 50-ft right-of-way with the road section being a minimum of 29-feet back to back. See engineering design standards for compliance.
4. The overall lot count within PD-70 must not exceed 918 units.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

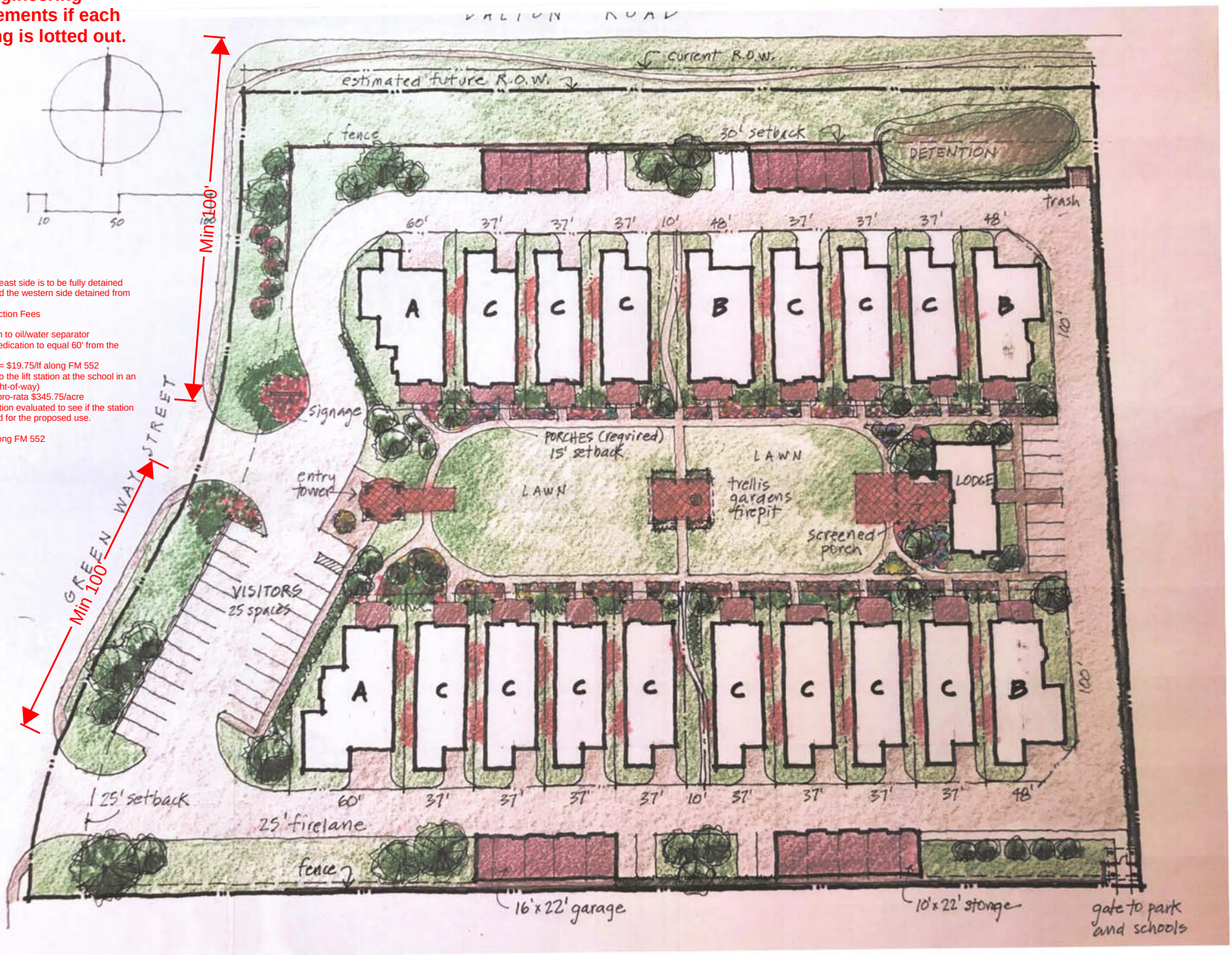
Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]

This doesn't comply with any engineering requirements if each building is lotted out.



- Detention is required (east side is to be fully detained from C=.35 to C=.80 and the western side detained from C=.5 to C=.80)
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- Stoney Hollow sewer pro-rata $345.75/acre
- Fee to have the lift station evaluated to see if the station will need to be upgraded for the proposed use.
- Parking to be 20'x9'
- 10' utility easement along FM 552

STONE CREEK MASTER PLAT



September 6,, 2017

City of Rockwall
Planning & Zoning Department
385 South Goliad
Rockwall, Texas 75087

Re: Letter of Explanation for Re-Zoning

Lewis Real Estate Investments, Inc. is hereby making application to amend PD -70 which includes the subject 5.288 acre tract of land located at the southeast corner of FM 552 and Greenway Drive. Current permitted use is single-family lots ranging in size from 6,000-20,000 sq. ft. with 936 total dwelling units.

Lewis Real Estate Investments, Inc. and partner, David Dillard, noted senior housing architect are requesting an amendment to PD-70 in order to develop a "pocket neighborhood", a community oriented small neighborhood with 19 dwelling units with front porches fronting on a common green space. Lot sizes range from 3,700 sq. ft. to 6,000 sq. ft. The dwelling units ranging from 1,600 sq. ft. to 2,900 sq. ft. will be regulated by design standards to a cottage craftsman style home with different elevations. Residents will be able to walk around the green visiting with neighbors who are on the front porch. The neighborhood will include a community building equipped with kitchen to accommodate resident meetings, family gatherings, and other uses. Each residence will have two-car parking either in dwelling and/or separate garages depending on dwelling size. Visitor parking and a special entry feature adjoin the commons.

Thank you for your favorable consideration of this request.

Sincerely,

Austin Lewis
Lewis Real Estate Investments, Inc.
519 E I-30 #327
Rockwall, Texas 75087
972-948-0824
austinlrei@sbcglobal.net

DALTON ROAD

current R.O.W.

estimated future R.O.W.

fence

30' setback

DETENTION

trash

10 50 100

60' 37' 37' 37' 10' 48' 37' 37' 37' 48'

A C C C B C C C B

100'

signage

PORCHES (required)
15' setback

LAWN

entry tower

LAWN

trellis gardens firepit

LODGE

screened porch

GREEN WAY STREET

VISITORS
25 spaces

A C C C C C C C C B

100'

25' setback

60' 37' 37' 37' 37' 10' 37' 37' 37' 37' 48'

25' firelane

fence

16'x22' garage

10'x22' storage

gate to park and schools

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a ¾ inch iron rod found at the northwest corner of Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas, being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 448.41 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., also being the northeast corner of RISD Elementary School Addition Lot 1, an addition to the City of Rockwall, as described in Cab. H, Pg. 341-342 in said Plat Records;

THENCE, South 89°24'25" West, departing said west line and along the north line of said RISD Elementary School Addition Lot 1 , for a distance of 575.05 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., at the northwest corner of said RISD Elementary School Addition Lot 1, and being in the east line of Green Way Drive (60' R.O.W.);

THENCE, North 00°23'36" West, along said east line, for a distance of 15.60 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being at the point of curvature of a curve to the right, having a radius of 220.00 feet, a central angle of 24°00'43", and a tangent of 46.79 feet;

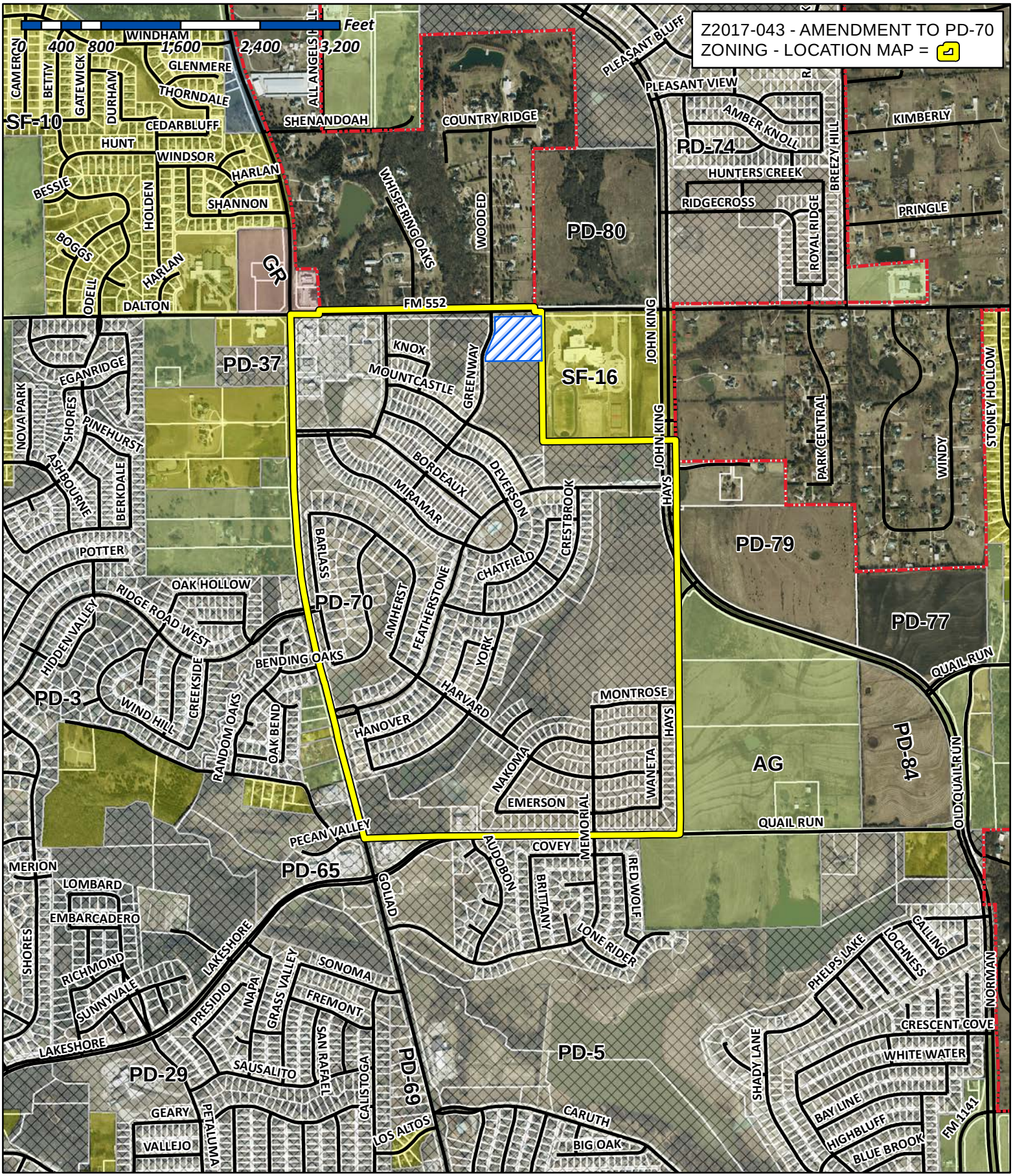
THENCE, continuing along said east line and with said curve to the right for an arc distance of 92.20 feet (Chord Bearing North 11°36'46" East – 91.53 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng., Inc. being the point of tangency;

THENCE, North 23°37'08" East, continuing along said east line, for a distance of 130.36 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being on a curve to the left, having a radius of 280.00 feet, a central angle 24°26'55", and tangent of 60.66 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 119.48 feet (Chord Bearing North 11°23'40" East – 118.57 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency;

THENCE, North 00°49'47" West, continuing along said east line, for a distance of 106.39 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the south line of said F.M. 552;

THENCE, North 89°09'25" East, along said south line, for a distance of 477.99 feet, to the POINT OF BEGINNING and containing 5.288 acres of land.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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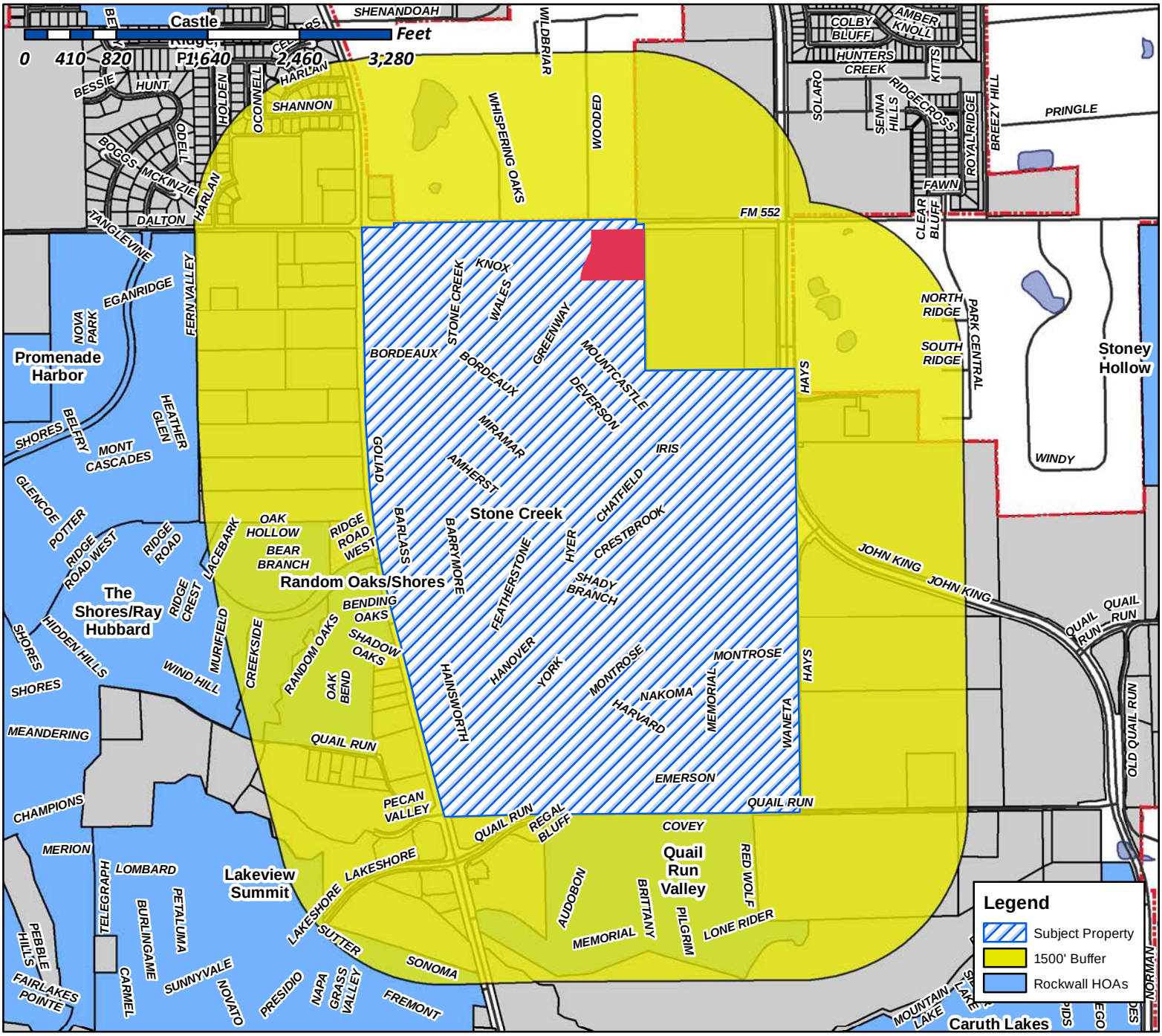
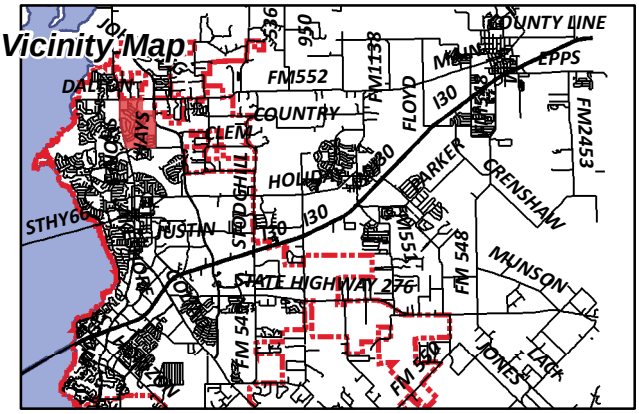


Case Number: Z2017-043
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: PD-70
Case Address: Southeast corner of the intersection of Greenway Drive and FM-552

Date Created: *09/15/2017*

For Questions on this Case Call (972) 771-7745

Vicinity Map



Gonzales, David

From: Morales, Laura
Sent: Friday, September 29, 2017 4:26 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***September 29, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/10/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 10/16/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-043- Amendment to PD-70
Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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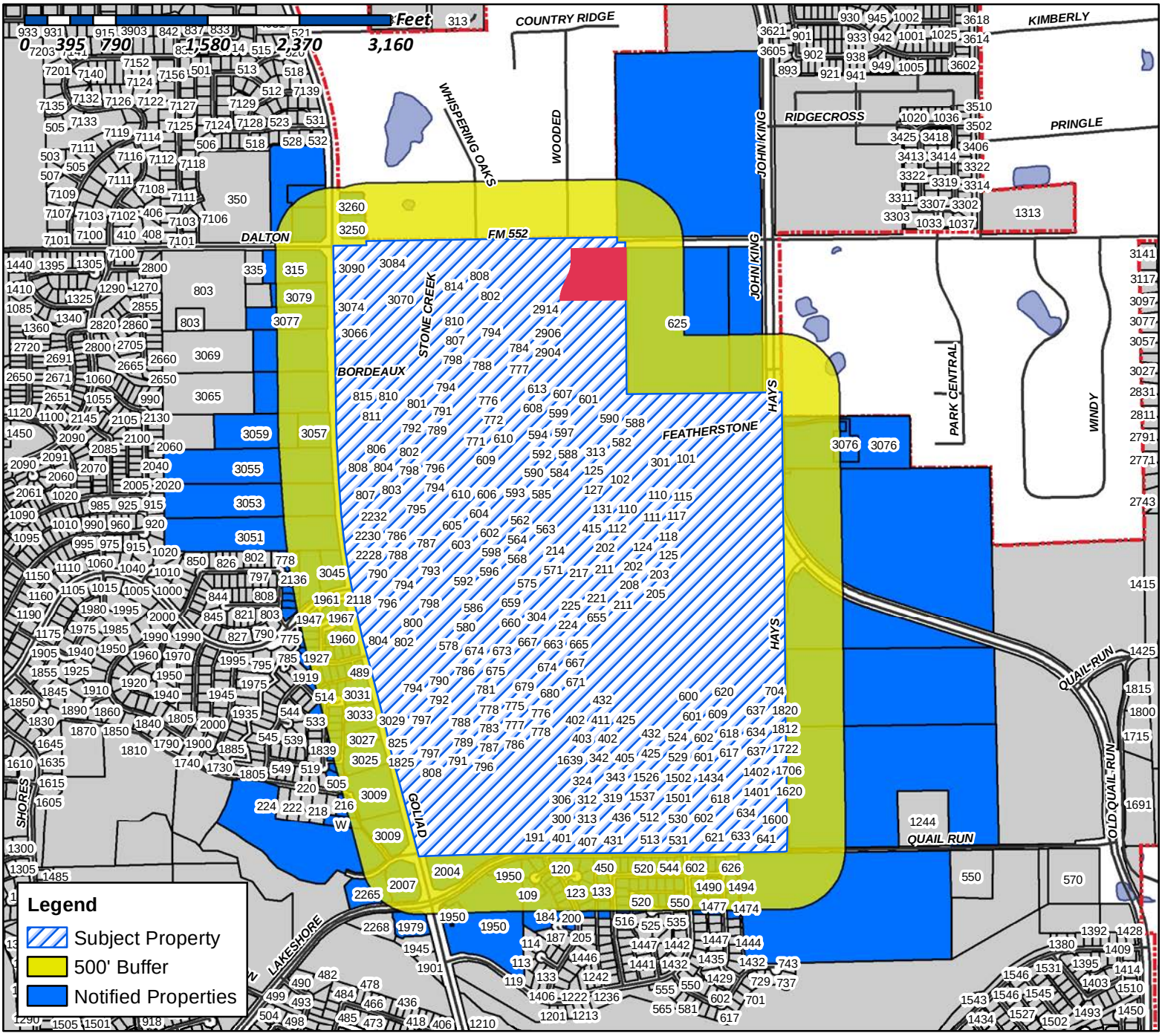
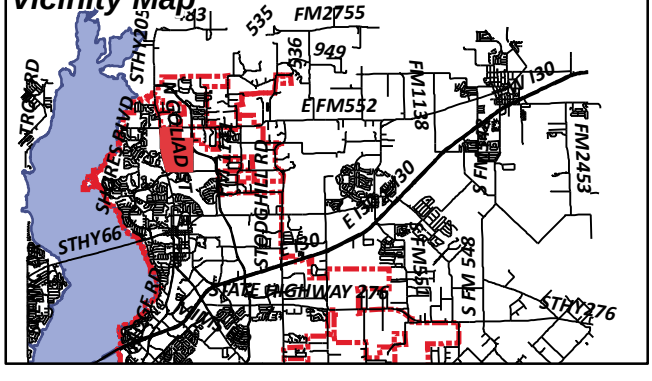


Case Number: Z2017-043
Case Name: Amendment PD-70
Case Type: Zoning
Zoning: PD-70
Case Address: Southeast corner of the intersection of Greenway Drive and FM-552

Date Created: *09/15/2017*

For Questions on this Case Call (972) 771-7745

Vicinity Map



ASONG REAL PROPERTIES - TX LLC
1006 NADINE ST
HOUSTON, TX 77009

CHIZZONITE CAROL AND RALPH
101 CRESTBROOK DR
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

PARKS ROBERT
102 CHATFIELD
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

SENSOY CENK AND MARNI
103 CRESTBROOK DR
ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M
104 CHATFIELD DRIVE
ROCKWALL, TX 75087

SHAW KIM A & BETH ANN
105 CHATFIELD DRIVE
ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN
105 CRESTBROOK DR
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM
106 CHATFIELD DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
ROCKWALL, TX 75087

MOHOTTIGE SHAMANI CHAMPIKA
106 SUNBIRD LN
SUNNYVALE, TX 75182

CARRAZCO JUAN B & MIRIAN
107 CHATFIELD DRIVE
ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN
107 CRESTBROOK DR
ROCKWALL, TX 75087

CAMPION THOMAS R
108 CHATFIELD DR
ROCKWALL, TX 75087

REEG STEPHEN A & AMY N
109 CHATFIELD DR
ROCKWALL, TX 75087

BEERS ALBERT A AND ROBERTA E
109 CRESTBROOK DR
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

ZUBIK JASON FOSTER
110 CHATFIELD DRIVE
ROCKWALL, TX 75087

WANLESS ERIC & EILEEN
110 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 CRESTBROOK DR
ROCKWALL, TX

LEUGERS CHESTER THOMAS & DANI LYNN
111 CHATFIELD DRIVE
ROCKWALL, TX 75087

MACKEY EVA M
112 CHATFIELD DR
ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R
112 CRESTBROOK DR
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

STEPHENSON ROSS J
113 CHATFIELD DR
ROCKWALL, TX 75087

LAWING JOHN K
113 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ZAHARA MARK WAYNE AND JENNIFER M
114 CRESTBROOK DR
ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN
115 CHATFIELD DR
ROCKWALL, TX 75087

HAYNES ANTHONY
115 CRESTBROOK DR
ROCKWALL, TX 75087

HOWLETT BILLY FRANK & NEVA RAE
115 REGAL BLF
ROCKWALL, TX 75087

THOMAS SAMSON N & LINDA R
1150 POTTER AVE
ROCKWALL, TX 75087

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

KUMAR MINU & NITEN
116 CRESTBROOK DRIVE
ROCKWALL, TX 75087

OD TEXAS D LLC
116 NEW MONTGOMERY STREET #820
SAN FRANCISCO, CA 94105

REED RICHARD R AND LINDA S
117 CHATFIELD DR
ROCKWALL, TX 75087

TOWNLEY TRACY L
117 CRESTBROOK DR
ROCKWALL, TX 75087

REINHARDT JASON AND AMBER
118 CRESTBROOK DR
ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND
JAMIE LEEANN LYNCH
119 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
120 CRESTBROOK DR
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE
121 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY
121 DEVERSON DR
ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R
122 CRESTBROOK DR
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CURRENT RESIDENT
123 CRESTBROOK DR
ROCKWALL, TX

REID DOUGLAS CHARLES AND ELIZABETH
123 DEVERSON DR
ROCKWALL, TX 75087

MILLS JASON AND KARI
123 IRELAND CT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCHWARZ BRADLEY
124 CRESTBROOK DRIVE
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L
125 CRESTBROOK DR
ROCKWALL, TX 75087

CORLEY SHARRON J
125 DEVERSON DRIVE
ROCKWALL, TX 75087

KNEE DANIEL AND SARAH
127 CRESTBROOK DR
ROCKWALL, TX 75087

GRAHAM PENELOPE C AND
DANIEL ESTRADA
127 DEVERSON DRIVE
ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M
129 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WILKE LORETTA AND DAVID
129 DEVERSON DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

LAVALLEE EDWARD J
131 DEVERSON DR
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1402 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1406 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1408 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1410 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1414 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1418 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1422 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1426 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1430 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1434 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX

PORTER HOWARD L & WANDA LEE
1468 RED WOLF DR
ROCKWALL, TX 75087

RICHARDS LARRY QUAY & LINDA FAYE
1471 RED WOLF DR
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

SMITH ELIZABETH A
1474 RED WOLF DR
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

VICKERS DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX

GONZALEZ VIEDA
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
PATRICK & GILDA GRANT TRUSTEES
1494 RED WOLF DR
ROCKWALL, TX

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1502 HARVARD DR
ROCKWALL, TX

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1508 HARVARD DR
ROCKWALL, TX

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

BACCHESCHI MICHELLE
1511 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1514 HARVARD DR
ROCKWALL, TX

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1520 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1526 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1531 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1537 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX

WELLS FARGO BANK NA
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1600 DOUGLASS RD SUITE 200 A
ANAHEIM, CA 92806

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1616 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1620 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1624 WANETA DR
ROCKWALL, TX

BOGERT WILLIAM PAUL AND RENEE
1625 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1639 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1645 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1651 HARVARD DR
ROCKWALL, TX

HUDGENS GERALD FRANK & ROCHELLE EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1702 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1706 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1710 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1714 WANETA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

CURRENT RESIDENT
1718 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1721 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1722 WANETA DR
ROCKWALL, TX

HP TEXAS I LLC
DBA HPA TX LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

STONE CREEK SF LTD
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

CURRENT RESIDENT
1804 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1808 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1812 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1816 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1820 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX

CURRENT RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

DEARING JAMES DAVID AND KANESHA DAWN
184 RAINTREE CT
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX

LEE THERESE M & GREGORY H
1862 OAK BEND DR
ROCKWALL, TX 75087

BURGIN BRADLEY J & LORI E
1868 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 OAK BEND DR
ROCKWALL, TX

CARUTH GAIL D
1876 OAK BEND DR
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX

WYNNE MATTHEW B AND SAMANTHA C
1910 RANDOM OAKS DR
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

MURPHY ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W
1935 RANDOM OAKS DR
ROCKWALL, TX 75087

KELLEY ROBERT E & ERIN B
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

MARSH JAMES C & JOANN
1947 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX

MICHAELS RICHARD A & AUDREY
1953 RANDOM OAKS DR
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

NICHOLS DAWN
1960 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1961 RANDOM OAKS DR
ROCKWALL, TX

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX

BAUDOIN ZANDRA
200 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX

CLARK KEVIN & MARY
201 CHATFIELD DRIVE
ROCKWALL, TX 75087

BARRICK JONATHAN T
202 CHATFIELD DR
ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R
202 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FRANCO MICHAEL R
203 CHATFIELD DRIVE
ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I
203 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

MURPHY NATHANIEL T & KRISTAL L
204 CHATFIELD DRIVE
ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L
204 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E
205 CHATFIELD DRIVE
ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA N
205 CRESTBROOK DR
ROCKWALL, TX 75087

LOVETT TERESA
206 CHATFIELD DRIVE
ROCKWALL, TX 75087

PARK KYOUNG WON
206 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BRYANT THOMAS HENRY AND LEA ANN
207 CHATFIELD DR
ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J
207 CRESTBROOK DR
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

CHARVOZ ROBERT M
208 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GASTON DAVID L & CARRIE A
209 CHATFIELD DRIVE
ROCKWALL, TX 75087

SMITH KYMBERLY D
209 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SPEIGHT REBECCA L
210 CHATFIELD DRIVE
ROCKWALL, TX 75087

DODD TIMM & JAMIE C
210 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
211 CRESTBROOK DR
ROCKWALL, TX

PAULSEN GORGAS R & SHERRY C
211 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J
2112 TWIN CREEK LN
ROCKWALL, TX 75087

TURNER CHRIS & YUNELL
2114 BARLASS DRIVE
ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE
212 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JAMES & BRENDA
212 CRESTBROOK DR
ROCKWALL, TX 75087

WICH PAUL H AND LAINE Q STRUSIS-WICH
2120 BARLASS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX

WHITEHOUSE TIMOTHY B & HEIKE I
213 CHATFIELD DRIVE
ROCKWALL, TX 75087

JOHANNESEN TRACE AND AMY
213 CRESTBROOK DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
HOME OWNERS ASSOCIATION
2136 TWIN CREEK LN
ROCKWALL, TX

PANG JOHN J & SUE W
214 CHATFIELD DR
ROCKWALL, TX 75087

NANCE TODD A & CYNTHIA G
214 CRESTBROOK DRIVE
ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A
215 CHATFIELD DR
ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D
215 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE
216 CRESTBROOK DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

VASQUEZ JUAN J & BECKY M
217 CHATFIELD DR
ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN
217 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
218 CRESTBROOK DR
ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R
219 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BURROWS REBECCA
220 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GLEASON JAMES AND ANGELA
221 CRESTBROOK DR
ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M
2215 HYER DRIVE
ROCKWALL, TX 75087

TYREE JEFF & AMBER
2217 HYER DR
ROCKWALL, TX 75087

SHOWS STEPHEN
2219 HYER DR
ROCKWALL, TX 75087

JOBE BRYAN AND
KAREN JOHNSTON
222 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY
2220 BARLASS DR
ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE
2221 HYER DR
ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN
2223 HYER DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

LARSON MELISSA AND
ROBERT BRYANT
2226 BARLASS DR
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

GRAVES JOHN RICHARD AND KAREN ANN
224 SHADY BRANCH DR
ROCKWALL, TX 75087

WALKER RODGER L
225 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FODGE MATTHEW AND KAILEE
226 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX

CURRENT RESIDENT
227 CRESTBROOK DR
ROCKWALL, TX

MOOMJIAN ASHLEY L AND CHAD A
228 SHADY BRANCH DR
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

LITTLE CREEK REAL ESTATE LLC AND
PAIGE FLOYD
2326 W WALNUT ST
GARLAND, TX 75042

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

COSLEY STEVEN M
25821 TULIP GROVE ST
STEVENSON RANCH, CA 91381

CURRENT RESIDENT
2904 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2906 GREEN WAY DR
ROCKWALL, TX

RUIZ JOHN R III & PATRICIA GREENE
2908 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2910 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2912 GREEN WAY DR
ROCKWALL, TX

SHERMAN CHRISTOPHER ALLEN
2914 GREEN WAY DRIVE
ROCKWALL, TX 75087

75032 INVESTMENTS LLC
3 ROCKINGHAM COURT
HEATH, TX 75032

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX

KHAN ABDUL AND MAIMOONA REVOCABLE LIVING TRUST
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3008 DOVE CREEK LN
RICHARDSON, TX 75082

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
301 FEATHERSTONE DR
ROCKWALL, TX

CHIU THOMAS C
301 CRESTBROOK DR
ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K
302 IRIS DR
ROCKWALL, TX 75087

FREE METHODIST CHURCH OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY
302 SHADY BRANCH DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
303 FEATHERSTONE DR
ROCKWALL, TX

LEONE STEVEN AND ANDREA JEAN
303 CRESTBROOK DR
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

SAUER THOMAS MARK AND REBECCA MARIE
304 IRIS DR
ROCKWALL, TX 75087

DELEON JANA AND RENE
304 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3045 N GOLIAD RD
ROCKWALL, TX

CURRENT RESIDENT
305 FEATHERSTONE DR
ROCKWALL, TX

THOMPSON BENJAMIN K AND JESSICA S
305 CRESTBROOK DR
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX

DRISCOLL SEAN T & SARAH E
306 IRIS DR
ROCKWALL, TX 75087

STEED JOEL & ELIZABETH
3065 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX

JACOBS JEFF AND LAURA
3069 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
3074 N GOLIAD
ROCKWALL, TX

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J
308 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3084 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
309 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX

BAKER CHRISTOPHER D
310 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
311 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
312 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
313 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
313 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
OF NORTH AMERICA
315 DALTON RD
ROCKWALL, TX

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
318 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
324 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
330 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
336 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
337 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
342 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
343 NAKOMA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3O57 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
402 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
402 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
403 MONTROSE DR
ROCKWALL, TX

NGUYEN HOAI K
4030 CEDAR SPRINGS RD
DALLAS, TX 75219

CURRENT RESIDENT
405 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
408 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
408 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
411 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
414 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
414 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
415 NAKOMA DR
ROCKWALL, TX

TAYLOR MATTHEW A & MELINDA M
415 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZIEGLER RENEE A
417 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
419 MONTROSE DR
ROCKWALL, TX

DEFORD JAMES M & MICAELA
419 MIRAMAR DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

CURRENT RESIDENT
420 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
420 NAKOMA DR
ROCKWALL, TX

CLARK MOLLYE N
421 MIRAMAR DRIVE
ROCKWALL, TX 75087

NEWTON KEEGAN B AND DIANA T
423 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
425 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
425 NAKOMA DR
ROCKWALL, TX

MITCHELL JONATHAN & AMY
425 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
426 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
426 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
432 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
432 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
435 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
436 EMERSON DR
ROCKWALL, TX

LITTLE GENIUS OF TEXAS LLC
436 QUAIL CREEK DR
MURPHY, TX 75094

CURRENT RESIDENT
437 EMERSON DR
ROCKWALL, TX

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
489 BENDING OAKS TRL
ROCKWALL, TX

CURRENT RESIDENT
490 BENDING OAKS TR
ROCKWALL, TX

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL LOUIS & SHYRLEE
496 BENDING OAKS TRL
ROCKWALL, TX 75087

SMITH DAVID WILLIAM JAMES AND LESLIE RENO
4N650 HIGH MEADOW ROAD
SAINT CHARLES, IL 60175

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
500 NAKOMA DR
ROCKWALL, TX

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

STREETER JAMES C & ELIZABETH A
502 COVEY TRL
ROCKWALL, TX 75087

HANUS JENNY L AND BRYAN D
505 COVEY TR
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
506 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
506 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX

BORN MARK I & SHELLEY L
507 BENDING OAKS TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX

CURRENT RESIDENT
509 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
512 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
512 NAKOMA DR
ROCKWALL, TX

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX

SARMIENTO FAMILY LIV REV TRUST
ALICIA SARMIENT TRUSTEE
513 BENDING OAKS TRL
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

BLACKWELL NARWEEN
514 SHADOW OAKS CT
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
517 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
518 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
518 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
523 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
524 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

ELROD GARY L
526 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
529 NAKOMA DR
ROCKWALL, TX

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

LONGEWAY LARA H
562 FEATHERSTONE DR
ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M
563 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVIS DEREK LINN & AMIE LYNN
564 FEATHERSTONE DR
ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE
565 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J
566 FEATHERSTONE DR
ROCKWALL, TX 75087

CAUGHEY ANDREW R AND KATHERINE
567 FEATHERSTONE DR
ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL
568 FEATHERSTON DR
ROCKWALL, TX 75087

REED SHANNON AND HEATHER
569 FEATHERSTONE DR
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M
571 FEATHERSTONE DR
ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F
572 FEATHERSTONE DR
ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J
573 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKS MITCHELL AND HEIDI
574 FEATHERSTONE DR
ROCKWALL, TX 75087

MONACO ROCCO & LISA A
575 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD
576 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PATTERSON RICHARD
578 AMHERST DR
ROCKWALL, TX 75087

BURKE MICHAEL B
580 AMHERST DR
ROCKWALL, TX 75087

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

NGUYEN THIEN AN NGOC AND
VAN THUY DANG
582 AMHERST DRIVE
ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM
ROBERTS
582 DEVERSON DR
ROCKWALL, TX 75087

MUSTAFA MUSTAFA & DIANA AQRABAWI AND
MOHAMMAD AQRABAWI
582 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
583 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
584 MOUNTCASTLE DR
ROCKWALL, TX

VALLEJO GERARDO AND LINA GONZALEZ
584 AMHERST DR
ROCKWALL, TX 75087

RIZKALLA MAGDY I AND ANGIE N
584 BORDEAUX DR
ROCKWALL, TX 75087

INGLE BRADY AND LAUREN
584 DEVERSON DR
ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD
584 MIRAMAR DR
ROCKWALL, TX 75087

WARREN JEREMY J AND ALYSE M
585 BORDEAUX DR
ROCKWALL, TX 75087

ALLEN JOHN D & AMY C
585 DEVERSON DR
ROCKWALL, TX 75087

SATERY JAMES RUSSELL
585 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

ESPARZA EZEQUIEL JR AND ANGELA MARIE
586 AMHERST DR
ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E
586 BORDEAUX DR
ROCKWALL, TX 75087

ESCANDOR ROMMEL A
586 DEVERSON DRIVE
ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA
586 MIRAMAR DR
ROCKWALL, TX 75087

COOK STEPHEN & JO-ANN
586 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

SOUZA LEVY AND LILI
587 BORDEAUX DR
ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR
587 DEVERSON DR
ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M
587 MOUNTCASTLE DR
ROCKWALL, TX 75087

MILLER STEVEN & AINE
588 AMHERST DR
ROCKWALL, TX 75087

VALLADARES ELIA AND YAN
588 BORDEAUX DR
ROCKWALL, TX 75087

DOUGLAS SHAWN & ANDRIA
588 DEVERSON DRIVE
ROCKWALL, TX 75087

CULLEN KEVIN M & SHARON T
588 MIRAMAR DR
ROCKWALL, TX 75087

HALE WILLIE & AMY
588 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
589 MOUNTCASTLE DR
ROCKWALL, TX

REID RANDY GILBERT AND ELLE FRANKLIN CASHEN
589 BORDEAUX DR
ROCKWALL, TX 75087

PULTORAK JAMES
589 DEVERSON
ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY
589 MIRAMAR DRIVE
ROCKWALL, TX 75087

YOUSFI SHARIQ AND SHAZIA BASIT
590 AMHERST DR
ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III
590 BORDEAUX DR
ROCKWALL, TX 75087

JONES MURRAY A & TERRI L
590 DEVERSON DRIVE
ROCKWALL, TX 75087

NOEL MARY YVONNE
590 MIRAMAR DRIVE
ROCKWALL, TX 75087

SKAGGS JUSTIN & KELLY
590 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
591 MOUNTCASTLE DR
ROCKWALL, TX

WARREN ANDREW JAMES AND CHRISTINE
591 BORDEAUX DR
ROCKWALL, TX 75087

CHUMLEY ALAN G
591 DEVERSON DR
ROCKWALL, TX 75087

LUNGER JOHNNY A AND ANNA B
591 MIRAMAR DR
ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE
592 AMHERST DRIVE
ROCKWALL, TX 75087

VANPELT RAYMOND J AND PAMELA J
592 BORDEAUX DR
ROCKWALL, TX 75087

CRADY KEVIN & APRIL
592 DEVERSON DR
ROCKWALL, TX 75087

SCHERER PAMELA RINAY
592 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
593 MOUNTCASTLE DR
ROCKWALL, TX

DENT VICKIE L
593 BORDEAUX DR
ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M
593 DEVERSON DR
ROCKWALL, TX 75087

MCKINNEY KAREN DIANN
593 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
594 MIRAMAR DR
ROCKWALL, TX

VO KIMBERLY AND
KHANH LINH TRAN
594 AMHERST DR
ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE
594 BORDEAUX DR
ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L
594 DEVERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
595 MOUNTCASTLE DR
ROCKWALL, TX

ROBB JENNIFER S AND MATTHEW D
595 BORDEAUX DR
ROCKWALL, TX 75087

LEE CARLIE HENDRICKSON & ARON
595 DEVERSON DRIVE
ROCKWALL, TX 75087

LESSARD ANNA
595 MIRAMAR DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE
596 AMHERST DR
ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H
596 BORDEAUX DR
ROCKWALL, TX 75087

ZHANG QIAO
596 DEVERSON DR
ROCKWALL, TX 75087

GRADY ANJELA S
596 MIRAMAR DR
ROCKWALL, TX 75087

GOLD STAR PROS LLC
5967 FM 36 S
QUINLAN, TX 75474

CURRENT RESIDENT
597 MOUNTCASTLE DR
ROCKWALL, TX

BRADFORD TODD D AND KARA R
597 BORDEAUX DR
ROCKWALL, TX 75087

WARD MATTHEW DAVID
597 DEVERSON DRIVE
ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA
597 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
598 BORDEAUX DR
ROCKWALL, TX

DELONG ERIC AND JENNIFER
598 AMHERST DR
ROCKWALL, TX 75087

TAYLOR MELISSA SUMMER & JOHN
598 DEVERSON DRVIE
ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M
598 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
599 MIRAMAR DR
ROCKWALL, TX

CURRENT RESIDENT
599 MOUNTCASTLE DR
ROCKWALL, TX

MIGLIACCIO JOSEPH AND KIMBERLY
599 BORDEAUX DR
ROCKWALL, TX 75087

ASH KRISTIN
599 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
600 MONTROSE DR
ROCKWALL, TX

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
601 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
601 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
601 NACOMA DR
ROCKWALL, TX

ARAIZA RODOLFO A MARES AND KRISTA KAYLEEN MARES
601 BORDEAUX DR
ROCKWALL, TX 75087

CLAUSSEN BRIAN L
601 DEVERSON DR
ROCKWALL, TX 75087

GERMER JOHN
601 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
602 NACOMA DR
ROCKWALL, TX

BORTZ BRIAN R AND TIFFANY A
602 AMHERST DR
ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL
602 BORDEAUX DR
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE
GEORGE KIGER JR INDEPENDENT EXECUTOR
602 DEVERSON DR
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN
602 MIRAMAR DRIVE
ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT
603 AMHERST DR
ROCKWALL, TX 75087

WELLS MICHAEL JR AND DAWN
603 BORDEAUX DR
ROCKWALL, TX 75087

VO KEVIN & GIANG KIEU PHAM
603 DEVERSON DR
ROCKWALL, TX 75087

SOLDATOVIC DRAGANA & CEDOMIR
603 MIRAMAR LN
ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN
603 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 MONTROSE DR
ROCKWALL, TX

SAUER WAYNE & CARMEN MONIQUE
604 AMHERST DRIVE
ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V
604 BORDEAUX DR
ROCKWALL, TX 75087

BOELENS DAVID AND RACHEL
604 DEVERSON DR
ROCKWALL, TX 75087

BERNHARDT KATHY K
604 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
605 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
605 NACOMA DR
ROCKWALL, TX

NGUYEN TRACY
605 AMHERST DRIVE
ROCKWALL, TX 75087

NEECE DAVID JR
605 BORDEAUX DR
ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH
605 DEVERSON DR
ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE
605 MIRAMAR DR
ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY
605 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
606 NACOMA DR
ROCKWALL, TX

WEIDEMAN RANDY L & DIANNE M
606 AMHERST DRIVE
ROCKWALL, TX 75087

KING BRYAN J AND SHELLY
606 BORDEAUX DR
ROCKWALL, TX 75087

BEASLEY COREY BRYAN AND ALICIA DIANE
606 DEVERSON DR
ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND
VIRGINIA CHERYL TALKINGTON
606 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 DEVERSON DR
ROCKWALL, TX

KISTLER DANIEL & STACY
607 AMHERST DRIVE
ROCKWALL, TX 75087

CARVAJAL CARLOS H & CYNTHIA H
607 BORDEAUX DRIVE
ROCKWALL, TX 75087

MONTGOMERY ANDREW J & MAGDALENE G
607 MIRAMAR DRIVE
ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL
607 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 MONTROSE DR
ROCKWALL, TX

HUNT ROBERT PRESTON
608 AMHERST DRIVE
ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L
608 BORDEAUX DR
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

KAUR KAMALJEET AND
AJEET SINGH
608 DEVERSON DR
ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J
608 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
PAIGE FLOYD
609 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
609 NACOMA DR
ROCKWALL, TX

SMITH JAMES M & SHIRLEY LYNN
609 AMHERST DRIVE
ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER
609 BORDEAUX DR
ROCKWALL, TX 75087

LUVISI JOHN & DONNA
609 MIRAMAR DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
609 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
610 NACOMA DR
ROCKWALL, TX

WILCOX GRANTLEY & KELLY
610 AMHERST DRIVE
ROCKWALL, TX 75087

COBB ARTHUR C II AND DEIDRA K
610 BORDEAUX DR
ROCKWALL, TX 75087

KAPPER KRISTAN
610 DEVERSON DRIVE
ROCKWALL, TX 75087

BURGIEL BROOKE
610 MIRAMAR DR
ROCKWALL, TX 75087

CUNNINGHAM ELISA
611 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
612 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
612 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
613 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
613 NACOMA DR
ROCKWALL, TX

CONFIDENTIAL
613 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
614 NACOMA DR
ROCKWALL, TX

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
616 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
617 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
618 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
620 MONTROSE DR
ROCKWALL, TX

HAVENS JAMES
6202 CORAL GABLES
HOUSTON, TX 77069

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
621 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
621 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
622 NACOMA DR
ROCKWALL, TX

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N ST HWY 161 #150
IRVING, TX 75038

CURRENT RESIDENT
624 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX

CURRENT RESIDENT
625 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
626 NACOMA DR
ROCKWALL, TX

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
628 MONTROSE DR
ROCKWALL, TX

PUGH WILLIAM C AND DIANA L
628 PIPPIN LANE
KINGSVILLE, TX 78363

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
629 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
629 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
630 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
632 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
633 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
634 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
636 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
637 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
640 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX

ANDERSON RYAN Z & GEORGIANNA N
655 YORK DRIVE
ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN
657 YORK DR
ROCKWALL, TX 75087

CONFIDENTIAL
658 FEATHERSTONE DR
ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG
659 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND
DANIEL GRANT SHIRLEY
659 YORK DR
ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A
660 FEATHERSTONE DR
ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M
660 HANOVER DR
ROCKWALL, TX 75087

TEAGUE GREGORY CHARLES
661 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CARTER FAMILY TRUST
RICHARD CARTER AND MARY CARTER TRUSTEES
661 YORK DR
ROCKWALL, TX 75087

LLOYD MARK S AND ANGIE L
662 FEATHERSTONE DR
ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH
REBECCA
662 HANOVER DR
ROCKWALL, TX 75087

GARCIA SANTIAGO DIAZ
662 YORK DR
ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A
663 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON
MICHAEL
663 HANOVER DR
ROCKWALL, TX 75087

OPITZ JEFF AND CAROL
663 YORK DR
ROCKWALL, TX 75087

JETER JAMES D AND CAROL L
664 FEATHERSTONE DR
ROCKWALL, TX 75087

MOSS MICHAEL ANDREW AND BETH ANN
664 HANOVER DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA R
664 YORK DR
ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN
665 FEATHERSTONE DR
ROCKWALL, TX 75087

HALL BRYAN PATRICK
665 HANOVER DR
ROCKWALL, TX 75087

IONITA MIHAI AND LAURA
665 YORK DR
ROCKWALL, TX 75087

WADDELL AMY I & KEITH A
667 FEATHERSTONE DR
ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L
667 HANOVER DR
ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P
667 YORK DR
ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A
668 HANOVER DR
ROCKWALL, TX 75087

WEISS DANIEL HERMAN
668 YORK DR
ROCKWALL, TX 75087

WINCHEL TANYA M
669 FEATHERSTONE DR
ROCKWALL, TX 75087

WILLIAMS ROBERT SHAWN AND AMY MICHELLE
669 HANOVER DR
ROCKWALL, TX 75087

COTTEN JAMES MICHAEL AND DEBRAH LEE
669 YORK DR
ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L
670 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E
670 HANOVER DRIVE
ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER
670 YORK DR
ROCKWALL, TX 75087

BOWERS DON
671 FEATHERSTONE DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
671 HANOVER
ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID
671 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
672 HANOVER DR
ROCKWALL, TX

WILLIAMS DONALD AND TAMMY
672 FEATHERSTONE DR
ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE
672 YORK DRIVE
ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU
673 FEATHERSTONE DR
ROCKWALL, TX 75087

VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA
673 HANOVER DR
ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L
674 FEATHERSTONE DR
ROCKWALL, TX 75087

MILLER JAMES RYAN
674 HANOVER DRIVE
ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A
674 YORK DRIVE
ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE
675 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ
675 HANOVER DR
ROCKWALL, TX 75087

MUELLER BRYAN SCOTT
676 HANOVER DRIVE
ROCKWALL, TX 75087

DORTCH TOMMY C & ELLEN D
676 YORK DRIVE
ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER
677 HANOVER DRIVE
ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN
678 HANOVER DR
ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU
678 YORK DR
ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE
679 HANOVER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
680 YORK DR
ROCKWALL, TX

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

CURRENT RESIDENT
700 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
704 MONTROSE DR
ROCKWALL, TX

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

CURRENT RESIDENT
771 BORDEAUX DR
ROCKWALL, TX

LUPER JUSTIN GARRET
7718 VISTA RIDGE LANE
SACHSE, TX 75048

MCLAREN ROGER V AND LYSA H
772 BORDEAUX DR
ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE
774 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
775 BORDEAUX DR
ROCKWALL, TX

ATINC MAHMUT GUCLU AND MURUVVET
YASEMIN OCAL-
775 DEVERSON DR
ROCKWALL, TX 75087

SUN WEI AND
BAO AN LI
775 HANOVER DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
776 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
776 YORK DR
ROCKWALL, TX

MCDONALD SONDRA S
776 BORDEAUX DR
ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE
776 DEVERSON DR
ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D
776 MIRAMAR DRIVE
ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE
777 BORDEAUX DR
ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y
777 DEVERSON DR
ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE
777 HANOVER DRIVE
ROCKWALL, TX 75087

CLEVENGER WANDA
777 MIRAMAR DR
ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E
777 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
778 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
778 MOUNTCASTLE DR
ROCKWALL, TX

GOTTLEABER STEVEN AND TERRI
778 BORDEAUX DR
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

BAILEY LANCE & KALI
778 MIRAMAR DRIVE
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA
778 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
779 MOUNTCASTLE DR
ROCKWALL, TX

FREEMAN COLBY C AND NEISHA E
779 BORDEAUX DR
ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH NGUYEN
779 DEVERSON DR
ROCKWALL, TX 75087

BOYD STEPHEN & SUSAN
779 MIRAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
780 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
780 YORK DR
ROCKWALL, TX

LEE NICHOLAS Q AND SABRINA BH PHUNG
780 BORDEAUX DR
ROCKWALL, TX 75087

CONFIDENTIAL
780 DEVERSON DRIVE
ROCKWALL, TX 75087

PANKEY CHARLES AND AIMEE MICHELLE
780 HANOVER DR
ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V
780 MIRAMAR DRIVE
ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH
781 BORDEAUX DR
ROCKWALL, TX 75087

SANDEN MELISSA & JEFFREY
781 DEVERSON DR
ROCKWALL, TX 75087

JACKSON SHANNON D
781 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND
MADELEINE N HIESTER
781 HANOVER DRIVE
ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI
781 MIRAMAR DRIVE
ROCKWALL, TX 75087

HOLLOWAY SHERYLL
781 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PHELAN RYAN PATRICK
782 BORDEAUX DR
ROCKWALL, TX 75087

WING ABIGAIL E
782 DEVERSON DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

GENTILE JOSEPH C
782 MIRAMAR DRIVE
ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE
782 MOUNTCASTLE DR
ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE
782 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
783 MOUNTCASTLE DR
ROCKWALL, TX

OLSON JAMES A AND JEAN V
783 BORDEAUX DR
ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A
783 DEVERSON DR
ROCKWALL, TX 75087

DANG TANYA AND
BRYANT TRAN
783 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MYERS SHELLI
783 HANOVER DRIVE
ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA
783 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
HEATHER A CAMUNE
784 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
784 YORK DR
ROCKWALL, TX

STANDEN DARREN JOSEPH AND KAREN BONNIE
784 BORDEAUX DR
ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA
784 DEVERSON DR
ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA
784 HANOVER DR
ROCKWALL, TX 75087

JOHNSON EMMA G
784 MIRAMAR DRIVE
ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE
784 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
785 MOUNTCASTLE DR
ROCKWALL, TX

WALSH DEREK AND MICHELLE
785 BORDEAUX DR
ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE
785 DEVERSON DR
ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M
785 FEATHERSTONE DR
ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN
785 HANOVER DRIVE
ROCKWALL, TX 75087

EMERSON JAIME
785 MIRAMAR DRIVE
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN
786 BORDEAUX DR
ROCKWALL, TX 75087

HARDWICK GLENDA
786 DEVERSON DR
ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE
786 FEATHERSTONE DR
ROCKWALL, TX 75087

BAILEY ALAN W & SHIRLEY Y
786 HANOVER DR
ROCKWALL, TX 75087

WENDEL PAUL AND TERRI
786 MIRAMAR DRIVE
ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE KEHOE
786 MOUNTCASTLE DR
ROCKWALL, TX 75087

RUSSELL WILLIAM
786 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
787 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
787 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
787 FEATHERSTONE DR
ROCKWALL, TX

YATES LISA AND CLINTON D
787 BORDEAUX DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

COLLIER MELODEE
787 MIRAMAR DRIVE
ROCKWALL, TX 75087

OWUSU JOSEPH AND
FLAVIA FRIMPONG
787 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
DBA HPA TX LLC
788 DEVERSON DR
ROCKWALL, TX

MCDONALD BRADLEY NEAL AND JULIE LYNN
788 BARRYMORE DR
ROCKWALL, TX 75087

PODINA STEVEN L
788 BORDEAUX DR
ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C
788 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS
788 MIRAMAR DR
ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI
788 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BLACKETER LARRY M ANDM ARY GWENDOLYN
788 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
789 FEATHERSTONE DR
ROCKWALL, TX

CANTU MATTHEW P AND NICOLE C
789 BORDEAUX DR
ROCKWALL, TX 75087

CRUMP GUY AND MELISSA
789 DEVERSON DR
ROCKWALL, TX 75087

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

MURRAY BRYAN A & SHANNON
789 MIRAMAR DR
ROCKWALL, TX 75087

DEAN SHELLY & ROBERT
789 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
790 MIRAMAR DR
ROCKWALL, TX

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N
790 BORDEAUX DR
ROCKWALL, TX 75087

JACOBUS ADAM J AND TALIA G
790 DEVERSON DR
ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN
790 FEATHERSTONE DR
ROCKWALL, TX 75087

BAUER JAMES W
790 HANOVER DR
ROCKWALL, TX 75087

FOSTER DONALD AND MARILYN
790 MOUNTCASTLE DR
ROCKWALL, TX 75087

HUNTON STEPHEN ERIC AND KRISTINE MARIE
790 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
791 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
791 MOUNTCASTLE DR
ROCKWALL, TX

BAWCUM ROSS AND TIFFANY
791 BARRYMORE DR
ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE
791 BORDEAUX DR
ROCKWALL, TX 75087

KINSEY DONALD AND SHEARON
791 DEVERSON DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

SCHWISTER TODD J AND APRIL D
791 MIRAMAR DR
ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI
792 BARRYMORE DRIVE
ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI
792 DEVERSON DR
ROCKWALL, TX 75087

MOMSEN LEO & KIMBERLY
792 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

KIESCHNICK ROGER
792 MIRAMAR DR
ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA
792 MOUNTCASTLE DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
793 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
793 MOUNTCASTLE DR
ROCKWALL, TX

REEVES ERIC
793 BARRYMORE DR
ROCKWALL, TX 75087

WEBB CAROLYN K
793 DEVERSON DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L
793 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
794 BORDEAUX DR
ROCKWALL, TX

HALE ALAN LEE AND RITA M
794 AMHERST DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D
794 DEVERSON DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN
794 HANOVER DR
ROCKWALL, TX 75087

VALK CATHLEEN A
794 MIRAMAR DRIVE
ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA
794 MOUNTCASTLE DR
ROCKWALL, TX 75087

NELSON BRUCE FRANK AND REBECCA SUE
794 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
795 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
795 MOUNTCASTLE DR
ROCKWALL, TX

CHINN MARK & ELENA
795 AMHERST DR
ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER
795 BARRYMORE
ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA
795 DEVERSON DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C
795 MIRAMAR DRIVE
ROCKWALL, TX 75087

DACUS BRIAN & STACIE
796 AMHERST DRIVE
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN
796 DEVERSON DR
ROCKWALL, TX 75087

TURNER JIMMIE L
796 FEATHERSTONE DR
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA
796 MIRAMAR DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 AMHERST DR
ROCKWALL, TX

CURRENT RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX

LIVINGSTON ERIKA S & JACK E
797 DEVERSON DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L
797 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX

LOGWOOD CLINTON G II & DANA C
798 AMHERST DR
ROCKWALL, TX 75087

IANNELLI VINCENT
798 BARRYMORE DR
ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM
798 DEVERSON DR
ROCKWALL, TX 75087

TINDALL JACOB
798 MIRAMAR DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA
799 MIRAMAR DRIVE
ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX

CURRENT RESIDENT
801 MOUNTCASTLE DR
ROCKWALL, TX

CAMUNE CHRISTOPHER
801 AMHERST DRIVE
ROCKWALL, TX 75087

SHULTZ ZACHARY
801 MIRAMAR DRIVE
ROCKWALL, TX 75032

LOFTIS JAMES D & CHRISTINE C
802 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

COSS MARCUS H & KRISTIN N
802 KNOX DRIVE
ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE
802 MIRAMAR DR
ROCKWALL, TX 75087

DURAN MARCO AND KATIE
802 MOUNTCASTLE DR
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
803 MOUNTCASTLE DR
ROCKWALL, TX

MURPHY MARK R AND BRANDI L
803 AMHERST DR
ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN
803 KNOX DR
ROCKWALL, TX 75087

ANTINOZZI LAWRENCE R & DEBORAH
803 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
804 MOUNTCASTLE DR
ROCKWALL, TX

VINING KAREN
804 AMHERST DRIVE
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

ANDERSON JEANETTE
804 KNOX DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 MOUNTCASTLE DR
ROCKWALL, TX

ABOUCHEDID CHARLES A
805 KNOX DRIVE
ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W
805 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
806 MOUNTCASTLE DR
ROCKWALL, TX

EVANS DOUGLAS E
806 AMHERST DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
806 KNOX DRIVE
ROCKWALL, TX 75087

WACKER JOINT REVOCABLE LIVING TRUST
ROBERT W & KATHRYN WACKER CO TRUSTEES
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA
807 KNOX DRIVE
ROCKWALL, TX 75087

AGEE JAMES M & ELLYN L
807 MIRAMAR DR
ROCKWALL, TX 75087

RANKIN CARLA S
807 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX

WIEBEL JAIME L AND MICHAEL J
808 AMHERST DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

CREW CHRISTINA
808 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
809 KNOX DR
ROCKWALL, TX

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
810 KNOX DR
ROCKWALL, TX

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

MALONE VICKI MARLA
810 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
811 KNOX DR
ROCKWALL, TX

HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
812 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
813 KNOX DR
ROCKWALL, TX

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
814 KNOX DR
ROCKWALL, TX

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
COPPELL, TX 75019

CONFIDENTIAL
HEATHER A CAMUNE
892 STEGER TOWNE DR. #20
ROCKWALL, TX 75032

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ANDERSON ROBERT C AND YULA L
PO BOX 1108
ROCKWALL, TX 75087

SARIC STEVEN
PO BOX 1112
ROCKWALL, TX 75087

MACLEOD BRUCE A AND NORMA J
PO BOX 128
ROCKWALL, TX 75087

MACNEW RICH A
PO BOX 1483
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1931
ROCKWALL, TX 75087

DOSS ROSEMARY O AND CLEOTIS
PO BOX 2019
ROCKWALL, TX 75087

GRANT LIVING TRUST
PATRICK & GILDA GRANT TRUSTEES
PO BOX 2067
SUNNYVALE, CA 94087

ALEJANDRO RAMON L OLIVO AND LISANDRA
VILLEGAS HENRIQUEZ
PO BOX 582
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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☒ I am opposed to the request for the reasons listed below.

Devalues the properties of original Stonecreek homeowners. Keep that land for the use of the future school."

Name: Amber & Chandler Johnson

Address: 503 Knox Dr. Rockwall, TX 75087

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RENTAL PROPERTIES BRING EVERY ONES HOUSE VALUE DOWN. AND WITHIN 10 YEARS MAINTENANCE WILL BECOME COSTLY AND HARD TO KEEP UP WITH!

Name: CHRISTOPHER J. CAMUNE

Address: 801 AMHERST DRIVE ROCKWALL, TX 75087

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☒ I am opposed to the request for the reasons listed below.

Too Congested. 19 Homes on 5 Acres??

Name: Wavey L. Ferguson
Address: 3055 N. Goliad St.

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☒ I am opposed to the request for the reasons listed below.

School over crowding. Hays Elementary child to teacher Ratio continues to increase significantly. External Pods already in use.

Name: Renee Wells

Address: 563 Featherstone Dr Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Please no more homes! With the expansion of Stone Creek + Breezy Hill, class sizes are too large already. And traffic will be even worse. We are not in favor of this at all!! We chose the north side of Rockwall bc traffic south of I-30 is terrible. We don't want that to happen here.

Name: Scott + Miranda Gordon

Address: 794 Mountcastle Dr., Rockwall 75087

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☒ I am opposed to the request for the reasons listed below.

North Rockwall doesn't need higher density housing. Additionaley, as the homes will be arranged facing a central green space, the existing homes in Stone Creek will view garages.

Name: Brad & Julie McDonald

Address: 788 Barrymore Dr. Rockwall, 75087

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☐ I am opposed to the request for the reasons listed below.

seems like a great use of that property

Name: Cece Renner

Address: 783 Miramar Dr Rockwall TX 75087

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Name: Dawn Wells

Address: 603 Bordeaux Drive

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☒ I am opposed to the request for the reasons listed below.

We are opposed to the amendment based on the density of the area. So many homes in such a small area will result in lower priced homes, impacting the surrounding property values, and more traffic in front of our home. We frequently witness wrecks in front of our home. Our fence has been hit more than once in these accidents.

Name: Don & Angie French

Address: 3079 N. Goliad

Nineteen more homes in this close proximity will yield twice that many vehicles and we are not equipped to handle the traffic we currently have. Because of the traffic issue and presumed negative impact on property values, we oppose the amendment

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change ... this subsection, the proposed change must receive, in order to take effect, the affirmative ... g body. The protest must be written and signed by the owners of at least 20 percent of ei... change; or (2) the area of the lots or land immediately adjoining the area covered by the pr...

PLEASE SEE LOCATION M...

Notice of Public Hearing • *City of Rockwall* • *385 So...* *...5* • *[F] (972) 771-7748*

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Do not support high density communities within other subdivisions. Turtle Cove has the ammenities this proposal has.

Name: Jeffrey Brouse & Heather Camunez

Address: 784 Barrymore Dr. Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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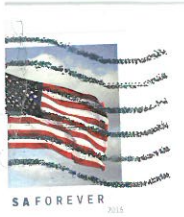
Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.



It is just another attempt to alter the original by individuals and companies that are good at changing their names

Name: Michael H. Albritton

Address: 791 Hanover Drive Rockwall Texas

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Jeff West

Address: 3059 N. Goliad

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Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

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☐ I am opposed to the request for the reasons listed below.

Name: Joe and Shirley Fergerson

Address: 596 Bordeaux Dr., Rockwall, Tx 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

It will help support the business that I own in the area.
3260 N. Goliad St
Rockwall, TX 75087

Name: Richard Ervin

X **Address:** 3260 N. Goliad St Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Kenneth Williams

Address: 7700 Eastern Ave #705, Dallas, TX 75209

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Z2017-043 - Amendment to PD-70 - AGAINST

Gonzales, David

From: Jennifer Huber [redacted]
Sent: Tuesday, October 10, 2017 4:43 PM
To: Gonzales, David
Cc: Pruitt, Jim
Subject: Corner of 552 & Greenway Drive

Mr. Gonzales,

My name is Jennifer Huber & I live at 400 Country Ridge which is across 552 from the corner you are discussing tonight. We are "county" so we aren't ever notified of these proposals, but fortunately we have neighbors on Wooded Trail who do notify us. So then we send emails & go to meetings & hope that maybe, someday, we will have city leaders that will develop Rockwall with integrity & pay attention to what the citizens want.

The last meeting we attended I found out that that particular scenario is a long way off. The topic of discussion before our issue came up was something that had actually been voted against by the P&Z Committee. However, there were no P&Z members there because this was an "emergency" meeting & it was 4 days before Christmas. To make a long story short, we now have 3 car washes within a half mile of each other on the same street. (The Mayor was the ONE & only person who agreed with p&z & thought maybe it was not a good idea to have 3 car washes in such close proximity)

Citizens are constantly baffled & frustrated by these decisions. The thing is, people are VERY busy just trying to stay afloat & we have to trust that good decisions are being made! We always hope that the decisions are in the best interest of the people who have chosen to live here or have lived here all of their lives.

If you have lived in this town very long you know how crowded it has become, you know how congested the schools are, you know our parks are severely lacking, you know how instead of what was once hills full of beautiful trees greeting you coming over the bridge into Rockwall, is now a huge, mostly empty, shopping & restaurant area.

The point of all of this is...why? Why is it MORE important to cram way too many homes on a tiny scrap of land than to just leave something alone? Or at the VERY least build what was originally planned. People move out here to enjoy their surroundings! Enjoy nature! Play outside with our kids without worrying about constant traffic!

It looks like John King will soon be filled with yet more homes on top of homes. The natural & historical beauty of this town is disappearing rapidly. Our roads can't accommodate the people that are here now & our schools certainly can't accommodate the amount of students that are here.

You don't hear from people because they know they can't change anything. That's really sad too! Almost always when these conversations come up, people are VERY quick to bring up the courthouse, which is one big reason they feel powerless.

I know this is way more information than you need & your job is planning & zoning so I'm sorry to go on about this, but it's a conversation that comes up SO often in my world (school, children & the YMCA) that I figured since I was letting you know how we feel about the corner I might as well tell you what people are feeling about other things too! Thanks for your time!

Jennifer Huber

Z2017-043 Amendment to PD-70 - AGAINST

Gonzales, David

From: Planning
Sent: Tuesday, October 10, 2017 11:38 AM
To: Gonzales, David
Subject: FW: Case Number Z2017-043

From: Stacey & Paul [redacted]
Sent: Tuesday, October 10, 2017 10:58 AM
To: Planning
Subject: Case Number Z2017-043

Planning and Zoning Commission:
We are writing in response to the letter we received regarding the proposed zoning change for Case Number Z2017-043 Admendment PD-70 at the SE corner of Greenway Drive and FM-552.

We are Paul and Stacey Buff and reside @
2906 Greenway Drive

We are NOT in favor of the propsed zonig change requested by Austin Lewis of Lewis Real Estate Investments. We closed on our home in June of 2017 and were told that a RRISD elementary school would be built on the property across the street from our home. That was a selling feature for us. We have a child attending Hays Elementary and after 11 years years, they have out grown the space and students are having to utilize pods for classrooms.
In order to accommodate the homeowners in our neighborhood and comintue with the growth in Rockwall, we are in need of a top notch school that RRISD can provide and not a small addition to the neighborhood. We have researched the propsed building plans from Lewis Real Estate Investments and do not believe what they are proposing will add value to the exhisting neighborhood and can potentially devalue our home instead of increasing the value with a school.

Thank you for your time and consideration to our concerns.
Paul and Stacey Buff

Gonzales, David

Z2017-043 Amendment to PD-70 - AGAINST

From: Planning
Sent: Tuesday, October 03, 2017 3:57 PM
To: Gonzales, David
Subject: FW: z2017-043 Hearing

From: P. Harris [redacted]
Sent: Tuesday, October 03, 2017 9:33 AM
To: Planning
Subject: z2017-043 Hearing

Dear Mr. Gonzales

This is Paul Harris , 1517 Audobon Lane, Rockwall, Tx.

I am opposed to the request due to lack of planning for traffic concerns. At this time , there is a growing problem with traffic in the area leading to the affected area.

Thank You Paul Harris 214-235-8587 cell

Z2017-043 Amendment to PD-70 - FOR

Gonzales, David

From: Miller, Ryan
Sent: Thursday, October 12, 2017 2:48 PM
To: Gonzales, David
Subject: FW: "Pocket Neighborhood" Concept Near Stone Creek Estates

I wasn't sure if I sent this to you but you should probably incorporate it into your packet. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

-----Original Message-----
From: Jim Smith [redacted]
Sent: Sunday, August 20, 2017 12:25 PM
To: Miller, Ryan
Cc: Jim's AOL; [redacted]
Subject: "Pocket Neighborhood" Concept Near Stone Creek Estates

Hi Ryan,

We spoke with Austin Lewis on Saturday. We have seen the "pocket neighborhood" concepts in Houston. Austin's project sounds like it would be a nice addition for this area.

If Skorburg had planned something like this over by CVS, we would have been pleased. I wanted to share with you that we told Austin that we would appreciate two items:

1) Have PD-70 amended to limit (lower) the development to 899 home sites, keeping the total home site count at 918 to include the "pocket neighborhood" count of 19 home sites plus the Stone Creek Estates home sites. This would insure that the density for this overall area would not be jeopardized.

2) Work with Skorburg to make the property on the west side of Greenway (city owned property) pretty to compliment his "pocket neighborhood" property.

Thank you for asking Austin to get in touch with us. We really enjoyed talking with him. We look forward to helping in any way possible.

Thanks,

Jim & Shirley Smith
(713) 501-5295

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

COPY: Ryan Miller, *Director of Planning and Zoning*

DATE: October 24, 2017

SUBJECT: Reinstatement of the Preliminary Plat for *Spyglass Addition, Phase IV*

On October 13, 2017, the Planning and Zoning Department received a written request (attached as *Exhibit 'A'*) from Mitchell Lenamond, P.E. requesting the reinstatement of a preliminary plat for Phase IV of the Spyglass Subdivision. This phase consists of 36 Zero Lot Line Residential (ZL) lots on a 6.888-acre tract of land. The subject property is currently zoned Planned Development District 8 (PD-8), and is generally located adjacent to Lake Ray Hubbard on the south side of H.M. Chandler Drive, which is west of Ridge Road [*FM-740*].

The City's subdivision regulations specify that a preliminary plat shall be expired after one (1) year if a final plat for the entire area has not been submitted. Generally, if a developer submits a final plat or engineering plans for any portion of the overall tract, and continues to submit subsequent plans for additional *phases* of the development, the City will continue to consider that preliminary plat active. In this case the preliminary plat (depicted in *Exhibit 'B'*) was approved by the City Council on October 19, 1992 under *Case No. PZ92-8-Z/PP*; however, with no final plat being requested within the one (1) year time limit (*i.e. October 19, 1993*), the preliminary plat was considered to be officially expired. The applicant has submitted a PD Site Plan concurrently with this request; however, the applicant will be required to submit civil engineering plans, and a final plat before development of the site can begin.

Section 38-8(f), *Lapse and Extension of Preliminary Plat Approval*, of the City's *Subdivision Ordinance* contained in the Municipal Code of Ordinances, lays out the procedure and criteria for considering the extension of a preliminary plat. In this case, the applicant's request is generally in conformance with this criterion. Additionally, the zoning ordinance approved with Planned Development District 8 (PD-8) incorporated a concept plan that provided the general layout of the proposed Phase IV of the Spyglass Subdivision. This ordinance, having not changed in a manner that would necessitate the creation and submittal of a new preliminary plat, staff would recommend approval of the reinstatement request for a period of one (1) year.

Exhibit 'A': Reinstatement Request

From: Mitch Lenamond
To: Brooks, Korey
Cc: Ed Cavendish
Subject: Spyglass Phase 4 Preliminary Plat
Date: Friday, October 13, 2017 3:33:20 PM

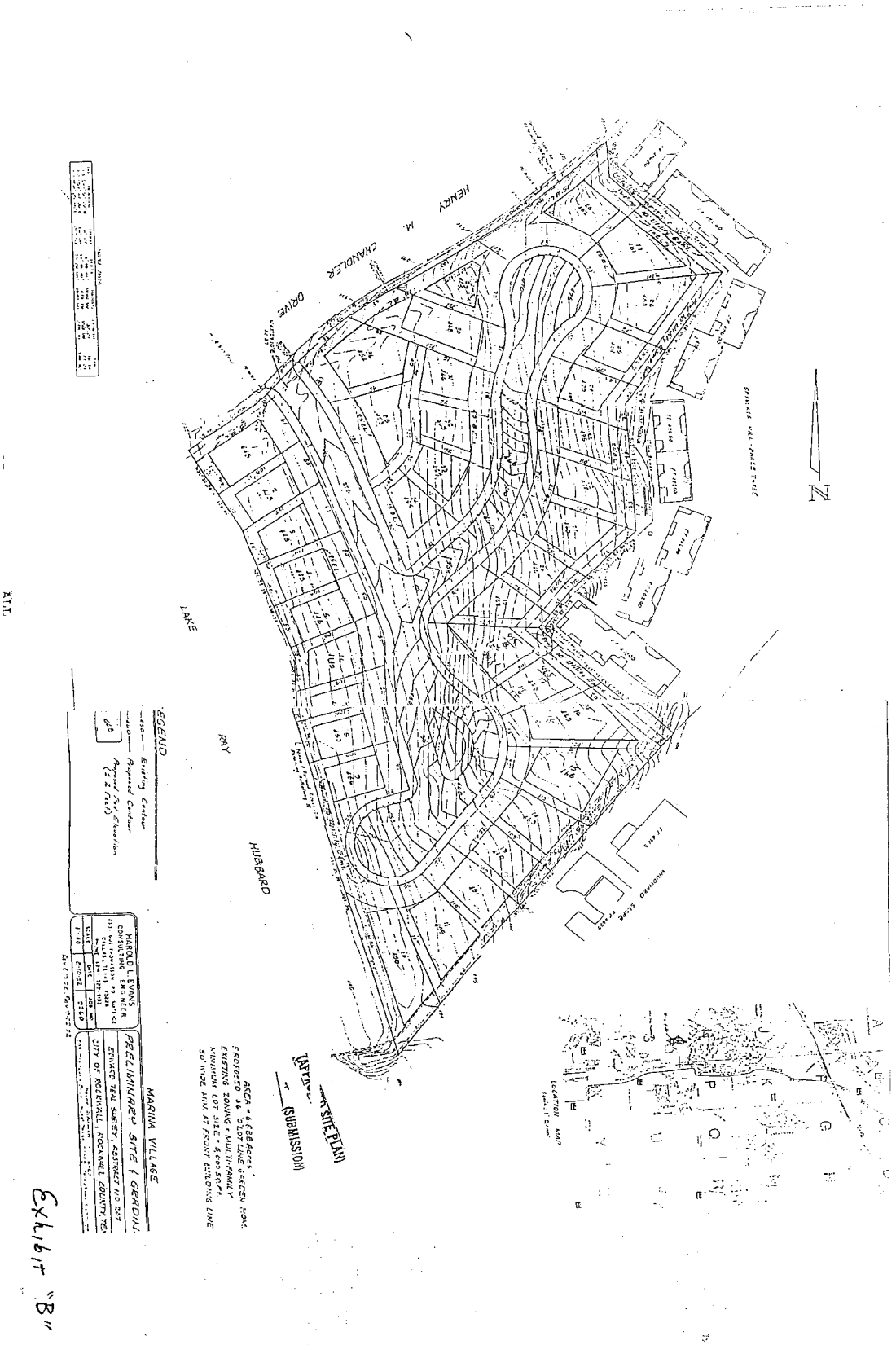
Mr. Brooks,

Please reinstate the preliminary plat for Spyglass Phase 4.

Thank you,

Mitchell Lenamond, P.E.
Eric L. Davis Engineering, Inc.
120 East Main Street
Forney, TX 75126
972-564-0592

Exhibit 'B': Preliminary Plat



City of Rockwall

Project Plan Review History

Project Number	Z2017-050	**Owner**	SMITH, IRIS	**Applied**	10/12/2017 LM
Project Name	SUP for Divine Peace Church	**Applicant**	DIVINE PEACE LUTHERAN CHURCH	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/12/2017 LM

Site Address	**City, State Zip**	**Zoning**
203 S FANNIN ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL ORIGINAL TOWN	3,4	T	3,4	4820-000T-0003-00-0R	

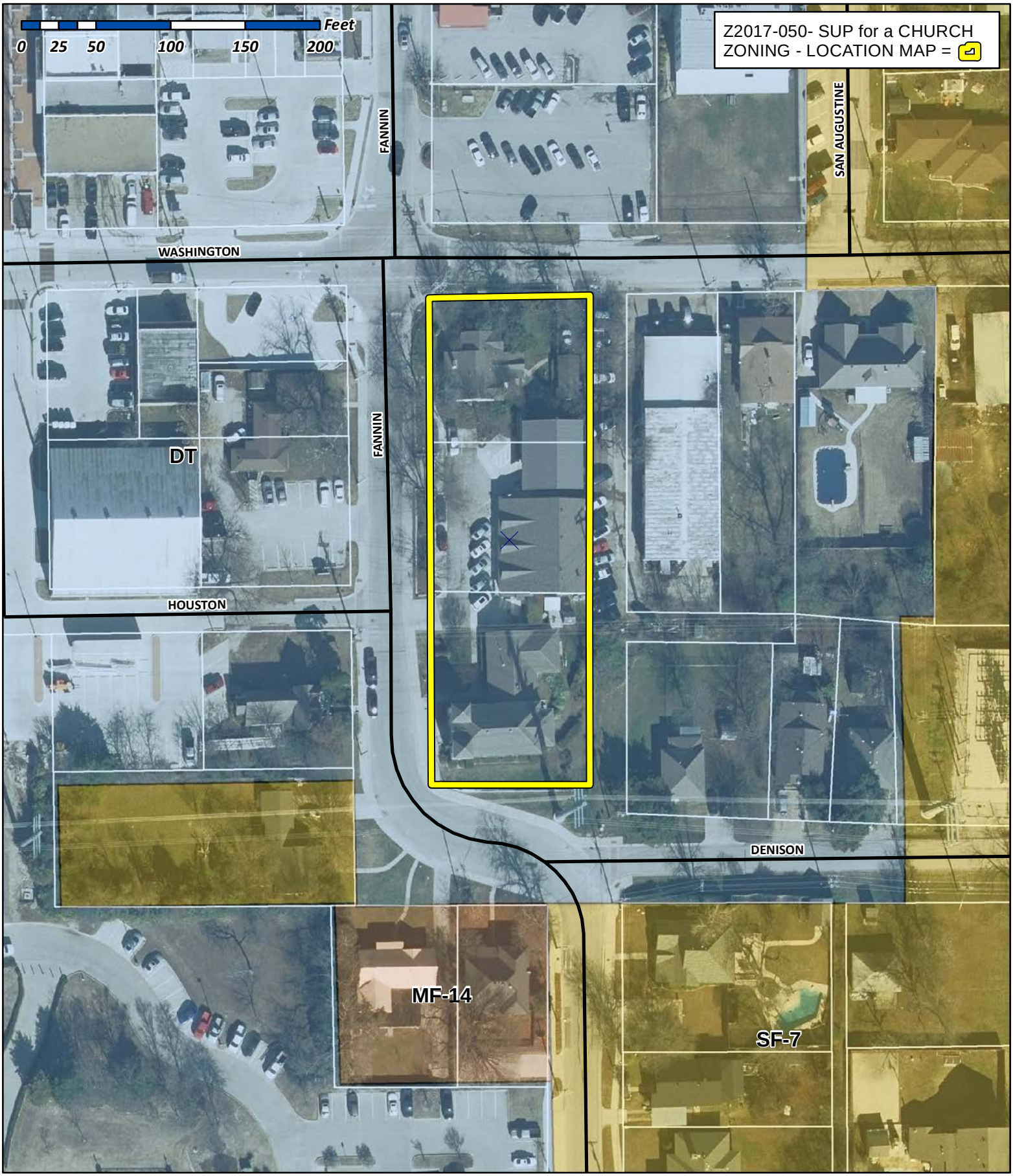
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	
ENGINEERING	Amy Williams	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	See Comment

(10/19/2017 2:50 PM AW)
If additional parking is required, it will need to be concrete and can't back out onto a City street. Parking will be 20'x9' with a 24' drive aisle.

FIRE	Ariana Hargrove	10/12/2017	10/19/2017				
PLANNING	Korey Brooks	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	Comments

Z2017-50 SUP for Church/House of Worship Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Jim Albracht of Divine Peace Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) for a church in the Downtown (DT) District on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 203 & 305 S. Fannin Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-050) in the lower right hand corner of all pages on future submittals.
M.4 Please provide the number of seats in the church.
M.5 Please provide a parking table. The required parking is 1 space per 4 seats.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.
I.7 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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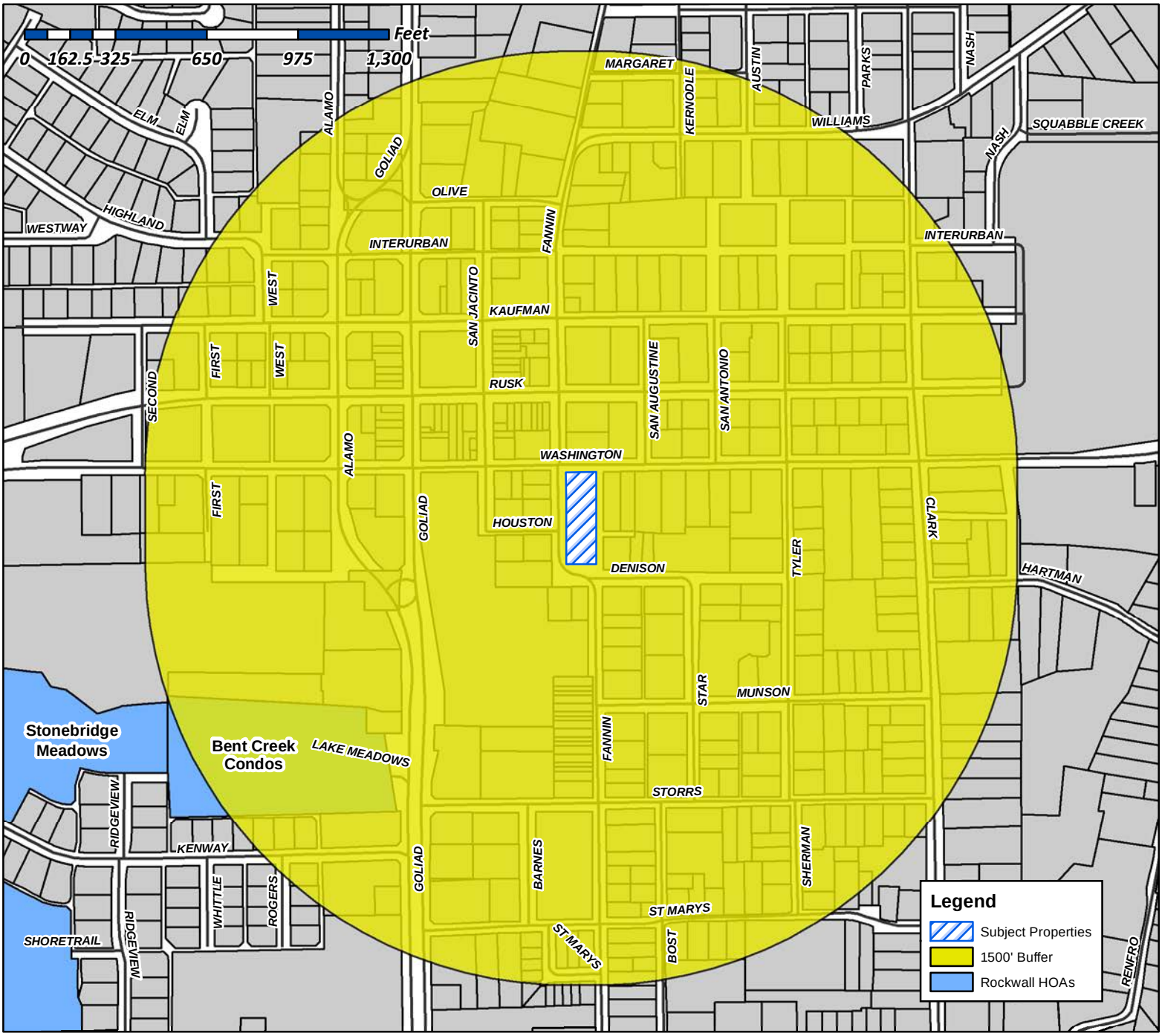
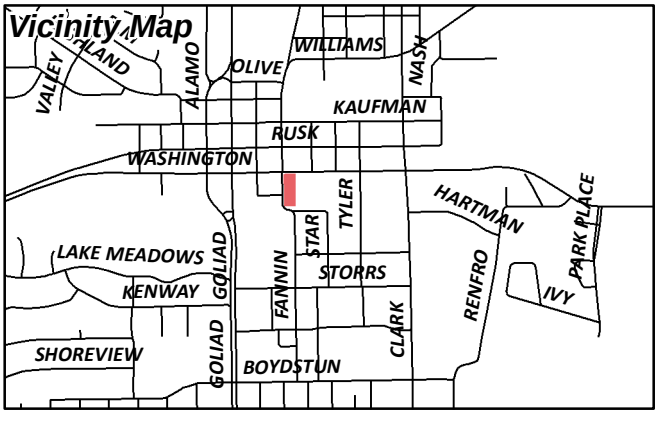


Case Number: Z2017-050
Case Name: SUP for a Church
Case Type: Zoning
Zoning: Downtown District
Case Address: 203 & 305 S. Fannin Street

Date Created: 10/18/2017

For Questions on this Case Call (972) 771-7745



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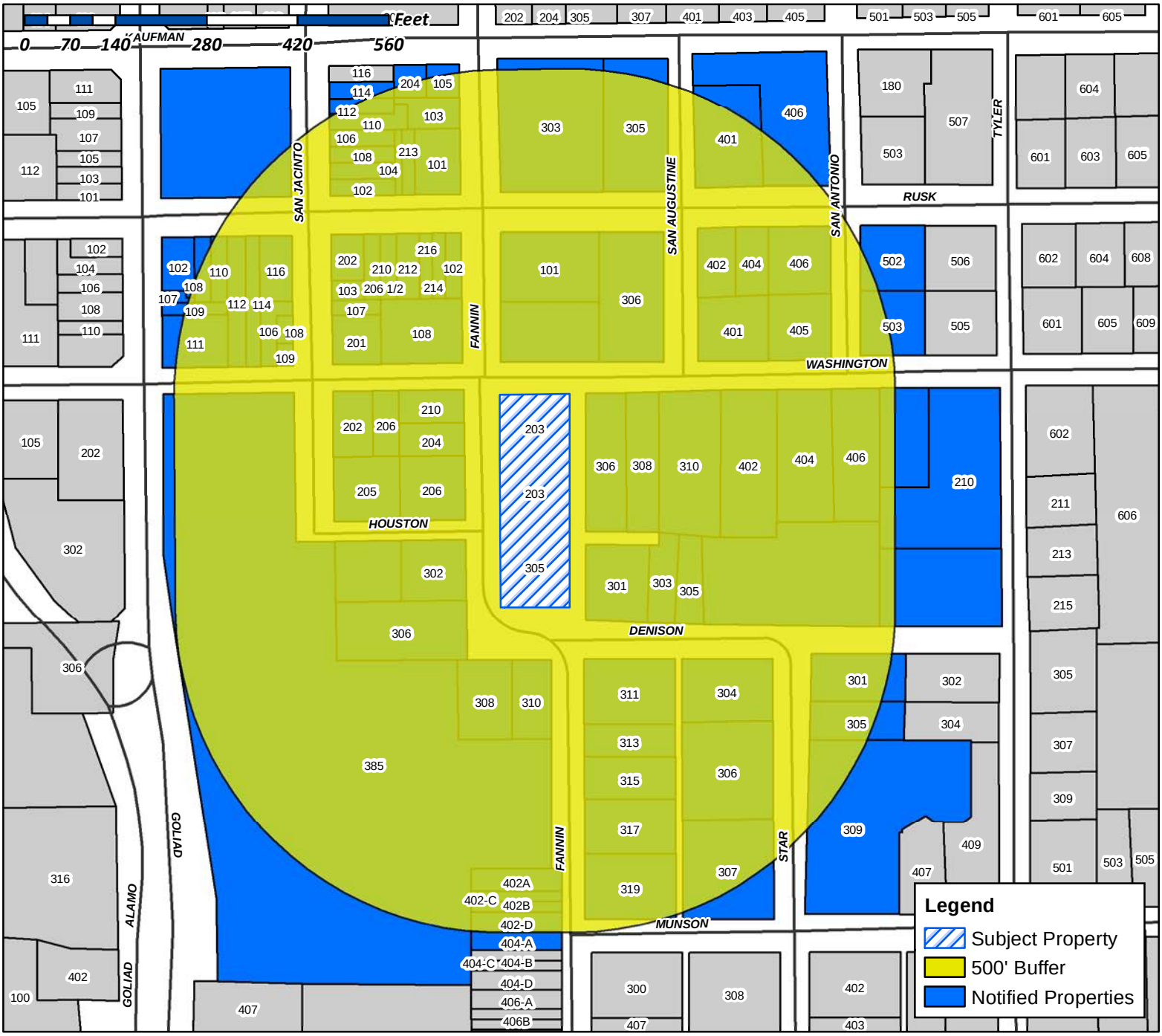
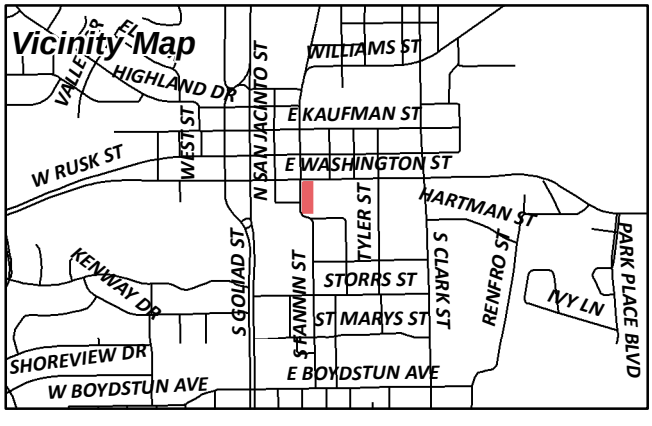


Case Number: Z2017-050
Case Name: Zoning Change for a Church
Case Type: Zoning
Zoning: Downtown District
Case Address: 203 & 305 S. Fannin Street



Date Created: 10/18/2017
For Questions on this Case Call (972) 771-7745

CAIN REVOCABLE FAMILY TRUST AND
101 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
101 S FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
1010 W RALPH HALL PKWY SUITE 200
ROCKWALL, TX 75032

HENDRICKS BARBARA S
102 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
102 N SAN JACINTO
ROCKWALL, TX 75087

ROBERT COOK ESTATE
102 S FANNIN ST
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
103 N FANNIN ST
ROCKWALL, TX 75087

FOX WILLIAM G & ALISON L
103 S SAN JACINTO
ROCKWALL, TX 75087

HEFFERNAN MARILYN
104 N SAN JACINTO
ROCKWALL, TX 75087

FALL C W
105 N FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 106 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 109 N GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 114 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

HENDRICKS JAMES L ESTATE
106 S SAN JACINTO
ROCKWALL, TX 75087

HEFFERNAN MARILYN
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

CITY OF ROCKWALL
108 FANNIN ST
ROCKWALL, TX 75087

SKY 106 E RUSK SERIES LLC
108 E RUSK
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
108 N SAN JACINTO
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
108 S SAN JACINTO
ROCKWALL, TX 75087

UNION BANK & TRUST CO
109 E WASHINGTON
ROCKWALL, TX 75087

CURANOVIC DRANNA
109 ELM CREST DR
ROCKWALL, TX 75087

SKY 109 N GOLIAD SERIES LLC
109 S GOLIAD
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
109 SAINT MARYS ST
FATE, TX 75087

FALLS CHAS W
110 E RUSK
ROCKWALL, TX 75087

KING PACIFIC INC
110 N SAN JACINTO
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
111 S GOLIAD
ROCKWALL, TX 75087

CURANOVIC DRANNA
112 E RUSK
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
112 N SAN JACINTO
ROCKWALL, TX 75087

SKY 114 E RUSK SERIES LLC
114 E RUSK
ROCKWALL, TX 75087

RUSSELL RUTH DIANE
114 N SAN JACINTO
ROCKWALL, TX 75087

HENDRICKS JAMES L ESTATE
116 E RUSK
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONION, TX 78230

RAMOS MARTHA A
163 SUMMERHILL DR
ROCKWALL, TX 75032

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

FALL C W
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
205 S SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
206 1/2 E RUSK
ROCKWALL, TX 75087

WALKER TOM
206 E WASHINGTON ST
ROCKWALL, TX 75087

WILLESS LADONA
206 S FANNIN ST
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75088

COLLIN-G PROPERTIES LTD
210 E RUSK
ROCKWALL, TX 75089

CITY OF ROCKWALL
210 E WASHINGTON
ROCKWALL, TX 75090

ROCKWALL LIONS CLUB
212 E RUSK
ROCKWALL, TX 75091

FALLS C W
213 E RUSK
ROCKWALL, TX 75092

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

CHOI YOUNG CHOI
216 E RUSK
ROCKWALL, TX 75088

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

RUSSELL RUTH DIANE
2520 WATAUGA RD
FORT WORTH, TX 76111

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
302 S FANNIN ST

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
305 DENISON
ROCKWALL, TX 75088

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

SMITH IRIS
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
306 E WASHINGTON
ROCKWALL, TX 75088

HUGHES THOMAS P
306 S FANNIN ST
ROCKWALL, TX 75089

SOTO AMADO C &
306 STAR ST
ROCKWALL, TX 75090

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75091

GAREE GEORGIA
308 E WASHINGTON
ROCKWALL, TX 75092

PEOPLES BILLY W
308 S FANNIN ST
ROCKWALL, TX 75093

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75094

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75095

LATHAM MARK
310 S FANNIN ST
ROCKWALL, TX 75096

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

UNION BANK & TRUST CO
312 CENTRAL AVE SE SUITE 508
MINNEAPOLIS, TX 55414

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RAMOS MARTHA A
317 S FANNIN ST
ROCKWALL, TX 75088

GOVERNMENT HOUSING
319 S FANNIN ST
ROCKWALL, TX 75089

CHOI YOUNG CHOI
3828 OLD FAITHFUL CT
IRVING, TX 75062

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, TX 75087

CHRIST FOR INDIA
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

LIGHTEL HELENA M
402 S FANNIN ST APT A
ROCKWALL, TX 75087

CECIL RENEE
402 S FANNIN ST #C
ROCKWALL, TX 75087

LIGHTEL HELENA M
402A S FANNIN ST
ROCKWALL, TX 75088

RAMIREZ NANCY AND MARTIN JR
402B S FANNIN ST
ROCKWALL, TX 75089

CECIL RENEE
402-C S FANNIN ST
ROCKWALL, TX 75090

RICKERSON CHARLES & VIRGINIA
402-D S FANNIN ST
ROCKWALL, TX 75091

CAIN CHAD
404 E RUSK
ROCKWALL, TX 75092

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75093

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75094

IVIE VIRGINIA
404-A S FANNIN ST
ROCKWALL, TX 75095

MATHIS BONNIE JEAN
405 E WASHINGTON ST
ROCKWALL, TX 75096

SOUTHWESTERN BELL TELEPHONE CO
406 E KAUFMAN
ROCKWALL, TX 75097

BONFANTE VITTORIO & ANGELA
406 E RUSK
ROCKWALL, TX 75098

HOOKER ROBERT AND KELLIE
406 E WASHINGTON ST
ROCKWALL, TX 75099

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
503 E WASHINGTON
ROCKWALL, TX 75088

BETHEL BAPTIST CHURCH
520 E WASHINGTON ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

HENDRICKS JAMES L ESTATE

5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS BARBARA S
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS JAMES L ESTATE
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HEFFERNAN MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

FOX WILLIAM G & ALISON L
816 FAITH TRAIL
HEATH, TX 75032

ROBERT COOK ESTATE
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE 9E-L-01
ST. LOUIS, MO 63101

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

GAREE GEORGIA
M/R
ROCKWALL, TX 75088

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

CAIN CHAD
PO BOX 2345
ROWLETT, TX 75030

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL LIONS CLUB
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

DIVINE PEACE
CHRIST-CENTERED BIBLE-BASED

City of Rockwall
Planning & Zoning Department
385 S Goliad Street
Rockwall, TX 75087

October 7, 2017

Re: Specific Use Permit Application, Rockwall OT, Block W, Lot 1,2,3 and Rockwall OT, Block T, Lot 3,4

Dear P&Z Department,

Divine Peace Lutheran Church is in the process of purchasing the properties known as the Rockwall Wedding Chapel on South Fannin Street in Rockwall (see legal description above) in order to make this our Rockwall home for worship, fellowship and service to the community. We have been renting the chapel for Sunday services since 2016 from the current owner Iris Smith and are looking forward to making this our permanent home in Rockwall where we can reach out to our community with the true word of God. It has been a dream of ours to have such a location in Rockwall. We never thought it would be possible, but with the Lord's direction, it is all coming together.

We began worshipping at this location in 2016 by renting the chapel from Iris Smith on Sundays. Earlier this spring she approached us about purchasing the property from her. We have spent the rest of the year doing a feasibility study to make sure this was the right place and time. We are well on our way to making this happen now and are thankful to our Lord for his guidance and blessing.

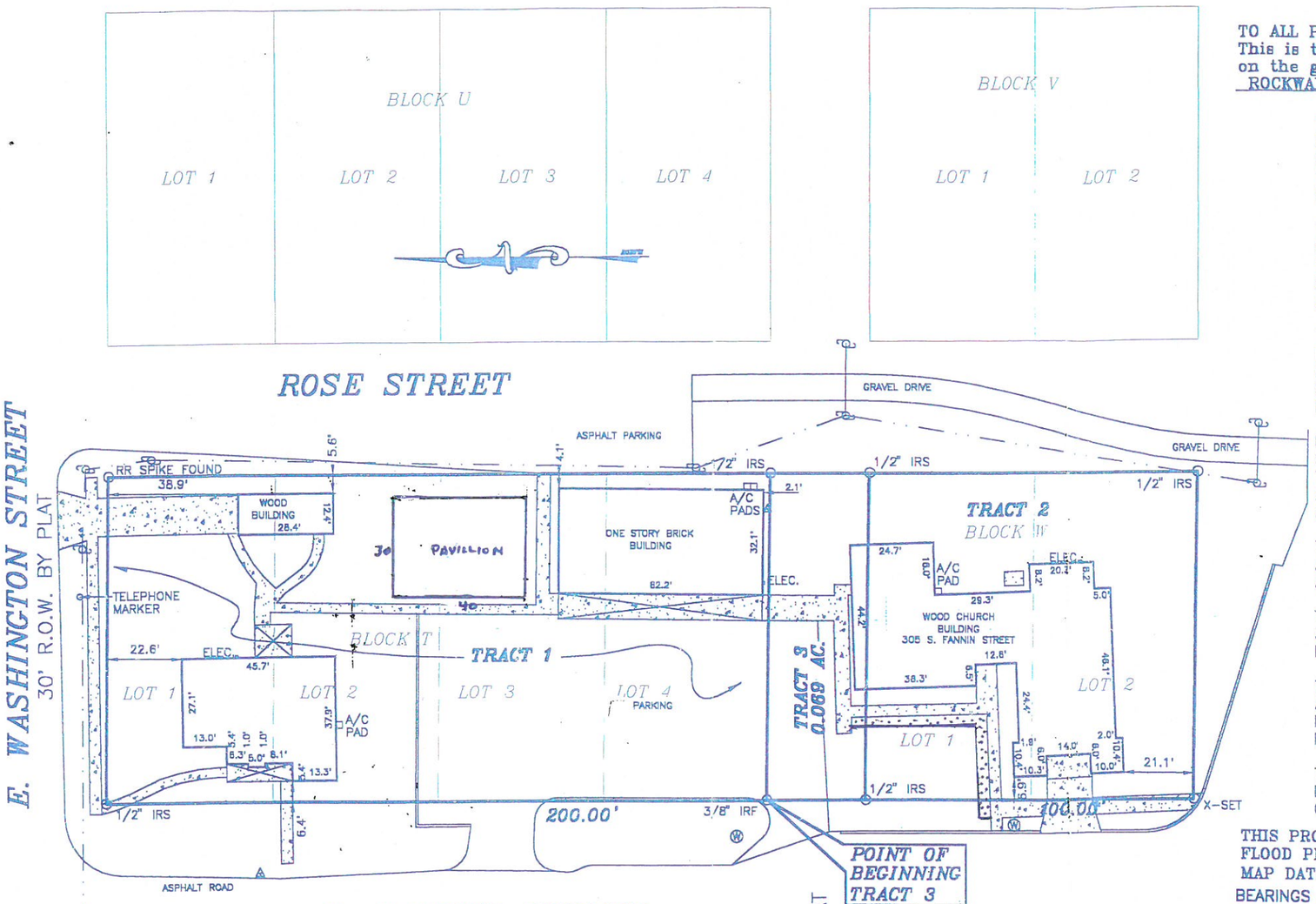
The specific use permit Divine Peace Lutheran Church is applying for would see this property serve as a place of worship and fellowship as it was originally built as a church and has functioned as such for the majority of its existence. This use of the property closely resembles what the Rockwall Wedding Chapel has been over the past 15 years, except that the primary function of worship will occur on Sunday mornings, rather than weddings during the busier Fridays or Saturdays. Prior to our arrangement with Iris Smith to rent the facility on Sundays, she was renting to a Catholic church for many years. We do not anticipate the use of the property to change significantly from what its use has been over the past 10 years and believe it will fit well with the spirit of the downtown square.

If there are any questions about our plans for the property, we would be happy to discuss those with you. Thank you for your consideration of this application.

We are really looking forward to this second location for Divine Peace congregation. We plan to keep both the Garland and Rockwall campus locations and reach out to both communities with the true word of God.

Sincerely,

Pastor Gunnar Ledermann



TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 305 SOUTH FANNIN STREET in the County of ROCKWALL, Texas, described as follows:

TRACT 1
BEING ALL OF LOTS 1, 2, 3 AND 4, IN BLOCK T, OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS.

TRACT 2
BEING LOTS 1 AND 2, IN BLOCK W, OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS.

TRACT 3
BEING A TRACT OF LAND IN THE ORIGINAL TOWN OF ROCKWALL, TEXAS, FORMERLY KNOWN AS HOUSTON STREET, AND PART OF THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD ON THE EAST LINE OF S. FANNIN STREET, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK T OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS;

THENCE, S 89°15'15" E ALONG THE SOUTH LINE OF LOT 4, BLOCK T AND ALONG THE NORTH LINE OF HOUSTON STREET, A DISTANCE OF 100 FEET TO A 1/2 INCH IROD ROD, SET;

THENCE, SOUTH ALONG THE WEST LINE OF ROSE STREET, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK W OF SAID ORIGINAL TOWN OF ROCKWALL;

THENCE, N 89°15'15" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK W AND ALONG THE SOUTH LINE OF HOUSTON STREET, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET IN THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE, NORTH ALONG THE EAST LINE OF SAID S. FANNIN STREET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.069 ACRES OF LAND, MORE OR LESS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF ROCKWALL COMMUNITY PANEL NO. 480547 0005 C MAP DATED 6/16/92 (ZONE "C").

BEARINGS ARE ASSUMED.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200208936 of ROCKWALL CO. ABSTRACT Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to others for any loss resulting therefrom.

Registered Professional Land Surveyor

Daniel A. Smith, R.P.L.S. No. 4645

STATE OF TEXAS REGISTERED DANIEL A. SMITH 4645 PROFESSIONAL LAND SURVEYOR

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75150
(972) 216-3334 fax (972) 216-9922

Job No. 6965 Scale: 1" = 40'
Date: 10/01/02 Drawn by: JWR

LEGEND

IRF= IRON ROD FND. ⊠ = TRANSFORMER PAD
IRS= IRON ROD SET
IPF= IRON PIPE FND. ⊡ = SUBSURFACE ELECTRIC BOX
PP = POWER POLE Ⓦ = WATER METER
▲ = GAS METER
o —— CHAIN-LINK FENCE
// —— WOOD FENCE
x —— BARBED-WIRE FENCE
□ —— IRON FENCE
—— OVERHEAD ELECTRIC LINE(S)

City of Rockwall

Project Plan Review History

Project Number	Z2017-051	**Owner**	CAMERON, & CAMERON	**Applied**	10/17/2017 LM
Project Name	Rockwall (SIL and Memory Care) AG to PD	**Applicant**	ROCKWALL SIL, LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	10/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
TOWNSEND DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/17/2017	10/24/2017	10/18/2017	1	COMMENTS	See Comments

(10/18/2017 5:26 PM AW)
See Markup
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge...not center). Need distances to existing driveways/roads as well
- All parking to be 20'x9" that are adjacent to the buildings, head to head, covered, garages, or that have wheel stops. Otherwise 18'x9' with a clear 2' overhang (no shrubs, trees, light poles, fences, etc)
- No structures in easements including overhangs
- 4% engineering fees
- Impact fees
- All dumpsters to drain to an oil/water separator

FIRE	Ariana Hargrove	10/17/2017	10/24/2017				
PLANNING	David Gonzales	10/17/2017	10/24/2017	10/18/2017	1	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Bart Tinsley of Rockwall SIL, LLC on behalf of the owner Don Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

All staff comments are to be addressed and resubmitted by Tuesday, November 7, 2017. Please provide two large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

• On all future submittals please include the Case Number Z2017-051 in the lower right hand corner.

• When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for November 14, 2017 and return with red lined corrections and/or additions you feel may be necessary for staff review.

• Architectural Standards - the proposed written standards do not meet the City's minimum standards.

• The proposed building elevations and standards require a recommendation from the Architectural Review Board.

Please make the following corrections/additions to the Concept Plan:

(1) Provide % of open space and label for each separate area on the concept plan (i.e. detention areas, landscape buffers, park area, etc.).

(2) Parking Required - Section 6.5, of Art. VI, of the UDC:Section - Requires a reommendation from the Planning and Zoning Commission and approval of the City Coucil for the following:
a) Reduction in amount of parking spaces provided for the 2-bedroom units. Requries two (2) parking spaces for each 2-bedroom unit within the complex.
b) Memory care facility to be parked at 1 space per bed in the facility and 1 space for each employee on the largest shift. Provide the number of beds within the facility and the number of employees on the largest shift.
-- A request to waive these requirement by the City Council may be approved through the PD Ordinance --

** Planning Staff additional comments:

** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifes this property as being designed for Commercial land uses. The proposec use requries the City Council to amend the Future LandUse Map to relect a High Density Residential land use designation. This will be listed as a condition of approval.

** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

(a) The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial

neighborhoods." In this case, trials and sidewalks could be used to allow pedestrian trafic to circulate to the adjacent restaurants west/southwest of the subject property. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

**3. The property is within Park District No. 32. Parks fees for cash in lieu land and pro-rata equipement fees will be due at the time of final plat (fees are subject to change).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 24, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

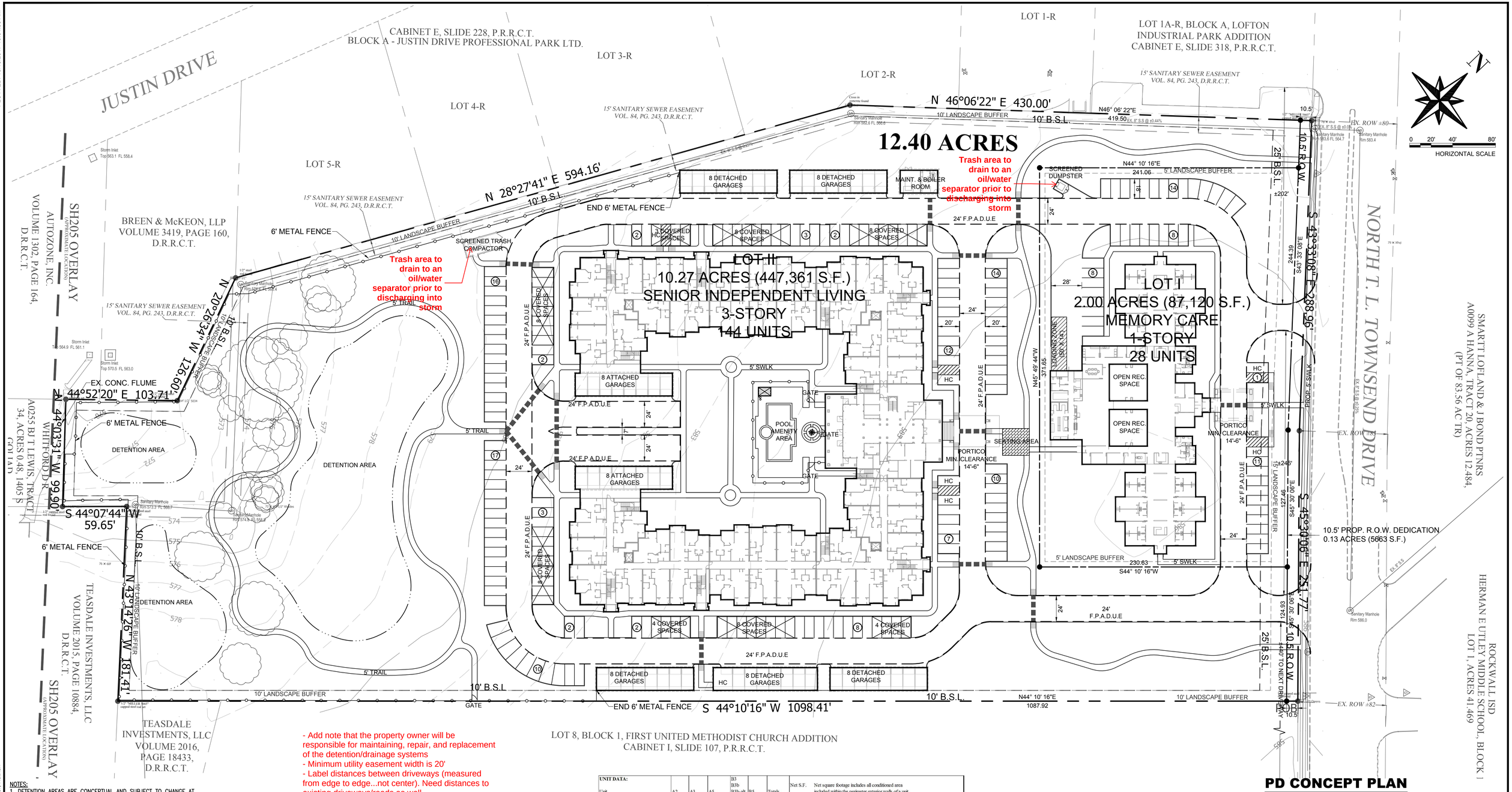
Parks Board Meeting: November 7, 2017 (6:00 p.m.)

Planning - Public Hearing: November 14, 2017 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: November 20, 2017(6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Concent/Action Item: December 4, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]

PLOTTED: 10/13/2017 10:34:35 AM



NOTES:
1. DETENTION AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
3. F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
5. DUMPSTER/TRASH SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

This document is released for the purpose of City review under the authority of

JOSEPH REUE, P.E.
86358
October 13, 2017

It is not to be used for construction purposes.

- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge...not center). Need distances to existing driveways/roads as well
- All parking to be 20'x9" that are adjacent to the buildings, head to head, covered, garages, or that have wheel stops. Otherwise 18'x9' with a clear 2' overhang (no shrubs, trees, light poles, fences, etc)
- No structures in easements including overhangs
- 4% engineering fees
- Impact fees
- All dumpsters to drain to an oil/water separator

LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION
CABINET I, SLIDE 107, P.R.R.C.T.

UNIT DATA:					B3 B3b				
Unit Description	A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3b-alt 2B/2B	B5 2B/2B	Totals Average	Net S.F.	Net square footage includes all conditioned area included within the perimeter exterior walls of a unit. This number does not include private interior stairs and stair foyer.	
							Gross S.F.	Gross square footage when applied to the unit data, includes all square footage associated with that unit including private stairs, balconies / patio and exterior storage closets. Private garages are not included in this number. Gross square footage when applied to the building data, includes the unit gross square footage, the garage square footage and misc. square footage (mechanical closets) to result in a total gross square footage per building.	
Total Number	66	24	0	30	24	144			
Net Square Footage (Boma)	731	802	963	973	968	833			
Gross Square Footage	800	854	1,053	1,047	1,045	901			
Percent of Total	45.83	16.67	0.00	20.83	16.67	100			
Unit Net Totals	48,246	19,248	0	29,190	23,232	119,916			
Unit Gross Totals	52,800	20,496	0	31,410	25,080	129,786			

BUILDING DATA:		A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3b-alt 2B/2B	B5 2B/2B	Total Units per Building	Number of Buildings	Total Net S.F. per Building	Total Unit Gross S.F. per Building	Garage S.F. per Building	Misc. S.F. per Building	Total Gross S.F. per Building
Bldg. Number	Bldg. Type												
Type I		15	6		3	3	27	2	21,600				
	Elev. SR									22,395	0	0	44,790
Type II		12	6		6	3	27	2	22,326				
	Elev. SR									24,141	0	0	48,282
Type VI		6			6	6	18	2	16,032				
	Elev. SR									17,352			34,704
Leasing Office	Club			0			0	1	14,102	18,017			18,017
TOTAL		Total A2	Total A3	Total A5	Total B3b-alt	Total B5	Unit Total	Total Buildings	Total Net S.F.	Total Project Unit Gross S.F.	Attached Total Garage Gross S.F.	Total Misc. Gross S.F.	Total Project Gross S.F.
		66	24	0	30	24	144	7	134,018	145,793	0	0	145,793

LOT II (SENIOR INDEPENDENT LIVING) BUILDING DATA

TOTAL SITE DATA

TOTAL SITE AREA	12.4	ACRES
R.O.W. DEDICATION	1.1	ACRES
TOTAL R.O.W. DEDICATION	0.13	ACRES

LOT DATA

	LOT I (MEMORY CARE)	LOT II (SENIOR INDEPENDENT LIVING)
LOT DATA		
MAXIMUM # OF UNITS	28	144
LOT AREA	2.00	10.27
LOT DENSITY	14	14
PARKING PROVIDED		
REQUIRED RATIO	1.50	1.50
GARAGES	0	0
COVERED	0	55 (31.9%)
UNCOVERED	40 (100%)	139 (68.2%)
TOTAL PARKING PROVIDED	40	194
ADA ACCESSIBLE SPACES	2	5
LOT COVERAGE		
BUILDING COVERAGE	25.00 SF (29%)	71,717 (16%)
PAVING COVERAGE	49,171 (56.5%)	47,981 (10%)
OPEN SPACE PROVIDED	45.4% (39,624)	49.6% (214,976)

NOTES
TOTALS NOTE INCLUDE PARKING, BUILDING OR LANDSCAPED EASEMENTS

SITE DATA

ARCHITECT:
ARCHITETTURA, INC.
808 16TH STREET,
PLANO, TEXAS 75074
CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.,
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
PHONE: (817) 577-1052

OWNER:
CAMERON & CAMERON
4090 E. FM 552,
ROCKWALL, TEXAS 75087
CONTACT: DON CAMERON
PHONE: (281) 789-9143

APPLICANT:
ROCKWALL SIL, LLC
1625 CLARKE SPRINGS DRIVE,
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469) 446-1276

PD CONCEPT PLAN
for
"ROCKWALL MEMORY CARE & SENIOR INDEPENDENT LIVING COMMUNITY"
A 12.40 ACRE TRACT IN ROCKWALL, TEXAS ROCKWALL COUNTY, TEXAS

CASE NUMBER: (Z2017-___)

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BURGESS & NIPLE

10701 Corporate Drive | Suite 118 | Stafford TX 77477 | 281.980.7705

October 13, 2017

City of Rockwall - Planning and Zoning Department
Attention: Ryan Miller, AICP, Director of Planning
385 S. Goliad Street
Rockwall, Texas 75087

Re: Letter of Intent – Planned Development for "Rockwall Memory Care and Seniors Independent Living Community" located on North T. L. Townsend Drive in Rockwall, Texas

To Planning and Zoning Department:

Our Client, Rockwall SIL, LLC, would like to submit a zoning change application for a 12.4 acre planned development (PD) that would allow development of a 3-story senior independent living (SIL) community with 144 units and a 1-story memory care facility with 28 units in the City of Rockwall. The subject property is bounded by North T.L. Townsend Drive to the northeast, office/commercial uses to the northwest, an Auto Zone and commercial uses to the southwest, and vacant land to the southeast owned by the First United Methodist Church.

The southwest portion of the site is currently zoned Commercial (C). The remainder is zoned Agricultural (AG). We are requesting that the site be re-zoned as a Planned Development for use as a SIL community (age restricted to 62 years of age or older) and a memory care facility. The SIL community will be located on the western portion of the site within a 10.27 acre lot, the memory care facility will be located on the eastern portion of the site on a 2.0 acre lot and the remaining 0.13 acres along North T.L. Townsend Drive will be dedicated as street right of way. The property will be final platted as two lots, however, the SIL community and the memory care facility will be developed in one (1) phase, each on their respective lot.

The SIL community will consist of 3-story building(s) with 144 units with garages and carports available for residents. The west portion of the SIL lot will be maintained as a private open space area to preserve existing quality trees, provide onsite storm water detention and provide the residents' an active functional recreational area. The private open space shall include 5' meandering walking trails around the detention pond areas and through the existing stand of native trees. A 5' walking trail will be extended to the south property line for future connectivity to First United Methodist Church tract. Private open space areas with 5' meandering trails will also be provided along the northeast, east and southeast portions of the SIL lot. The 5' trails will be looped and allow for connectivity to the memory care facility and the 5' city sidewalk proposed along the west side of North T.L. Townsend Drive. Other amenities within the SIL community will include, but not limited to, a swimming pool, putting green and indoor recreation area.

The memory care facility will consist of a 1-story building with 28 units. The memory care facility will have a commercial kitchen with dining area. There will also be two (2) enclosed courtyards outdoor recreation areas within the memory care facility.

BURGESS & NIPLE

10701 Corporate Drive | Suite 118 | Stafford TX 77477 | 281.980.7705

Attached with this letter are the following: (1) Completed Development Application for zoning change, (2) Check for $386 for zoning change application fee, (3) PD Concept Plan, (4) PD Development Standards, (5) Property Description of PD area, (6) Location Map with aerial photograph and PD Boundary Overlay, and (7) Typical Building Elevations for city review and comment. Should you have any questions, please feel free to contact me at 281.980.7705, extension 6301.

Respectfully submitted,
Burgess & Niple, Inc.
TBPE FIRM REGISTRATION NO. F-10834

Joseph T. Reue

Joseph T. Reue, P.E.
Vice President

Cc: Tim O'Hanlon & Bart Tinsley with Rockwall SIL, LLC

PD Development Standards

Rockwall Memory Care and Senior Independent Living Community

A. **Authority and exemptions**. The standards and regulations set forth in this Planned Development Design Criteria document shall supersede the standards and regulations of any underlying zoning or overlay district entirely.

B. **Land Uses Allowed**

a. Permitted uses: Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property, however, the subject property shall only be used as an Age Restricted, Memory Care Facility and Independent Senior Housing Facility allowing for the units being occupied by at least one (1) person who is sixty-two (62) years of age or older, or handicapped. The facilities must also follow all federal and state guidelines:

i. The housing facility or community publishes and adheres to policies and procedures that demonstrate their intent to meet all provisions of the Housing for Older Persons Act of 1995.
ii. The housing facility or community complies with all rules issued by the Secretary of Housing and Urban Development for verification of occupancy.
iii. The housing facility has significant facilities and services specifically designated to meet the physical or social needs of older persons.

b. Permitted accessory uses to age-restricted independent senior housing and memory care:

i. Barber and Beauty Shop
ii. Cafeteria/Common Dining Facilities
iii. Chapel
iv. Community Center
v. Drug Store / Pharmacy
vi. Exercise Room
vii. Game Court / Gaming Room
viii. Greenhouse
ix. Handcrafted Art Work Studio
x. Health Studio
xi. Instructional Art Studio
xii. Medical Treatment Services (such as a medical clinic, physical therapy services, inhalation therapy, and other related uses)
xiii. Office
xiv. Private Recreation Club or Area
xv. Retail Store (food and other goods)
xvi. Snack Bar
xvii. Swimming Pool

Note: Accessory uses are intended to be used by the residents of the proposed Age Restricted Independent Senior Housing and Memory Care Facilities and shall not be utilized by the general public.

C. **Memory Care Facility**

1. Unit Composition – The unit composition shall generally conform to the Concept Plan (attached).

2. Density and Dimensional Requirements – Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 Overlay District, as specified by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject

Property. The maximum permissible density for the Subject Property shall not exceed fourteen (14) dwelling units per gross acre of land; however, in no case should the proposed development exceed 28 dwelling units. All lots shall conform to the standards depicted in Table 1, which is as follows:

Table 1: Lot Dimensional Requirements:

Minimum Lot Width	60’
Minimum Lot Depth	100’
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2000 SF
Minimum Front Yard Building Setback	25’
Minimum Side Yard Building Setback	5’
Minimum Rear Yard Building Setback	5’
Minimum Front Yard Parking Setback	15’
Minimum Side Yard Parking Setback	10’
Minimum Rear Yard Parking Setback	10’
Minimum Separation Between Main Buildings	20’
Minimum Separation Between a Main Structure to an Accessory Structure	10’
Maximum Height	1-Story
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space	20%

General Notes:

i. The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of fifteen (15) feet.
ii. The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. Maximum height shall not exceed 1-Story in overall height.
iii. The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

3. Parking and Loading Standards – The parking and loading requirements shall be generally conform to the Concept plan (attached) and equal 1.50 parking spaces per residential unit: ±42 surface spaces (100%).
4. Building Standards – The building elevations shall generally conform to the Concept Building Elevations (attached); however, all development shall adhere to the following building standards.
    i. Masonry Requirements – The minimum masonry requirements for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone and cast stone. Cementaceous fiberboard horizontal lap-siding and stucco may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building facades.
    ii. Roof Design Requirements – All buildings shall be designed such that no roof mounted mechanical equipment shall be visible from any direction. Note: screening of mechanical equipment is necessary for all equipment regardless of location. Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building’s design and ensures that such equipment is not visible from adjacent public rights-of-way.

iii. Architectural Requirements – All Buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of SH-205 Overlay (SH-205 OV) District contained in Section 6, Overlay Districts, of Article V, District Development Standards, of the Unified Development Code.

5. Landscaping and Hardscaping Standards
   i. Landscape Requirements – Landscaping shall be reviewed and approved with the PD site plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development.
      a. Canopy/Shade Trees – Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.
      b. Accent/Ornamental Understory Trees – Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.
   ii. Landscape Buffers – A minimum of a fifteen (15) feet landscape buffer shall be provided along the frontage of T.L. Townsend Drive and a minimum of a five (5) foot landscaped buffer along the perimeter of the North, South and West property boundaries. The landscape buffer along the frontage of T.L. Townsend Drive shall incorporate one (1) canopy tree per fifty (50) linear feet of buffer area. The developer will also be responsible for the construction of sidewalks and trails required along T.L. Townsend Drive.
   iii. Parking Lot Landscaping – All parking lot landscaping shall conform to the requirements of Article VII, landscape standards of the Unified Development Code with the exception of the following:
      a. One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planed within the required parking islands or within 20-feet of a parking space.
      b. Parking island shall be provided at a spacing not exceeding a maximum distance of 20 parking spaces.
      c. No tree may be planted closer than 2.5 feet to the pavement.
   iv. Irrigation Requirements – Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by at Texas licensed irrigator or landscape architect.
   v. Hardscape – Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site plan and/or Open space amenity plan.
6. Trash Receptacles – Trash and recycling receptacles shall be four (4) sided with eight (8) foot walls constructed and cladded with materials matching the primary structures and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not situated within any established building setbacks or landscape buffers.
7. Fence Standards – No perimeter fences required.
8. Variances – The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

D. Senior Independent Living Facility

1. Unit Composition – The unit composition shall generally conform to the Concept Plan (attached). However, in no case should the minimum size unit be less than 700 square feet and the average net unit area decrease below 800 square feet.

2. Density and Dimensional Requirements – Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 Overlay District, as specified by Article V, District Development

Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed fourteen (14) dwelling units per gross acre of land; however, in no case should the proposed development exceed 144 dwelling units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements:

Minimum Lot Width	60’
Minimum Lot Depth	100’
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2000 SF
Minimum Front Yard Building Setback	25’
Minimum Side Yard Building Setback	10’
Minimum Rear Yard Building Setback	10’
Minimum Front Yard Carport/Parking Setback	15’
Minimum Side Yard Carport/Parking Setback	10’
Minimum Rear Yard Carport/Parking Setback	10’
Minimum Separation Between Main Buildings	20’
Minimum Separation Between a Main Structure to an Accessory Structure	10’
Maximum Height	3-Story
Maximum Lot Coverage	45%
Minimum Landscape	20%
Minimum Open Space	20%

General Notes:

iv. The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of fifteen (15) feet.
v. The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. Maximum height shall not exceed 3-Story in overall height.
vi. The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

3. Parking and Loading Standards – The parking and loading requirements shall be generally conform to the Concept plan (attached) and equal 1.50 parking spaces per residential unit: ±56 Garage Spaces (25.8%), ±52 Covered Spaces (23.9%), ±109 Surface Spaces (50.2%).
4. Building Standards – The building elevations shall generally conform to the Concept Building Elevations (attached); however, all development shall adhere to the following building standards.
    i. Masonry Requirements – The minimum masonry requirements for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone and cast stone. Cementaceous fiberboard horizontal lap-siding and stucco may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building facades.
    ii. Roof Design Requirements – All buildings shall be designed such that no roof mounted mechanical equipment shall be visible from any direction. Note: screening of mechanical equipment is necessary for all equipment regardless of location. Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural

feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

iii. Architectural Requirements – All Buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of SH-205 Overlay (SH-205 OV) District contained in Section 6, Overlay Districts, of Article V, District Development Standards, of the Unified Development Code.

5. Landscaping and Hardscaping Standards

iv. Landscape Requirements – Landscaping shall be reviewed and approved with the PD site plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development.

a. Canopy/Shade Trees – Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

b. Accent/Ornamental Understory Trees – Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

v. Landscape Buffers – A minimum of a fifteen (15) feet landscape buffer shall be provided along the frontage of T.L. Townsend Drive and a minimum of a ten (10) foot landscaped buffer along the perimeter of the North, South and West property boundaries. The buffer trees along the North property line shall be located a minimum of fifteen (15) feet south of the north property line to avoid conflicts with an existing fifteen (15) foot sanitary sewer easement. Each landscape buffer shall incorporate one (1) canopy tree per fifty (50) linear feet of buffer area. The developer will also be responsible for the construction of sidewalks and trails required along T.L. Townsend Drive.

vi. Parking Lot Landscaping – All parking lot landscaping shall conform to the requirements of Article VII, landscape standards of the Unified Development Code with the exception of the following:

a. One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planed within the required parking islands or within 20-feet of a parking space.

b. Parking island shall be provided at a spacing not exceeding a maximum distance of 20 parking spaces.

c. No tree may be planted closer than 2.5 feet to the pavement.

vii. Irrigation Requirements – irrigation shall be installed for all required landscaping located within common areas, landscape buffers and /or open space. Irrigation installed in these areas shall be designed by at Texas licensed irrigator or landscape architect.

viii. Hardscape – Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site plan and/or Open space amenity plan.

6. Trash Receptacles – Trash and recycling receptacles shall be four (4) sided with eight (8) foot walls constructed and cladded with materials matching the primary structures and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not situated within any established building setbacks or landscape buffers.
7. Fence Standards – Fences located along the north, south and west property boundaries as shown on the concept plan (attached) shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
8. Variances – The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

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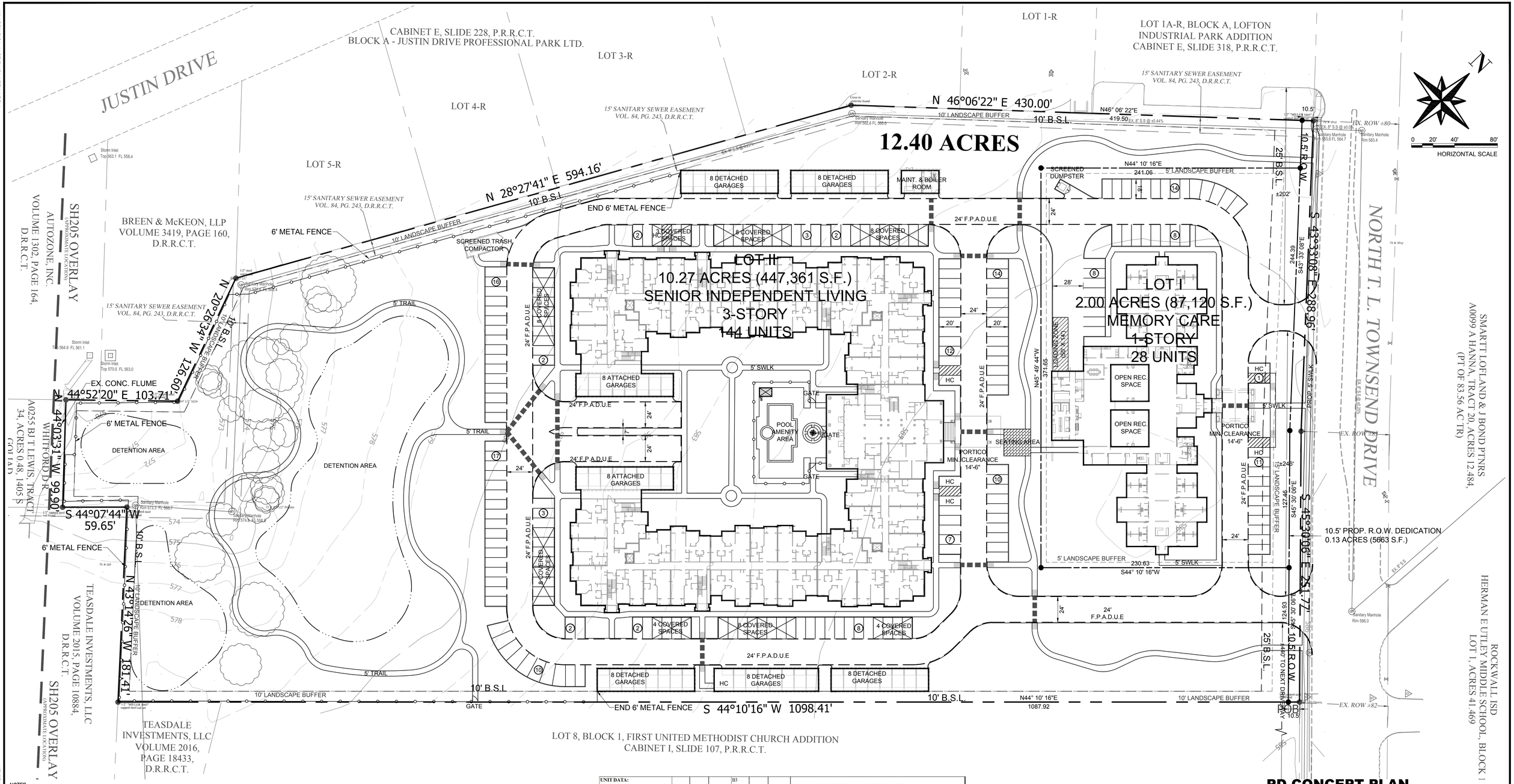

NOTES:
1. DETENTION AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
3. F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
5. DUMPSTER/TRASH SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

This document is released for the purpose of City review under the authority of

JOSEPH REUE, P.E.
86358
October 13, 2017

It is not to be used for construction purposes.

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LOT II (SENIOR INDEPENDENT LIVING) BUILDING DATA

UNIT DATA:		A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3 B3b B3b-alt 2B/2B	B5 2B/2B	Totals Average
Unit Description							
Total Number		66	24	0	30	24	144
Net Square Footage (Boma)		731	802	963	973	968	833
Gross Square Footage		800	854	1,053	1,047	1,045	901
Percent of Total		45.83	16.67	0.00	20.83	16.67	100
Unit Net Totals		48,246	19,248	0	29,190	23,232	119,916
Unit Gross Totals		52,800	20,496	0	31,410	25,080	129,786

Net S.F. — Net square footage includes all conditioned area included within the perimeter exterior walls of a unit. This number does not include private interior stairs and stair foyer.
Gross S.F. — Gross square footage when applied to the unit data, includes all square footage associated with that unit including private stairs, balconies / patio and exterior storage closets. Private garages are not included in this number. Gross square footage when applied to the building data, includes the unit gross square footage, the garage square footage and misc. square footage (mechanical closets) to result in a total gross square footage per building.

BUILDING DATA:		A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3b-alt 2B/2B	B5 2B/2B	Total Units per Building	Number of Buildings	Total Net S.F. per Building	Total Unit Gross S.F. per Building	Garage S.F. per Building	Misc. S.F. per Building	Total Gross S.F. per Building
Bldg. Number	Bldg. Type												
Type I		15	6		3	3	27	2	21,600				
	Elev. SR									22,395	0	0	44,790
Type II		12	6		6	3	27	2	22,326				
	Elev. SR									24,141	0	0	48,282
Type VI		6			6	6	18	2	16,032				
	Elev. SR									17,352			34,704
Leasing Office	Club			0			0	1	14,102	18,017			18,017
TOTAL		Total A2	Total A3	Total A5	Total B3b-alt	Total B5	Unit Total	Total Buildings	Total Project Net S.F.	Total Unit Gross S.F.	Attached Total Garage Gross S.F.	Total Misc. Gross S.F.	Total Project Gross S.F.
		66	24	0	30	24	144	7	134,018	145,793	0	0	145,793

SITE DATA

TOTAL SITE DATA		
TOTAL SITE AREA	12.4	ACRES
R.O.W. DEDICATION	1.1	ACRES
TOTAL R.O.W. DEDICATION	0.13	ACRES

LOT DATA	LOT I (MEMORY CARE)	LOT II (SENIOR INDEPENDENT LIVING)
LOT DATA		
MAXIMUM DENSITY	28	144
LOT AREA	2.00	10.27
LOT DENSITY	14	14
PARKING PROVIDED		
REQUIRED RATIO	1.50	1.50
GARAGES	0	0
COVERED	0	55
SURFACE	42	139
TOTAL PARKING PROVIDED	42	194
ADA ACCESSIBLE SPACES	2	5
LOT COVERAGE		
BUILDING COVERAGE	20,000 SF	447,361 SF
PAVING COVERAGE	65,311 SF	447,361 SF
OPEN SPACE PROVIDED	45,644 SF	447,361 SF

NOTES
*DOES NOT INCLUDE PARKING, BUILDING OR LANDSCAPED EASEMENTS

TOTAL SITE DATA

TOTAL SITE AREA	12.4	ACRES
R.O.W. DEDICATION	1.1	ACRES
TOTAL R.O.W. DEDICATION	0.13	ACRES

LOT DATA

	LOT I (MEMORY CARE)	LOT II (SENIOR INDEPENDENT LIVING)
LOT DATA		
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LOT AREA	2.00	10.27
LOT DENSITY	14	14
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OPEN SPACE PROVIDED	45,644 SF	447,361 SF

NOTES
*DOES NOT INCLUDE PARKING, BUILDING OR LANDSCAPED EASEMENTS

ARCHITECT:
ARCHITETTURA, INC.
808 16TH STREET,
PLANO, TEXAS 75074
CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.,
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
PHONE: (817) 577-1052

OWNER:
CAMERON & CAMERON
4090 E. FM 552,
ROCKWALL, TEXAS 75087
CONTACT: DON CAMERON
PHONE: (281) 789-9143

APPLICANT:
ROCKWALL SIL, LLC
1625 CLARKE SPRINGS DRIVE,
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469) 446-1276

PD CONCEPT PLAN
for
"ROCKWALL MEMORY CARE & SENIOR INDEPENDENT LIVING COMMUNITY"
A 12.40 ACRE TRACT IN ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

CASE NUMBER: (Z2017-___)



N

0 150' 300' 600'

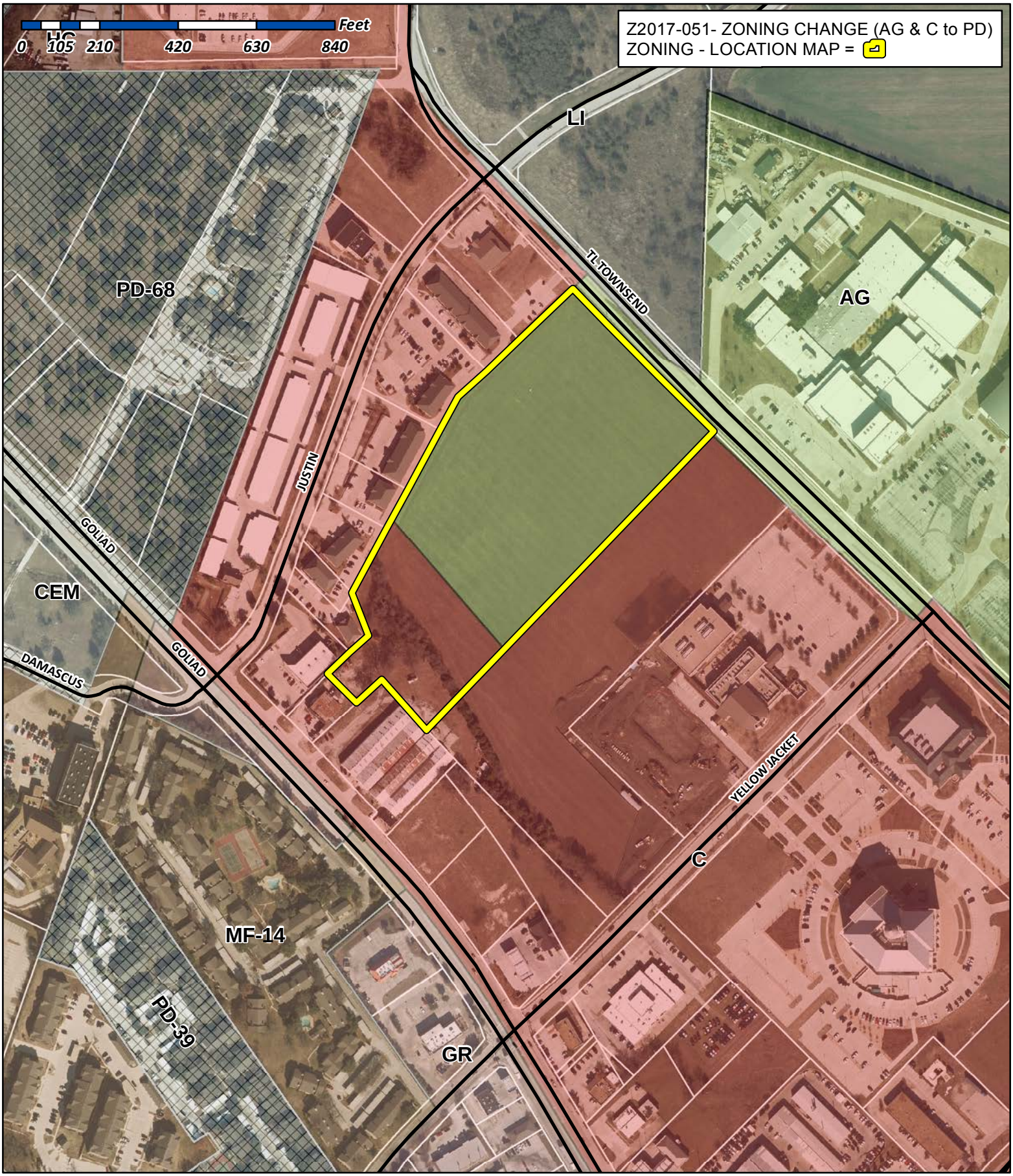
HORIZONTAL SCALE

LOCATION MAP
FOR
"ROCKWALL
MEMORY CARE
&
SENIOR INDEPENDENT LIVING
COMMUNITY"
ROCKWALL, TEXAS

10701 Corporate Drive, Suite 118, Stafford, TX 77477 TBPE FIRM
REGISTRATION NO. F-10834

BURGESS & NIPLE

P:\PR55792\Submittals\2017.05.12 - PD Submittal\location map border.dwg 10/12/2017 4:02 PM Miller, Nathan



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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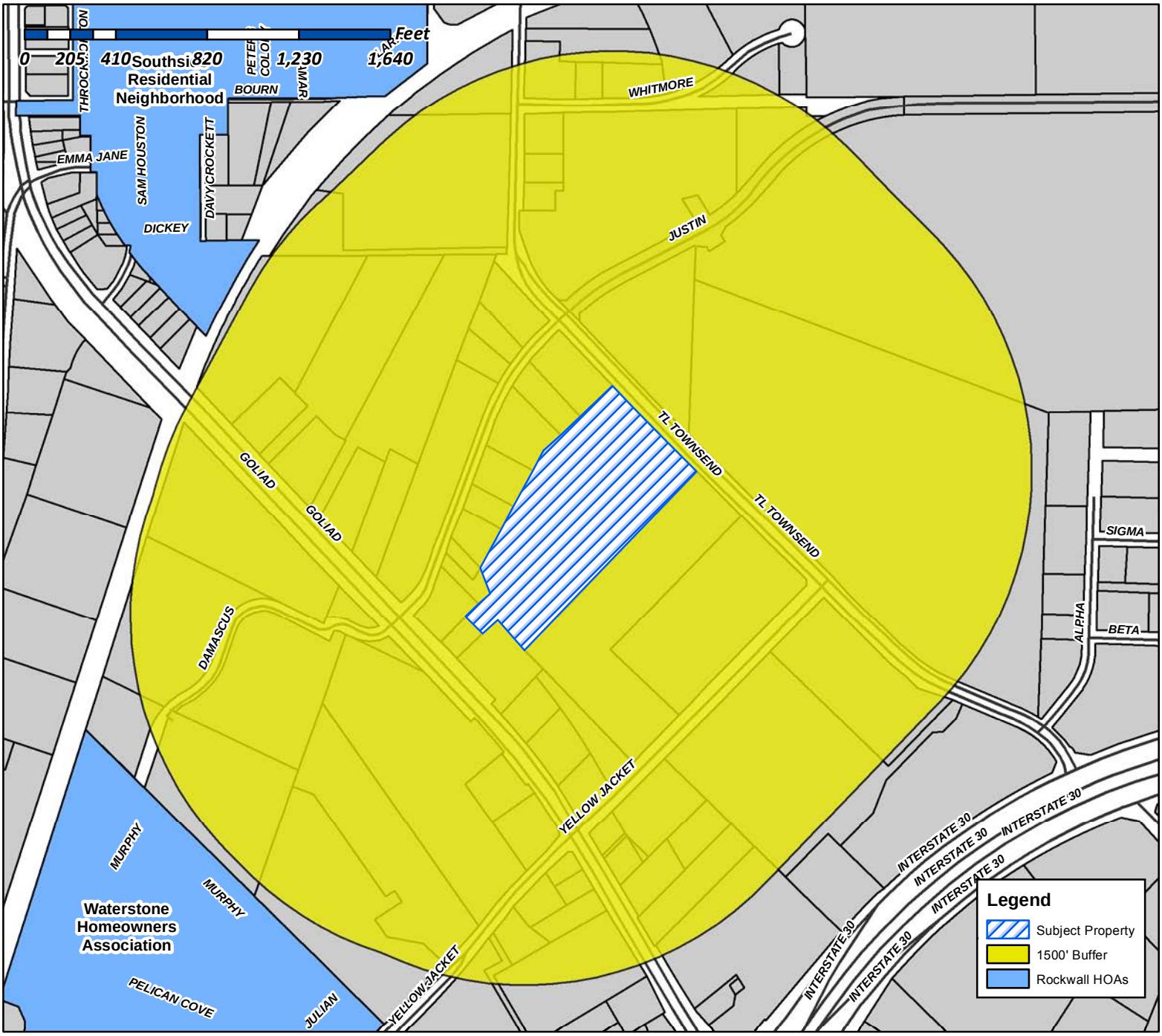
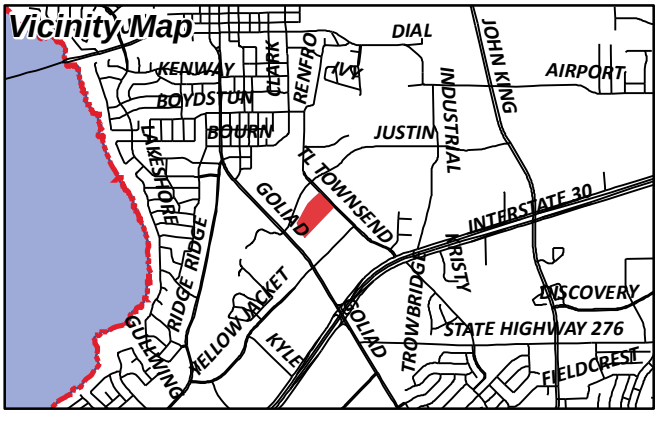


Case Number: Z2017-051
Case Name: Zoning Change (AG & C to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: West side of T.L. Townsend Drive
South of Justin Road

Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745



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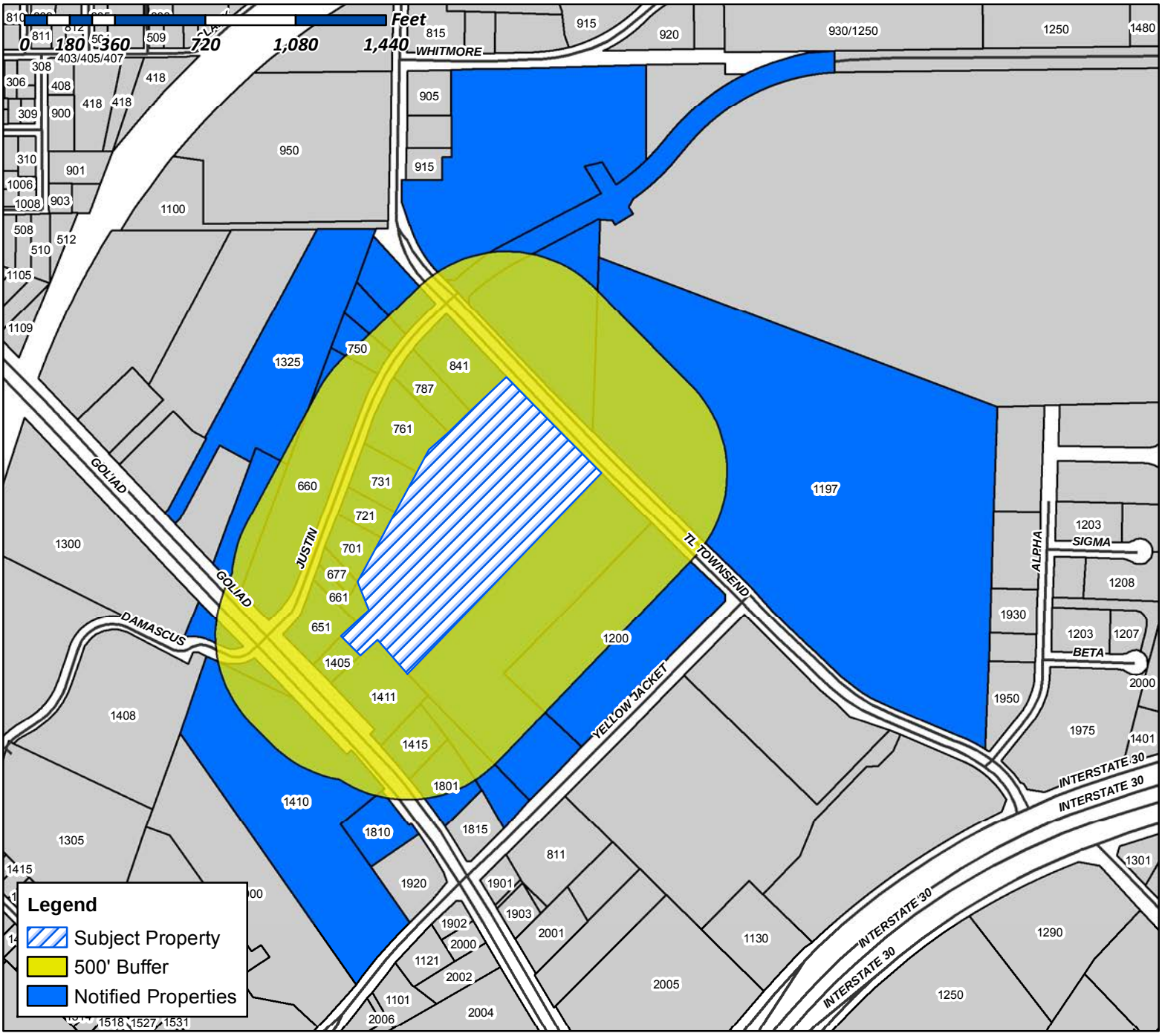
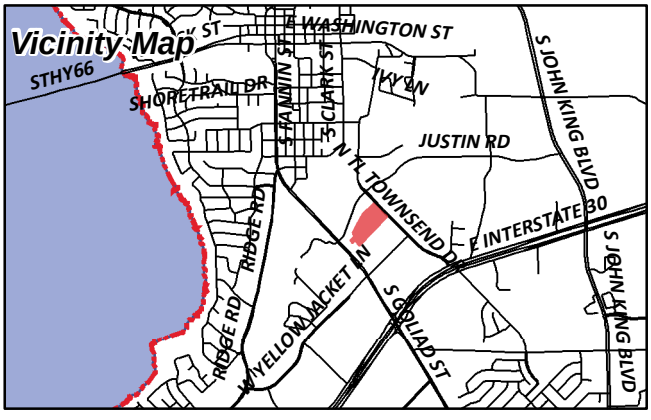


Case Number: Z2017-051
Case Name: Zoning Change (AG & C to PD)
Case Type: Zoning
Zoning: Agriultural (AG) District
Case Address: West Side of T.L. Townsend Drive
South of Justin Road

Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745



SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

ROCKWALL TEXAS 2015 LLC
109 STILL WILD LANE
ELGIN, SC 29045

CURRENT RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1325 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1405 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY SUITE 110
MCKINNEY, TX 75070

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
750 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 100 CRESCENT CT
SUITE 700
DALLAS, TX 75201

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

City of Rockwall

Project Plan Review History

Project Number	Z2017-052	**Owner**	STAGLLANO, VINCENT J	**Applied**	10/17/2017 LM
Project Name	The Enclave (C and HC to PD)	**Applicant**	SADDLESTAR LAND DEVELOPMENT	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	10/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
MIMS RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HIGHLAND MEADOWS 1	3	NULL	3	0026-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/17/2017	10/24/2017	10/18/2017	1	COMMENTS	See Comments

(10/18/2017 5:18 PM AW)
See Markup
- Infrastructure evaluation with possible off-site utility installation/upgrades required
- Flood study will be required for Buffalo Creek
- Min utility easement = 20' wide
- Sewer pro-rata = $379.24/acre
- Min 100' between road connections to Mims
- No trees within 5' of any utility
- Detention is required for commercial/retail site
- No increase in flood plain elevation or flow from site. Detention maybe required for the residential component
- Show existing utilities
- 4% engineering fees
- Impacts fees
- All open space, drainage, and detention to maintained, repaired, and replaced by HOA
- Cul-de-sac right of way to be minimum of 57.5' radii with 47.5' radii of paving
- All streets to be crown/roof top
- Right-of-way dedication along SH 205 = 60' from centerline of SH 205
- Build a minimum of 24' of Mim along with drainage and sidewalks through a section then the full 45' B-B will be required for the section that is installed through the property (see markup)

FIRE	Ariana Hargrove	10/17/2017	10/24/2017				
PLANNING	David Gonzales	10/17/2017	10/24/2017	10/18/2017	1	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

All staff comments are to be addressed and resubmitted by Tuesday, November 7, 2017. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

• On all future submittals please include the Case Number (Z2017-052) in the lower right hand corner.

• An infrastructure impact analysis is required and must be submitted to the engineering department for review prior to approval of this PD Development request.

• Provide building elevations for consideration by the Planning Commission and City Council.

• When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for November 14, 2017 and return with red lined corrections and/or additions you feel may be necessary for staff review.

Please make the following corrections/additions to the Concept Plan:

(1) Provide a legend indicating the following at a minimum:
a. Total Acres – #
b. Total Open Space - %
c. Total Number of Dwelling Units (per gross acre)
d. Maximum Density - # d.u/acre (gross)

(2) Provide % of open space and label for each separate area on the concept plan (i.e. detention areas, landscape buffers, park area, etc.).
(3) Label all streets (e.g. Street A, Street B, etc.)

** Planning Staff additional comments:

** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifes this property as being designed for Commercial land uses. The proposed use requries the City Council to amend the Future LandUse Map to relect a High Density Residential land use designation. This will be listed as a condition of approval.

** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

a. The Comprehensive Plan stipulates that "(r)etail areas should be pedestrian-oriented and easily accessible to adjacent residential and commercial neighborhoods."

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

In this case, trials and sidewalks could be used to allow pedestrian trafic to circulate to the adjacent restaurants west/southwest of the subject property. A request to waive this requirement by the City Council may be approved through the PD Ordinance.
b. All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

**3. The property is within Park District No. 14. Parks fees for cash in lieu land and pro-rata equipement fees will be due at the time of final plat (fees are subject to change).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

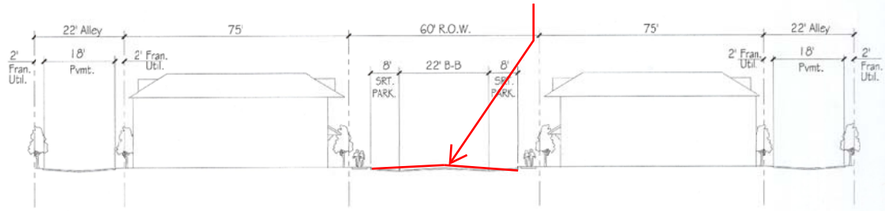
Planning - Work Session: October 24, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

Planning - Public Hearing: November 14, 2017 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: November 20, 2017(6:00 p.m.) [1st Reading of PD Ordinance]City Council - Concent/Action Item: December 4, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]



Vicinity Map
n. t. s.



Tract 3 - TH - Typical Section
a.t.s.

- Infrastructure evaluation with possible off-site utility installation/upgrades required
- Flood study will be required for Buffalo Creek
- Min utility easement = 20' wide
- Sewer pro-rata = $379.24/acre
- Min 100' between road connections to Mims
- No trees within 5' of any utility
- Detention is required for commercial/retail site
- No increase in flood plain elevation or flow from site. Detention maybe required for the residential component
- Show existing utilities
- 4% engineering fees
- Impacts fees
- All open space, drainage, and detention to maintained, repaired, and replaced by HOA

63.72 Ac.

TRACT 1-COM/RET-5.30 Ac.

TRACT 2 (SF)-73 LOTS (50'x120')

TRACT 3 (TH)-182 LOTS (22'x75')

concept plan "A"
for
the enclave
city of rockwall, rockwall county, texas

Developer:
SADDLESTAR
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

ENGINEERINGCONCEPTS & DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
FIRM REGISTRATION #F-001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
972.941.8400 WWW.ECDLP.COM FAX: 972.941.8401

Oct. 11, 2017

Scale:1" = 100'

DEVELOPMENT OUTLINE

The property consists of 63.72 Acres of Land, adjacent to S.H 205 a 120' Major Thoroughfare, also Mims Road a 65' Major Collector , South of and adjacent to Buffalo Creek consisting of 19 acres of open space. The property is sparsely vegetated on the southern 63 acres with native tree's. The Planned Development will create a pedestrian oriented neighborhood allowing for residential access to retail office and opens pace amenity areas. New homes construction will range from $250K Enclave Villas Townhouse and Enclave Urban Housing $350k and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 129 million dollars to the City of Rockwall tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential retail-office development to this area which surpasses expectations required in your Comprehensive Master Plan . A master trail system , along with the required Landscape Buffer along S.H. 205 , Mims Road and Buffalo Creek will be implemented which will encourage pedestrian access to all uses.

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, October 18, 2017 4:39 PM
To: Gonzales, David
Cc: Williams, Amy
Subject: FW: Enclave Rockwall

FYI …

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Pat Atkins [redacted]
Sent: Wednesday, October 18, 2017 4:38 PM
To: Miller, Ryan
Subject: Enclave Rockwall

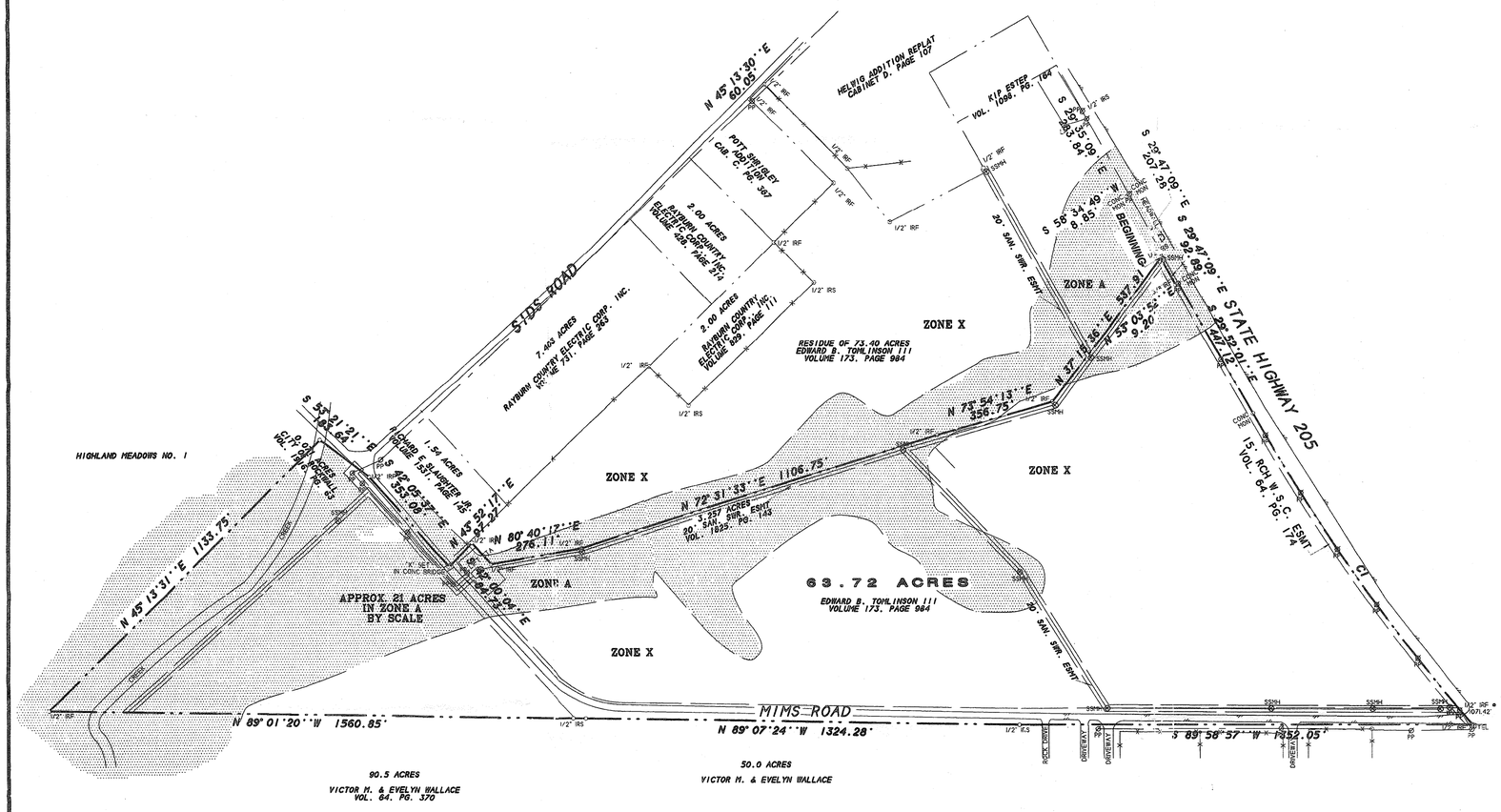
Mr. Miller , As applicant you are hereby authorized to initiate infrastructure impact analysis at our expense , we understand it will the common engineering practice fee structure.

Thanks

Sent from my Verizon Wireless 4G LTE DROID

LINE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	11°12'22"	5779.60	1130.41	567.01	1128.61	S 35°14'01"E



DESCRIPTION

All that certain lot, tract or parcel of land situated in the W. H. BARNES SURVEY, ABSTRACT NO. 26, City of Rockwall, Rockwall County, Texas, and being part of that tract of land as described in a deed to Edward B. Tomlinson II recorded in Volume 173, Page 984 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southwest right-of-way of State Highway 205, at the intersection of the North line of a 20' sanitary sewer easement to the City of Rockwall, Texas, and being in the Northeast line of said Tomlinson tract, said point bears S. 29 deg. 35 min. 09 sec. E., 293.84 feet, S. 58 deg. 34 min. 49 sec. W., 8.85 feet and S. 29 deg. 47 min. 09 sec. E., 207.26 feet from a fence corner post at the East corner of a tract of land as described in a Deed to Kip Estep, as recorded in Volume 1098, Page 164 of the Real Property Records of Rockwall County, Texas;

THENCE S. 29 deg. 47 min. 09 sec. E. along said right-of-way line, a distance of 92.89 feet to a 3/8" iron rod found for corner;

THENCE N. 53 deg. 03 min. 52 sec. E. along said right-of-way line, a distance of 9.20 feet to a concrete highway monument found for corner;

THENCE S. 29 deg. 52 min. 01 sec. E. (CONTROLLING BEARING LINE) along said highway a distance of 447.12 feet to a concrete highway monument found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 10 deg. 37 min. 17 sec., a radius of 5779.90 feet, a tangent of 537.25 feet, a chord of S. 34 deg. 56 min. 28 sec. E. 1069.88 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner on the Southeast margin of Mims Road at the Southeast corner of said Tomlinson tract;

THENCE S. 89 deg. 58 min. 37 sec. W. along the South margin of Mims Road, a distance of 1352.05 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 07 min. 24 sec. W. along the South margin of Mims Road, a distance of 1324.28 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 01 min. 20 sec. W. a distance of 1560.85 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 13 min. 31 sec. E. a distance of 1133.75 feet to 1/2" iron rod found in a creek for corner and being in the Southwest margin of Mims Road;

THENCE S. 53 deg. 21 min. 21 sec. E. a distance of 183.64 feet to a 1/2" iron rod found for corner in the center of Mims Road

THENCE S. 42 deg. 05 min. 37 sec. E. along the center of Mims Road, a distance of 353.08 feet to an "X" set in concrete bridge for corner at the South corner of a 1.54 acres tract of land as described in a Deed to Richard Slaughter as recorded in Volume 1531, Page 145 of the Real Property Records of Rockwall County, Texas;

THENCE N. 43 deg. 52 min. 17 sec. E. a distance of 97.27 feet to a 1/2" iron rod found for corner;

THENCE along the Northeast line of a 20' sanitary sewer easement to the City of Rockwall, Texas, as recorded in Volume 1825, Page 143, of the Real Property Records of Rockwall County, Texas, as follows:

S. 42 deg. 00 min. 04 sec. E. a distance of 84.73 feet to a 1/2" iron rod found for corner;

N. 80 deg. 40 min. 17 sec. E. a distance of 276.11 feet to a 1/2" iron rod found for corner;

N. 72 deg. 31 min. 33 sec. E. a distance of 1106.75 feet to a 1/2" iron rod found for corner;

N. 73 deg. 54 min. 13 sec. E. a distance of 356.75 feet to a 1/2" iron rod found for corner;

N. 37 deg. 15 min. 36 sec. E. a distance of 537.91 feet to the POINT OF BEGINNING and containing 63.72 acres of land, of which 5.0 acres lies within the margins of Mims Road and approximately 21 acres lies within the 100 year flood plain, leaving a net area of 40.82 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X & A. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 173, PG. 984, D.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) THE FOLLOWING EASEMENT DO NOT LIE ON THIS TRACT: (i) V. 51, PG. 108 (ii) V. 88, PG. 211 (iii) V. 107, PG. 374

SURVEYOR'S CERTIFICATE

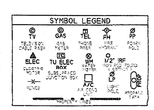
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE and VINCENT J. STAGLIANO at STATE HIGHWAY 205 & MIMS ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 9th day of April, 2004.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

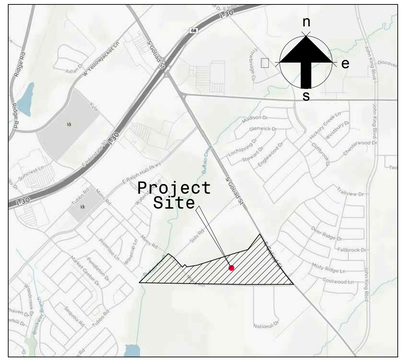
SURVEY ACCEPTED BY:
DATE
DATE

SYMBOL LEGEND



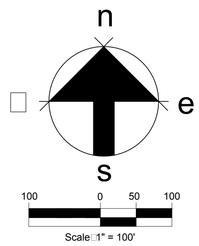
SURVEY DATE: APRIL 9, 2004
SCALE 1" = 200' FILE = 20040583-A
CLIENT: STAGLIANO GF # 7800022

R.S.C.I.
ROCKWALL SURVEYING CO., INC.
LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX



Vicinity Map

n. t. s.



Sids Road

Buffalo Creek

Enclave Villas

Approx. Floodplain (typical)

8' Hike/Bike

Amenity Center
1.50 Ac.

Club House

Main Entry

The Enclave

20' L.S.

Meadow Creek

S. H. 205
55' R.O.W. Ded.

Open Space
4.99 Ac.

Open Space
12.4 Ac.

TRACT 3
TH
2.03 Ac.

TRACT 3
TH
14.81 Ac.

TRACT 2
SF
14.93 Ac.

TRACT 1
COMM/RETAIL
5.30 AC.

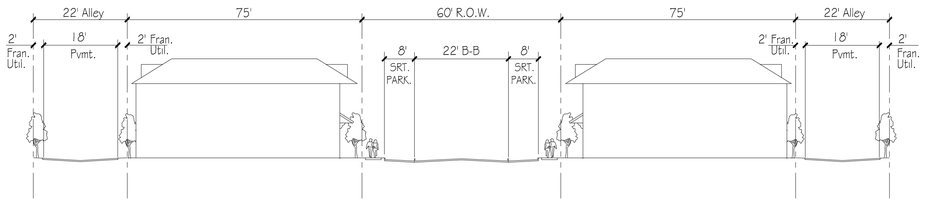
50' R.

10' L.S.

5' Walk

O.S.

Mims Road
65' R.O.W. Ded.



Tract 3 - TH - Typical Section

n.t.s.

63.72 Ac.

TRACT 1-COM/RET-5.30 Ac.

TRACT 2 (SF)-73 LOTS (50'x120')

TRACT 3 (TH)-182 LOTS (22'x75')

concept plan "A"

for

the enclave

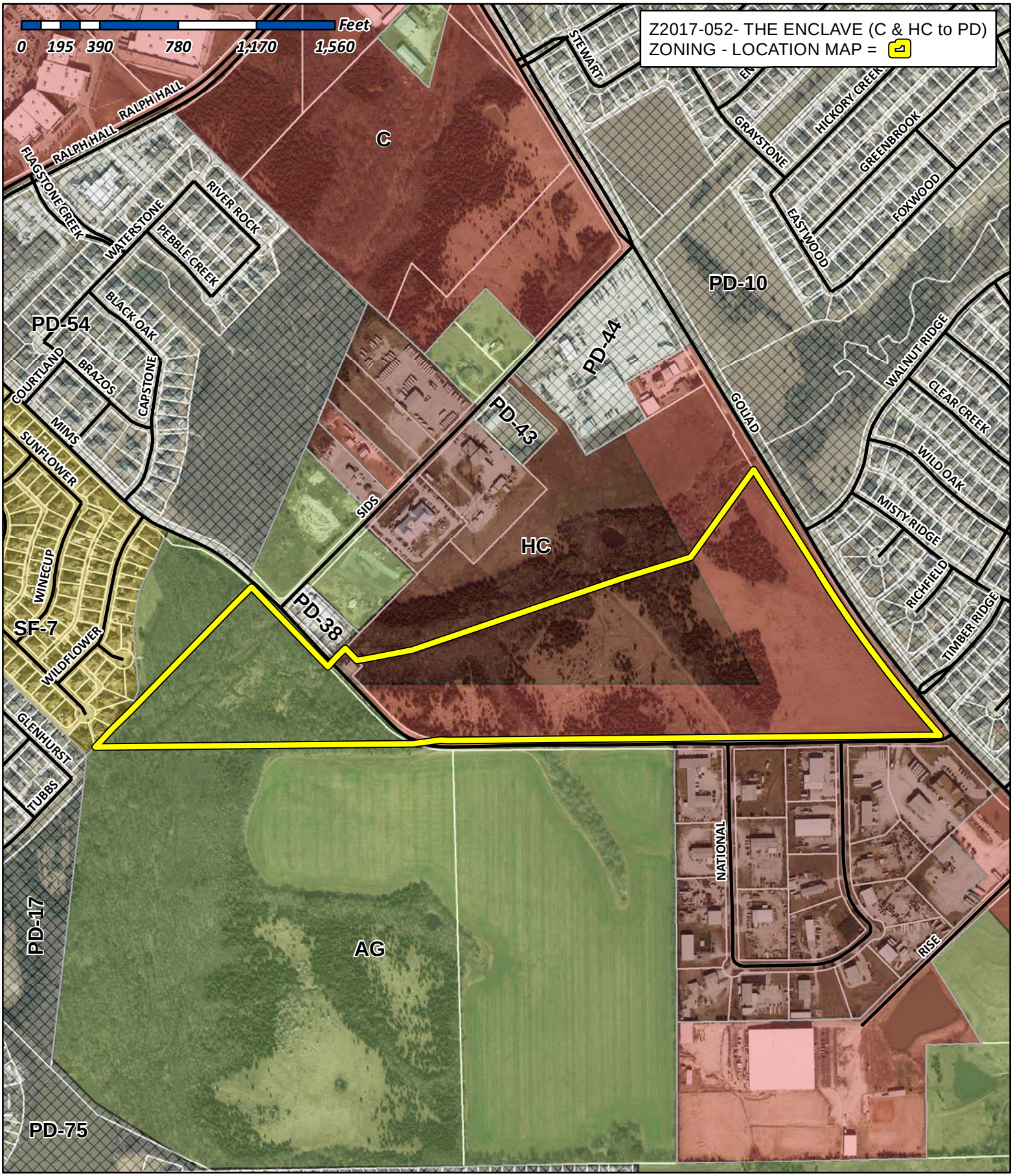
city of rockwall, rockwall county, texas

Developer:
SADDLESTAR
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

ENGINEERING CONCEPTS & DESIGN, L.P.
Civil Engineering / Project Management / Construction Services
Firm Registration #F-001145
201 Windco Circle, Suite 200, Wylie, TX 75098
972.941.5400 www.ecclp.com fax 972.941.5401

Oct. 11, 2017

Scale: 1" = 100'



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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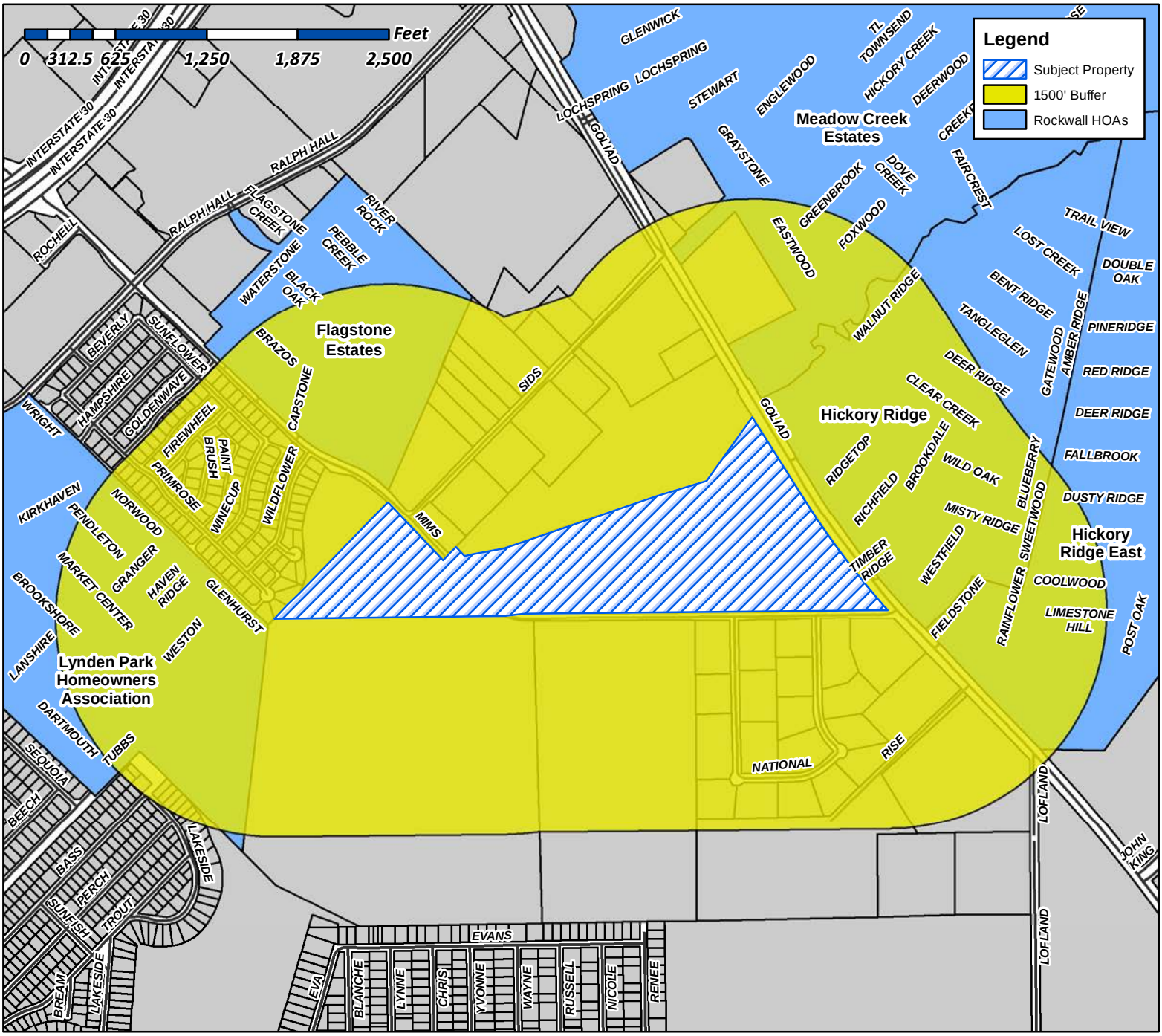
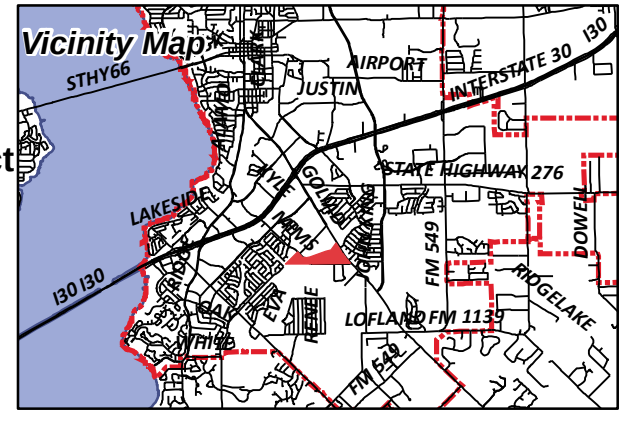


Case Number: Z2017-052
Case Name: Zoning Change (C & HC to PD)
Case Type: Zoning
Zoning: Commercial & Heavy Commercial District
Case Address: Northwest Corner of S. Goliad Street and Mims Road.

Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745



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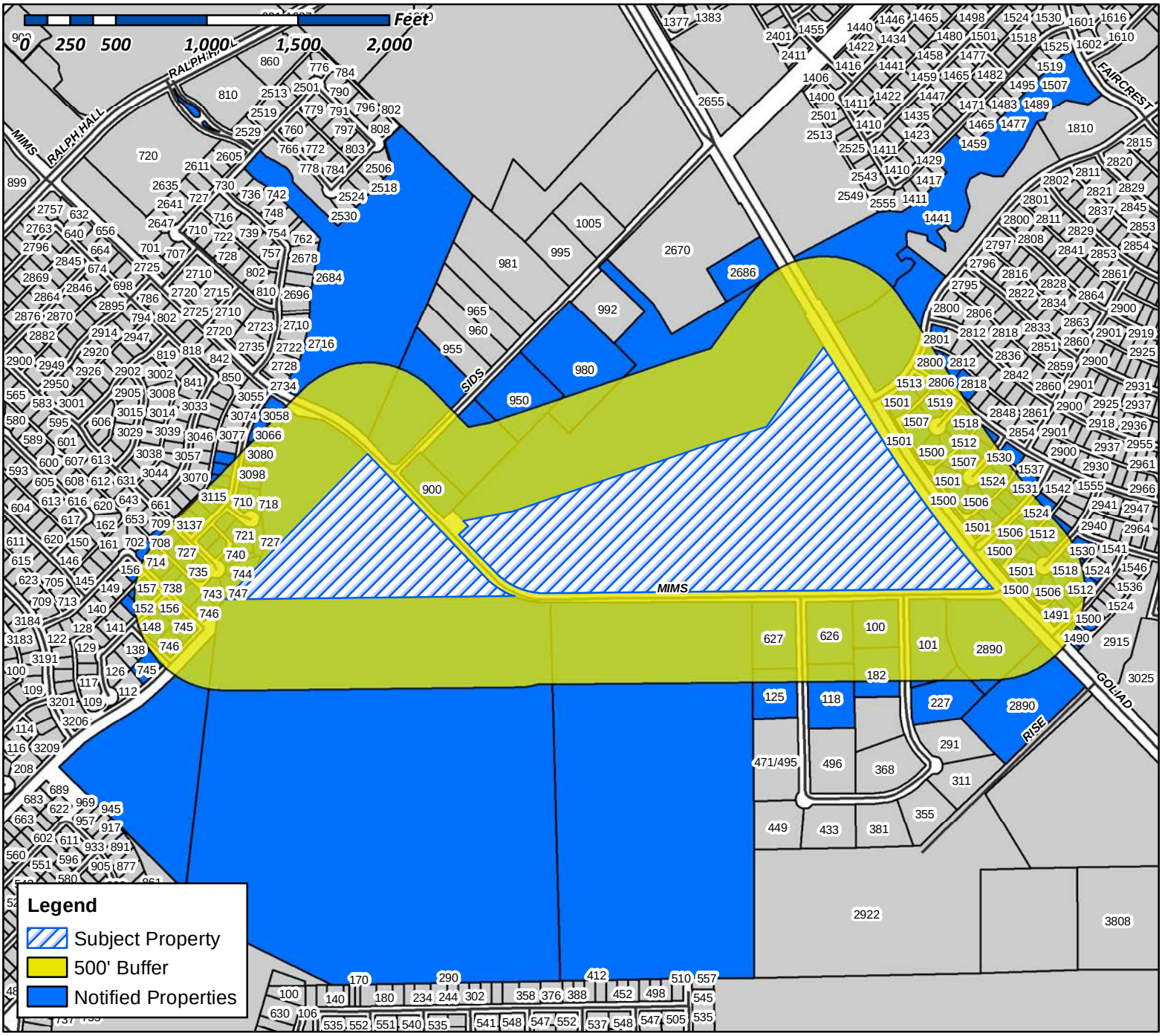

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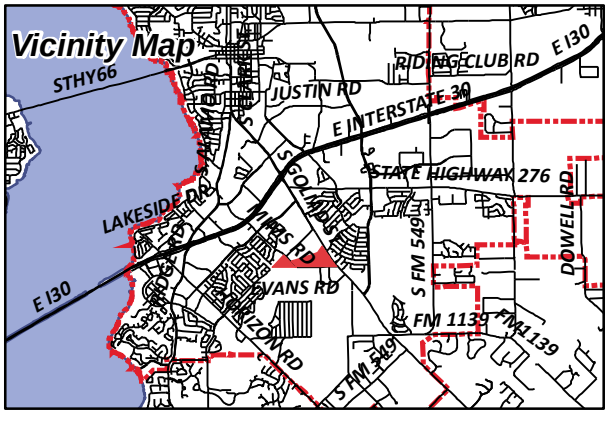


Date Created: 10/17/2017
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HWY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75087

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75087

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75087

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75087

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75087

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

BROOKS CLINT E
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D & CLOTEAL M
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75087

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

CROSSWHITE MICHAEL B
1513 RICHFIELD CT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75087

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

HURLEY MARTHA AND DAVID
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75087

BURRISS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75087

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75087

SHAFER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75087

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75087

GREGORY COREY ALAN
2124 BURTON DR APT 207
AUSTIN, TX 78741

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75087

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75087

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2801 WILD OAK LN
ROCKWALL, TX 75087

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

PRICE BETTY L
2812 MISTY RIDGE LN
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75087

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75087

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

SILVA GLADYS E
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75087

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75087

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURT DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75087

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

City of Rockwall

Project Plan Review History

Project Number	Z2017-053	**Owner**	KELLY DUNCAN	**Applied**	10/17/2017 LM
Project Name	2705 Rolling Meadows Drive	**Applicant**	KELLY DUNCAN	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
2705 ROLLING MEADOWS DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROLLING MEADOWS ESTATES	3	NULL	3	4852-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
Must meet the 2015 IRC							
ENGINEERING	Amy Williams	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
FIRE	Ariana Hargrove	10/17/2017	10/24/2017				
PLANNING	Korey Brooks	10/17/2017	10/24/2017	10/19/2017	2	COMMENTS	Comments

Z2017-53 SUP for Accessory Building Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

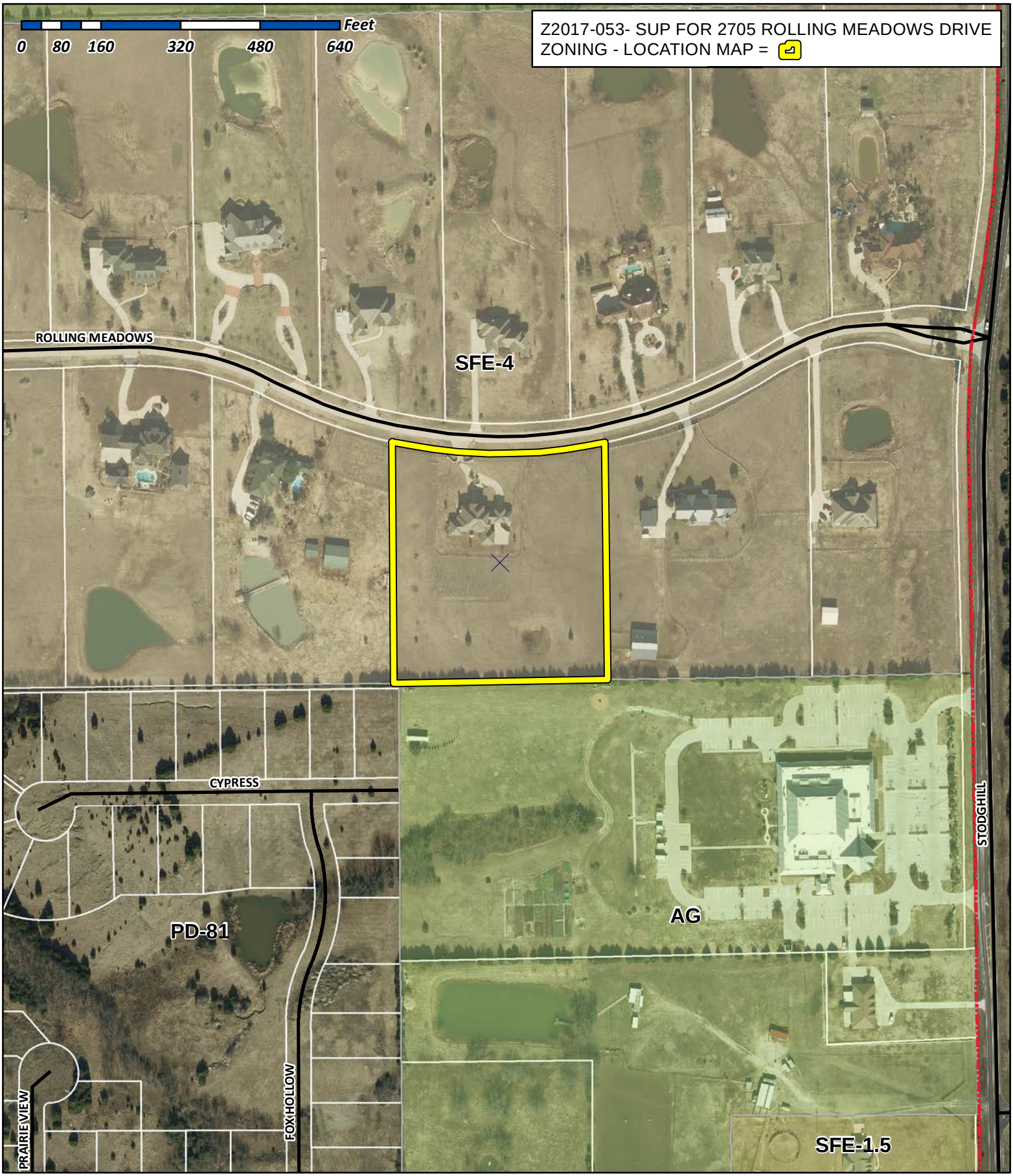
M.3 For reference, include the case number (Z2017-053) in the lower right hand corner of all pages on future submittals.

M.4 Please provide the number of seats in the church.

M.5 Please provide a parking table. The required parking is 1 space per 4 seats.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.

I.7 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



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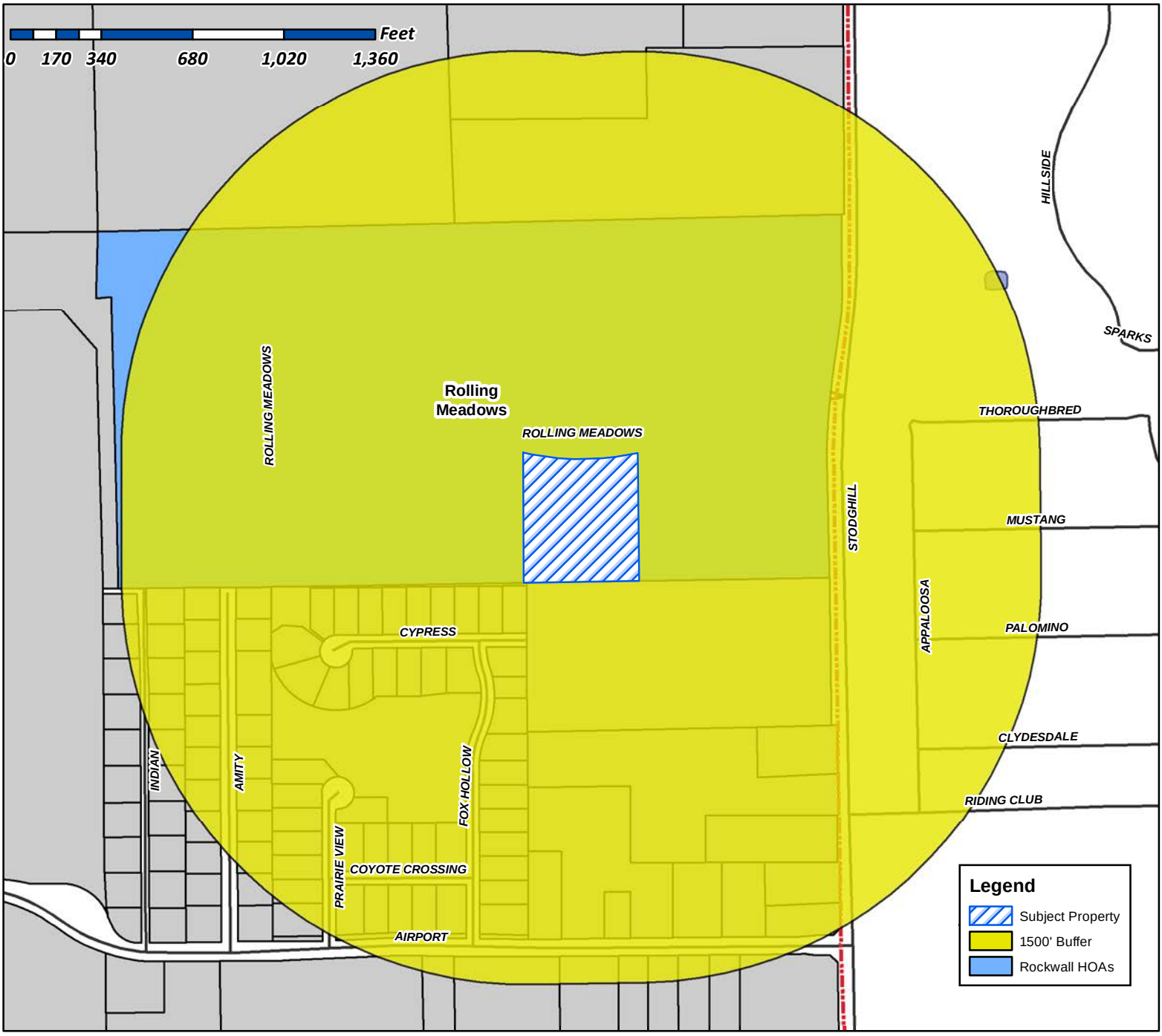
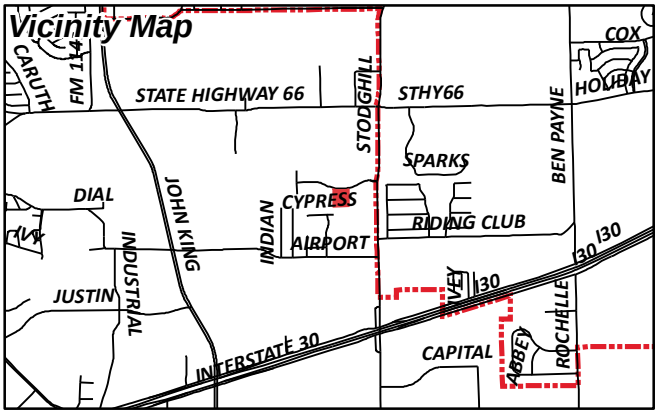


Case Number: Z2017-053
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SFE-4
Case Address: 2705 Rolling Meadows Drive



Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745

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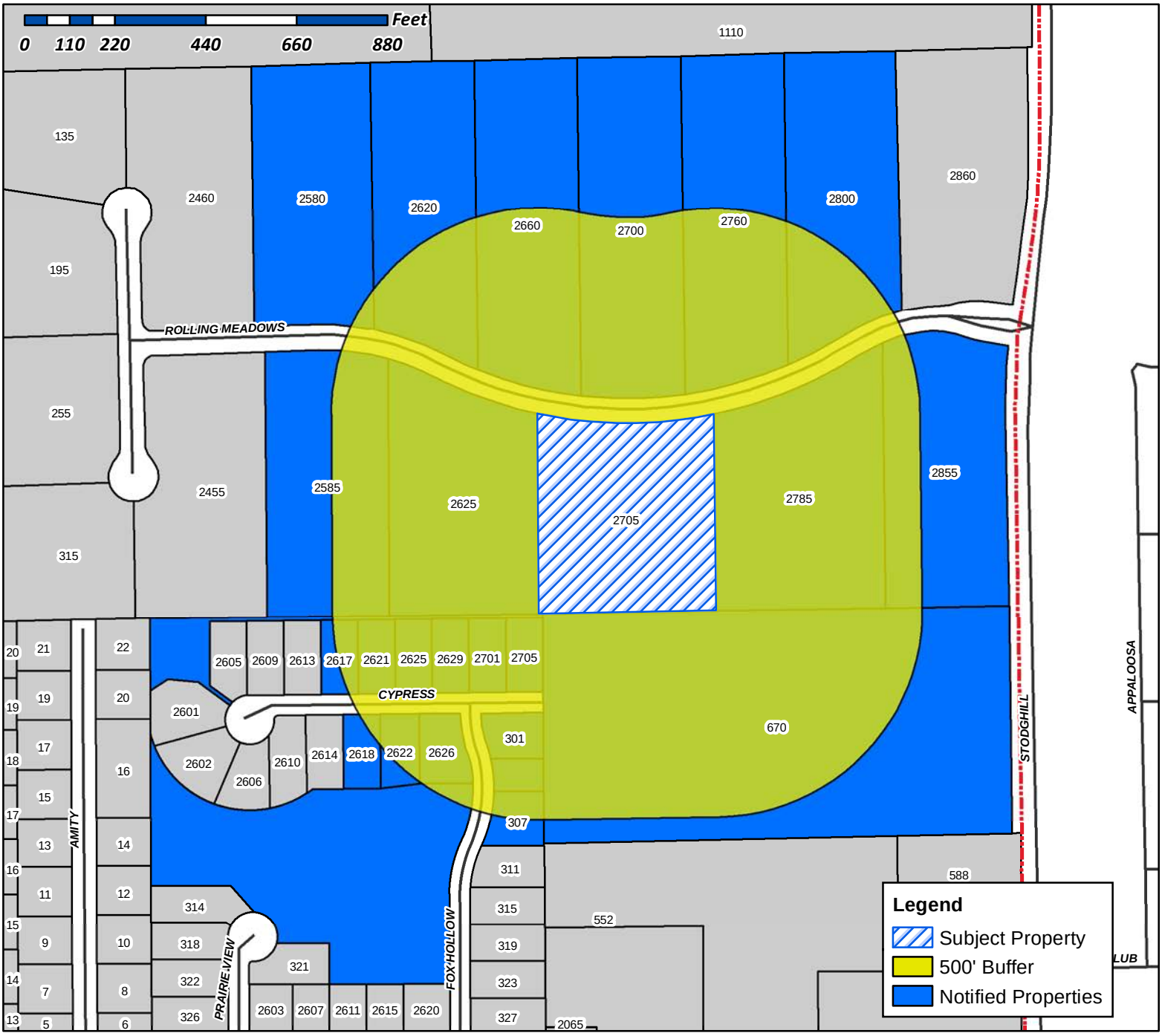
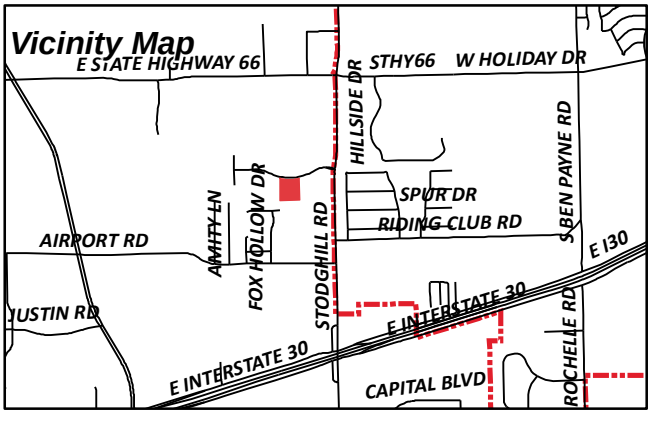


Case Number: Z2017-053
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SFE-4
Case Address: 2705 Rolling Meadows Drive



Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745

GOOCH ROBIN &
DANIEL SHAUGHNESSY
2580 ROLLING MEADOWS DR
ROCKWALL, TX 75087

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2617 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2618 CYPRESS DR
ROCKWALL, TX 75087

SEARCY DONALD R & CAROLYN J
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2621 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2622 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2625 CYPRESS DR
ROCKWALL, TX 75087

ORR DONNA LIVING TRUST
2625 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2626 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2629 CYPRESS DR
ROCKWALL, TX 75087

ZOLKOWSKI CRAIG AND CATHERINE
2660 ROLLING MEADOWS DR
ROCKWALL, TX 75087

DEVERS MAC ARTHUR & VIOLA
2700 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2701 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2705 CYPRESS DR
ROCKWALL, TX 75087

BENNETT STELLA & CLIFFORD
2705 ROLLING MEADOWS DR
ROCKWALL, TX 75087

LYNSKEY LEONARD E
2760 ROLLING MEADOWS DR
ROCKWALL, TX 75087

BANKS JAMES H & SARAH DENNIS
2785 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CONRAD CURT EDUARD
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J
2855 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
301 FOX HOLLOW DR
ROCKWALL, TX 75087

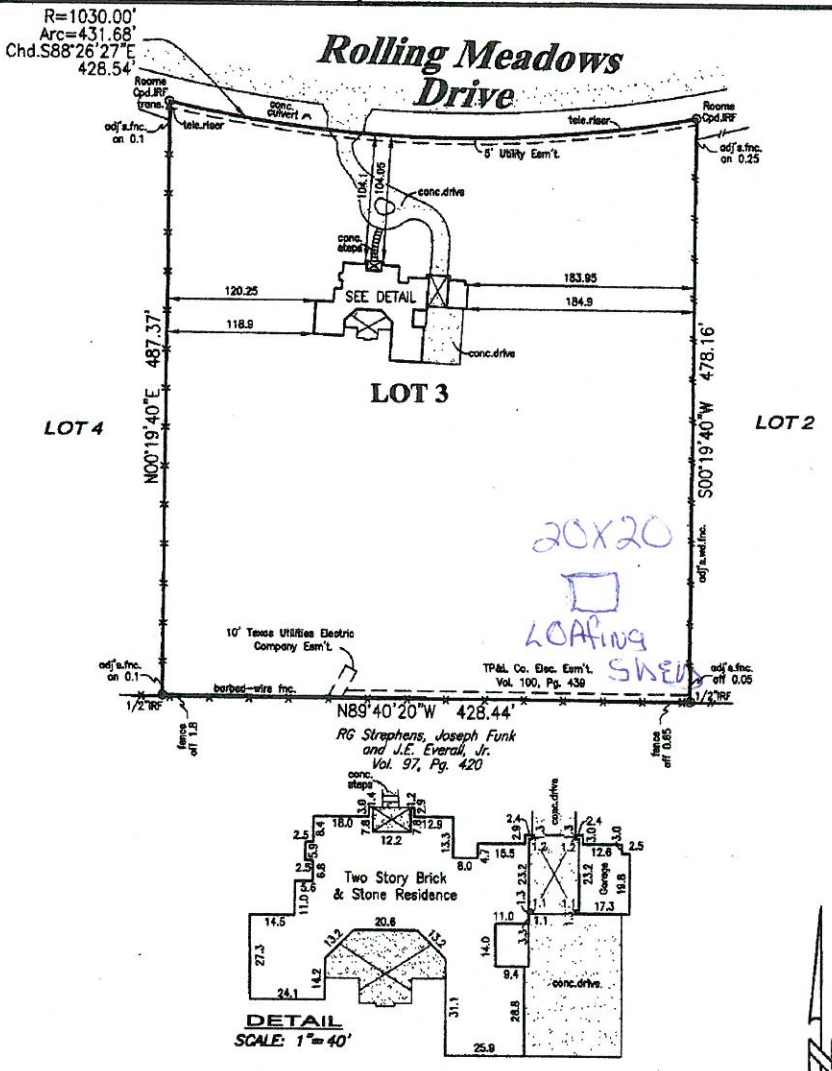
CURRENT RESIDENT
307 FOX HOLLOW DR
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

RIDGECREST SF LTD
8214 WESTCHESTER 0
DALLAS, TX 75225

PROPERTY DESCRIPTION
Address: **2705 Rolling Meadows Drive, Lot 3, Block A of Rolling Meadows Estates,** an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume D, Page 59, of the Map Records of Rockwall County, Texas.

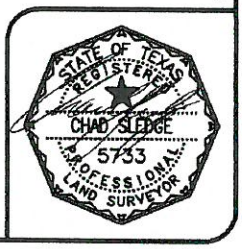
ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7629



NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 480543 0045 B of the F.E.M.A. Flood Insurance Rate Maps for Rockwall County, Texas and Incorporated Areas dated September 17, 1980. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION
On the basis of my knowledge, information and belief, I certify to **Hewitt Custom Homes, Inc.** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

Date: 3/26/2007 Revised: _____ Job No. LB70377



SCALE: 1"= 100'

LEGEND | IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Meter | WV=Water Valve | MH=Manhole | GM=Gas Meter | TB=Telephone Pedestal | Lens.=Lightning Arrestor | TRF=Transformer | Encl.=Enclosure | CM=Controlling Monument | TYP.=Typical | Fnd.=Found | Elec.=Electric | Esm't.=Easement | Ctr.=Center | Rec.=Record | Meas.=Measured | Calc.=Calculated | Dr

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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: October 24, 2017

SUBJECT: Z2017-054: Text Amendment to Article IX, *Tree Preservation*, of the UDC

On June 6, 2017, the City Council directed staff to proceed with changes to Article IX, *Tree Preservation*, of the Unified Development Code (UDC) for the purpose of [*1*] clarifying the criteria for affected properties, [*2*] revising existing definitions, [*3*] outlining the requirements and review process for treescape plans, [*4*] amending the mitigation requirements, and [*5*] making general corrections and clarifications to the existing ordinance. These changes were initially started by staff in response to a code enforcement case dealing with the indiscriminate clearing of land. Through this case several inconsistencies in the current ordinance where brought to staff's attention, and through the processes of making corrections to clear up these inconsistencies staff identified several other areas of the ordinance in need of updating or clarification. Shortly after the City Council's direction, the Texas Legislature entered into a special session that included two (2) bills that had the potential to affect a municipalities' ability to require/regulate tree preservation. Staff ultimately choose to hold off on bringing the text amendment forward until the end of the special session. Through the special session, only one (1) of the bills affecting *Tree Preservation* (*i.e. HB007*) was approved. Staff has reviewed the changes to the Texas Local Government Code introduced by the approved bill -- *which will be effective on December 1, 2017* -- and determined that the proposed text amendment to Article IX, *Tree Preservation*, of the Unified Development Code (UDC) is not in conflict. For reference staff has provided the approved bill in the attached packet.

The proposed text amendment would change the identification of trees to one (1) of four (4) categories: [*1*] *Primary Protected Tree*, [*2*] *Secondary Protected Tree*, [*3*] *Featured Tree*, and [*4*] *Non-Protected Tree*. Under the current ordinance, trees can be both a *Protected Tree* and a *Feature Tree* depending on the size and type of the tree. The proposed changes would remove this overlap and define any tree greater than 25-inches as a *Feature Tree*. In addition, the proposed ordinance outlines how a mitigation balance maybe satisfied (*e.g. provide trees to the Parks Department, plant trees on site, buy Tree Preservation Credits, etc.*), and increases the per inch cost for *Tree Preservation Credits* from $125.00/inch to $200.00/inch. This change is being proposed to address the current cost of purchasing trees, which has significantly increased since the passage of the original ordinance. Finally, the changes provide a process for the City Council to approve *Alternative Tree Mitigation Plans*. This is not addressed in the current ordinance.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Work Session]: October 24, 2017
Planning and Zoning Commission [Public Hearing]: November 14, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: November 6, 2017
City Council [2nd Reading of the Ordinance]: December 4, 2017

In the attached packet is a copy of the current tree ordinance, an annotated/marked up copy of the proposed changes and a clean copy of the proposed changes. Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. If the Planning and Zoning Commission have any questions, staff will be available at the work session to discuss.

H.B. No. 7

AN ACT

relating to municipal regulation of the removal of trees on private property.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 212, Local Government Code, is amended by adding Section 212.905 to read as follows:

Sec. 212.905. REGULATION OF TREE REMOVAL. (a) In this section:

(1) "Residential structure" means:

(A) a manufactured home as that term is defined by Section 1201.003, Occupations Code;

(B) a detached one-family or two-family dwelling, including the accessory structures of the dwelling;

(C) a multiple single-family dwelling that is not more than three stories in height with a separate means of entry for each dwelling, including the accessory structures of the dwelling; or

(D) any other multifamily structure.

(2) "Tree mitigation fee" means a fee or charge imposed by a municipality in connection with the removal of a tree from private property.

(b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

(1) is located on a property that is an existing one-family or two-family dwelling that is the person's residence; and

(2) is less than 10 inches in diameter at the point on the trunk 4.5 feet above the ground.

(c) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

(d) An application for a credit under Subsection (c) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

(e) For purposes of Subsection (d)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.

(f) The amount of a credit provided to a person under this section must be applied in the same manner as the tree mitigation fee assessed against the person and:

(1) equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the person's residence;

(2) at least 50 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is a residential structure or

pertains to the development, construction, or renovation of a residential structure; and

(B) the person is developing, constructing, or renovating the property not for use as the person's residence; or

(3) at least 40 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is not a residential structure; or

(B) the person is constructing or intends to construct a structure on the property that is not a residential structure.

(g) As long as the municipality meets the requirement to provide a person a credit under Subsection (c), this section does not affect the ability of or require a municipality to determine:

(1) the type of trees that must be planted to receive a credit under this section, except as provided by Subsection (d);

(2) the requirements for tree removal and corresponding tree mitigation fees, if applicable;

(3) the requirements for tree-planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity; or

(4) the amount of a tree mitigation fee.

(h) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:

(1) is diseased or dead; or

(2) poses an imminent or immediate threat to persons or property.

(i) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

SECTION 2. The changes in law made by this Act apply only to a tree mitigation fee assessed by a municipality on or after the effective date of this Act.

SECTION 3. This Act takes effect December 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 7 was passed by the House on July 28, 2017, by the following vote: Yeas 130, Nays 9, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 7 on August 15, 2017, by the following vote: Yeas 119, Nays 23, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 7 was passed by the Senate, with amendments, on August 15, 2017, by the following vote: Yeas 17, Nays 14.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

CURRENT:

Article IX - TREE PRESERVATION

SECTION 1. - PURPOSE AND APPLICABILITY

Sec. 1.1. - Purpose.

The purpose of [this article], the tree preservation ordinance, is the preservation of mature, healthy trees and natural areas and to consider protected trees during the design of streets, alleys, utilities, drainage and proposed structures that are part of any development and to require replacement of trees when removal is necessary. It is intended to protect trees during construction, development and redevelopment, and to control the removal of protected trees when necessary. It also establishes rules for replacement and replanting of trees that have been necessarily removed during construction. The [article] shall protect any property from indiscriminate clearing and maintain and enhance a positive image as well as attract new business enterprises to the city.

The terms and provisions of this article apply to all real property within the city's corporate limits as follows:

1. All new subdivisions of land at the time of preliminary and or final platting;
2. All replatting of undeveloped land;
3. All unplatted and undeveloped residential tracts of land greater than three acres;
4. All unplatted and undeveloped nonresidential tracts of land greater than one acre;
5. All nonresidential parcels of land at the time of site plan approval.

Sec. 1.2. - Plan required.

No person, directly or indirectly, shall cut down, destroy, remove or move or effectively destroy through damaging, any protected or feature tree situated on a property regulated by this [article] without first submitting and receiving approval of a treescape plan unless otherwise specified in this [article].

Sec. 1.3. - Builders/contractors.

All builders/contractors should verify if there is a treescape plan approved on a parcel of land before work begins. All builders/contractors who have not submitted a request for a building permit as of the effective date of the ordinance [from which this article is derived] are subject to the requirements herein.

SECTION 2. - EXEMPTIONS

Tree protection and replacement requirements shall not be required if the following conditions exist.

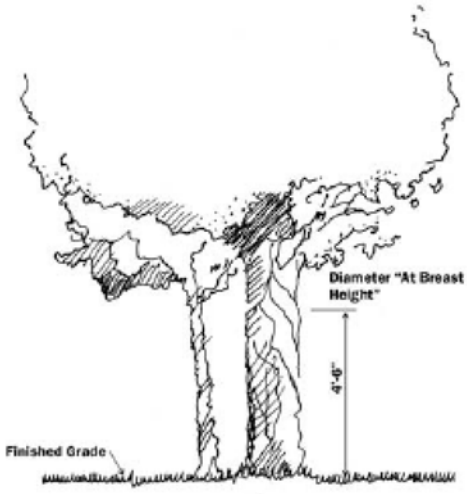
A. *Agricultural.* Property zoned Agricultural (AG) and being actively used for agricultural purposes shall be exempt from the requirements specified herein. Clear-cutting of land, as defined herein, zoned Agricultural (AG) that is not being actively used for agricultural purposes is prohibited.
B. *Damaged/diseased trees.* The tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling.
C. *Homeowners.* The owner of a residence shall be exempt from the tree protection and replacement requirements of this [article] as it pertains to that property on which the home is located.
D. *Public safety.* The tree creates unsafe vision clearance or conflicts with other ordinances or regulations, or the tree is determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare.
E. *Utility service interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree which is found necessary to be removed to reestablish and maintain the utility service.
F. *Utility companies, utility service and or distribution/transmission lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this [article] when establishing

distribution and transmission lines. When establishing new utility service, services should routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of protected trees. All rights-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements in this [article].

G. *Public property.* All rights-of-way, easements or similar types of public property maintained by the city shall not be subject to the tree protection or replacement requirements in this [article].

SECTION 3. - DEFINITIONS

Buildable area. That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure, driveway, parking lot, pool and other construction as shown on a site plan.



Building pad. The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transition.

Construction drawings. Engineering or architectural drawings which have been prepared by an authorized individual and approved by the authorized authority, that describe in detail by measurements and specifications the method and manner in which a building, structure, utility, street or physical alteration to land or structure is to be accomplished.

Critical root zone (CRZ). The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than one-foot radius for each one-inch dbh.

Clear-cutting. The removal of all trees or a significant majority of the trees within an area.

Diameter at breast height (dbh). The diameter in inches of a tree as measured through the main trunk at a point 4.5 feet above the natural ground level.

Drip line. A vertical line run through the outermost portion of the crown of a tree and extending down to the ground.

Feature tree. Any oak, pecan or elm that has a dbh of four inches or greater or any tree that has a dbh of 30 inches or greater. Feature trees may not be removed without approval of the planning and zoning commission. Feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry.

Limits of construction. A delineation on the treescape plan which shows the boundary of the area within which all construction activity will occur.

Protective/temporary fencing. Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four-foot approximate height. The director of planning and zoning, or his designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

Replacement tree. A tree from the replacement tree list with a minimum caliper size of three inches and height of seven feet. For the purpose of determining size, "replacement trees" should be measured at a point six inches above the ground.

Tree. Any self-supporting woody perennial plant which will attain a trunk diameter of three inches dbh and normally attains an overall height of at least 15 feet at maturity, usually with one main stem or trunk and many branches. It may appear to have stems or trunks as in several varieties of oaks.

Tree, protected. A tree which has a diameter of four inches dbh or larger. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at dbh to one-half the diameter of each additional trunk. Protected or feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry. In addition, Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree.

Treescape plan. A graphic representation drawn to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of all protected and feature trees and indication of which trees are to be removed and or replaced. The treescape plan should include the following:

1. Location of all existing or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to property lines.
2. Setback and yard requirements.
3. Existing and proposed site elevations, grades, major contour and limits of construction.
4. Location of existing or proposed utilities and easements.
5. Location of all protected trees and trees to be removed from the site and the location of all replacement trees.
6. Columnar listing of all protected trees by species, location key shown on the plat, diameter breast height (dbh), physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
7. Title block stating street address, lot and block, subdivision name, and date.
8. Name, address, and phone number of person preparing the plan.

SECTION 4. - PLAN REVIEW AND APPROVAL

Sec. 4.1. - Authority of review and approval.

The director of planning or his designee will review the treescape plan, report and make recommendations to the planning and zoning commission. As part of the treescape plan review, the city has the right to request changes or adjustments in the layout and design of the development to save protected and feature trees. The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council.

Sec. 4.2. - Treescape plan application required/application process.

Consideration of a treescape plan shall be obtained by making application to the director of community development or his designee. The application and treescape plan shall be accompanied by a written document indicating the reasons for removal of any protected trees. The required treescape plan will accompany all preliminary plats, final plats, site plans and landscape plans. In those instances where very few protected trees exists on a property, the treescape plan can be incorporated and shown on the preliminary plat, site plan or landscape plan and the fee can be waived at the discretion of the staff.

Sec. 4.3. - No protected trees.

For property being platted or site planned, the property owner may submit a letter certifying that there are no protected trees on the property. This letter will be submitted with the understanding that if it is determined that there are protected trees on the property, the violation provisions and fines adopted as part of this [article] will be in full force and effect.

Sec. 4.4. - Appeals.

Decisions of the planning and zoning commission may be appealed to the city council.

Sec. 4.5. - Treescape plan expiration.

Plans shall be valid for two years after the approval date. Treescape plans which are approved in conjunction with preliminary plats, final plats, site plans, or building permits shall be valid for the same amount of time as those corresponding plans and permits.

Sec. 4.6. - Building permit.

All builders/contractors should determine if there is an approved treescape plan before work begins on a parcel. The city will verify this statement. No building permit shall be issued unless the applicant signs an application for permit request which states that all construction activities shall meet the requirements of the tree preservation ordinance. Before issuing the building permit, the city shall obtain a signature from applicant acknowledging receipt of the tree preservation ordinance.

SECTION 5. - TREE REMOVAL PERMIT

Sec. 5.1. - Tree removal permit.

Once a treescape plan is approved, a tree removal permit will be required under the following conditions:

A. If it is determined by the property owner that a protected tree needs to be removed; except as covered in section 2.C, Exemptions.
B. An addition to an existing nonresidential structure requires that a protected tree be removed.

Tree removal permits will be approved administratively by the director of planning and zoning or his designee. Feature trees may not be removed without approval of the planning and zoning commission. All trees removed through this process will require replacement as described in section 6 below.

SECTION 6. - TREE REPLACEMENT AND PLANTING REQUIREMENTS

If it is necessary to remove protected or feature tree(s), the applicant as condition of approval will be required to replace the tree(s) being removed with trees selected from the list of approved trees on the replacement tree list. Replacement trees must be a minimum of three caliper inches measured six inches above the root ball when planted. The following replacement rules apply:

A. Protected tree(s) measuring four inches through 29 inches dbh shall be replaced with caliper inches equal to the total diameters of the tree(s) removed, except as shown in item F below.
B. Protected feature tree(s) (30 inches dbh and larger) if approved for removal will be replaced with twice the number of inches as the tree(s) removed.
C. The replacement tree must be maintained in a healthy growing condition for a minimum of two years after planting.

D. A replacement tree shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines.
E. No tree shall be planted within five feet of a fire hydrant, water or sewer line.
F. Hackberry and Cedar trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed. Protected or feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry. In addition, Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree.

SECTION 7. - TREE REPLACEMENT CREDITS

Tree replacement credits may be granted to reduce the number of replacement inches required. The following guidelines apply.

A. *Preservation credits.* Each saved oak (any type), pecan or elm tree(s) 24 inches dbh or greater will earn a credit. The maximum credit under this provision is 20 percent of the total replacement inches in the development.
B. *Locations for planting replacement trees.* The preferred location for the planting of replacement trees is the development from which trees were removed. However, if the site is too small to accommodate the number of replacement trees required, credits can be earned for trees planted elsewhere within the corporate city limits. Credit on an inch-per-inch basis will be granted for trees planted in parks, medians, street rights-of-way, or other areas determined by the parks and recreation department. The location shall be within one mile of the area where the trees are being removed.
C. *Purchase of credits.* Tree replacement credits not exceeding 20 percent of the total replacement inches can also be purchased. Payments of $125.00 per caliper inch may be paid to the City of Rockwall Tree Fund. Funds will be used for the planting of trees, but not limited to city parks, medians, and along street rights-of-way more than one mile from the area where the trees are being removed. Replacement credits purchased in a private community development with no public streets or parks can be used for the planting of trees elsewhere in that development.
D. *Types of trees.* Replacement trees shall be selected from the following list and shall be a minimum of three caliper inches as measured six inches above the root ball.

   Canopy trees:
   1. Afghan Pine.
   2. Bald Cypress.
   3. Burr Oak.
   4. Caddo Maple.
   5. Cedar Elm.
   6. Chinquapin Oak.
   7. Eastern Red Cedar.
   8. Homestead Elm.
   9. Lace Bark Elm.
   10. Leyland Cypress.
   11. Little Gem Magnolia.
   12. Live Oak.
   13. October Glory Maple.
   14. Pecan.
   15. Red Oak.
   16. Texas Ash.
   17. Texas Red Oak.

   Accent Trees:
   1. Desert Willow.
   2. Downy Hawthorn.
   3. Eastern Redbud.
   4. Eve's Necklace.
   5. Mexican Buckeye.

6. Possumhaw Holly.
7. Shantung Maple.
8. Yaupon Holly.

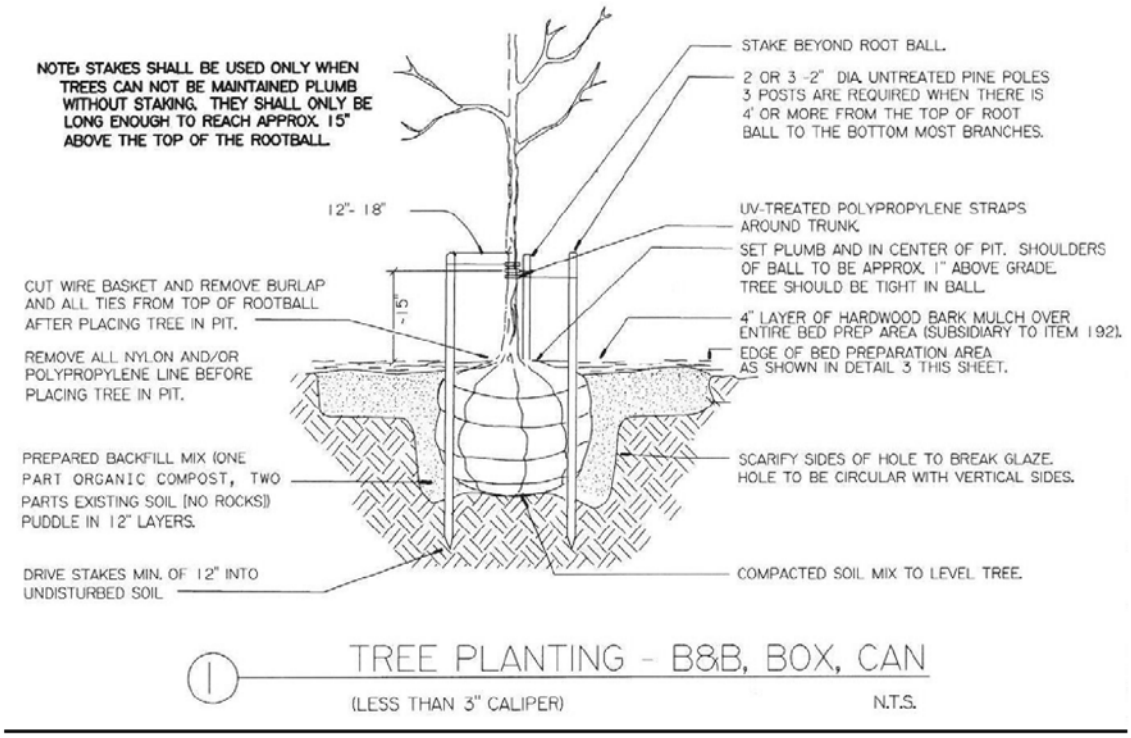
(Ord. No. 15-32, § 3, 12-7-2015)

SECTION 8. - TREE TRANSPLANTING

Existing trees of the variety listed in section 7.D above can be transplanted to meet the replacement requirements under the following conditions.

1. Trees of at least three caliper inches but not exceeding six inches dbh are eligible for transplanting.
2. Transplanted trees must survive and be in a healthy condition for a period of two years. The developer who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

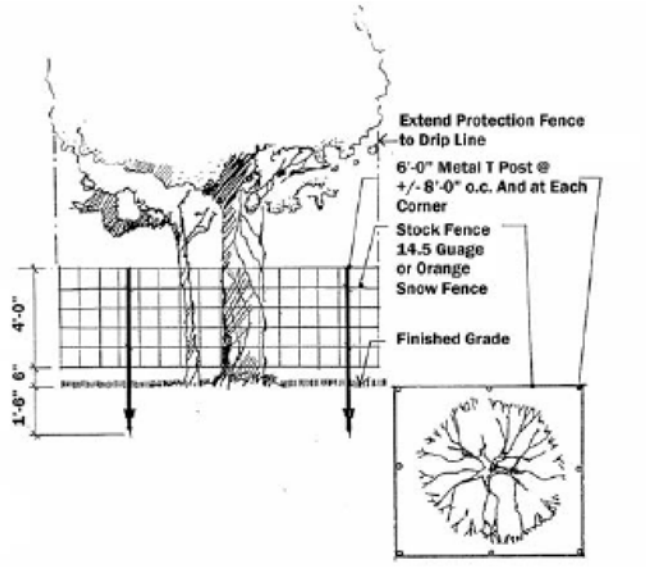
EXHIBIT "A"



(Ord. No. 13-24, § 1, 8-5-2013)

SECTION 9. - TREE PROTECTION PRIOR TO AND DURING CONSTRUCTION

Sec. 9.1. - Tree protection.



A. Prior to any construction or land development, the developer shall mark with an aluminum tag which indicates its relationship to the treescape plan and clearly flag with bright fluorescent red vinyl tape all protected trees. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately five feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.
B. Property owner shall be responsible for protecting feature trees including the use of an arborist, as necessary.

Sec. 9.2. - Material and equipment storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of a protected tree. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Sec. 9.3. - Signs.

No signs, wire or other attachments shall be attached to the protected trees.

Sec. 9.4. - Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of a protected tree other than on an existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Sec. 9.5. - Grade.

No grade change in excess of two inches shall be allowed within the drip line of any protected tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e., two inches or greater) within the critical root zone of a protected tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Sec. 9.6. - Tree flagging.

At the time of submittal of the treescape plan all protected trees should be marked with an aluminum tag which indicates its relationship to the treescape plan and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four feet so that the tape is clearly visible.

Sec. 9.7. - Boring.

Boring of utilities under protected trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected tree. When required, the length of the bore shall be the width of the critical root zone plus two feet on either side of the critical root zone and shall be at a minimum depth of 48 inches.

Sec. 9.8. - Damage.

Any physical damage to a tree preserved for credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

SECTION 10. - TREE PRUNING

Sec. 10.1. - General.

No protected tree shall be pruned in a manner, which significantly disfigures the tree, or in any manner which would reasonably lead to the death of the tree.

Sec. 10.2. - Permit requirement.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit. Utility companies shall inform the city of their routine pruning schedules and are encouraged to prune trees in accordance with the National Arborist Association standards for pruning shade trees.

Sec. 10.3. - Allowed pruning.

A protected tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree.

Sec. 10.4. - Required pruning.

The owner of all trees adjacent to public rights-of-way shall be required to maintain a minimum clearance of 12 feet above the traveled pavement or curb of a public street. The city shall also have the right to prune trees overhanging the public rights-of-way as necessary to preserve public safety. Trees shall be pruned to allow signs to be seen.

SECTION 11. - TREE FUND

Sec. 11.1. - Tree fund administration.

The city shall administer the tree fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (including the equipment or labor necessary to install the plant materials) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains

in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Sec. 11.2. - Collection of money.

Money contributed to the tree fund shall be paid prior to the issuance of any construction or building permit and prior to filing of a final plat.

SECTION 12. - VIOLATIONS

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this [article] shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. A separate offense shall be deemed committed on each day during which a violation occurs. The unlawful damage, destruction or removal of each protected tree shall be considered a separate incident and each incident subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no certificates of occupancy (CO) shall be issued until all fines for violations of this [article] have been paid to the city.

Staff Comments
Consider for Possible Inclusion
Language to be Added
~~Language to be Removed~~

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. *Purpose.*

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the constructions process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.~~ ~~The purpose of this [this article], the tree preservation ordinance, is to ensure for the preservation of mature, healthy trees and natural areas and to consider protected trees during the design of streets, alleys, utilities, drainage and proposed structures that are part of any development and to require replacement of trees when removal is necessary. It is intended to protect trees during construction, development and redevelopment, and to control the removal of protected trees when necessary. It also establishes rules for replacement and replanting of trees that have been necessarily removed during construction. The [article] shall protect any property from indiscriminate clearing and maintain and enhance a positive image as well as attract new business enterprises to the city.~~

The purpose statement was shortened and clarified.

Section 1.2. Applicability.

The terms and provisions of this article ***shall*** apply to all real property within the City's corporate limits ***that meets one (1) of the following criteria ~~as follows~~***:

1. ***~~All new subdivisions of land at the time of preliminary and or final platting;~~ The establishment of a new subdivision of land.***
2. ***~~All replatting of undeveloped land;~~ The replatting of undeveloped land for the purpose of combining and/or subdividing real property.***
3. ***~~All unplatted and undeveloped residential tracts of land greater than three acres;~~ The development of a residential tract of land that is greater than or equal to three (3) acres.***
4. ***~~All unplatted and undeveloped nonresidential tracts of land greater than one acre;~~ The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.***
5. ***~~All nonresidential parcels of land at the time of site plan approval.~~ A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.***

The applicability criteria was clarified and broken out into its own section from the purpose section.

~~Section 1.2. Plan Required.~~

~~No person, directly or indirectly, shall cut down, destroy, remove or move or effectively destroy through damaging, any protected or feature tree situated on a property regulated by this [article] without first submitting and receiving approval of a treescape plan unless otherwise specified in this [article].~~

Moved to Section 3, Treescape Plan (formerly Section 4).

~~Section. 1.3. Builders/Contractors.~~

~~All builders/contractors should verify if there is a treescape plan approved on a parcel of land before work begins. All builders/contractors who have not submitted a request for a building permit as of the effective date of the ordinance [from which this article is derived] are subject to the requirements herein.~~

Removed because it is a duplication of Section 4.6.

~~***Section 2. Exemptions***~~

Section 1.3. Exemptions.

~~***Tree protection and replacement requirements shall not be required if the following conditions exist.***~~ ***The terms and provisions of this article shall not apply if the following conditions exist:***

~~***A.1.***~~ *Agricultural* ***Property****.* Property zoned Agricultural (AG) ***District*** and being actively used for agricultural purposes shall be exempt from the requirements ***specified by this article*** ~~***herein.; however, C***~~clear-cutting of land~~***, as defined herein,***~~ ***on property*** zoned Agricultural (AG) ***District*** that is not being actively used for agricultural purposes is prohibited.

~~***B.2.***~~ *Damaged/Diseased Trees.* ***If a certified arborist establishes that the*** ~~***The***~~ tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling ***the tree maybe removed***.

~~***C.3.***~~ ***Residential Property*** ~~***Homeowners***~~*.* The owner of a ~~***residence***~~ ***property with an existing single-family home*** shall be exempt from the tree protection and replacement requirements ***specified by this article*** ~~***of this [article]***~~ as it pertains to that property on which the home is located.

~~***D.4.***~~ *Public Safety.* ***If the City determines that a*** ~~***The***~~ tree ***or trees*** create~~***s***~~ unsafe vision clearance or conflicts with other ordinances or regulations, or the tree ***or trees are*** ~~***is***~~ determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare ***of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance***.

~~***E.5.***~~ *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree ***that*** ~~***which***~~ is found necessary to be removed to reestablish and maintain the utility service.

~~***F.6.***~~ *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this ***article*** ~~***[article]***~~ when establishing distribution and transmission lines. When establishing new utility service, services should ***be*** routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of ***a*** protected ***of feature*** tree~~***s***~~. All right~~***s***~~-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements ~~***in***~~ ***of*** this ***article*** ~~***[article]***~~.

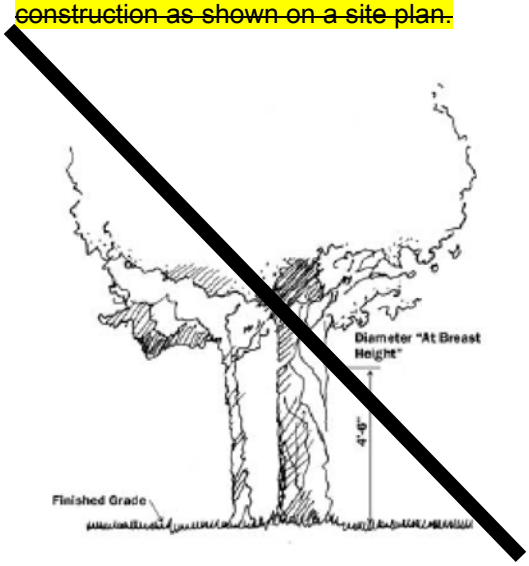
~~***G.7.***~~ *Public Property.* All right~~***s***~~-of-way, easements or similar types of public property maintained by the city shall not be subject to ***the terms and provisions of this article.*** ~~***tree protection or replacement requirements in this [article].***~~

Minor changes made for clarity purposes.

Section ~~***3.***~~ ***2.*** Definitions.

NEW IMAGES

~~*Buildable Area.* That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure, driveway, parking lot, pool and other construction as shown on a site plan.~~



~~*Building Pad.* The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transition.~~

~~*Construction Drawings.* Engineering or architectural drawings which have been prepared by an authorized individual and approved by the authorized authority, that describe in detail by measurements and specifications the method and manner in which a building, structure, utility, street or physical alteration to land or structure is to be accomplished.~~

Critical Root Zone (CRZ). The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than ***a*** one ***(1)*** foot radius for each one ***(1)*** inch DBH.

Clear-Cutting. The removal of all trees or a significant majority of the trees within an area.

Diameter at Breast Height (DBH). The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

Drip Line. A vertical line run***ning*** through the outermost portion of the crown of a tree and extending down to the ground.

Feature Tree. Any ~~***oak, pecan or elm***~~ ***tree -- excluding non-protected trees --*** that has a DBH of ***greater than 25-inches*** ~~***four inches or greater or any tree that has a dbh of 30 inches or greater***~~. Feature Trees may not be removed without approval of the Planning and Zoning Commission. ~~***Feature Trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry.***~~

Limits of Construction. A delineation on the Treescape Plan ~~***which***~~ ***that*** shows the boundary of the area within which all construction activity will occur.

Non-Protected Tree. All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

Primary Protected Tree. Any tree -- excluding non-protected trees and Hackberry and Cedar trees -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

Protective/Temporary Fencing. Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four ***(4)*** foot approximate height. The Director of Planning and Zoning or his***/her*** designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

Replacement Tree. A tree from the ***Reclamation/Tree Preservation*** ~~***replacement tree***~~ list ***contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code*** with a minimum caliper size of three ***(3)*** inches and height of seven ***(7)*** feet. For the purpose of determining size***,*** replacement trees should be measured at ***DBH*** ~~***a point six inches above the ground***~~.

Secondary Protected Tree. Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

Tree. Any self-support***ed*** ~~***ing***~~ woody perennial plant ***that*** ~~***which***~~ will attain a trunk diameter of three ***(3)*** inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one ***(1)*** main stem or trunk and many branches. ~~***It may appear to have stems or trunks as in several varieties of oaks.***~~

~~***Tree, protected. A tree which has a diameter of four inches dbh or larger. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at dbh to one-half the diameter of each additional trunk. Protected or feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry. In addition, Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree.***~~

Broken out above into Primary and Secondary.

~~*Treescape plan. A graphic representation drawn to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of all protected and feature trees and indication of which trees are to be removed and or replaced. The treescape plan should include the following:*~~

1. ~~*Location of all existing or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to property lines.*~~
2. ~~*Setback and yard requirements.*~~
3. ~~*Existing and proposed site elevations, grades, major contour and limits of construction.*~~
4. ~~*Location of existing or proposed utilities and easements.*~~
5. ~~*Location of all protected trees and trees to be removed from the site and the location of all replacement trees.*~~
6. ~~*Columnar listing of all protected trees by species, location key shown on the plat, diameter breast height (dbh), physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.*~~
7. ~~*Title block stating street address, lot and block, subdivision name, and date.*~~
8. ~~*Name, address, and phone number of person preparing the plan.*~~

Moved to Section 3.1 (Formerly Section 4).

Section ~~*4.*~~ *3.* ~~*Plan Review and Approval.*~~ ***Treescape Plan.***

Section 3.1. Treescape.

A Treescape Plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A Treescape Plan shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

1. ***The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.***
2. ***The building setbacks.***
3. ***All existing and proposed site elevations, grades, major contour lines and the limits of construction.***
4. ***The location of all existing or proposed utilities and easements.***
5. ***The location of all protected and feature trees.***
6. ***The location of all trees to be removed from the site and the location of all replacement trees.***
7. ***A spreadsheet indicating all trees by species, location key shown on the Treescape Plan, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.***
8. ***A title block stating street address, lot and block, subdivision name, date and project number.***
9. ***The name, address, and phone number of person preparing the plan and the developer/property owner.***

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a Treescape Plan unless otherwise allowed by this article.

Moved from Section 1, Purpose and Applicability.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, Violations.

Staff may administratively approve any Treescape Plan or letter that does not involve the removal of any protected or feature trees.

Moved from below (i.e. Section 4.3).

Section 3.3. Treescape Plan Application.

All applications for Treescape Plans shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a Treescape Plan conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A Treescape Plan may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Moved from below (i.e. Section 4.2) and reworded for clarity. Staff also removed the reference to a fee as staff currently does not require a fee to review a Treescape Plan.

Section ~~***4.1.***~~ ***3.4.*** ~~***Authority of Review and Approval.***~~ ***Treescape Plan Review Process.***

The Director of Planning ***and Zoning,*** or his***/her*** designee***, shall*** ~~***will***~~ review the Treescape Plan ***and approve the plan per the requirements of this article***, ***or forward any*** ~~***report and make***~~ recommendations to the Planning and Zoning Commission. As part of the Treescape Plan review ***process***, the city has the right to request changes or adjustments in the layout and design of ***a*** ~~***the***~~ development to save ~~***protected and feature***~~ trees. The Planning and Zoning Commission will review and approve or disapprove the Treescape Plan. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Minor changes made for clarity purposes.

~~***Section 4.2. Treescape Plan Application Required/Application Process.***~~

~~***Consideration of a treescape plan shall be obtained by making application to the director of community development or his designee. The application and treescape plan shall be accompanied by a written document indicating the reasons for removal of any protected trees. The required treescape plan will accompany all preliminary plats, final plats, site plans and landscape plans. In those instances where very few protected trees exists on a property, the treescape plan can be incorporated and shown on the preliminary plat, site plan or landscape plan and the fee can be waived at the discretion of the staff.***~~

Moved to Section 3.2.

~~***Section 4.3. No Protected Trees.***~~

~~***For property being platted or site planned, the property owner may submit a letter certifying that there are no protected trees on the property. This letter will be submitted with the understanding that if it is determined that there are protected trees on the property, the violation provisions and fines adopted as part of this [article] will be in full force and effect.***~~

Moved to Section 3.1.

~~***Section 4.4. Appeals.***~~

~~***Decisions of the planning and zoning commission may be appealed to the city council.***~~

Repeat of last sentence in Section 3.3 (old Section 4.1).

Section ~~***4.5.***~~ ***3.5.*** Treescape Plan Expiration.

A Treescape Plan~~***s***~~ shall be valid for two ***(2)*** years ~~***from after***~~ the approval date. ***A*** Treescape Plan~~***s which are that is***~~ approved in conjunction with ***a*** preliminary plat~~***s***~~, final plat~~***s***~~, site plan~~***s***~~, ~~***and***~~/or building permit~~***s***~~ shall be valid for the same amount of time as ~~***those the***~~ corresponding plan~~***s***~~ and~~***/or***~~ permit~~***s***~~.

Section ~~***4.6.***~~ ***3.6.*** ~~***Building Permit.***~~ ***Builder/Contractor Responsibility.***

~~***All builders/contractors should determine if there is an approved treescape plan before work begins on a parcel. The city will verify this statement. No building permit shall be issued unless the applicant signs an application for permit request which states that all construction activities shall meet the requirements of the tree preservation ordinance. Before issuing the building permit, the city shall obtain a signature from applicant acknowledging receipt of the tree preservation ordinance.***~~

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved Treescape Plan prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Statement changed to reflect current practice and to provide clarity.

Section ~~***5. 4.***~~ Tree Removal Permit.

~~***Section 5.1. Tree Removal Permit.***~~

Once a Treescape Plan ***has been*** ~~***is***~~ approved ***for a property***, a *Tree Removal Permit* will be required ***to remove any tree(s).*** ~~***under the following conditions:***~~

~~***A. If it is determined by the property owner that a protected tree needs to be removed; except as covered in section 2.C, Exemptions.***~~
~~***B. An addition to an existing nonresidential structure requires that a protected tree be removed.***~~

Tree Removal Permits ~~***will***~~ ***may*** be approved administratively by the Director of Planning and Zoning or ~~***a***~~ ***his/her*** designee***, or forwarded on to the Planning and Zoning Commission for approval***. Feature trees may not be removed without ***the*** approval of the Planning and Zoning Commission. All trees removed through this process will require ***mitigation in accordance with the Sections contained in this article*** ~~***replacement as described in section 6 below***~~.

Section ~~***6. 5.***~~ Tree ~~***Replacement and Planting Requirements.***~~ ***Mitigation Requirements.***

~~***If it is necessary to remove protected or feature tree(s), the applicant as condition of approval will be required to replace the tree(s) being removed with trees selected from the list of approved trees on the replacement tree list. Replacement trees must be a minimum of three caliper inches measured six inches above the root ball when planted. The following replacement rules apply:***~~

~~***A. Protected tree(s) measuring four inches through 29 inches dbh shall be replaced with caliper inches equal to the total diameters of the tree(s) removed, except as shown in item F below.***~~
~~***B. Protected feature tree(s) (30 inches dbh and larger) if approved for removal will be replaced with twice the number of inches as the tree(s) removed.***~~
~~***C. The replacement tree must be maintained in a healthy growing condition for a minimum of two years after planting.***~~
~~***D. A replacement tree shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines.***~~
~~***E. No tree shall be planted within five feet of a fire hydrant, water or sewer line.***~~
~~***F. Hackberry and Cedar trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed. Protected or feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry. In addition, Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree.***~~

Restated below. Sections C, D, & E were moved to Section 6 (Formerly Section 8) below.

If a Treescape Plan or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. Primary Protected Trees. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
2. Secondary Protected Trees. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed).
3. Featured Trees. Featured trees (i.e. all trees greater than 25-inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).

4. Non-Protected Tree. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. Tree Preservation Credits. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit).

6. Mitigation Balance. The Total Mitigation Balance (i.e. mitigation balance – tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:

(a) The developer/property owner can provide the required number of trees -- three (3) inch caliper DBH minimum -- on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements).

(b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- three (3) inch caliper DBH minimum -- to offset the total mitigation balance (e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.

(c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches). These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

(d) Trees required by Article VIII, Landscape Standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. Alternative Tree Mitigation Plans. In certain cases, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an Alternative Tree Mitigation Plan where, due to hardship, the applicant is unable to meet the requirements of this article.

Combination of former Sections 6 & 7 for the purpose of simplifying the requirements. Changed Protect Tree Maximums to 25-inches as opposed to 29-inches and made all trees over 25-inches featured trees. Also adjusted the tree preservation credits to 25-inches. The purpose of this change is to take away the confusion about requirements for protected trees, feature trees and tree preservation credits and to create a uniform standard. Staff also added categories of protected trees (i.e. primary and secondary) to better distinguish between mitigation requirements. Staff clarified what the options are to satisfy mitigation based on current policy. Finally, staff added the ability for applicants to request alternate tree mitigation plans.

Formula 1: Total Mitigation Balance

$(FT \times 2.0) + (PPT \times 1.0) + (SPT \times 0.5) = MB$
$MB \times 20\% = ETPC$
$TPC = \sum (\text{Where } n = ETPC \ \& \ i = 0)\ x_i = x_1 + x_2 + x_3 \ldots x_n$
$MB - TPC = TMB$

Whereas:
FT = Inches of Featured Trees Being Removed
PPT = Inches of Primary Protected Tree Being Removed
SPT = Inches of Secondary Protect Trees Being Removed
MB = Mitigation Balance
ETPC = Eligible Tree Preservation Credit
TPC = Tree Preservation Credit
TMB = Total Mitigation Balance

~~Section 7. Tree Replacement Credits.~~

~~*Tree replacement credits may be granted to reduce the number of replacement inches required. The following guidelines apply.*~~

~~*A. Preservation credits. Each saved oak (any type), pecan or elm tree(s) 24 inches dbh or greater will earn a credit. The maximum credit under this provision is 20 percent of the total replacement inches in the development.*~~

~~*B. Locations for planting replacement trees. The preferred location for the planting of replacement trees is the development from which trees were removed. However, if the site is too small to accommodate the number of replacement trees required, credits can be earned for trees planted elsewhere within the corporate city limits. Credit on an inch-per-inch basis will be granted for trees planted in parks, medians, street rights-of-way, or other areas determined by the parks and recreation department. The location shall be within one mile of the area where the trees are being removed.*~~

~~*C. Purchase of credits. Tree replacement credits not exceeding 20 percent of the total replacement inches can also be purchased. Payments of $125.00 per caliper inch may be paid to the City of Rockwall Tree Fund. Funds will be used for the planting of trees, but not limited to city parks, medians, and along street rights-of-way more than one mile from the area where the trees are being removed. Replacement credits purchased in a private community development with no public streets or parks can be used for the planting of trees elsewhere in that development.*~~

~~*D. Types of trees. Replacement trees shall be selected from the following list and shall be a minimum of three caliper inches as measured six inches above the root ball.*~~

~~*Canopy Trees*~~

1. ~~*Afghan Pine.*~~
2. ~~*Bald Cypress.*~~
3. ~~*Burr Oak.*~~
4. ~~*Caddo Maple.*~~
5. ~~*Cedar Elm.*~~
6. ~~*Chinquapin Oak.*~~
7. ~~*Eastern Red Cedar.*~~
8. ~~*Homestead Elm.*~~
9. ~~*Lace Bark Elm.*~~
10. ~~*Leyland Cypress.*~~
11. ~~*Little Gem Magnolia.*~~
12. ~~*Live Oak.*~~
13. ~~*October Glory Maple.*~~
14. ~~*Pecan.*~~
15. ~~*Red Oak.*~~
16. ~~*Texas Ash.*~~
17. ~~*Texas Red Oak.*~~

~~*Accent Trees*~~

1. ~~*Desert Willow.*~~
2. ~~*Downy Hawthorn.*~~
3. ~~*Eastern Redbud.*~~
4. ~~*Eve's Necklace.*~~
5. ~~*Mexican Buckeye.*~~
6. ~~*Possumhaw Holly.*~~
7. ~~*Shantung Maple.*~~
8. ~~*Yaupon Holly.*~~

~~*(Ord. No. 15-32, § 3, 12-7-2015)*~~

Combined into Section 5 (Formerly Section 6). Sections B & D were moved to Section 6 (Formerly Section 8) below.

Section ~~*8.*~~ ***6.*** Tree ***Planting and*** Transplanting ***Requirements***.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. ***All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.***
2. ***Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.***
3. ***Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', Landscape Guidelines and Requirements, of the Unified Development Code.***
4. ***All replacement trees shall be a minimum of three (3) caliper inches DBH.***

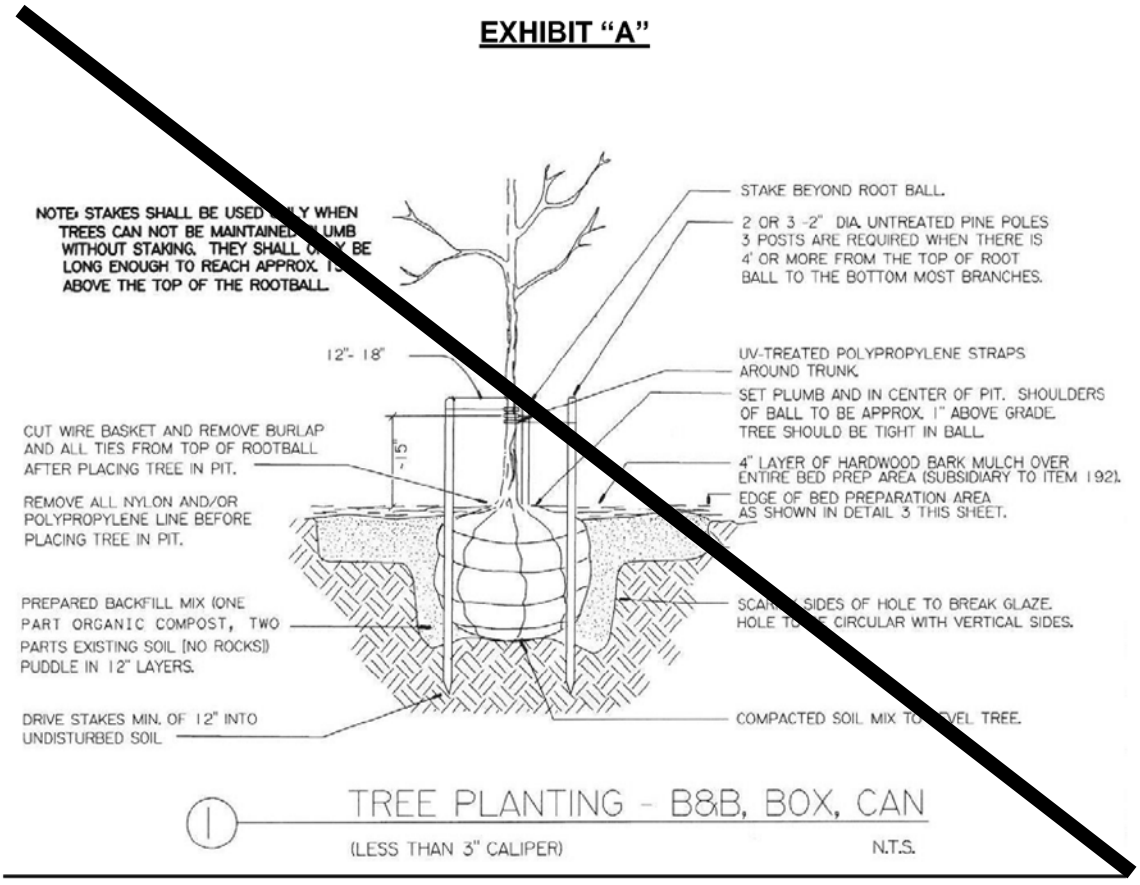
Section 6.2. Transplanting Trees.

~~***Existing trees of the variety listed in section 7.D above can be transplanted to meet the replacement requirements under the following conditions.***~~

All trees conforming to the species permitted in the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', Landscape Guidelines and Requirements, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

~~***1. Trees of at least three caliper inches but not exceeding six inches dbh are eligible for transplanting.***~~
1. ***All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.***
2. ***All t***ransplanted trees must survive and be ***maintained*** in a healthy condition for a ***minimum*** ~~***period***~~ of two **(2)** years ***from the date of transplanting***. The developer***/property owner*** who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

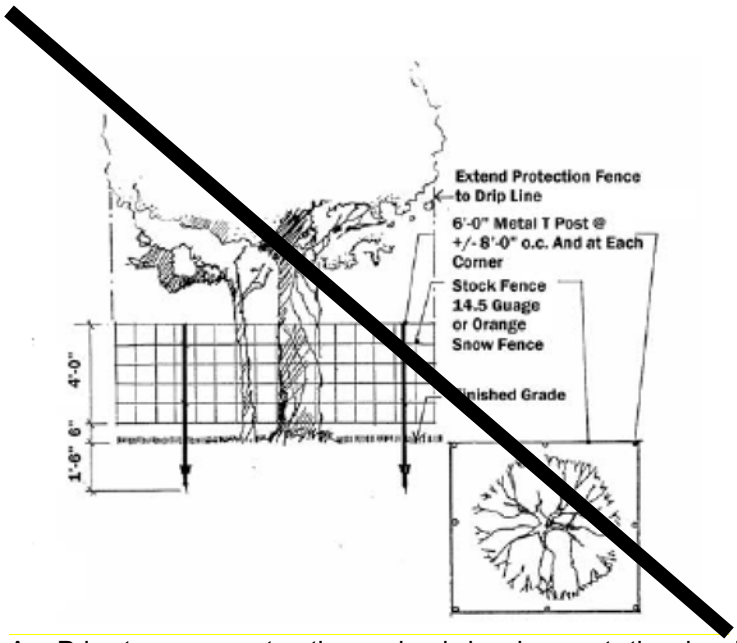
EXHIBIT "A"



(Ord. No. 13-24, § 1, 8-5-2013)

Section ~~***9. 7.***~~ Tree Protection ~~***Prior To and***~~ During Construction.

Section ~~***9. 7.***~~1. Tree Protection.



A. Prior to any construction or land development, the developer shall ***clearly*** mark ***all protected and feature trees*** with an aluminum tag ~~***which indicates***~~ ***-- indicating the trees its*** relationship to the Treescape Plan ~~***--***~~ and ~~***clearly***~~ flag ~~***with***~~ ***(i.e.*** bright fluorescent red vinyl tape***)*** ~~***all protected trees***~~. The red tape should be wrapped around the main trunk of the protected ***and/or feature*** tree at a height of approximately five **(5)** feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

B. ***The developer or p***roperty owner shall be responsible for ~~***protecting***~~ ***preserving all protected and*** feature trees ***during construction. This includes hiring*** ~~***including the use of***~~ an arborist, ***if*** ~~***as***~~ necessary.

Section ~~***9.***~~ ***7.***2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected ***or featured*** tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of a***ny*** ~~***protected***~~ tree ***scheduled to be preserved on an approve Treescape Plan***. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section ~~***9.***~~ ***7.***3. Signs.

No signs, wire or other attachments shall be ~~***attached***~~ ***affixed*** to ~~***the***~~ ***any*** ~~***protected***~~ tree~~***s***~~ ***scheduled to be preserved on an approve Treescape Plan.***

Section ~~***9.***~~ ***7.***4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of a***ny*** ~~***protected***~~ tree ~~***other than on an***~~ ***unless on*** existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section ~~***9.***~~ ***7.***5. Grade.

No grade change in excess of two ***(2)*** inches shall be allowed within the drip line of any protected ***or featured*** tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two ***[2]*** inches or greater) within the critical root zone of a protected ***or featured*** tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section ~~***9.***~~ ***7.***6. Tree Flagging.

At the time of submittal of ~~***the***~~ ***a*** Treescape Plan all protected trees ***or feature trees*** should be marked with an aluminum tag which indicates its relationship to the Treescape Plan, and clearly flagged with bright fluorescent

red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four ***(4)*** feet so that the tape is clearly visible.

Section ~~***9. 7.***~~7. Boring.

Boring of utilities under protected ***or feature*** trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected ***or feature*** tree. When required, the length of the bore shall be the width of the critical root zone plus two ***(2)*** feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section ~~***9. 7.***~~8. Damage.

Any physical damage to a tree ***being*** preserved for ***a tree*** credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section ~~***10. 8.***~~ Tree Pruning.

Section ~~***10. 8.***~~1. General.

No protected ***or featured*** tree shall be pruned in a manner~~***, which***~~ ***that would*** significantly disfigure~~***s***~~ the tree, or in ***a*** ~~***any***~~ manner ~~***which***~~ ***that*** would ~~***reasonably***~~ lead to the death of the tree.

Section ~~***10. 8.***~~2. ~~***Permit Requirement.***~~ ***Pruning by Utility Companies.***

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit. ~~***Utility companies shall inform the city of their routine pruning schedules and are encouraged to prune trees in accordance with the National Arborist Association standards for pruning shade trees.***~~

Utility companies are not required to contact the City prior to pruning trees.

Section ~~***10. 8.***~~3. Allowed Pruning.

A protected ***or featured*** tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected ***or featured*** trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree ***or lead to the death of the tree***.

~~***Section 10.4. Required Pruning.***~~

~~***The owner of all trees adjacent to public rights-of-way shall be required to maintain a minimum clearance of 12 feet above the traveled pavement or curb of a public street. The city shall also have the right to prune trees overhanging the public rights-of-way as necessary to preserve public safety. Trees shall be pruned to allow signs to be seen.***~~

Duplicated in Section 36-1.(f), Chapter 36, Streets, Sidewalks, and Public Places, of the Municipal Code of Ordinances.

Section ~~***11. 9.***~~ Tree Fund.

Section ~~***11. 9.***~~1. ~~***Tree Fund***~~ Administration ***of the Tree Fund***.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (including the equipment or labor necessary to install the plant materials) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section ~~11.~~ 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a~~ny construction or~~ building permit and/or prior to the filing of a Final Plat.

Section ~~12.~~ 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article ~~[article]~~ shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. ~~A separate offense shall be deemed committed on each day during which a violation occurs.~~ The unlawful damage, destruction or removal of each ~~protected~~ tree shall be considered a separate incident and each ~~incident~~ offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article ~~[article]~~ have been paid to the city.

PROPOSED CHANGES TO:

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the constructions process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.
7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.

9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

If a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. Primary Protected Trees. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. Secondary Protected Trees. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. Featured Trees. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. Non-Protected Tree. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. Tree Preservation Credits. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. Mitigation Balance. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

   (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).
   (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
   (c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.
   (d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. Alternative Tree Mitigation Plans. In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Plan where, due to hardship, the applicant is unable to meet the requirements of this article.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.

3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape Plan* -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.
2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section 8. Tree Pruning.

Section 8.1. General.

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

City of Rockwall

Project Plan Review History

Project Number	Z2017-055	**Owner**	ROCKWALL RENTAL PROPERTIES LP	**Applied**	10/18/2017 LM
Project Name	Amended PD Development Plan (PD-32)	**Applicant**	PEGASUS ABLON PROPERTIES, LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	10/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
LAKE RAY HUBBARD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR - ROCKWALL, THE	7	A	7	3809-000A-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	10/18/2017	10/25/2017				
FIRE	Ariana Hargrove	10/18/2017	10/25/2017				
PLANNING	Ryan Miller	10/18/2017	10/25/2017	10/19/2017	1	APPROVED	See Comments

Z2017-055 (Amended PD Development Plan [PD-32]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, and located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-055) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on October 24, 2017.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on November 7, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2017 Planning & Zoning Meeting.
I.6 The projected City Council dates for this case are project to be: 1) November 20, 2017 [1st Reading], and 2) December 4, 2017 [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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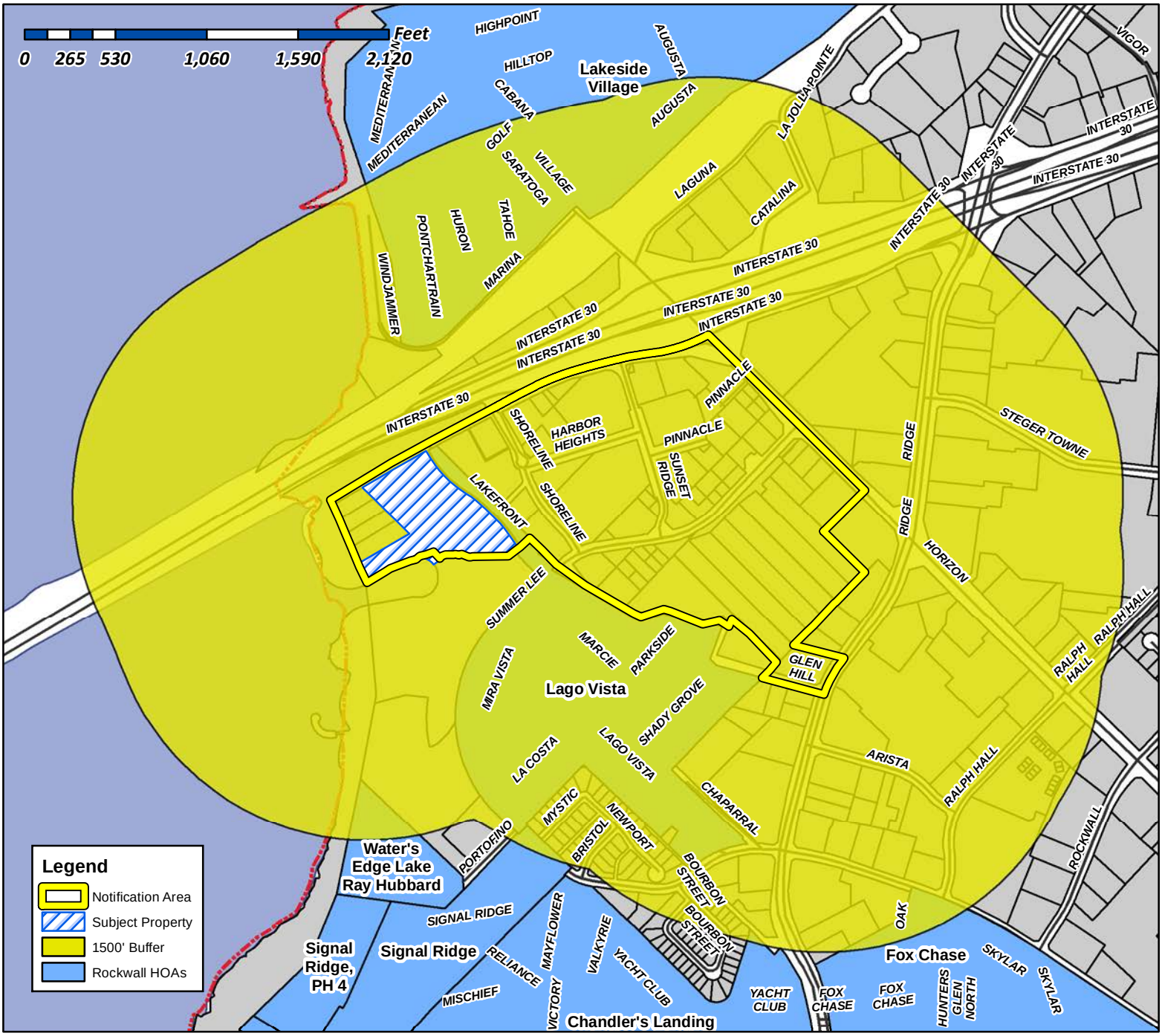
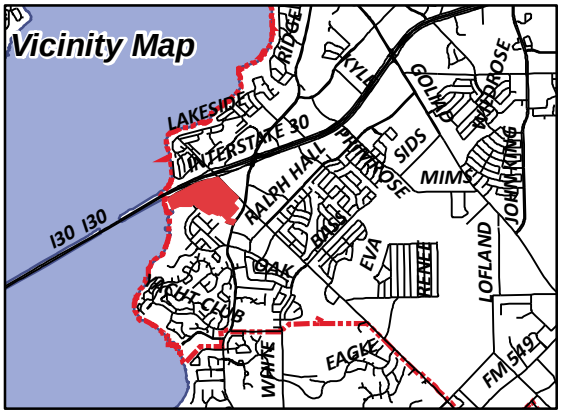


Case Number: Z2017-055
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: PD-32
Case Address: Southwest Corner of the intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: *10/19/2017*

For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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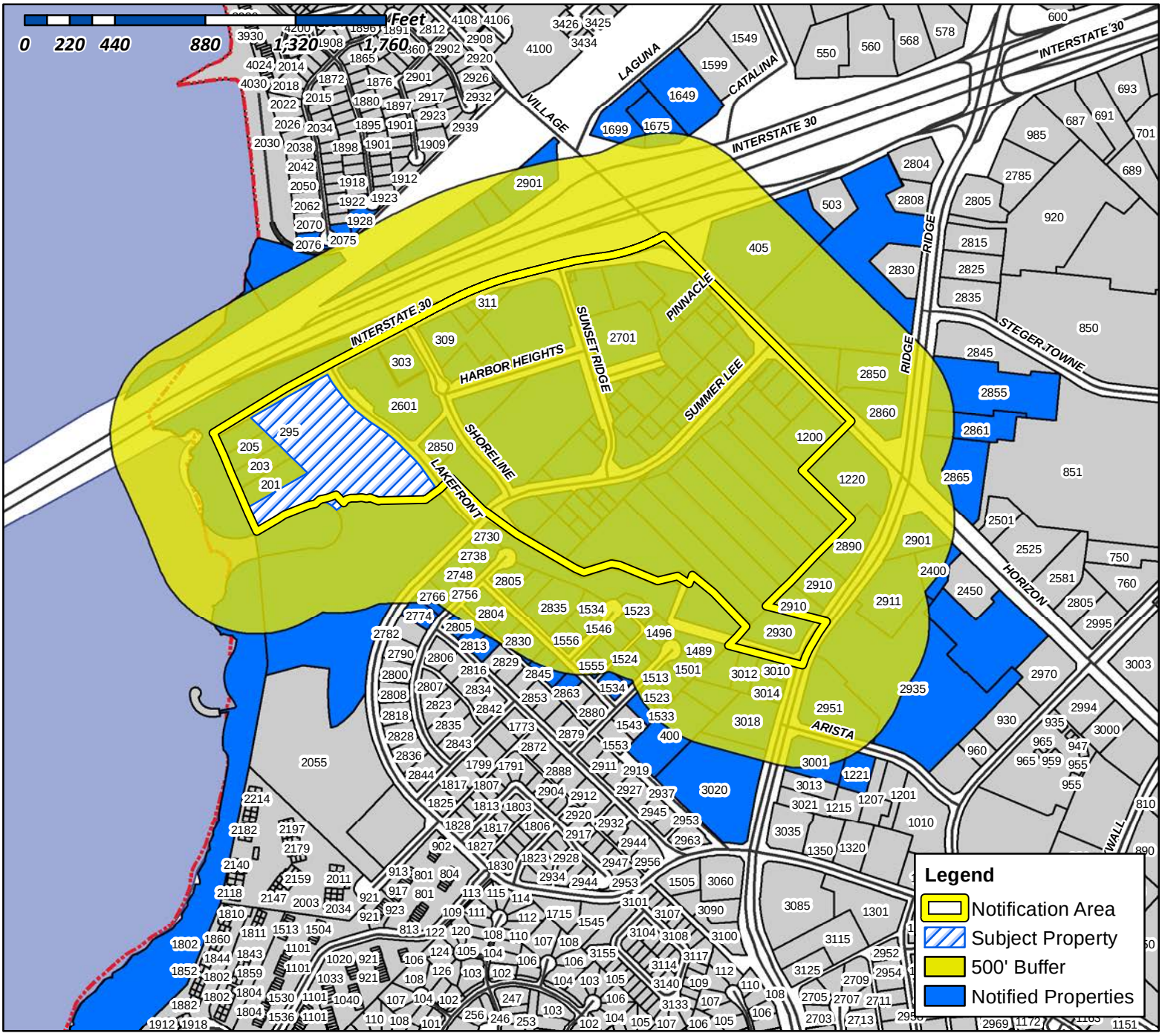

Case Number: Z2017-055
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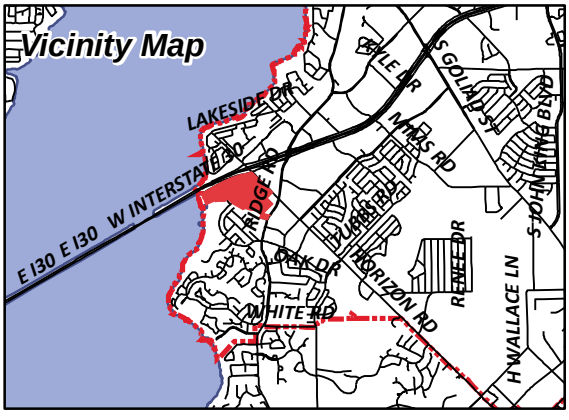

FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TX 75231

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

WIESENDANGER CHRISTIAN AND KORIN GARNER-
14644 SUNNY WATERS LN
DELRAY BEACH, FL 33484

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

LANDRY'S RESTAURANTS INC
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 PARKSIDE CIR
ROCKWALL, TX 75032

LYON TERENCE A AND LINDA E
1533 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1675 LAGUNA DR
ROCKWALL, TX 75032

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY SUITE 1100
DALLAS, TX 75201

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 EAST INTERSTATE 30
ROCKWALL, TX 75032

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75032

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

EMERIROCK LLC
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

WANG LIN YU
C/O DAVID STUBBLEFIELD 709B WEST RUK #520
ROCKWALL, TX 75087

M & S MCGRATH TRUST AND MARY P MCGRATH TRUST
C/O FAUSSET NEELY INC 199 FIGUEROA ST THIRD FLOOR
VENTURA, CA 93001

GLEN HILLS CEMETERY
C/O INEZ GIBSON 5827 WINDING WOODS TRAIL
DALLAS, TX 75227

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

BRANCH BANKING AND TRUST COMPANY
PO BOX 167
WINSTON SALEM, NC 27102

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

From:	Kevin Hickman
To:	Miller, Ryan
Subject:	Harbor Land
Date:	Wednesday, October 18, 2017 1:09:37 PM
Attachments:	pab-logode2e97 housee0af77 Harbor site plan 450 units.pdf Lot 9 Plat.pdf

---

Ryan,

Thank you for your time this morning. As we discussed, we have a portion of Lot 9, Block A Harbor-Rockwall Addition and all of the 1.225 acre lot identified on the plate as Rockwall Rental Properties L.P. under contract, see attached plat for reference. The Seller is retaining a portion of the Lot 9 and retaining the rights to develop 75 condo units on that parcel (the finger piece on the site plan that fronts the fountain as noted as 3-story mixed use above parking podium).

Since the Seller is retaining 75 units, that leaves only 324 units for the remaining land and we would like to make the request to increase our unit count from 324 units to 375 units to maximize the area and allow us to build the public parking garage as noted on the site plan.

While the site plan notes 4-story dwelling units and even references mixed-use, we will likely have to increase the larger project to 5 stories and I am not sure the 3-story will be mixed-use. Do I need to revise the plan to remove these details for the Planned Development approval process?

Please review and let me know if you need any additional information.

Thank you.

Kevin Hickman
Senior Vice President of Multifamily and Retail

PegasusAblon pegasusablon.com

P (214) 389-6901 // F (214) 871-2799 // M (214) 549-3873
O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

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Click to read full disclaimer.

I-30

EXISTING SIGN

GARAGE ENTRY

TRASH

4 STORY DWELLING UNITS @ 450 EL.

PARKING GARAGE
100 P/L X 5L = 500P

GARAGE ENTRY

375 Condo Units

LANDSCAPE COURTYARD

4 STORY DWELLING UNITS @ 460 EL.

CLUB/LEASING
1ST & 2ND FLOORS

LANDSCAPE COURTYARD

POOL COURT & AMENITIES

GARAGE ENTRY

FIRE LANE TURN AROUND

4 STORY DWELLING UNITS @ 460 EL.

50' PEDESTRIAN WAY (EMERGENCY FIRE ACCESS)

PARKING GARAGE
90 P/L X 2L = 180P
COMPENSATE EXISTING PARKING

ROOFTOP DECK
4TH FLOOR

GARAGE ENTRY
@ 440 EL.

3 STORY MIXED-USE
ABOVE PARKING PODIUM

GARAGE ENTRY

75 Condo Units

SCALE 1"=60'-0"

0' 60' 120'

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HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN

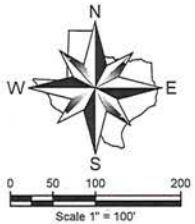
ROCKWALL, TEXAS

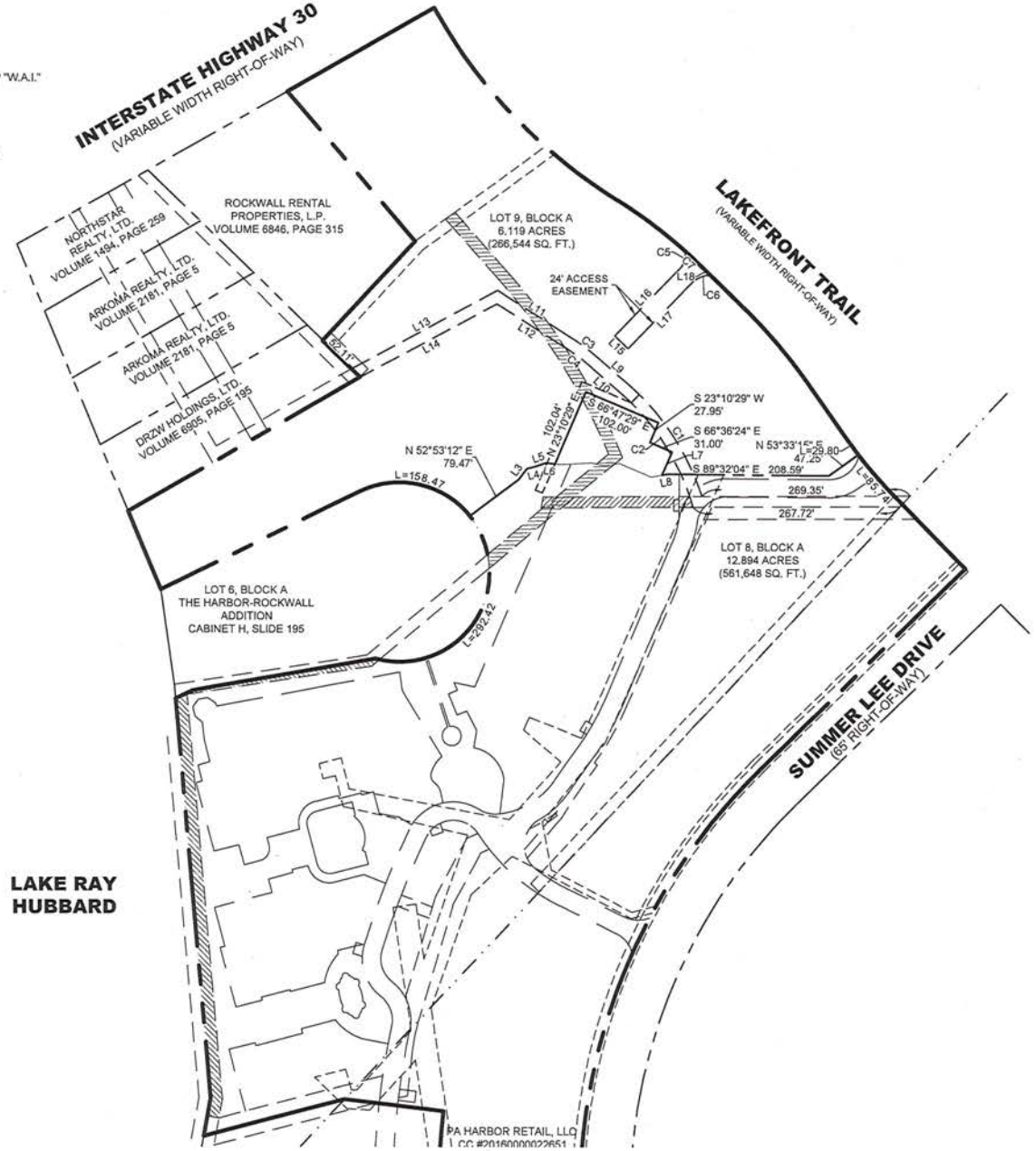
BGO architects

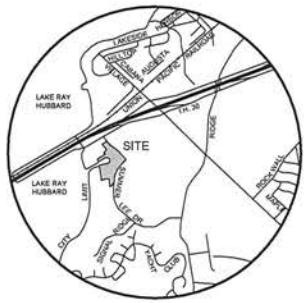
17126
02.16.2017
PegasusAblon

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE







VICINITY MAP
NOT TO SCALE

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 5)
PA Harbor Retail, LLC
8222 Douglas Avenue
Suite 390
Dallas, Texas 75225
Phone: 214-389-6195

OWNER: (Lot 7)
Rockwall Rental Properties, LP
1608 West Moore, Drawer B
Terrell, Texas 75160
Phone: 972-210-3311

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
BEING A REPLAT OF LOTS 5 and 7, BLOCK A, HARBOR-ROCKWALL
BEING 19.013 ACRES OUT OF THE
E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-004

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7094 FAX
Texas Engineers Registration No. 53
Texas Surveyors Registration No. 100805-00

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E. TEAL, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PA HARBOR RETAIL, LLC
8222 DOUGLAS AVENUE, SUITE 390
ROCKWALL COUNTY, TEXAS

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
19.013 ACRES

Date : 01.06.17
Scale : 1" = 100'
File : 59809-PPLT
Project No. : 59809.00

SHEET 1 OF 4

G:\59809\SURVEY\Plats\59809-PPLT.dwg

CITY OF ROCKWALL

ORDINANCE NO. 13-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 11-43, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 10-21] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 12.72-ACRES FOR PROPERTY IDENTIFIED AS TRACTS 16 & 16-1, M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; LOT 7, BLOCK A, THE HARBOR-ROCKWALL ADDITION; LOT 1-1, BLOCK A, HENRY AFRICA SUBDIVISION ADDITION; AND LOT 3A, BLOCK A, SHORELINE PLAZA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Russell Phillips on behalf of Randall Noe with Rockwall Rental Properties, L.P., for a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) on an approximately 12.72-acre tract of land identified as Tracts 16 & 16-1, M. J. Barksdale Survey, Abstract No. 11; Lot 7, Block A, The Harbor-Rockwall Addition; Lot 1-1, Block A, Shoreline Plaza Addition; and Lot 3A, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas; and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Ordinance No. 11-43, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plan approved with Ordinance No. 11-43 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in Exhibit 'B' of this ordinance, attached hereto and

incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Development of this property shall generally conform to the *Zoning Exhibit* depicted in *Exhibit 'B'* of this ordinance;

2) Future submittals shall conform to all requirements stipulated in Planned Development District 32 (PD-32) as specified in Ordinance No. 10-21 [*as amended*], with the exception of the modifications stipulated in this ordinance, specifically with regard to the following requirements concerning street types:

    a. Lakefront Trail (i.e. the north/south public road connecting Interstate Highway 30 to Summer Lee) shall be designed and constructed in accordance with the *Street Type 'E'* standards stipulated in Ordinance No. 10-21 and outlined in the draft ordinance, and

    b. Harbor Heights Drive (i.e. the east/west public road connecting Lakefront Trail and Shoreline Circle) shall be designed and constructed in accordance with the *Street Type 'D_1'* standards stipulated in *Exhibit 'C'* of this ordinance.

3) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the three (3) affected subdistricts (i.e. the Harbor Residential Subdistrict, the Freeway Frontage Subdistrict and the Harbor Link Mixed-Use Subdistrict) shall conform to the Harbor District Guidelines (Resolution 10-40 [*Exhibit 'A'*]), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a Pedestrian Access Easement to be shown of the final plat; and

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support their use.

Section 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17th DAY OF JUNE, 2013.

David Sweet, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *June 3, 2013*

2nd Reading: *June 17, 2013*

Exhibit 'A':
Legal Description

Tract 1 (2.96-Acres): Lot 1-1, Block A, Henry Africa Addition & Lot 3A, Block A, Shoreline Plaza Addition

LEGAL DESCRIPTION

BEING a tract of land situated in the M.J. Berkedale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being all of multiple tracts conveyed to Bob L. Clements as recorded in Volume 5203, Page 230, Volume 5203, Page 237, Volume 4116, Page 218, Volume 0833, Page 214 of the deed records of Rockwall County, Texas and also being part of Lot 3 Block A of Shoreline Plaza Addition as recorded in Cabinet D, Page 285 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "x" set in concrete on the Southwest right of way line of Interstate Highway No. 30 (a variable width right of way) at the Northeast corner of said Bob L. Clements tract as recorded in Volume 5203, Page 230 of said Deed Records;

THENCE North 58 degrees 58 minutes 27 seconds East, along the south right of way line of Interstate Highway No. 30 and the North line of said Bob L. Clements tract a distance of 35.41 feet to a 1/2" iron rod found at the Northeast corner of of said Bob L. Clements tract recorded in Volume 4116, Page 218 also being the Northeast corner of Bob L. Clements tract recorded in Volume 0833, Page 214 of said Deed Records, said point being the beginning of a curve to the right whose radius is 11,309.20 feet and whose long chord bears North 82 degrees 18 minutes 25 seconds East, 207.71 feet;

THENCE along said curve to the right and along the South right of way line of said Interstate Highway No. 30 a central angle of 01 degrees 03 minutes 08 seconds, an arc length of 207.71 feet to a 1/2" iron rod set with cap stamped DAI;

THENCE, South 28 degrees 53 minutes 27 seconds East leaving the South right of way line of Interstate Highway No. 30, a distance of 213.38 feet to a 1/2" iron rod set with cap stamped DAI;

THENCE North 60 degrees 52 minutes 06 seconds East, a distance of 157.82 feet to a 1/2" iron rod set with cap stamped DAI on the Westerly line of Lakefront Trail (a 70 feet right of way) said point also being located in a Southerly direction along a curve to the left on having a radius of 1,265.31 feet an arc distance of 17.64 feet from the Southeast corner of Lot 2 Block A of aforesaid Shoreline Plaza Addition, said point being on a curve to the left whose long chord bears South 26 degrees 48 minutes 05 seconds East, 85.33 feet;

Thence along said curve to the left and along the Westerly right of way line of of Lakefront Trail a central angle of 02 degrees 54 minutes 44 seconds, an arc length of 85.33 feet to a 1/2" iron rod found at the beginning of a curve to the left whose radius is 50.00 feet and whose long chord bears South 23 degrees 34 minutes 57 seconds East, 70.19 feet;

Thence along said curve to the left and along the Westerly right of way line of Lakefront Trail a central angle of 89 degrees 08 minutes 27 seconds, an arc length of 77.80 feet to an "x" set in concrete at the beginning of a curve to the left whose radius bears 778.60 feet and whose long chord bears South 20 degrees 40 minutes 38 seconds East, 106.69 feet;

Thence along said curve to the left and along the Westerly right of way line of Lakefront Trail a central angle of 07 degrees 50 minutes 40 seconds, an arc length of 106.78 feet to a 1/2" iron rod set with cap stamped DAI at the Northeast corner of Lot 5 Block A, Replat of Shoreline Plaza Addition as recorded in Cabinet G, Page 111 of the Plat Records of Rockwall County, Texas;

Thence South 44 degrees 12 minutes 54 seconds West along the North line of said Lot 5 Block A, a distance of 224.88 feet to an "x" set in concrete at the Southwest corner of Bob L. Clements tract recorded in Volume 5203, Page 237 of said Deed Records;

Thence North 45 degrees 32 minutes 52 seconds West along the Westerly line of said Bob L. Clements tract recorded in Volume 5203, Page 237, a distance of 79.64 feet to an Mag Nail set in concrete at the beginning of a curve to the left whose radius bears 645.54 feet and whose long chord bears North 51 degrees 50 minutes 57 seconds West, 142.48 feet;

Thence along said curve to the left a central angle of 12 degrees 40 minutes 19 seconds, an arc length of 142.77 feet to an "x" set in concrete at the beginning of a curve to the right whose radius bears 848.21 feet and whose long chord bears North 45 degrees 52 minutes 50 seconds West, 318.55 feet;

Thence along said curve to the right a central angle of 28 degrees 28 minutes 01 seconds, an arc length of 322.90 feet to an "x" set in concrete on the Westerly line of a tract to Bob L. Clements recorded in Volume 5203, Page 230 of said Deed Records;

Thence North 28 degrees 38 minutes 51 seconds West along said Bob L. Clements Westerly line a distance of 6.18 feet to the POINT OF BEGINNING and containing 2.9674 acres of land, more or less.

Exhibit 'A':
Legal Description

Tract 2 (8.5-Acres): Tracts 12, 12-1 & 16-1, Abstract 11, M. J. Barksdale Survey

LEGAL DESCRIPTION

PART of the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, Rockwall County, Texas, and embracing all of a tract of land described in the deed to Marlah Bay Development, Inc. recorded in Volume 2151, Page 130 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the southeast line of I. H. 30, a variable width right-of-way, with the southwest line of Lakefront Trail, a variable width right-of-way;

THENCE South 29 degrees 38 minutes 53 seconds East, along the southwest line of said Lakefront Trail, a distance of 10.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the left, having a radius of 680.00 feet, a central angle of 28 degrees 28 minutes 29 seconds, a chord which bears South 43 degrees 53 minutes 06 seconds East at a distance of 334.48 feet, and an arc length of 337.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the right, having a radius of 620.00 feet, a central angle of 12 degrees 35 minutes 07 seconds, a chord which bears South 51 degrees 49 minutes 48 seconds East at a distance of 135.91 feet, and an arc length of 136.19 feet to an "X" cut set at the end of said curve to the right;

THENCE South 45 degrees 32 minutes 14 seconds East, along the southwest line of said Lakefront Trail, a distance of 84.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the right, having a radius of 620.00 feet, a central angle of 10 degrees 41 minutes 10 seconds, a chord which bears South 40 degrees 11 minutes 40 seconds East at a distance of 115.47 feet, and an arc length of 115.63 feet to a 1/2 inch iron rod found at the end of said curve to the right;

THENCE South 34 degrees 51 minutes 05 seconds East, along the southwest line of said Lakefront Trail, a distance of 89.41 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the left, having a radius of 680.00 feet, a central angle of 02 degrees 30 minutes 44 seconds, a chord which bears South 36 degrees 06 minutes 26 seconds East at a distance of 29.81 feet, and an arc length of 29.82 feet to an "X" cut found for the northeast corner of The Harbor-Rockwall, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet F, Slide 183 of the Plat Records of Rockwall County, Texas;

THENCE South 53 degrees 37 minutes 14 seconds West, departing the southwest line of said Lakefront Trail and along the north line of said The Harbor-Rockwall addition, a distance of 47.25 feet to an "X" cut found for corner;

THENCE North 89 degrees 33 minutes 05 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 209.16 feet to a 5/8 inch iron rod found for corner;

THENCE South 78 degrees 06 minutes 40 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 20.72 feet to a 5/8 inch iron rod found for corner;

THENCE North 66 degrees 23 minutes 18 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 45.00 feet to a 5/8 inch iron rod found for corner;

THENCE South 80 degrees 58 minutes 47 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 19.85 feet to a 5/8 inch iron rod found for corner;

THENCE North 77 degrees 04 minutes 50 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.50 feet to a 5/8 inch iron rod found for corner;

THENCE South 85 degrees 11 minutes 31 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 22.15 feet to an "X" cut found for corner;

THENCE South 87 degrees 31 minutes 10 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 18.75 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 32 minutes 16 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.58 feet to a 5/8 inch iron rod found for corner;

THENCE South 68 degrees 51 minutes 13 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 13.20 feet to a 5/8 inch iron rod found for corner;

THENCE South 75 degrees 07 minutes 26 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 12.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 36 degrees 31 minutes 05 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.64 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 02 degrees 59 minutes 22 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 38.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 48 degrees 52 minutes 49 seconds East, along the north line of said The Harbor-Rockwall addition, a distance of 18.61 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 17 degrees 08 minutes 00 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 87.38 feet to an "X" cut found for corner;

Exhibit 'A':
Legal Description

Tract 2 (8.5-Acres): Tracts 12, 12-1 & 16-1, Abstract 11, M. J. Barksdale Survey

THENCE South 60 degrees 54 minutes 03 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 162.25 feet to an "X" cut found for corner;

THENCE South 73 degrees 43 minutes 56 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 67.56 feet to a 5/8 inch iron rod found for corner;

THENCE South 74 degrees 42 minutes 54 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 63.28 feet to an "X" cut found for corner;

THENCE South 80 degrees 10 minutes 12 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 142.24 feet to an "X" cut found for corner;

THENCE South 64 degrees 38 minutes 57 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 24.61 feet to an "X" cut found in the Lake Ray Hubbard lake line for corner;

THENCE North 04 degrees 52 minutes 35 seconds West, along said Lake Ray Hubbard lake line, a distance of 17.69 feet to a point for corner;

THENCE North 08 degrees 06 minutes 53 seconds West, along said Lake Ray Hubbard lake line, a distance of 124.36 feet to a 1/2 inch iron rod found for corner;

THENCE North 22 degrees 26 minutes 54 seconds West, along said Lake Ray Hubbard lake line, at a distance of 12.47 feet pass the former southwest corner of the replat of Lot 4, Block A of Rockwall Harbor Phase One, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet C, Slide 67 of said Plat Records, part of which vacated by plat recorded in Cabinet D, Slide 85 of said Plat Records and continuing for a total distance of 109.69 feet to a 1/2 inch iron rod found for the new southwest corner said Lot 4, Block A;

THENCE North 59 degrees 46 minutes 54 seconds East, along the south line of said Lot 4, Block A, a distance of 346.78 feet to a 1/2 inch iron rod found for the east corner of said Lot 4, Block A;

THENCE North 45 degrees 35 minutes 28 seconds West, along the east line of said Lot 4, Block A, a distance of 67.69 feet to a 1/2 inch iron rod found for a northwest corner of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the southwest corner of a tract of land described in the deed to Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127 of said Deed Records;

THENCE North 42 degrees 51 minutes 58 seconds East, along a northline of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the south line of said Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127, a distance of 176.29 feet to a 1/2 inch iron rod found for corner;

THENCE North 40 degrees 11 minutes 25 seconds West, along the east line of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the east line of Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127, a distance of 255.20 feet to a 1/2 inch iron rod found in the southeast line of said I. H. 30 for the northwest corner of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the northeast corner of said Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127;

THENCE North 50 degrees 21 minutes 07 seconds East, along the southeast line of said I. H. 30 and the northerly line of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130, a distance of 218.66 feet to the Point of Beginning and containing 354,547 square feet or 8.139 acres of land, more or less.

Exhibit 'A':
Legal Description

Tract 3 (1.225-Acres): Tract 16, Abstract 11, M. J. Barksdale Survey

BEING A TRACT OF LAND SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A 1.225 ACRE TRACT OUT OF A 55.20 ACRE TRACT AS RECORDED IN VOLUME 59, PAGE 383, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, SAID POINT BEING 286.5 FEET MORE OR LESS, FROM THE NORTH CORNER OF SAID 55.20 ACRE TRACT, A 3/8" IRON ROD FOUND FOR CORNER;

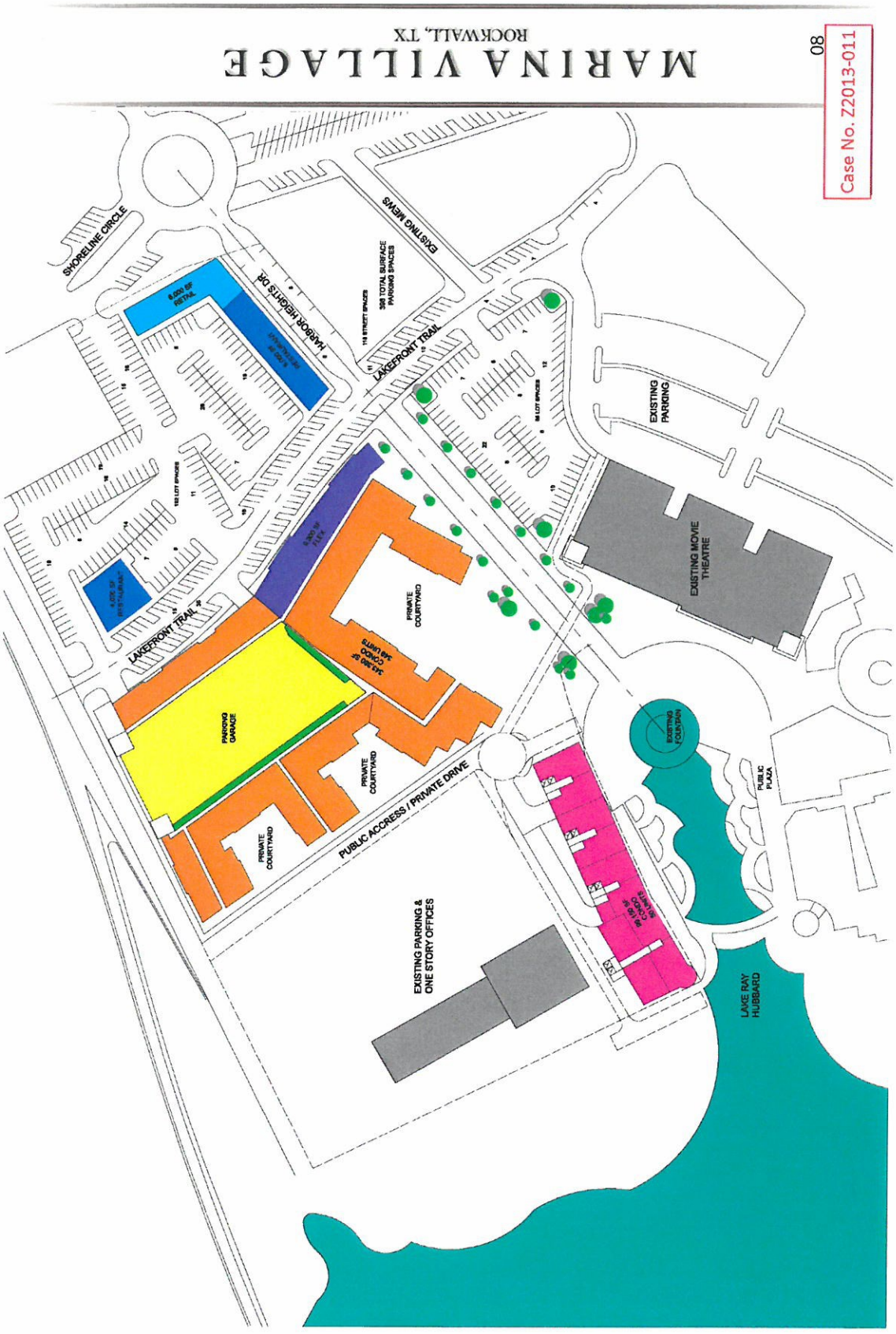
THENCE, SOUTH 38 DEGREES 29 MINUTES 38 SECONDS EAST, LEAVING THE SAID SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 254.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 176.46 FEET TO A ½" IRON ROD FOUND FOR CORNER;

THENCE NORTH 43 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 311.10 FEET TO A POINT ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A 3/8" IRON ROD SET FOR CORNER;

THENCE NORTH 50 DEGREES 48 MINUTES EAST, ALONG THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 206.43 FEET TO THE PLACE OF BEGINNING AND CONTAINING 53,371.640 SQUARE FEET OR 1.225 ACRES OF LAND, MORE OR LESS.

Exhibit 'B':
Zoning Exhibit



RAD ARCHITECTURE
www.radarchitecture.com
MARINA VILLAGE
ROCKWALL, TX
14
CASE NO. Z2013-011
HARBOR DISTRICT FORM BASED CODE
4 STREETS
STREET TYPE D1
Street Type 'D1' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail, residential, and mixed-use development within adjacent subdistricts. This street type consists of parallel parking on both sides of a 24' wide street within a 56' right of way. An 8'-0" wide sidewalk is provided on both sides of the street with street trees in 4' x 8' leave outs spaced at 30' O.C. and pedestrian scale street light fixtures spaced at 60' O.C. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are generally 1.0%. At street intersections and key pedestrian crossing areas slopes are limited to 2% for
56' RIGHT OF WAY
VARIABLE BUILDING SETBACK
BUILDING FACADE
STREET TREE
STREET LIGHT
ELEC & COMM DUCT
STORM SEWER
STORM INLET
STREET LIGHT CONDUIT, TREE SUBDRAIN, & IRRIGATION WASTEWATER
BUILDING FACADE
STREET TREE
STREET LIGHT
STORM INLET WATER
STREET LIGHT CONDUIT, TREE SUBDRAIN, & IRRIGATION GAS
8'-0" MIN.
COMMERCIAL SIDEWALK OR LANDSCAPE WIDTH VARIES
6'-0" MIN. SIDEWALK WIDTH VARIES
6'-0" PARALLEL PARKING
24'-0" STREET
6'-0" PARALLEL PARKING
6'-0" MIN. SIDEWALK WIDTH VARIES
8'-0" MIN.
COMMERCIAL SIDEWALK OR LANDSCAPE WIDTH VARIES
SIDEWALK
PARALLEL PARKING
STREET TREE
ROW
RESIDENTIAL LANDSCAPE EDGE
STREET LIGHT
PEDESTRIAN-WAY
OPPORTUNITY
PEDESTRIAN-WAY
OPPORTUNITY

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF *TWO THOUSAND DOLLARS ($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

Section 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

DRAFT ORDINANCE 12.04.17

1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as* 1 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*)shall be permitted to consist of a maximum of 75 condominium units.

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40]*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF DECEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

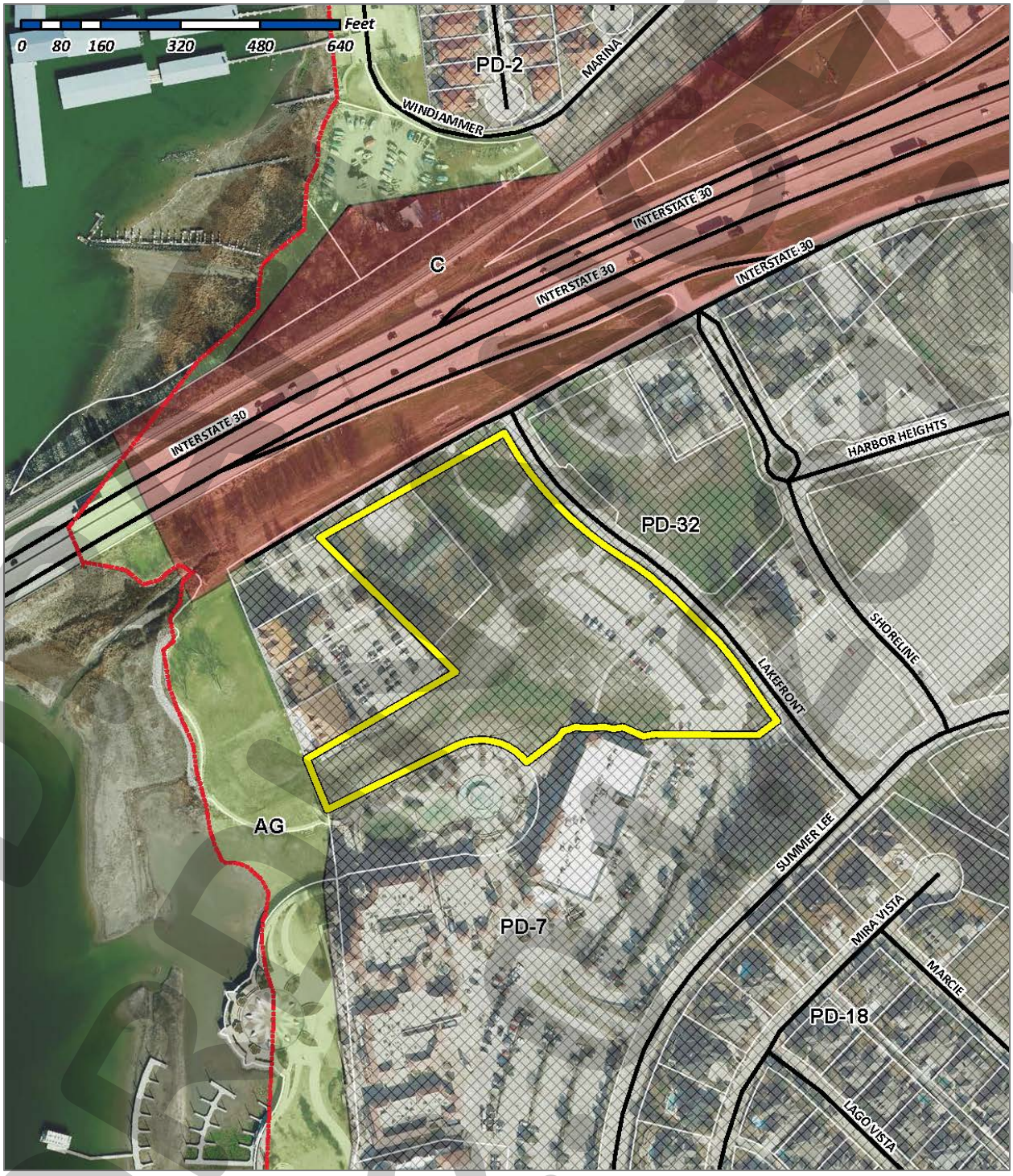
_____
Frank J. Garza, *City Attorney*

1st Reading: *November 20, 2017*

2nd Reading: *December 4, 2017*

DRAFT ORDINANCE 12.04.2017

Exhibit 'A':
Legal Description



Legal Description: *Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

DRAFT 12.12.17

Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

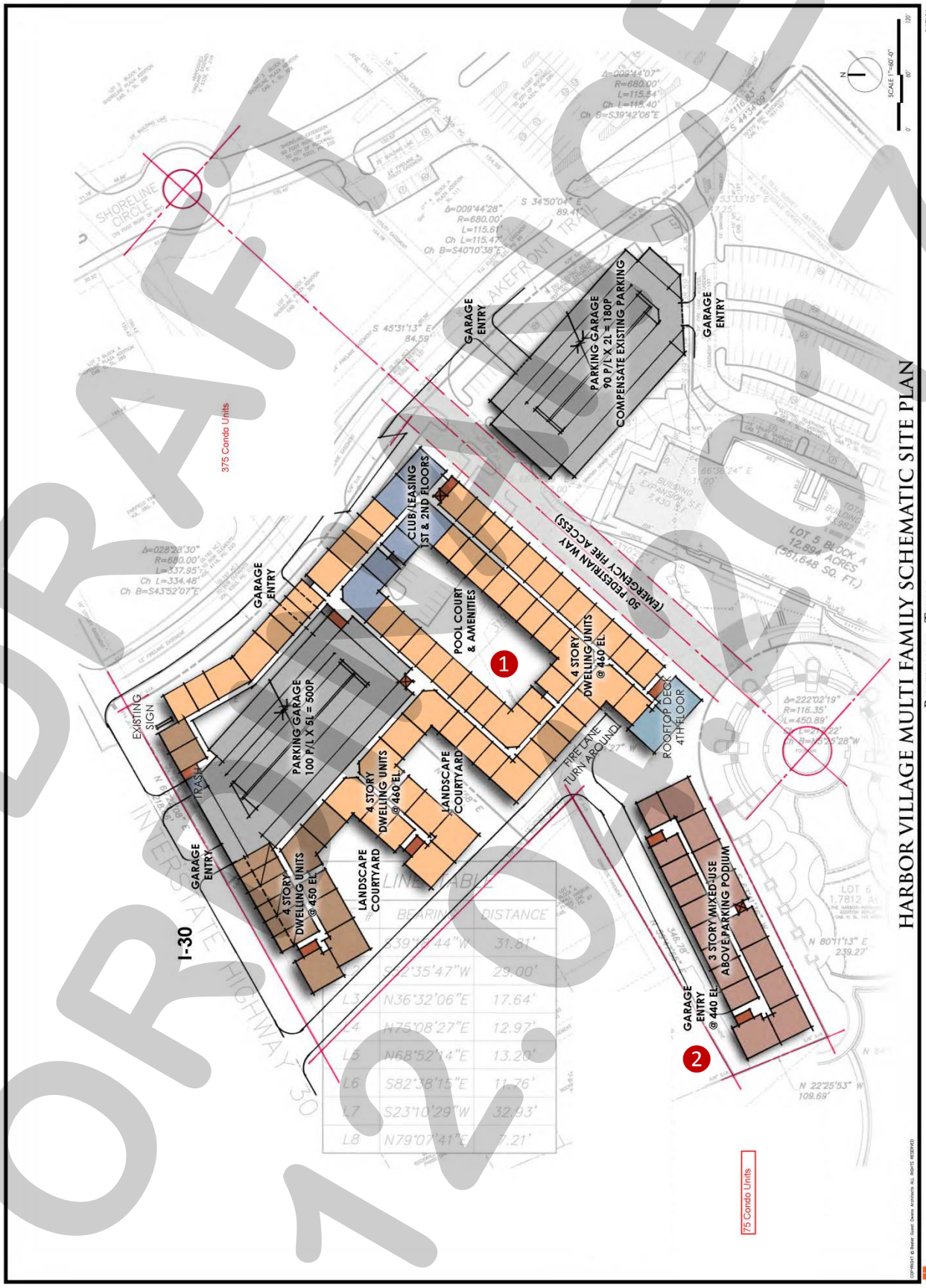
THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a ½" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

DRAFT ORDINANCE 12.04.2017

Exhibit 'B':
PD Development Plan



DRAFT
ORIGINAL
12.04.17

City of Rockwall

Project Plan Review History

Project Number	P2017-051	**Owner**	BSKJ DEVELOPMENT, INC	**Applied**	10/12/2017 LM
Project Name	Carrier Drive Business Park	**Applicant**	DOUPHRATE & ASSOCIATES, INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	10/12/2017 LM

Site Address	City, State Zip	Zoning
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	
ENGINEERING	Amy Williams	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	See Comments
(10/19/2017 3:14 PM AW) See Markups - Off-site sewer infrastructure upgrades after 1 lot - 4% Engineering Inspection Fees - Impact Fees - Dumpster area to drain to oil/water separator or grease trap - Show and label flood plain with cross sections and elevations - Min 20' for utility easements - Add note: All open space, drainage, and detention to be maintained, repaired, and replaced by property owner(s). - Need to add parking dimensions to all parking areas - Drainage plan not reviewed - All 18' parking to have a clear 2' overhang - All parking adjacent to building or head-to-head to be 20'x9' - Off-site easements required							
FIRE	Ariana Hargrove	10/12/2017	10/19/2017				
GIS	Lance Singleton	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	See Comments
(10/18/2017 9:37 AM LS) Please submit CAD file of lots and street centerline when possible so addressing can begin							
PLANNING	David Gonzales	10/12/2017	10/19/2017	10/18/2017	6	COMMENTS	See comemnts

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of BSKJ Development, Inc. for the approval of a preliminary plat for Lots 1-8, Block A, Carrier Drive Business Park Addition being a 17.0-acre portion of a larger 43.851-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of SH-276 and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements and standards as stipulated by the Planning, Engineering and Fire Departments.

2. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. Approval of a final treescape plan will be required at final plat.

3. Provide a label for the contours (s/b at 2-ft intervals).

4. Provide a label indicating "Case No. P2017-051" on the lower right corner on all pages of the revised submittal.

5. Hatch area designated as wetlannds.

6. Provide labels for and dimension all easements, open space area's, rights-of-ways, etc.

7. What type's of uses will there be on the property (i.e. retail, commercial, office)?

8. Provide a Lot and Block identification for each lot.

9. Provide right-of-way width for Discover Blvd.

10. Submittal and approval of civil engineering plans prior to submittal of final plat.

Staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

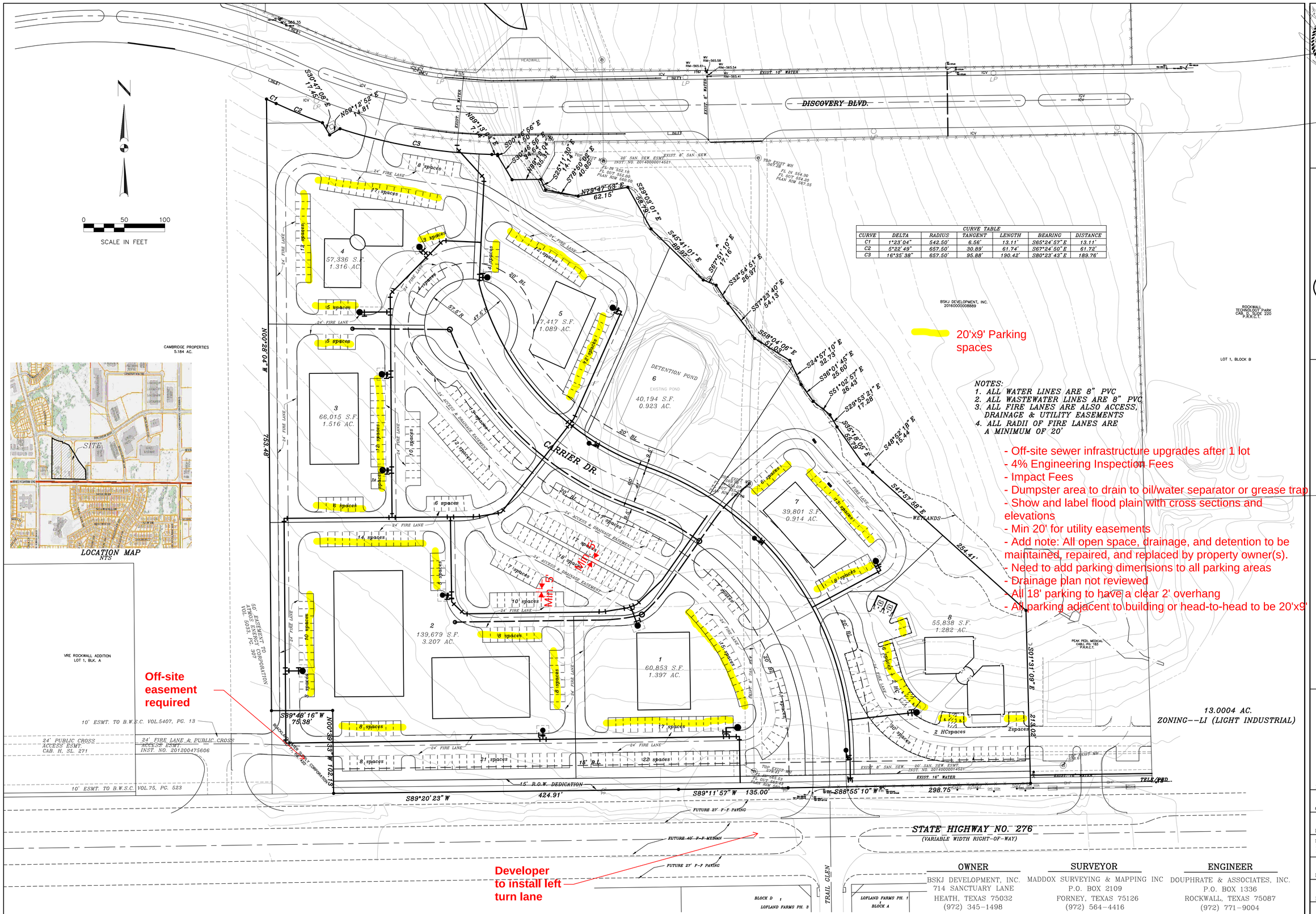
Planning - Work Session: October 24, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

Parks Board Meeting: November 7, 2017 (6:00 p.m.)

Planning - Public Hearing: November 14, 2017 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: November 20, 2017(6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Concent/Action Item: December 4, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	1°23'04"	542.50'	6.56'	13.11'	S65°24'57" E	13.11'
C2	5°22'49"	657.50'	30.89'	61.74'	S67°24'50" E	61.72'
C3	16°35'38"	657.50'	95.88'	190.42'	S80°23'43" E	189.76'

OWNER	SURVEYOR	ENGINEER
BSKJ DEVELOPMENT, INC.	MADDOX SURVEYING & MAPPING INC	DOUPHRATE & ASSOCIATES, INC.
714 SANCTUARY LANE	P.O. BOX 2109	P.O. BOX 1336
HEATH, TEXAS 75032	FORNEY, TEXAS 75126	ROCKWALL, TEXAS 75087
(972) 345-1498	(972) 564-4416	(972) 771-9004

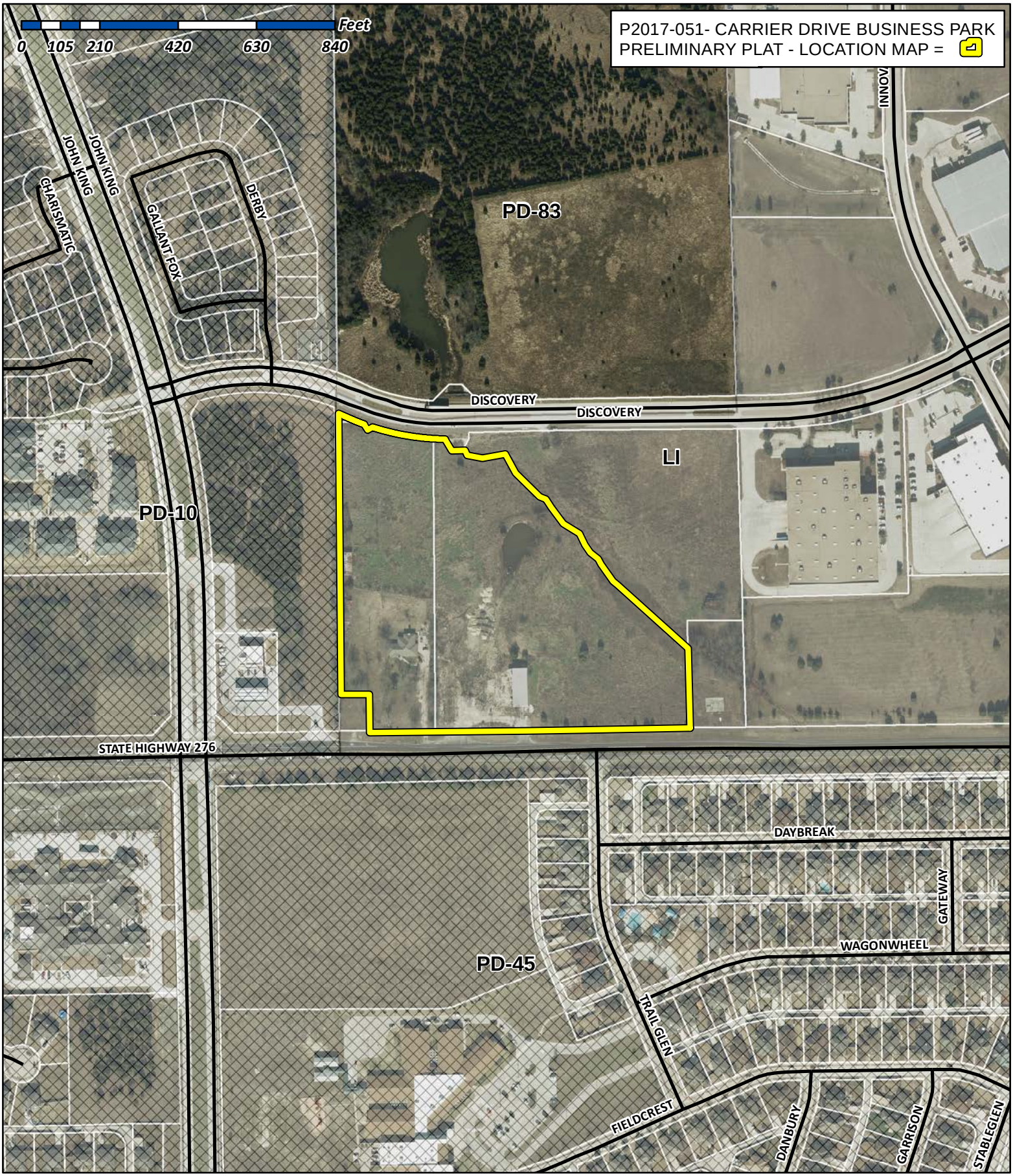
15027 PREL

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. TEXAS P.E. NO. 60102 DATE: OCTOBER 10, 2017

PRELIMINARY PLAT
CARRIER DRIVE BUSINESS PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

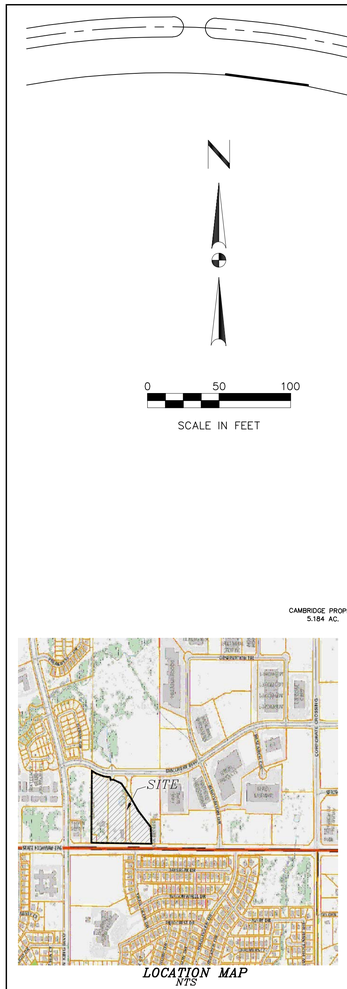
REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"= 50'H 1"= 5'V
DATE	10-6-17
PROJECT	15027
	OF



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LOCATION MAP
NTS

N

0 50 100

SCALE IN FEET

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	1°23'04"	542.50'	6.56'	13.11'	S65°24'57"E	13.11'
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C3	16°35'38"	657.50'	95.88'	190.42'	S80°23'43"E	189.76'

NOTES:
1. ALL WATER LINES ARE 8" PVC
2. ALL WASTEWATER LINES ARE 8" PVC
3. ALL FIRE LANES ARE ALSO ACCESS, DRAINAGE & UTILITY EASEMENTS
4. ALL RADII OF FIRE LANES ARE A MINIMUM OF 20'

13.0004 AC.
ZONING--LI (LIGHT INDUSTRIAL)

OWNER	SURVEYOR	ENGINEER
BSKJ DEVELOPMENT, INC.	MADDOX SURVEYING & MAPPING INC	DOUPHRATE & ASSOCIATES, INC.
714 SANCTUARY LANE	P.O. BOX 2109	P.O. BOX 1336
HEATH, TEXAS 75032	FORNEY, TEXAS 75126	ROCKWALL, TEXAS 75087
(972) 345-1498	(972) 564-4416	(972) 771-9004

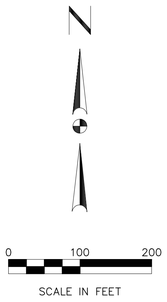
15027 PREL

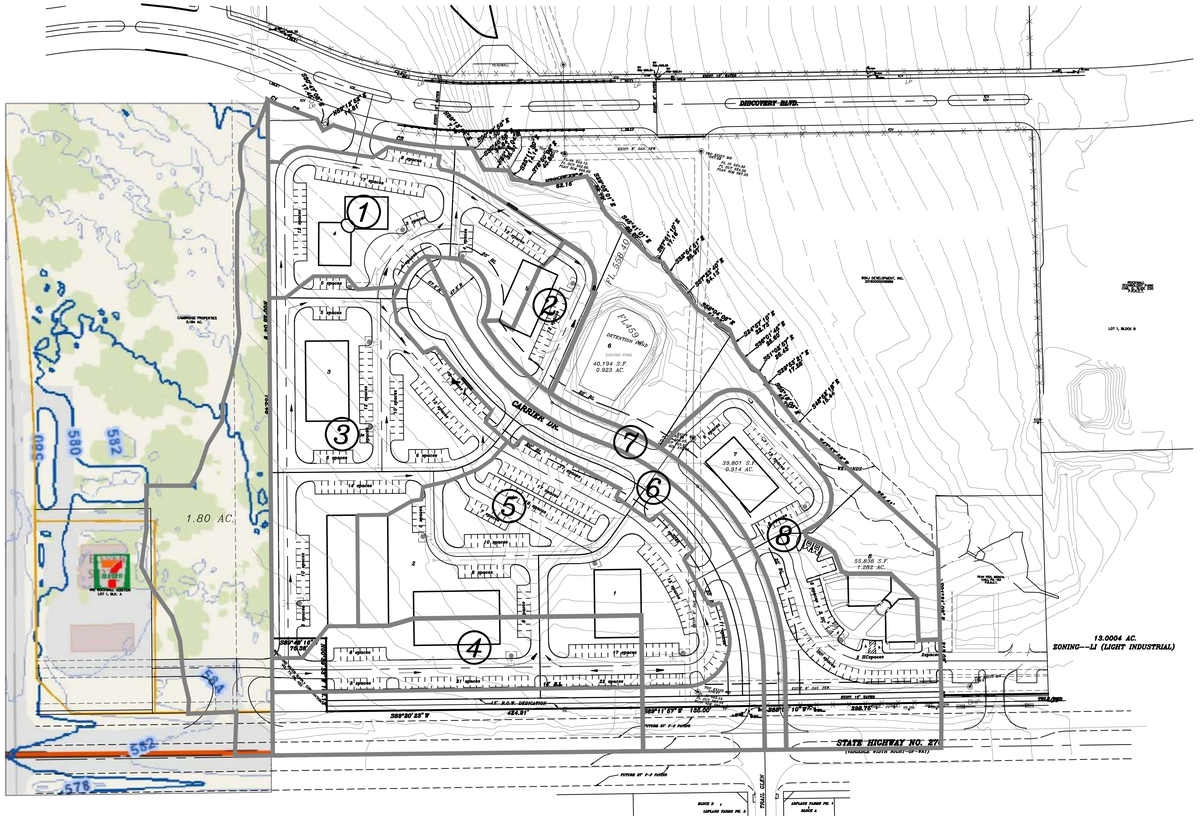
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. TEXAS P.E. NO. 60102 DATE: OCTOBER 10, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMNARY PLAT
CARRIER DRIVE BUSINESS PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"= 50'H 1"= 5'V
DATE	10-6-17
PROJECT	15027
	OF





PRE-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	1.80	10	0.85	9.8	6.17	6.17	OFF-SITE
2	13.00	10			44.59	50.76	

POST-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	1.43	10	0.9	9.8	12.61	12.61	
2	0.36		"	"	2.82	15.43	
3	2.31		"	"	20.37	35.80	
4	2.15		"	"	18.96	54.76	
5	2.27		"	"	20.02	74.78	
6	1.29		"	"	11.38	86.16	
7	0.66		"	"	5.82	91.98	
8	1.95		"	"	17.20	109.18	

15027 PREL DRNG MAP

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. TEXAS P.E. NO. 60102 ON THIS DATE: OCTOBER 10, 2017

PRELIMINARY DRAINAGE PLAN
CARRIER DRIVE BUSINESS PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

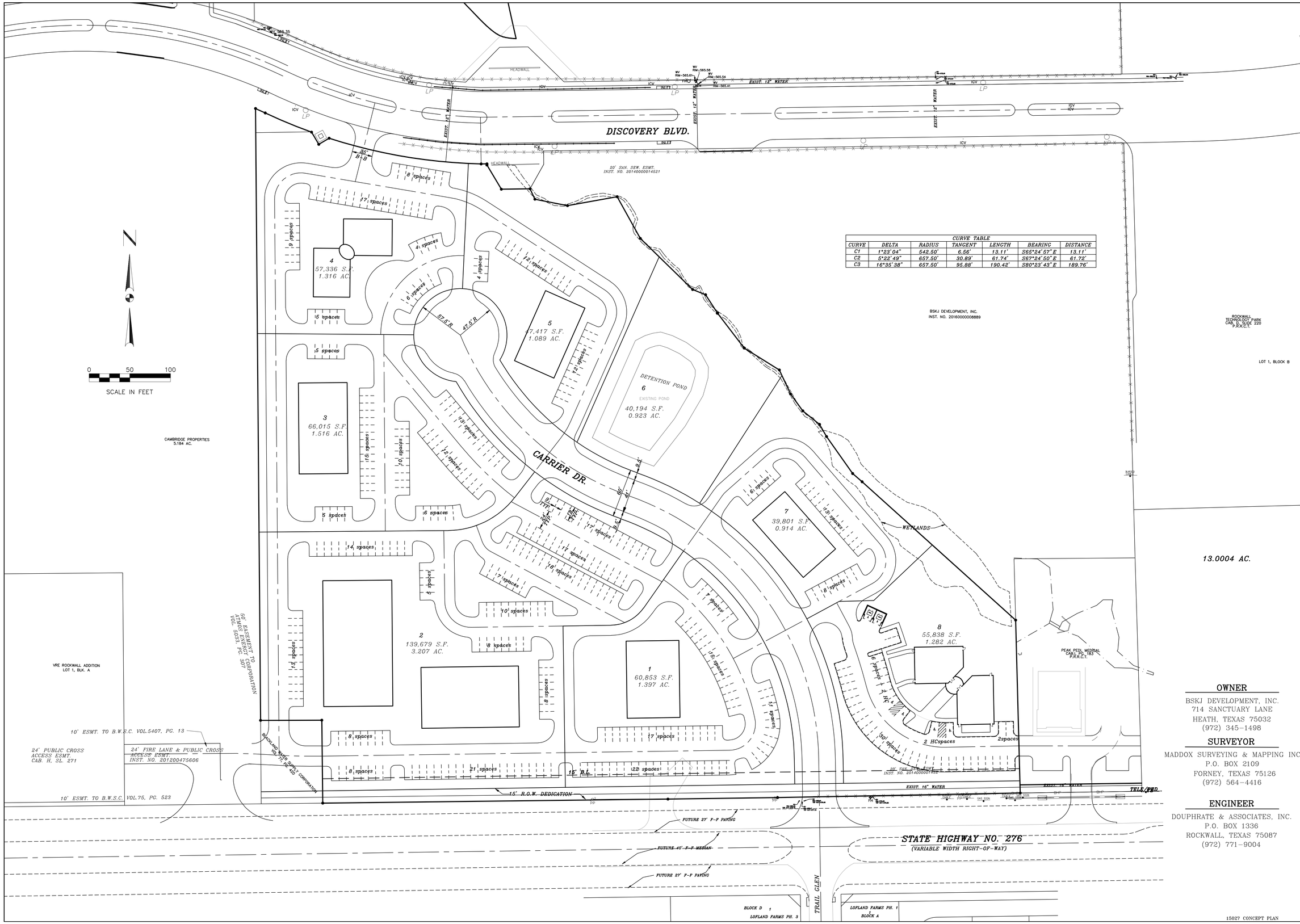
G.C.W.
DRAWN

SCALE
1"= 50'H
1"= 5'V

10-6-17
DATE

15027
PROJECT

OF



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OWNER

BSKJ DEVELOPMENT, INC.
714 SANCTUARY LANE
HEATH, TEXAS 75032
(972) 345-1498

SURVEYOR

MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416

ENGINEER

DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

15027 CONCEPT PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: OCTOBER 10, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
CARRIER DRIVE BUSINESS PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"= 50'H 1"= 'V
10/4/17
DATE
15027
PROJECT
OF

City of Rockwall

Project Plan Review History

Project Number	P2017-052	**Owner**	BRIAN KELLY	**Applied**	10/12/2017 LM
Project Name	Lot 1, Block A, Kelly Ranch Addition	**Applicant**	BRIAN KELLY	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	10/12/2017 LM

Site Address	**City, State Zip**	**Zoning**
631 HANBY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	13-06	NULL	13-06	0080-0000-0013-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	
ENGINEERING	Amy Williams	10/12/2017	10/19/2017				See Comments
(10/19/2017 3:42 PM AW) Flood plain line doesn't look to be in the correct location Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Acknowledge in writing that no fill or building allowed in the flood plain without an approved engineered flood study							
FIRE	Ariana Hargrove	10/12/2017	10/19/2017				
GIS	Lance Singleton	10/12/2017	10/19/2017	10/18/2017	6	COMMENTS	See Comments
(10/18/2017 8:18 AM LS) Tie two corners to TX State Plane Coordinate System (NAD83- North Central TX 4204)							
PLANNING	Korey Brooks	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-52 Lot 1, Block A, Kelly Ranch Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Brian Kelly for the approval of a final plat for Lot 1, Block A, Kelly Ranch Addition being a 3.217-acre portion of a larger 9.195-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 631 Hanby Lane.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-052) in the lower right hand corner of all pages on future submittals.

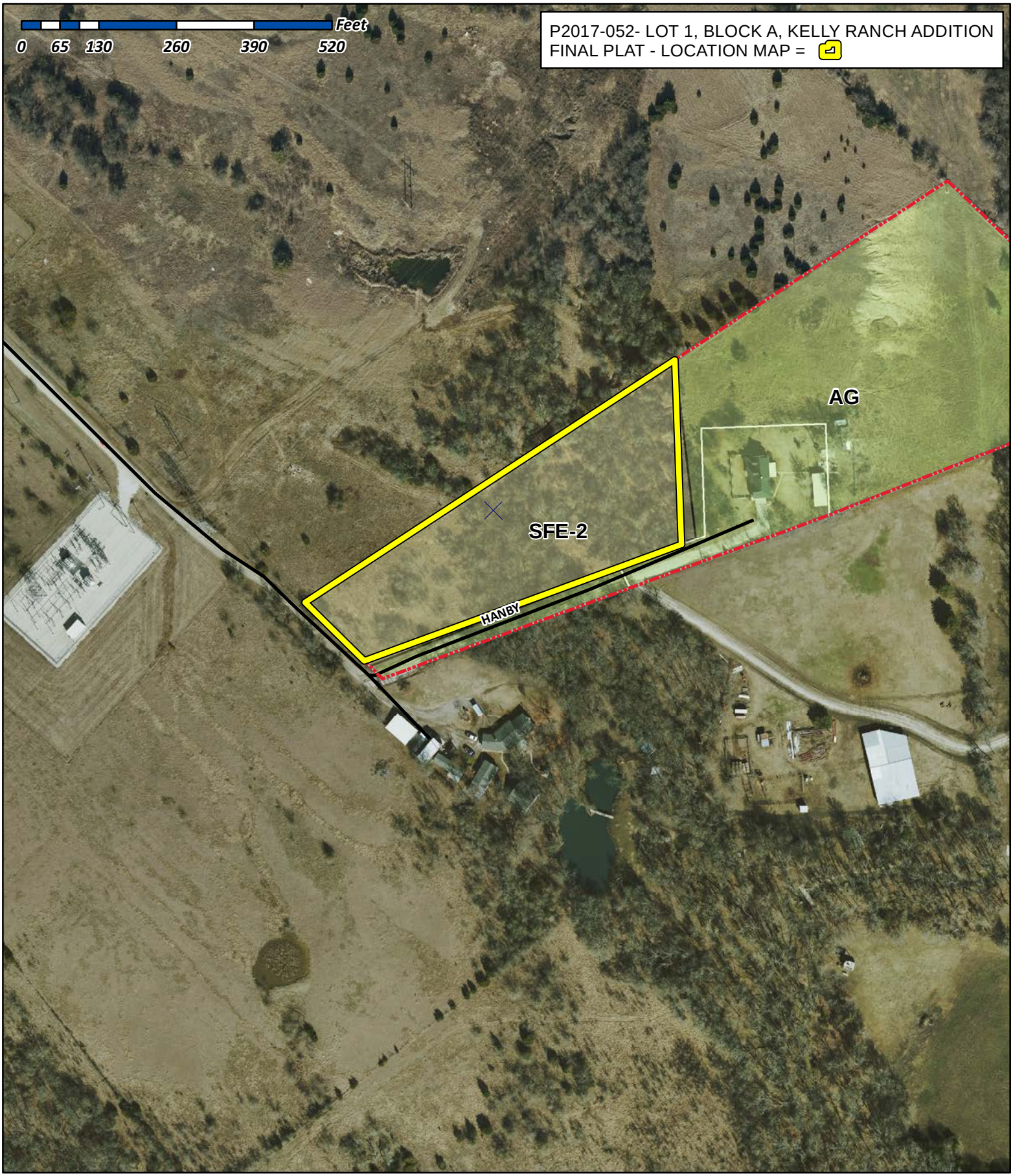
M.4 Please check the scale. It seems to be off.

M.5 Please remove driveway from the adjacent property.

M.6 Please show the 50-foot front setback adjacent to Hanby Lane.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. The Park Board meeting for this case is November 7, 2017. The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.

I.8 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

OWNER'S CERTIFICATION
[PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, BRIAN KELLY and DARLA KELLY, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 3.217 Acre Tract of land situated in the W. W. FORD SURVEY, ABSTRACT NO. 80, City of Rockwall, Rockwall County, Texas, being all that certain tract of land describedin deed to Wayne Curtis Jones, as recorded in instrument no. 20130000500816, deed records, Rockwall County, Texas (said tract being described by metes and bounds in volume 4062, page 212, said deed records), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found from which a 1/2-inch iron rod found bears south 67 deg. 47' 15" west -2.16 feet, said first mentioned iron rod being the south corner of said Jones tract, and being on the most southwesterly northeast line of that certain tract of land described in deed to John N. Cullins and wife Jane M. Cullins as recorded in volume 539, page 187, said deed records:

THENCE north 44 deg. 45' 20" west, a distance of 150,00 feet along the common line of said Jones tract and said Cullins, tract to a 1/2-inch iron rod set at the west corner of said Jones tract:

THENCE north 56 deg. 35' 51" east along said common line, passing the most northerly east corner of said Cullins tract and the south corner of that certain tract of land described in deed to PSB Indemnity Family Limited Partnership, as recorded in instrument no. 20140000006357, aforsaid deed records, at a distance of 516,08 feet and continuing along the common line of said Jones and PSB tracts a total distance of 740.80 feet to a 1/2-inch iron rod set at the common north corner of said Jones tract and that certain tract of land described in deed to Joann Vostitsianos Jones, as rocorded in instrument no. 20130000500814, said deed records:

THENCE south 06 deg. 42' 38" east, a distance of 300.89 feet along the common line of said Jones tracts to a 1/2-inch iron rod set at the common south corner of said tracts, said iron rod being on the most southerly northwest line of that certain tract of land described in deed to Joann Vostitsianos Jones, as recorded in instrument no. 20130000500815, said deed records:

THENCE south 68 deg. 31' 52" west along the common line of said Jones (20130000500816) and Jones (20130000500815) tracts, passing the most southerly west corner of said Jones tract (20130000500815) at a distance of 111.54 feet and continuing along the southeast line of said Jones tract (20130000500816) a total distance of 588.84 feet to the point of beginning and containing 140,138 square feet or 3.217 acres of land.

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as KELLY RANCH ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the KELLY RANCH ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Brian Kelly

Darla Kelly

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian Kelly and Darla Kelly, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, _____.

Notary Public in and for the State of Texas *My Commission Expires*

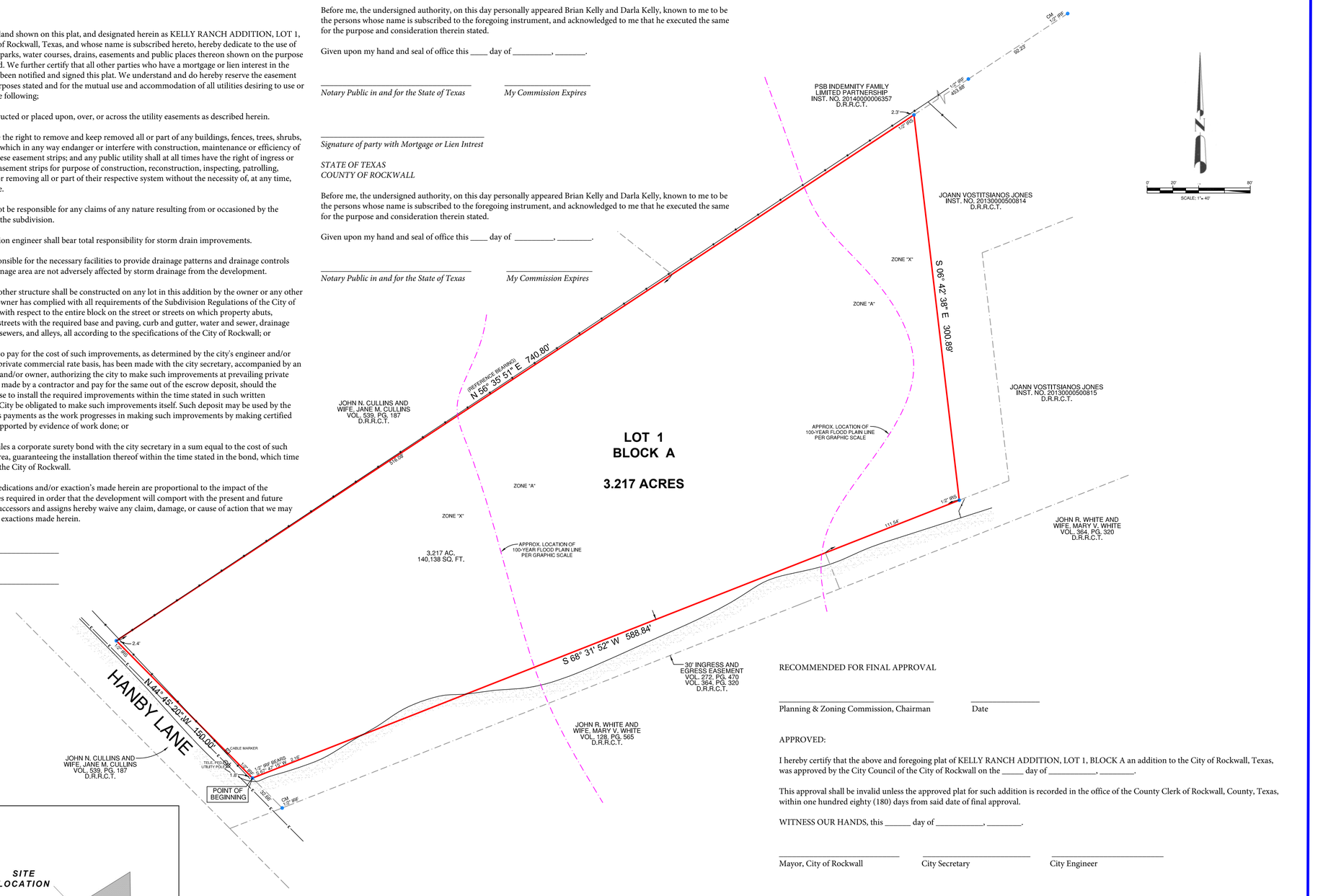
Signature of party with Mortgage or Lien Intrest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian Kelly and Darla Kelly, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, _____.

Notary Public in and for the State of Texas *My Commission Expires*



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of KELLY RANCH ADDITION, LOT 1, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

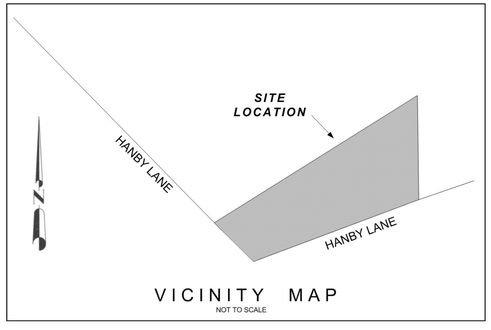
THAT I, Robert T. Paul, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

FEMA NOTE

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A, X" RATING AS SHOWN BY MAP NO. 48397C0110 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANT AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 4062, PG. 212, D.R.R.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

FINAL PLAT
KELLY RANCH ADDITION
LOT 1, BLOCK A
3.217 ACRES OR 140,138 S.F.

W.W. FORD SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: BRIAN AND DARLA KELLY
2846 Bent Ridge Dr.
Rockwall , TX 75032

PREMIER JOB #: 16-01027	
TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premierorders@premiersurveying.com
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor

City of Rockwall

Project Plan Review History

Project Number	P2017-053	**Owner**		**Applied**	10/16/2017 LM
Project Name	Hidden Valley Estates	**Applicant**	CARROLL CONSULTING GROUP, LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
1 & 1 A WILDBRIAR LANE	ROCKWALL, TX	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	APPROVED	
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
PLANNING	Korey Brooks	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	Comments

P2017-53 Hidden Valley Estates Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Bart Carroll of Carroll Consulting Group, LLC for the approval of a replat for Lots 19, 20 & 21 of the Hidden Valley Estates No. 2 Addition being a 4.716-acre tract of land currently identified as Lot 11 of the Hidden Valley Estates No. 2 Addition, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 1 and 1A Wildbriar Street

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-053) in the lower right hand corner of all pages on future submittals.

M.4 Please number the lots 19, 20, and 21.

M.5 Please provide the sq footage beneath the acreage in each lot.

M.6 Please remove "residential" from the title block.

M.7 Please provide total sq footage in title block.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. T The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.

I.9 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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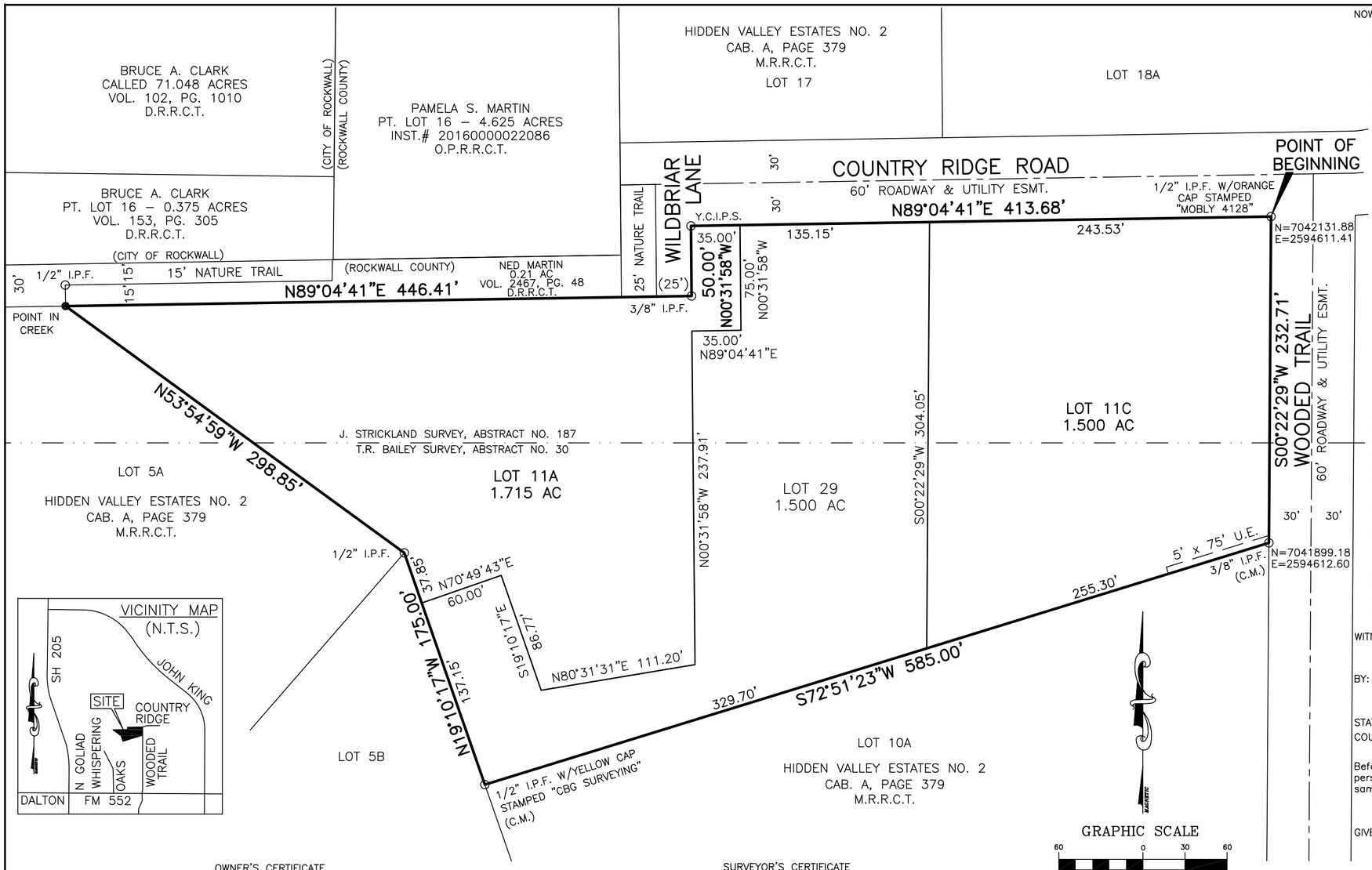

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the HIDDEN VALLEY ESTATES NO. 2, LOTS 11A, 11B & 11C, subdivision to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the HIDDEN VALLEY ESTATES NO. 2, LOTS 11A, 11B & 11C, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the _____ day of _____, 2017.

BY: _____
Jill A. Norris

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jill A. Norris, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

_____
Notary Public for and in the State of Texas
My commission expires: _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Jill A. Norris, is the owner of all of Lot 11 of Hidden Valley Estates No. 2, an Addition to the County of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Page 379, Map Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with orange cap stamped "MOBLY 4128" at the intersection of the south line of Country Ridge Road (60' Roadway and Utility Easement) and the west line of Wooded Trail (60' Roadway and Utility Easement) for the northeast corner of said Lot 11;

Thence, South 00°22'29" West, along the east line of said Lot 11 and the west line of said Wooded Trail, a distance of 232.71 feet to a 3/8" iron pin found for the southeast corner of said Lot 11 and the northeast corner of Lot 10A, of said Hidden Valley Estates No. 2;

Thence, South 72°51'23" West, along the south line of said Lot 11 and the north line of said Lot 10A, a distance of 585.00 feet to a 1/2" iron pin found with yellow cap stamped "CBG SURVEYING" for the southwest corner of said Lot 11, the northwest corner of said Lot 10A and being on the east line of Lot 5B of said Hidden Valley Estates No. 2;

Thence, North 19°10'17" West, along a westerly line of said Lot 11 and the easterly line of said Lot 5B, a distance of 175.00 feet to a 1/2" iron pin found for the north corner of said Lot 5B and the easterly corner of Lot 5A, of said Hidden Valley Estates No. 2;

Thence, North 53°54'59" West, along a westerly line of said Lot 11 and the northeast line of said Lot 5A, a distance of 298.85 feet to a point in creek for the northwest corner of said Lot 11, a northeast corner of said Lot 5A and on the south line of a 30' Nature Trail and being the southwest corner of a 0.21 acre tract of land as conveyed to Ned Martin by deed recorded in Volume 2467, Page 48, Deed Records, Rockwall County, Texas;

Thence, North 89°04'41" East, along a north line of said Lot 11, the south line of said 0.21 acre tract, the south end of a 25' portion of said Nature Trail and the south end of Wildbriar Lane (25' Roadway and Utility Easement), a distance of 446.41 feet to a 3/8" iron pin found for corner;

Thence, North 00°31'58" West, along a west line of said Lot 11 and the east line of Wildbriar Lane, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for a northwest corner of said Lot 11 and being on the south line of said Country Ridge Road;

Thence, North 89°04'41" East, along the north line of said Lot 11 and the south line of said Country Ridge Road, a distance of 413.68 feet to the Point of Beginning and containing 205,412 square feet or 4.716 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

THAT I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2017.

_____
Notary Public in and for the State of Texas.
My commission expires: _____

_____
Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 20__.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

_____
Rockwall County Judge Date

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0065L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, the subject property lies within Zone "X" and is not shown to be within a special flood hazard area.

Bearings based on Hidden Valley Estates No. 2, Cabinet A, Page 379, Map Records, Rockwall County, Texas.

OWNER:
JILL A NORRIS
605 E HIGHLAND
AURORA, MO 65605

REPLAT

HIDDEN VALLEY ESTATES NO. 2
LOTS 11A, 11B & 11C

3 RESIDENTIAL LOTS
4.716 ACRES OF LAND
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS
CASE NO.:

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 PHONE:
TEXAS FIRM REGISTRATION NO.: 10007200 (972) 742–4411

JOB No.	SCALE:	DATE	DRAWN BY:
2431–17	1"=60'	OCTOBER 13, 2017	CP

BOUNDARY CLOSURE REPORT

HIDDEN VALLEY ESTATES NO. 2
LOTS 11A, 11B & 11C

North: 5140.2240' East: 5582.0832'

Segment #1 : Line
Course: S00° 22' 29.00"W Length: 232.710'
North: 4907.5189' East: 5580.5613'

Segment #2 : Line
Course: S72° 51' 23.00"W Length: 585.000'
North: 4735.0798' East: 5021.5534'

Segment #3 : Line
Course: N19° 10' 17.00"W Length: 175.000'
North: 4900.3744' East: 4964.0843'

Segment #4 : Line
Course: N53° 54' 59.00"W Length: 298.851'
North: 5076.3872' East: 4722.5654'

Segment #5 : Line
Course: N89° 04' 41.00"E Length: 446.414'
North: 5083.5702' East: 5168.9216'

Segment #6 : Line
Course: N00° 31' 58.00"W Length: 50.000'
North: 5133.5680' East: 5168.4566'

Segment #7 : Line
Course: N89° 04' 41.00"E Length: 413.680'
North: 5140.2242' East: 5582.0831'

Perimeter: 2201.654' Area: 205412.19 Sq. Ft.
Error Closure: 0.0003 Course: N23° 40' 20.51"W
Error North: 0.00026 East: -0.00011
Precision 1: 7338850.000

City of Rockwall

Project Plan Review History

Project Number	P2017-054	**Owner**	MCLENDON, COMPANY THE	**Applied**	10/16/2017 LM
Project Name	Terracina Estates	**Applicant**	DOUGLAS PROPERTIES	**Approved**	
Type	PLAT			**Closed**	
Subtype	MASTER PLAT			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
ROCHELL RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
TIMBER CREEK ESTATES	8	NULL	8	0186-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	See Comments
(10/19/2017 5:28 PM AW) See Markup -No detention in public parks -Wetland determination -Add note: All open space, drainage, and detention easement to be maintained, repaired, and replaced by HOA - Drainage not reviewed -Show NTMWD easement -4% engineering fees -Impact fees -Timbercreek lift station upgrades -Possible off-site sewer infrastructure improvements -$552.28/acre pro-rata -Mims lift station upgrade -CCN release from Blackland							
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See Comments
(10/18/2017 8:23 AM LS) Please submit CAD file of lots and street centerlines so addressing can begin.							
PLANNING	David Gonzales	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a master plat for the Terracina Estates Subdivision consisting of 352 single-family lots on a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 7, 2017. Please provide two (2) FOLDED large copies [18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The master plat shall conform to all requirements stipulated by the Planned Development District 82 (PD-82) standards.

2. The master plat shall conform to Park District No. 22 requirements and the recommendations made by the Parks Board.

3. Provide a label indicating "Case No. P2017-054" on the lower right corner on all pages of the revised submittal.

Although not requried staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: October 24, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion]

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-No detention in public parks
-Wetland determination
-Add note: All open space, drainage, and detention easement to be maintained, repaired, and replaced by HOA
- Drainage not reviewed

-Show NTMWD easement
-4% engineering fees
-Impact fees
-Timbercreek lift station upgrades
-Possible off-site sewer infrastructure improvements
-$552.28/acre pro-rata
-Mims lift station upgrade
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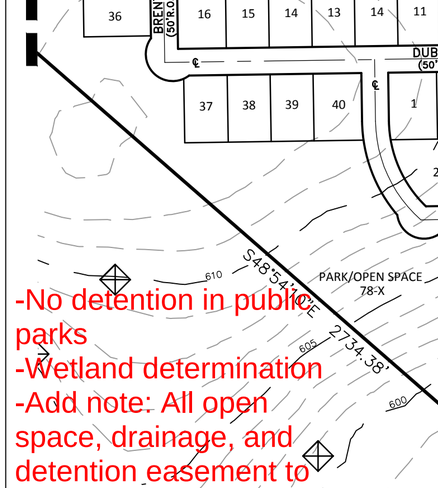
NTMWD easement



VICINITY MAP
N.T.S.

PHASE	LOTS	PROPOSED SCHEDULE
ONE	110	2018
TWO	94	2020
THREE	148	2022

ZONING DISTRICT: PD-82
SINGLE FAMILY
140.55 ACRES
6,122,367 S.F.

PARK/OPEN SPACE/DETENTION=
34.856 ACRES/1,518,340 S.F.

352 DWELLING UNITS
2.50 UNITS PER ACRE
POPULATION DENSITIES
3.0 x 352 = 1056

OWNER
WEST UNION INVESTMENT CO.
23545 CRENSHAW BLVD., STE 201
TORRANCE, CA 90505

DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

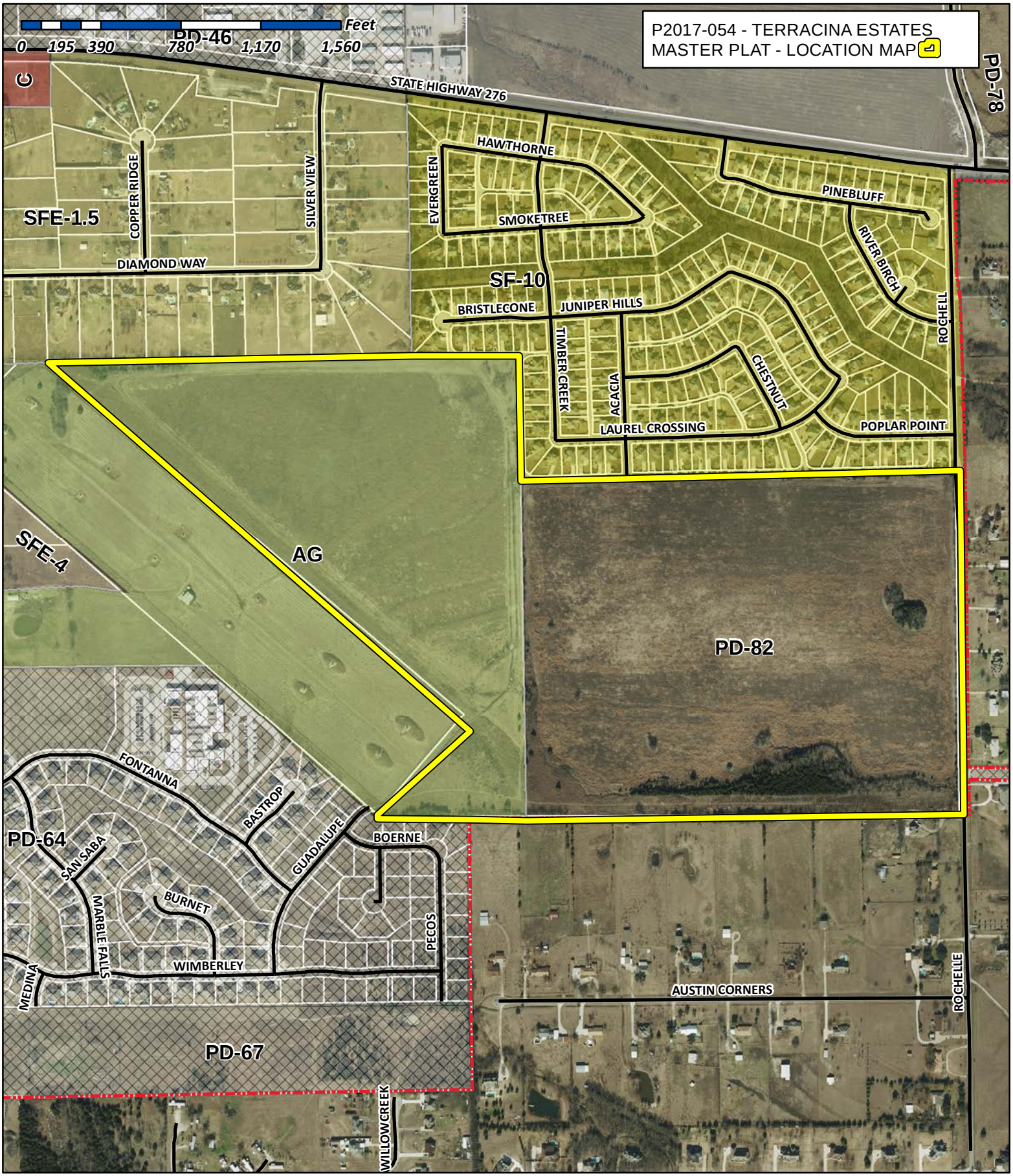
LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
FIRM NO. 10177500

MASTER PLAT
TERRACINA
BEING
140.55 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 12, 2017 CASE NO. P2017-___

06537\DWG\6537 Master Plat.dwg



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

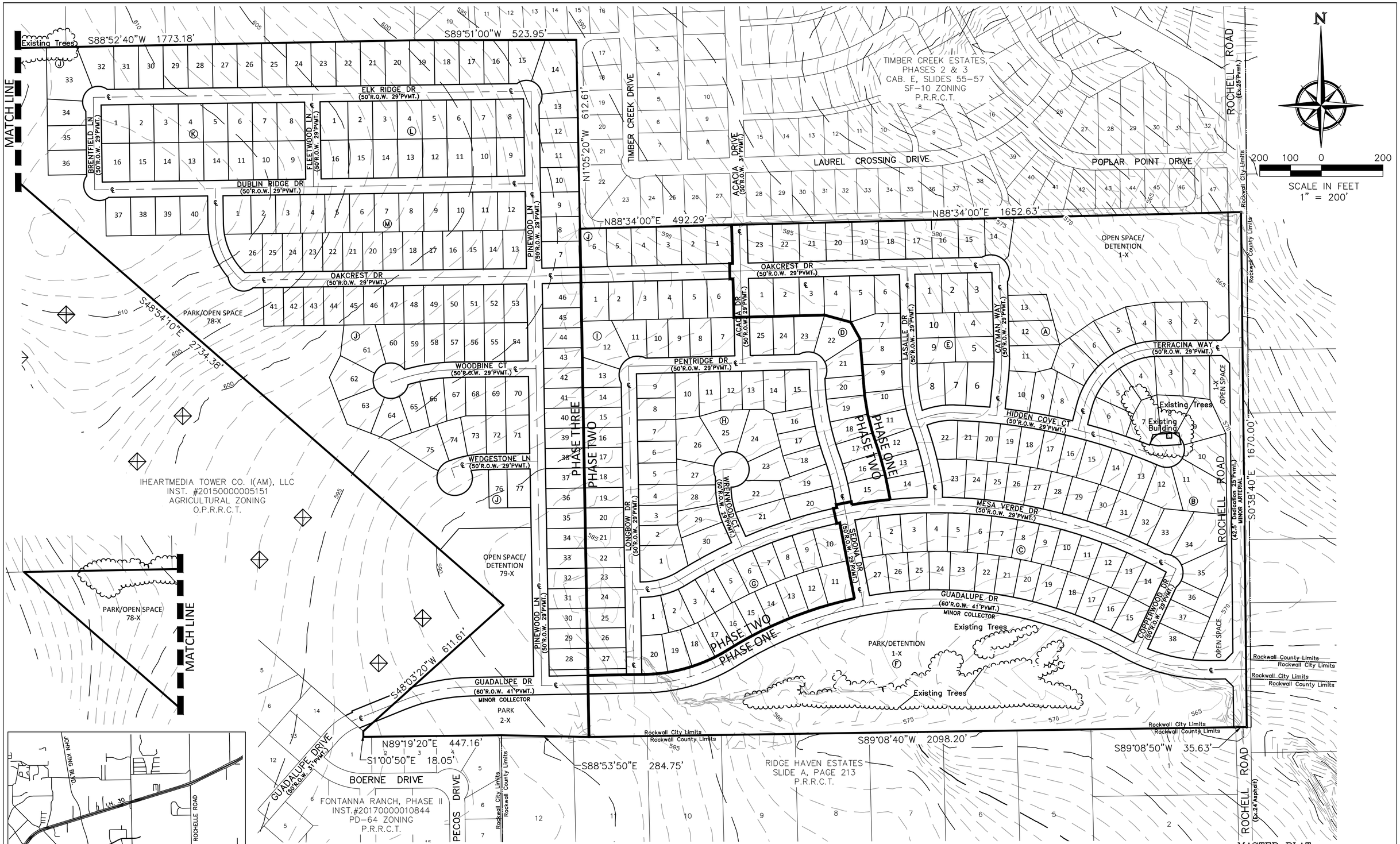
TERRACINA STATEMENT OF SERVICE
MASTER PLAT
10/12/2017

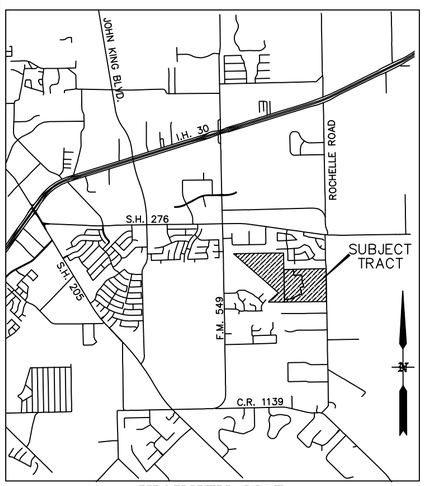
-A 12 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD. AN 8 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT AT THE EXISTING ACACIA DRIVE. A 16 INCH WATER LINE IS AVAILABLE FOR CONNECTION NEAR THE WEST PROPERTY LINE OF THIS PROJECT ALONG GUADALUPE DRIVE.

-AN 8 INCH CITY OF ROCKWALL SANITARY SEWER LINE IS AVAILABLE FOR CONNECTION AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD. FREESE AND NICHOLS IS CURRENTLY DESIGNING AN UPDGRADE TO THE EXISTING LIFT STATION TO WHICH THE 8 INCH LINE DISCHARGES. THIS LIFT STATION IS APPROXIMATELY 450 FEET NORTH OF THE PROPOSED DEVELOPMENT AND ALONG ROCHELL ROAD.

-THE SITE CURRENTLY DRAINS TO AN EXISTING 39" RCP STORM LINE AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD AND TO 2-42" RCP STORM LINES AT THE SOUTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD. DETENTION AND/OR RETENTION WILL BE UTILITZED TO CONTROL THE FLOW TO EACH OF THESE EXISTING STORM LINES.

-THE STREET SYTEM OF THE PROPOSED DEVELOPMENT WILL HAVE TWO CONNECTIONS TO ROCHELL ROAD TO THE EAST, ONE CONNECTION THE EXISTING ACACIA DRIVE TO THE NORTH, AND ONE CONNECTION TO THE EXISTING GUADALUPE DRIVE TO THE WEST. ROCHELL ROAD WILL BE IMPROVED ALONG THE LENGTH OF THE EAST PROPERTY LINE OF THE PROPOSED DEVELOPMENT.





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MASTER PLAT

TERRACINA

BEING

140.55 ACRES

SITUATED IN THE
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06537\DWG\6537 Master Plat.dwg



Existing Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (Min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A	14.05	15.00	0.35	1.00	9.00	44.26	
B	10.73	15.00	0.35	1.00	9.00	33.80	
C	56.73	15.00	0.35	1.00	9.00	178.70	
D	34.72	15.00	0.35	1.00	9.00	109.37	
E	8.90	15.00	0.35	1.00	9.00	28.04	
F	5.76	15.00	0.35	1.00	9.00	18.14	
G	4.93	15.00	0.35	1.00	9.00	15.53	Area not accounted for by existing development
H	4.68	15.00	0.35	1.00	9.00	14.74	
OS1	31.81	15.00	0.35	1.00	9.00	100.20	
OS2	12.34	15.00	0.35	1.00	9.00	38.87	
OS3	13.01	15.00	0.35	1.00	9.00	40.98	
OS4	14.51	15.00	0.35	1.00	9.00	45.71	

N

200 100 0 200 400

SCALE IN FEET
1" = 200'

PRELIMINARY EXISTING DRAINAGE PLAN

TERRACINA

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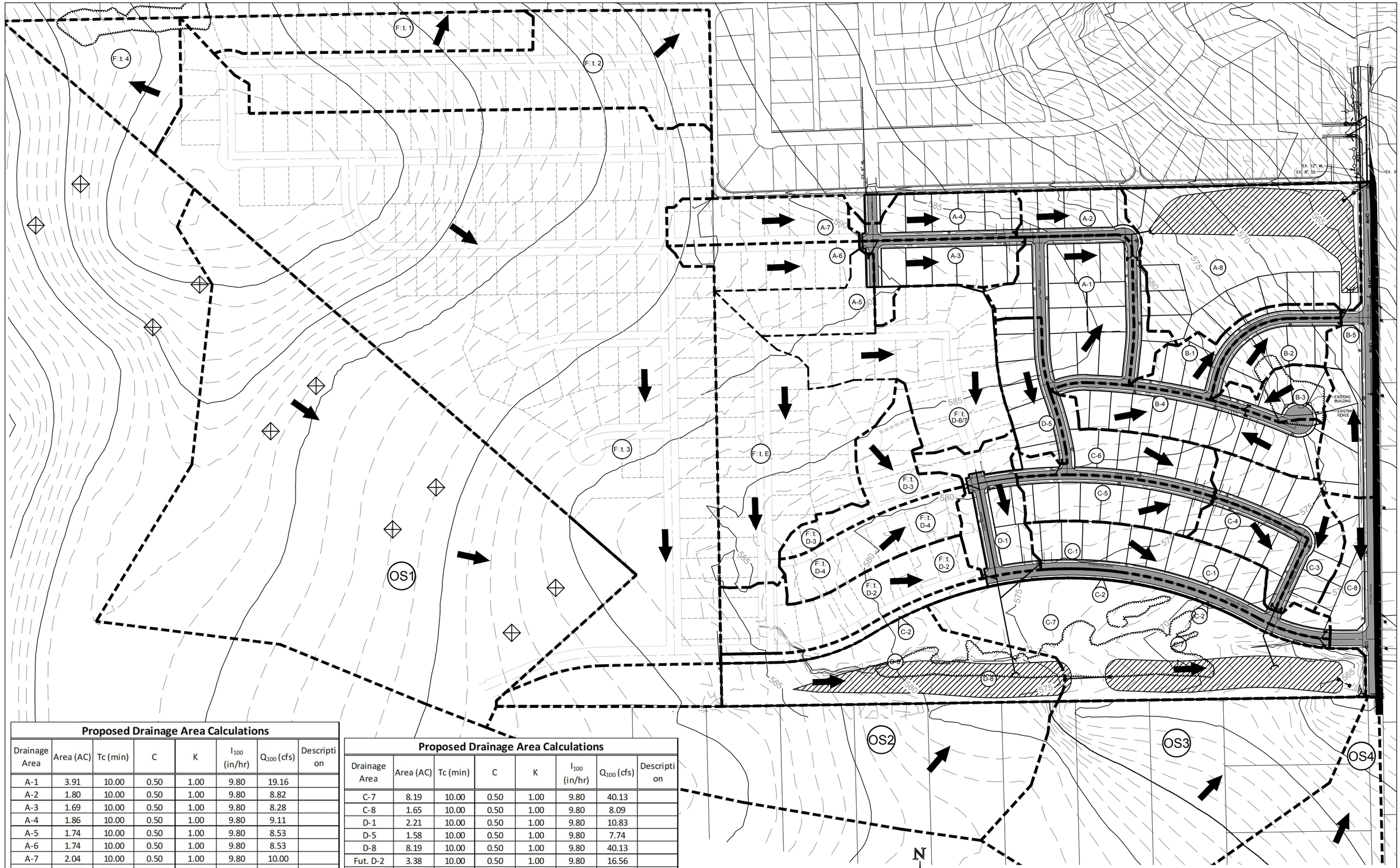
06537\DWG\6537 Preliminary Plat Ph 1.dwg



Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A-1	3.91	10.00	0.50	1.00	9.80	19.16	
A-2	1.80	10.00	0.50	1.00	9.80	8.82	
A-3	1.69	10.00	0.50	1.00	9.80	8.28	
A-4	1.86	10.00	0.50	1.00	9.80	9.11	
A-5	1.74	10.00	0.50	1.00	9.80	8.53	
A-6	1.74	10.00	0.50	1.00	9.80	8.53	
A-7	2.04	10.00	0.50	1.00	9.80	10.00	
A-8	7.19	10.00	0.50	1.00	9.80	35.23	
B-1	1.30	10.00	0.50	1.00	9.80	6.37	
B-2	1.34	10.00	0.50	1.00	9.80	6.57	
B-3	1.05	10.00	0.50	1.00	9.80	5.15	
B-4	2.93	10.00	0.50	1.00	9.80	14.36	
B-5	2.65	10.00	0.50	1.00	9.80	12.99	
C-1	3.28	10.00	0.50	1.00	9.80	16.07	
C-2	1.45	10.00	0.50	1.00	9.80	7.11	
C-3	2.19	10.00	0.50	1.00	9.80	10.73	
C-4	1.35	10.00	0.50	1.00	9.80	6.62	
C-5	2.02	10.00	0.50	1.00	9.80	9.90	
C-6	2.12	10.00	0.50	1.00	9.80	10.39	

Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
C-7	8.19	10.00	0.50	1.00	9.80	40.13	
C-8	1.65	10.00	0.50	1.00	9.80	8.09	
D-1	2.21	10.00	0.50	1.00	9.80	10.83	
D-5	1.58	10.00	0.50	1.00	9.80	7.74	
D-8	8.19	10.00	0.50	1.00	9.80	40.13	
Fut. D-2	3.38	10.00	0.50	1.00	9.80	16.56	
Fut. D-3	2.07	10.00	0.50	1.00	9.80	10.14	
Fut. D-4	2.14	10.00	0.50	1.00	9.80	10.49	
Fut. D-6/7	5.07	10.00	0.50	1.00	9.80	24.84	
Fut. E	7.13	10.00	0.50	1.00	9.80	34.94	
Fut. 1	3.07	10.00	0.50	1.00	9.80	15.04	
Fut. 2	8.74	10.00	0.50	1.00	9.80	42.83	
Fut. 3	43.39	10.00	0.50	1.00	9.80	212.61	
Fut. 4	3.22	10.00	0.50	1.00	9.80	15.78	
OS1	31.81	15.00	0.35	1.00	9.00	100.20	
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N

200 100 0 200 400

SCALE IN FEET
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PRELIMINARY PROPOSED DRAINAGE PLAN

TERRACINA

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06537\DWG\6537 Preliminary Plat Ph 1.dwg

City of Rockwall

Project Plan Review History

Project Number	P2017-055	**Owner**		**Applied**	10/16/2017 LM
Project Name	Terracina Estates Phase 1	**Applicant**	DOUGLAS PROPERTIES	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
ROCHELLE ROAD	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

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Discuss and consider a request by request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a preliminary plat for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements stipulated by the PD Ordinance (PD-82) as amended.

2. The preliminary plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.

3. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. Approval of a final treescape plan will be required at final plat.

4. Provide a label indicating the width of the lot at the build line for the following lots: 8, 9, 10, 11, & 12, Block B. Must be a minimum of 50-ft at the build line.

5. The preliminary plat shall conform to Park District No. 22 requirements and the recommendations made by the Parks Board at their regularly scheduled meeting on November 7, 2017.

6. Provide a label indicating "Case No. P2017-055" on the lower right corner on all pages of the revised submittal.

7. Submittal and approval of civil engineering plans prior to submittal of final plat.

Although not requried staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

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BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'

CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'

CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

JOHN A. RAMSEY SURVEY
A-186

N 88°33'55" E 1652.63'

ALLEY

Show detention

-Show NTMWD easement
-4% engineering fees
-Impact fees
-Timbercreek lift station upgrades
-Possible off-site sewer infrastructure improvements
-$552.28/acre pro-rata
-Mims lift station upgrade
-CCN release from Blackland

1-X
OPEN SPACE
223,807 SF
5.138 AC.

OAKCREST DR
50' R.O.W.

ACACIA DR
50' R.O.W.

LASALLE DR
50' R.O.W.

CAYMAN WAY
50' R.O.W.

TERRACINA WAY
50' R.O.W.

HIDDEN COVE CT
50' R.O.W.

MESA VERDE DR
50' R.O.W.

SEDONA DR
50' R.O.W.

GUADALUPE DR
60' R.O.W.

ROCHELL RD
ROCKWALL CITY LIMITS
ROCKWALL ETJ

RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SURVEY
A-167

JOHN A. RAMSEY SURVEY
A-186

CALLED 81.49 ACRES
WEST UNION INVESTMENT CO.
VOL. 377 PG. 273
D.R.R.C.T.

ZONED: PD-82

1-X
OPEN SPACE

EXISTING BUILDING

PARK & DETENTION AREA
569,753 SF
13.080 AC.

TRACT 3

TRACT 4

TRACT 5

TRACT 6

(SEE SHEET 2 OF 3)

(SEE SHEET 3 OF 3)

N

100 50 0 100 200

SCALE IN FEET
1" = 100'

SHEET 1
SHEET 3
SHEET 2

KEY MAP
N.T.S.

EASEMENT & BUILDING LINE DETAIL

STREET
10' U.E.
10'x10' S.W.E.
20' B.L.
10' B.L.
5' B.L.
1
2
3
STREET

TYPICAL LOT DETAIL
N.T.S.

-No detention in public parks
-Wetland determination
-Add note: All open space, drainage, and detention easement to be maintained, repaired, and replaced by HOA
- Drainage not reviewed

ZONING DISTRICT: PD-82
OPEN SPACE = 6.060 AC.
PARK = 13.080 AC.
110 DWELLING UNITS
2.00 UNITS PER ACRE

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PRELIMINARY PLAT

TERRACINA, PHASE ONE

BEING

54.995 ACRES

SITUATED IN THE

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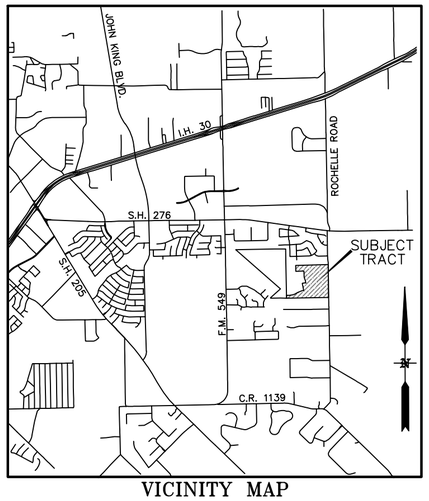
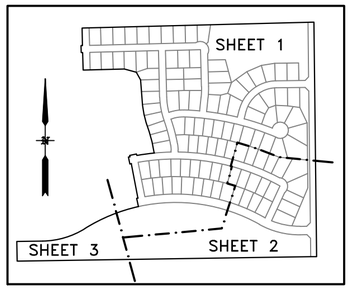
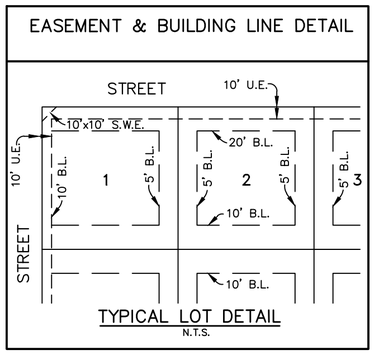
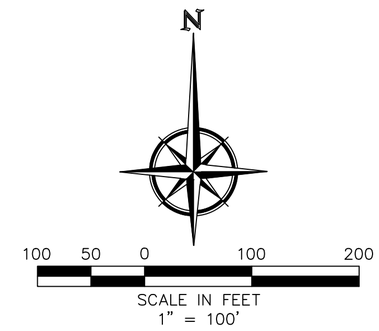


VICINITY MAP
N.T.S.



KEY MAP
N.T.S.





BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'

CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'

CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

	LEGEND
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
D.R.C.R.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.C.R.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME

Notes:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. A 1/2-inch iron rod will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
3. By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

ZONING DISTRICT: PD-82
OPEN SPACE = 6.060 AC.
PARK = 13.080 AC.
110 DWELLING UNITS
2.00 UNITS PER ACRE

OWNER
WEST UNION INVESTMENT CO.
23545 CRENSHAW BLVD., STE 201
TORRANCE, CA 90505

DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
FIRM NO. 10177500

PRELIMINARY PLAT

TERRACINA, PHASE ONE

BEING

54.995 ACRES

SITUATED IN THE

J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
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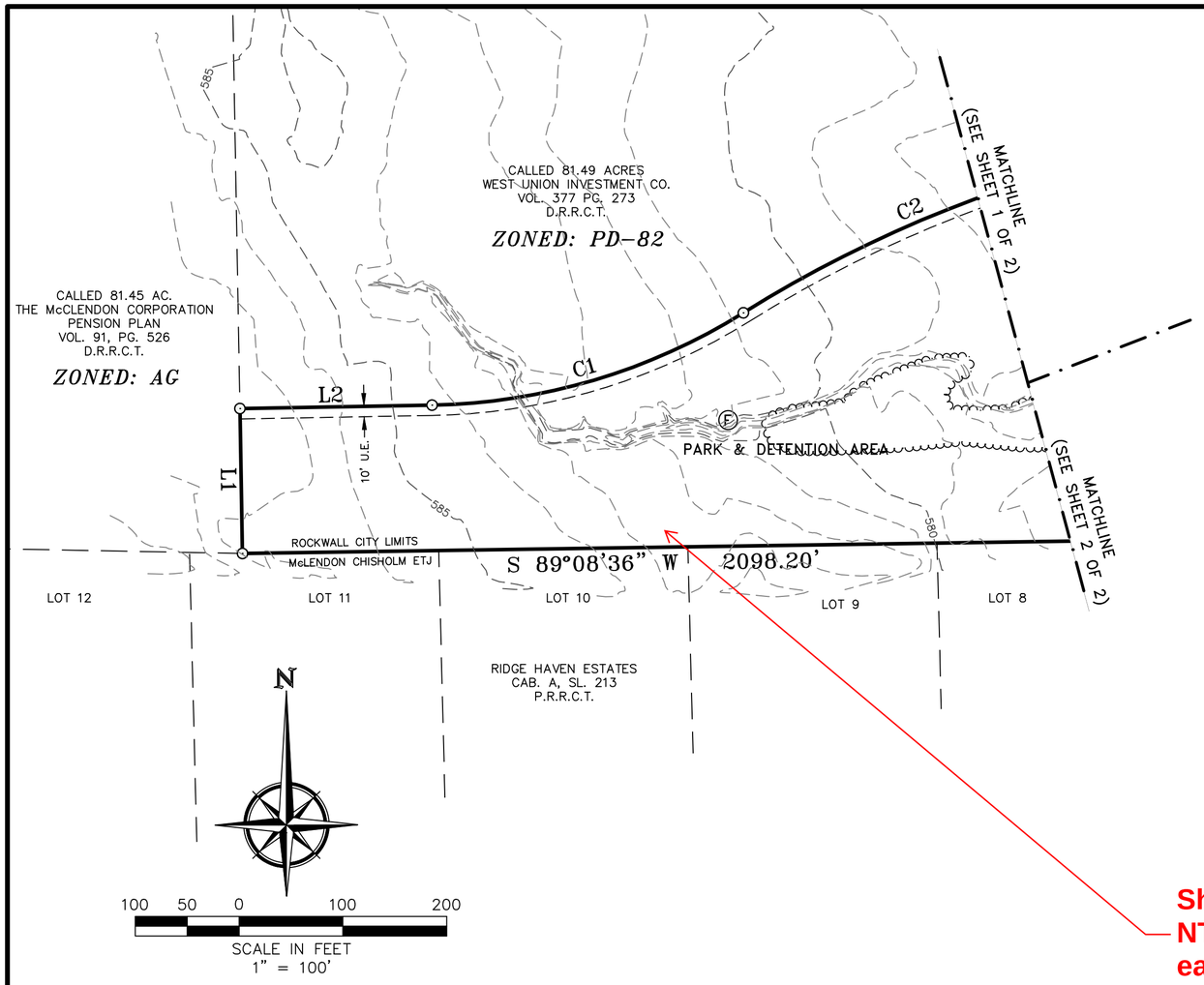
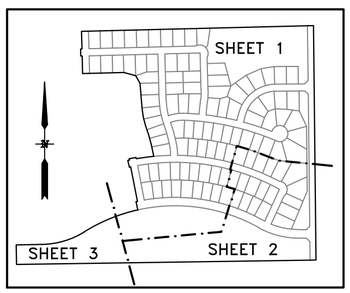


Show NTMWD easement



KEY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	030°59'26"	585.00'	162.18'	316.42'	N 73°28'57" E	312.58'
C2	019°28'43"	1219.90'	209.38'	414.72'	S 67°43'32" W	412.73'
C3	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C4	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C5	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C6	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 1°01'20" W	139.54'
L2	N 88°58'40" E	185.00'
L3	N 12°32'10" W	60.00'
L4	N 10°58'09" W	250.04'
L5	N 12°16'48" W	50.00'
L6	N 10°58'09" W	10.20'
L7	N 79°01'51" E	50.00'
L8	S 10°58'09" E	10.20'
L9	N 11°22'18" W	81.90'
L10	N 15°12'53" W	74.64'
L11	N 18°37'29" W	67.02'
L12	N 14°35'37" W	62.88'
L13	N 9°02'55" W	62.88'
L14	N 4°40'22" W	182.68'
L15	N 29°12'36" W	62.23'
L16	N 74°53'55" W	87.62'
L17	N 1°26'05" W	125.00'
L18	S 88°33'55" W	10.00'
L19	N 1°26'05" W	50.00'
L20	N 88°33'55" E	10.00'
L21	N 1°26'05" W	125.00'
L22	N 43°33'55" E	40.00'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 45°28'12" E	20.00'
L28	N 71°15'03" E	83.80'
L29	N 88°33'55" E	82.00'
L30	S 86°32'04" E	86.90'
L31	N 75°48'56" E	52.29'
L32	N 44°21'23" E	35.36'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L33	N 45°38'37" W	35.36'
L34	N 81°26'23" E	68.21'
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°28'52" E	65.03'
L44	S 70°49'44" E	65.03'
L45	S 67°53'28" E	79.04'
L46	S 64°57'11" E	65.03'
L47	S 62°10'43" E	75.19'
L48	S 68°55'06" E	73.11'
L49	S 68°55'06" E	84.36'
L50	S 70°49'58" E	64.62'
L51	S 73°16'55" E	81.33'
L52	S 75°44'18" E	64.86'
L53	S 77°55'05" E	64.86'
L54	S 80°10'55" E	69.87'
L55	S 82°26'45" E	64.86'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	35.36'
L60	N 70°52'31" E	53.34'
L61	N 29°10'19" E	51.58'
L62	S 82°47'59" E	87.93'
L63	N 45°38'37" W	35.36'

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

BENCHMARKS:

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SITUATED IN THE

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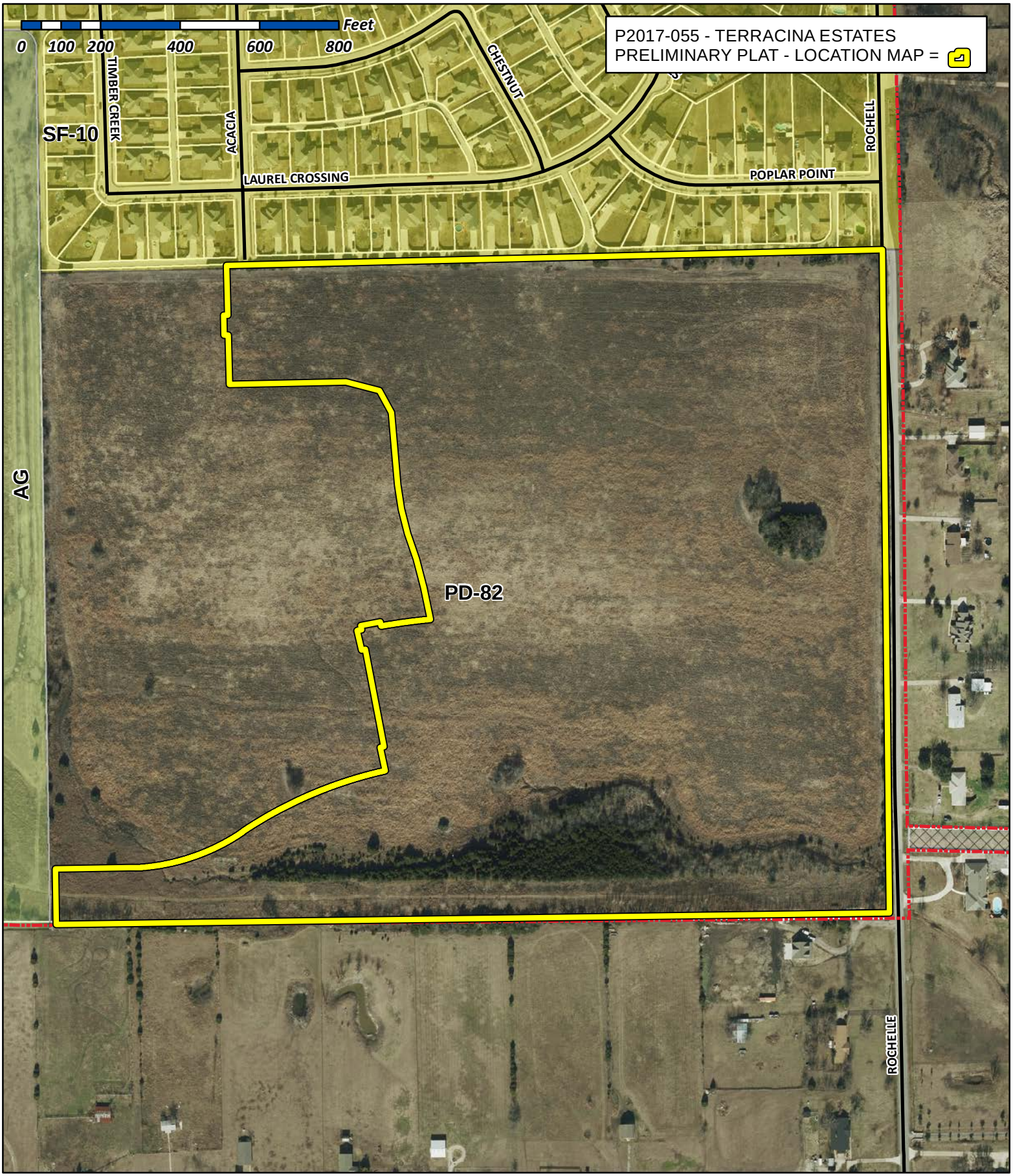


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

JOHN A. RAMSEY SURVEY
A-186

HENRY K. NEWELL
A-167

TRACT 3

RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

EXISTING ROCHELL ROAD

ACACIA DRIVE (50' R.O.W / 29' PAVEMENT)

OAKCREST DRIVE (50' R.O.W / 29' PAVEMENT)

LASALLE DRIVE (50' R.O.W / 29' PAVEMENT)

CAYMAN WAY (50' R.O.W / 29' PAVEMENT)

TERRACINA WAY (50' R.O.W / 29' PAVEMENT)

ROCHELL ROAD (FUTURE 88' R.O.W / PROPOSED 2@ PAVEMENT)

HIDDEN COVE COURT (50' R.O.W / 29' PAVEMENT)

MESA VERDE DRIVE (50' R.O.W / 29' PAVEMENT)

SEDONA DRIVE (50' R.O.W / 29' PAVEMENT)

GUADALUPE DRIVE (60' R.O.W / 41' PAVEMENT)

PROP. 8" WL

PROP. 8" SS

PROP. 12" WL

PROP. 16" WL

EX. 8" WL

EX. 12" WL

EX. 8" SS

EX. 39" RCP

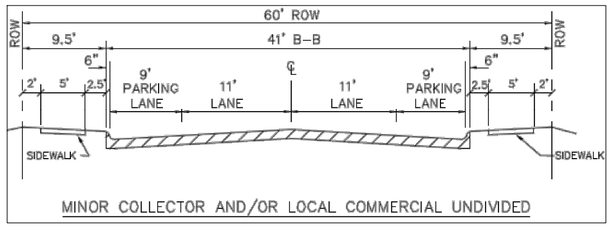
1-X OPEN SPACE

EXISTING BUILDING

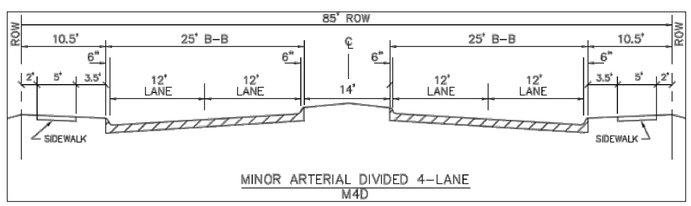
EXISTING FENCE

PARK & DETENTION AREA

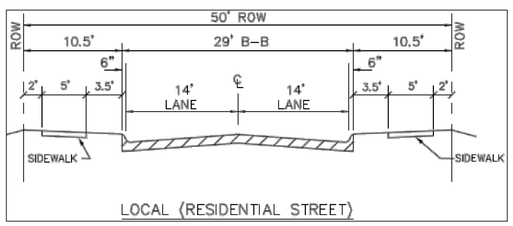
MATCHLINE (SEE SHEET 2 OF 2)



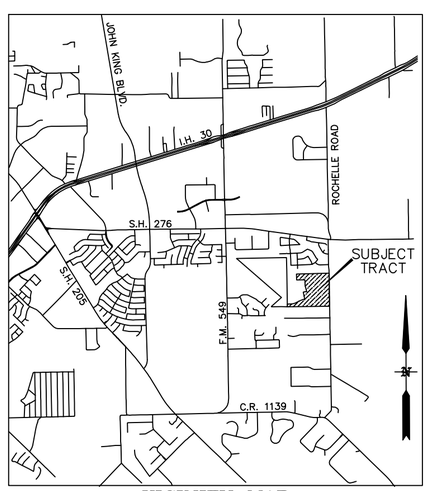
MINOR COLLECTOR AND/OR LOCAL COMMERCIAL UNDIVIDED



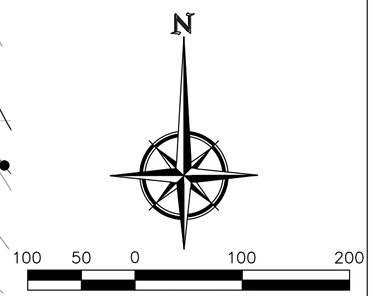
MINOR ARTERIAL DIVIDED 4-LANE
M4D

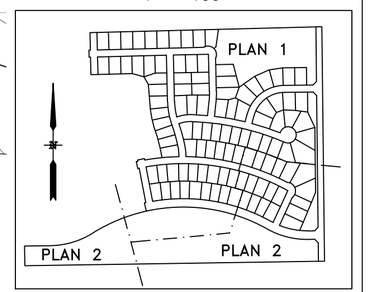


LOCAL (RESIDENTIAL STREET)



VICINITY MAP
N.T.S.





KEY MAP
N.T.S.

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PRELIMINARY UTILITIES AND PAVING PLAN 1

TERRACINA, PHASE ONE

BEING

54.995 ACRES

SITUATED IN THE

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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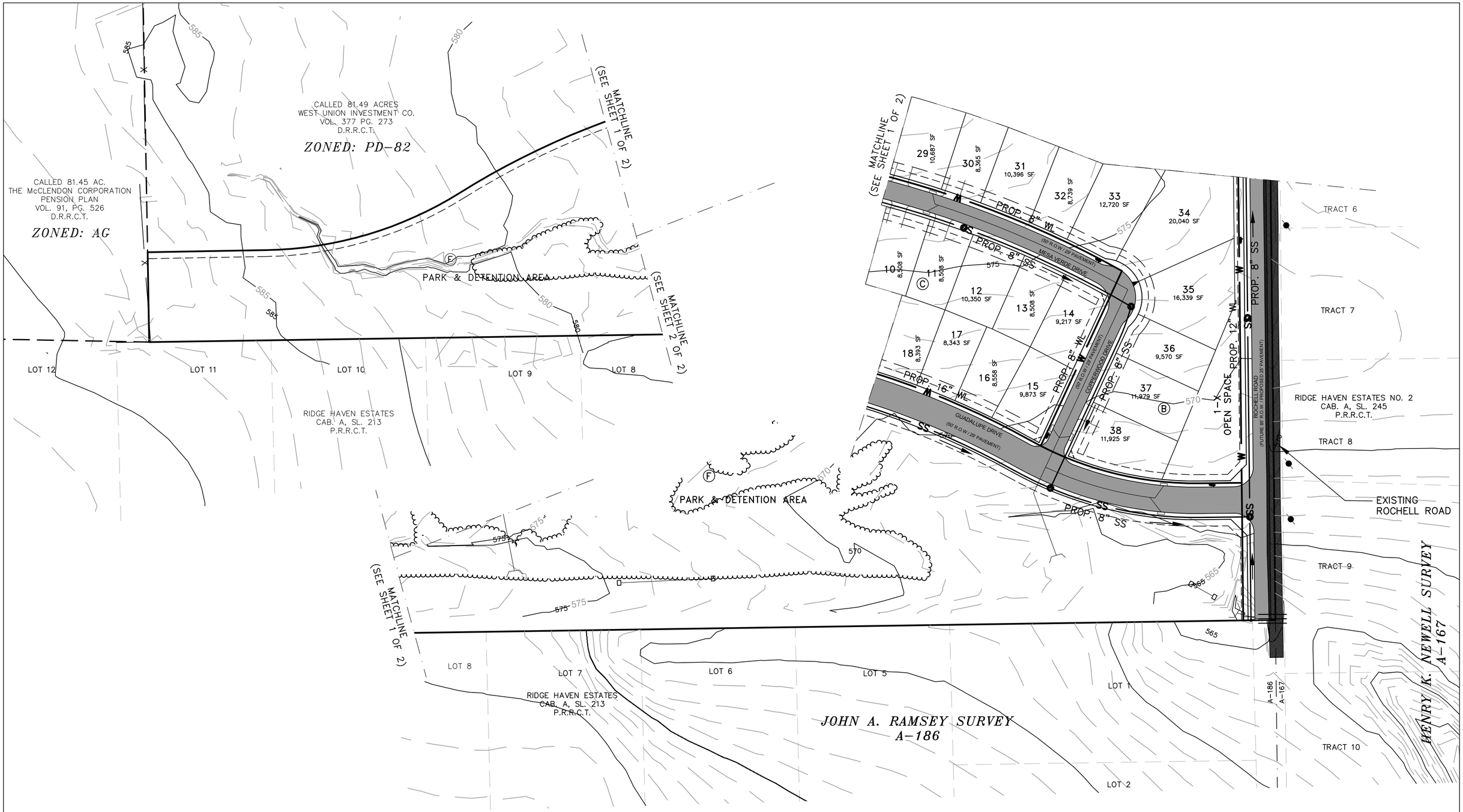

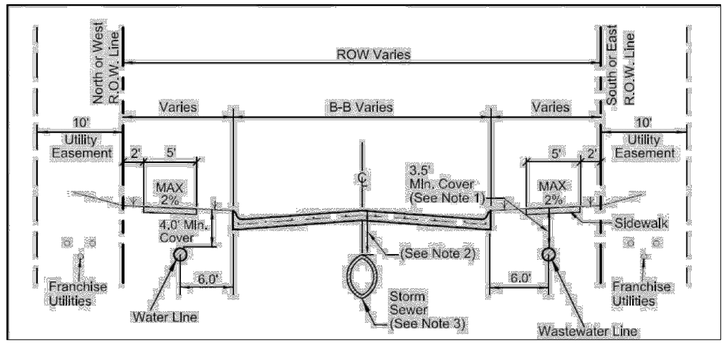

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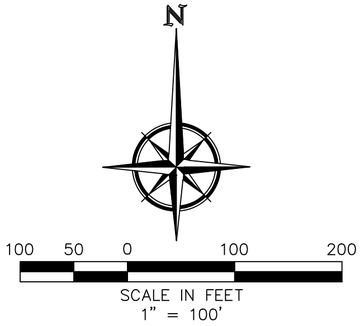

PRELIMINARY UTILITIES AND PAVING PLAN 2

TERRACINA, PHASE ONE

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06537\DWG\6537 Preliminary Plat Ph 1.dwg

TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

JOHN A. RAMSEY SURVEY
A-186

EX. 8" WL
EX. 8" SS
EX. 12" WL
EX. 39" RCP
OHW

ACACIA DRIVE
OAKCREST DRIVE
LASALLE DRIVE
CAYMAN WAY
TERRACINA WAY
HIDDEN COVE COURT
MESA VERDE DRIVE
GUADALUPE DRIVE
SEDONA DRIVE
ROCHELL ROAD

PROP. 30" RCP
PROP. 21" RCP
PROP. 48" RCP
PROP. 27" RCP
PROP. 36" RCP
PROP. 39" RCP
PROP. 24" RCP
PROP. 42" RCP
PROP. 54" RCP
PROP. 30" RCP

DETENTION AREA
1-X
OPEN SPACE

1-X
OPEN SPACE

A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8
B-1 B-2 B-3 B-4 B-5
C-1 C-2 C-5 C-6 C-7
D-1 D-2 D-3 D-4 D-5 D-6/7

RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SUR
A-167

TRACT 3
TRACT 4
TRACT 5
TRACT 6

EXISTING
ROCHELL ROAD

EXISTING
BUILDING

EXISTING
FENCE

JOHN A. RAMSEY SURVEY
A-186

CALLED 81.49 ACRES
WEST UNION INVESTMENT CO.
VOL. 377 PG. 273
D.R.R.C.T.

ZONED: PD-82

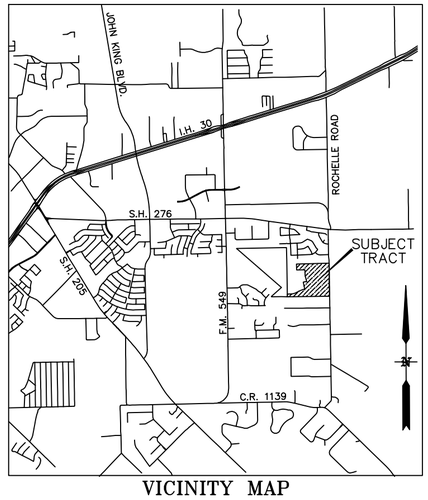
PARK & DETENTION AREA

MATCHLINE
(SEE SHEET 2 OF 2)

MATCHLINE
(SEE SHEET 2 OF 2)

N

100 50 0 100 200
SCALE IN FEET
1" = 100'



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PRELIMINARY DRAINAGE PLAN 1

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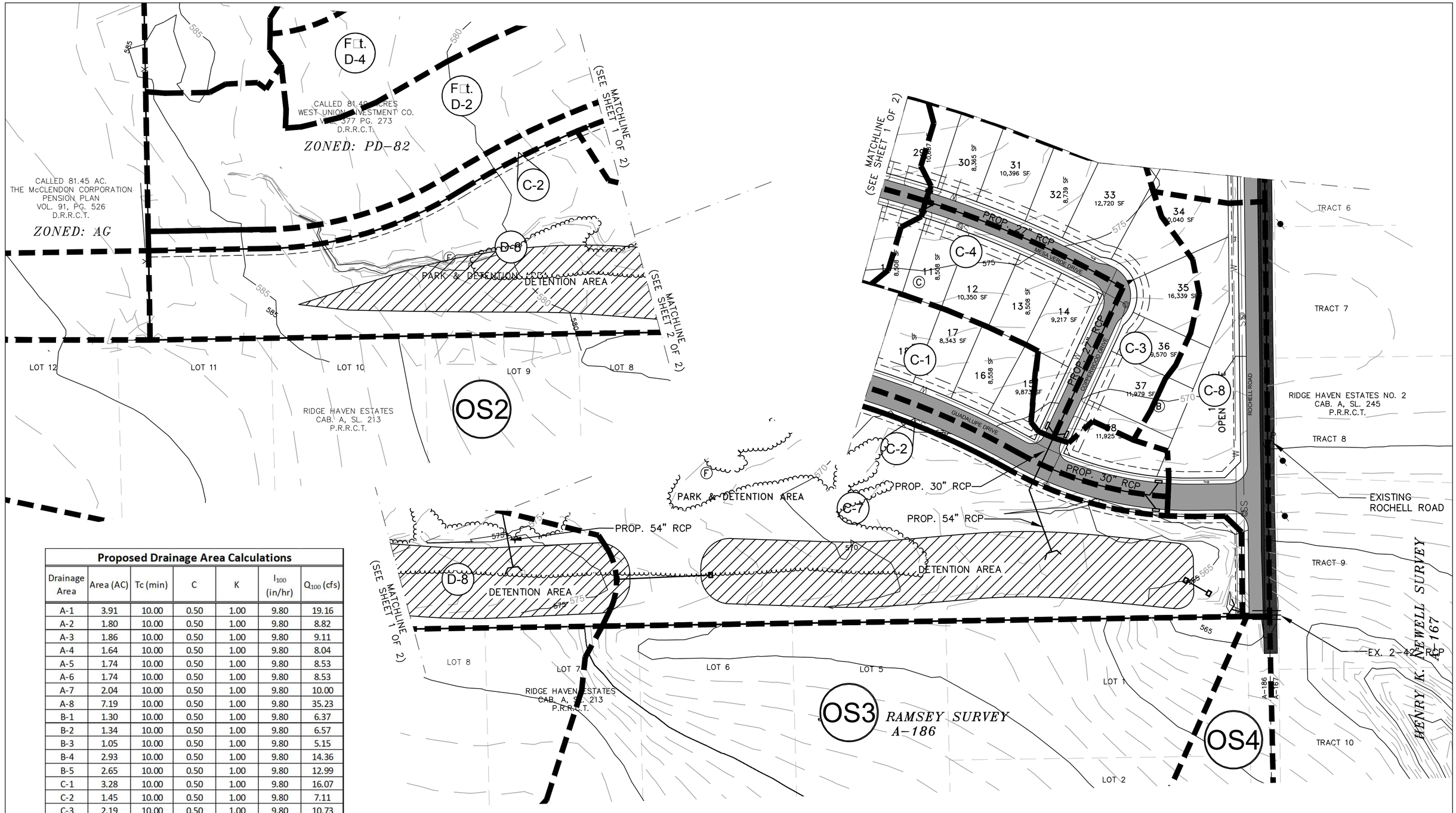
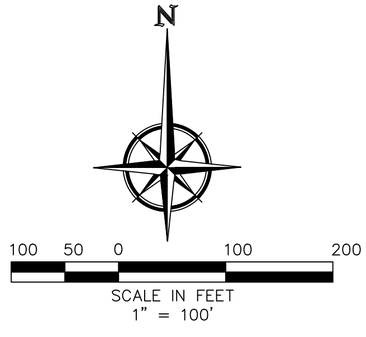
DATE: OCTOBER 12, 2017 CASE NO. P2017-___

06537\DWG\6537 Preliminary Plat Ph 1.dwg



Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)
A-1	3.91	10.00	0.50	1.00	9.80	19.16
A-2	1.80	10.00	0.50	1.00	9.80	8.82
A-3	1.86	10.00	0.50	1.00	9.80	9.11
A-4	1.64	10.00	0.50	1.00	9.80	8.04
A-5	1.74	10.00	0.50	1.00	9.80	8.53
A-6	1.74	10.00	0.50	1.00	9.80	8.53
A-7	2.04	10.00	0.50	1.00	9.80	10.00
A-8	7.19	10.00	0.50	1.00	9.80	35.23
B-1	1.30	10.00	0.50	1.00	9.80	6.37
B-2	1.34	10.00	0.50	1.00	9.80	6.57
B-3	1.05	10.00	0.50	1.00	9.80	5.15
B-4	2.93	10.00	0.50	1.00	9.80	14.36
B-5	2.65	10.00	0.50	1.00	9.80	12.99
C-1	3.28	10.00	0.50	1.00	9.80	16.07
C-2	1.45	10.00	0.50	1.00	9.80	7.11
C-3	2.19	10.00	0.50	1.00	9.80	10.73
C-4	1.35	10.00	0.50	1.00	9.80	6.62
C-5	2.02	10.00	0.50	1.00	9.80	9.90
C-6	2.12	10.00	0.50	1.00	9.80	10.39
C-7	8.19	10.00	0.50	1.00	9.80	40.13
C-8	1.65	10.00	0.50	1.00	9.80	8.09
D-1	2.21	10.00	0.50	1.00	9.80	10.83
D-5	1.58	10.00	0.50	1.00	9.80	7.74
D-8	8.19	10.00	0.50	1.00	9.80	40.13
Fut. D-2	3.38	10.00	0.50	1.00	9.80	16.56
Fut. D-3	2.07	10.00	0.50	1.00	9.80	10.14
Fut. D-4	2.14	10.00	0.50	1.00	9.80	10.49
Fut. D-6/7	5.07	10.00	0.50	1.00	9.80	24.84
OS2	12.34	15.00	0.35	1.00	9.00	38.87
OS3	13.01	15.00	0.35	1.00	9.00	40.98
OS4	14.51	15.00	0.35	1.00	9.00	45.71



BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'

CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'

CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

PRELIMINARY DRAINAGE PLAN 2

TERRACINA, PHASE ONE

BEING

54.995 ACRES

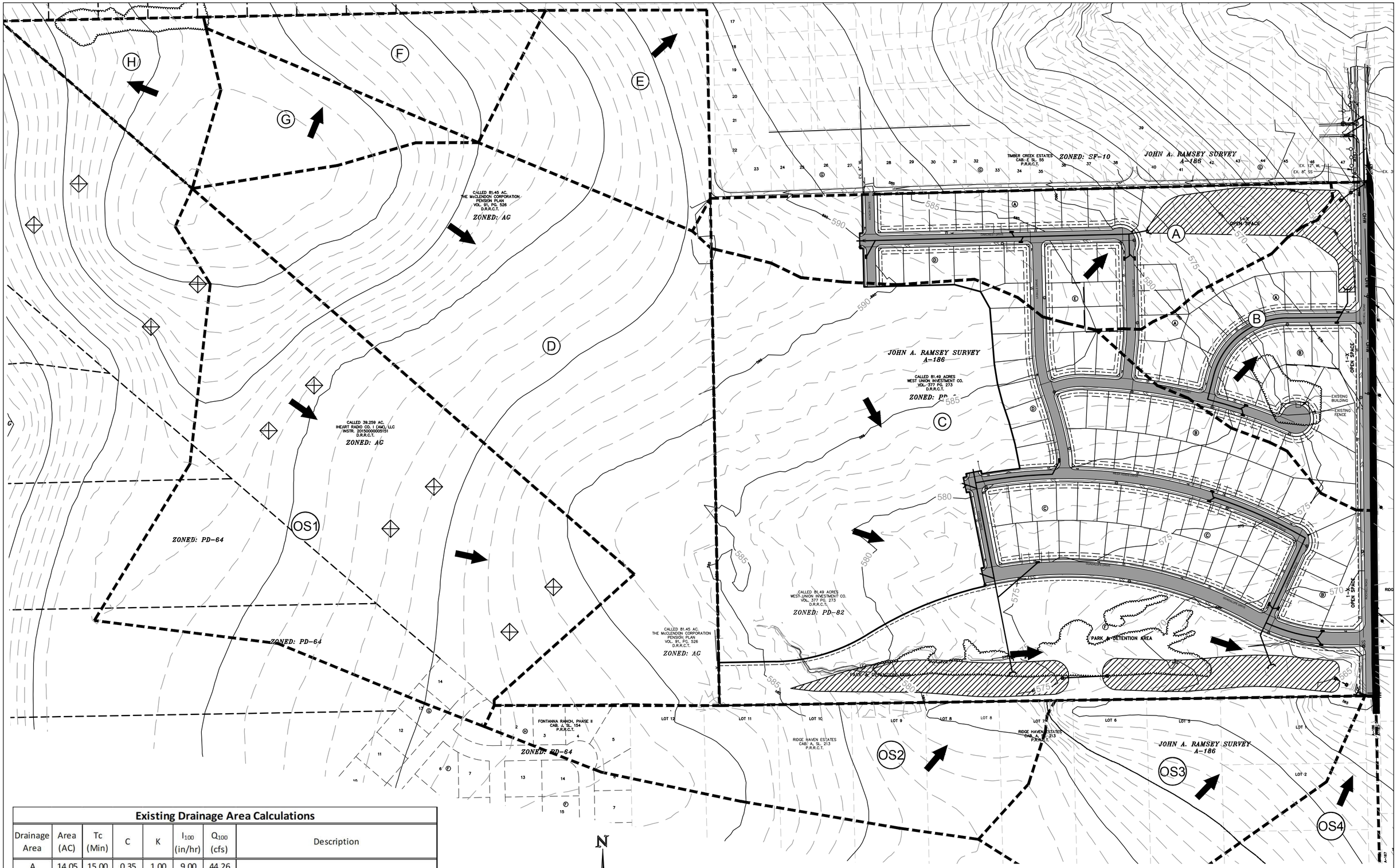
SITUATED IN THE

J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 12, 2017 CASE NO. P2017-___

06537\DWG\6537 Preliminary Plat Ph 1.dwg



Existing Drainage Area Calculations

Drainage Area	Area (AC)	Tc (Min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A	14.05	15.00	0.35	1.00	9.00	44.26	
B	10.73	15.00	0.35	1.00	9.00	33.80	
C	56.73	15.00	0.35	1.00	9.00	178.70	
D	34.72	15.00	0.35	1.00	9.00	109.37	
E	8.90	15.00	0.35	1.00	9.00	28.04	
F	5.76	15.00	0.35	1.00	9.00	18.14	
G	4.93	15.00	0.35	1.00	9.00	15.53	Area not accounted for by existing development
H	4.68	15.00	0.35	1.00	9.00	14.74	
OS1	31.81	15.00	0.35	1.00	9.00	100.20	
OS2	12.34	15.00	0.35	1.00	9.00	38.87	
OS3	13.01	15.00	0.35	1.00	9.00	40.98	
OS4	14.51	15.00	0.35	1.00	9.00	45.71	

BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'

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CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

PRELIMINARY EXISTING DRAINAGE PLAN

TERRACINA, PHASE ONE

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 12, 2017 CASE NO. P2017-___

06537\DWG\6537 Preliminary Plat Ph 1.dwg

City of Rockwall

Project Plan Review History

Project Number	SP2017-031	**Owner**	VPS CONSTRUCTION	**Applied**	10/13/2017 LM
Project Name	Spyglass Phase IV	**Applicant**	VPS CONSTRUCTION	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/13/2017 LM

Site Address	**City, State Zip**	**Zoning**
HENRY M CHANDLER DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPYGLASS HILL 4	134-12	NULL	134-12	0207-0000-0134-12-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/13/2017	10/20/2017	10/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	10/13/2017	10/20/2017	10/19/2017	6	COMMENTS	See Comments
(10/19/2017 4:18 PM AW) See markups - 4% Engineering Inspection Fees - Impact Fees - Show all existing and proposed utilities - Loop 8" water through from Henry Chandler to Spyglass 3 - Install storm sewer to lake which will require off-site easements							
FIRE	Ariana Hargrove	10/13/2017	10/20/2017				
GIS	Lance Singleton	10/13/2017	10/20/2017	10/18/2017	5	COMMENTS	See Comments
(10/18/2017 9:19 AM LS) Please submit CAD file of lots and street centerlines so addressing may begin. Also submit proposed street names for review and approval.							
PLANNING	David Gonzales	10/13/2017	10/20/2017	10/18/2017	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a site plan/master open space plan for the Spyglass Hill, Phase 4 Subdivision consisting of 33 single-family residential lots on a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than November 7, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2017-031" at the lower right corner of each revised plan.
4. Adherence to all Parks Board recommendation at their November 7, 2017 meeting.

Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Provide proposed street names for each street within the subdivision.
2. Provide and label all sidewalks within the development.
3. Provide property owner information on the northern boundary of the site plan.
4. Label all pad elevations for each lot per Ordinance No. 92.39
5. Maximum height of structures for proposed lots 15-25 are required to meet and shall not exceed the elevations as established in Ordinance No. 92-39.
6. Provide additional labels for 20-ft rear setback along lots 15-26.
7. Provide conceptual entry feature(s) for subdivision identification.
8. Provide property owner information for all adjacent lots.

Open Space/ Landscape Plan:
1. Provide a 10-ft landscape buffer along H. M. Chandler Drive with trees spaces at 50-ft o.c.
2. Dimension and label all hardscape elememnts (e.g. sidewalks,

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com.

Meeting Dates to Attend:

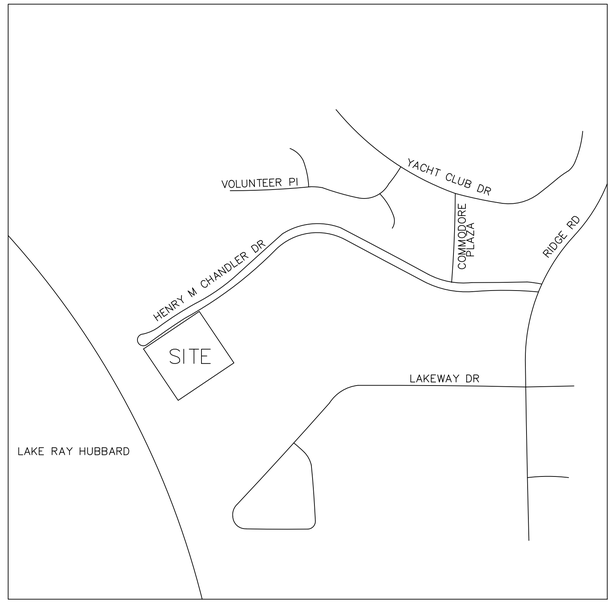
Planning & Zoning - Work Session: October 24, 2017 (6:00 p.m.) [Applicant to provide presentation/discussion with the P&Z]

Parks Board Meeting - Discussion - November 7, 2017 (6:00 p.m.) Open Space/Landscape Plan.

Planning & Zoning - Action: November 14, 2017 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

City Council - Action: Novmeber 20, 201 (6:00 p.m.) [TO APPROVE, APPROVE WITH CONDITIONS, OR DENY THE OPEN SPACE PLAN]





VICINITY MAP
N.T.S.

- 4% Engineering Inspection Fees
- Impact Fees
- Show all existing and proposed utilities
- Loop 8" water through from Henry Chandler to Spyglass 3
- Install storm sewer to lake which will require off-site easements

NUMBER OF LOTS: 33

Existing 6" sanitary sewer...needs to be relocated

TYPICAL LOT LAYOUT
N.T.S.

CRITERIA PER ORDINANCE NO. 92-39:	
1. MINIMUM LOT AREA:	5,000 SF
2. MAXIMUM NO. OF UNITS/LOT:	1
3. MINIMUM SF/UNIT:	1,700 SF
4. MINIMUM LOT FRONTAGE:	50 FT
5. MINIMUM LOT DEPTH:	90 FT
6. MINIMUM FRONT SETBACK:	25 FT
7. MINIMUM REAR SETBACK:	
20 FT ON LOTS 15–26	
10 FT ON ALL OTHER LOTS	
8. MINIMUM SIDE SETBACK:	
ZERO SIDE –	0 FT
MAINT ESMT –	10 FT
ABUTTING STREET –	15 FT
ABUTTING ARTERIAL–	20 FT
9. MAINTENANCE ESMT–	5 FT
10. MAXIMUM BUILDING COVERAGE:	50%
11. MAXIMUM BUILDING HEIGHT:	30 FT

10/11/2017

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

SITE PLAN
ENGINEERED FOR:

SPYGLASS HILL PHASE 4

PLAN: SITE PLAN
ELD JOB NO: DIF17-1191
DRAWN BY: JL
CHECKED BY: ML

BUILDER: CAVENDISH HOMES
ADDITION: SPYGLASS – PHASE 4
ADDRESS: HENRY M. CHANDLER DR.
LOT: 1-33 BLOCK: A
CITY: ROCKWALL, TX

SCALE: 1"= 100'

SHEET 01



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

NUMBER OF LOTS: 33

VICINITY MAP
N.T.S.

TYPICAL LOT LAYOUT
N.T.S.

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11. MAXIMUM BUILDING HEIGHT:	30 FT

10/11/2017

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

SITE PLAN
ENGINEERED FOR:

SPYGLASS HILL PHASE 4

PLAN: SITE PLAN
BUILDER: CAVENDISH HOMES
ADDITION: SPYGLASS – PHASE 4
ELD JOB NO: DIF17-1191
ADDRESS: HENRY M. CHANDLER DR.
DRAWN BY: JL
LOT: 1-33
BLOCK: A
CHECKED BY: ML
CITY: ROCKWALL, TX

SCALE: 1"= 100'

SHEET 01

LEGEND

- LANDSCAPE BUFFER 10'
- SHRUBS–BRIDAL WREATH SPIREA
- 40 LITTLE GEM MAGNOLIA: 1 FOR EACH 50 LINEAR FEET OF STREET FRONTAGE
- EXISTING TREES TO BE SURVEYED & IDENTIFIED FOR PRESERVATION BY OTHERS

LANDSCAPING RECOMMENDATIONS

CANOPY TREES

RECOMMENDED
LITTLE GEM MAGNOLIA
(MAGNOLIA GRANDIFLORA)
MATURE HEIGHT: 15'–20'
CALIPER SIZE: 1.75"–2.25"

ACCEPTABLE ALTERNATIVES
AFGAN PINE
BALD CYPRESS
BURR OAK
CADDO MAPLE
CEDAR ELM
CHINQUAPIN OAK
EASTERN RED CEDAR
HOMESTEAD ELM
LACEBARK ELM
LEYLAND CYPRESS
LIVE OAK
OCTOBER GLORY MAPLE
PECAN
RED OAK
TEXAS ASH
TEXAS RED OAK

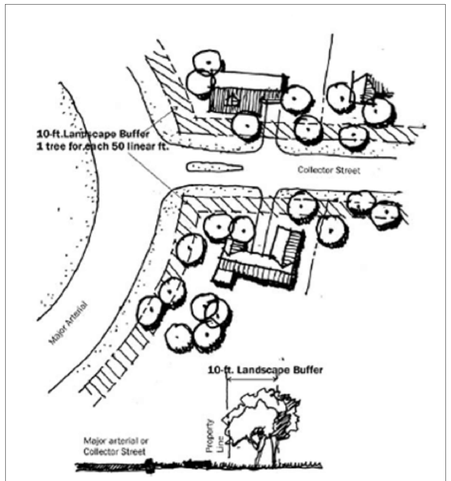
RECOMMENDED GRASSES
BUFFALO GRASS
ST. AUGISTINE GRASS

ACCEPTABLE ALTERNATIVES
BERMUDA GRASS
BIG BLUESTEM
DEER MUHLY
EASTERN GAMAGRASS
FOUNTAIN GRASS
FEATHER REED GRASS
INLAND SEAOATS
JAPANSES BLOOD GRASS
LITTLE BLUESTEM
MAIDEN GRASS
MEXICAN FEATHER GRASS
MUHLY GRASS
PRAIRIE MIX
PRAIRIE DROPSEED
SWITCH GRASS
WEEPING LOVE GRASS

RECOMMENDED SHRUBS
CENIZO (TEXAS SAGE)
BRIDAL WREATH SPIREA

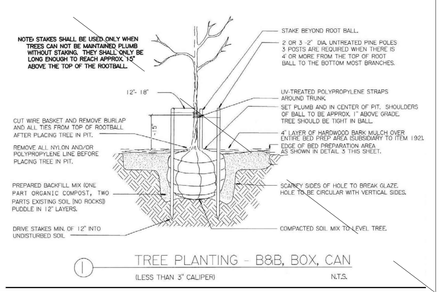
ACCEPTABLE ALTERNATIVES
BARBERRY
DWARF YAUPON HOLLY
YUCCA
JUNIPER
JAPANESE BOXWOOD
MEXICAN OREGANO
RED YUCCA
ROCK ROSE
AGARITA
BARBERRY
DWARF BURFORD HOLLY
HOGPLUM
INDIAN HAWTHORN
JAPANISE QUINCE
PEARL BUSH
ROSEMARY
VIRGINIA SWEETSPIRE
CHINESE FRINDGE
ELAGNUS
EVERGREEN SUMAC
FORSYTHIA
GLOSSY ABELIA
JAPANESE CLEYERA
NELLIE STEVENS HOLLY
OLEANDER
ROSE OF SHARON

FOR ADDITIONAL REFERENCE GUIDE AND INFORMATION REFER ORDIDANCENO. 15–32, SECTION 4, 12–7–2015



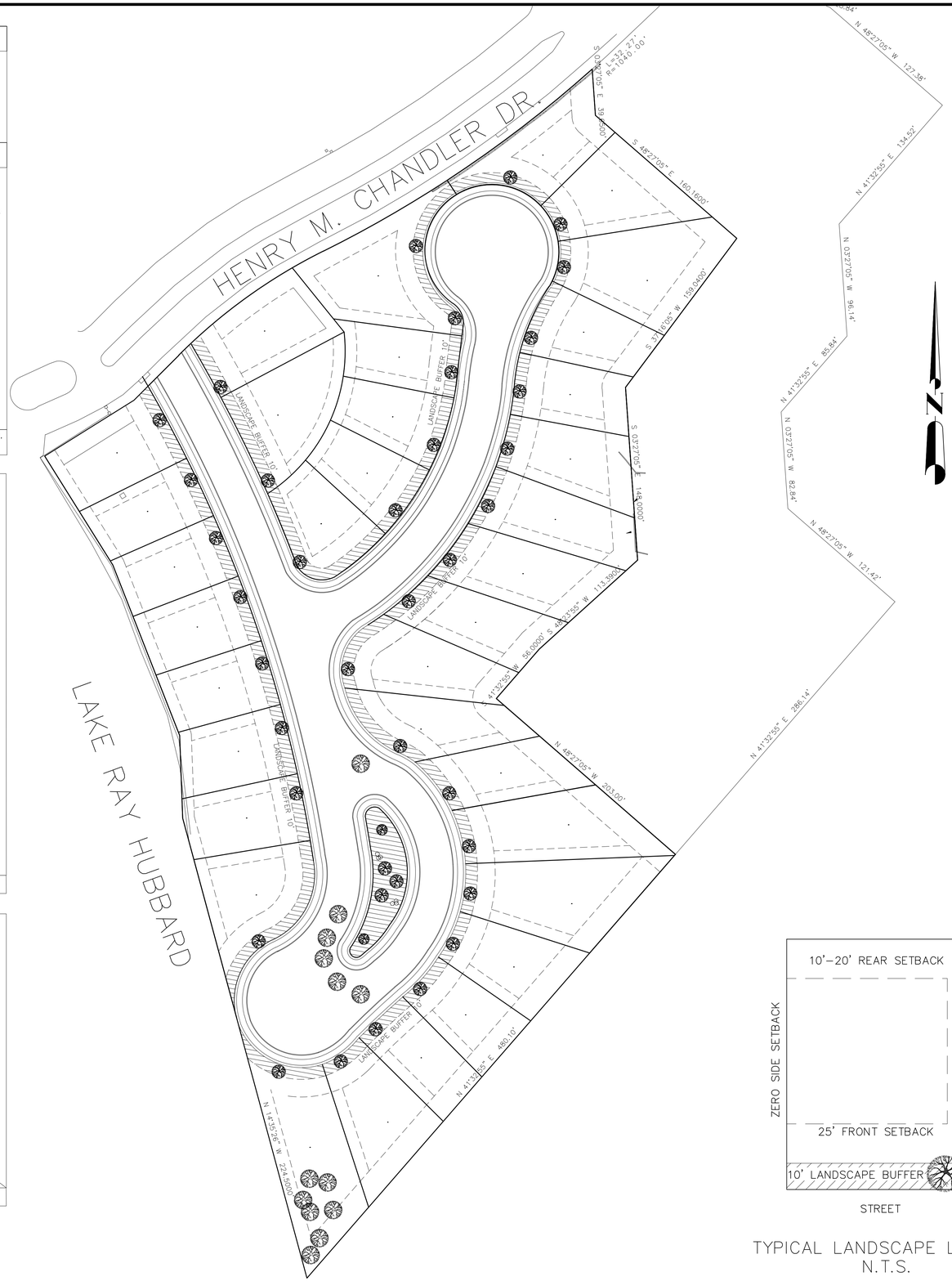
ORDIDANCENO. 15–32, SECTION 2, 12–7–2015

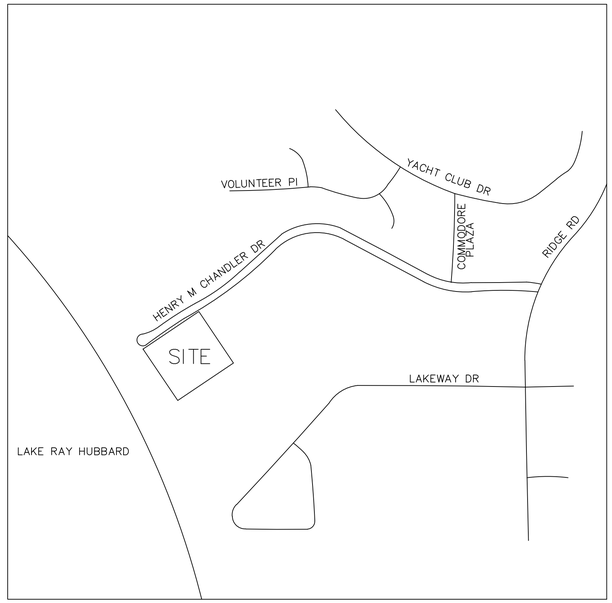
EXHIBIT "A"



TREE PLANTING – B&B, BOX, CAN
(LESS THAN 5" CALIPER) N.T.S.

ORDIDANCENO. 13–24, SECTION 1, 8–5–2013





VICINITY MAP
N.T.S.

TYPICAL LANDSCAPE LAYOUT
N.T.S.

CRITERIA PER ORDINANCE NO. 92–39:	
1. MINIMUM LOT AREA:	5,000 SF
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5. MINIMUM LOT DEPTH:	90 FT
6. MINIMUM FRONT SETBACK:	25 FT
7. MINIMUM REAR SETBACK:	
20 FT ON LOTS 15–27	
10 FT ON ALL OTHER LOTS	
8. MINIMUM SIDE SETBACK:	
ZERO SIDE –	0 FT
MAINT ESMT –	10 FT
ABUTTING STREET –	15 FT
ABUTTING ARTERIAL–	20 FT
9. MAINTENANCE ESMT–	5 FT
10. MAXIMUM BUILDING COVERAGE:	50%
11. MAXIMUM BUILDING HEIGHT:	30 FT

10/11/20

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LANDSCAPE PLAN
ENGINEERED FOR:
SPYGLASS HILL
PHASE 4

BUILDER: CAVENDISH HOMES
ADDITION: SPYGLASS – PHASE 4
ADDRESS: HENRY M. CHANDLER DR.
LOT: 1–33 BLOCK: A

PLAN: LANDSCAPE
ELD JOB NO: DIF17–1191
DRAWN BY: IA
CHECKED BY: ML

SCALE: 1"= 100

SHEET 02

City of Rockwall

Project Plan Review History

Project Number	SP2017-032	**Owner**	ROCKWALL SCHOOL OF MUSCI	**Applied**	10/13/2017 LM
Project Name	Rockwall School of Music	**Applicant**	SALSER DEVELOPMENT GROUP	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/13/2017 LM

Site Address	**City, State Zip**	**Zoning**
1920 MIMS RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FLAGSTONE CORNERS	9	A	9	3683-000A-00069-00-0	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/13/2017	10/20/2017	10/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	10/13/2017	10/20/2017	10/19/2017	6	COMMENTS	See Comments
(10/19/2017 4:41 PM AW) See markup - 4% Engineering Inspection Fees - Impact Fees - All parking to be 20'x9' - Need to show and label all existing and proposed utilities including services - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - Label distances between driveways (measured from edge to edge) - Install 8" water line across frontage - Show and label all fire lanes - Label to install 5' sidewalk							
FIRE	Ariana Hargrove	10/13/2017	10/20/2017				
GIS	Lance Singleton	10/13/2017	10/20/2017	10/18/2017	5	APPROVED	
(10/18/2017 8:34 AM LS) Address assignment will be: 1920 MIMS RD, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	10/13/2017	10/20/2017	10/19/2017	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-032 (Rockwall School of Music): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-032) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is zoned Planned Development District 60 (PD-60) for Residential Office (RO) District Standards.

M.6 Site Plan. Please provide a title block in the lower right hand corner of all sheets and contain the project name, street address, and/or lot and block designation.

M.7 Site Plan. Please see the Site Plan Checklist included in the Development Packet as there are a number of items missing from the site plan. This needs to be a detailed site plan

M.8 Site Plan. Please remove topo lines.

M.9 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.

M.10 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.

M.11 Site Plan. Please provide all drive/turning radii.

M.12 Site Plan. Please provide a vicinity map.

M.13 Site Plan. Please show centerline of Mims Road.

M.14 Site Plan. Please provide date of drawing.

M.15 Site Plan. Please indicate the proposed use.

M.16 Site Plan. Please provide the total lot or site area in acreage and SF.

M.17 Site Plan. Please provide the perimeter dimensions of the site.

M.18 Site Plan. Please indicate distance from building and all property lines.

M.19 Site Plan. Please indicate all property lines—preferably with a dark dashline and label

M.20 Site Plan. Please indicate all easements.

M.21 Site Plan. Please indicate drive widths.

M.22 Site Plan. Please indicate all firelanes

M.23 Site Plan. Please indicate the location of all fire hydrants

M.24 Site Plan. Please indicate tall sidewalks—preferably with a hatch.

M.25 Site Plan. Please indicate any median breaks in Mims Road (if any).

M.26 Site Plan. Please provide the dimension of a typical space as well as the accessible spaces.

M.27 Site Plan. Please provide a parking table. Parking shall be 1 space for each 250 SF.

M.28 Site Plan. Please provide depth of paving material.

M.29 Site Plan. Please indicate the type and location of any existing and/or proposed fences/walls.

M.30 Site Plan. Please indicate the utility equipment.

M.31 Site Plan. If the site will have a dumpster, please show location and provide appropriate screening. Also, provide dumpster enclosure elevation.

M.32 Site Plan. Please show and label 20-foot landscape buffer adjacent to Mims Road.

M.33 Site Plan. Please provide site data information required in Sec 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist (in a table).

M.34 Site Plan. Please note that the precast concrete masonry wall will require an exception. This is discretionary to the Planning and Zoning Commission and City Council.

M.35 Site Plan. Please show only the building footprint and not the floorplan.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.36 Site Plan. Please provide different linetypes (including a legend) for easements, property lines, etc.

M.37 Landscape Plan. Please provide the same site data information required in Sec 2.1 Site Plan:Miscellaneous and Density and Dimensional Requirements of this checklist.

M.38 Landscape Plan. Please indicate the application zoning district percentage of landscaping required and provided in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.

M.39 Landscape Plan. Please clarify landscape table and symbology. It is difficult to tell what trees are being planted in which locations.

M.40 Landscape Plan. Please show visibility triangles (show on site plan as well).

M.41 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.42 Landscape Plan. Please check tree mitigation requirements. Cedars and Hackberrys under 11 inches are not considered to be protected and do not require mitigation. Any Cedars and Hackberrys 11 inches or greater are only mitigated for ½ the caliper inches being removed. I calculated a total of 53 caliper inches needing mitigation instead of 68.

M.43 Landscape Plan. Any Oak 4 caliper inches or greater is considered to be a feature tree and requires approval from the Planning and Zoning Commission.

M.44 Photometric. No light pole, base or combination thereof shall exceed 15-feet in height. Also all lighting fixtures must focus light downward and be contained on the site. Please provide a light detail indicating the height the lighting poles.

M.45 Photometric. Please darken the property lines on the Photometric Plan.

M.46 Photometric. No lighting facilities shall distribute more than 0.2 of one footcandle of light at the property line. Please look at the lighting along the property lines to get this as close as possible to 0.2.

M.47 Photometric. Please note, no lighting facilities shall distribute more than 20 of one footcandle of light on the remainder of the property.

M.48 Photometric. Please try and make the lighting symbols clearer so that it is easier to distinguish each symbol.

M.49 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).

M.50 Photometric. Please provide same site data table as site plan and landscape plan.

M.51 Building Elevations. Please label all roof mounted mechanical equipment and how these will be screened from view.

M.52 Building Elevations. Will the stone masonry all be the same color?

M.53 Building Elevations. Please provide a perspective of the North and East elevations.

M.54 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Up to 50% can be Hardi Board. Please provide material percentages for each façade.

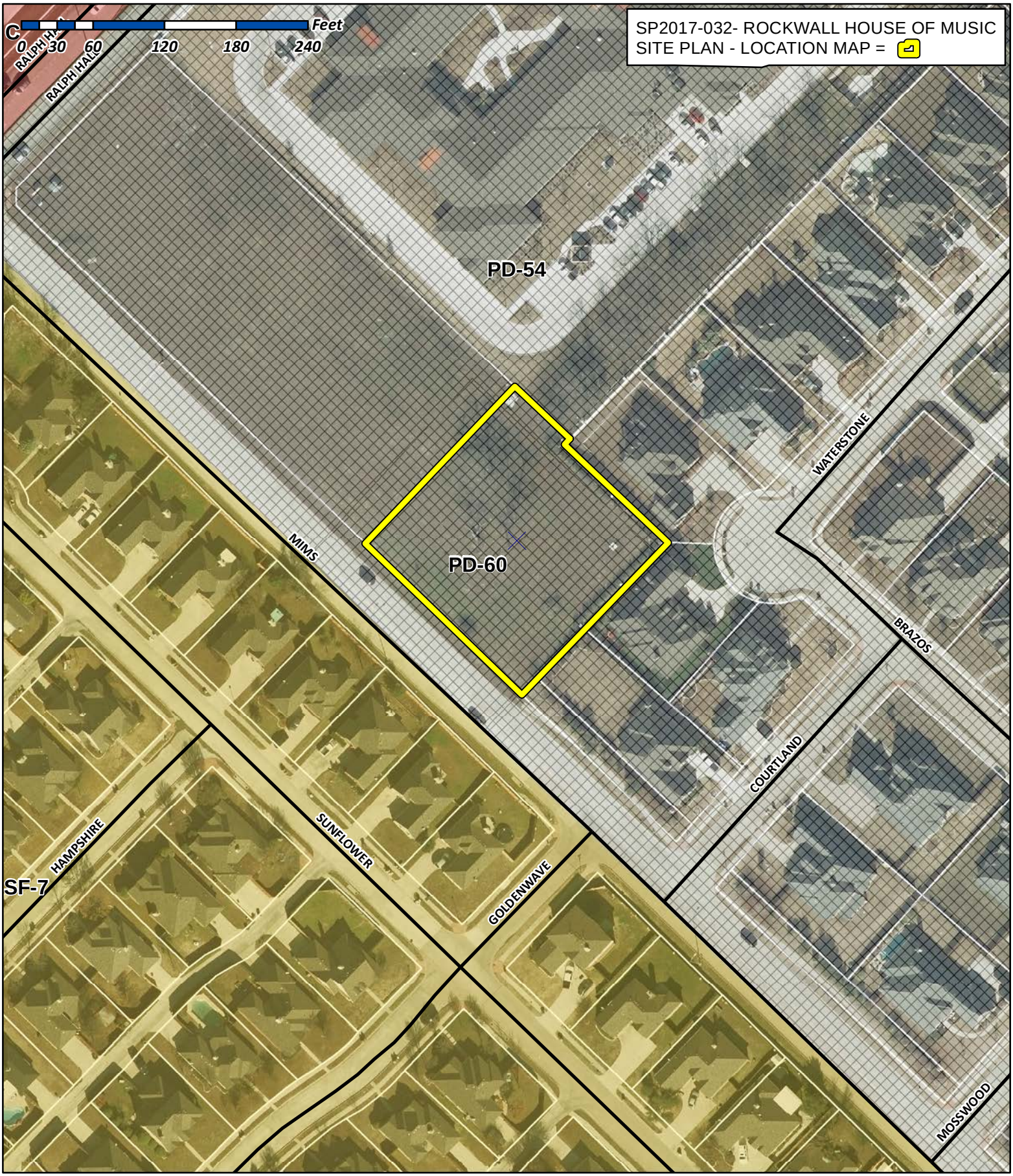
M.55 Building Elevations. Please indicate the elevation that faces the street.

M.56 Building Elevations. Please provide color elevations/perspectives.

I.57 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.58 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and Zoning Worksession for this case will be October 24, 2014 at 6:00 p.m. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

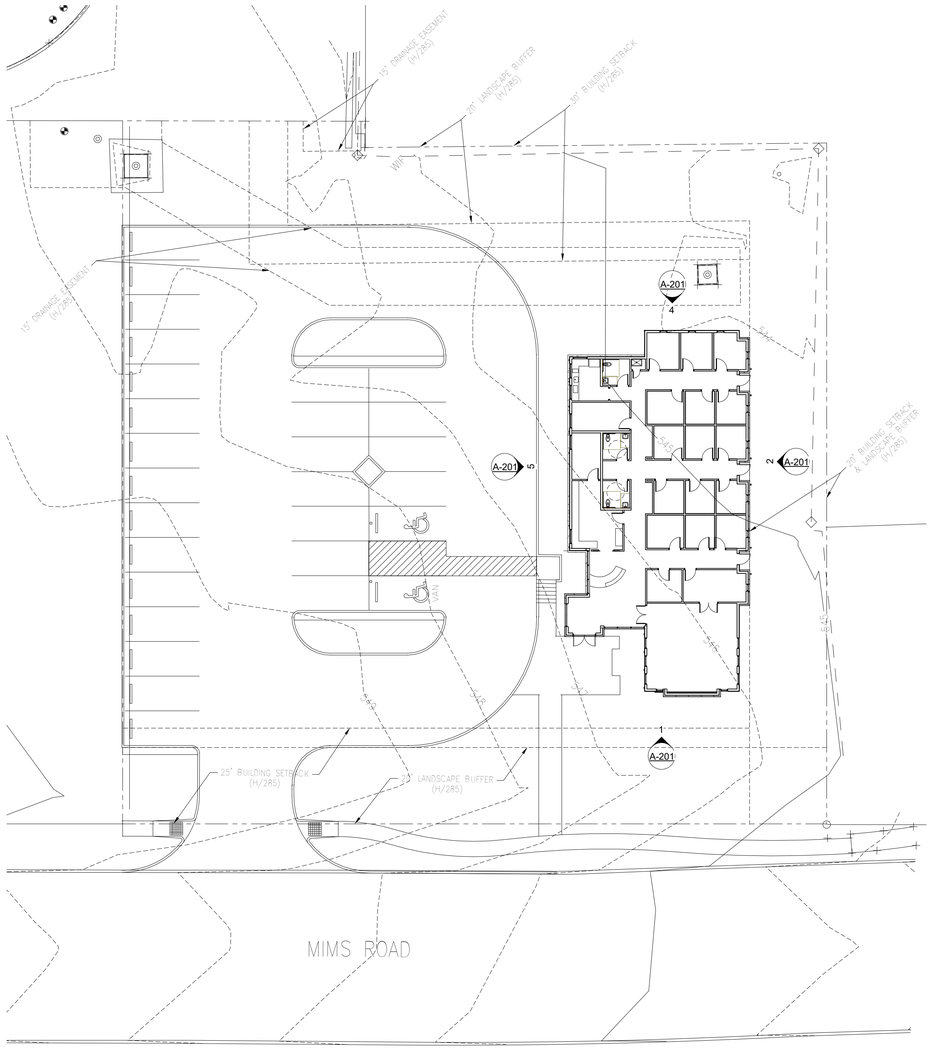
I.59If necessary the projected City Council meeting date for this case will be November 20, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

ARCH
SITE PLAN

Sheet Number

S-101

Project Status

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"–2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

SITE TREE SURVEY CHART

TOTAL TREE MITIGTION INCHES REQUIRED 68

TREES PROVIDED ON SITE IN ADDITION TO REQUIRED TREES

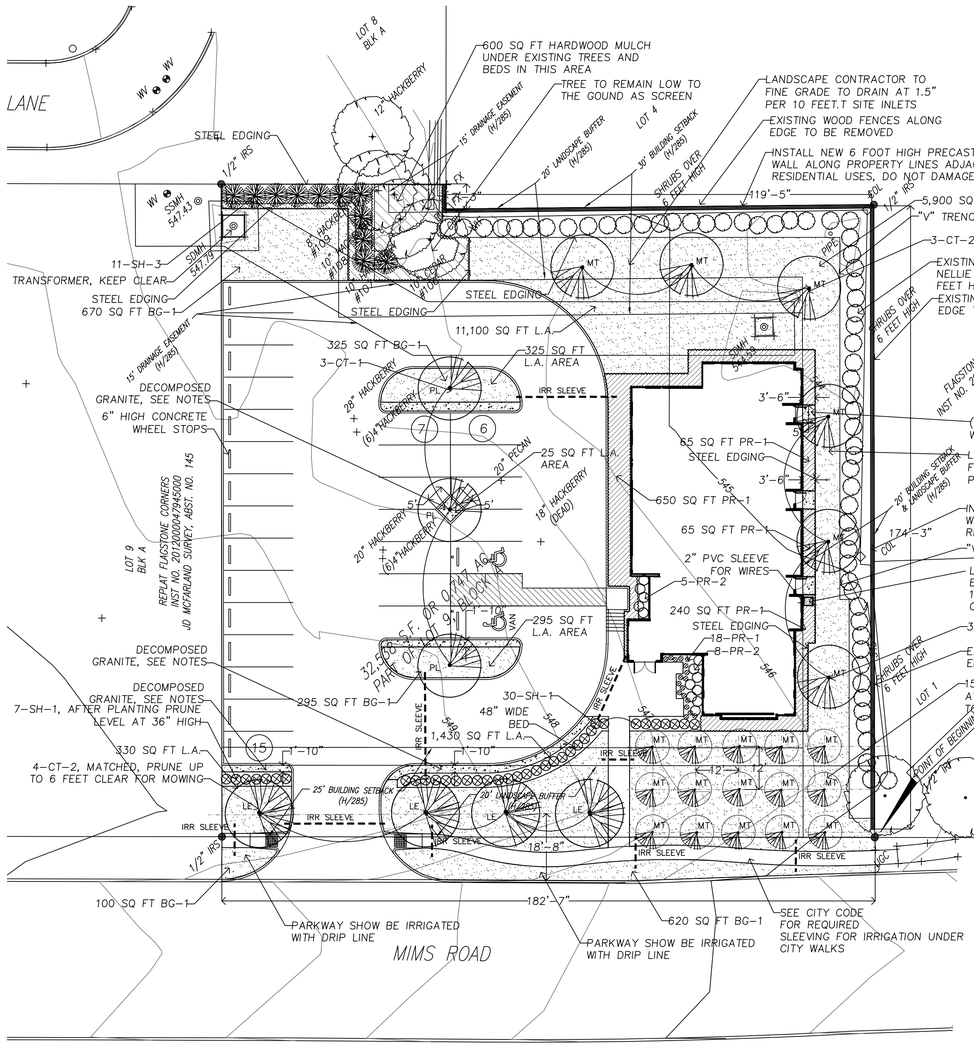
	NO	CALIPER	PROVIDED TREE INCHES
LIVE OAK	3	4	12
CEDAR ELM	3	4	12
CREPE MYRTLE	15	3	45

TOTAL TREE MITIGTION INCHES PROVIDED 69

TREESCAPE MITIGATION SYMBOLS

MT ORNAMENTAL / MT LARGE

SITE MITIGATION TREE 4.0" CALIPER. MIN. 12 FT CANOPY
SITE MITIGATION TREE SMALL TREES, 8 FEET HIGH, 3.0" CALIPER
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL
LANDSCAPE PLAN SHOWS



LANDSCAPE ORDINANCE TREE SYMBOLS

EXISTING SCEENING SHRUBS / #103 12" LIVE OAK

EXISTING PROTECTED TREES AND SHRUBS ON SITE OR OFF SITE TO REMAIN
PROTECT AND CHECK IRRIGATION SYSTEM
ADJUST AS REQUIRED FOR CONTINUED WATERING

LARGE / LE / ACCENT TREE

LANDSCAPE EDGE LARGE TREE 4.0" CALIPER. MIN. 12 FOOT CANOPY
SITE LARGE TREE 4.0" CALIPER. MIN. 12 FOOT CANOPY
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

PL ORNAMENTAL / PL LARGE

PARKING LOT TREE LARGE TREE 4.0" CALIPER. MIN. 12 FT CANOPY
SMALL TREES, 8 FEET HIGH, INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL

6'–0" EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS HOLLY. WITH 4" TREE RING AND 3" MULCH
INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB

3'–0" / 2'–10" EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE

FLOWERING OR EVERGREEN SHRUBS

GROUND COVER SPECIMENS

EVERGREEN GROUND COVER WITH STEEL EDGING

BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS

HARDWOOD MULCH 2" DEEP AT EDGES OF BEDS
ALL OTHER BEDS INSTALL 3" MULCH UNDER ALL PLANTINGS

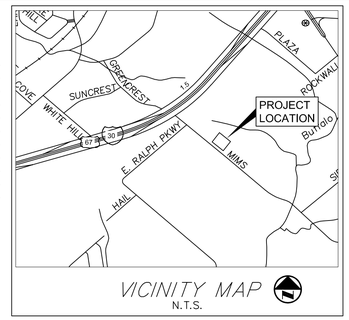
PARKING LOT ISLAND BACK OF CURBS SHOWN, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", IN 1'–10" WIDE WALKS INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB OR TO LOWEST SIDE

FRANCHISE UTILITY NOTES:
1. ATMOS ENERGY (GAS) – BOBBY ROGERS (972) 881–4179
2. ONCOR UTILITY COMPANY – JIM BRAY (972) 569–6327
3. VERIZON – RICKY MONTGOMERY (972) 317–3969

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1–800–344–8377
TEXAS ONE CALL SYSTEMS 1–800–245–4545
LONE STAR NOTIFICATION CENTER 1–800–669–8344 EXT. 5

BEFORE YOU DIG...

0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'



VICINITY MAP
N.T.S.

CITY OF ROCKWALL LANDSCAPE STANDARDS

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE 0.75 ACRES		32,538 SQ. FT.
SEC 5.1 LANDSCAPE BUFFER STRIP MUST BE PROVIDED THE LENGTH OF THE PERIMETER ADJACENT OR ACROSS THE STREET FROM RESIDENTIAL ZONING.	YES	YES
A. SCREENING OF SITE LOADING DOCKS	NONE	NONE
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 3.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY PER 50 FEET. MIMS ROAD 182'–7" LINEAR FT	4 CANOPY TREE	
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 80 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	YES
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	NONE	NONE
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 32,538 SQ. FT.	4,881 SQ FT	13,505 SQ FT. 41%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES. 28 SPACES	3 TREES	3 TREES

LANDSCAPE PLAN LEGEND

1-CT-1 — QUANTITY / SYMBOL KEY TO PLANT LIST
349 SQ FT L.A. — LANDSCAPE AREA: FOR PLANTING AREAS AND CALCULATING SQ FT OF LANDSCAPE TOTAL ON SITE AND FOR WATER BUDGETING FOR IRRIGATION USE
IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

SELECTED PLANT LIST

SYMBOL KEY	COMMON NAME	BOTANICAL NAME	SIZE
	CANOPY TREES		
CT–1	CEDAR ELM	ULMAS CRASSIFOLIA	SINGLE TRUNK, 100 GAL, 4–4.25" CAL., 12–14 FT CANOPY HEIGHT
CT–2	LIVE OAK	QUERCUS VIRGINIANA	SINGLE TRUNK, 100 GAL, 4–4.25" CAL., 12–14 FT CANOPY HEIGHT
	ACCENT TREES		
AT–1	CREPE MYRTLE, DYNAMITE RED	LAGERSTROMEIA INDICA	25 GAL. 3.0–3.5" CAL. 8–10 HIGH, MULTI TRUNK, CLEAR 6 FEET
	SHRUBS, EVERGREEN		
SH–1	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	7 GAL. MIN 36" HIGH, FULL HEAD, PLANT 1" HIGH AND 3" MULCH
SH–2	TEXAS RED YUCCA	HESPERALOE PARVIFOLIA	5 GAL. 24" HIGH, WITH SPIKES, PLANT 1" HIGH AND 3" MULCH
SH–3	NELLIE R STEVENS	ILEX OPACA, N.R.STEVENS	45 GAL. 50–60" HIGH AT TIME OF PLANTING, FULL TO GROUND
	PERENNIALS ALL GET BED PREPARATION AND 3" MULCH		
PR–1	TRAILING LANTANA, GOLDEN	LANTANA MONTEVINES	1 GAL. "GOLDEN" NO SUBSTITUTIONS.
	GROUND COVERS ALL GET BED PREPARATION AND 3" MULCH		
GC–1	PURPLE WINTER CREEPER	EUONYMUS FORTUNIE COLORATA	4" POTS, 12" O.C FULL SPREADING WITH 3" MULCH.
	GRASS		
BG–1	BERMUDA GRASS	CYNODON DACTYLON,	SOLID SOD, ROLLED SAME DAY AS INSTALLED

MISC ITEMS
DECOMPOSED GRANITE MULCH, 3" DEEP WITH STEEL EDGING ON PLANTING SIDE, NOT AT CURB, INSTALL OVER (1) LAYER OF SOIL SEPARATOR, BOTTOM AT 4" BELOW TOP OF CURB

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 10/10/2017

CITY PROJECT # _____

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
THP	THP	9–08–2017	AS SHOWN	–

DEVELOPER
MR. DERIC SALSER
SALSER DEVELOPMENT
PHONE 214–457–6493
deric@slasergroup.com

OWNER
MR. RIUSS PORTER
DIRECTOR, ROCKWALL SCHOOL OF MUSIC
749 JUSTIN ROAD, ROCKWALL, TEXAS
PHONE 972–86874
rporter749@gmail.com

LANDSCAPE ARCHITECT
T. H. PRITCHETT ASSOCIATES
1218 CAMINO LAGO
IRVING, TEXAS 75039
(214)–697–2580
landdesignplan2@sbcglobal.net

REGISTERED LANDSCAPE ARCHITECT THOMAS H. PRITCHETT 2115 STATE OF TEXAS

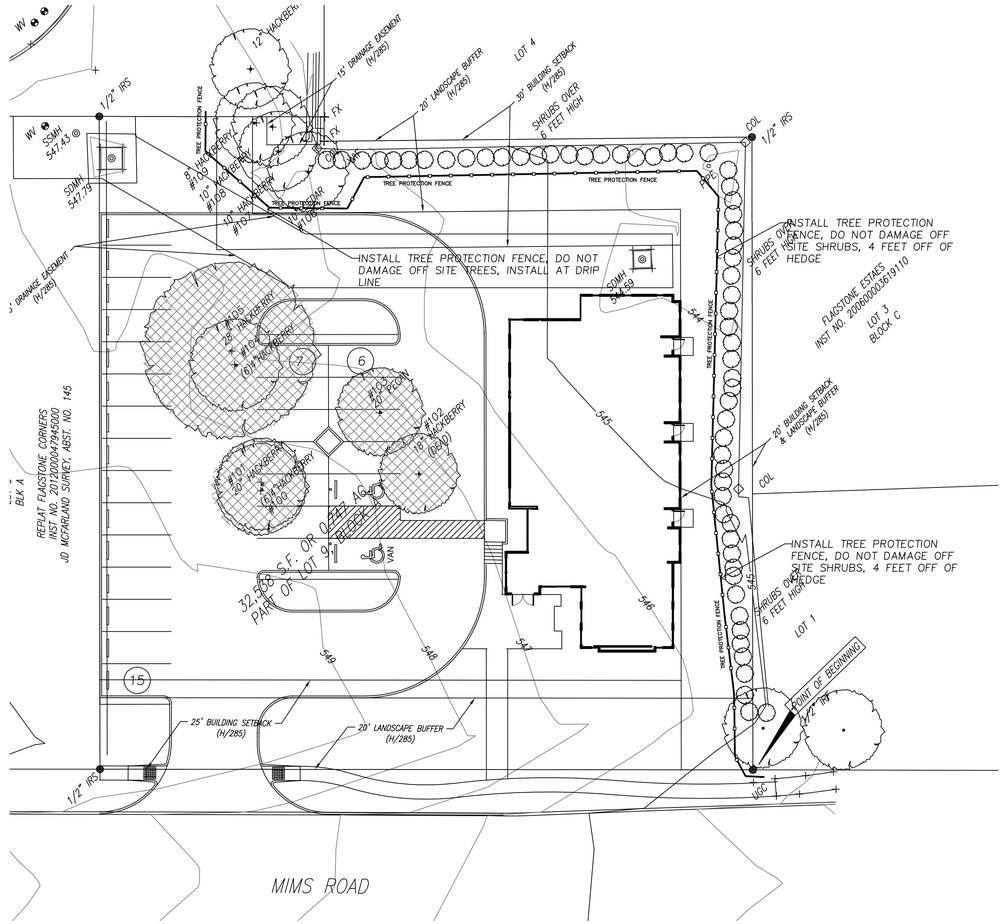
CIVIL ENGINEERS
Salcedo Group, Incorporated
Civil Engineers – Surveyors
110 S.W. 2nd Street – Grand Prairie, Texas 75050
Phone: (214) 412–3122, Fax: (214) 412–3089
www.salcedogroupinc.com

LANDSCAPE PLAN

MIMS ROAD ROCKWALL, TX 75032
0.747 ACRE TRACT
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NO. LP–1

JOB NO: 05201 DWG NO:



FRANCHISE UTILITY NOTES:
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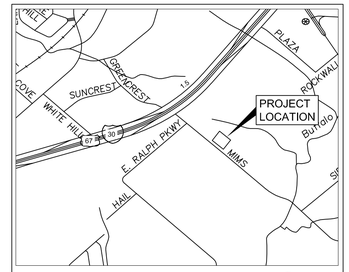
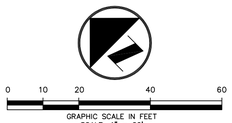


VICINITY MAP
N.T.S.



EXISTING TREE NOTES

Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.

If any root structure is damaged during adjacent excavation/construction, notify the Architect/Engineer immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.

No disturbance of the soil greater than 4" shall be located closer to the tree trunk than ½ the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.

Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracts is allowed within the critical root zone of the trees.

Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.

Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.

Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.

Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.

Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty–eight (48") inches.

Trenching: Any irrigation trenching that must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.

Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect/Engineer prior to any tree removal. Contractor shall contact Landscape Architect/Engineer with 72 hour notice to schedule on–site meeting.

Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).

Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).

Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect/Engineer immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect/Engineer.

SITE TREE SURVEY CHART

SITE REVIEWED 10/6/2017 BY T.H. PRITCHETT TO UPDATE CHART

EXISTING TREES NUMBER ON PLAN	COMMON NAME	CALIPER INCHES	TREE QUALITY	PROTECTED TREE INCHES	PROTECTED REMOVED TREE INCHES
100	HACKBERRY	(6) 4	POOR		
101	HACKBERRY	20		20	20
102	HACKBERRY	18	DEAD		
103	PECAN	20		20	20
104	HACKBERRY	(6) 4	POOR		
105	HACKBERRY	28		28	28
106	RED CEDAR	10		10	
107	HACKBERRY	10		10	
108	HACKBERRY	10		10	
109	HACKBERRY	8		8	
	TOTAL INCHES ON SITE	172			
	TOTAL PROTECTED INCHES			106	
	TOTAL MITIGATION INCHES REQUIRED				68

TREE PRESERVATION SYMBOLS

EXISTING SCEENING SHRUBS

#103 12" LIVE OAK

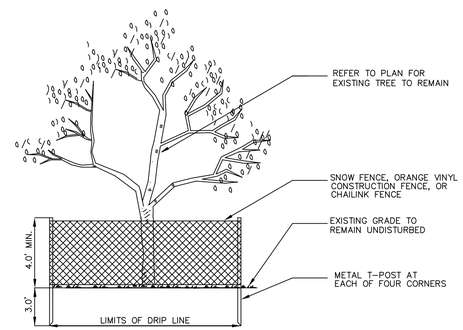
EXISTING PROTECTED TREES AND SHRUBS ON SITE OR OFF SITE TO REMAIN
PROTECT AND CHECK IRRIGATION SYSTEM
ADJUST AS REQUIRED FOR CONTINUED WATERING

#103 12" LIVE OAK

EXISTING TREES ON SITE AND NUMBER NOTED TO BE REMOVED AND MITIGATED ON THE SITE. SEE NOTES THIS SHEET
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

TPF
TREE PROTECTION FENCE

PROTECTIVE FENCING SEE DETAIL 1, THIS SHEET WOOD STAKES MAY BE SUBSTITUTED FOR 2 X 4 FRAMED BOXES AROUND THE TREE STEEL TREE WELL AND SUPPORT THE SPECIFIED FENCE PROTECTION PLASTIC FABRIC TO NOT DAMAGE THE CONCRETE PAVING THAT IS EXISTING.



1 TREE PROTECTIVE FENCING
NOT TO SCALE

CITY PROJECT # _____

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
THP	THP	10–12–2017	AS SHOWN	–

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 10/12/2017

DEVELOPER
MR. DERIC SALSER
SALSER DEVELOPMENT
PHONE 214–457–6493
deric@slasergroup.com

OWNER
MR. RIUSS PORTER
DIRECTOR, ROCKWALL SCHOOL OF MUSIC
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PHONE 972–86874
rporter749@gmail.com

LANDSCAPE ARCHITECT
T. H. PRITCHETT ASSOCIATES
1218 CAMINO LAGO
IRVING, TEXAS 75039
(214)–697–2580
landdesignplan2@sbcglobal.net

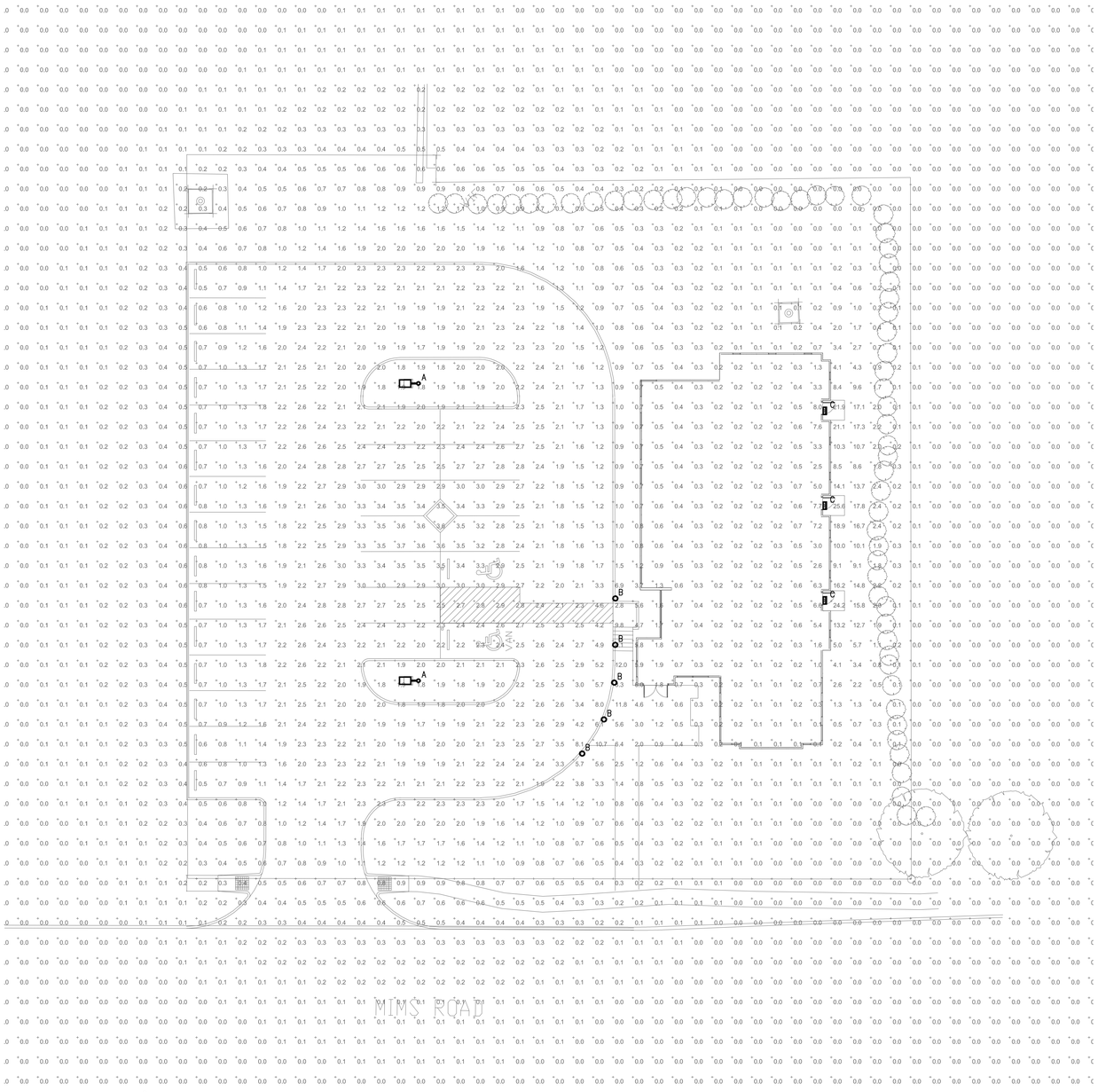
CIVIL ENGINEERS
Salcedo Group, Incorporated
Civil Engineers – Surveyors
110 S.W. 2nd Street – Grand Prairie, Texas 75050
Phone: (214) 412–3122, Fax: (214) 412–3089
www.salcedogroupinc.com

TREESCAPE PLAN

MIMS ROAD ROCKWALL, TX 75032
0.747 ACRE TRACT
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NO. TP–1

JOB NO: 05201 DWG NO:



LIGHT FIXTURE SCHEDULE

FIXTURE	MANUFACTURER	CATALOG NUMBER	LAMP	VOLTAGE	DESCRIPTION
A	GE	EALS 02 0 H4 AF 7 40 N A D1 BLCK U	171W LED	UNIV	30' LED POLE LIGHT
B	GE	EP-6-B-23-4000K-B-CA-BKPL-42"-BLK	23W LED	UNIV	BOLLARD LIGHTING
C	GE	EWS3 0 C7 E1 40 3 BLCK	41W LED	UNIV	LED WALL PACK

NOTES:

1. ALL FIXTURE FINISHES AND OPTIONS MUST BE APPROVED BY OWNER OR ARCHITECT.
2. ADDITIONAL LIGHT SWITCHES MAY BE INSTALLED IF APPROVED BY OWNER OR ARCHITECT.

1 ELECTRICAL PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

LOGO

MEPCE
Engineering Firm : F-4050
Dallas/Fort Worth, Texas
www.mepce.com
972-870-9060

PROJECT CODE
17.054.001

SEALS

STATE OF TEXAS
MATTHEW J. FORMBY
125996
LICENSED
PROFESSIONAL ENGINEER
10-12-17

OWNER

ROCKWALL SCHOOL OF MUSIC
MIMS ROAD ROCKWALL, TX 75038

REVISIONS

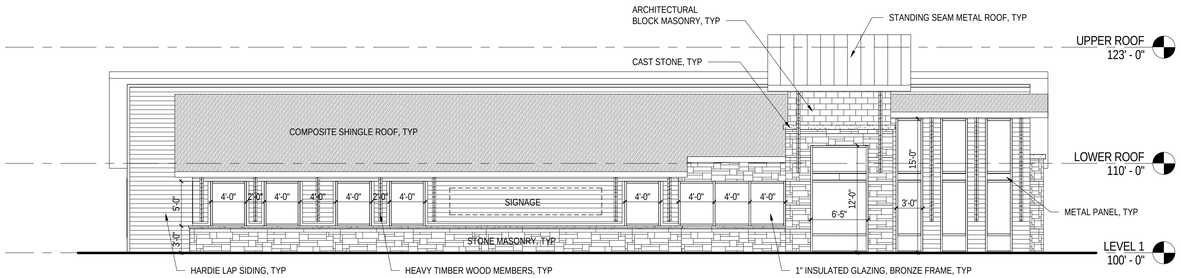
DATE
10/12/2017

SHEET NUMBER
E0.2

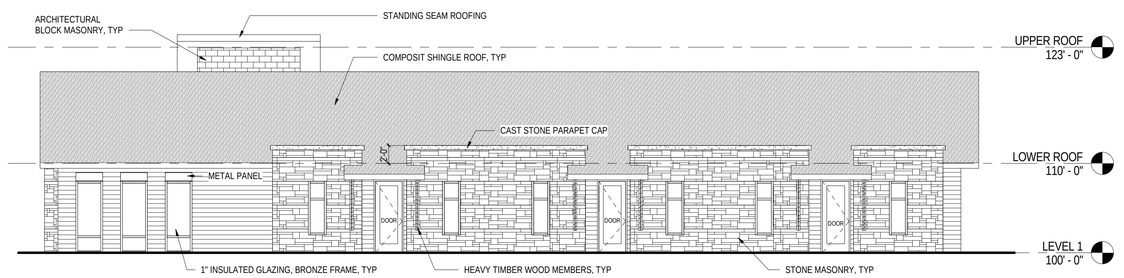
PROJECT #
17.054.001



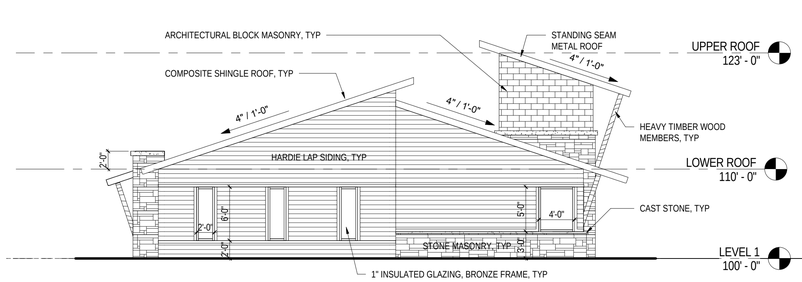
3 PERSPECTIVE - FRONT ENTRY
NTS



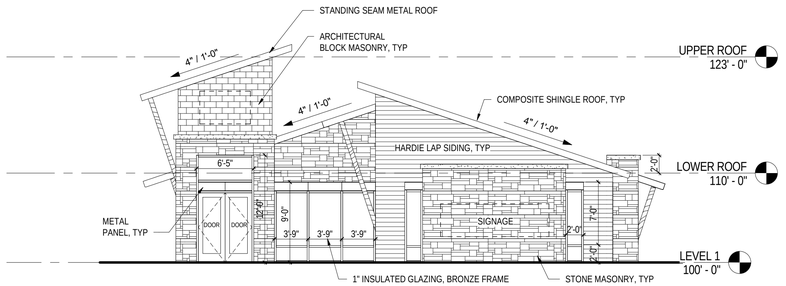
5 EXTERIOR ELEVATION - PLAN WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - PLAN EAST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - PLAN NORTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION - PLAN SOUTH
1/8" = 1'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

EXTERIOR ELEVATIONS

Scale

As indicated

Sheet Number

A-201

Project Status

City of Rockwall

Project Plan Review History

Project Number	SP2017-033	**Owner**	ROCKWAY, PARTNERS LLP	**Applied**	10/16/2017 LM
Project Name	Hyatt Rockwall Addition	**Applicant**	VASQUEZ ENGINEERING	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
1600 LA JOLLA POINTE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LA JOLLA POINTE ADDITION PH 2	10	A	10	4119-000A-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	See Comments
(10/19/2017 4:50 PM AW) See markups - All parking to be 20'x9' - 4% Engineering Inspection Fees - Impact Fees - Dumpster areas to drain to oil/water separator or grease trap - No utilities in detention easement - No walls in detention easement. Max. side slope of 4:1 and bottom slope of 1% - No wall in easements or smooth concrete walls. Must be stone or rock - Loop 8" water internal to site (no dead ends) - Need easement to be min 10' outside of pipe - Need 200' distance from Laguna to first driveway and 100' between the new driveways (show on plan these distances) - Need sidewalk easement - Show installing barrier free ramp on sidewalk at Laguna - Add note: "No trees within 5' of any utility - Show edge of paving of Laguna Dr							
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	See Comments
(10/18/2017 8:45 AM LS) Address assignment will be: 1600 LA JOLLA POINTE DR, ROCKWALL, TX 75087							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See comments

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

All staff comments are to be addressed and resubmitted by Tuesday, November 7, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-033" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.
4. This hotel shall be limited to non-residence suits (i.e. rooms that do not contain kitchen facilities).

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
-- As a note, all variances to the IH-30 and Scenic OV Districts require approval by a 3/4 majority vote of City Council:

The following is considered to be a request to the IH-30 and Scenic OV Districts:

1. Per Sec. 6.6.C.1 & 6.8, D.1, of Article V, of the UDC, a minimum of 20% natural or quarried stone is required on all walls. All facades as submitted do not meet the standards establihed for the OV district. ** Recalculate without doors and windows **

EXCEPTIONS TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 6.6.C.1.a & 6.8, D.1.a, of Article V, of the UDC, a naturalor quarried stone product is required on all walls.
The applicant is requesting the use of a cultured stone product (i.e. Coronado Stone). The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

? That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

? That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

? That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

? That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

? That the manufactured stone product shall have a minimum warranty of 75 years.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Trash dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque. Provide Detail.
2. Re-label all easements as FPADUE (i.e. firelane, public access, drainage & utility easements) for site.
3. Add to 'NOTES' - No. 8. The overall height of building not to exceed a topographic elevation of 566-feet (per Ord. No. 17-38)
4. Are there any restaurants or meeting rooms? If so, provide the appropriate amount of parking at 50% of the required parking for that use in addtion to the parking space requirement for each room. Correct Site Summary Table (if necessary).

Landscape Plan:
1. Add tree icons to the Plant Schedule to easily identfy each tree species on the plan.
2. You may want to add a label indicating the existing trees at the northwest corner of the lot will remain.
3. Will there be any additional landscape materials around the building (e.g. flowers, shrubs, etc.)?

Treescape Plan:
1. Reduce the total mitigation balance by 65" for on site plantings from landscape plan. New Mitigation Balance = 1,404 caliper inches. The mitigation balance may be satisfied by either purchaseing tree credits equal to 20% of the mitigation balance at $125 per inch with the remainder balance due by establishing a delivery method for trees (get with the Parks Dept. for logistics). Or you may request an alternative tree mitigation plan to be approved by the City Council.

Photometric Plan:
1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

Building Elevations:
1. See compliance standards for all Variances and Exception as listed above (i.e. 20% natural stone, and request for cultured stone).
2. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

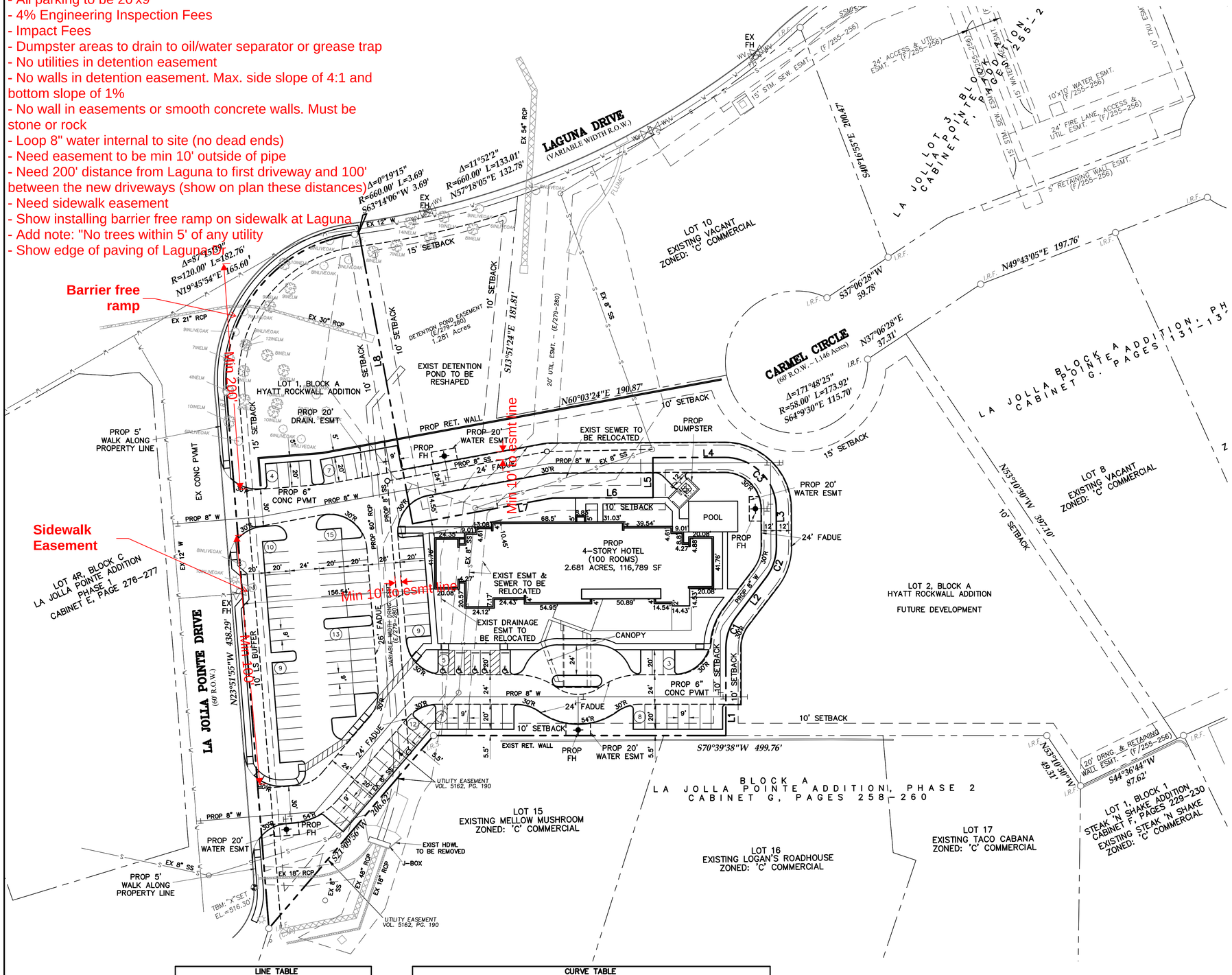
Architectural Review Board: October 24, 2017 (4:30 p.m.) [Applicant to receive recommendations from ARB]

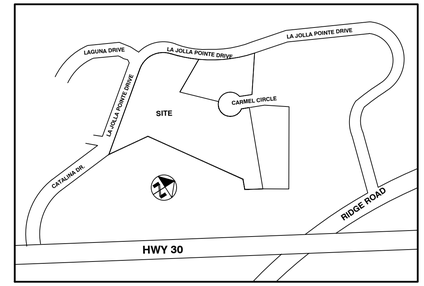
Planning - Work Session: October 24, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board Meeting: November 7, 2017 (6:00 p.m.) [Recommendation to be forwarded to the Planning Commission]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: November 14, 2017 (5:00 p.m.) [Subsequent meeting if necessary]							
Planning - Action: November 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
City Council - Action: November 20, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							

- All parking to be 20'x9'
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster areas to drain to oil/water separator or grease trap
- No utilities in detention easement
- No walls in detention easement. Max. side slope of 4:1 and bottom slope of 1%
- No wall in easements or smooth concrete walls. Must be stone or rock
- Loop 8" water internal to site (no dead ends)
- Need easement to be min 10' outside of pipe
- Need 200' distance from Laguna to first driveway and 100' between the new driveways (show on plan these distances)
- Need sidewalk easement
- Show installing barrier free ramp on sidewalk at Laguna
- Add note: "No trees within 5' of any utility
- Show edge of paving of Lagunas 29'





LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- (9) PARKING COUNT
- PROP RETAIINING WALL
- FADUE — FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	62,870 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	17,760/116,789 = 15.2%	
Floor Area Ratio:	62,870/116,789 = 0.54	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	Total	= 100 SPACES
Parking Provided:	Regular	= 97 SPACES
	Handicap	= 5 SPACES
	Total	= 102 SPACES
Impervious Area:	71,721 / 116,789 SF = 61.4%	
Pervious Area:	45,068 / 116,789 SF = 38.6%	

BLDG AREA TABLE:

1st FLOOR -	17,760 SF
2ND FLOOR -	15,126 SF
3RD FLOOR -	14,992 SF
4TH FLOOR -	14,992 SF
TOTAL	62,870 SF

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N19°20'22"W	71.61'
L2	N17°57'44"E	39.61'
L3	N19°34'27"W	30.65'
L4	S70°25'33"W	58.34'
L5	S19°34'27"E	32.50'
L6	S70°25'33"W	82.04'
L7	S60°13'11"W	115.87'
L8	N29°46'49"W	240.17'

CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	42.00'	27.34'	37°18'06"	14.18'	N0°41'19"W	26.86'
C2	42.00'	27.52'	37°32'10"	14.27'	N0°48'21"W	27.03'
C3	42.00'	65.97'	90°00'00"	42.00'	S64°34'27"E	59.40'

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

SITE PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 13, 2017
CASE #SP2017-XXX

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
REGISTERED ENGINEER
DATED 10/14/2017
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

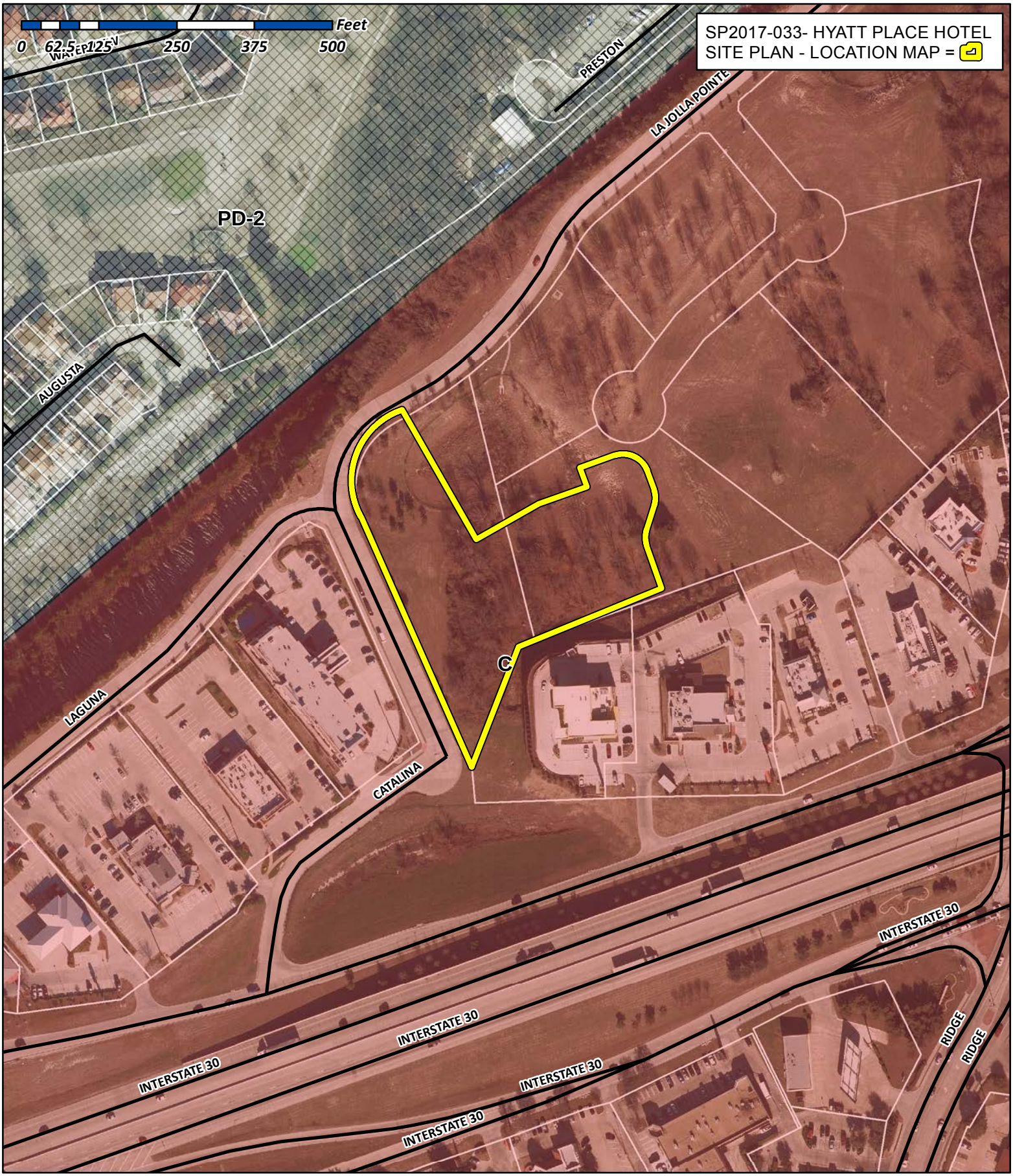
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SITE PLAN PLAN

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
636-01\dwg\SP1-SITE PLAN.dwg
Date: 10/14/2017

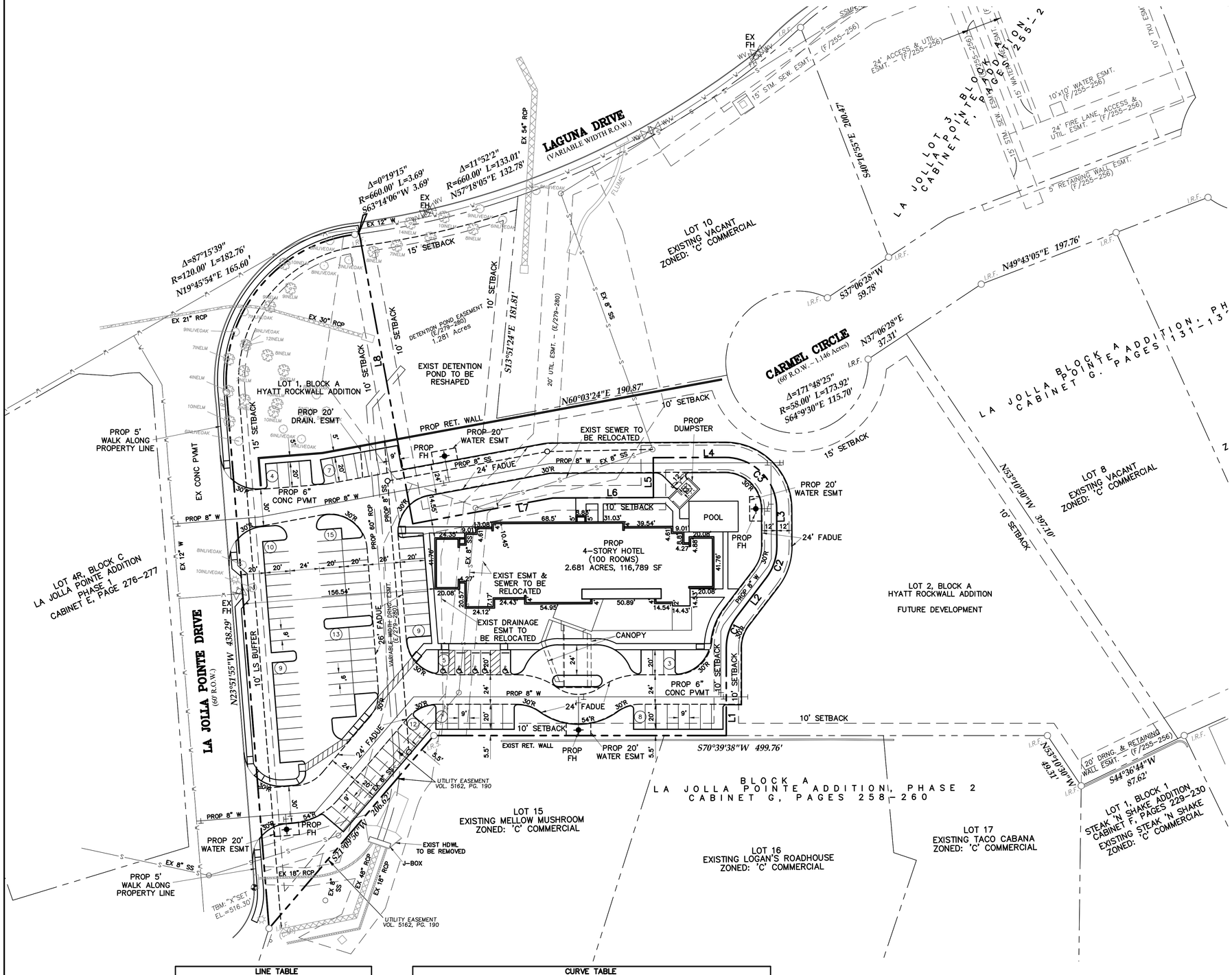
SHEET
SP1

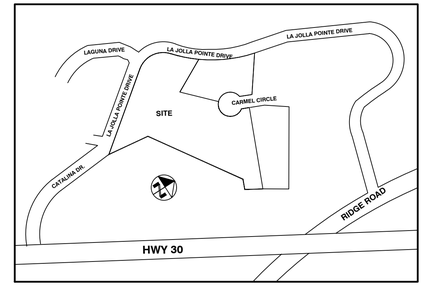


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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0 20 40 80
(IN FEET)
1 inch = 40 ft.

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SITE PLAN
HYATT ROCKWALL ADDITION
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VASQUEZ ENGINEERING, L.L.C.
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TX Registration # F-12266

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JUAN J. VASQUEZ, P.E.
TEXAS 94043
DATED 10/14/2017
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SITE PLAN PLAN

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
636-01\dwg\SP1-SITE PLAN.dwg
Date: 10/14/2017

SHEET
SP1

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TREE PROTECTION FENCING TO REMAIN THROUGHOUT CONSTRUCTION. REF. L1.2 FOR DETAILS. TYP.

TREE PRESERVATION LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

TREE PRESERVATION PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2017
CASE #SP2017-XXX

AWR Designs, LLC
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ENGINEER:
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1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
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VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHTMYER
2754
STATE OF TEXAS

10/10/2017

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

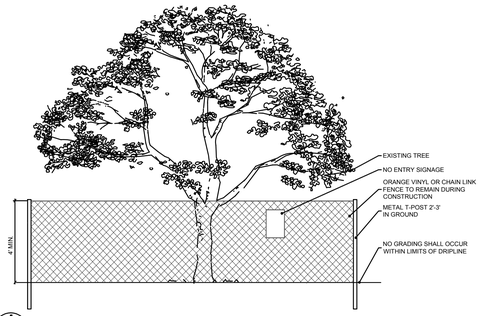
TREE PRESERVATION PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01\dwg\SPT-SITE PLAN.dwg
Date: 10/10/2017

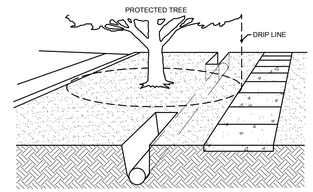
SHEET
L1.1

EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	8	LIVE OAK	REMAIN	NOT ON PROPERTY
2	6	LIVE OAK	REMAIN	
3	9	LIVE OAK	REMAIN	
4	8	ELM	REMAIN	
5	10	ELM	REMAIN	
6	12	ELM	REMAIN	
7	14	ELM	REMAIN	
8	7	ELM	REMAIN	
9	8	ELM	REMAIN	
10	7	LIVE OAK	REMAIN	
11	8	LIVE OAK	REMAIN	
12	8	LIVE OAK	REMAIN	
13	10	ELM	REMAIN	
14	9	ELM	REMAIN	
15	9	ELM	REMAIN	
16	7	LIVE OAK	REMAIN	
17	9	LIVE OAK	REMAIN	
18	8	LIVE OAK	REMAIN	
19	12	ELM	REMAIN	
20	7	ELM	REMAIN	
21	7	ELM	REMAIN	
22	8	ELM	REMAIN	
23	9	ELM	REMAIN	
24	4	ELM	REMAIN	
25	8	ELM	REMAIN	
26	10	ELM	REMAIN	
27	6	LIVE OAK	REMAIN	
28	10	ELM	REMAIN	
29	10	ELM	REMAIN	
30	8	LIVE OAK	REMAIN	
31	5	LIVE OAK	REMAIN	
32	5	ELM	REMAIN	
33	6	LIVE OAK	REMAIN	
34	9	LIVE OAK	REMAIN	
35	7	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
36	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
37	5	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
38	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
39	8	LIVE OAK	REMAIN	
40	10	LIVE OAK	REMAIN	
41	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
42	11	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
43	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
44	9	TREE UNKNOWN	TO BE REMOVED	MITIGATION 1:1
45	8	ELM	TO BE REMOVED	MITIGATION 1:1
46	5	ELM	TO BE REMOVED	MITIGATION 1:1
47	28	ELM	TO BE REMOVED	MITIGATION 1:1
48	30	LIVE OAK	TO BE REMOVED	MITIGATION 2:1
49	11	ELM	TO BE REMOVED	MITIGATION 1:1
50	11	ELM	TO BE REMOVED	MITIGATION 1:1
51	11	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
52	5	ELM	TO BE REMOVED	MITIGATION 1:1
53	6	ELM	TO BE REMOVED	MITIGATION 1:1
54	12	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
55	8	ELM	TO BE REMOVED	MITIGATION 1:1
56	9	ELM	TO BE REMOVED	MITIGATION 1:1
57	14	ELM	TO BE REMOVED	MITIGATION 1:1
58	13	ELM	TO BE REMOVED	MITIGATION 1:1
59	6	ELM	TO BE REMOVED	MITIGATION 1:1
60	8	ELM	TO BE REMOVED	MITIGATION 1:1
61	7	ELM	TO BE REMOVED	MITIGATION 1:1
62	7	ELM	TO BE REMOVED	MITIGATION 1:1
63	6	ELM	TO BE REMOVED	MITIGATION 1:1
64	9	ELM	TO BE REMOVED	MITIGATION 1:1
65	7	ELM	TO BE REMOVED	MITIGATION 1:1
66	13	ELM	TO BE REMOVED	MITIGATION 1:1
67	24	ELM	TO BE REMOVED	MITIGATION 1:1
68	10	ELM	TO BE REMOVED	MITIGATION 1:1
69	8	ELM	TO BE REMOVED	MITIGATION 1:1
70	11	ELM	TO BE REMOVED	MITIGATION 1:1
71	7	ELM	TO BE REMOVED	MITIGATION 1:1
72	15	PECAN	TO BE REMOVED	MITIGATION 1:1
73	6	ELM	TO BE REMOVED	MITIGATION 1:1
74	6	ELM	TO BE REMOVED	MITIGATION 1:1
75	16	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
76	17	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
77	14	PECAN	TO BE REMOVED	MITIGATION 1:1
78	30	PECAN	TO BE REMOVED	MITIGATION 2:1
79	13	OAK	TO BE REMOVED	MITIGATION 1:1
80	12	OAK	TO BE REMOVED	MITIGATION 1:1
81	6	ELM	TO BE REMOVED	MITIGATION 1:1
82	14	OAK	TO BE REMOVED	MITIGATION 1:1
83	14	OAK	TO BE REMOVED	MITIGATION 1:1
84	14	OAK	TO BE REMOVED	MITIGATION 1:1
85	12	OAK	TO BE REMOVED	MITIGATION 1:1
86	7	OAK	TO BE REMOVED	MITIGATION 1:1
87	14	ELM	TO BE REMOVED	MITIGATION 1:1
88	10	OAK	TO BE REMOVED	MITIGATION 1:1
89	10	OAK	TO BE REMOVED	MITIGATION 1:1
90	7	ELM	TO BE REMOVED	MITIGATION 1:1
91	6	ELM	TO BE REMOVED	MITIGATION 1:1
92	15	ELM	TO BE REMOVED	MITIGATION 1:1
93	14	ELM	TO BE REMOVED	MITIGATION 1:1
94	10	ELM	TO BE REMOVED	MITIGATION 1:1
95	13	ELM	TO BE REMOVED	MITIGATION 1:1
96	14	ELM	TO BE REMOVED	MITIGATION 1:1
97	11	ELM	TO BE REMOVED	MITIGATION 1:1
98	24	ELM	TO BE REMOVED	MITIGATION 1:1
99	12	ELM	TO BE REMOVED	MITIGATION 1:1
100	32	ELM	TO BE REMOVED	MITIGATION 2:1
101	28	ELM	TO BE REMOVED	MITIGATION 1:1
102	34	ELM	TO BE REMOVED	MITIGATION 2:1
103	15	ELM	TO BE REMOVED	MITIGATION 1:1
104	18	CEDAR	TO BE REMOVED	MITIGATION AT 50%
105	15	ELM	TO BE REMOVED	MITIGATION 1:1
106	15	ELM	TO BE REMOVED	MITIGATION 1:1
107	27	ELM	TO BE REMOVED	MITIGATION 1:1
108	18	ELM	TO BE REMOVED	MITIGATION 1:1
109	15	ELM	TO BE REMOVED	MITIGATION 1:1
110	10	ELM	TO BE REMOVED	MITIGATION 1:1
111	18	ELM	TO BE REMOVED	MITIGATION 1:1
112	9	ELM	TO BE REMOVED	MITIGATION 1:1
113	9	ELM	TO BE REMOVED	MITIGATION 1:1
114	5	ELM	TO BE REMOVED	MITIGATION 1:1
115	12	ELM	TO BE REMOVED	MITIGATION 1:1
116	20	OAK	TO BE REMOVED	MITIGATION 1:1
117	36	OAK	TO BE REMOVED	MITIGATION 2:1
118	28	PECAN	TO BE REMOVED	MITIGATION 1:1
119	14	ELM	TO BE REMOVED	MITIGATION 1:1
120	11	ELM	TO BE REMOVED	MITIGATION 1:1
121	6	ELM	TO BE REMOVED	MITIGATION 1:1
122	6	ELM	TO BE REMOVED	MITIGATION 1:1
123	11	CEDAR	TO BE REMOVED	MITIGATION AT 50%
124	14	ELM	TO BE REMOVED	MITIGATION 1:1
125	7	ELM	TO BE REMOVED	MITIGATION 1:1
126	16	ELM	TO BE REMOVED	MITIGATION 1:1
127	7	ELM	TO BE REMOVED	MITIGATION 1:1
128	11	ELM	TO BE REMOVED	MITIGATION 1:1
129	6	ELM	TO BE REMOVED	MITIGATION 1:1
130	12	OAK	TO BE REMOVED	MITIGATION 1:1
131	36	OAK	TO BE REMOVED	MITIGATION 2:1
132	11	ELM	TO BE REMOVED	MITIGATION 1:1
133	28	OAK	TO BE REMOVED	MITIGATION 1:1
134	7	ELM	TO BE REMOVED	MITIGATION 1:1
135	7	ELM	TO BE REMOVED	MITIGATION 1:1
136	9	ELM	TO BE REMOVED	MITIGATION 1:1

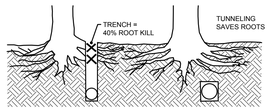
TOTAL ON SITE	1588
TOTAL TO REMAIN	291
TOTAL TO BE REMOVED	1297
CALIPER INCHES TO BE MITIGATED	1469
**no credits were given since no trees larger than 24" were kept	



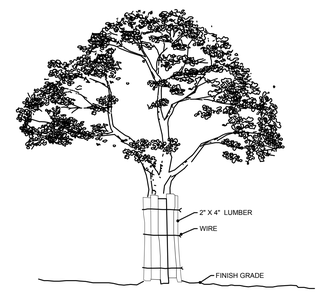
1 TREE PROTECTION FENCING
N.T.S.



BORING:
BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

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TREE PRESERVATION NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2017
CASE #SP2017-XXX

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REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHTARSKI
2754
STATE OF TEXAS

10/10/2017

DEVELOPER:
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TREE PRESERVATION NOTES
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01dwg\SP1-SITE PLAN.dwg
Date: 10/10/2017

SHEET
L1.2

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	62,870 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	17,760/116,789 = 15.2%	
Floor Area Ratio:	62,870/116,789 = 0.54	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	Total	= 100 SPACES
Parking Provided:	Regular	= 97 SPACES
	Handicap	= 5 SPACES
	Total	= 102 SPACES
Impervious Area:	71,721 / 116,789 SF = 61.4%	
Pervious Area:	45,068 / 116,789 SF = 38.6%	

NOTES:
1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

Δ=87°15'39"
R=120.00' L=182.76'
N19°45'54"E 165.60'

Δ=11°[illegible] L=[illegible]
R=660.00' L=136.46'
N57°27'43"E 136.46'

LOT 10
EXISTING VACANT
ZONED: 'C' COMMERCIAL

LA JOLLA CABI

N49°43'05"E 197.76'

S37°06'28"W
59.78'

N37°06'28"E
37.31'

CARMEL CIRCLE
(60' R.O.W. - 1.146 Acres)
Δ=171°48'25"
R=58.00' L=173.92'
S64°9'30"E 115.70'

S13°51'24"E 181.81'

N60°03'24"E 190.87'

DETENTION POND EASEMENT
(E/279-280)
1.281 Acres

20' UTIL. ESMT. - (E/279-280)

37,529 S.F.
SHOULD EXTENSIVE GRADING OCCUR, AREA TO RECEIVE BERMUDA HYDROMULCH AND RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHED. OTHERWISE, AREA TO REMAIN NATIVE AND NATURAL, TYP.

18,714 S.F.

LOT 11

2,700 S.F.

6,018 S.F.

962 S.F.
141 S.F.

51 S.F.

420 S.F.

474 S.F.

BERMUDA SOLID SOD, TYP.
1,478 S.F.

LOT 9

3,726 S.F.

182 S.F.

307 S.F.

3,726 S.F.

396 S.F.

246 S.F.

343 S.F.

232 S.F.

492 S.F.

157 S.F.

905 S.F.

3,312 S.F.

24" MULCH BED AT BACK OF CURB TO ALLOW FOR CAR OVERHANG, TYP.

LA JOLLA POINTE DRIVE
(60' R.O.W.)

N23°51'55"W 438.29'

VARIABLE WIDTH (E/279-280) ESMT.

68,105 S.F.
SHOULD EXTENSIVE GRADING OCCUR, AREA TO RECEIVE BERMUDA HYDROMULCH AND RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHED. OTHERWISE, AREA TO REMAIN NATIVE AND NATURAL, TYP.

LA JOLLA POINTE ADDITION, I
CABINET G. PAGES 131-13

LOT 8
EXISTING VACANT
ZONED: 'C' COMMERCIAL

N53°10'30"W 397.10'

S70°39'38"W 499.76'

N53°10'30"W
49.31'

20' DRNG. & RETAINING WALL ESMT. - (F/255-256)

S44°36'44"W
87.62'

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CABINET F, PAGES 229-230
EXISTING STEAK 'N SHAK
ZONED: 'C' COMMERCI

UTILITY EASEMENT
VOL. 5162, PG. 190

BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGES 258-260

LOT 15
EXISTING MELLOW MUSHROOM
ZONED: 'C' COMMERCIAL

LOT 16
EXISTING LOGAN'S ROADHOUSE
ZONED: 'C' COMMERCIAL

LOT 17
EXISTING TACO CABANA
ZONED: 'C' COMMERCIAL

S21°09'56"W 206.62'

UTILITY EASEMENT
VOL. 5162, PG. 190

SSMH
Rim=516.30'
FL=505.36'

INLET
Top=516.30'
FL=505.70'

FL=505.50'

FL=499.62'
12" RCP

HEADWALL

FL=499.61'
12" RCP

FL=499.61'
36" RCP

SSMH
Rim=514.72'

FL=513.24'

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

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Drawn by: AWR
Checked by: AWR
631-01\Dwg\SP1-SITE PLAN.dwg
Date: 10/10/2017

SHEET
L1.3

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+ 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBTED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS	
1. A minimum of 15% of the site shall be landscaped.	
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.	
Site: 116,789 s.f.	
REQUIRED	PROVIDED
17,518 s.f. (15%)	45,068 s.f. (38.6%)
STREET LANDSCAPING	
1. A 10' wide landscape buffer shall be provided along the perimeter of the property abutting ROW.	
2. One tree shall be provided for every 50 l.f. of frontage.	
La Jolla Pointe Drive and Laguna Drive - 758 l.f.	
REQUIRED	PROVIDED
10 landscape buffer	10' landscape buffer
15 trees, 3" cal.	13 existing trees, 3"+; 3 proposed trees, 3" cal.
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree	
Parking spaces: 102	
REQUIRED	PROVIDED
36" screen	36" screen
10 canopy trees, 4" cal.	14 canopy trees, 4" cal.
MITIGATION	
REQUIRED	PROVIDED
1469 caliper inches	owner to pay 125$ per caliper inch

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
5	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	14' ht., 4' spread
9	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 5' spread
		SHRUBS			
30	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
30	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
		Bermuda Solid Sod	*Cynodon dactylon*		
		Bermuda Hydromulch	*Cynodon dactylon*		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

IRRIGATION:

IRRIGATION WILL MEET REQUIREMENTS OF UDC.

TREES:
TREES SHALL BE AT LEAST 5' FROM WATER, SEWER AND STORM LINES.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

LANDSCAPE NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2017
CASE #SP2017-XXX

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

AMANDA W. RICHTARSKI — REGISTERED LANDSCAPE ARCHITECT — 2754 — STATE OF TEXAS

10/10/2017

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

LANDSCAPE NOTES
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01\dwg\SP1-SITE PLAN.dwg
Date: 10/10/2017

SHEET
L1.4

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING
B. BED PREPARATION AND FERTILIZATION
C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
B. TEXAS STATE DEPARTMENT OF AGRICULTURE
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED, FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE AFTER ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR)INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND ESRON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HARD DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
J. DO NOT WRAP TREES.
K. DO NOT OVER PRUNE.
L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION
B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

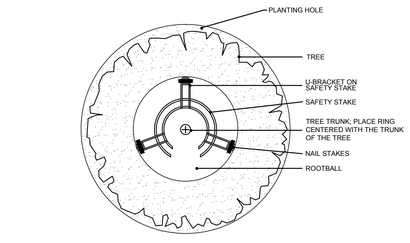
3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

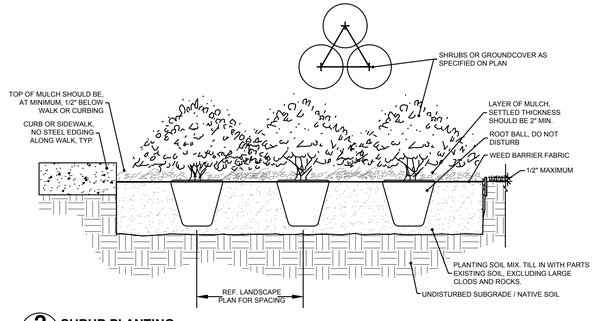
3.6 ACCEPTANCE

A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
C. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING
N.T.S.



2 SHRUB PLANTING
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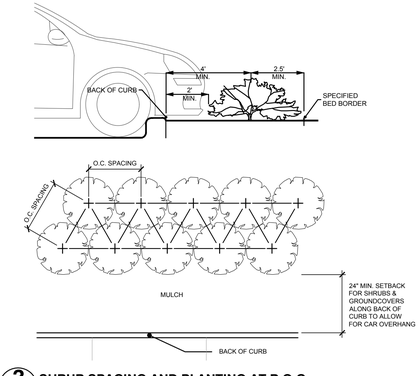
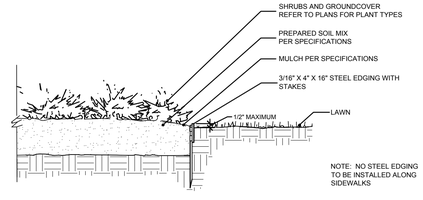


3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

LANDSCAPE SPECIFICATIONS AND DETAILS

HYATT ROCKWALL ADDITION

LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2017
CASE #SP2017-XXX

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
10/10/2017

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01\dwg\SP1-SITE PLAN.dwg
Date: 10/10/2017

SHEET
L1.5

MASONRY

BRICK VNEER
MANUFACTURER: MUTUAL MATERIALS
COLOR/TEXTURE: AMBER ROSE/MISSION TEXTURE
SIZE: MODULAR
MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"

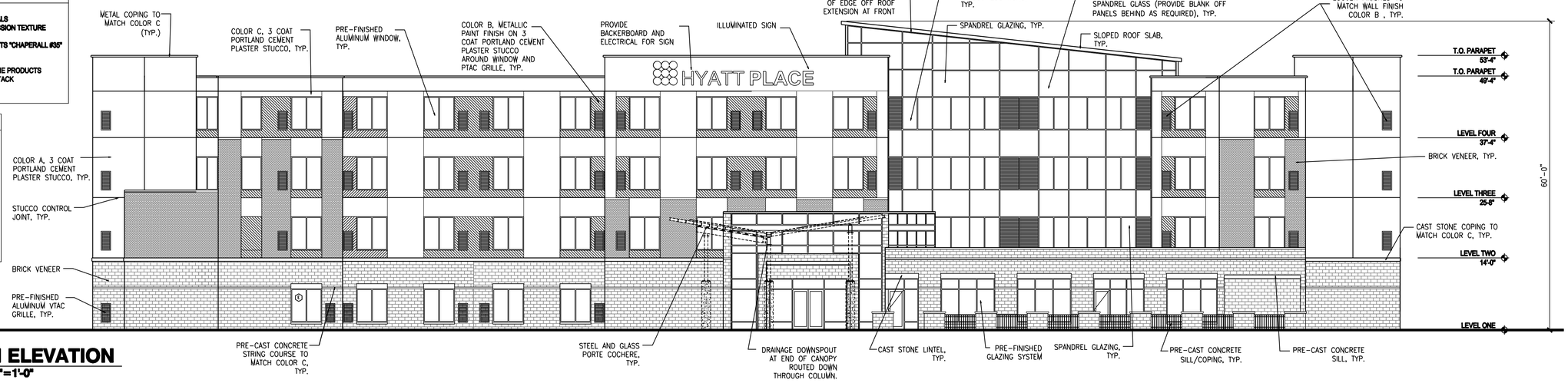
SIMULATED STONE VENEER
MANUFACTURER: CORONADO STONE PRODUCTS
SELECTION: CORNONADO QUICK STACK
SIZE: COLUMBIA FOUR RIVERS
MORTAR COLOR: TO BE DECIDED

STUCCO

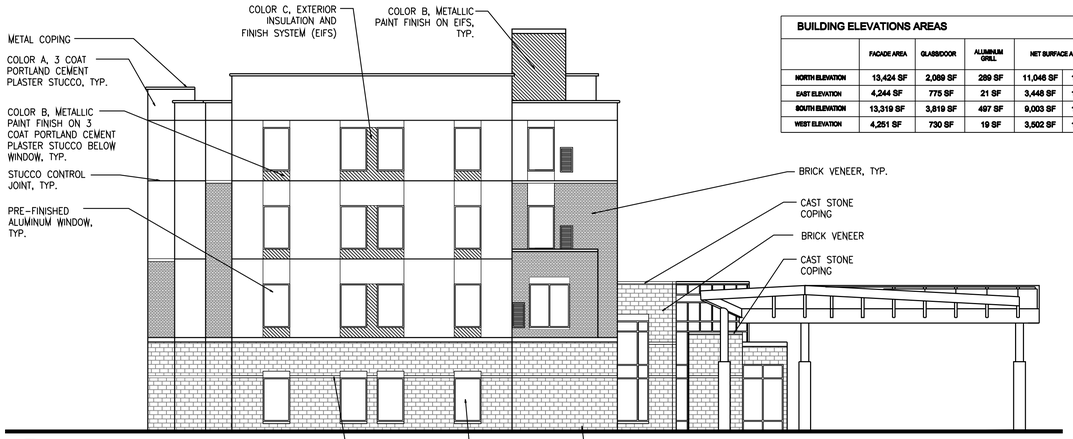
COLOR A:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: #449 BUCKSKIN

COLOR B:
MANUFACTURER: DRYVIT
TEXTURE: PEARLESCENT SMOOTH
COLOR: #255 TIN MAN

COLOR C:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: CAPTAIN



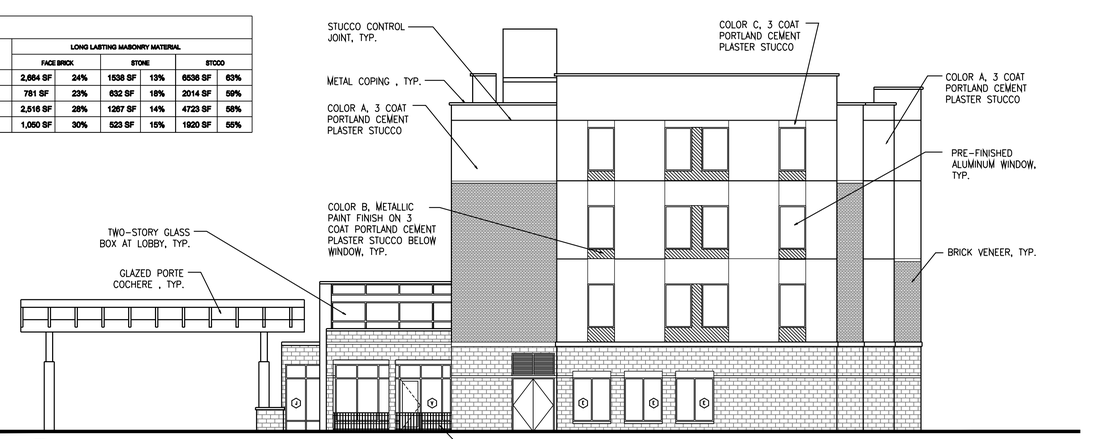
C1 SOUTH ELEVATION
SCALE 3/32"=1'-0"



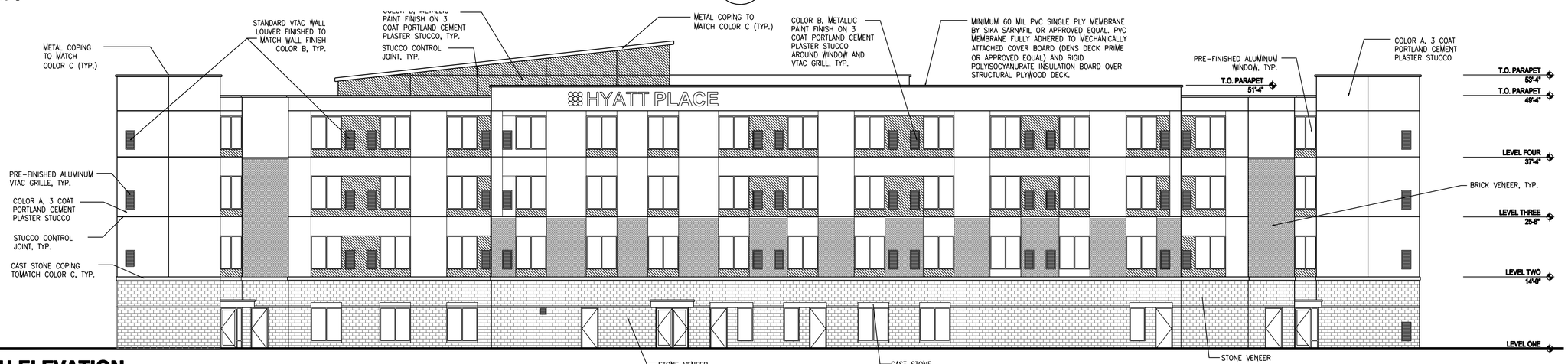
C1 WEST ELEVATION
ADJACENT TO PUBLIC RIGHT-OF-WAY
SCALE 3/32"=1'-0"

BUILDING ELEVATIONS AREAS

	FACADE AREA	GLASS/DOOR	ALUMINUM GRILL	NET SURFACE AREA		LONG LASTING MASONRY MATERIAL					
						FACE BRICK		STONE		STUCCO	
NORTH ELEVATION	13,424 SF	2,099 SF	289 SF	11,046 SF	100%	2,664 SF	24%	1538 SF	13%	6536 SF	63%
EAST ELEVATION	4,244 SF	775 SF	21 SF	3,448 SF	100%	781 SF	23%	632 SF	18%	2014 SF	59%
SOUTH ELEVATION	13,319 SF	3,819 SF	497 SF	9,003 SF	100%	2,516 SF	28%	1267 SF	14%	4723 SF	58%
WEST ELEVATION	4,251 SF	730 SF	19 SF	3,502 SF	100%	1,050 SF	30%	523 SF	15%	1920 SF	55%



C1 EAST ELEVATION
SCALE 3/32"=1'-0"



A1 NORTH ELEVATION
SCALE 3/32"=1'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
13601 Preston Rd., Ste#209, Dallas, TX. 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1orchitect.com

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OWNER:
ROCKWALL INNKEEPERS I, LTD
CONTACT: DEEPAK GHANDI
TEL: 214 465 5254
EMAIL: DEEPAK@BRETONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT:
HYATT PLACE

SEAL:
REGISTERED ARCHITECT MAHBUB H. DEWAN 7862 STATE OF TEXAS
October 13, 2017

REVISIONS:	DATE:

TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
05/30/2017	AS NOTED
DRAWN: QY	CHECKED: MD
PROJECT #:	05C-2017
SHEET NO:	A-3.01

MASONRY

BRICK VNEER
MANUFACTURER: MUTUAL MATERIALS
COLOR/TEXTURE: AMBER ROSE/MISSION TEXTURE
SIZE: MODULAR
MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"

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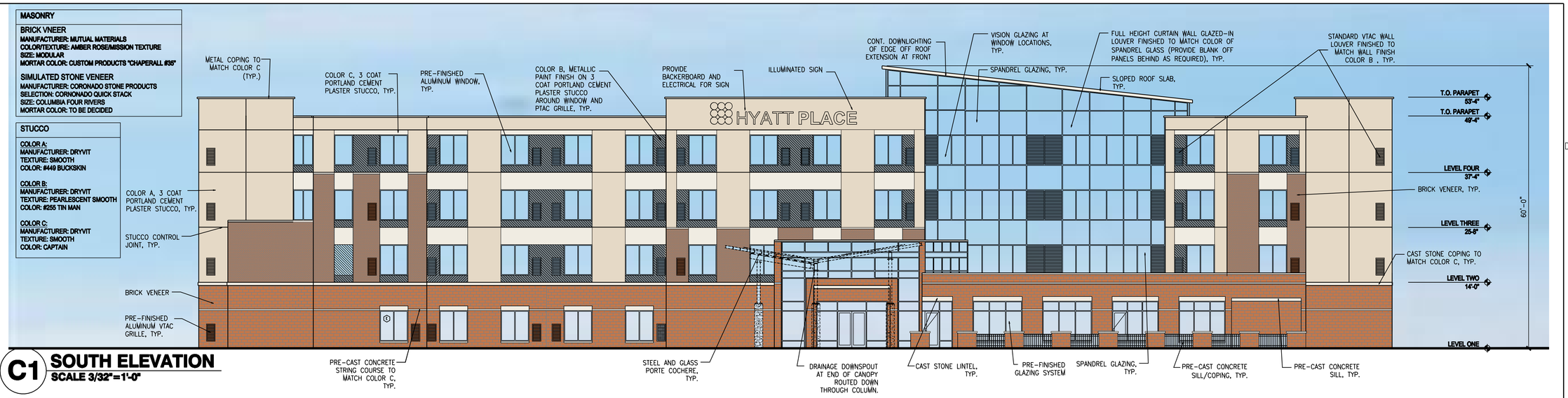

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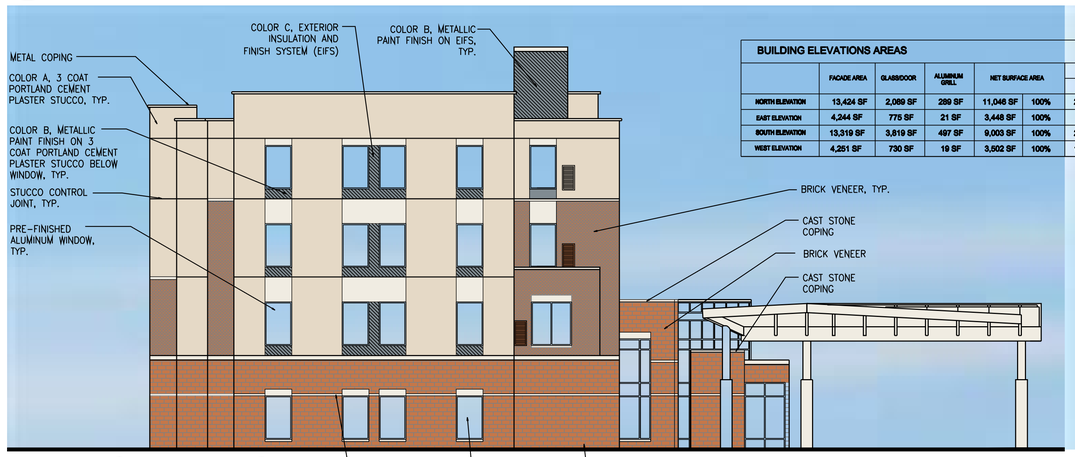

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ADJACENT TO PUBLIC RIGHT-OF-WAY
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						FACE BRICK		STONE		STCCO	
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C1 EAST ELEVATION
SCALE 3/32"=1'-0"



A1 NORTH ELEVATION
SCALE 3/32"=1'-0"

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CONTACT: DEEPAK GHANDI
TEL: 214 465 5254
EMAIL: DEEPAK@BREITONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT:
HYATT PLACE

SEAL:
REGISTERED ARCHITECT MAHBUB H. DEWAN 12862 STATE OF TEXAS
October 13, 2017

REVISIONS: DATE:

TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
05/30/2017	AS NOTED
DRAWN: QY	CHECKED: MD
PROJECT #:	05C-2017
SHEET NO:	A-3.01

City of Rockwall

Project Plan Review History

Project Number	SP2017-034	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	10/16/2017 LM
Project Name	Alliance Addition Lot 2	**Applicant**	WHITTLE DEVELOPMENT, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
ALLIANCE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ALLIANCE ADDITION PH 2	2	2	2	3039-0002-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017				
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See Comments

(10/18/2017 9:48 AM AW)
See markup
- 4% Engineering Inspection Fees
- Impact Fees
- Water services to be connected to 2" existing services in Alliance Dr.
- Minimum easement width is 20'
- Label distances between proposed and existing driveways/roads (measured from edge to edge)
- Must design drainage to match as-built drainage map
- $432,74/acre sanitary sewer pro-rata
- Double clean outs are to be installed at the right-of-way
- Drainage easement is a drainage and utility easement. There is a water line as well as drainage in this easement
- Show utilities on the landscape plan
- Move tree 5' from existing water line

FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
PLANNING	Korey Brooks	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-034 (Alliance Addition Lot 2): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-034) in the lower right hand corner of all pages on future submittals.

M.4 Site Plan. Please provide site data table as shown on landscape plan

M.5 Site Plan. Please note that the required parking is 17 spaces.

M.6 Site Plan. Please indicate pavement thickness.

M.7 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.8 Photometric. Please provide FC grid on photometric plan and cut sheets.

M.9 Building Elevations. Please label all mechanical equipment (dashline on elevations) and how these will be screened from view.

M.10 Building Elevations. Please provide specific materials on building elevations.

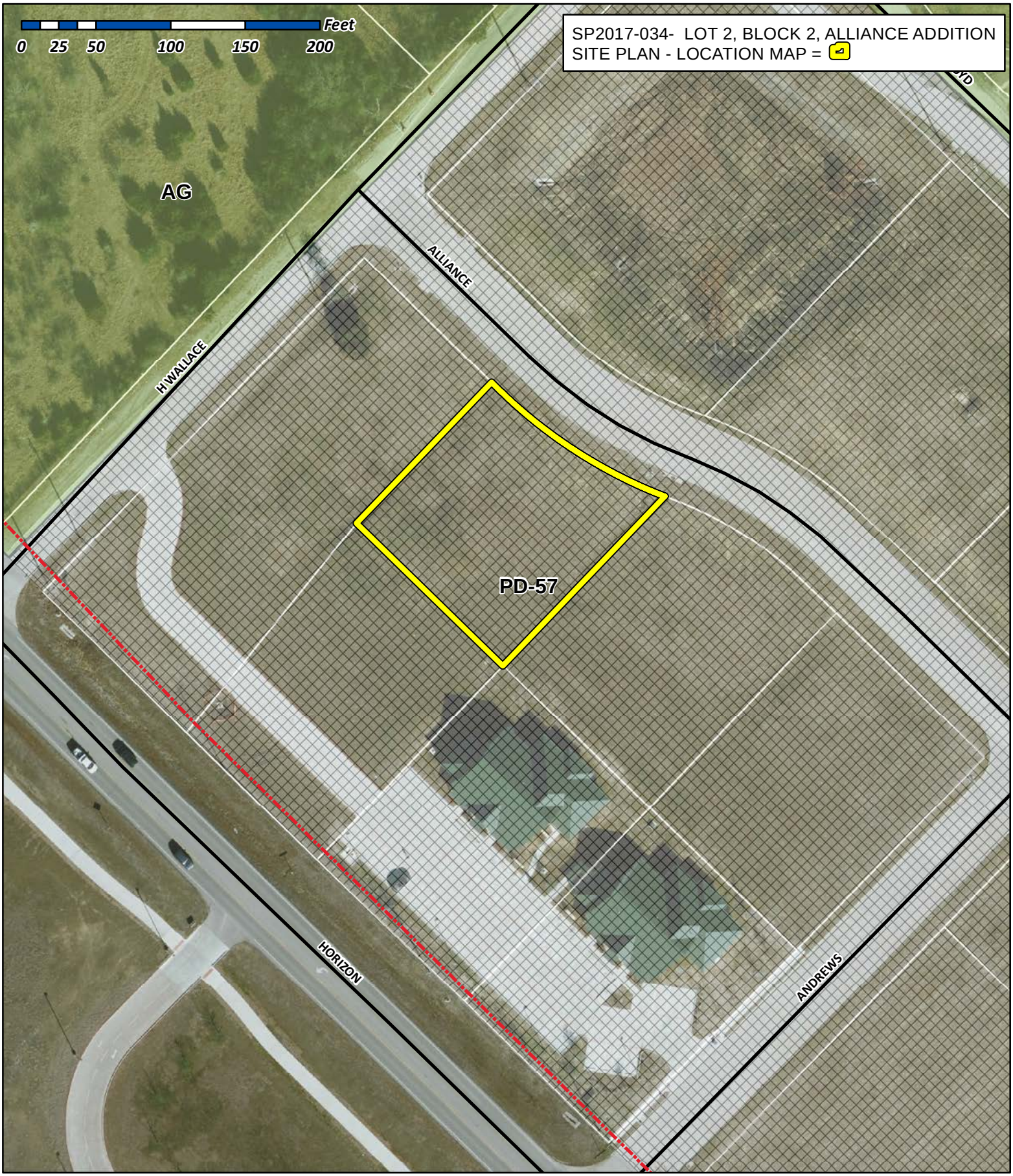
M.11 Building Elevations. Please provide dimensions on North and West Elevations

M.12 Building Elevations. Please indicate the elevation that faces the street.

I.13 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and ZoningWorksession for this case will be October 24, 2014 at 6:00 p.m. The Architectural Review Board meeting is October 24, 2017 at 5:00. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

I.15 If necessary the projected City Council meeting date for this case will be November 20, 2017.

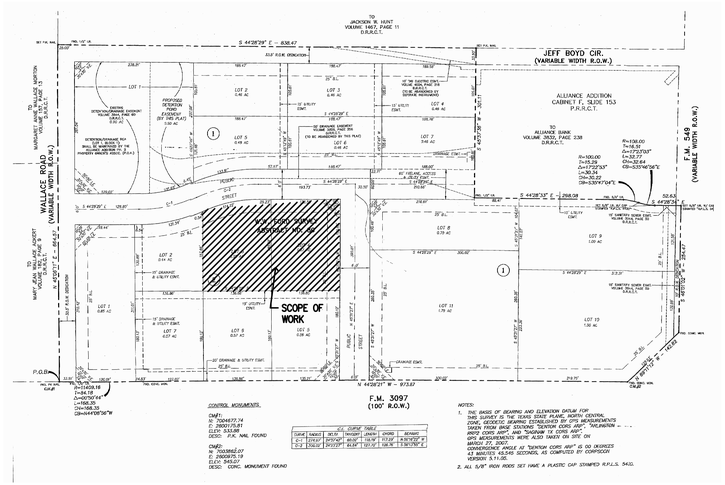


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

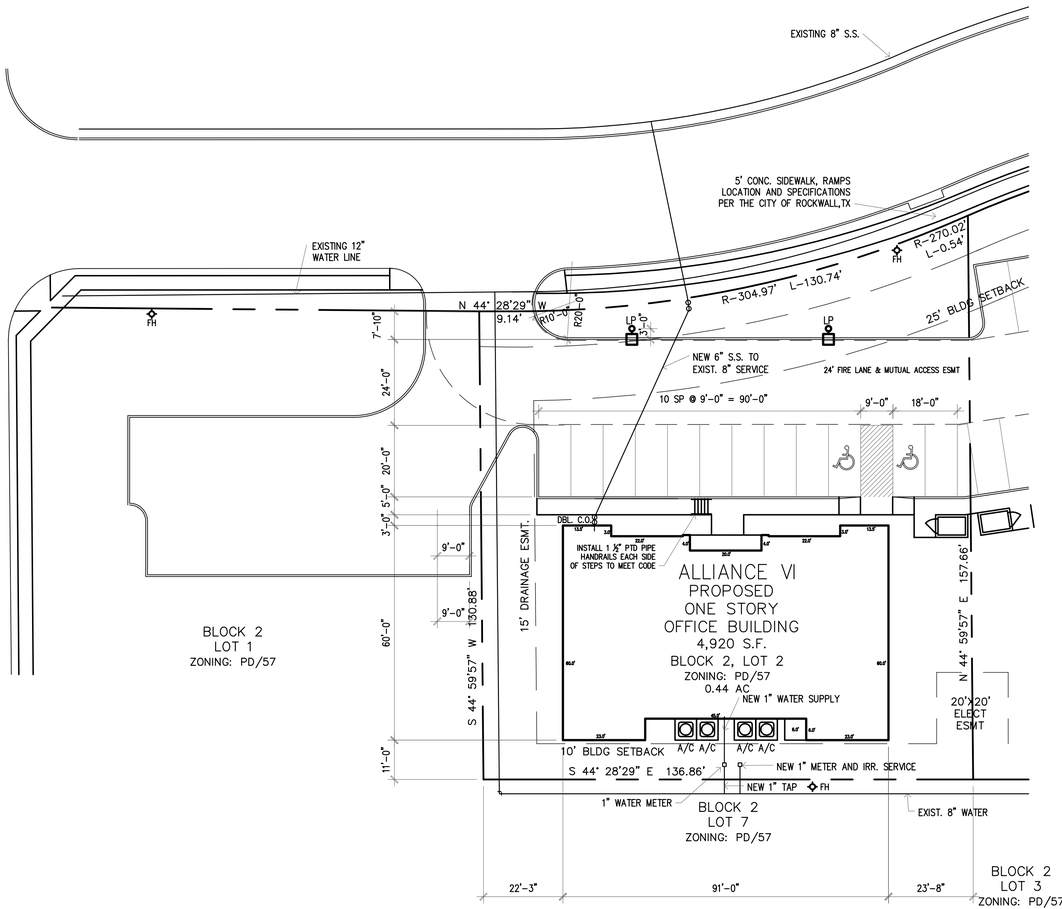
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

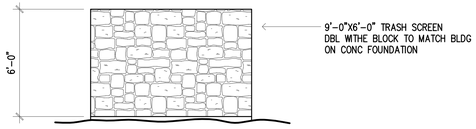
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	1314.93'	07°01'47"	80.93'	161.38'	161.28'	N 76°57'52" E
C-2	1314.93'	04°23'27"	50.04'	100.71'	100.68'	S 78°57'06" E

KEY PLAN





SCREEN DETAIL

¼"=1'-0"

PARKING REQUIREMENTS

OFFICE LOT 2 4,918 SF @ 1/300 = 16

16 PARKING SPACES REQUIRED
12 PARKING SPACES PROVIDED ON LOT 2
LOT 2 SHALL HAVE A SHARED PARKING AGREEMENT FOR FOUR SPACES FROM LOT 3

1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
2 HANDICAP PARKING SPACES PROVIDED

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS
8-18-2017

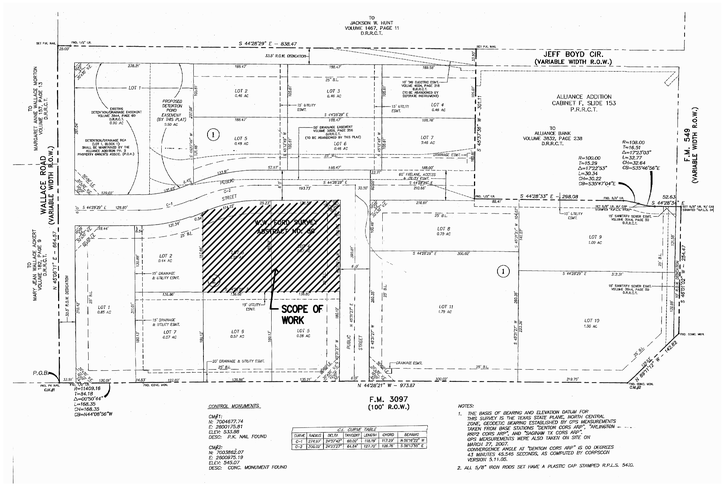
ALLIANCE VI LOT 2
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



- BURR OAKS (1)
  INSTALLED WITH A MIN. 4" CALIPER
- LIVE OAKS (3)
  INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (3)
  4' HIGH @ INSTALLATION
- MEXICAN PLUM (4)
  4' HIGH @ INSTALLATION
- INDIAN HAWTHORNE (15)
  PARKING SCREEN
  PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (19)
  PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

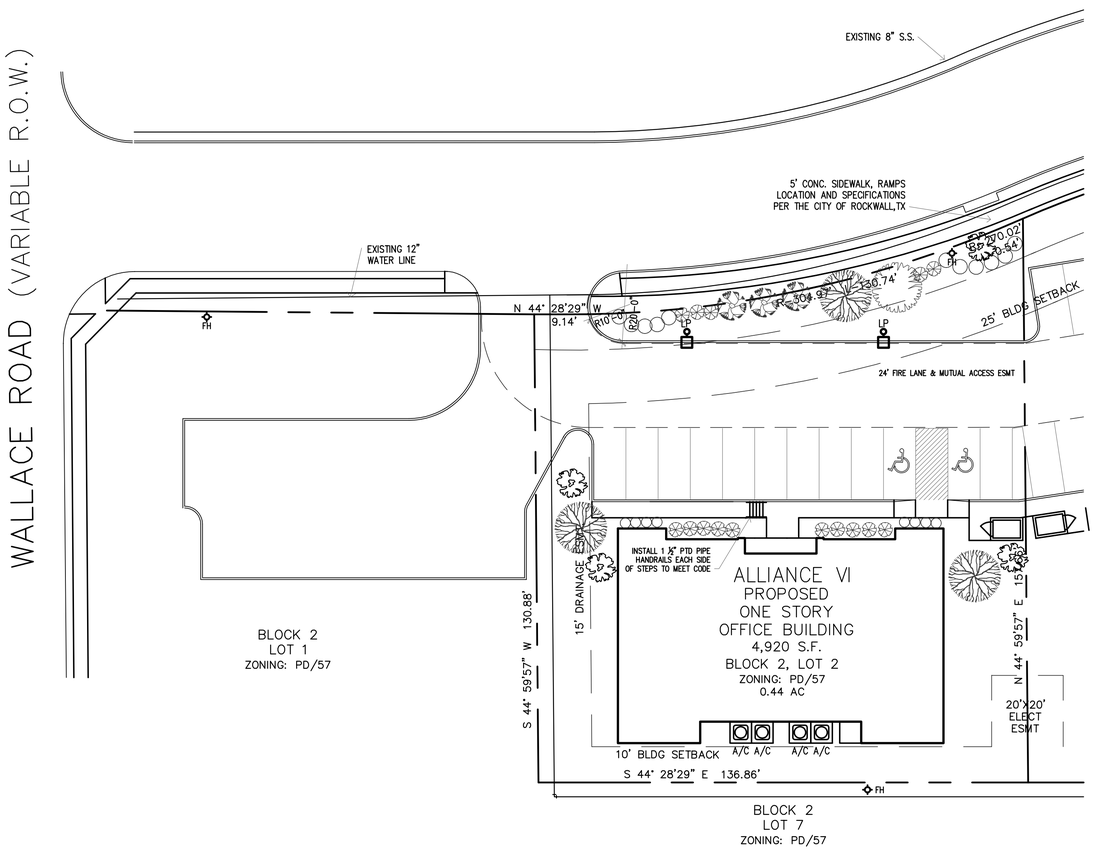
CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

LOT 2ED, BLOCK 2 – CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253

1. ZONING: PD-57 – BUSINESS OCCUPANCY
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 19,023 SF 0.44 AC
4. BUILDING AREA: 4,918
5. BUILDING HEIGHT: SINGLE STORY – 28'-0 "
6. LOT COVERAGE: 25.8% F.A.R. = 0.025:1
7. PARKING REQUIRED: 1 SPACE/300 SF 4,918 SF/300 = 16 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 12 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 11,765 SF

KEY PLAN



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS
8-18-2017

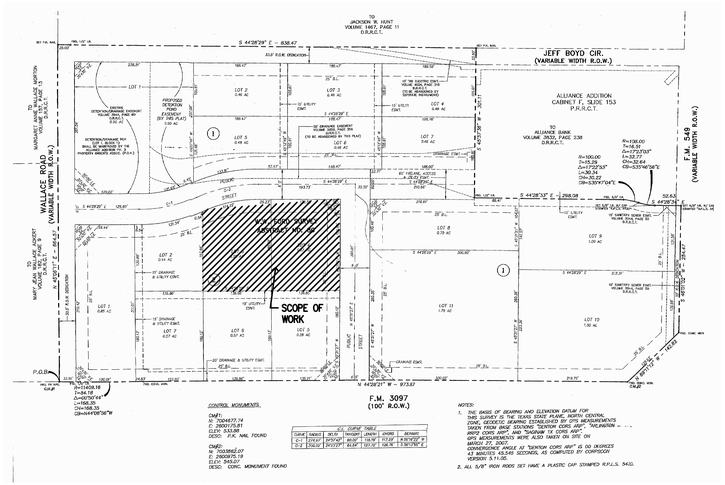
ALLIANCE VI LOT 2
ROCKWALL, TEXAS

LANDSCAPE PLAN

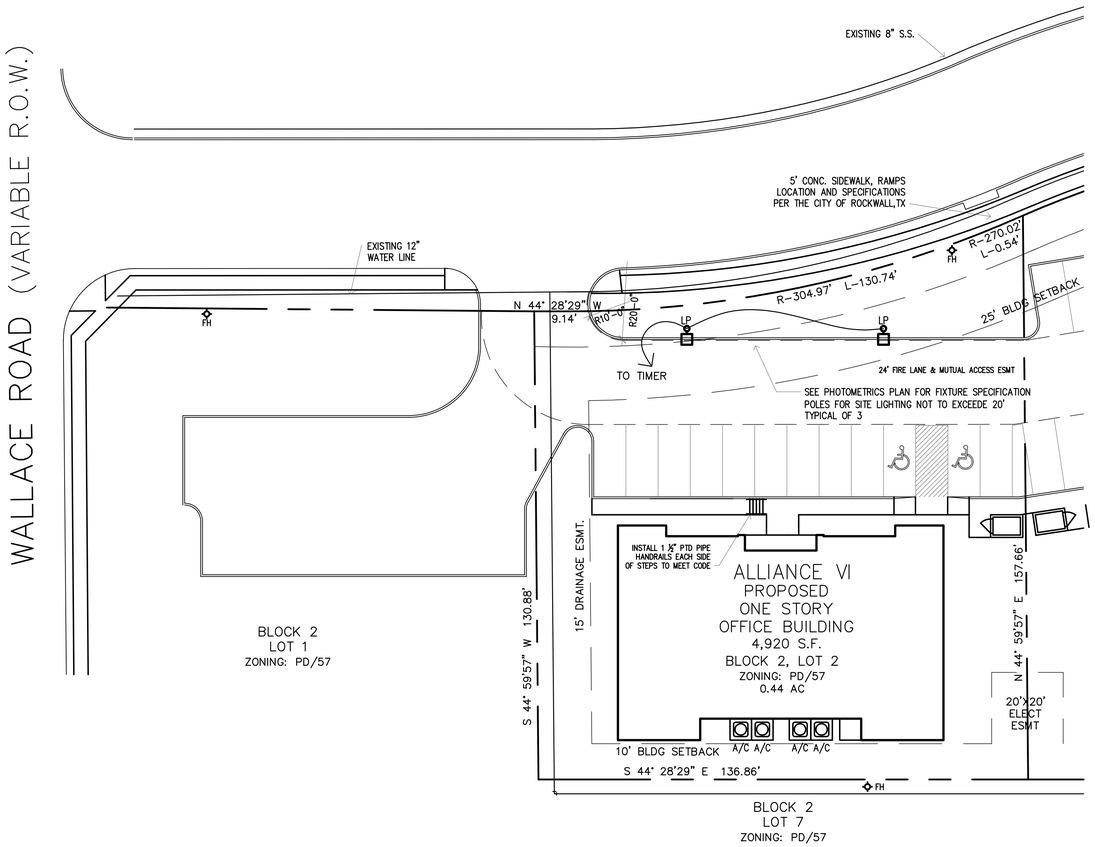
Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A2 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
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CASE #

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RESIDENTIAL RESTAURANTS
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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

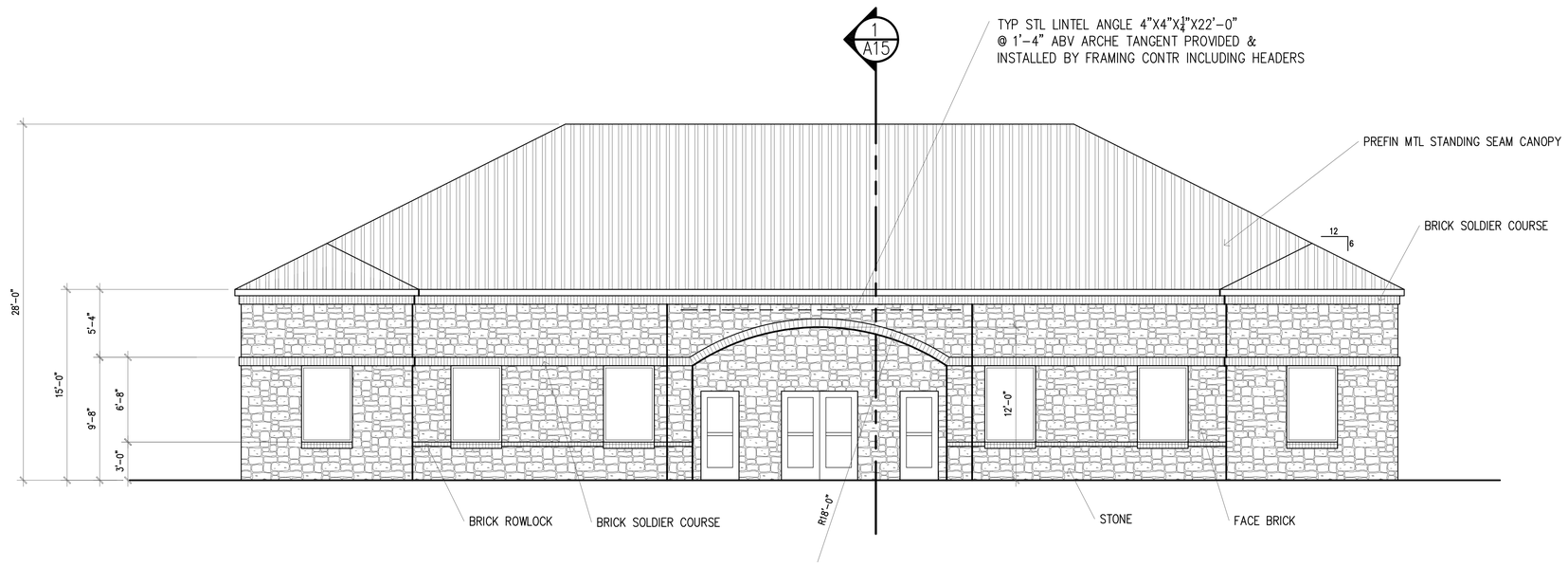
REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS
8-18-2017

ALLIANCE VI LOT 2
ROCKWALL, TEXAS

SITE LIGHTING PLAN

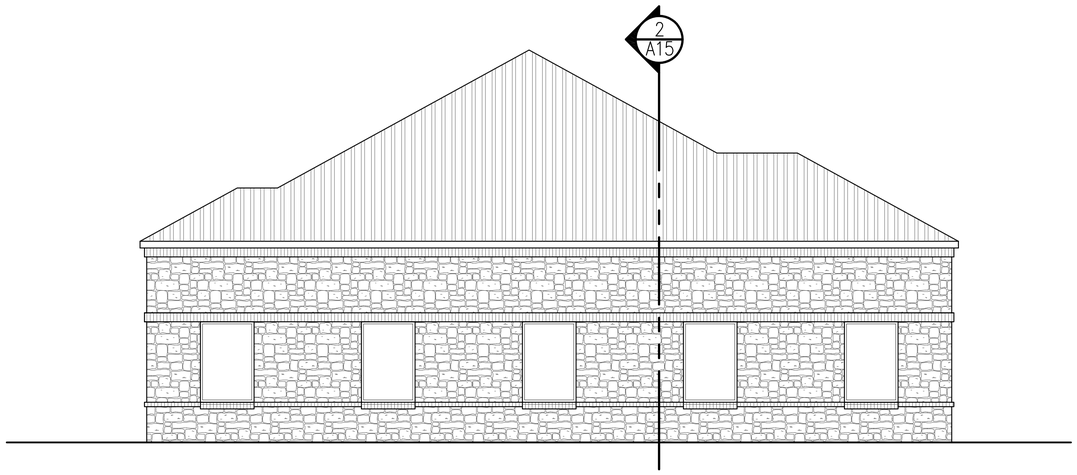
Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
E1
OF



SOUTH ELEVATION

93.0% (1230 SF) MASONRY
7.0% (90 SF)METAL CANOPIES
9.0% (121 SF) BRICK ACCENTS
84.0% (1109 SF) STONE



EAST ELEVATION

90.0% (780 SF) MASONRY
10.0% (90 SF)METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS
8-18-2017

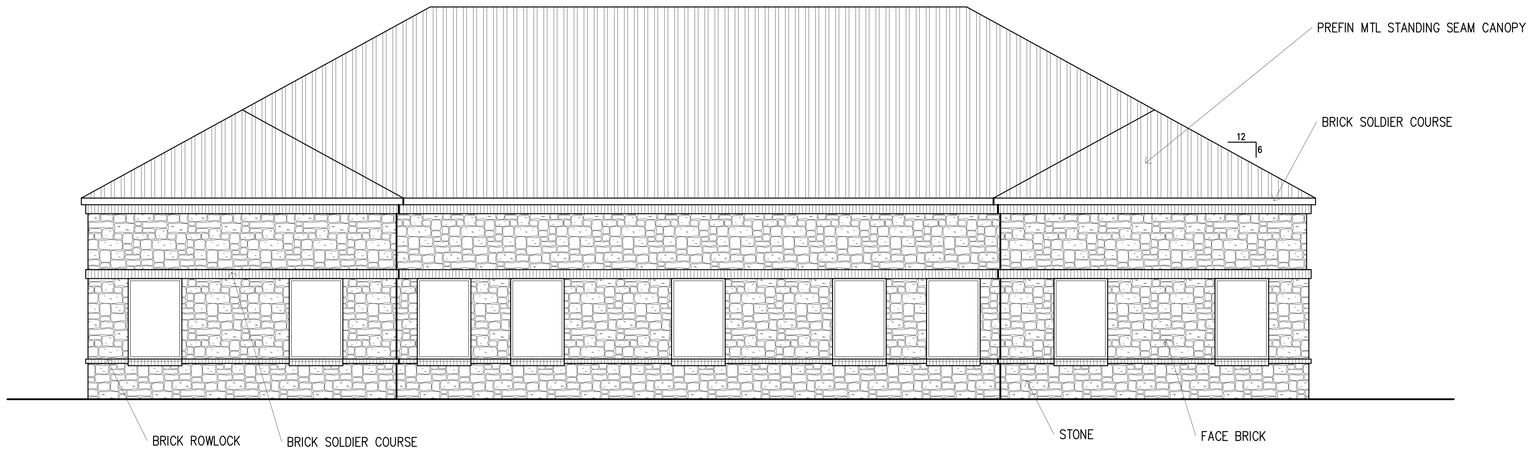
WHITTLE ALLIANCE VI
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

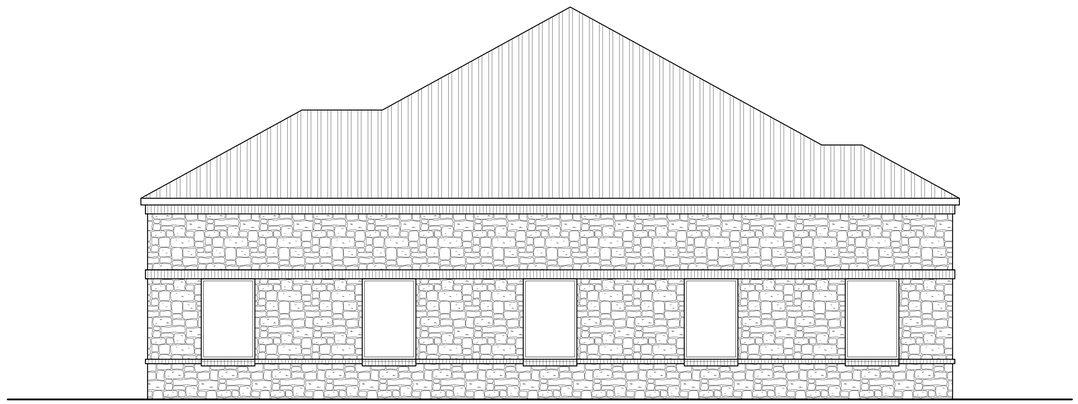
SHEET A5 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION

92.5% (1214 SF) MASONRY
7.5% (92 SF)METAL CANOPIES
12% (147 SF) BRICK ACCENTS
80.5% (975 SF) STONE



WEST ELEVATION

90.0% (780 SF) MASONRY
10.0% (90 SF)METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT
WAYNE MERSHAWN
11629
STATE OF TEXAS
8-18-2017

WHITTLE ALLIANCE VI
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A6 OF 16

City of Rockwall

Project Plan Review History

Project Number	SP2017-035	**Owner**	WEINBERGER, HAROLD E 1998 FAMILY TRUST &	**Applied**	10/16/2017 LM
Project Name	Rockwall Market Center East	**Applicant**	KIMLEY-HORN & ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	City, State Zip	Zoning
819 E INTERSTATE 30	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
BERNICE	2	A	2	4817-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	See Comments
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	See Comments
PLANNING	Korey Brooks	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	Comments

(10/19/2017 4:29 PM AW)
See markups
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator or grease trap
- No structures in easements including dumpster
- No signs in easements
- Dead end parking to have 15'x24' area to turn around
- Show proposed water service (1 meter per building)
- Drive-thru aisle is min 12'
- Add note: No landscape trees shall be within 5 of any utility
- Show dimension of a minimum of 4' from back of curb to shrubs on 18' parking

(10/18/2017 9:09 AM LS)
Addressing: Continue to use 819 E Interstate 30, Rockwall, TX 75087. Tenant C w/ drive thru (east) will be Suite 110, Tenant B (middle) will be Suite 120, Tenant A (west) will be Suite 130.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-035 (Rockwall Market Center East): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-035) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is zoned Commercial (C) District and situated in the IH-30 Overlay (IH-30 OV) District.

M.6 Site Plan. Radii seem to be missing from the entrance.

M.7 Site Plan. Please show centerline of IH-30 service road.

M.8 Site Plan. Please note that the required accessible spaces is 3.

M.9 Site Plan. Please note that the proposed location of the monument sign is located in an easement. No structures area allowed in easements.

M.10 Site Plan. The sidewalk in front if the building seems to be missing the hatch pattern.

M.11 Site Plan. Please show location of all fire hydrants

M.12 Site Plan. Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.

M.13 Landscape Plan. Please correct the accessible spaces to '3' on the Site Data Table.

M.14 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.15 Treescape Plan. Any Oak 4 caliper inches or greater is considered to be a feature tree and requires approval from the Planning and Zoning Commission.

M.16 Treescape Plan. Please provide the Site Data Table.

M.17 Photometric. Please provide a photometric plan and cut sheets.

M.18 Building Elevations. Please label all roof mounted mechanical equipment (dashline on elevations) and how these will be screened from view.

M.19 Building Elevations. The Architectural Review Board (ARB) may ask for actual material samples.

M.20 Building Elevations. Please provide elevations for all 4 sides.

M.21 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Up to 50% can be Hardi Board. Please provide material percentages for each façade.

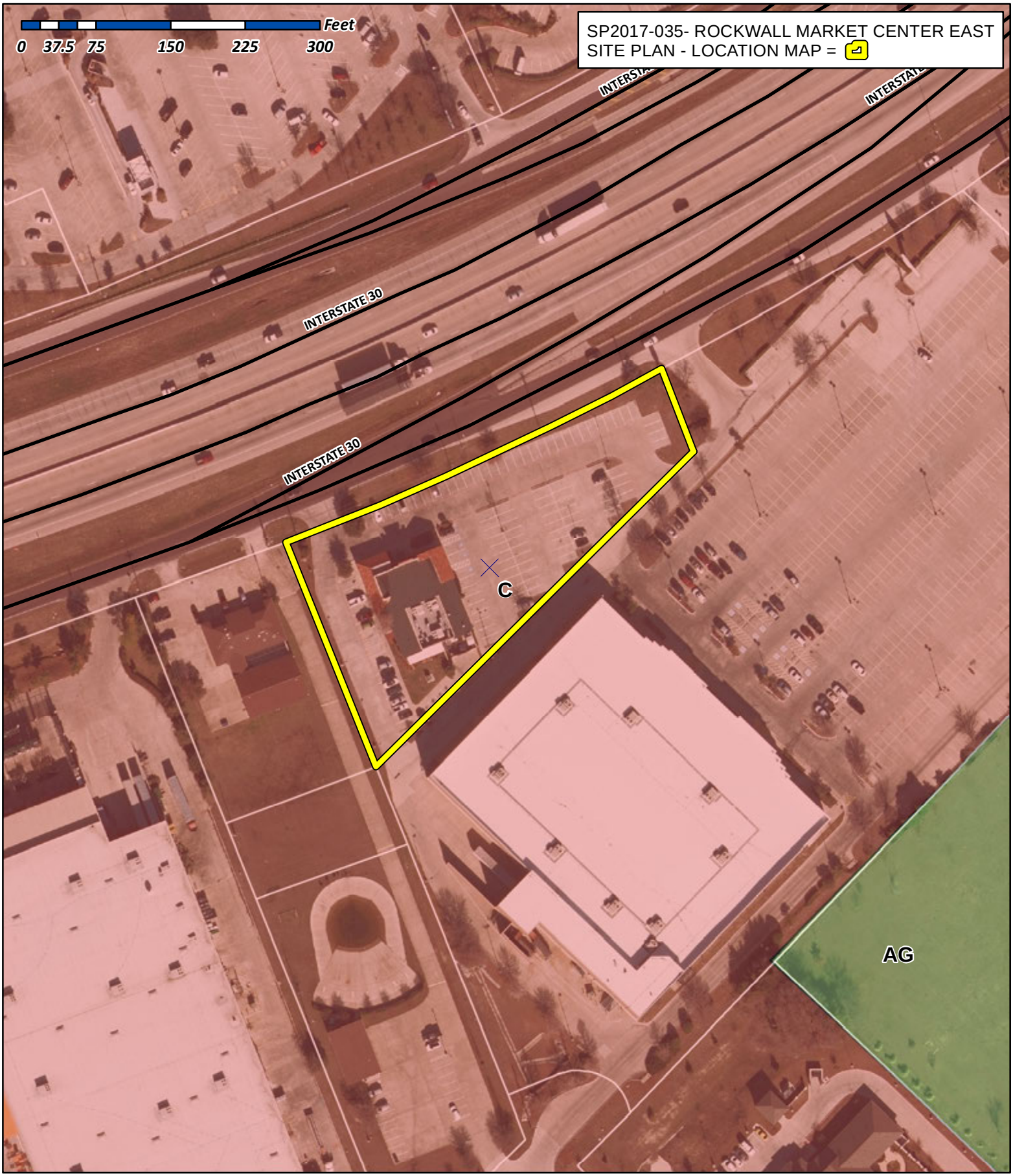
M.22 Building Elevations. Please indicate the elevation that faces the street.

M.23 Building Elevations. Your note states "materials and proposed architectural design is conceptual." When you submit your materials and elevations, those are the materials and elevations that are being approved. Any changes would require an amended site plan.

I.24 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.25 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and Zoning Worksession for this case will be October 24, 2014 at 6:00 p.m. The Architectural Review Board meeting is October 24, 2017 at 5:00. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

I.26 If necessary the projected City Council meeting date for this case will be November 20, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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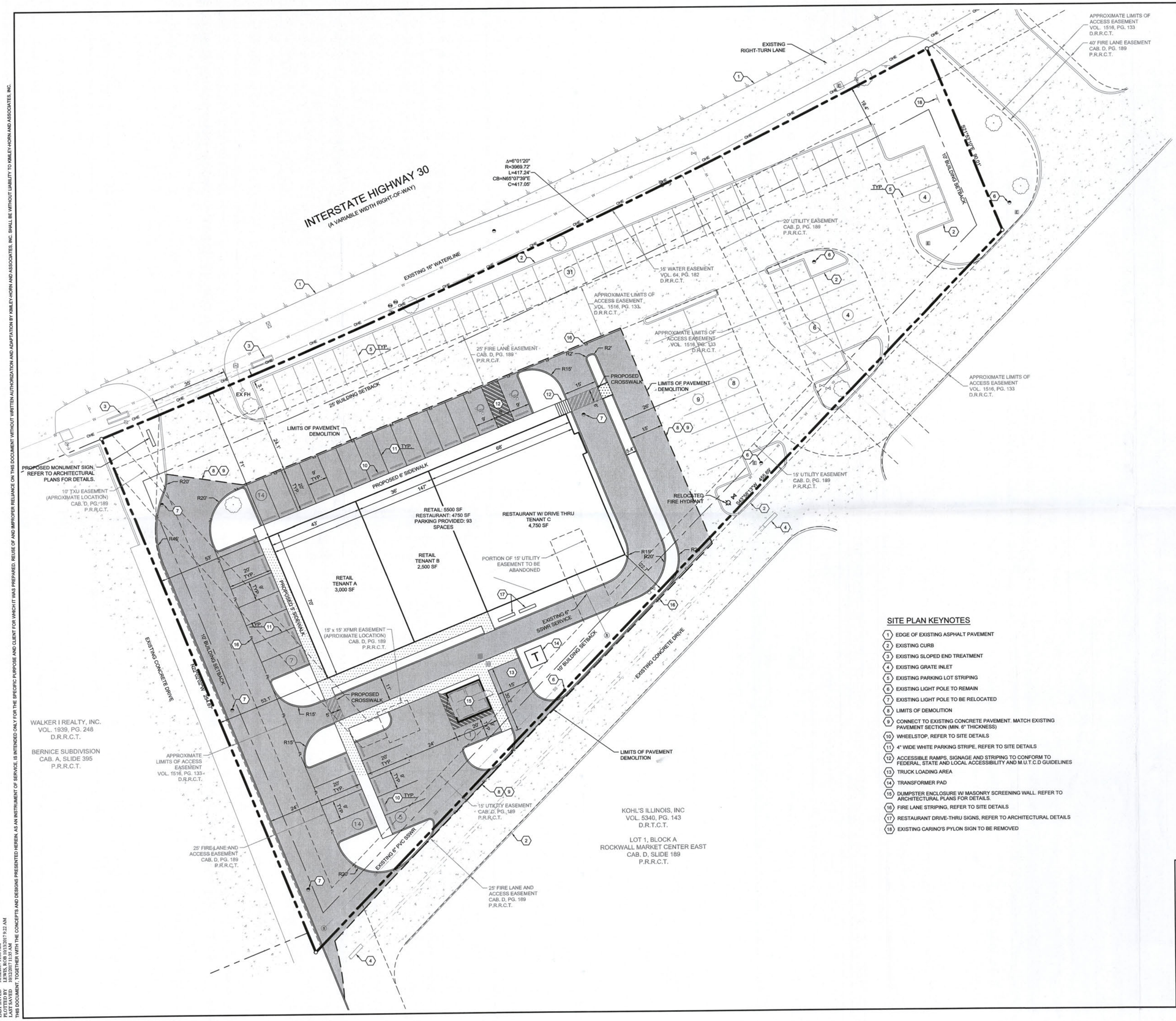
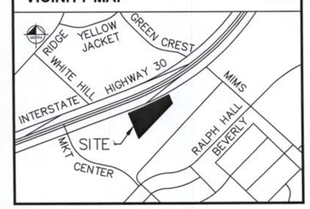


VICINITY MAP

N.T.S.



PAVEMENT LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT (6" THICK / 3,600 PSI) (FIRE LANES)
- PROPOSED CONCRETE PAVEMENT (6" THICK / 3,600 PSI)
- PROPOSED CONCRETE SIDEWALK (4" THICK / 3,000 PSI)

* ALL PAVEMENT SECTIONS SHALL COMPLY WITH TABLE 2.3 OF THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION

SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADII DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII ARE 2' OR 10' UNLESS OTHERWISE NOTED.
2. STRUCTURAL AND SUBSURFACE DRAINAGE DESIGN FOR RETAINING WALLS ARE NOT ADDRESSED IN CIVIL PLANS BY KIMLEY-HORN AND ASSOCIATES, REFER TO RETAINING WALL SHEETS.
3. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND TXDOT SUPPLEMENT.
4. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.

SITE DATA TABLE

ZONING	C (COMMERCIAL) / IH30 OV
PROPOSED USE	RETAIL / RESTAURANT
LOT AREA (SF AND AC)	70,230 SF / 1.6123 AC
BUILDING AREA	10,250 SF
BUILDING HEIGHT	28'
LOT COVERAGE	14.59%
FLOOR AREA RATIO	1:0.15
IMPERVIOUS AREA	81.1%
PARKING:	
REQUIRED (RETAIL: 1/250 SF @ 5500 SF)	22 SPACES
REQUIRED (RESTAURANT: 1/100 SF @ 4750 SF)	48 SPACES
TOTAL REQUIRED	70 SPACES
TOTAL PROVIDED**	93 SPACES
TOTAL HANDICAP REQUIRED*	2 SPACES
TOTAL HANDICAP PROVIDED*	2 SPACES

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
**INCLUDES HANDICAP SPACES

SITE PLAN KEYNOTES

1. EDGE OF EXISTING ASPHALT PAVEMENT
2. EXISTING CURB
3. EXISTING SLOPED END TREATMENT
4. EXISTING GRATE INLET
5. EXISTING PARKING LOT STRIPING
6. EXISTING LIGHT POLE TO REMAIN
7. EXISTING LIGHT POLE TO BE RELOCATED
8. LIMITS OF DEMOLITION
9. CONNECT TO EXISTING CONCRETE PAVEMENT. MATCH EXISTING PAVEMENT SECTION (MIN. 6" THICKNESS)
10. WHEELSTOP, REFER TO SITE DETAILS
11. 4" WIDE WHITE PARKING STRIPE, REFER TO SITE DETAILS
12. ACCESSIBLE RAMPS, SIGNAGE AND STRIPING TO CONFORM TO FEDERAL, STATE AND LOCAL ACCESSIBILITY AND M.U.T.C.D GUIDELINES
13. TRUCK LOADING AREA
14. TRANSFORMER PAD
15. DUMPSTER ENCLOSURE W/ MASONRY SCREENING WALL. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
16. FIRE LANE STRIPING, REFER TO SITE DETAILS
17. RESTAURANT DRIVE-THRU SIGNS, REFER TO ARCHITECTURAL DETAILS
18. EXISTING CARINO'S PYLON SIGN TO BE REMOVED

LEGEND

- PROPERTY LINE
- LIMITS OF DEMOLITION
- EIXSTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- (X) # OF PARKING SPACES
- SSMH EXISTING SANITARY SEWER MANHOLE

KEY

BFR	BARRIER FREE RAMP	SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET	STMH	STORM MANHOLE
AI	AREA INLET	FH	FIRE HYDRANT
GI	GRATE INLET	FDC	FIRE DEPARTMENT CONNECTION

SITE PLAN

DYNAMIC RETAIL

1.6123 Acres

ROCKWALL MARKET CENTER EAST

LOT 2, BLOCK A

City of Rockwall, Rockwall County, Texas

Submitted 10/13/2017

Owners:	Developer:	Engineer:
Harold E. Weinberger & Elana Kroll 1425 Camino Lujan San Diego, CA 92111-7648 Contact: Harold Weinberger Phone: (858) 277-7797	Dynamic 1725 21st Street Santa Monica, CA 90404 Contact: Kelly Harrison Phone: (310) 315-5411	Kimley-Horn and Associates, Inc. 13455 Noel Rd Two Galleria Office Tower, Ste 700 Dallas, Texas 75240 Contact: Jonathan Kerby, P.E. Phone: (972) 770-1370

2017 035

RECEIVED
OCT 16 2017

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2017 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No. 064500160
DATE: 10/13/2017
SCALE: AS SHOWN
DESIGNED BY: JCK
DRAWN BY: RCL
CHECKED BY: KSG

RETAIL
ROCKWALL MARKET CENTER EAST
E INTERSTATE 30
CITY OF ROCKWALL, TX

SHEET NUMBER
SP

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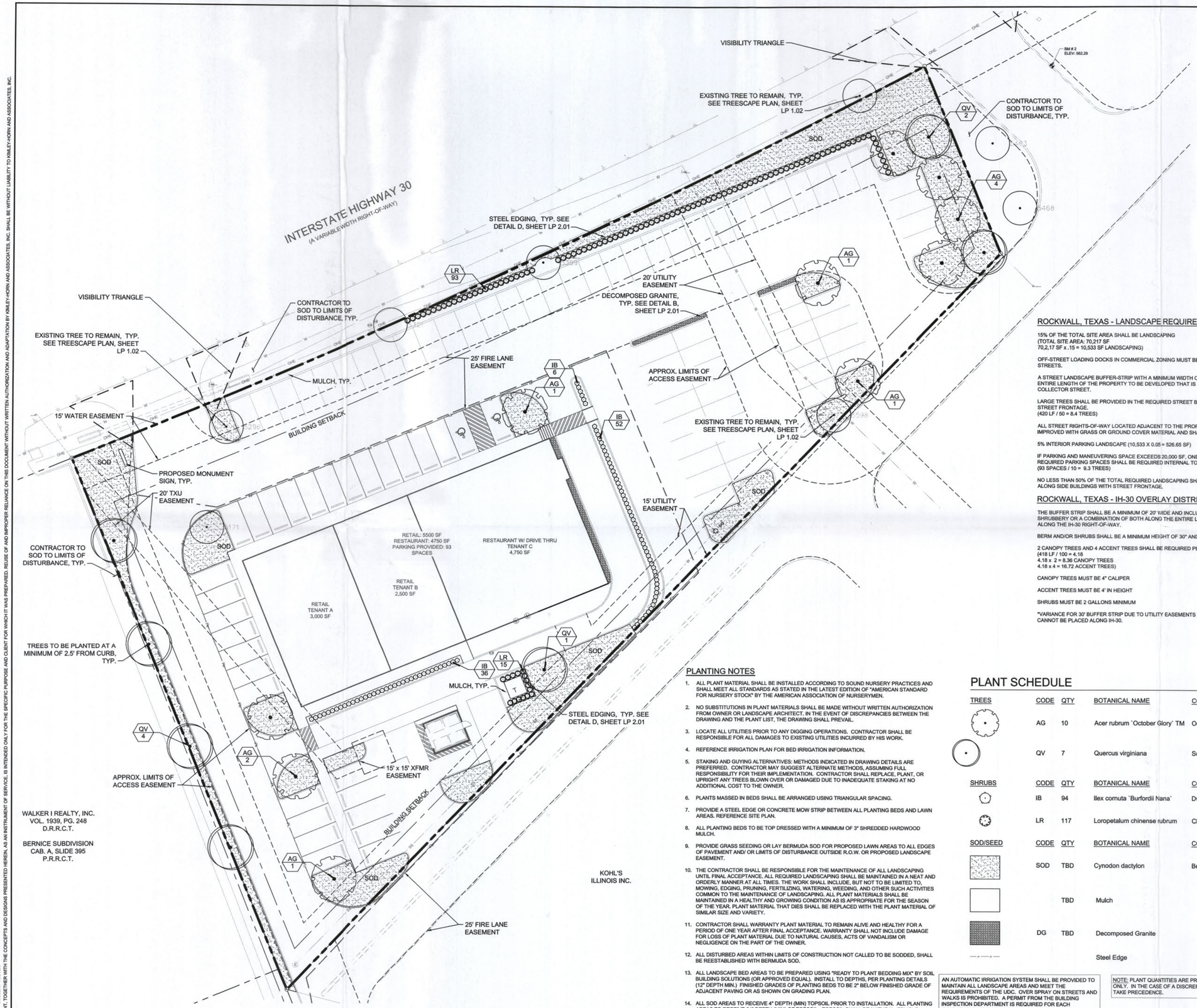

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SITE DATA TABLE

ZONING	C (COMMERCIAL) / IH30 OV
PROPOSED USE	RETAIL / RESTAURANT
LOT AREA (SF AND AC)	70,230 SF / 1.6123 AC
BUILDING AREA	10,250 SF
BUILDING HEIGHT	28'
LOT COVERAGE	14.59%
FLOOR AREA RATIO	1:0.15
IMPERVIOUS AREA	81.1%
PARKING:	
REQUIRED (RETAIL: 1/250 SF @ 5500 SF)	22 SPACES
REQUIRED (RESTAURANT: 1/100 SF @ 4750 SF)	48 SPACES
TOTAL REQUIRED	70 SPACES
TOTAL PROVIDED**	93 SPACES
TOTAL HANDICAP REQUIRED*	2 SPACES
TOTAL HANDICAP PROVIDED*	2 SPACES

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
**INCLUDES HANDICAP SPACES

ROCKWALL, TEXAS - LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
15% OF THE TOTAL SITE AREA SHALL BE LANDSCAPING (TOTAL SITE AREA: 70,217 SF 70,2,17 SF x .15 = 10,533 SF LANDSCAPING)	10,533 SF	12,050 SF
OFF-STREET LOADING DOCKS IN COMMERCIAL ZONING MUST BE SCREENED FROM ALL PUBLIC STREETS.	YES	YES
A STREET LANDSCAPE BUFFER-STRIP WITH A MINIMUM WIDTH OF 10', MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE DEVELOPED THAT IS ADJACENT TO A MAJOR ARTERIAL OR COLLECTOR STREET.	10' BUFFER	NOT MET*
LARGE TREES SHALL BE PROVIDED IN THE REQUIRED STREET BUFFER AT ONE TREE FOR EVERY 50' OF STREET FRONTAGE. (420 LF / 50 = 8.4 TREES)	9 TREES	0 TREES*
ALL STREET RIGHTS-OF-WAY LOCATED ADJACENT TO THE PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS OR GROUND COVER MATERIAL AND SHALL BE MAINTAINED.	YES	YES
5% INTERIOR PARKING LANDSCAPE (10,533 X 0.05 = 526.65 SF)	527 SF (5%)	5,187 SF (43%)
IF PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF, ONE LARGE CANOPY TREE FOR EVERY 10 REQUIRED PARKING SPACES SHALL BE REQUIRED INTERNAL TO THE PARKING LOT. (93 SPACES / 10 = 9.3 TREES)	10 TREES	9 PROPOSED 1 EXISTING 10 TREES
NO LESS THAN 50% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG SIDE BUILDINGS WITH STREET FRONTAGE.	YES	YES

ROCKWALL, TEXAS - IH-30 OVERLAY DISTRICT

THE BUFFER STRIP SHALL BE A MINIMUM OF 20' WIDE AND INCLUDE A "BUILT-UP" BERM AND/OR SHRUBBERY OR A COMBINATION OF BOTH ALONG THE ENTIRE LENGTH OF THE PROPERTY'S FRONTAGE ALONG THE IH-30 RIGHT-OF-WAY.	YES	NO*
BERM AND/OR SHRUBS SHALL BE A MINIMUM HEIGHT OF 30" AND A MAXIMUM HEIGHT OF 48"	SHRUBS OR BERM	30" SHRUBS
2 CANOPY TREES AND 4 ACCENT TREES SHALL BE REQUIRED PER 100' OF THE IH-30 RIGHT-OF-WAY. (418 LF / 100 = 4.18 4.18 x 2 = 8.36 CANOPY TREES 4.18 x 4 = 16.72 ACCENT TREES)	9 CANOPY 17 ACCENT	4 CANOPY (EXISTING)* 0 ACCENT*
CANOPY TREES MUST BE 4" CALIPER	YES	YES
ACCENT TREES MUST BE 4' IN HEIGHT	YES	YES
SHRUBS MUST BE 2 GALLONS MINIMUM	YES	YES

*VARIANCE FOR 30' BUFFER STRIP DUE TO UTILITY EASEMENTS AND OVERHEAD POWER LINES. TREES CANNOT BE PLACED ALONG IH-30.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR, PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	REMARKS
	AG	10	Acer rubrum `October Glory` TM	October Glory Maple	4" CAL.	Single straight trunk, Full and matching
	QV	7	Quercus virginiana	Southern Live Oak	4" CAL.	Single straight trunk, Full and matching
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	IB	94	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	18" HT., 18" SPR, 24" O.C.	Full and matching
	LR	117	Loropetalum chinense rubrum	Chinese Fringe Flower	30" HT, 24" SPR, 30" OC	Full and matching
SOD/SEED	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	SOD	TBD	Cynodon dactylon	Bermuda Grass	sod	Solid sod rolled tight with sand-filled joints, 100% weed, disease, and pest free.
		TBD	Mulch			
	DG	TBD	Decomposed Granite			See detail B, Sheet LP 2.01
			Steel Edge			See detail D, Sheet LP 2.01

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

No.	REVISIONS	DATE	BY

Kimley»Horn
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DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E.A. KENZIE L. PORTER
L.A. No. 3126 Date 10/13/2017

PROJECT No.	064500160
DATE:	10/04/2017
SCALE:	AS SHOWN
DESIGNED BY:	SM
DRAWN BY:	SM
CHECKED BY:	KLP

PLANTING PLAN

RETAIL
ROCKWALL MARKET CENTER EAST
E INTERATE 30
CITY OF ROCKWALL, TX

SHEET NUMBER
LP 1.01

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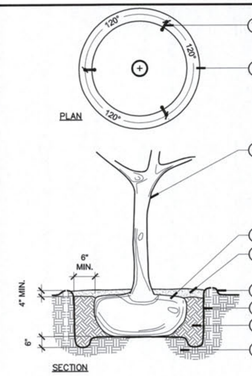
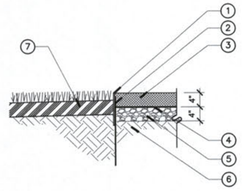


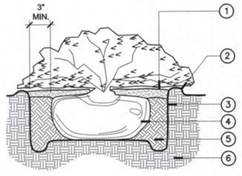
1. 3" EARTH SAUCER
2. 3" MULCH PER SPECIFICATIONS
3. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
4. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
5. PIT BACKFILL SOIL PER SPECIFICATIONS
6. UNDISTURBED EARTH
7. SECURE TREES WITH TREE STAPLES, PROVIDE 3 PER TREE, TOP OF STAPLE TO BE BELOW TOP OF MULCH.

A TREE PLANTING
N.T.S.



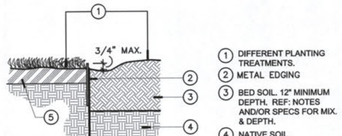
1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL D
3. 4" DECOMPOSED GRANITE, COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. 4" WASHED LIMESTONE COMPACTED TO 95% SPD
6. SUBGRADE COMPACTED TO 95% SPD
7. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

B DECOMPOSED GRANITE
N.T.S.



1. 3" MULCH PER SPECIFICATIONS
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDLED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

C SHRUB PLANTING
N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

D STEEL EDGING
N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 4-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.

4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.

6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.

7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

F. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.

2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.

3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.

4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.

5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.

6. WORM CASTINGS: EARTHWORMS.

G. INORGANIC SOIL AMENDMENTS

1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.

2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.

3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.

4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.

5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

H. PLANTING SOIL MIX

1. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

2. SOD/SEED AREA TOPSOIL

ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE WATER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 21-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 30". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 30" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK(MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN(OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

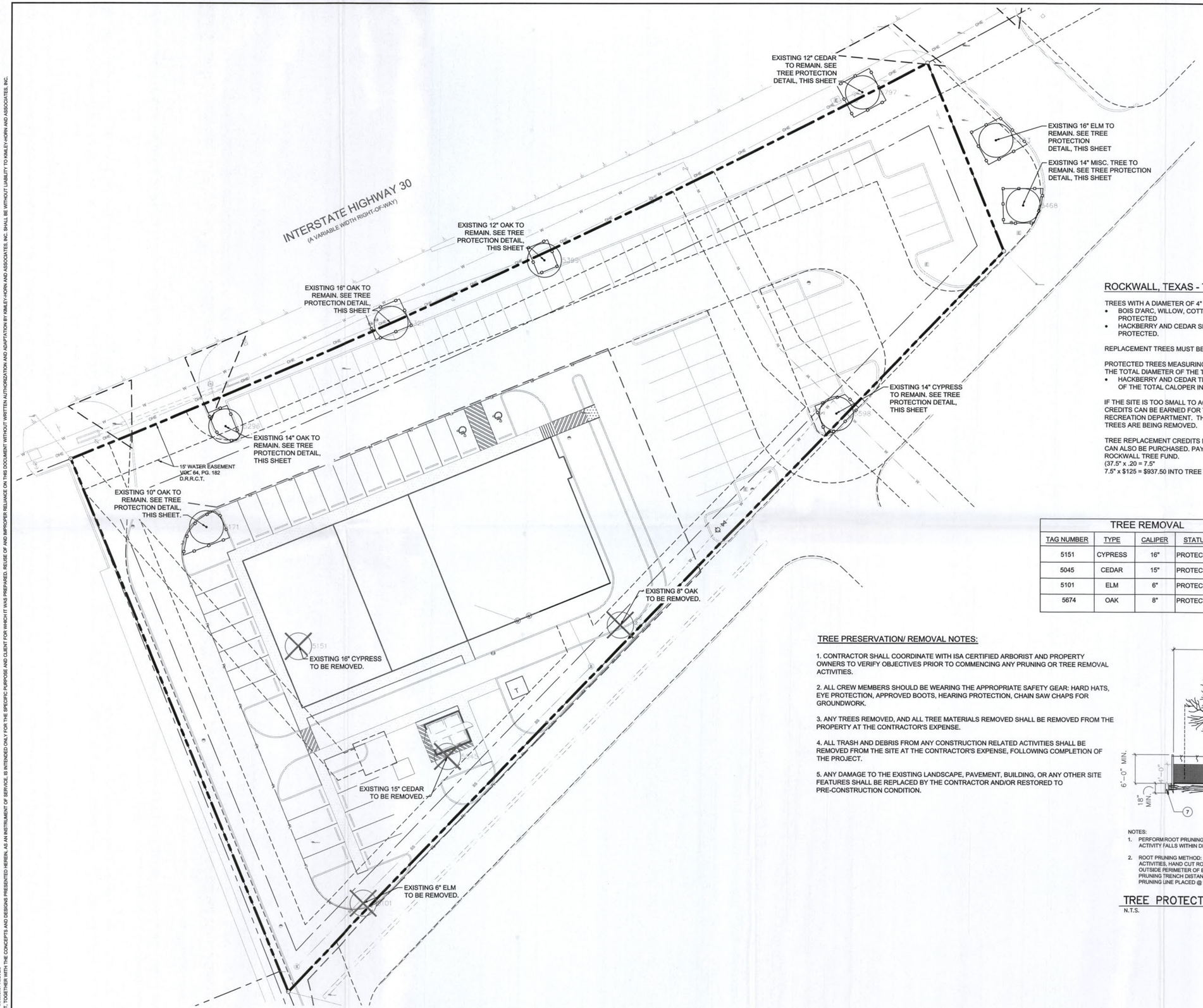
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING TREE TO REMAIN/ PROTECT
- EXISTING TREE TO BE REMOVED
- 5045 TREE TAG NUMBER
- TREE PROTECTION FENCE

ROCKWALL, TEXAS - TREE PRESERVATION

TREES WITH A DIAMETER OF 4" DBH OR LARGER ARE PROTECTED TREES AND MUST BE REPLACED.
- BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST, AND CHINABERRY ARE NOT CONSIDERED PROTECTED
- HACKBERRY AND CEDAR SPECIES THAT ARE LESS THAN 11" DBH ARE NOT CONSIDERED PROTECTED.

REPLACEMENT TREES MUST BE A MINIMUM OF 3" CALIPER.

PROTECTED TREES MEASURING 4" - 29" DHB SHALL BE REPLACED WITH CALIPER INCHES EQUAL TO THE TOTAL DIAMETER OF THE TREE(S) REMOVED.
- HACKBERRY AND CEDAR TREES THAT ARE 11" DBH OR LARGER, SHALL BE REPLACED AT 50% OF THE TOTAL CALOPER INCHES BEING REMOVED.

IF THE SITE IS TOO SMALL TO ACCOMMODATE THE NUMBER OF REPLACEMENT TREES REQUIRED, CREDITS CAN BE EARNED FOR TREES PLANTED OTHER AREAS DETERMINED BY THE PARKS AND RECREATION DEPARTMENT. THE LOCATION SHALL BE WITHIN ONE MILE OF THE AREA WHERE THE TREES ARE BEING REMOVED.

TREE REPLACEMENT CREDITS NOT EXCEEDING 20 PERCENT OF THE TOTAL REPLACEMENT INCHES CAN ALSO BE PURCHASED. PAYMENTS OF $125.00 PER CALIPER INCH MAY BE PAID TO THE CITY OF ROCKWALL TREE FUND.
(37.5" x .20 = 7.5"
7.5" x $125 = $937.50 INTO TREE FUND)

TREE REMOVAL

TAG NUMBER	TYPE	CALIPER	STATUS	MITIGATION
5151	CYPRESS	16"	PROTECTED	16"
5045	CEDAR	15"	PROTECTED	7.5"
5101	ELM	6"	PROTECTED	6"
5674	OAK	8"	PROTECTED	8"

REPLACEMENT TREE CALCULATION

REPLACEMENT INCHES (3 TREES):	30"
REPLACEMENT INCHES (CEDAR)	7.5"
TOTAL REPLACEMENT INCHES	37.5"
REPLACEMENT INCHES - TREE CREDITS ($937.50 INTO TREE FUND)	37.5" - 7.5" = 30"
REPLACEMENT TREES REQUIRED (4" CAL) 30" / 4" = 7.5 REPLACEMENT TREES	8 TREES
REPLACEMENT TREES ON SITE (4" CAL TREES)	8 TREES

TREE PRESERVATION/ REMOVAL NOTES:

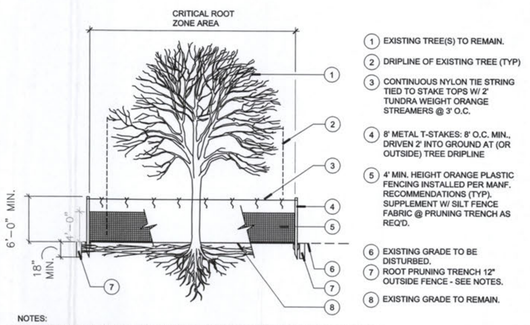
1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.

2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.

3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.

4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.

5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.



NOTES:
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

TREE PROTECTION DETAIL
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2017 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E.A. KENZIE L. PORTER
L.A. No. 3128 Date 10/13/2017

PROJECT No. 064500160
DATE: 10/04/2017
SCALE: AS SHOWN
DESIGNED BY: SM
DRAWN BY: SM
CHECKED BY: KLP

TREESCAPE PLAN

RETAIL
ROCKWALL MARKET CENTER EAST
E INTERATE 30
CITY OF ROCKWALL, TX

SHEET NUMBER
LP 1.02

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IMAGES
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XREF c2x56 - XREF c-topo-EG - XREF c-Bndy - XREF cBuilding - XREF cSite - XREF cSurvey - XREF cPlanting - XREF cTrees
WILSON, JASON 10/13/2017 9:52 AM
K:\FRI_LA\092033-D\NAME RETAIL - ROCKWALL\DESIGN\01 PERMIT-CODE\PLANS\SHEET\LP 1.01.DWG
10/13/2017 9:52 AM
WILSON, JASON 10/13/2017 9:52 AM
10/13/2017 9:52 AM



Elevation A - South Elevation, Rear Elevation

0' 4' 8' 16'
Scale: 1/8"=1'-0"

0' 8' 16' 32'
Scale: 1/16"=1'-0"



Elevation B - East Elevation, Drive Thru Elevation

0' 2' 4' 8'
Scale: 1/4"=1'-0"

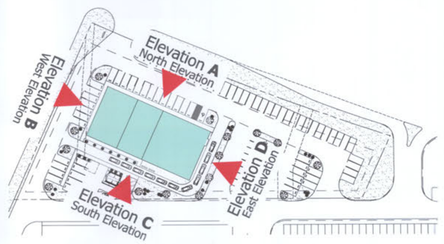
0' 8' 16' 32'
Scale: 1/16"=1'-0"

Building Components and Materials Legend

1. Brick
2. Stucco
3. White Architectural Accent band
4. Architectural Accent - Pilaster
5. Decorative Coping
6. Black, Anodized Storefront System
7. Black, Anodized Storefront Entry Doors
8. Black Drive Thru Window
9. Painted Hollow Metal BoH Door/ Rear Exit
10. Painted Steel Canopy
11. Fabric Awning, Sage (color subject to revisions)
12. Exterior Lighting/ Wall Scone (shown for reference, see notes)
13. Painted Scupper and Downspout System
14. Tenant Signage (shown for reference, see notes)

Notes:

1. Materials and proposed architectural design is conceptual only and subject to tenant review and approval.
2. All Signage shown for reference ONLY. Signage under separate permit.
3. Landscaping and tree locations shown for reference ONLY. Site Landscaping is subject to landscape architects design and specifications, code compliance and requirements.
4. All decorative elements such as, but not limited to, exterior light fixture is shown for reference ONLY. Subject to owner and tenant approval and photometric requirements. Final type, if any, and location to be selected and determined during the building permit process.



Key Plan
Scale: Not to Scale

N

Design Review Submittal
October 2017

I-30 Frontage Road
Retail

819 E. I-30 Frontage Road
Rockwall, Texas

EXTERIOR ELEVATIONS

Note: Conceptual Elevations subject to change and revisions, final elevations to be similar.

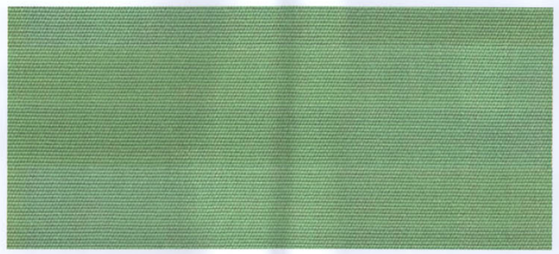
DYNAMIC
DEVELOP · DESIGN · BUILD
1725 21St Street Santa Monica CA 90404
T: 310 315 5411 www.dynamicdesign.com



Brick - 1
Thin Cut Brick, Old Texas Brick - Chevy Chase (or similar)
Reference: (1)



Reference Imgaes*



Fabric-1
Fabric Awning, Sunbrella - Basil 4688-0000 (or similar)
Reference: (11)



Stucco-1
Omega 237 Rock Green (or similar)
Reference: (2)



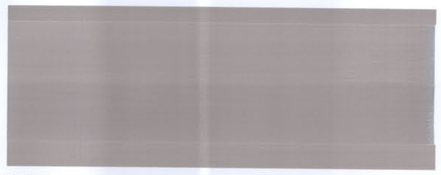
Storefront, Anodized, Black
Arcadia #85 Black Ab-8 (or similar)
Reference: (6)

PT-1 White
Sherwin Williams SW 7004 Snowbound 256-C2
Reference: (3)

PT-2 Black-Brown
Sherwin Williams SW 7069 Iron Ore 251-C7
Reference: (10)



PT-3 Gray-Brown
Sherwin Williams SW 6005 Folkstone 240-C6
Reference: (13)



PT-4 Gray
Sherwin Williams SW 9167 Polished Concrete 240-C4
Reference: (9)

*Note: Images are shown for reference ONLY, to better understand material scale, pattern and appearance. Please note the images are not representativ of the proposed building, refer to elevations for proposed compositon and details.

Design Review Submittal
October 2017

I-30 Frontage Road
Retail

819 E. I-30 Frontage Road
Rockwall, Texas

Material Board

Note: Conceptual, materials are subject to change and revisions, final finishes to be similar.

DYNAMIC
DEVELOP · DESIGN · BUILD
1725 21St Street Santa Monica CA 90404
T: 310 315 5411 www.dynamicdesign.com

City of Rockwall

Project Plan Review History

Project Number	SP2017-036	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	10/17/2017 LM
Project Name	Alliance Addition Lot 3	**Applicant**		**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
6530 ALLIANCE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ALLIANCE ADDITION PH 2	3	2	3	3039-0002-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	10/17/2017	10/24/2017	10/19/2017	2	COMMENTS	See Comments
(10/19/2017 5:04 PM AW) See markups - 4% Engineering Inspection Fees - Impact Fees - Water services to be connected to 2" existing services in Alliance Dr. - Minimum easement width is 20' - Label distances between proposed and existing driveways/roads (measured from edge to edge) - Must design drainage to match as-built drainage map - $432,74/acre sanitary sewer pro-rata -Show existing water and sewer							
FIRE	Ariana Hargrove	10/17/2017	10/24/2017				
GIS	Lance Singleton	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
PLANNING	Korey Brooks	10/17/2017	10/24/2017	10/19/2017	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-036 (Alliance Addition Lot 3): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-036) in the lower right hand corner of all pages on future submittals.

M.4 Site Plan. Please provide site data table as shown on landscape plan

M.5 Site Plan. Please note that the required parking is 17 spaces.

M.6 Site Plan. Please indicate pavement thickness.

M.7 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.8 Photometric. Please provide FC grid on photometric plan and cut sheets.

M.9 Building Elevations. Please label all mechanical equipment (dashline on elevations) and how these will be screened from view.

M.10 Building Elevations. Please provide specific materials on building elevations.

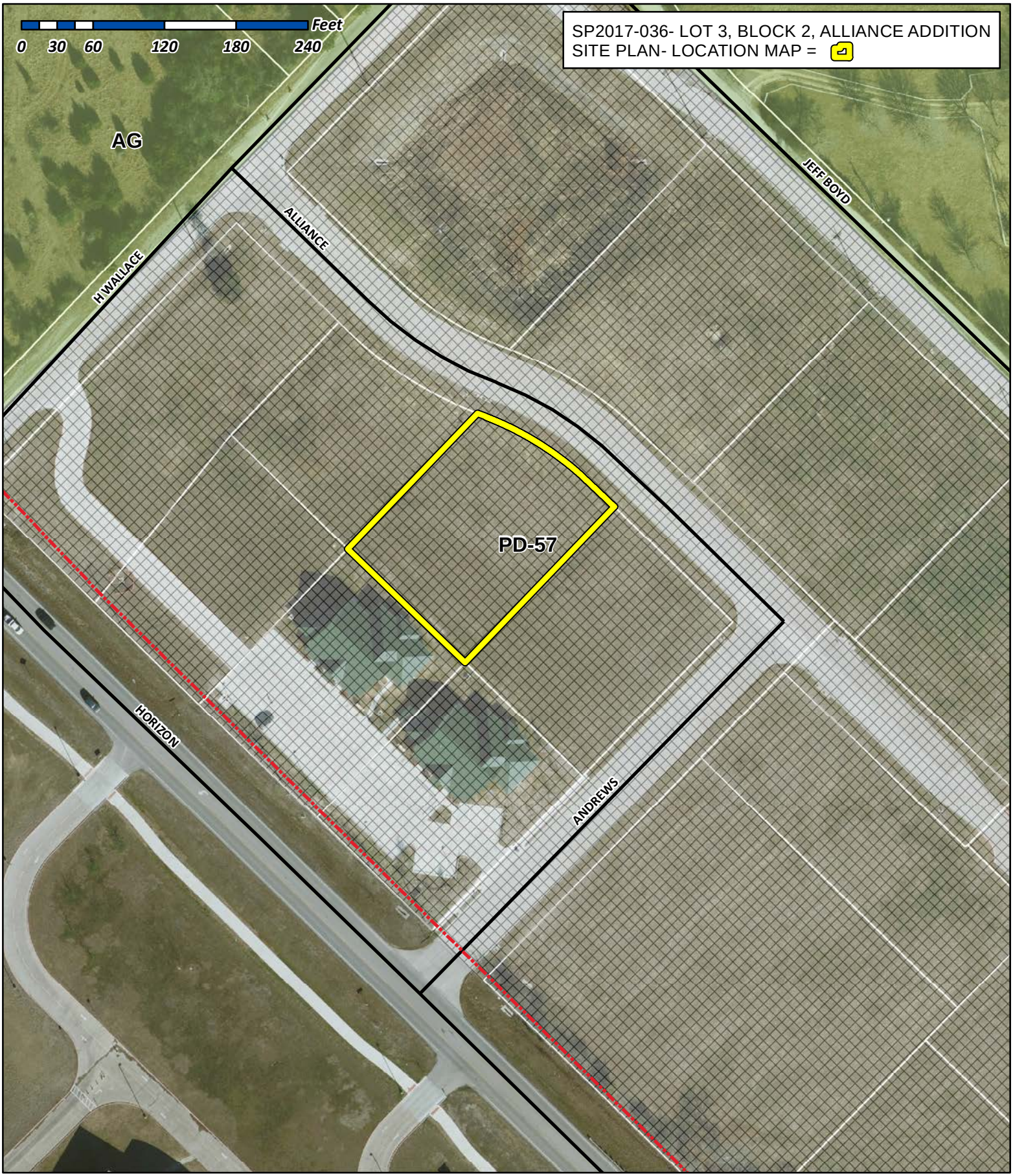
M.11 Building Elevations. Please provide dimensions on North and West Elevations

M.12 Building Elevations. Please indicate the elevation that faces the street.

I.13 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and ZoningWorksession for this case will be October 24, 2014 at 6:00 p.m. The Architectural Review Board meeting is October 24, 2017 at 5:00. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

I.15 If necessary the projected City Council meeting date for this case will be November 20, 2017.

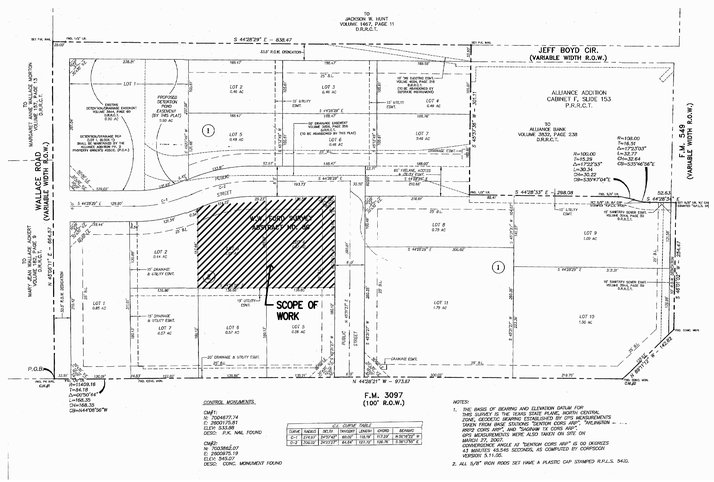


City of Rockwall

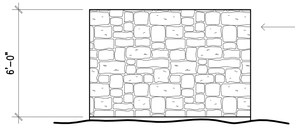
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN



SCREEN DETAIL

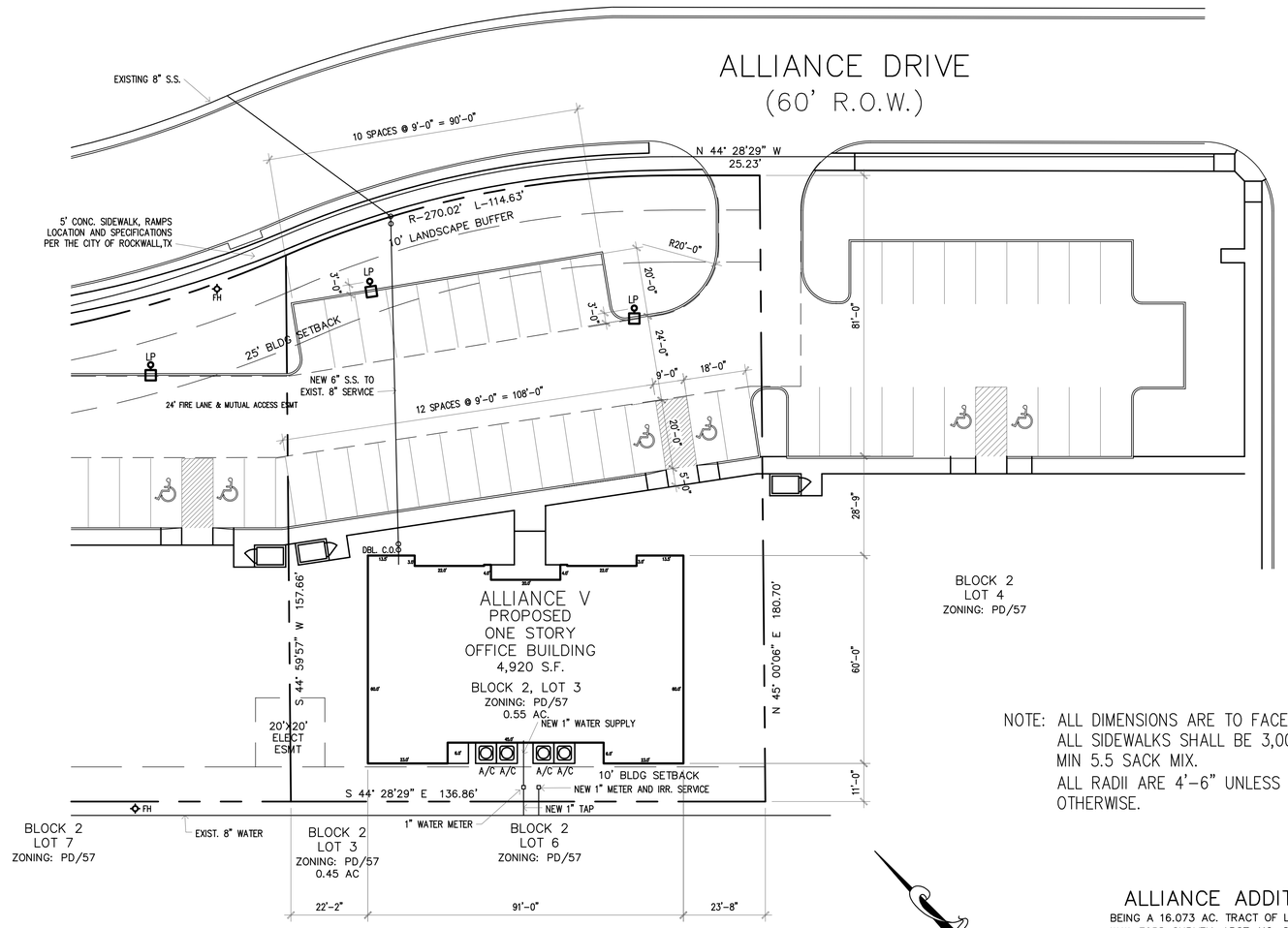
$\frac{1}{4}$"=1'-0"

PARKING REQUIREMENTS

OFFICE LOT 3 4,918 SF @ 1/300 = 16

16 PARKING SPACES REQUIRED
24 PARKING SPACES PROVIDED ON LOT 3
LOT 2 SHALL HAVE A SHARED PARKING AGREEMENT FOR FOUR SPACES FROM LOT 3

1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
2 HANDICAP PARKING SPACES PROVIDED



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11658 STATE OF TEXAS
8-18-2017

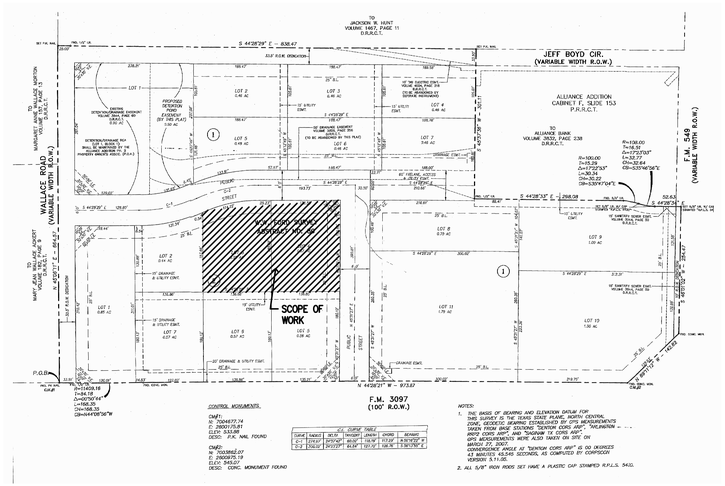
ALLIANCE V LOT 3
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN

BURR OAKS (1)
INSTALLED WITH A MIN. 4" CALIPER

LIVE OAKS (5)
INSTALLED WITH A MIN. 4" CALIPER

RED BUD (1)
4' HIGH @ INSTALLATION

MEXICAN PLUM (3)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (27)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (14)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

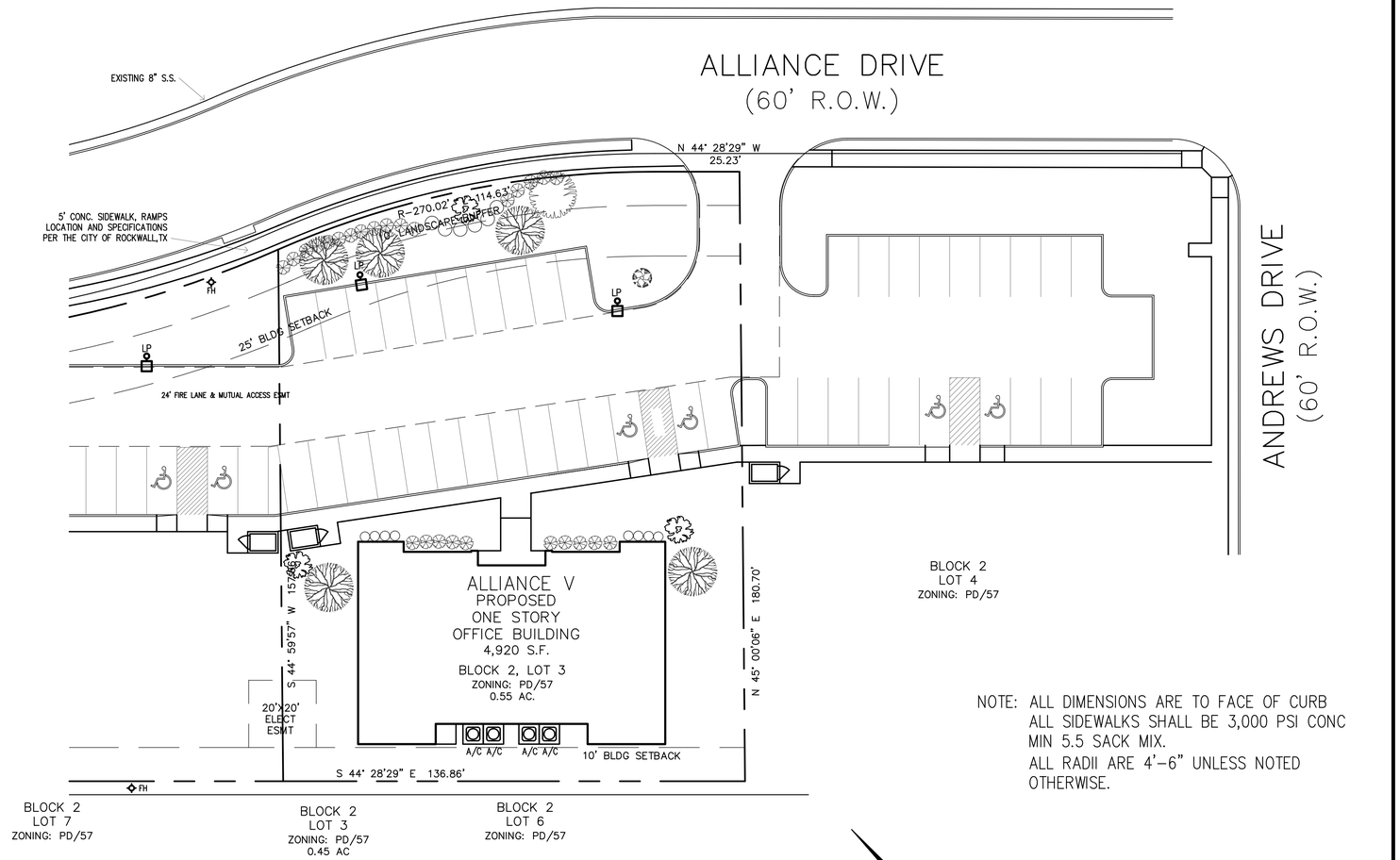
REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

LOT 3, BLOCK 2 – CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253

1. ZONING: PD-57 – BUSINESS OCCUPANCY
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 23,894 SF 0.55 AC
4. BUILDING AREA: 4,918 SF
5. BUILDING HEIGHT: SINGLE STORY – 28'-0 "
6. LOT COVERAGE: 20.5% F.A.R. = 0.021:1
7. PARKING REQUIRED: 1 SPACE/300 SF 4,920 SF/300 = 16 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 24 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 14,423 SF



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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CHURCHES
MERSHAWN ARCHITECTS
PHONE: 972-722-9302
FAX : 972-249-2081
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11658 STATE OF TEXAS
8-18-2017

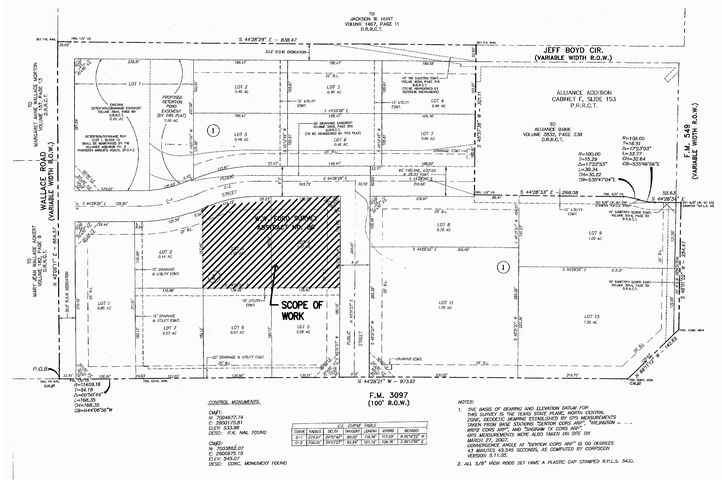
ALLIANCE V LOT 3
ROCKWALL, TEXAS

LANDSCAPE PLAN

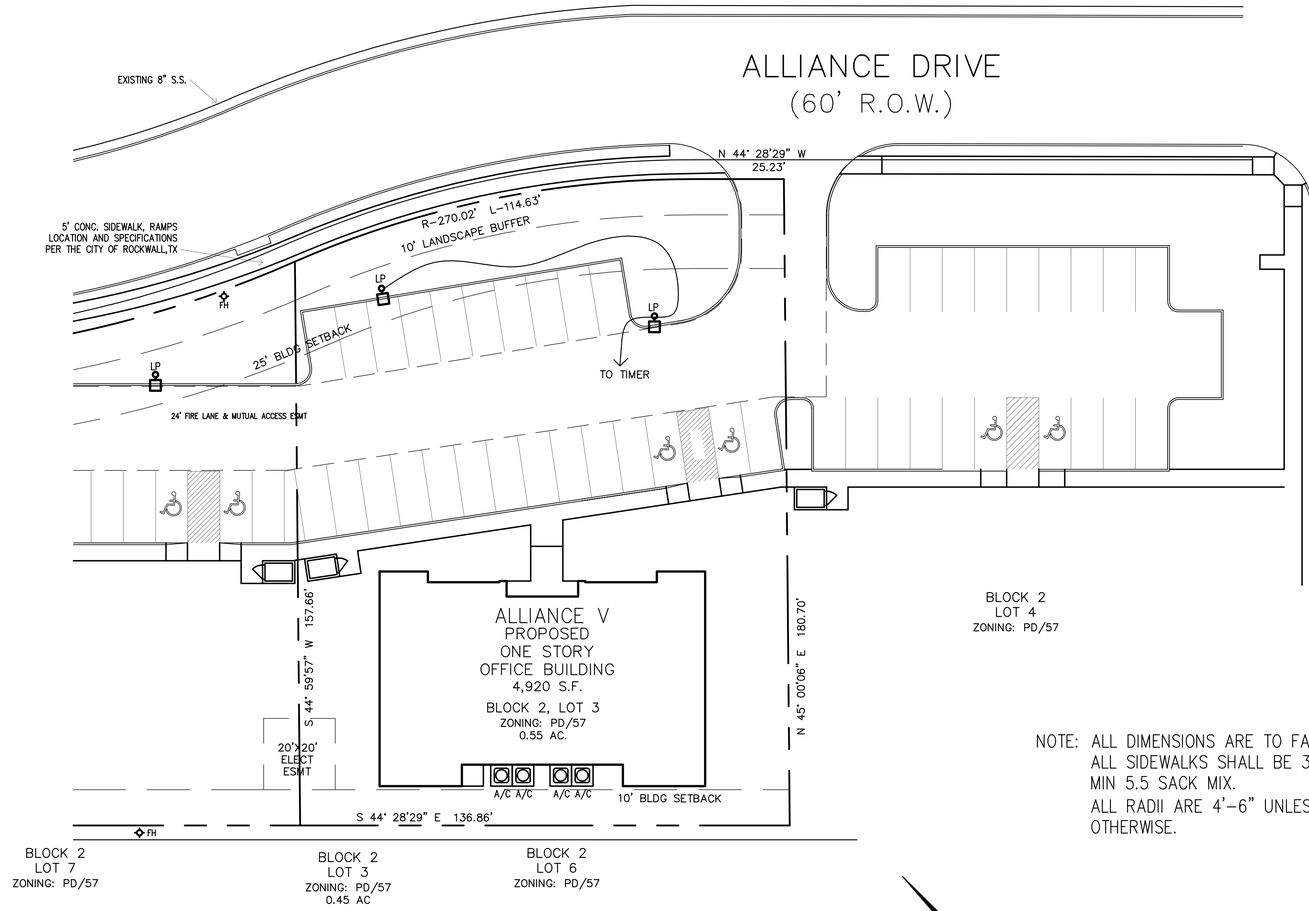
Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A2 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN



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0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

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ROCKWALL, TEXAS 75087
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FAX : 972-249-2081

No.	Date	Revision	By

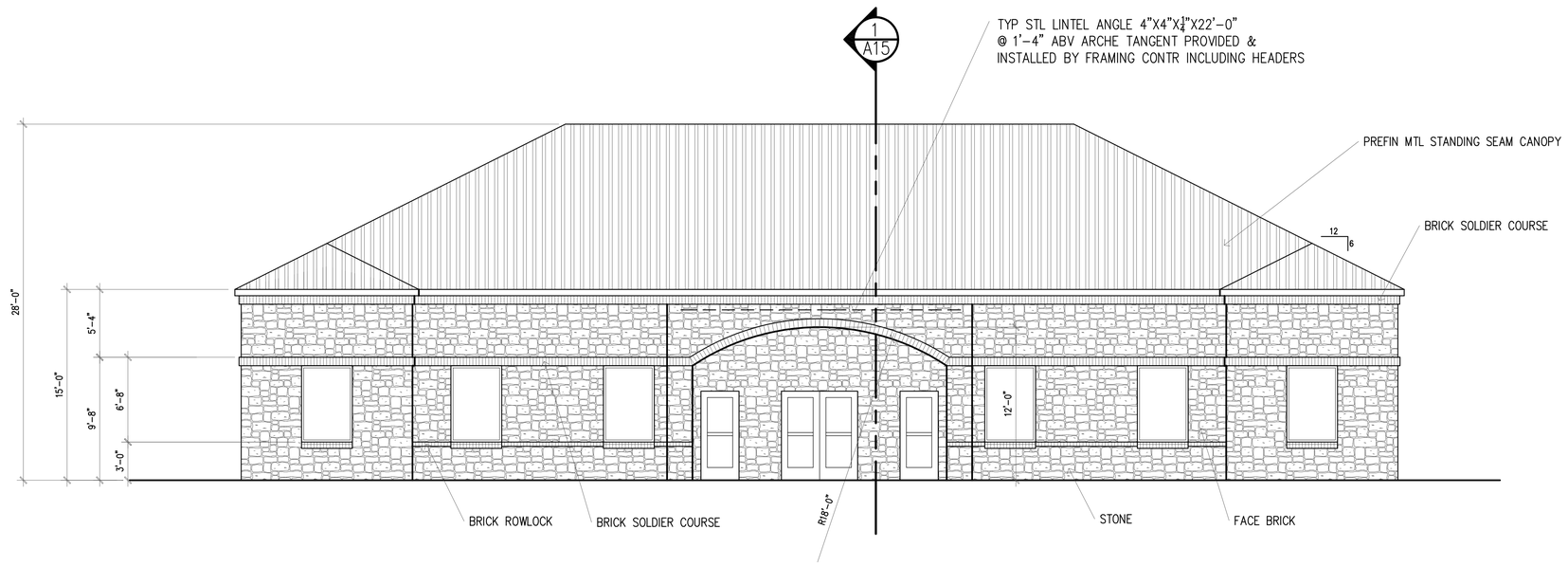
REGISTERED ARCHITECT WAYNE MERSHAWN 11658 STATE OF TEXAS
8-18-2017

ALLIANCE V LOT 3
ROCKWALL, TEXAS

SITE LIGHTING PLAN

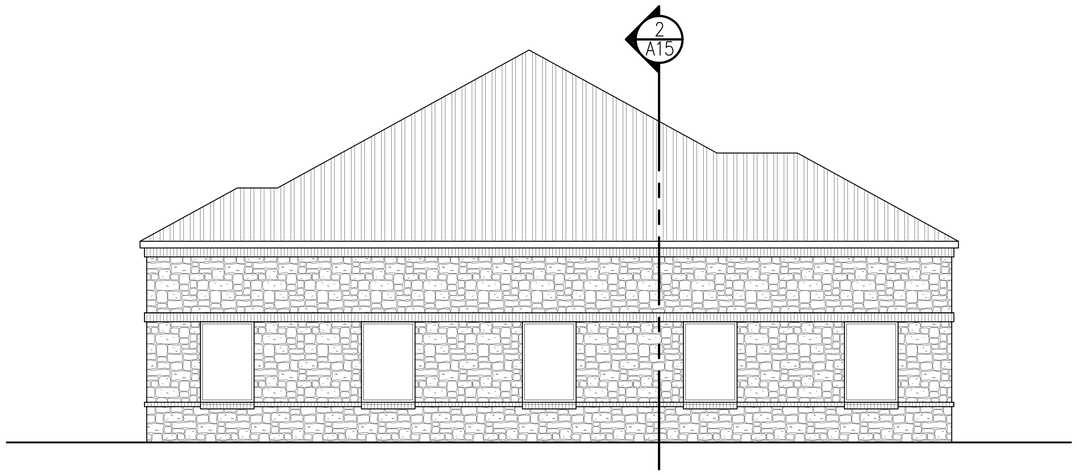
Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
E1
OF



SOUTH ELEVATION

93.0% (1230 SF) MASONRY
7.0% (90 SF)METAL CANOPIES
9.0% (121 SF) BRICK ACCENTS
84.0% (1109 SF) STONE



EAST ELEVATION

90.0% (780 SF) MASONRY
10.0% (90 SF)METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

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2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS
8-18-2017

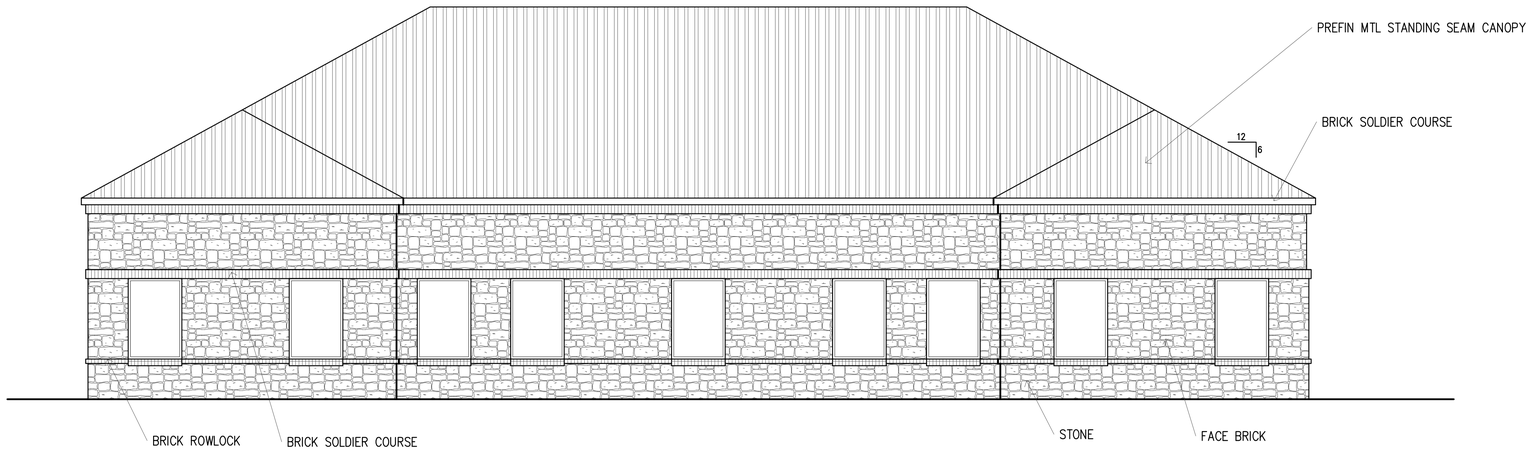
WHITTLE ALLIANCE V
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

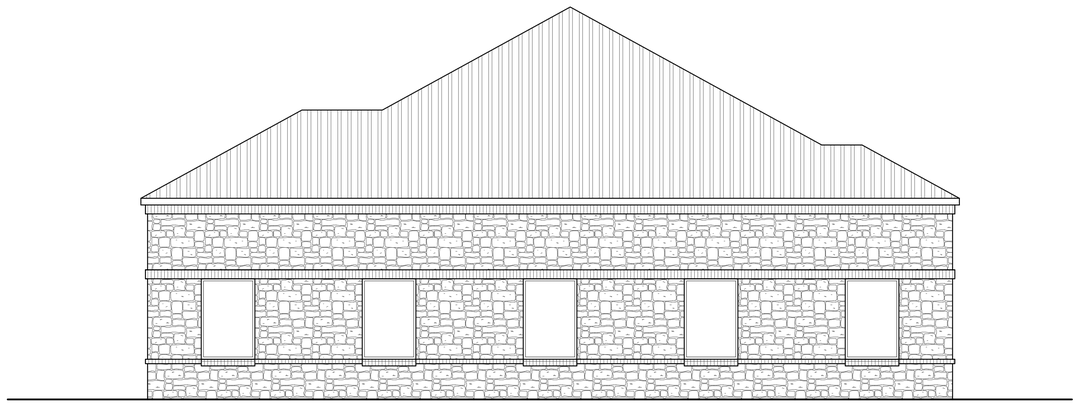
SHEET A5 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION

92.5% (1214 SF) MASONRY
7.5% (92 SF)METAL CANOPIES
12% (147 SF) BRICK ACCENTS
80.5% (975 SF) STONE



WEST ELEVATION

90.0% (780 SF) MASONRY
10.0% (90 SF)METAL CANOPIES
12.0% (100 SF) BRICK ACCENTS
78.0% (680 SF) STONE

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT
WAYNE MERSHAWN
11629
STATE OF TEXAS
8-18-2017

WHITTLE ALLIANCE V
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"
Date: 08-03-2017
Project No.: 170501
Designed: GW
Drawn: GW
Checked: WM

SHEET A6 OF 16

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 14, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *October 24, 2017* Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the *September 26, 2017* Planning and Zoning Commission meeting.

3. **P2017-051** **(David)**
   Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of BSKJ Development, Inc. for the approval of a preliminary plat for Lots 1-8, Block A, Carrier Drive Business Park Addition being a 17.0-acre portion of a larger 43.851-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of SH-276 and John King Boulevard, and take any action necessary.

4. **P2017-052** **(Korey)**
   Discuss and consider a request by Brian Kelly for the approval of a final plat for Lot 1, Block A, Kelly Ranch Addition being a 3.217-acre portion of a larger 9.195-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 631 Hanby Lane, and take any action necessary.

5. **P2017-054** **(David)**
   Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a master plat for the Terracina Estates Subdivision consisting of 204 single-family lots on a 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

6. **P2017-055** **(David)**
   Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a preliminary plat for *Phase 1* of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

APPOINTMENTS

7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

8. **P2017-053** **(Korey)**
   Hold a public hearing to discuss and consider a request by Bart Carroll of Carroll Consulting Group, LLC for the approval of a replat for Lots 19, 20 & 21 of the Hidden Valley Estates No. 2 Addition being a 4.716-acre tract of land currently identified as Lot 11 of the Hidden Valley Estates No. 2 Addition, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 1 and 1A Wildbriar Street, and take any action necessary.

9. **Z2017-043** **(David)**
   Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential

homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary [*Request to Postpone to November 28, 2017*].

10. **Z2017-050** (Korey)
    Hold a public hearing to discuss and consider a request by Jim Albracht of Divine Peace Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) for a church in the Downtown (DT) District on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 203 & 305 S. Fannin Street, and take any action necessary.

11. **Z2017-051** (David)
    Hold a public hearing to discuss and consider a request by Bart Tinsley of Rockwall SIL, LLC on behalf of the owner Don Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

12. **Z2017-052** (David)
    Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary [*Request to Postpone to November 28, 2017*].

13. **Z2017-053** (Korey)
    Hold a public hearing to discuss and consider a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive, and take any action necessary.

14. **Z2017-054** (Ryan)
    Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, *Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of making general corrections and clarifications to the code, and take any action necessary.

15. **Z2017-055** (Ryan)
    Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

ACTION ITEMS

16. **SP2017-031** (David)
    Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a site plan/master open space plan for the Spyglass Hill, Phase 4 Subdivision consisting of 33 single-family residential lots on a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

17. **SP2017-032** (Korey)
    Discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a

larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

18. **SP2017-033** **(David)**
    Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

19. **SP2017-034** **(Korey)**
    Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

20. **SP2017-035** **(Korey)**
    Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

21. **SP2017-036** **(Korey)**
    Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

DISCUSSION ITEMS

22. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-056: Amending Plat for Lots 3 & 4, Block A, Solar Village Addition [*Approved*]
- ✓ Z2017-042: Zoning Change (SF-7 to DT) [*201 Olive Street*] (*2nd Reading*) [*Approved*]
- ✓ Z2017-043: Amendment to PD-70 (*1st Reading*) [*Postponed to November 20, 2017*]
- ✓ Z2017-044: SUP for Indoor Motor Vehicle Showroom at 1785 E. IH-30 (*2nd Reading*) [*Approved*]
- ✓ Z2017-045: Zoning Change (AG to SFE-2.0) [*1085 Dalton Road*] (*2nd Reading*) [*Approved*]
- ✓ Z2017-046: Amendment to PD-82 (*2nd Reading*) [*Denied*]
- ✓ Z2017-048: SUP for 259 Ranch Trail (*2nd Reading*) [*Approved*]
- ✓ Z2017-049: Amendment to PD-74 (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of November, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 14, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-033** (David)
   Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

2. **SP2017-034** (Korey)
   Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

3. **SP2017-035** (Korey)
   Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

4. **SP2017-036** (Korey)
   Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of November, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 24, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:03p.m. The Commissioners present at the meeting were, Eric Chodun, Annie Fishman, Jerry Welch and Tracey Logan. Commissioners absent were Mark Moeller and Patrick Trowbridge. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the October 10, 2017 Planning and Zoning Commission meeting.

2. P2017-056

Discuss and consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of an amending plat for Lots 3 & 4, Block A, Solar Village Addition, containing six (6) single family lots on a 2.055-acre tract of land identified as Lots 1-6, Block A, Solar Village Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located directly west of the intersection of Williams Street (*SH-66*) and Caruth Lane, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Trowbridge absent.

III. APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

4. Appointment with Bart Tinsley of Rockwall SIL, LLC to consider a request to submit a new zoning application for a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

Senior Planner David Gonzales advised the Commission that the applicant is seeking approval to bring forth a new zoning application. The City Council denied the original application in July of this year for a multi-family complex located on Townsend Drive without prejudice which means if there is a substantial enough change to the application, the applicant can then come forward and request to submit, upon approval of the Planning and Zoning Commission a new application. The applicant has made a change to their project it will still be a multi-family apartment complex however they have now included a memory care facility as well as reducing the height of the building for the multi-family unit. The applicant has indicated that they feel that changing the height from the four stories to a three story and introducing the memory care facility that that initiates a substantial enough change to allow for a new application to be submitted.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Tim Ohanlon
724 Dane Road
Van Alstyle TX

Mr. Ohanlon came forward and gave a brief explanation of the request and provided a power pointe that detailed the changes that they are proposing. He spoke of having taken into consideration the concerns that the City Council had, and they feel they have made substantial positive changes to the concept to move forward with a new application. He respectfully asked the Commission for approval.

Chairman Lyons asked how many units would be lost by going to a three story instead of a four story building. Mr. Ohanlon stated they are losing approximately 30 units, going from 174 units to 144 units with the change.

Commissioner Chodun asked how the memory care facility would operate and would there be an age restriction to the memory care. Mr. Ohanlon stated there would be no age restriction and the memory care facility would operate separate from the independent living with a team and staff that would specifically handle that end of it.

Commissioner Logan asked concerning the walking trail. Mr. Ohanlon stated they still plan to incorporate the park with the parking trail however it will be on a smaller scale; however it will still be a very nice amenity.

Commissioner Welch made a motion to approve the applicants request for resubmittal of a new application. Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Trowbridge absent.

5. Appointment with Trent Hyde to consider a request to submit a new zoning application for a Specific Use Permit (SUP) to allow for a detached garage on a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

Planner, Korey Brooks, advised the Commission that the applicant is seeking to submit a new zoning application for a Specific Use Permit to allow for a detached garage. The original request to allow a Specific Use Permit to allow for an approximately 700 square feet metal accessory building was denied by the City Council October 16th of this year. Since then the applicant has made some changes to his request and is now requesting for detached garage. The main difference between an accessory building and a detached garage is that a detached garage requires an engineered foundation or a concrete slab and driveway. The new request is for a 700 square foot detached garage which is allowed by right in the subject property zoning. In this case the SUP being requested would be to allow for the structure to be clad with hardy board instead of masonry as the main structure. Additionally, originally the applicant had a second 200 square foot accessory building that was located near the front of the property which he is now proposing to relocate to the rear of his property. According to the UDC if an application is denied with prejudice, the applicant could submit a new application within one year if he meets one of two criteria; one being that the request is more restricted or less intense and secondly, if there is a change in conditions that are substantial to the zoning district. Staff has determined that the changes the applicant has brought forward are substantial enough to bring it before the Commission to determine if they feel there is substantial enough change to allow the applicant to resubmit a new application.

Mr. Brooks advised the Commission that the applicant was present and was available for questions as well as staff.

Commissioner Fishman asked staff to elaborate as to what the concerns City Council had to deny the original request. Planning Director, Ryan Miller, explained that Council expressed concern with allowing a metal building of that size in a residential district, however the applicant is now requesting to clad with hardy plank to make the structure more substantial.

Chairman Lyons asked the applicant to come forward.

Trent Hyde
218 W. Quail Run
Rockwall, TX

Mr. Hyde came forward and explained that with the original request he brought forward and referred to it as a "barn" whereas he should have called it a detached garage. He explained that the purpose for it will be to store vehicles and tractors and will be on a cement slab with hardy board siding that will match the house; he will make sure it looks good and compliments his house. He respectfully asked the Commission for their approval.

Chairman Lyons brought the item back to the Commission for discussion or a motion.

Commissioner Welch made a motion to approve the applicants request for resubmittal of a new application. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Trowbridge absent.

IV. PUBLIC HEARING

6. Z2017-043
Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary [*Request to Postpone to November 14, 2017*].

Planner, David Gonzales, advised the Commission that the applicant is requesting to postpone the case to the November 14th scheduled meeting.

Commissioner Chodun asked if this was the second request the applicant has made to postpone the case. Mr. Gonzales stated that was correct, at the October 24th meeting they requested to postpone due to some site issues they have encountered.

Commissioner Welch made a motion to accept the request to postpone Z2017-043. Commissioner Logan seconded the motion which passed by a vote of 4-1 with Commissioner Chodun dissenting and Commissioners Moeller and Trowbridge absent.

V. ACTION ITEMS

7. P2017-057 **(David)**
Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a reinstatement request for the preliminary plat for Marina Village in accordance with Section 38-8(f) of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], originally approved by City Council on September 21, 1992, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting to reinstate the preliminary plat that the City Council originally approved it in 1992. Whenever a preliminary plat is approved, they have one year in order to final plat the property and then move forward with further constructing documents to continue the process. In this

case, since it was approved nothing happened at that time and the one year did lapse and therefore expiring the plat. The applicants request does not have a substantial change to the preliminary plat, there are some minor changes and staff has taken a look at those and do recommend reinstating the preliminary plat for the period of one year however it will be discretionary to the Planning and Zoning Commission.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Mitch Lenamond
Eric Davis Engineering
120 E. Main Street
Forney, TX

Mr. Donovan came forward and stated he is with Eric Davis Engineering and is representing the applicant on the case. He stated they are currently in the design phase of the subdivision and it will be a 33 lot subdivision and the original concept was for 34 lots however it remains substantially similar with a similar layout and complies with the current Planned Development for the property. The reason for the change was due to widening of utility easements.

Chairman Lyons brought the item back to the Commission for discussion or a motion.

Commissioner Chodun made a motion to approve P2017-057. Commissioner Fishman seconded the vote which passed by a vote of 5-0 with Commissioners Moeller and Trowbridge absent.

VI. DISCUSSION ITEMS

8. Z2017-050 **(Korey)**

Hold a public hearing to discuss and consider a request by Jim Albracht of Divine Peace Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) for a church in the Downtown (DT) District on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 203 & 305 S. Fannin Street, and take any action necessary.

Planner, Korey Brooks, advised the Commission that the applicant was present and would be presenting the case.

Chairman Lyons asked the applicant to come forward and speak.

Pastor Gunner Ledermann
2434 Hinkinson Lane
Fate, TX

Pastor Ledermann came forward and stated he is the pastor for Divine Peace Church. Mr. Albracht was unable to attend the meeting and he would be representing on his behalf.

Mr. Brooks added that the applicant is requesting to convert the Rockwall Wedding Chapel into a Church which is allowed in the Downtown District with a Specific Use Permit.

Commissioner Welch asked if existing liquor licenses that are close to Downtown would have an impact due to the proximity of a church. Mr. Miller stated that it would on new business coming in trying to obtain a new license they would be required to meet the minimum 300 foot separation, however it being a church it would be measured by right of way, front door to front door and should not interfere with the Downtown Square.

Commissioner Fishman asked if there would be any changes to the outside such as the signage. Pastor Lederman stated they would be changing the signs at some point but not right away and when they do they will keep them under the regulations required by the City. Mr. Brooks added

that if there were any changes to the exterior of the building they would be required to submit a site plan.

Commissioner Chodun asked if they would have adequate parking for a Church use. Mr. Miller explained that there are currently 21 parking spaces on site which makes them close to meeting the onsite parking requirement however staff will verify that.

Commissioner Logan asked if the Wedding Chapel would continue to be in business. Pastor Ledermann stated the Rockwall Wedding Chapel will no longer be in operation, however they as a church may hold a wedding if one of their members wishes to hold one at the Church.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2017-051

Hold a public hearing to discuss and consider a request by Bart Tinsley of Rockwall SIL, LLC on behalf of the owner Don Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that this case is coming forward since the Commission did make a motion allowing them to resubmit a new application, therefore the applicant had already gone over the case however; staff as well as the applicant is available for any further questions or discussion pertaining to the case.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2017-052

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting approval of a zoning change he has requested an infrastructure study since there is a change in the zoning from the Heavy Commercial and Commercial to a residential use and could have an impact, and once that infrastructural study is received, the case would then move forward to the Public Hearing portion.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Pat Atkins
Saddle Star Development
3076 Hays Lane
Rockwall, TX

Mr. Atkins came forward and stated that he has been working with the Stagliano Family for some years who own the property and in working with the family they have arrived at a plan that has a demand from the builder groups that they work with a utilization of town homes, single family as well as an intermix of Commercial. They feel there is a demand for this type of use. Mr. Atkins explained showing the site plan of the property that the open space and floodplain area works

well with the type of intermix of residential uses with the townhouses in the western section where it would be divided with a roundabout entry which they refer to as the Enclave Villas. The detached single house residential will be to the east adjacent to SH-205, combining with a combination of an amenity center and a clubhouse facility. That will interact with the commercial that they feel will be a usable condition of approximately five acres of the remaining property that will work with the retail and interact with the residential interlinking everything with the properties trail system and sidewalk system. He went on to state that they feel this has been successful in other quadrants of the metroplex with the intermix of attached conditions of townhouses along with the intermix of detached residential and tying in to commercial retail as a group. The Stagliano family partnership has owned the property for over fifteen years where it has been marketed for Commercial use during that time, and feels the proposed use is the optimum use that can be provided for the City.

Mr. Atkins went on to explain that they have received staff comments and are working to address those. He stated he is available for any questions the Commission has.

Chairman Lyons asked what they had in mind concerning the Commercial, would it consist of strip centers type development. Mr. Atkins stated they foresee a retail use of small grocery utilization, dentist or chiropractic office that type uses that will work with the units that they provide in the development and also providing utilization for Meadow Creek if needed on Commercial and retail accessibility.

Commissioner Chodun asked what the anticipated timeline for completion of the entire project. Mr. Atkins explained that it is market driven but they feel the residential would begin first and go quickly and the retail would come along the rooftops probably at the same time because of already established conditions of Meadow Creek to the east with the demand for that, but they anticipate beginning late 2018.

Commissioner Chodun asked concerning the construction equipment that is currently on the property. Mr. Atkins stated that it is a batch plant that is being leased out to a concrete company but that lease is set to expire in June of 2018. As they go through the process that will be eliminated and there will be site evaluations that will need to be done.

Commissioner Welch asked Engineering staff concerning facilities. City Engineer, Amy Williams, explained that an infrastructure study is being conducted and is expected to be completed before the case comes back for the Public Hearing and that will allow them to know what needs to be done concerning the infrastructure. Mr. Gonzales added that they will not move forward with the Public Hearing until the infrastructure study is complete.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2017-053 **(Korey)**

Hold a public hearing to discuss and consider a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the case stating that the applicant is requesting to construct an accessory building and the purpose for the Specific Use Permit is because they are proposing to build it out of metal and about 400 square feet. According to the UDC properties that are within a Single-Family Estate 4.0 District are allowed two accessory buildings no larger than 225 square feet therefore this SUP would be to allow a larger building made out of metal.

Mr. Brooks advised the Commission the applicant was not present but staff was available for questions.

Commissioner Fishman asked if this would be the only accessory building on the property and where would it be located. Mr. Brooks stated the proposed building would be the only building on the property and will be located behind the main structure to the rear of the property.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. Z2017-054 **(Ryan)**

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, *Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of making general corrections and clarifications to the code, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that around this time last year staff was looking at bringing forward an amendment to the Tree Preservation Ordinance. These changes were initially started by staff in response to a code enforcement case dealing with the indiscriminate clearing of land. Through this case several inconsistencies in the current ordinance where brought to staff's attention, and through the processes of making corrections to clear up these inconsistencies staff identified several other areas of the ordinance in need of updating or clarification. Shortly after the City Council's direction, the Texas Legislature entered into a special session that included two bills that had the potential to affect a municipalities' ability to require/regulate tree preservation. Staff ultimately choose to hold off on bringing the text amendment forward until the end of the special session. Recently through the special session, only one of the bills affecting Tree Preservation, HB007 was approved. Staff has reviewed the changes to the Texas Local Government Code introduced by the approved bill which will be effective on December 1, 2017 and determined that the proposed text amendment to Article IX, Tree Preservation, of the UDC is not in conflict. The proposed text amendment would change the identification of trees to one of four categories: [1] Primary Protected Tree, [2] Secondary Protected Tree, [3] Featured Tree, and [4] Non-Protected Tree. Under the current ordinance, trees can be both a Protected Tree and a Feature Tree depending on the size and type of the tree. The proposed changes would remove this overlap and define any tree greater than 25-inches as a Feature Tree. In addition, the proposed ordinance outlines how a mitigation balance may be satisfied such as by providing trees to the Parks Department, plant trees on site, buy Tree Preservation Credits, etc., and increases the per inch cost for Tree Preservation Credits from $125.00/inch to $200.00/inch. This change is being proposed to address the current cost of purchasing trees, which has significantly increased since the passage of the original ordinance. Finally, the changes provide a process for the City Council to approve Alternative Tree Mitigation Plans as this is not addressed in the current ordinance. In accordance, with Section 4.2 of Article XI, Zoning Related Applications, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council.

Mr. Miller advised the Commission staff was available for questions.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. Z2017-055 **(Ryan)**

Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request and background of the property stating that the way Planned Development 32 is structured, there is pool of units that is built in for the entire Planned Development District consisting of 1,161 total units and as property develops in the area they are required to go thru an interim zoning step called a PD

Development Plan and this is how they claim a share of those units and it is discretionary to the Planning and Zoning Commission as well as City Council to allocate those units on a first come first serve basis and currently all but 230 of those units have been entitled. This particular property went thru the PD Development Plan in 2013 and they were allocated 399 units, however the applicant is requesting to increase the number of the units on the property by 50.

Mr. Miller advised the Commission the applicant was present to further elaborate on the request and staff was available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Kevin Hickman
8222 Douglas Avenue
Dallas, TX

Mr. Hickman came forward and provided a concept plan of the proposal. He explained that currently there is a large parking lot that encumbers approximately 180 parking spaces the overall plan for development takes away part of that parking lot and they will be building a parking garage. They are requesting an additional 51 additional units making their overall site increase from 399 units to 450 units total. Mr. Hickman advised the Commission he was open to any questions the Commission may have.

Commissioner Logan asked clarification of the number of units left to be allocated and of those how many have been allocated to the applicant. Mr. Miller explained that 399 units have already been allocated to this site and the additional 51 that the applicant is requesting would be taken from the overall 230 units left for the entire PD if approved.

Chairman Lyons asked what the purpose of having a certain number for PD-32 for condos, what was the intent behind that. Mr. Miller explained that the intent was to limit the number of units permitted in the District as a whole, however didn't want to allocate those to any property because it wanted to be market driven for that area. Basically those units are to be allocated by the Planning and Zoning Commission and City Council on a first come first serve basis at their discretion and are not earmarked for any particular property.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. P2017-051 **(David)**
Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of BSKJ Development, Inc. for the approval of a preliminary plat for Lots 1-8, Block A, Carrier Drive Business Park Addition being a 17.0-acre portion of a larger 43.851-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of SH-276 and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is proposing a small commercial retail development which includes eight lots. Mr. Gonzales advised the Commission that the applicant was present and would go over the request and staff would be available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Dub Douphrate
2235 Ridge Road
Rockwall, TX

Mr. Douphrate came forward and provided a concept plan of the proposal and explained that they are doing a more centralized detention on this project to allow for each of the eight individual lot to not have its own detention which they feel is a plus in the way it is laid out. Basically it is not going to be Light Industrial but rather business commercial type use. He went on to say that they have already been in discussion with two or three businesses that are

interested in locating in this Park. Mr. Douphrate advised the Commission he was available to answer questions the Commission may have.

Chairman Lyons asked what the size of most of the buildings would be. Mr. Douphrate stated they would vary in size, although they would like to keep the same pattern with the lots, but they would probably be anywhere from 5,000-10,000 square feet and possibly two story. They have seen some interest from a professional standpoint for professional businesses to come in and therefore it could be a use between office as well as Commercial. They will know more of what size for each building on a lot to lot basis and tenant need.

Commissioner Welch asked staff if each individual building would come before the Commission as they are developed and completed. Mr. Gonzales explained that each would have to go thru the site plan process as well as engineering individually and not as a group and since they are situated within an Overlay District they would have to meet with the Architectural Review Board for review.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. P2017-052

Discuss and consider a request by Brian Kelly for the approval of a final plat for Lot 1, Block A, Kelly Ranch Addition being a 3.217-acre portion of a larger 9.195-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 631 Hanby Lane, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that earlier this year the Commission approved a zoning change for the subject property to a Single Family Estate 2.0 and also approved a masonry exception. This plat is coming before the Commission because it will need to go to the Park Board to assess park fees and will come back on the consent agenda at the next scheduled meeting.

No further discussion or questions took place concerning this agenda item.

16. P2017-053

Hold a public hearing to discuss and consider a request by Bart Carroll of Carroll Consulting Group, LLC for the approval of a replat for Lots 19, 20 & 21 of the Hidden Valley Estates No. 2 Addition being a 4.716-acre tract of land currently identified as Lot 11 of the Hidden Valley Estates No. 2 Addition, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 1 and 1A Wildbriar Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the case is coming before the Commission because although the subject property is located within the ETJ, the City of Rockwall is the platting entity for the property. Currently it is one lot, and anytime the number of lots is being increased in an established residential subdivision a public hearing must be held.

Mr. Brooks advised the Commission staff was available for questions.

Chairman Lyons asked since the lot was being split into three loots, where the access would be. Mr. Brooks explained it would be thru Country Ridge Lane and each lot does meet the minimum lot frontage along Country Ridge Road.

Commissioner Chodun asked what the property was zoned. Mr. Brooks explained that since it is not in the City limits but within the ETJ it is not zoned.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

17. P2017-054

Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a master plat for the Terracina Estates Subdivision

consisting of 352 single-family lots on a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that this case came before the Commission in the previous meeting where the applicant is requesting to amend PD-82 to allow for additional homes along the west side of the subject property along the antennae towers are located. That request was approved by City Council at the first reading with a vote of 4-3; therefore staff will be putting in as a condition of approval for both the preliminary and master plat moving forward that it must be approved at City Council second reading in order to move forward with the master and preliminary plats. However with that an application has been accepted and moving forward the first one is for the master plat which is takes a look at the entire property.

Mr. Gonzales advised the Commission the applicant is present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Jim Douglas
Douglas Properties
2309 Avenue K
Plano, TX

Mr. Douglas came forward and gave a brief explanation of the request and provided a power point presentation that showed the overall master plat that takes the original PD-82 and adds the additional land that they have. They have received staff comments and are working with them to take care of those.

Chairman Lyons asked the Commission for any questions or discussion.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

18. P2017-055 **(David)**
Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a preliminary plat for *Phase 1* of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the master plat lays out the phases within that and what is being presented is for Phase I within of what they are requesting.

Mr. Gonzales advised the Commission the applicant and staff are available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Jim Douglas
Douglas Properties
2409 Avenue K
Plano, TX

Mr. Douglas came forward and stated that what they have done with Phase I is to make sure all the improvements required under PD-52 are done for the City.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

19. SP2017-031

Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a site plan/master open space plan for the Spyglass Hill, Phase 4 Subdivision consisting of 33 single-family residential lots on a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

Senior Planner, David Gonzales, explained that this came before the Commission earlier in the evening as agenda #7 where the Preliminary Plat was approved to be reinstated. Mr. Gonzales pointed out that within PD-8 there are height restrictions and those elevations will have to be met.

Chairman Lyons asked the applicant to come forward.

Mitchell Lenamond
120 E. Main Street
Forney, TX

Mr. Lenamond came forward and stated that they are aware of the height restrictions that the PD has and they will abide by those.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

20. SP2017-03**2** **(Korey)**

Discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that a the Commission and City Council recently approved a Specific Use Permit to allow a music studio in a Residential Office District along Mims Road, and they are now moving forward with the site plan for that music studio.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Derick Salser
345 New Hope Road
Sunnyvale, TX

Mr. Salser came forward and stated he is the applicant but the architect and the owner were present and available for questions.

Russ Porter
1447 Red Wolfe Drive
Rockwall, TX

Mr. Porter came forward and stated he and his wife have owned Rockwall School of Music for the last 21 years serving the Rockwall community.

Mr. Brooks added that the applicant will be seeking a variance to the masonry requirement to allow hardy board and for the masonry wall they are seeking a special exception to allow for a precast masonry wall.

Commissioner Chodun asked if there would be lighting. Mr. Brooks stated that the applicant has submitted photometric plans and staff will be reviewing that to ensure that they adhere to all lighting restrictions.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

21. SP2017-033

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting approval for a site plan for the non-residence hotel which an approved for an SUP recently. The applicant met with the Architectural Review Board and the only thing they had issues with was the use of the materials that being natural stone product and the use of stucco however the applicant has agreed to meet the standards for the natural stone as well as three parts stucco where they have that labeled on their elevations and they will meet the 20% natural stone on the building otherwise that would become a variance for that request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Juan Vasquez
Vasquez Engineering
1919 S. Shiloh Road
Garland, TX

Mr. Vasquez came forward and stated that the project is for the Hyatt Place the non-residence hotel that was recently approved a Specific Use Permit and after having met with the ARB they will be meeting their requests for the natural stone as well as the 20% the ordinance sets forth.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

22. SP2017-034 **(Korey)**

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

Planner, Korey Brooks, **advised the Commission that agenda items #22 and #24 would be discussed together and the applicant is present and available for questions as well as staff.**

Mike Whittle
7205 Ship Road
Rowlett, TX

Mr. Whittle came forward and explained that are building two new office buildings along Alliance Road and they will look very similar to the existing buildings. They met with the Architectural Review Board who requested they provide more articulation which they will be looking to incorporate that.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

23. SP2017-035

Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that this project would be replacing the existing the building which housed the Johnny Carrino's restaurant. Mr. Brooks stated the applicant was unable to attend the meeting but a representative was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Dan Porter
Dynamic Development Company
9920 FM428
Aubrey, TX

Mr. Porter came forward and stated that the project involves the redevelopment of the existing IH-30 frontage property that houses the Carrino's Restaurant that is no longer in business. The building was built in 1999 and it is a 6,600 square foot building. Their development plan is to scrape that existing building and build a 10,250 square foot strip shopping center and plant to have three to four tenants. Their current plan is to demise that 10,250 square foot to have at the eastern portion a 4,750 square foot space with a drive-thru around the building because they are in the finalizing steps of a lease agreement for a regional brand sit down restaurant. The middle portion of the building is about 2,500 square feet which they would like to see go to one retailer and it will not be a restaurant and the other space on the eastern portion is 3,000 square feet and that will be straight retail which will likely be a mattress store. They will meet the parking requirements and after meeting with the ARB and they intend to meet all their requirements as well.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

24. SP2017-03**6**

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

Agenda Item was discussed in combination with Agenda item # 23.

25. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2017-033: Lot 1, Block K, Rockwall Lake Estates West Addition [*Approved*]
- ✓ P2017-049: Lots 1 & 2, Block A, Hodgdon Addition [*Approved*]
- ✓ Z2017-040: Ladera of Rockwall (AG to PD) (*2nd Reading*) [*Approved*]
- ✓ Z2017-042: Zoning Change (SF-7 to DT) (*1st Reading*) [*Approved*]
- ✓ Z2017-043: Amendment to PD-70 (*1st Reading*) [*Postponed to November 6, 2017*]
- ✓ Z2017-044: SUP for Indoor Motor Vehicle Showroom at 1785 E. IH-30 (*1st Reading*) [*Approved*]
- ✓ Z2017-045: Zoning Change (AG to SFE-2.0) (*1st Reading*) [*Approved*]
- ✓ Z2017-046: Amendment to PD-82 (*1st Reading*) [*Approved*]
- ✓ Z2017-047: SUP for an Accessory Building at 218 W. Quail Run Road (*1st Reading*) [*Denied*]
- ✓ Z2017-048: SUP for a Mini-Warehouse at 259 Ranch Trail (*1st Reading*) [*Approved*]
- ✓ Z2017-049: Amendment to PD-74 (*1st Reading*) [*Approved*]
- ✓ SP2017-030: Variances for Subaru of Rockwall [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:51 p.m.

VIII. TRAINING SESSION

26. *Planning and Zoning Commission Training Session*
A work session with the GIS Department will be held in the City Council meeting room immediately following the adjournment of the October 24, 2017 Planning and Zoning Commission work session meeting.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 26, 2017
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Trowbridge called the meeting to order at 6:03p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Eric Chodun, Annie Fishman, Mark Moeller, Jerry Welch and Tracey Logan. Absent was Chairman Lyons. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineer Jeremy White and Fire Marshall Ariana Hargrove.

II. CONSENT AGENDA

1. P2017-041

Consider a request by request by David Turnham for the approval of a final plat for Lot 1, Block A, Blueberry Hill Estate Addition being a 1.410-acre tract of land identified as Tract 9-01 of the J. E. Sherwood Survey, Abstract No. 193, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 950 Clem Road, and take any action necessary.

2. P2017-048

Consider a request by Dan Warfield of Halff Associates, Inc. on behalf of John Wardell of Lake Pointe Church for the approval of a replat for Lot 3, Block A, Lake Pointe Baptist Church Addition being a 34.4904-acre parcel of land identified as Lot 1, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

3. SP2017-023

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of the owner Michael Fisher of 1306 Summer Lee, LLC for the approval of a site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1310 Summer Lee Drive, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING

5. Z2017-040

Hold a public hearing to discuss and consider a request by John Delin of Integrity Group, LLC on behalf of Jane Cullins for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for general retail and single-family residential land uses on a 37.932-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Overlay (205 BY-OV)

District and East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the subject property is located on the east and west side of John King Blvd north of SH-66 and is zoned Agricultural District and within the East SH-66 Overlay District and the 205 By-Pass Overlay Districts. The subject property was partially annexed in 1960 with the remainder of the property coming into the City in 1998 and then in 2007/2008 the City of Rockwall acquired a portion of this property for the future right of way for John King Blvd. This case originally came in as two cases about 9.8 acres of it came before the Commission at the previous meeting as a zoning change from AG to General Retail District and the remaining 28 acres was for a age restricted senior living active community and that consisted of about 84-89 lots. On September 12, 2017, the Planning and Zoning Commission approved case No. Z2017-039 which is tract 1 however, case No. Z2017-040 which is tract 2 was continued by the Planning and Zoning Commission to allow the applicant time to provide clarifications and changes that were requested by the commissioners in the meeting. On September 18, 2017, the City Council approved a motion to remand Case No. Z2017-039 back to the Planning and Zoning Commission, and directed staff to combine the case with Case No. Z2017-040. The City Council's purpose in combining the request appeared to be twofold: 1) to allow the uses in the General Retail District to be further limited through the Planned Development District ordinance, and 2) to address the applicant's comments, which indicated that the two cases were dependent upon each other. Therefore what is being brought forward at this time is a combined case. Mr. Miller stated he would start with discussion of the 9 acre portion. The applicant is still requesting that this portion still be under the General Retail designation but staff has provided for limited uses and took a lot of the same uses that were limited thru the Breezy Hill and Stone Creek Planned Development Districts with two additions the first one being that the applicant has agreed to limit the gasoline sales on the property and there is no gasoline sales thru Specific Use Permit on the General Retail side, and the other component being that the applicant has requested to allow a nursery/garden center allowed thru a Specific Use Permit only which would require a discretionary approval. The subject property does appear to conform to the site specifications stipulated by the UDC for the General Retail District zoning designation requirements. Specifically, it is located adjacent to two major roadways and is in close proximity to an existing and proposed residential subdivision and in addition, the property is physically separated from these residential areas by a major roadway which alleviates any need for residential adjacency standards.

Mr. Miller went on to state that concerning the other portion which is the residential component, and as was previously discussed at the previous meeting, it is a gated community that is on a single lot and is set up much like a condominium association is where the HOA will maintain all the grounds but it will be owner occupied single-family homes. In looking at the concept plan, the applicant has addressed several of the issues that the Planning and Zoning Commission raised at the last meeting. Specifically there were some issues with the spacing off of 276, the code requires a 25 foot landscape buffer and the applicant is showing a 20 foot landscape buffer, however before they were encroaching the fence 10 feet into the landscape buffer and now they show a true 20 foot landscape buffer and they've increased the separation between the house and the roadway to a minimum of 27 feet. On the John King side they are still meeting the requirements in terms of having a 50 foot landscape buffer and a slip street in front, it doesn't exactly meet the 100 foot separation however they did get it to 95 feet for one of the homes and the remaining homes are at a 100 foot separation. The other aspects of the request, the fence along the John King side does encroach into the landscape buffer by 10 feet but the applicant has dedicated that as a landscape buffer and won't be building anything in it. The other concern the Commission had raised was the separation between houses. Currently there is no zoning district that has less than a 5 foot side yard setback which creates a 10 foot separation between houses. What the applicant is requesting is a 6 foot separation between houses which would equate to a 3 foot building setback. Also the 21 foot street is technically considered a drive isle since it doesn't meet the City's definition of a private street and in this case the engineering standards of design stipulate a 24 foot drive isle and in this case it is a 21 foot however it is a one way drive isle. Looking at the Future Land Use Map contained in the Comprehensive Plan the eastern part is designated for Low Density Residential land uses which is a density of 2 ½ units per acre or less and in this case the applicant is proposing approximately 3.2 units per acre which would necessitate a change to a High Density Designation. On the west part the Future Land Use Map designates that property as a Medium Density Residential designation and that would need to be changed to Commercial and staff has included that as a condition of approval.

Mr. Miller further explained that notices were sent for both on September 1, 2017 and for the west side 13 notices were sent out to property owners within 500 feet of the subject property and also notified the Caruth Lakes HOA. For the property on the east side 8 notices were sent out to property owners within 500 feet of the subject property as well as the Caruth Lake HOA. Staff received 2 notices in favor of both cases.

Mr. Miller advised the Commission the applicant was present to answer any questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

John Delin
Integrity Group
361 W. Byron Nelson Blvd. Suite 104
Loan Oak, TX

Mr. John Delin came forward and provided a power point explanation of the request that covered the active adult community that they have specialized in for more than thirty years. He talked of how their team handles all the development from start to finish that allows them to provide a semi-custom home buying experience. It will be part of a condo association which operates under strict Texas law that they have ordinances that they have to abide by. It will be a gated community and therefore have private streets that the City does not have to maintain. It will be a community that will provide a lot of attractive amenities for the home owners. He spoke of how the property being challenging and they are working very hard to make it developable and with the floodplain they are investing in providing off site utilities.

Steve Delin
Integrity Group
3400 Nickel Creek Drive
Plano, TX

Mr. Steve Delin came forward and stated he is in charge of all the marketing and sales for the project. He explained they utilize a third party survey firm that gathers survey information from the buyers to help as sellers to continue to hear the feedback from the customer. He provided a power point presentation that talked about the different features the homes are built with and the different amenities the type of community that they develop that specifically meets the needs of active adults.

Randy Rivera
GNA Consulting Engineering Firm
111 Hillside Drive
Lewisville, TX

Ms. Rivera came forward and discussed the concerns that were brought up in the previous meeting concerning the side yard setbacks, proximity to John King Blvd and the SH66 buffer.

Mr. John Delin came forward and spoke to the Commission of how they felt they listened to the Commissions concerns at the previous meeting and they feel the changes they have made show they are looking to meet the intent of the area and will be a great asset to the City.

Vice-Chairman Trowbridge opened up the public hearing and asked anyone who wished to speak to come forward and do so.

Jane Cullins-Davis
775 Jeff Boyd
Rockwall, TX

Ms. Cullins-Davis came forward and stated she is in favor of the request. She has owned the property for a long time and has dealt with a lot of perspective buyers none of which were low density development. She has spoken with a lot of people that are in favor of this adult community, she feels there is a need for this in Rockwall and it will have a positive impact on the community.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forward and expressed concern with the density the development will provide and if the price point for the development will be successful in Rockwall. He generally expressed his uncertainty of whether or not this development would be a right fit for Rockwall.

Vice-Chairman Trowbridge asked the applicant if he would like to add anything else.

Mr. John Delin came forward and added that he feels the proposed community will be very successful in Rockwall because there isn't a product such as what they are proposing and it is one that is in high demand. He respectfully asked the Commission for their consideration in approving the request.

Vice-Chairman Trowbridge closed the public hearing and brought the item back to the Commission for questions and discussion.

Commissioner Chodun spoke of how having the two cases combined makes it to where a decision has to be made on both when he was generally in favor on the retail but reluctant on the high density development, he added he was hopeful they would have come back with not necessarily low density but perhaps medium density because he feels there is a disconnect between what a customer would be paying for as a condo owner versus what they would be getting from a property standpoint. Although he likes the 55 year and older concept, this area is not the right fit for such. He generally expressed not being in favor of the request.

Commissioner Welch spoke of how as a realtor he sees the demand that is type of product it is very sought after and will be a good fit for the community of Rockwall. He generally expressed being in favor of the request.

Commissioner Fishman stated she feels a 55 plus community would do very well in Rockwall and there is a definite need however she expressed concern with the price point for people that are looking to downsize.

Mr. John Delin came forward and added that the price points run from $300,000-600,000 however the average is around $389,000 the price points vary to allow people to choose what best fits their needs and what they are looking for.

Commissioner Logan generally expressed being in favor of the request. She spoke of the notion that may be misleading that when speaking of low density means low quality but the product that they are proposing appears to be a great high quality product fitting for the Rockwall community. The reservations she had previously with the setbacks have been addressed now that the applicant has met the concerns the Commission had and made necessary changes to the setbacks.

Commissioner Moeller generally also expressed being in favor of the request now that the applicant addressed the concerns the Commission shared with the applicant at the previous meeting concerning the setbacks. He feels it is a nice high quality product that they are proposing and is pleased that the applicant put forth the effort to move the setback.

Vice-Chairman Trowbridge asked staff if with the minimum size on these houses being 1,600 square feet is there an overall minimum size that is required in the general development for single family. Planning Director, Ryan Miller, stated it would depend on the District and the most dense family district is around 1,000 square feet and goes up to 2,500 square feet in this case it is tied to the Single-Family 7 District.

Vice-Chairman Trowbridge asked staff if they met all the City requirements such as utilities, road, fire and such. Mr. Miller explained that they will have to provide utilities and meet the fire safety requirements. Vice-Chairman Trowbridge generally expressed being in favor of the request as brought forward.

Vice-Chairman Trowbridge asked the Commission for further questions or discussion.

Commissioner Welch made a motion to approve Z2017-040 with staff recommendations. Vice-Chairman Trowbridge seconded the motion which passed by a vote of 5-1, with Commissioner Chodun dissenting.

V. ACTION ITEMS

6. MIS2017-010

Discuss and consider a request by Brian and Darla Kelly for the approval of an exception to the minimum masonry requirements stipulated by Article V, *District Development Standards*, of the Unified Development Code to allow for the construction of a single-family home on a 3.217-acre tract of land identified as a portion of Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, generally located along the north side of Hanby Lane south of the intersection of Jeff Boyd Road and Hanby Lane, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant was recently approved a zoning request from Agricultural District to Single-Family 2.0 and the applicant has now submitted a request for a masonry exception to build a home that will be approximately 3,000 square feet and the proposed home will be a modern farmhouse style. The applicants are proposing to utilize 100% hardy board siding in a vertical board and baton pattern that will be painted white. According to the UDC, all buildings 120 SF or more and over 10 feet in height shall have exterior walls constructed of at least 80% masonry materials with no more than 50% being Hardie Board or other similar cementaceous material. Buildings not meeting this requirement shall require approval of the Planning and Zoning Commission and City Council. In addition according to the UDC, exceptions to these requirements may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Darla Kelly
2846 Bent Ridge
Rockwall, TX

Mrs. Kelly came forward and stated the home will be similar to some of the ones that are in the Park Place neighborhood that is located by Harry Myers Park. She added that although their tract of land is City, it is referred to as the Island of Rockwall there is only three surrounding homes.

Vice-Chairman Trowbridge brought the item back to the Commission for discussion, questions or a motion.

Commissioner Moeller made a motion to approve MIS2017-010 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

7. SP2017-026

Discuss and consider a request by William Adair on behalf of Raymond Jowers for the approval of a site plan for an industrial building on a 2.16-acre parcel of land identified as Lot 1-B, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting approval of a site plan for the purpose of constructing a 14,500 square foot office warehouse on the subject property. Kristy Lane is south off of IH-30 and is a Light Industrial area as well as a mix of uses with Heavy Commercial and some residential that is part of PD-10 that's located to the south of the property. The applicant met with the Architectural Review Board earlier this evening and they did get the Boards approval for the request. The site plan, building

elevations and the landscape plans generally do conform to the technical requirements. The exceptions will need to be reviewed for the horizontal articulation for the east and west elevations.

Mr. Gonzales advised the Commission the applicants were present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward.

Bill Odair
(No address given)

Mr. Odair came forward and stated he is the architect working with Mr. Jowers requesting to build a showroom warehouse. They have met with City staff and they feel that they've met the requirements for masonry and site work. Concerning the east and west sides' vertical articulation, those two sides are very nondescript and because it is surrounded by metal buildings they feel it will be a nice addition to the area.

Vice-Chairman Trowbridge asked the Commission for any questions or discussion.

Commissioner Logan asked what would be housed within the building what type tenant would they be seeking. Mr. Odair stated it will house a couple of offices for the managers of this project as well as showroom for the product that they sell and the warehouse is where they would store the product. Commissioner Logan expressed concern in approving additional warehouse space.

Raymond Jowers
3290 Anna Cade
Rockwall, TX

Mr. Jowers came forward and stated that from where they are located to when they put the landscaping around it there will not be much that the surrounding home owners would be able to see and there would not be much traffic that it would generate.

Commissioner Welch made a motion to approve SP2017-026 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

Vice-Chairman Trowbridge noted that Agenda items #12 #17 would be moved up and discussed together and item #14 would be moved up on the agenda as well.

VI. DISCUSSION ITEMS

8. Z2017-041 **(Korey)**
Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation and background of the request and the property stating that on September 21, 2017 the case went before the Historic Preservation Advisory Board since it is in the Old Towne Rockwall Historic District and a motion was made to deny the request. Previously in 2001 a request was submitted to rezone to Downtown District and that request was also denied. In 2013 a request was made to rezone to Residential Office and since then no additional requests have been made.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Mark Latham
1010 Ridge Road Court
Rockwall, TX

Mr. Latham came forward and stated that what he is requesting is to rezone out of Multi-Family 14 to a Downtown zone to allow him to put in an office which is what he is looking for the property to be used for which he feels it is better suited for.

Vice-Chairman Trowbridge asked the Commission for questions.

Commissioner Moeller asked what benefit the Downtown District zone change would have. Mr. Latham stated it would allow them to office uses such as an attorney's office, insurance agency small office uses such as those.

Commissioner Moeller asked staff what the difference was between the Downtown District versus Residential Office. Mr. Miller stated that Downtown District is different in that it has a certain set of strict design guidelines that go with it that are built around more of a form base code. If something new was being built it would be heavily regulated. The uses do allow for some retail land use and allows more flexibility in reusing structures like the Residential Office District.

Commissioner Welch asked if he planned on rehabbing the existing structure that is on the property. Mr. Latham stated that over the last year they have redone the exterior however since it is a historic home they are not doing any drastic changes.

Commissioner Moeller asked how the parking area would work and did he anticipate any parking overflowing into the City Hall parking. Mr. Latham stated that in the back of the property there is sufficient parking that fit about six vehicles.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2017-042

Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a zoning change from a Single Family 7 (SF-7) District to a Downtown (DT) District for a 0.21-acre parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant tis seeking to change the property from a Single-Family 7 District to a Downtown District. The case went before the Historical Advisory Committee last week and was approved by the Board unanimously. The property is vacant and in considered to be non-contributing and the applicant is requesting to construct an office building for his mortgage company.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Jay Odom
405 N. Fannin Street
Rockwall, TX

Mr. Odom came forward and stated he has owned his business locally in Rockwall for the last 16 years but has been leasing during that time. He purchased the subject property with plans of building his office to no longer have to lease, however he made the mistake of not checking what the property was zoned and was under the assumption that it was zoned Commercial. He plans to incorporate a small office to look similar to the style of the surrounding area and he feels it will fit well.

Commissioner Moeller noted that the restrictions for new construction would be more stringent with changing it to a Downtown District therefore it seems to make sense to change it to such and would be a good transition.

Commissioner Fishman asked if any notices have been received in favor or in opposition. Mr. Gonzales stated that none have been received as of yet but staff will provide an update at the public hearing.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2017-043

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 4.329-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the area is a lilt more than 5 acres located next to the middle school the applicant is requesting to amend PD-70 to allow for a subdivision consisting of 19 homes which they are calling a "pocket neighborhood."

Mr. Gonzales advised the Commission the applicant was present and would be going over the request and staff would be available for questions.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Austin Lewis
Lewis Real Estate Investments, Inc.
519 E. IH-30 Suite 327
Rockwall, TX

Mr. Lewis came forward and stated that the development's concept is for a "pocket neighborhood" that will consist of 19 homes in a 5.2 acre tract of land. The idea of himself and his associate David Dillard is to create a neighborhood with front porches with walkability that will allow for neighbors to interact with one another and create a sense of a small close kit community within it.

David Dillard
4357 Shirley Drive
Dallas, TX

Mr. Dillard came forward and provided a power pointe presentation that went over the concept plan of their request which included layout plans of the concept plan they are looking to develop. He explained that the idea of the "pocket neighborhood" is to have nothing but front doors opening to a common space where there would not be any cars but rather only pedestrian traffic. With there being only 19 homes they are not looking to provide any type of pool or big amenities other bigger subdivisions provide. What they would like to provide is a 1,700 square foot community center which would consist of a big living room with a fireplace, nice kitchen, bathrooms and an outside screened in porch with some grills that would generate community activities among the neighbors. The homes would range from 1,650 square feet up to 3,000 square feet and that would be under the determination of the builder and the homeowner. Looking at the site plan there is Greenway Drive to the west side and Dalton to the north side where it is their understanding that there will be a widening of Dalton Road. There is a big ridge that runs up and down north, south and thru the middle of the site which means they will need to work thru the detention and water issues. He spoke of their desire of not introducing a City of Rockwall right of way that would surround the entire site but rather have a cross easement access thru each individual lot and the concept plan showed how they would be proposing it to look.

They believe it is a great way to develop a not so easy piece of land that will be a good fit to the Rockwall community.

Vice-Chairman Trowbridge asked the Commission for questions for the applicant or staff.

Commissioner Welch asked concerning the garages, would they be detached or open. Mr. Dillard explained that each house would have a two car garage enclosed with a door. Commissioner Welch asked the applicant to speak more of the plan they have for the floor layout and sizes. Mr. Dillard explained that they would like the market and the residents of Rockwall to tell them what they want, their thought is to sell the lots to say three home builders that do quality work and those would then build to suite skeptically what they think is going to work for the residents of Rockwall.

Commissioner Logan expressed concern with the high density concept of this development and what it can turn into in the long term. Mr. Lewis stated that the average price for the homes will be $375k with the bigger units at higher costs. They're looking to use builders that will provide high quality custom homes.

General discussion took place concerning the layouts proposed, setbacks off of Dalton Road and the right of way they're proposing to not include.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2017-044 **(David)**

Hold a public hearing to discuss and consider a request by Sydney Brown of Godspeed Motors, LLC on behalf of the owner Greg Ollom for the approval of a Specific Use Permit (SUP) for an *Indoor Motor Vehicle Dealership/Showroom, New and/or Used* on a one (1) acre tract of land identified as Tract 5-1 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1785 E. IH-30, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting approval for an SUP to allow for an Indoor Motor Vehicle Dealership to include new and or used vehicles. All business has to be operated in the inside of the building there cannot be any outside display of vehicles or detailing. The SUP will be for suite #1 which is a 50x 50 approximately 2,500 square foot suite within the 12,500 square foot facility.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Sydney Brown
2003 Evergreen
Rowlett, TX

Mr. Brown came forward and stated he is requesting stated he is requesting a Specific Use Permit for an Indoor Motor Vehicle Showroom and he was available for any question the Commission has.

Vice-Chairman Trowbridge asked if he currently operates a car dealership in Rowlett. Mr. Brown stated he does not.

Commissioner Chodun asked if there was currently signage at the location. Mr. Gonzales stated there was existing signage for the property however there is an allowance for one pole sign for example if it is a directory sign where there is several names on it he could have his business name added to it.

Commissioner Fishman asked if they felt this type business would be successful in Rockwall. Mr. Brown stated he believes it would be.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

12. Z2017-045 **(Korey)**

Hold a public hearing to discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a zoning change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 12.327-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present and could discuss his request and staff was available for questions.

David Hodgdon
1085 Dalton Road
Rockwall, TX

Mr. Hodgdon stated they have owned the land for more than 30 years and they want to sell the front part of it which is lot 1 and in order to do that they have to change the zoning.

Mr. Brooks added that there 2 tracts on the lot and the UDC states that in order to build a home on an Agriculturally zoned property it must be 10 acres or more and after subdividing both lots neither would be 10 acres and that is the reason they are bringing forward the request to change the zoning from AG to Single-Family 2.0 which is low density.

There being no questions Vice-Chairman Trowbridge indicated this case will return to the Commission for action at the next scheduled meeting.

Mr. Brooks noted that Agenda item #17 is for the plat and it will be taken to the Park Board next week to have park fees established and will come back on the consent agenda at the next scheduled meeting.

13. Z2017-046 **(David)**

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 59.065-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is seeking to amend PD-82 to add an additional 148 units to the existing 204 units for a total of 352 single family homes. Mr. Gonzales advised the Commission that the applicant was present and would discuss his request and staff is available for questions.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Jim Douglas
Douglas Properties
2309 Avenue K
Plano, TX

Mr. Douglas came forward and provided a power pointe that went over the concept plan and layout of the request. He stated that that the tract of land is currently under contract and they are getting ready to develop PD-82 and this additional tract is where the antenna towers are located. He explained that looking at the layout of the property it is made up of 65 and 85 foot wide lots and they've placed the open space next to the towers as a buffer and will be adding an additional playground, dog park and a trail which is an extension of what is already required for PD-82. Bloomfield Homes will be the builder for the subdivision which provides a lot of variation of

architecture. They have the larger lots and will incorporate a combination of the front and j-swing and side entry garages that is required under PD-82. It is approximately 59 acres which will be added to the current 81 acres of PD-82 for a total of 148 acres and the overall density is about 2.5 units per acre.

Mr. Gonzales added that concerning the garage orientation for the new subdivision, Phase I will maintain what was approved which is 30% j-swing however for this case the applicant is requesting to allow for 100% front entry.

Vice-Chairman Trowbridge asked for questions from the Commission.

Commissioner Chodun asked what PD-82 originally was zoned as and is the new Phase that is being proposed currently low density. Mr. Gonzales stated yes it is and it was originally AG zoned property.

Vice-Chairman Trowbridge asked if they were developing the homes or just the land. Mr. Douglas stated they would be developing the land and Bloomfield Homes would be the builder.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

14. Z2017-047 **(Korey)**
Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.

Planner, Korey Brooks, stated the applicant was present and would be discussing his request and staff would be available for questions.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Trent Hyde
218 W. Quail Run Road
Rockwall, TX

Mr. Hyde came forward came forward and stated he is requesting to build a barn that will be approximately 700 square feet Morgan building and although one of the codes indicates a 15 foot maximum height, he would like to do the ridge vents on top and those are 2 feet, he can lower the building 2 feet at the peak to hit the 15 foot requirement however from the street he believes it would look funny.

Vice-Chairman Trowbridge asked if the main structure was a one or two story home and where would the building be situated on the property. Mr. Hyde stated it is a one story and the building would be built in the rear of the property.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

Vice-Chairman Trowbridge called a recess at 7:43 p.m.

Vice-Chairman Trowbridge called the meeting back to order at 7:55 p.m. and moved to Agenda item #8.

15. Z2017-048 **(Korey)**
Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a *mini-warehouse* facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road, and take any action necessary.

Planner, Korey Brooks, advised the Commission that the applicant was present and would be discussing the case and staff was available for questions.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Russell Phillips
521 Lorraine Lane
Heath, TX

Mr. Phillips came forward and stated he is requesting a Specific Use Permit for a mini storage facility off of Ranch Trail. He provided pictures of where within the buildings they are proposing to incorporate the masonry and an aerial of the site that showed the surrounding metal buildings and a tree line of tall cedars that surround the subject property that he feels will provide ample coverage and buffering as it will serve as a natural barrier as opposed to incorporating a fence.

Vice-Chairman Trowbridge asked what the SUP was specifically for, was it for the actual type of masonry product type they are proposing. Mr. Brooks stated the SUP is to allow the mini storage in a Commercial District.

Vice-Chairman Trowbridge asked the applicant if he had a franchise that was going to run the business or would he be running it himself. Mr. Phillips stated they will run it themselves however they will probably hire a company early on to manage it properly.

Commissioner Logan asked concerning visibility of the business to attract customers since with the tree line it appears it won't be very visible. Mr. Russell stated he feels there is a strong enough demand for this type business where visibility is not necessarily the driving factor to attract clientele.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

16. Z2017-049 **(Ryan)**
Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan and for the purpose of incorporating changes to the lot composition stipulated by the development standards contained in *Exhibit 'C'* of *Ordinance No. 16-59* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant was present and would be presenting the case and staff would be available for questions.

Vice-Chairman Trowbridge asked the applicant to come forward and speak

Adam Buzcek
8214 Westchester Drive Suite 710
Dallas, TX

Mr. Buzcek came forward and provided a slide show presentation which showed a map of the proposed changes and he gave a quick overview of the request stating that the current PD plat for Breezy Hill Estates is composed of 776 residential lots and is 2 units per acre with 20% open space. What they are requesting with the proposed master plat is to reduce the number of lots in the subdivision to 750 for the purpose constructing additional 100' x 200' and 100' x 180' lots it is a decrease in density from 1.92 to 1.85 Concerning the garage orientation they are asking to allow up to 50% of the remaining 94, 70' x 120' lots to incorporate a flat front entry garage. The power point showed the type mix change and highlighted where within the property those changes apply to.

Mr. Buzcek advised the Commission he was available for questions.

Vice-Chairman Trowbridge asked why they would lower their density and give up the economic profit of more houses. Mr. Buzcek stated that it is market driven, the 100 foot lots have done very well and are a very in demand product that the consumer is asking for.

General discussion took place concerning the garage orientation they're requesting.

There being no further questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

17. P2017-049 **(Korey)**

Hold a public hearing to discuss and consider a request by David L. and Sue W. Hodgdon for the approval of a final plat for Lots 1 & 2, Block A, Hodgdon Addition being a 12.36-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1085 Dalton Road, and take any action necessary.

This Agenda item was discussed together with Agenda item #12.

18. SP2017-030 **(David)**

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for a motor vehicle dealership on a 4.86-acre tract of land identified as Tract 5 of the N. M. Ballard Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1415 & 1501 E. IH-30, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant was present and would go over the case and staff is available for questions.

Vice-Chairman Trowbridge asked the applicant to come forward and speak.

Chris Cuny
FC Cuny Corporation
2 Horizon Court
Heath, TX

Mr. Cuny came forward and stated they are requesting approval of the site plan, they received staff comments back and for the most part they are okay with those, the met with the Architectural Review Board and they expressed some concern over the articulation in some of the side elevations with those comments they will go back to Subaru and work thru addressing those comments and concerns. They will be seeking a variance in a parking requirement but they will bring that forward at the next meeting.

There being no questions Vice-Chairman Trowbridge indicated the case will return to the Commission for action at the next scheduled meeting.

19. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-047: Final Plat for Fontanna Ranch, Phase III [*Approved*]
- ✓ Z2017-031: Zoning Change (AG to SF-1) [*950 Clem Road*] (*1st Reading*) [*Approved*]
- ✓ Z2017-036: SUP for 1310 Summer Lee Drive (*1st Reading*) [*Approved*]
- ✓ Z2017-037: Zoning Change (SFE-4.0 to C) [*259 Ranch Trail*] (*1st Reading*) [*Approved*]
- ✓ Z2017-038: SUP for 302 Ranch Trail (*1st Reading*) [*Approved*]
- ✓ Z2017-039: Zoning Change (AG to GR) (*1st Reading*) [*Remanded Back to P&Z and Combined w/ Z2017-040*]
- ✓ Z2017-040: Zoning Change (AG to PD) (*1st Reading*) [*Postponed to October 2, 2017*]
- ✓ SP2017-024: Variance to the Roof Requirements for Freddy's Frozen Custard [*Approved*]
- ✓ SP2017-025: Variance for Materials for Cornerstone Church [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Vice-Chairman Trowbridge adjourned the meeting at 9:43 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Dub Douphrate *of Douphrate & Associates, Inc.*

AGENDA ITEM: **P2017-051**; *Preliminary Plat for Carrier Drive Business Park*

SUMMARY:

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of BSKJ Development, Inc. for the approval of a preliminary plat for Lots 1-8, Block A, Carrier Drive Business Park Addition being a 17.0-acre portion of a larger 43.851-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of SH-276 and John King Boulevard, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The *Carrier Drive Business Park Addition* will be composed of eight (8) non-residential lots on an approximately 17.0-acre portion of a larger 43.851-acre tract of land. All eight (8) lots will front onto Carrier Drive, which will be constructed and dedicated as a 60-ft right-of-way. Additionally, a 15-ft strip along SH-276 will be dedicated as right-of-way. A summary of the proposed density and dimensional requirements for properties within a Light Industrial (LI) District is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100’
Minimum Lot Depth	125’
Minimum Lot Area	12,500 SF
Minimum Front Yard Setback	25’
Minimum Side Yard Setback	15’
Minimum Side Yard Setback (with fire retardant wall)	0’
Maximum Impervious Coverage	95%
Maximum Height (SUP required > 60-ft)	120’
Minimum Rear Yard Setback (with fire retardant wall)	0’
Minimum Floor Area Ratio (FAR)	2:1
Maximum Lot Coverage	60%

Notes: *All Business Operations Including Storage Shall Be Conducted Within an Enclosed Building, Unless Specifically Authorized For The Use.*

- ✓ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the comprehensive plan, the Unified Development Code, the thoroughfare plan, and the requirements of the subdivision ordinance. The proposed *preliminary plat* meets the intent and stated purpose for development of the site.

- ✓ Some of the properties within in this development will be subject to the SH-276 Overlay (SH-276 OV) District requirements.

- ✓ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for *Carrier Drive Business Park Addition,* staff would recommend the following conditions of approval:

1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-051	**Owner**	BSKJ DEVELOPMENT, INC	**Applied**	10/12/2017 LM
Project Name	Carrier Drive Business Park	**Applicant**	DOUPHRATE & ASSOCIATES, INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	10/12/2017 LM

Site Address	City, State Zip	Zoning
DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
MCKEOWN-BELAUSTEGUI ADDN	1-5	NULL	1-5	0002-0000-0001-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	
ENGINEERING	Amy Williams	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	See Comments
(10/19/2017 3:14 PM AW) See Markups - Off-site sewer infrastructure upgrades after 1 lot - 4% Engineering Inspection Fees - Impact Fees - Dumpster area to drain to oil/water separator or grease trap - Show and label flood plain with cross sections and elevations - Min 20' for utility easements - Add note: All open space, drainage, and detention to be maintained, repaired, and replaced by property owner(s). - Need to add parking dimensions to all parking areas - Drainage plan not reviewed - All 18' parking to have a clear 2' overhang - All parking adjacent to building or head-to-head to be 20'x9' - Off-site easements required							
FIRE	Ariana Hargrove	10/12/2017	10/19/2017				
GIS	Lance Singleton	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	See Comments
(10/18/2017 9:37 AM LS) Please submit CAD file of lots and street centerline when possible so addressing can begin							
PLANNING	David Gonzales	10/12/2017	10/19/2017	10/18/2017	6	COMMENTS	See comemnts

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of BSKJ Development, Inc. for the approval of a preliminary plat for Lots 1-8, Block A, Carrier Drive Business Park Addition being a 17.0-acre portion of a larger 43.851-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of SH-276 and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements and standards as stipulated by the Planning, Engineering and Fire Departments.

2. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. Approval of a final treescape plan will be required at final plat.

3. Provide a label for the contours (s/b at 2-ft intervals).

4. Provide a label indicating "Case No. P2017-051" on the lower right corner on all pages of the revised submittal.

5. Hatch area designated as wetlannds.

6. Provide labels for and dimension all easements, open space area's, rights-of-ways, etc.

7. What type's of uses will there be on the property (i.e. retail, commercial, office)?

8. Provide a Lot and Block identification for each lot.

9. Provide right-of-way width for Discover Blvd.

10. Submittal and approval of civil engineering plans prior to submittal of final plat.

Staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

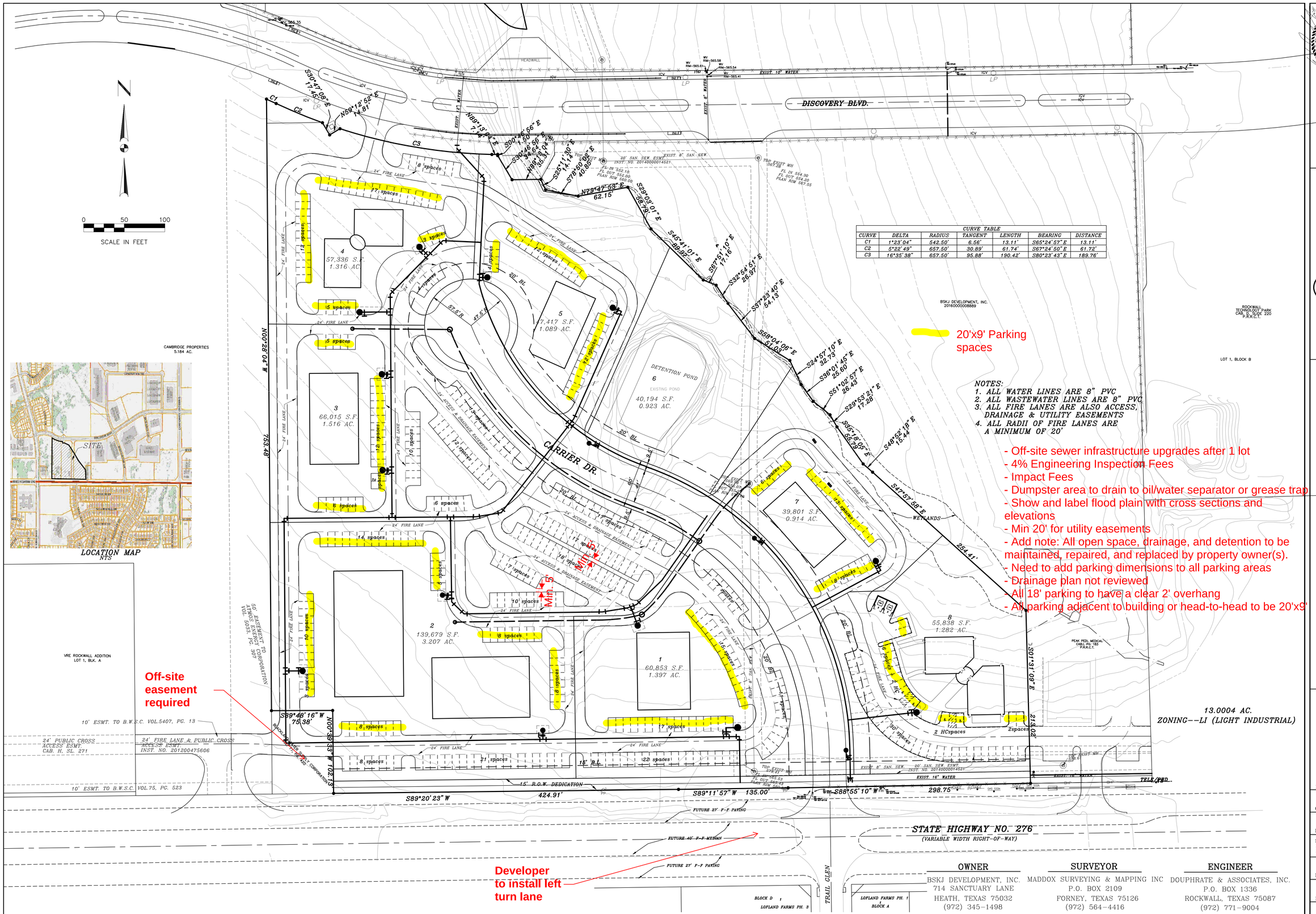
Planning - Work Session: October 24, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

Parks Board Meeting: November 7, 2017 (6:00 p.m.)

Planning - Public Hearing: November 14, 2017 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Pulblic Hearing: November 20, 2017(6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Concent/Action Item: December 4, 2017 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	1°23'04"	542.50'	6.56'	13.11'	S65°24'57" E	13.11'
C2	5°22'49"	657.50'	30.89'	61.74'	S67°24'50" E	61.72'
C3	16°35'38"	657.50'	95.88'	190.42'	S80°23'43" E	189.76'

OWNER	SURVEYOR	ENGINEER
BSKJ DEVELOPMENT, INC.	MADDOX SURVEYING & MAPPING INC	DOUPHRATE & ASSOCIATES, INC.
714 SANCTUARY LANE	P.O. BOX 2109	P.O. BOX 1336
HEATH, TEXAS 75032	FORNEY, TEXAS 75126	ROCKWALL, TEXAS 75087
(972) 345-1498	(972) 564-4416	(972) 771-9004

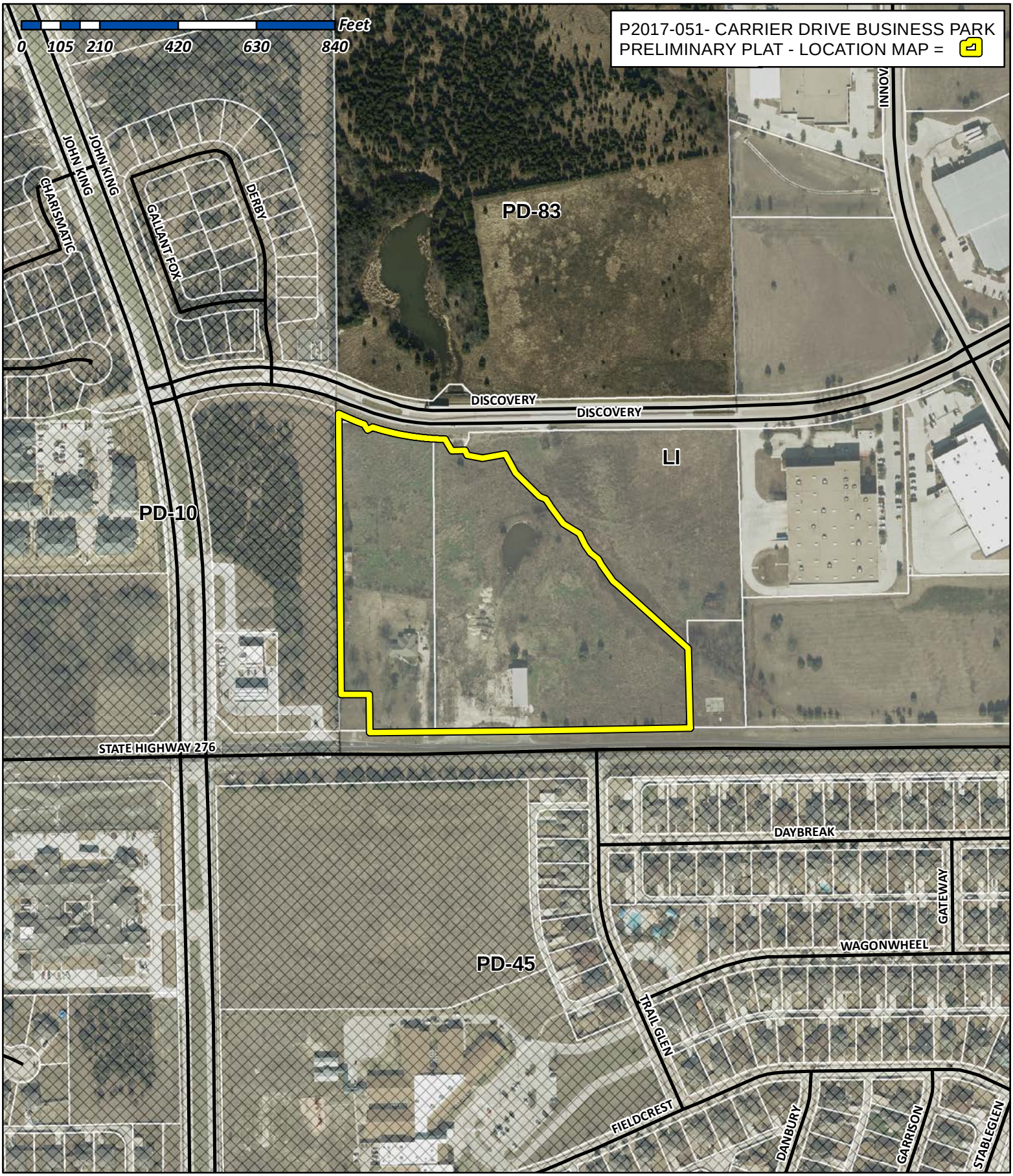
15027 PREL

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. TEXAS P.E. NO. 60102 DATE: OCTOBER 10, 2017

PRELIMINARY PLAT
CARRIER DRIVE BUSINESS PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

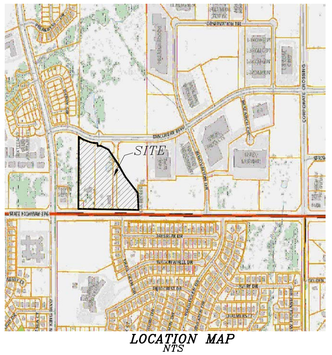
REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"= 50'H 1"= 5'V
DATE	10-6-17
PROJECT	15027
	OF



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LOCATION MAP
NTS

CAMBRIDGE PROPERTIES
5.184 AC.

N

0 50 100
SCALE IN FEET

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
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C3	16°35'38"	657.50'	95.88'	190.42'	S80°23'43"E	189.76'

NOTES:
1. ALL WATER LINES ARE 8" PVC
2. ALL WASTEWATER LINES ARE 8" PVC
3. ALL FIRE LANES ARE ALSO ACCESS, DRAINAGE & UTILITY EASEMENTS
4. ALL RADII OF FIRE LANES ARE A MINIMUM OF 20'
5. ALL PARKING ADJACENT TO BUILDINGS TO HAVE 6' SIDEWALK ADJACENT TO PARKING
6. ALL PARKING TO BE 9'X18'.
7. THERE IS NO HEAD TO HEAD PARKING.
8. DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR OR GREASE TRAP
9. NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP NO. 48397C0045L
10. ALL OPEN SPACE, DRAINAGE AND DETENTION TO BE MAINTAINED, REPAIRED AND REPLACED BY PROPERTY OWNER(S).

13.0004 AC.
ZONING--LI (LIGHT INDUSTRIAL)

OWNER	SURVEYOR	ENGINEER
BSKJ DEVELOPMENT, INC.	MADDOX SURVEYING & MAPPING INC	DOUPHRATE & ASSOCIATES, INC.
714 SANCTUARY LANE	P.O. BOX 2109	P.O. BOX 1336
HEATH, TEXAS 75032	FORNEY, TEXAS 75126	ROCKWALL, TEXAS 75087
(972) 345-1498	(972) 564-4416	(972) 771-9004

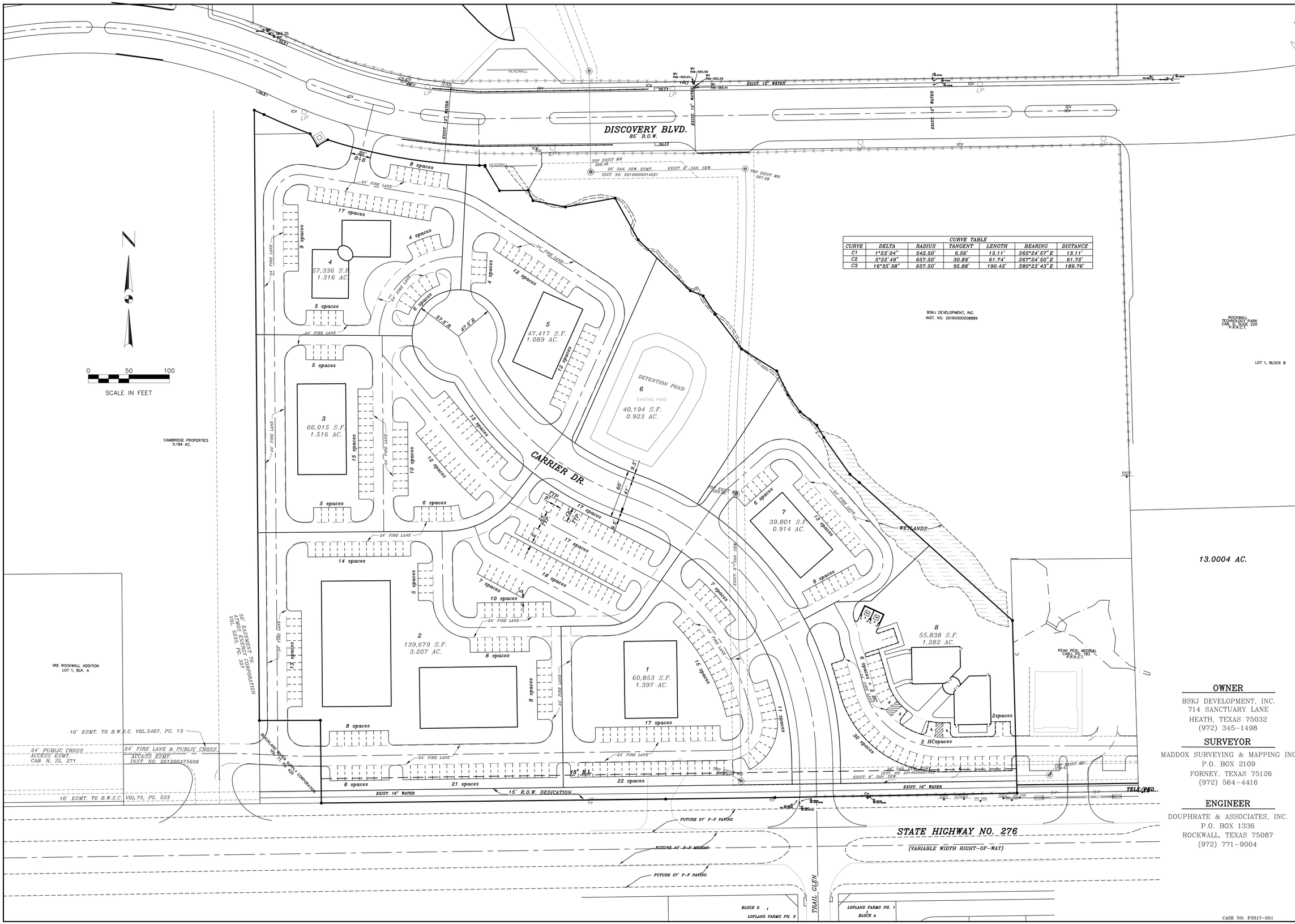
CASE NO. P2017-051

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON DATE: OCTOBER 20, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY PLAT
CARRIER OFFICE PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	CHECKED
G.C.W.	DRAWN
SCALE 1"= 50'H 1"= 5'V	
10-23-17	DATE
15027	PROJECT
OF 15027 PREL	



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OWNER

BSKJ DEVELOPMENT, INC.
714 SANCTUARY LANE
HEATH, TEXAS 75032
(972) 345-1498

SURVEYOR

MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416

ENGINEER

DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004

CASE NO. P2017-051

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: OCTOBER 23, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
CARRIER DRIVE OFFICE PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

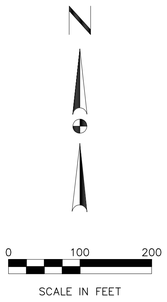
G.C.W.
DRAWN

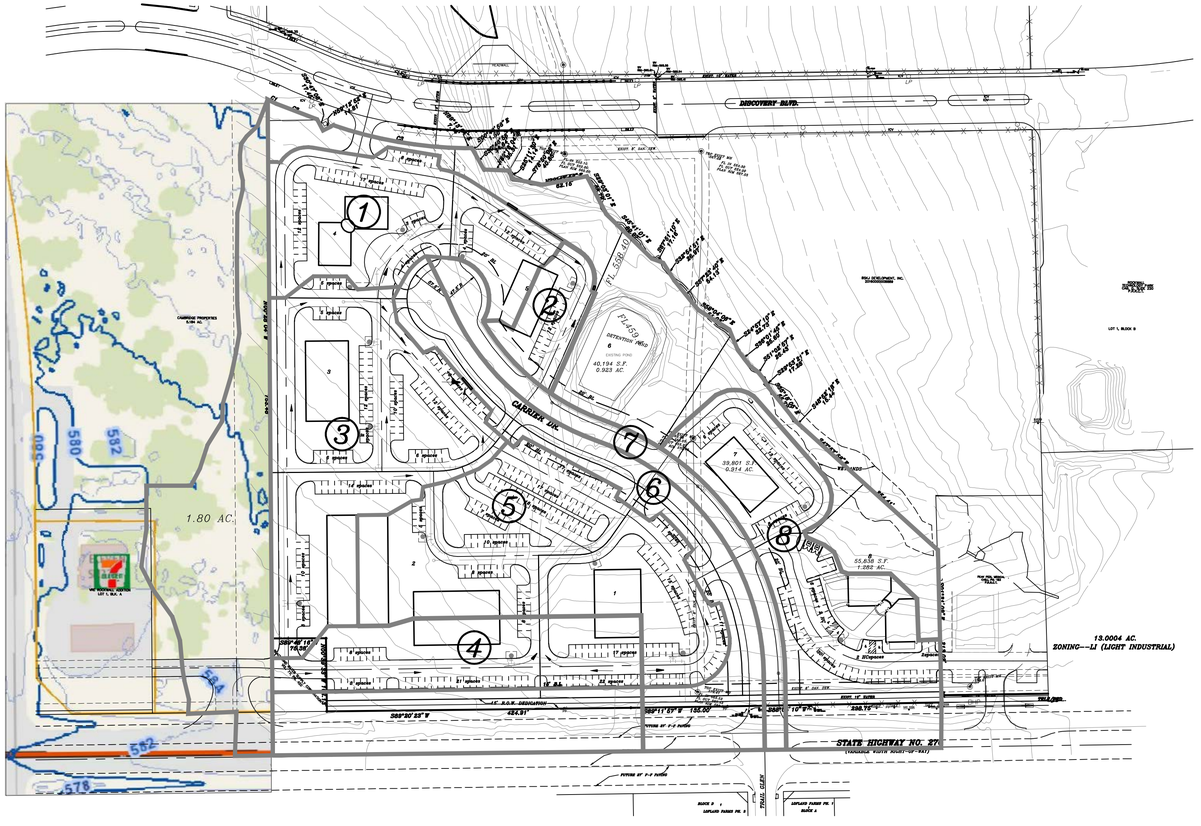
SCALE
1"= 50'H
1"= 'V

10/4/17
DATE

15027
PROJECT

OF
15027 CONCEPT PLAN





PRE-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	1.80	10	0.85	9.8	6.17	6.17	OFF-SITE
2	13.00	10			44.59	50.76	

POST-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	1.43	10	0.9	9.8	12.61	12.61	
2	0.36		"	"	2.82	15.43	
3	2.31		"	"	20.37	35.80	
4	2.15		"	"	18.96	54.76	
5	2.27		"	"	20.02	74.78	
6	1.29		"	"	11.38	86.16	
7	0.66		"	"	5.82	91.98	
8	1.95		"	"	17.20	109.18	

15027 PREL DRNG MAP

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE P.E. TEXAS P.E. NO. 60102 ON THIS DATE: OCTOBER 10, 2017

PRELIMINARY DRAINAGE PLAN
CARRIER DRIVE BUSINESS PARK
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

G.C.W.
DRAWN

SCALE
1"= 50'H
1"= 5'V

10-6-17
DATE

15027
PROJECT

OF

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Brian Kelly

AGENDA ITEM: **P2017-052;** *Lot 1, Block A, Kelly Ranch Addition*

SUMMARY:

Discuss and consider a request by Brian Kelly for the approval of a final plat for Lot 1, Block A, Kelly Ranch Addition being a 3.217-acre portion of a larger 9.195-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 631 Hanby Lane, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 3.217-acre portion of a larger 9.195-acre tract of land [*i.e. Tract 13-06 of the W. W. Ford Survey, Abstract No. 80*] into one (1) parcel of land [*Lot 1, Block A, Kelly Ranch Addition*] for the purpose of constructing a single-family home.
- ☑ On September 5, 2017, the City Council approved a request [*i.e. Case No. Z2017-032]* to rezone the subject property from an Agriculture (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District.
- ☑ On November 7, 2017, the Park Board reviewed the Final Plat and made a recommendation to approve the plat with the following condition:
    1) The developer is to pay pro-rata equipment fees required in the amount of $532.00 and cash-in-lieu of land fees in the amount of $473.00 for a total amount of $1105.00.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1 Block A, Kelly Ranch Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-052	**Owner**	BRIAN KELLY	**Applied**	10/12/2017 LM
Project Name	Lot 1, Block A, Kelly Ranch Addition	**Applicant**	BRIAN KELLY	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	10/12/2017 LM

Site Address	**City, State Zip**	**Zoning**
631 HANBY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	13-06	NULL	13-06	0080-0000-0013-06-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	
ENGINEERING	Amy Williams	10/12/2017	10/19/2017				See Comments
(10/19/2017 3:42 PM AW) Flood plain line doesn't look to be in the correct location Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Acknowledge in writing that no fill or building allowed in the flood plain without an approved engineered flood study							
FIRE	Ariana Hargrove	10/12/2017	10/19/2017				
GIS	Lance Singleton	10/12/2017	10/19/2017	10/18/2017	6	COMMENTS	See Comments
(10/18/2017 8:18 AM LS) Tie two corners to TX State Plane Coordinate System (NAD83- North Central TX 4204)							
PLANNING	Korey Brooks	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-52 Lot 1, Block A, Kelly Ranch Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Brian Kelly for the approval of a final plat for Lot 1, Block A, Kelly Ranch Addition being a 3.217-acre portion of a larger 9.195-acre tract of land identified as Tract 13-06 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 631 Hanby Lane.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-052) in the lower right hand corner of all pages on future submittals.

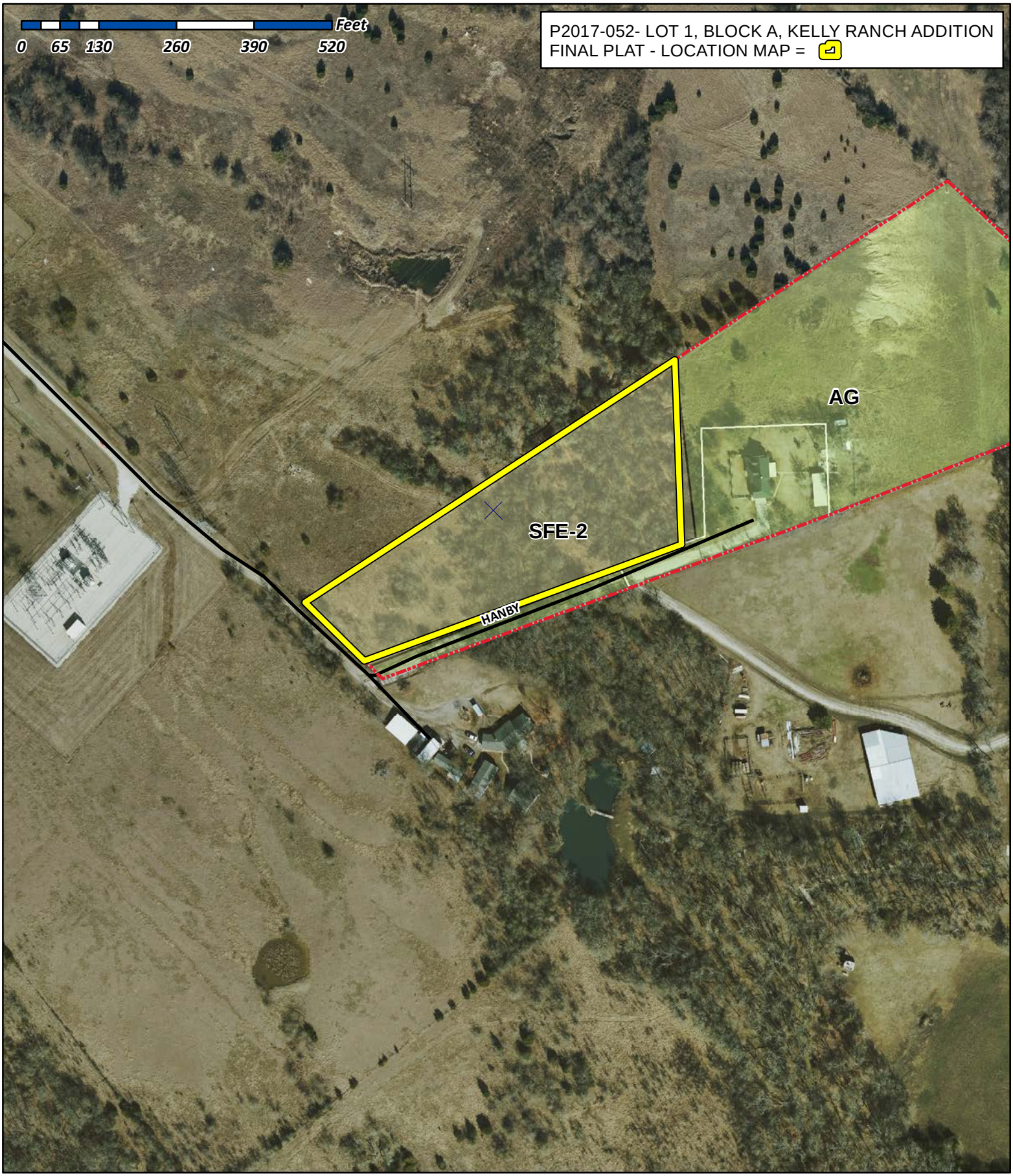
M.4 Please check the scale. It seems to be off.

M.5 Please remove driveway from the adjacent property.

M.6 Please show the 50-foot front setback adjacent to Hanby Lane.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. The Park Board meeting for this case is November 7, 2017. The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.

I.8 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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OWNER'S CERTIFICATION
[PUBLIC DEDICATION]

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, BRIAN KELLY and DARLA KELLY, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 3.217 Acre Tract of land situated in the W. W. FORD SURVEY, ABSTRACT NO. 80, City of Rockwall, Rockwall County, Texas, being all that certain tract of land describedin deed to Wayne Curtis Jones, as recorded in instrument no. 20130000500816, deed records, Rockwall County, Texas (said tract being described by metes and bounds in volume 4062, page 212, said deed records), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found from which a 1/2-inch iron rod found bears south 67 deg. 47' 15" west -2.16 feet, said first mentioned iron rod being the south corner of said Jones tract, and being on the most southwesterly northeast line of that certain tract of land described in deed to John N. Cullins and wife Jane M. Cullins as recorded in volume 539, page 187, said deed records:

THENCE north 44 deg. 45' 20" west, a distance of 150,00 feet along the common line of said Jones tract and said Cullins, tract to a 1/2-inch iron rod set at the west corner of said Jones tract:

THENCE north 56 deg. 35' 51" east along said common line, passing the most northerly east corner of said Cullins tract and the south corner of that certain tract of land described in deed to PSB Indemnity Family Limited Partnership, as recorded in instrument no. 20140000006357, aforsaid deed records, at a distance of 516,08 feet and continuing along the common line of said Jones and PSB tracts a total distance of 740.80 feet to a 1/2-inch iron rod set at the common north corner of said Jones tract and that certain tract of land described in deed to Joann Vostitsianos Jones, as rocorded in instrument no. 20130000500814, said deed records:

THENCE south 06 deg. 42' 38" east, a distance of 300.89 feet along the common line of said Jones tracts to a 1/2-inch iron rod set at the common south corner of said tracts, said iron rod being on the most southerly northwest line of that certain tract of land described in deed to Joann Vostitsianos Jones, as recorded in instrument no. 20130000500815, said deed records:

THENCE south 68 deg. 31' 52" west along the common line of said Jones (20130000500816) and Jones (20130000500815) tracts, passing the most southerly west corner of said Jones tract (20130000500815) at a distance of 111.54 feet and continuing along the southeast line of said Jones tract (20130000500816) a total distance of 588.84 feet to the point of beginning and containing 140,138 square feet or 3.217 acres of land.

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as KELLY RANCH ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the KELLY RANCH ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Brian Kelly

Darla Kelly

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian Kelly and Darla Kelly, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, _____.

Notary Public in and for the State of Texas *My Commission Expires*

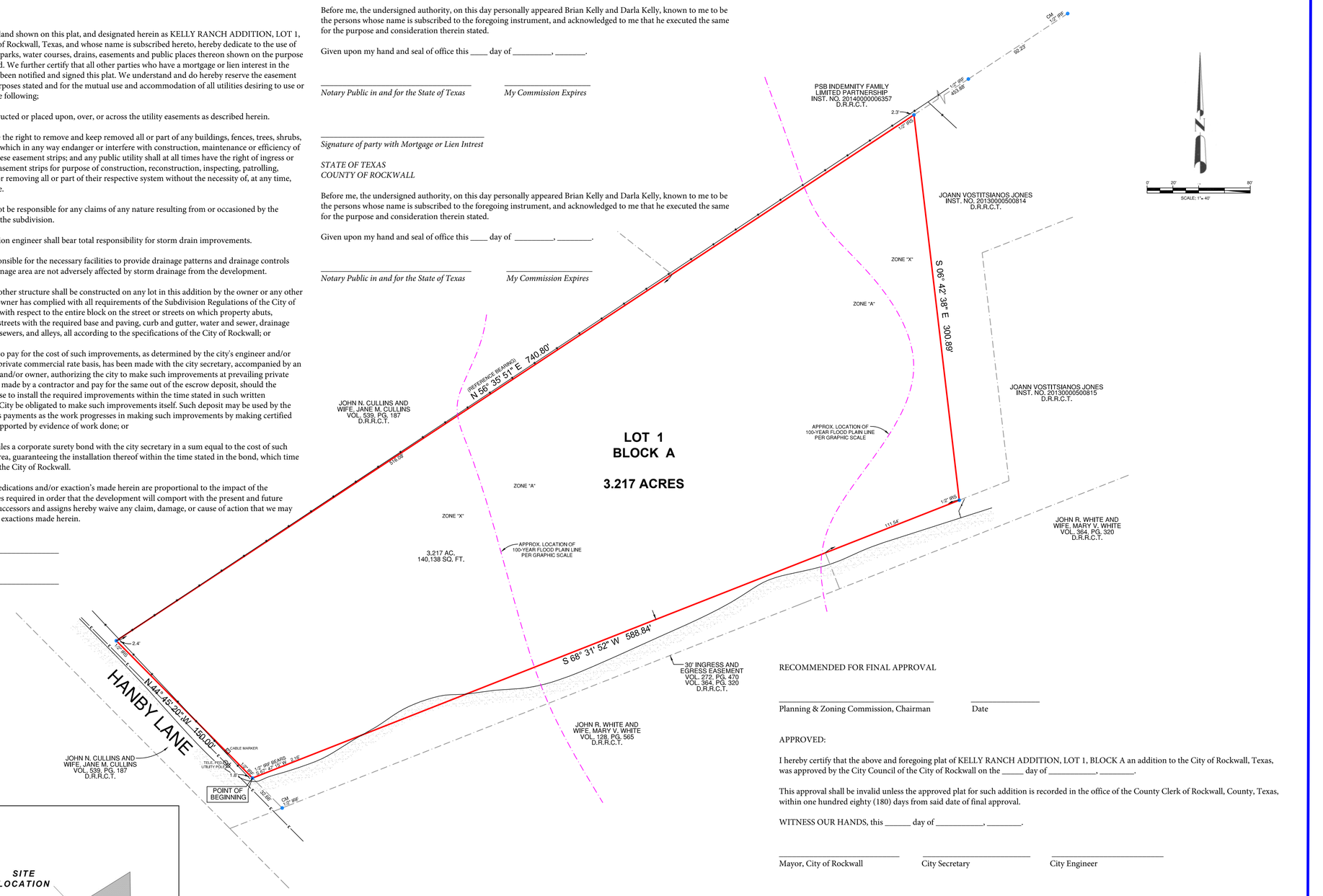
Signature of party with Mortgage or Lien Intrest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Brian Kelly and Darla Kelly, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, _____.

Notary Public in and for the State of Texas *My Commission Expires*



RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of KELLY RANCH ADDITION, LOT 1, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

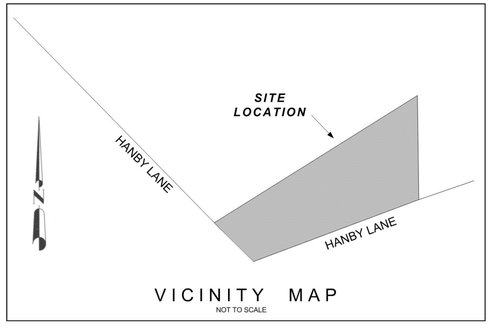
THAT I, Robert T. Paul, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

FEMA NOTE

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A, X" RATING AS SHOWN BY MAP NO. 48397C0110 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANT AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 4062, PG. 212, D.R.R.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

FINAL PLAT
KELLY RANCH ADDITION
LOT 1, BLOCK A
3.217 ACRES OR 140,138 S.F.

W.W. FORD SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: BRIAN AND DARLA KELLY
2846 Bent Ridge Dr.
Rockwall , TX 75032

PREMIER JOB #: 16-01027	
TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premierorders@premiersurveying.com
www.premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Jim Douglas *of Douglas Properties, Inc.*

AGENDA ITEM: **P2017-054**; *Master Plat for Terracina Estates Addition*

SUMMARY:

Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a master plat for the Terracina Estates Subdivision consisting of 204 single-family lots on a 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The purpose of the applicant's submittal is to M*aster Plat* the *Terracina Estates Subdivision*. The *Terracina Estates Subdivision* is a two (2) phase, master planned community that will be composed of 204 single-family residential lots on an approximately 81.49-acre tract of land with *Phase 1* containing 110 lots and *Phase 2* containing 94 lots. The development will consist of two (2) lot types as indicated in the *Lot Composition* table below. Additionally, the development will consist of 18.97-acres of open space (*or ~23.3% of total land area*). A summary of the proposed *Lot Composition* is as follows:

Lot Composition:

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Maximum Dwelling Units (#)*	*Dwelling Units (%)*
A	65' x 125'	8,125 SF	174	85.29%
B	80' x 125'	10,000 SF	30	14.71%
		Maximum Permitted Units:	*204*	*100%*

- ✓ The purpose of the applicant's request is to provide a master plat that will delineate the sequence and timing of the development, and an open space plan that will layout the proposed trails, and amenities for the subdivision. According to the *Master Plat*, this development will be completed in two (2) phase that will contain a total of 204 single-family residential lots. Additionally, the development will incorporate a total of 18.97-acre (or 23.3%) of non-contiguous open space and will be connected via a trail system that runs through the development and along nine (9)-acre public park that will be dedicated as part of this development.

- ✓ On November 7, 2017 the Parks Board reviewed the proposed *Master Plat* and approved a motion to recommend approval of the plat with the following conditions:

    - 1) The detention pond will not be accepted and should be platted as separate lot and block to be maintained by the HOA. 2) The street adjacent to park land must comply with the engineering standards for wider street section adjacent to schools and open space intended to accommodate on street parallel parking. 3) All utilities shall be stubbed out to park side of the street, south of the street marked as Guadalupe Drive.

4) The developer may use the required fees within the park equal to or exceeding the mandatory fees at the time of final plat. 5) Final designs must be approved by staff and Park Board prior to construction approval.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *Master Plat* for the *Terracina Estates Subdivision* staff would recommend the following conditions of approval:

1) The *Master plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);

3) Any construction resulting from the approval of this *Master Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-054	**Owner**	MCLENDON, COMPANY THE	**Applied**	10/16/2017 LM
Project Name	Terracina Estates	**Applicant**	DOUGLAS PROPERTIES	**Approved**	
Type	PLAT			**Closed**	
Subtype	MASTER PLAT			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
ROCHELL RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
TIMBER CREEK ESTATES	8	NULL	8	0186-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	See Comments
(10/19/2017 5:28 PM AW) See Markup -No detention in public parks -Wetland determination -Add note: All open space, drainage, and detention easement to be maintained, repaired, and replaced by HOA - Drainage not reviewed -Show NTMWD easement -4% engineering fees -Impact fees -Timbercreek lift station upgrades -Possible off-site sewer infrastructure improvements -$552.28/acre pro-rata -Mims lift station upgrade -CCN release from Blackland							
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See Comments
(10/18/2017 8:23 AM LS) Please submit CAD file of lots and street centerlines so addressing can begin.							
PLANNING	David Gonzales	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a master plat for the Terracina Estates Subdivision consisting of 352 single-family lots on a 140.555-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 7, 2017. Please provide two (2) FOLDED large copies [18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The master plat shall conform to all requirements stipulated by the Planned Development District 82 (PD-82) standards.

2. The master plat shall conform to Park District No. 22 requirements and the recommendations made by the Parks Board.

3. Provide a label indicating "Case No. P2017-054" on the lower right corner on all pages of the revised submittal.

Although not requried staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: October 24, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion]

Parks Board Meeting: November 7, 2017 (6:00 p.m.)

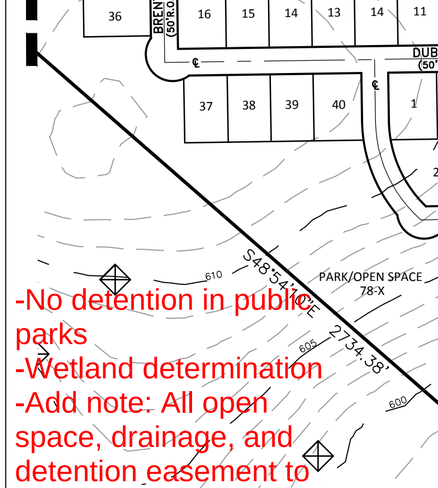
Planning - Regular Meeting: November 14, 2017 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Regular Meeting: November 20, 2017(6:00 p.m.) [City Council to take action]

-No detention in public parks
-Wetland determination
-Add note: All open space, drainage, and detention easement to be maintained, repaired, and replaced by HOA
- Drainage not reviewed

-Show NTMWD easement
-4% engineering fees
-Impact fees
-Timbercreek lift station upgrades
-Possible off-site sewer infrastructure improvements
-$552.28/acre pro-rata
-Mims lift station upgrade
-CCN release from Blackland

NTMWD easement



VICINITY MAP
N.T.S.

PHASE	LOTS	PROPOSED SCHEDULE
ONE	110	2018
TWO	94	2020
THREE	148	2022

ZONING DISTRICT: PD-82
SINGLE FAMILY
140.55 ACRES
6,122,367 S.F.

PARK/OPEN SPACE/DETENTION=
34.856 ACRES/1,518,340 S.F.

352 DWELLING UNITS
2.50 UNITS PER ACRE
POPULATION DENSITIES
3.0 x 352 = 1056

OWNER
WEST UNION INVESTMENT CO.
23545 CRENSHAW BLVD., STE 201
TORRANCE, CA 90505

DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
FIRM NO. 10177500

MASTER PLAT
TERRACINA
BEING
140.55 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 12, 2017 CASE NO. P2017-___

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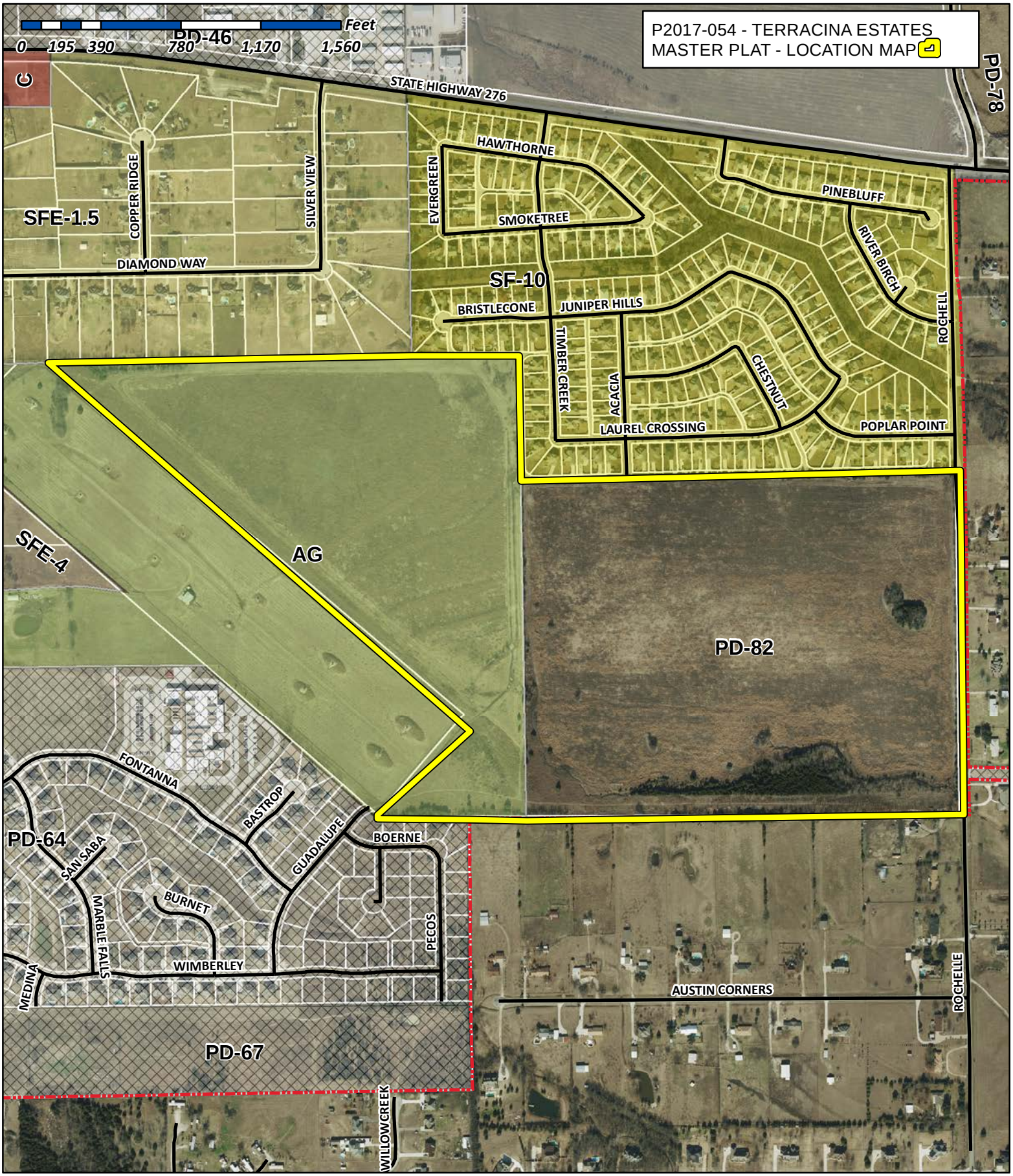


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

TERRACINA STATEMENT OF SERVICE
MASTER PLAT
10/12/2017

-A 12 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD. AN 8 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT AT THE EXISTING ACACIA DRIVE. A 16 INCH WATER LINE IS AVAILABLE FOR CONNECTION NEAR THE WEST PROPERTY LINE OF THIS PROJECT ALONG GUADALUPE DRIVE.

-AN 8 INCH CITY OF ROCKWALL SANITARY SEWER LINE IS AVAILABLE FOR CONNECTION AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD. FREESE AND NICHOLS IS CURRENTLY DESIGNING AN UPDGRADE TO THE EXISTING LIFT STATION TO WHICH THE 8 INCH LINE DISCHARGES. THIS LIFT STATION IS APPROXIMATELY 450 FEET NORTH OF THE PROPOSED DEVELOPMENT AND ALONG ROCHELL ROAD.

-THE SITE CURRENTLY DRAINS TO AN EXISTING 39" RCP STORM LINE AT THE NORTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD AND TO 2-42" RCP STORM LINES AT THE SOUTH PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING ROCHELL ROAD. DETENTION AND/OR RETENTION WILL BE UTILITZED TO CONTROL THE FLOW TO EACH OF THESE EXISTING STORM LINES.

-THE STREET SYTEM OF THE PROPOSED DEVELOPMENT WILL HAVE TWO CONNECTIONS TO ROCHELL ROAD TO THE EAST, ONE CONNECTION THE EXISTING ACACIA DRIVE TO THE NORTH, AND ONE CONNECTION TO THE EXISTING GUADALUPE DRIVE TO THE WEST. ROCHELL ROAD WILL BE IMPROVED ALONG THE LENGTH OF THE EAST PROPERTY LINE OF THE PROPOSED DEVELOPMENT.

ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Suite 200
Wylie, Texas 75098
Tel: 972-941-8400
Fax: 972-941-8401

November 7, 2017

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, TX 75074

RE: TERRACINA ESTATES PD 82
ROCKWALL, TX

Dear Mr. Miller:

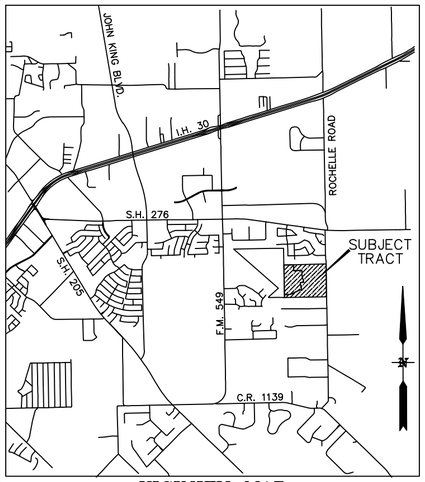
We hereby request that the master plat and preliminary plat application for Terracina Estates be amended to include only the area covered in PD 82. The preliminary plat for phase 1 includes only the area currently in PD 82. We would like to move forward with on our current schedule which includes the park board meeting tonight.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

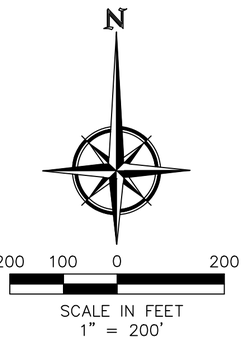
Richard Hovas, P.E.

ENGINEERING CONCEPT DESIGN, LP



VICINITY MAP
N.T.S.





PHASE	LOTS	PROPOSED SCHEDULE
ONE	110	2018
TWO	94	2020

ZONING DISTRICT: PD-82
SINGLE FAMILY
81.485 ACRES
3,549,486 S.F.

PARK/OPEN SPACE/DETENTION=
19.14 ACRES/833,738 S.F.
All open space, Drainage, & Detention easements to be Maintained, Repaired, and Replaced by the H.O.A.

204 DWELLING UNITS
2.50 UNITS PER ACRE
POPULATION DENSITIES
3.0 x 204 = 612

OWNER
WEST UNION INVESTMENT CO.
23545 CRENSHAW BLVD., STE 201
TORRANCE, CA 90505

DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
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(214) 395-9386
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FIRM NO. 10177500

MASTER PLAT
TERRACINA
BEING
81.485 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
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DATE: November 07, 2017 CASE NO. P2017-054

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Existing Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (Min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A	14.05	15.00	0.35	1.00	9.00	44.26	
B	10.73	15.00	0.35	1.00	9.00	33.80	
C	56.73	15.00	0.35	1.00	9.00	178.70	
D	34.72	15.00	0.35	1.00	9.00	109.37	
E	8.90	15.00	0.35	1.00	9.00	28.04	
F	5.76	15.00	0.35	1.00	9.00	18.14	
G	4.93	15.00	0.35	1.00	9.00	15.53	Area not accounted for by existing development
H	4.68	15.00	0.35	1.00	9.00	14.74	
OS1	31.81	15.00	0.35	1.00	9.00	100.20	
OS2	12.34	15.00	0.35	1.00	9.00	38.87	
OS3	13.01	15.00	0.35	1.00	9.00	40.98	
OS4	14.51	15.00	0.35	1.00	9.00	45.71	

N

200 100 0 200 400

SCALE IN FEET
1" = 200'

PRELIMINARY EXISTING DRAINAGE PLAN

TERRACINA

ENGINEERING CONCEPTS & DESIGN, L.P.
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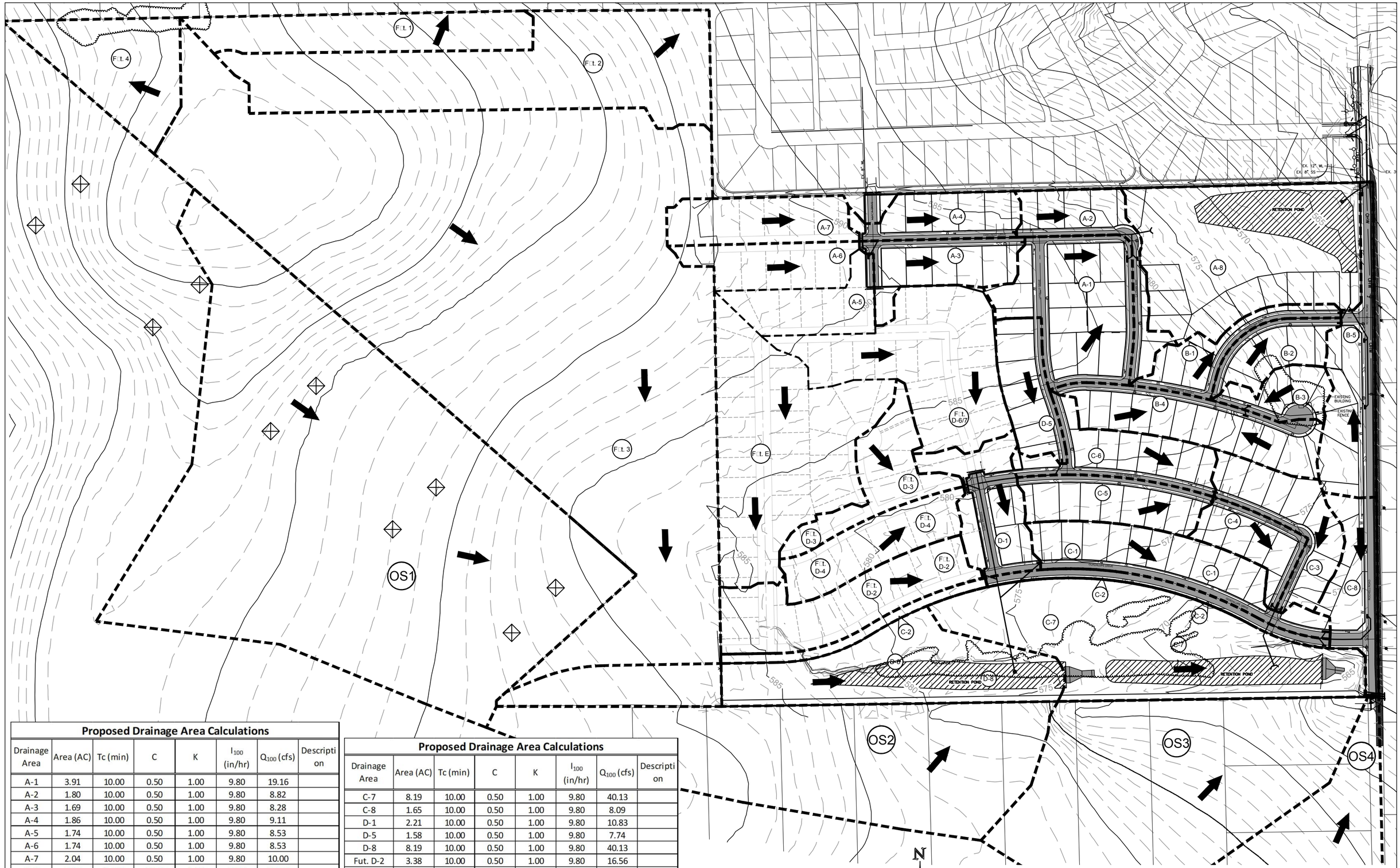
DATE: November 07, 2017 CASE NO. P2017-055

06537\DWG\6537 Preliminary Plat Ph 1.dwg



Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A-1	3.91	10.00	0.50	1.00	9.80	19.16	
A-2	1.80	10.00	0.50	1.00	9.80	8.82	
A-3	1.69	10.00	0.50	1.00	9.80	8.28	
A-4	1.86	10.00	0.50	1.00	9.80	9.11	
A-5	1.74	10.00	0.50	1.00	9.80	8.53	
A-6	1.74	10.00	0.50	1.00	9.80	8.53	
A-7	2.04	10.00	0.50	1.00	9.80	10.00	
A-8	7.19	10.00	0.50	1.00	9.80	35.23	
B-1	1.30	10.00	0.50	1.00	9.80	6.37	
B-2	1.34	10.00	0.50	1.00	9.80	6.57	
B-3	1.05	10.00	0.50	1.00	9.80	5.15	
B-4	2.93	10.00	0.50	1.00	9.80	14.36	
B-5	2.65	10.00	0.50	1.00	9.80	12.99	
C-1	3.28	10.00	0.50	1.00	9.80	16.07	
C-2	1.45	10.00	0.50	1.00	9.80	7.11	
C-3	2.19	10.00	0.50	1.00	9.80	10.73	
C-4	1.35	10.00	0.50	1.00	9.80	6.62	
C-5	2.02	10.00	0.50	1.00	9.80	9.90	
C-6	2.12	10.00	0.50	1.00	9.80	10.39	

Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
C-7	8.19	10.00	0.50	1.00	9.80	40.13	
C-8	1.65	10.00	0.50	1.00	9.80	8.09	
D-1	2.21	10.00	0.50	1.00	9.80	10.83	
D-5	1.58	10.00	0.50	1.00	9.80	7.74	
D-8	8.19	10.00	0.50	1.00	9.80	40.13	
Fut. D-2	3.38	10.00	0.50	1.00	9.80	16.56	
Fut. D-3	2.07	10.00	0.50	1.00	9.80	10.14	
Fut. D-4	2.14	10.00	0.50	1.00	9.80	10.49	
Fut. D-6/7	5.07	10.00	0.50	1.00	9.80	24.84	
Fut. E	7.13	10.00	0.50	1.00	9.80	34.94	
Fut. 1	3.07	10.00	0.50	1.00	9.80	15.04	
Fut. 2	8.74	10.00	0.50	1.00	9.80	42.83	
Fut. 3	43.39	10.00	0.50	1.00	9.80	212.61	
Fut. 4	3.22	10.00	0.50	1.00	9.80	15.78	
OS1	31.81	15.00	0.35	1.00	9.00	100.20	
OS2	12.34	15.00	0.35	1.00	9.00	38.87	
OS3	13.01	15.00	0.35	1.00	9.00	40.98	
OS4	14.51	15.00	0.35	1.00	9.00	45.71	

N

200 100 0 200 400

SCALE IN FEET
1" = 200'

PRELIMINARY PROPOSED DRAINAGE PLAN

TERRACINA

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 12, 2017 CASE NO. P2017-055 **SHEET 2 OF 2**

06537\DWG\6537 Preliminary Plat Ph 1.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Jim Douglas *of Douglas Properties, Inc.*

AGENDA ITEM: **P2017-055**; *Preliminary Plat for Terracina Estates Addition, Phase I*

SUMMARY:

Discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a preliminary plat for *Phase 1* of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The purpose of the applicant's submittal is to *preliminary plat Phase 1* of the *Terracina Estates Subdivision*. The *Terracina Estates Subdivision* is a two (2) phase, master planned community that will be composed of 204 single-family residential lots on an approximately 81.49-acre tract of land with *Phase 1* containing 110 lots and *Phase 2* containing 94 lots. The development will consist of two (2) lot sizes as indicated in the *Lot Dimensional Requirements* table below. Additionally, the development will consist of 18.97-acres of open space (*or ~23.3% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Lot Dimensional Requirements:

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1] & [5]	65'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF
Minimum Front Yard Setback [2]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	36'	36'
Minimum Rear Yard Setback [4]	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	2,000 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: *The minimum lot width shall be measured at the Front Yard Building Setback.*

[2]: *The location of the Front Yard Building Setback as measured from the front property line.*

[3]: *The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.*

[4]: *As measured from the rear yard property line.*

[5]: *Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear*

streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

- ✓ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the comprehensive plan, the Unified Development Code, the thoroughfare plan, and the requirements of the subdivision ordinance. The proposed *preliminary plat* meets the intent and stated purpose for development of the site. In addition, the proposed *preliminary plat* generally conforms to the concept plan approved with Planned Development District 82 (PD-82) by the City Council on June 20, 2016 under *Case No. Z2016-013* [*Ordinance No. 16-43*].

- ✓ On November 7, 2017 the Parks Board reviewed the proposed *preliminary plat* and approved a motion to recommend approval with the following conditions:

    1) That the developer shall be required to pay pro-rata equipment fees in the amount of $58,410.00 (*i.e. 110 lots @ $531.00 per lot*) and shall be used to provide amenities to the 9.44-acre public park dedicated for Phase I of the development.

- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for *Phase 1* of the *Terracina Estates Subdivision* staff would recommend the following conditions of approval:

1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) The applicant shall adhere to the recommendations made by the Parks Board;

3) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-055	**Owner**		**Applied**	10/16/2017 LM
Project Name	Terracina Estates Phase 1	**Applicant**	DOUGLAS PROPERTIES	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
ROCHELLE ROAD	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	See Comments
(10/19/2017 5:35 PM AW) See Markup -Show detention -No detention in public parks -Wetland determination -Add note: All open space, drainage, and detention easement to be maintained, repaired, and replaced by HOA - Drainage not reviewed -Show NTMWD easement -4% engineering fees -Impact fees -Timbercreek lift station upgrades -Possible off-site sewer infrastructure improvements -$552.28/acre pro-rata -Mims lift station upgrade -CCN release from Blackland							
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
PLANNING	David Gonzales	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of a preliminary plat for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, November 7, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements stipulated by the PD Ordinance (PD-82) as amended.

2. The preliminary plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.

3. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. Approval of a final treescape plan will be required at final plat.

4. Provide a label indicating the width of the lot at the build line for the following lots: 8, 9, 10, 11, & 12, Block B. Must be a minimum of 50-ft at the build line.

5. The preliminary plat shall conform to Park District No. 22 requirements and the recommendations made by the Parks Board at their regularly scheduled meeting on November 7, 2017.

6. Provide a label indicating "Case No. P2017-055" on the lower right corner on all pages of the revised submittal.

7. Submittal and approval of civil engineering plans prior to submittal of final plat.

Although not requried staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: October 24, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

Parks Board Meeting: November 7, 2017 (6:00 p.m.)

Planning - Regular Meeting: November 14, 2017 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Regular Meeting: November 20, 2017(6:00 p.m.) [City Council to take action]

BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'

CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'

CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

JOHN A. RAMSEY SURVEY
A-186

N 88°33'55" E 1652.63'

ALLEY

Show detention

-Show NTMWD easement
-4% engineering fees
-Impact fees
-Timbercreek lift station upgrades
-Possible off-site sewer infrastructure improvements
-$552.28/acre pro-rata
-Mims lift station upgrade
-CCN release from Blackland

1-X
OPEN SPACE
223,807 SF
5.138 AC.

OAKCREST DR
50' R.O.W.

ACACIA DR
50' R.O.W.

LASALLE DR
50' R.O.W.

CAYMAN WAY
50' R.O.W.

TERRACINA WAY
50' R.O.W.

HIDDEN COVE CT
50' R.O.W.

MESA VERDE DR
50' R.O.W.

SEDONA DR
50' R.O.W.

GUADALUPE DR
60' R.O.W.

ROCHELL RD
ROCKWALL CITY LIMITS
ROCKWALL ETJ

RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SURVEY
A-167

JOHN A. RAMSEY SURVEY
A-186

CALLED 81.49 ACRES
WEST UNION INVESTMENT CO.
VOL. 377 PG. 273
D.R.R.C.T.

ZONED: PD-82

1-X
OPEN SPACE

EXISTING BUILDING

PARK & DETENTION AREA
569,753 SF
13.080 AC.

TRACT 3

TRACT 4

TRACT 5

TRACT 6

(SEE SHEET 2 OF 3)

(SEE SHEET 3 OF 3)

N

100 50 0 100 200

SCALE IN FEET
1" = 100'

SHEET 1
SHEET 3
SHEET 2

KEY MAP
N.T.S.

EASEMENT & BUILDING LINE DETAIL

STREET
10' U.E.
10'x10' S.W.E.
20' B.L.
10' B.L.
5' B.L.
1
2
3
STREET

TYPICAL LOT DETAIL
N.T.S.

-No detention in public parks
-Wetland determination
-Add note: All open space, drainage, and detention easement to be maintained, repaired, and replaced by HOA
- Drainage not reviewed

ZONING DISTRICT: PD-82
OPEN SPACE = 6.060 AC.
PARK = 13.080 AC.
110 DWELLING UNITS
2.00 UNITS PER ACRE

OWNER
WEST UNION INVESTMENT CO.
23545 CRENSHAW BLVD., STE 201
TORRANCE, CA 90505

DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
FIRM NO. 10177500

PRELIMINARY PLAT

TERRACINA, PHASE ONE

BEING

54.995 ACRES

SITUATED IN THE

J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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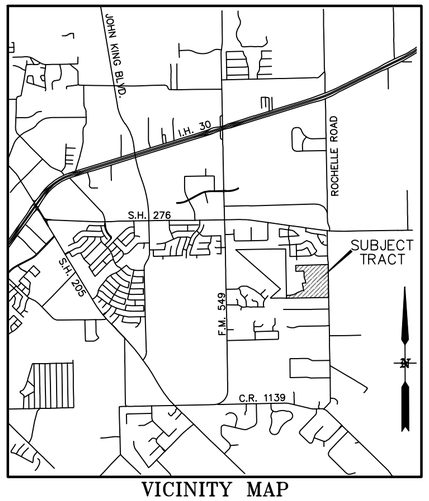
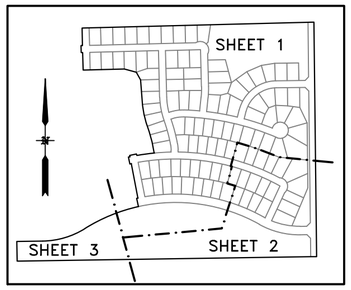
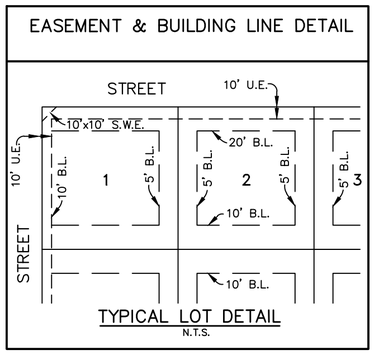
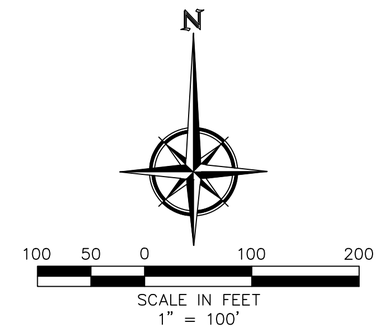


VICINITY MAP
N.T.S.



KEY MAP
N.T.S.





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	LEGEND
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
D.R.C.R.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.C.R.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME

Notes:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. A 1/2-inch iron rod will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
3. By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

ZONING DISTRICT: PD-82
OPEN SPACE = 6.060 AC.
PARK = 13.080 AC.
110 DWELLING UNITS
2.00 UNITS PER ACRE

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PRELIMINARY PLAT

TERRACINA, PHASE ONE

BEING

54.995 ACRES

SITUATED IN THE

J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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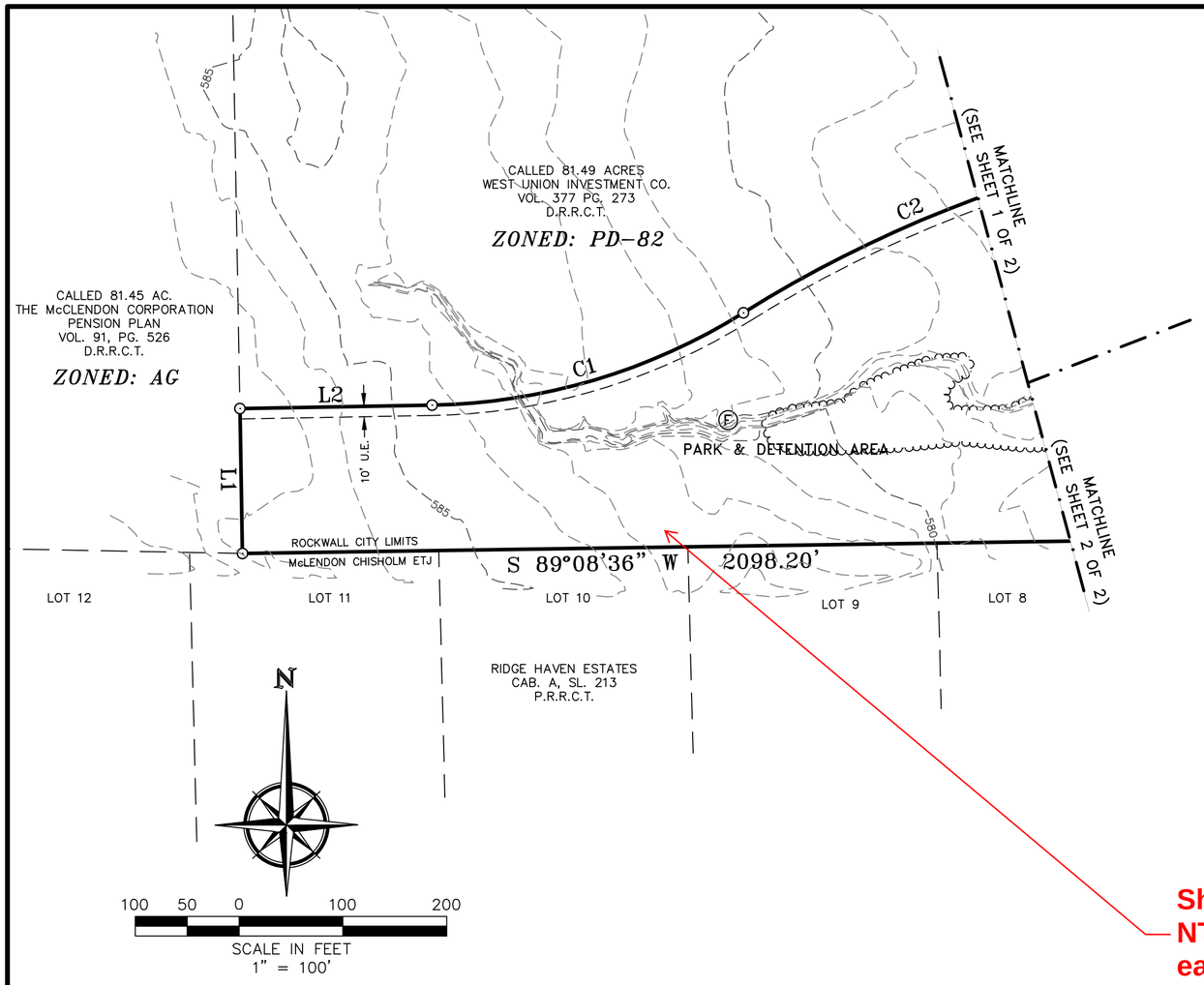
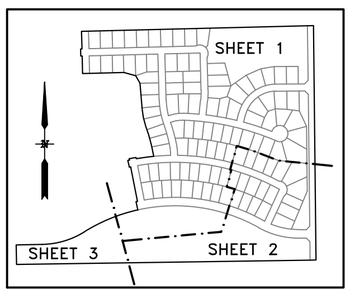


Show NTMWD easement



KEY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	030°59'26"	585.00'	162.18'	316.42'	N 73°28'57" E	312.58'
C2	019°28'43"	1219.90'	209.38'	414.72'	S 67°43'32" W	412.73'
C3	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C4	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C5	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C6	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 1°01'20" W	139.54'
L2	N 88°58'40" E	185.00'
L3	N 12°32'10" W	60.00'
L4	N 10°58'09" W	250.04'
L5	N 12°16'48" W	50.00'
L6	N 10°58'09" W	10.20'
L7	N 79°01'51" E	50.00'
L8	S 10°58'09" E	10.20'
L9	N 11°22'18" W	81.90'
L10	N 15°12'53" W	74.64'
L11	N 18°37'29" W	67.02'
L12	N 14°35'37" W	62.88'
L13	N 9°02'55" W	62.88'
L14	N 4°40'22" W	182.68'
L15	N 29°12'36" W	62.23'
L16	N 74°53'55" W	87.62'
L17	N 1°26'05" W	125.00'
L18	S 88°33'55" W	10.00'
L19	N 1°26'05" W	50.00'
L20	N 88°33'55" E	10.00'
L21	N 1°26'05" W	125.00'
L22	N 43°33'55" E	40.00'
L23	S 23°14'44" W	32.50'
L24	N 72°15'55" E	39.95'
L25	S 0°15'48" E	36.06'
L26	N 72°06'38" E	40.00'
L27	N 45°28'12" E	20.00'
L28	N 71°15'03" E	83.80'
L29	N 88°33'55" E	82.00'
L30	S 86°32'04" E	86.90'
L31	N 75°48'56" E	52.29'
L32	N 44°21'23" E	35.36'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L33	N 45°38'37" W	35.36'
L34	N 81°26'23" E	68.21'
L35	N 84°09'30" E	65.03'
L36	N 87°05'46" E	79.04'
L37	S 89°57'57" E	65.03'
L38	S 87°18'49" E	65.03'
L39	S 84°39'41" E	65.03'
L40	S 81°43'25" E	79.04'
L41	S 78°47'08" E	65.03'
L42	S 76°08'00" E	65.03'
L43	S 73°28'52" E	65.03'
L44	S 70°49'44" E	65.03'
L45	S 67°53'28" E	79.04'
L46	S 64°57'11" E	65.03'
L47	S 62°10'43" E	75.19'
L48	S 68°55'06" E	73.11'
L49	S 68°55'06" E	84.36'
L50	S 70°49'58" E	64.62'
L51	S 73°16'55" E	81.33'
L52	S 75°44'18" E	64.86'
L53	S 77°55'05" E	64.86'
L54	S 80°10'55" E	69.87'
L55	S 82°26'45" E	64.86'
L56	S 84°37'32" E	64.86'
L57	S 86°48'23" E	64.94'
L58	N 87°52'02" E	62.41'
L59	N 44°21'23" E	35.36'
L60	N 70°52'31" E	53.34'
L61	N 29°10'19" E	51.58'
L62	S 82°47'59" E	87.93'
L63	N 45°38'37" W	35.36'

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'

CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'

CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

ZONING DISTRICT: PD-82
OPEN SPACE = 6.060 AC.
PARK = 13.080 AC.
110 DWELLING UNITS
2.00 UNITS PER ACRE

OWNER
WEST UNION INVESTMENT CO.
23545 CRENSHAW BLVD., STE 201
TORRANCE, CA 90505

DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(214) 395-9386
FAX (214) 295-9844
FIRM NO. 10177500

PRELIMINARY PLAT

TERRACINA, PHASE ONE

BEING

54.995 ACRES

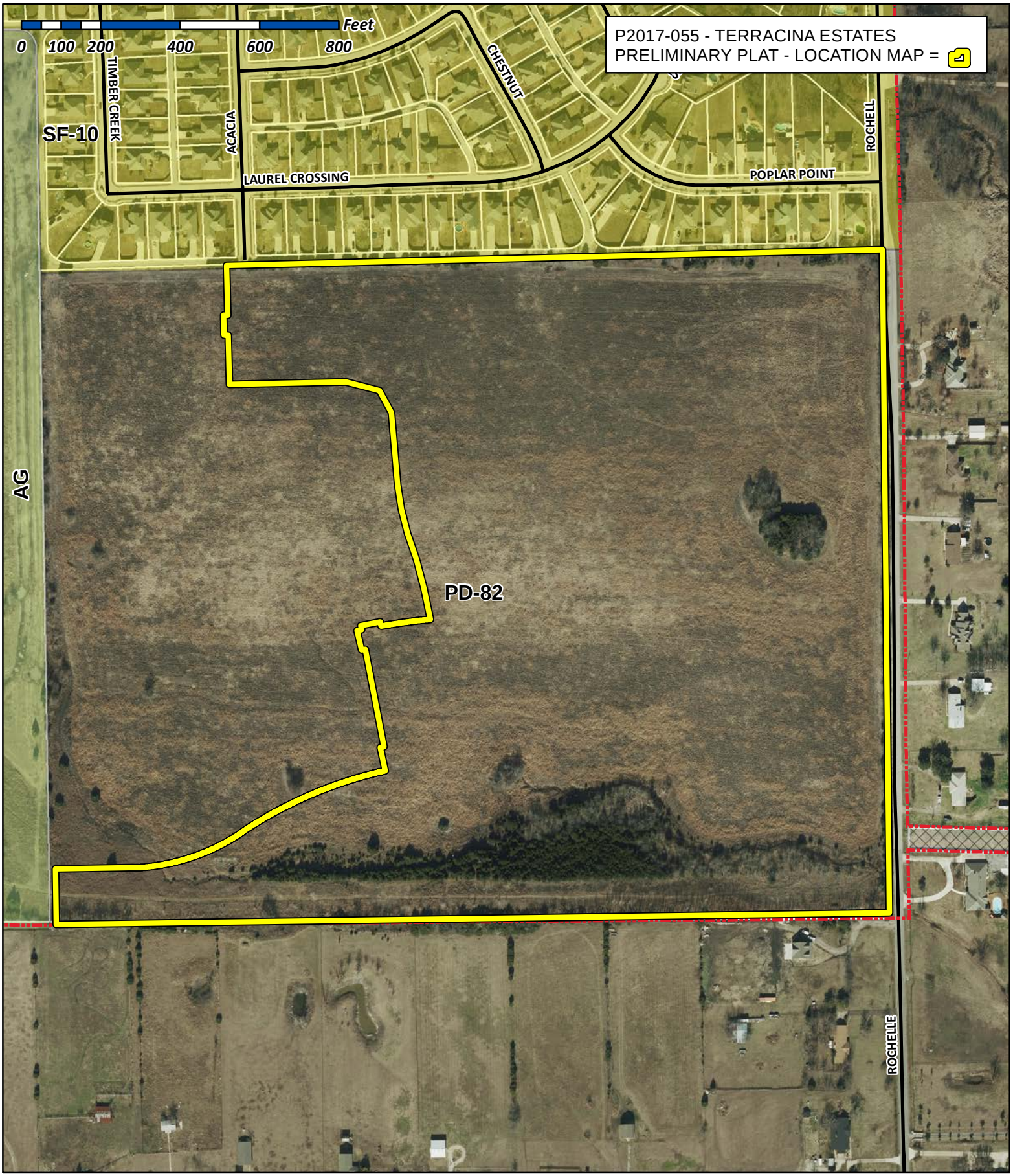
SITUATED IN THE

J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 12, 2017 CASE NO. P2017-___

06537\DWG\6537 Preliminary Plat Ph 1.dwg



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Suite 200
Wylie, Texas 75098
Tel: 972-941-8400
Fax: 972-941-8401

November 7, 2017

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, TX 75074

RE: TERRACINA ESTATES PD 82
ROCKWALL, TX

Dear Mr. Miller:

We hereby request that the master plat and preliminary plat application for Terracina Estates be amended to include only the area covered in PD 82. The preliminary plat for phase 1 includes only the area currently in PD 82. We would like to move forward with on our current schedule which includes the park board meeting tonight.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

Richard Hovas, P.E.

ENGINEERING CONCEPT DESIGN, LP

BENCHMARKS:

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TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

JOHN A. RAMSEY SURVEY
A-186

N 88°33'55" E 1652.63'

ALLEY

RETENTION POND

1-X
OPEN SPACE
223,807 SF
5.14 AC.

OAKCREST DR
50' R.O.W.

ACACIA DR
50' R.O.W.

LASALLE DR
50' R.O.W.

CAYMAN WAY
50' R.O.W.

TERRACINA WAY
50' R.O.W.

HIDDEN COVE CT
50' R.O.W.

MESA VERDE DR
50' R.O.W.

SEDONA DR
50' R.O.W.

GUADALUPE DR
60' R.O.W.

ROCHELL RD
42.5' R.O.W.

S 0°38'37" E 1670.00'

2-X
OPEN SPACE

EXISTING BUILDING

PARK
411,112 SF
9.44 AC.

TRACT 3

RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

HENRY K. NEWELL SURVEY
A-167

TRACT 4

TRACT 5

TRACT 6

ROCKWALL CITY LIMITS
ROCKWALL ETJ

JOHN A. RAMSEY SURVEY
A-186

CALLED 81.49 ACRES
WEST UNION INVESTMENT CO.
VOL. 377 PG. 273
D.R.R.C.T.

ZONED: PD-82

N

100 50 0 100 200
SCALE IN FEET
1" = 100'

SHEET 1
SHEET 2
SHEET 3

KEY MAP
N.T.S.

EASEMENT & BUILDING LINE DETAIL

STREET
10' U.E.
10'x10' S.W.E.
20' B.L.
10' B.L.
5' B.L.
1
2
3

TYPICAL LOT DETAIL
N.T.S.

(SEE SHEET 2 OF 3)

(SEE SHEET 3 OF 3)

ZONING DISTRICT: PD-82
OPEN SPACE = 9.70 AC.
PARK = 9.44 AC.
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2.00 UNITS PER ACRE

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TERRACINA, PHASE ONE

BEING

54.995 ACRES

SITUATED IN THE

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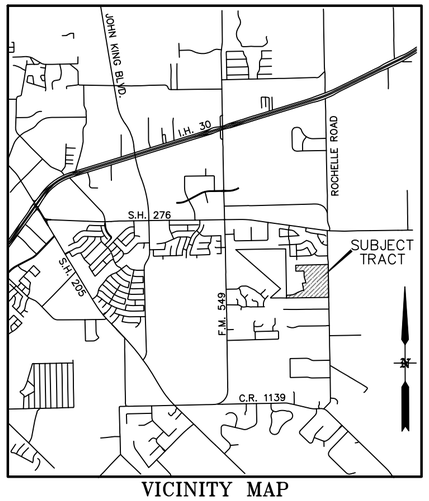
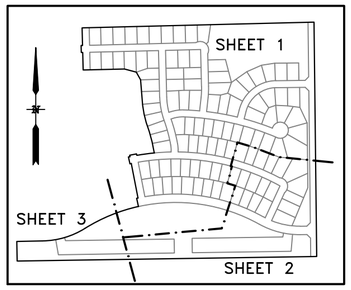
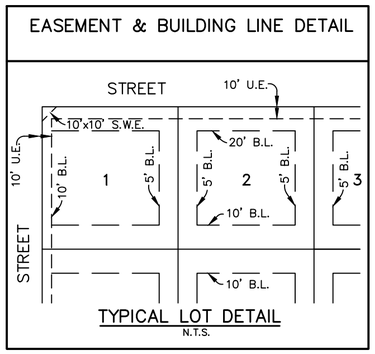
DATE: NOVEMBER 7, 2017 CASE NO. P2017-055 SHEET 1 OF 3

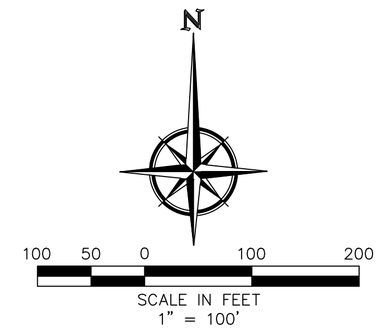


VICINITY MAP
N.T.S.



KEY MAP
N.T.S.





BENCHMARKS:

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	LEGEND
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
D.R.C.R.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.C.R.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME

Notes:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. A 1/2-inch iron rod will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
3. By graphical plotting, the parcel shown hereon lies within Zone X, as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0045L, dated September 26, 2008. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.

ZONING DISTRICT: PD-82
OPEN SPACE = 9.70 AC.
PARK = 9.44 AC.
110 DWELLING UNITS
2.00 UNITS PER ACRE

OWNER
WEST UNION INVESTMENT CO.
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TORRANCE, CA 90505

DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
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BEING

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SITUATED IN THE

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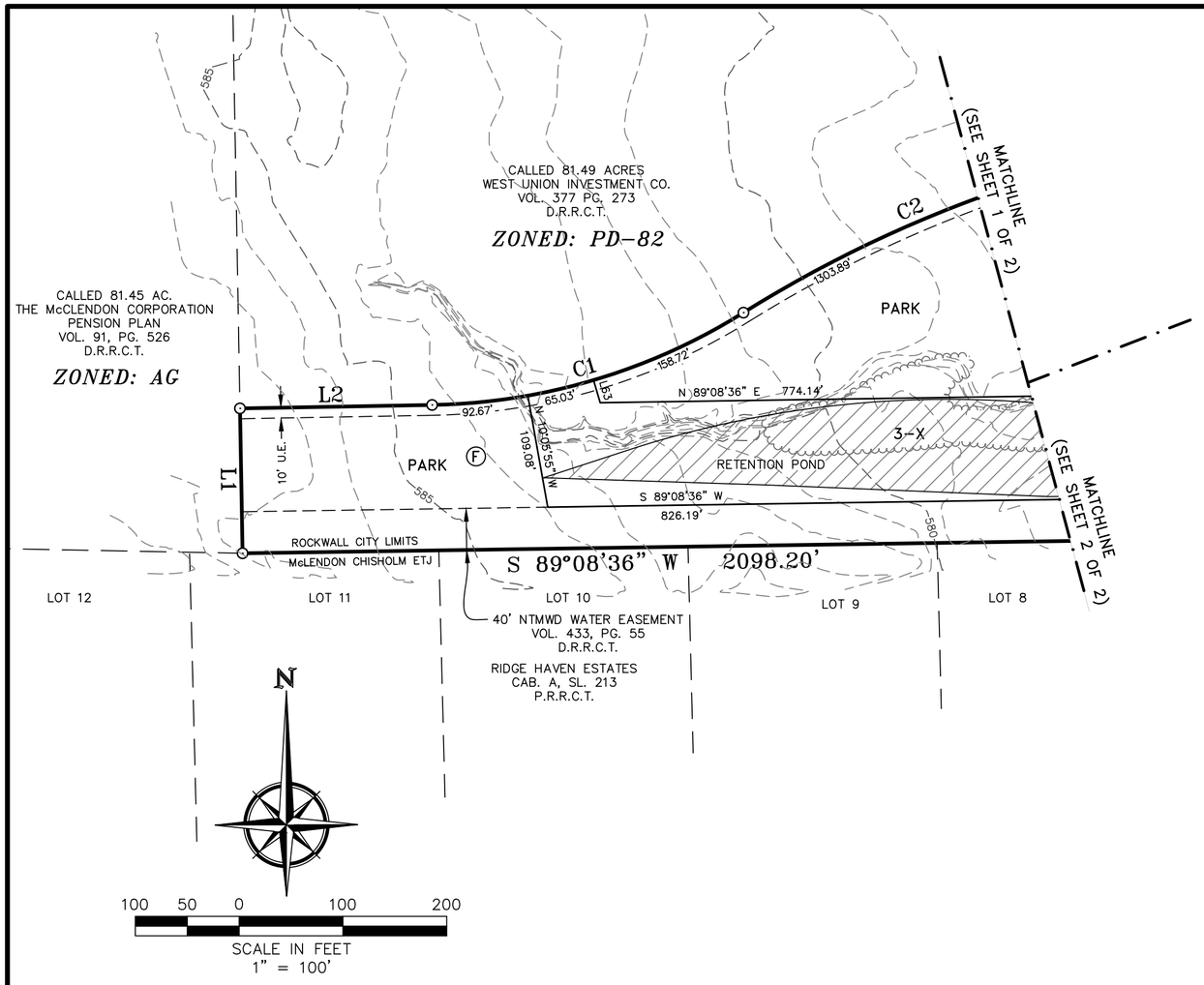
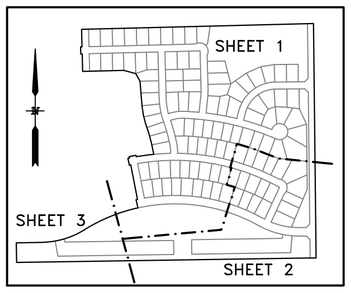
DATE: NOVEMBER 7, 2017 CASE NO. P2017-055 SHEET 2 OF 3





KEY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	030°59'26"	585.00'	162.18'	316.42'	N 73°28'57" E	312.58'
C2	019°28'43"	1219.90'	209.38'	414.72'	S 67°43'32" W	412.73'
C3	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C4	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C5	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C6	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C7	007°25'19"	600.00'	38.92'	77.72'	N 2°16'35" E	77.67'
C8	075°04'06"	250.00'	192.07'	327.55'	S 51°49'20" W	304.62'
C9	019°29'25"	250.00'	42.94'	85.04'	S 82°00'38" W	84.63'
C10	021°29'24"	1855.00'	352.01'	695.75'	N 77°29'58" W	691.68'
C11	018°23'27"	500.00'	80.94'	160.49'	S 10°37'48" E	159.80'
C12	009°39'31"	1100.00'	92.94'	185.43'	N 14°59'46" W	185.21'
C13	009°54'13"	250.00'	21.66'	43.21'	N 5°12'54" W	43.16'
C14	042°12'11"	1555.00'	600.07'	1145.39'	N 81°10'42" W	1119.67'
C15	041°45'32"	1250.00'	476.81'	911.04'	N 81°39'24" W	891.01'
C16	029°51'59"	555.00'	148.02'	289.30'	S 75°42'37" E	286.04'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 1°01'20" W	139.54'
L2	N 88°58'40" E	185.00'
L3	N 12°32'10" W	60.00'
L4	N 10°58'09" W	250.04'
L5	N 12°16'48" W	50.00'
L6	N 10°58'09" W	10.20'
L7	N 79°01'51" E	50.00'
L8	S 10°58'09" E	10.20'
L9	N 11°22'18" W	81.90'
L10	N 15°12'53" W	74.64'
L11	N 18°37'29" W	67.02'
L12	N 14°35'37" W	62.88'
L13	N 9°02'55" W	62.88'
L14	N 4°40'22" W	182.68'
L15	N 29°12'36" W	62.23'
L16	N 74°53'55" W	87.62'
L17	N 1°26'05" W	125.00'
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Mayor, City of Rockwall — City Secretary — City Engineer

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DATE: NOVEMBER 7, 2017 CASE NO. P2017-055 SHEET 3 OF 3

TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

JOHN A. RAMSEY SURVEY
A-186

HENRY K. NEWELL
A-167

EX. 8" WL
EX. 8" SS
EX. 12" WL
EX. 39" RCP

ACACIA DRIVE
(50' R.O.W / 29' PAVEMENT)

OAKCREST DRIVE
(50' R.O.W / 29' PAVEMENT)

LASALLE DRIVE
(50' R.O.W / 29' PAVEMENT)

CAYMAN WAY
(50' R.O.W / 29' PAVEMENT)

TERRACINA WAY
(50' R.O.W / 29' PAVEMENT)

HIDDEN COVE COURT
(50' R.O.W / 29' PAVEMENT)

MESA VERDE DRIVE
(50' R.O.W / 29' PAVEMENT)

SIERRA DRIVE
(50' R.O.W / 29' PAVEMENT)

GUADALUPE DRIVE
(60' R.O.W / 41' PAVEMENT)

ROCHELL ROAD
(FUTURE 88' R.O.W / PROPOSED 29' PAVEMENT)

RETENTION POND

1-X
OPEN SPACE

2-X
OPEN SPACE

TRACT 3
RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

EXISTING
ROCHELL ROAD

EXISTING
BUILDING

EXISTING
FENCE

PARK

PROP. 8" WL
PROP. 8" SS
PROP. 12" WL
PROP. 16" WL

(SEE MATCHLINE SHEET 2 OF 2)

60' ROW
9.5' | 6" | 2' | 5' | 2.5' | 9' PARKING LANE | 11' LANE | ℄ | 11' LANE | 9' PARKING LANE | 2.5' | 5' | 2' | 6" | 9.5'
SIDEWALK — SIDEWALK

MINOR COLLECTOR AND/OR LOCAL COMMERCIAL UNDIVIDED

85' ROW
10.5' | 6" | 2' | 5' | 3.5' | 12' LANE | 12' LANE | 6" | ℄ | 14' | 6" | 12' LANE | 12' LANE | 3.5' | 5' | 2' | 6" | 10.5'
SIDEWALK — SIDEWALK

MINOR ARTERIAL DIVIDED 4-LANE
M4D

50' ROW
10.5' | 6" | 2' | 5' | 3.5' | 14' LANE | ℄ | 14' LANE | 3.5' | 5' | 2' | 6" | 10.5'
SIDEWALK — SIDEWALK

LOCAL (RESIDENTIAL STREET)

BENCHMARKS:

CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95

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100 50 0 100 200
SCALE IN FEET
1" = 100'

PLAN 1
PLAN 2
PLAN 2

KEY MAP
N.T.S.

JOHN KING BLVD.
I.H. 30
ROCHELLE ROAD
S.H. 276
S.H. 205
F.M. 549
C.R. 1139
SUBJECT TRACT

VICINITY MAP
N.T.S.

PRELIMINARY UTILITIES AND PAVING PLAN 1

TERRACINA, PHASE ONE

BEING

54.995 ACRES

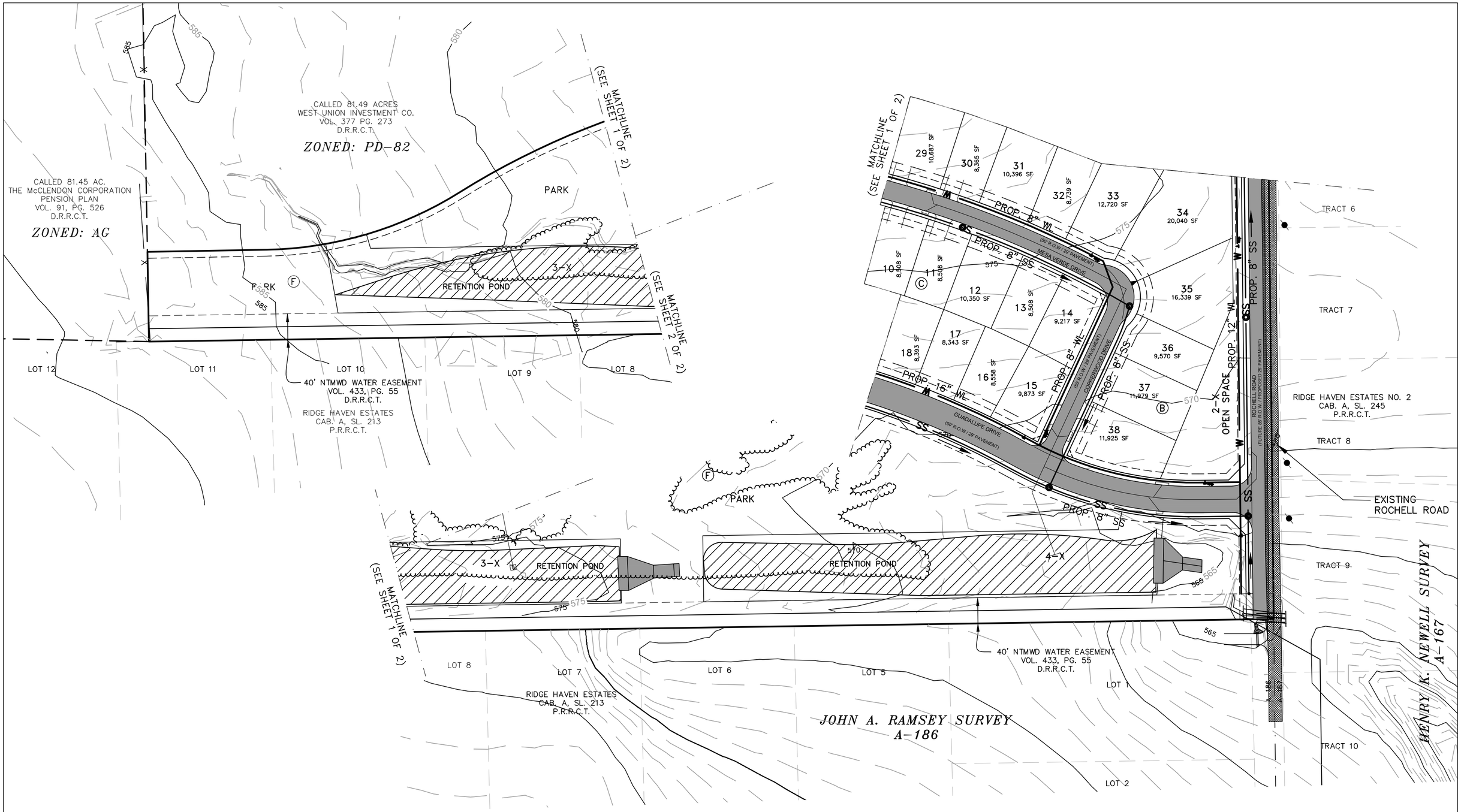
SITUATED IN THE

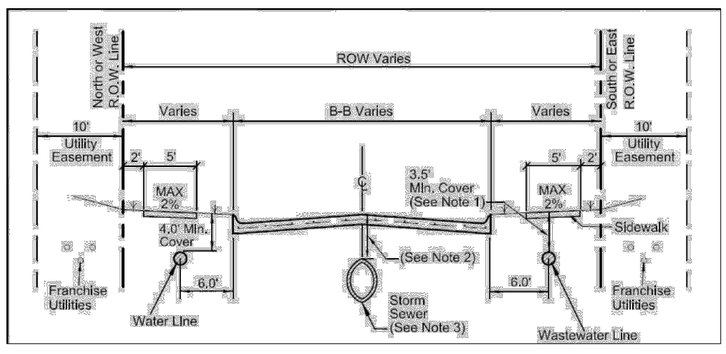
J.A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: OCTOBER 12, 2017 CASE NO. P2017-055 **SHEET 1 OF 5**

06537\DWG\6537 Preliminary Plat Ph 1.dwg





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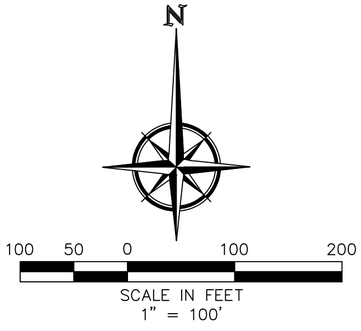

PRELIMINARY UTILITIES AND PAVING PLAN 2

TERRACINA, PHASE ONE

BEING

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TIMBER CREEK ESTATES
CAB. E SL. 55
P.R.R.C.T.

ZONED: SF-10

JOHN A. RAMSEY SURVEY
A-186

HENRY K. NEWELL SUR
A-167

ACACIA DRIVE

OAKCREST DRIVE

LASALLE DRIVE

CAYMAN WAY

TERRACINA WAY

HIDDEN COVE COURT

MESA VERDE DRIVE

SEDONA DRIVE

GUADALUPE DRIVE

ROCHELL ROAD

EX. 8" WL

EX. 12" WL

EX. 8" SS

EX. 39" RCP

PROP. 39" RCP

PROP. 30" RCP

PROP. 21" RCP

PROP. 48" RCP

PROP. 27" RCP

PROP. 36" RCP

PROP. 24" RCP

PROP. 42" RCP

PROP. 54" RCP

RETENTION AREA

1-X OPEN SPACE

2-X OPEN SPACE

EXISTING BUILDING

EXISTING FENCE

EXISTING ROCHELL ROAD

TRACT 3

RIDGE HAVEN ESTATES NO. 2
CAB. A, SL. 245
P.R.R.C.T.

TRACT 4

TRACT 5

TRACT 6

A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8

B-1 B-2 B-3 B-4 B-5

C-1 C-2 C-5 C-6 C-7

D-1 D-2 D-3 D-4 D-5 D-6/7

Flt.

CALLED 81.49 ACRES
WEST UNION INVESTMENT CO.
VOL. 377 PG. 273
D.R.R.C.T.

ZONED: PD-82

PARK

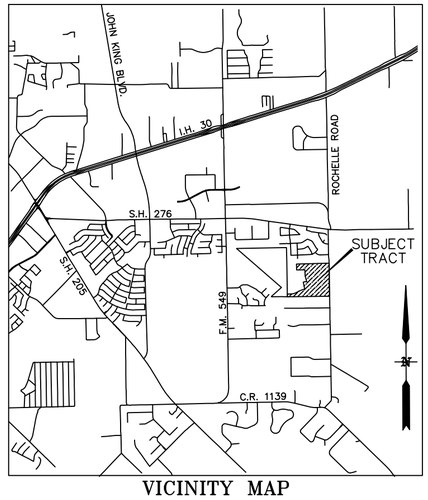
MATCHLINE (SEE SHEET 2 OF 2)

MATCHLINE (SEE SHEET 2 OF 2)

N

100 50 0 100 200

SCALE IN FEET
1" = 100'



VICINITY MAP
N.T.S.

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PRELIMINARY DRAINAGE PLAN 1

TERRACINA, PHASE ONE

BEING

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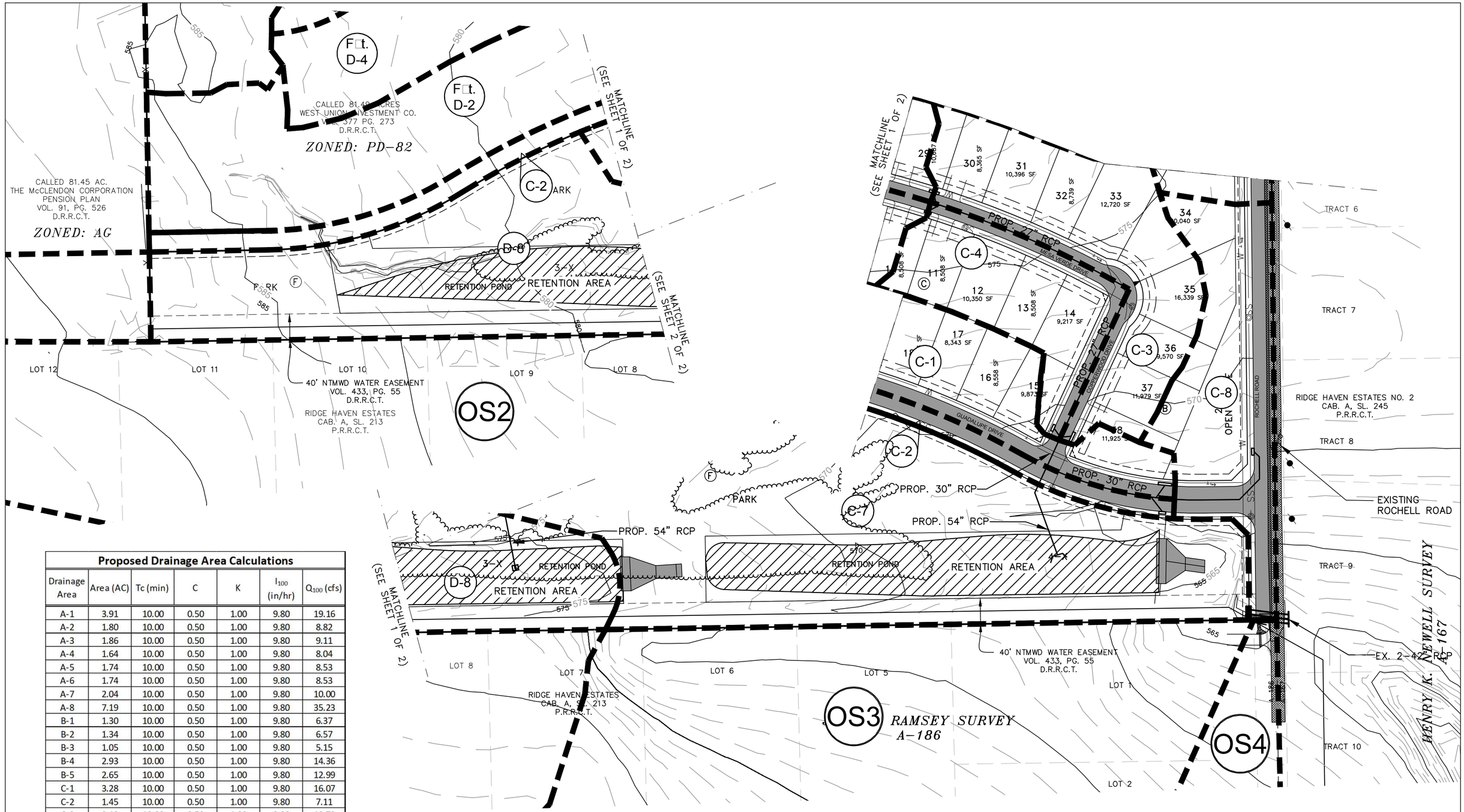
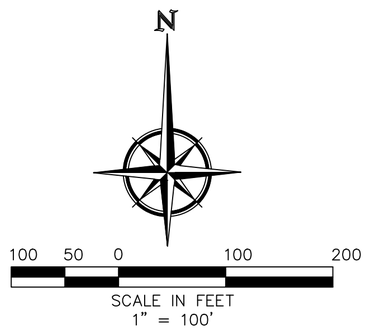


Proposed Drainage Area Calculations

Drainage Area	Area (AC)	Tc (min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)
A-1	3.91	10.00	0.50	1.00	9.80	19.16
A-2	1.80	10.00	0.50	1.00	9.80	8.82
A-3	1.86	10.00	0.50	1.00	9.80	9.11
A-4	1.64	10.00	0.50	1.00	9.80	8.04
A-5	1.74	10.00	0.50	1.00	9.80	8.53
A-6	1.74	10.00	0.50	1.00	9.80	8.53
A-7	2.04	10.00	0.50	1.00	9.80	10.00
A-8	7.19	10.00	0.50	1.00	9.80	35.23
B-1	1.30	10.00	0.50	1.00	9.80	6.37
B-2	1.34	10.00	0.50	1.00	9.80	6.57
B-3	1.05	10.00	0.50	1.00	9.80	5.15
B-4	2.93	10.00	0.50	1.00	9.80	14.36
B-5	2.65	10.00	0.50	1.00	9.80	12.99
C-1	3.28	10.00	0.50	1.00	9.80	16.07
C-2	1.45	10.00	0.50	1.00	9.80	7.11
C-3	2.19	10.00	0.50	1.00	9.80	10.73
C-4	1.35	10.00	0.50	1.00	9.80	6.62
C-5	2.02	10.00	0.50	1.00	9.80	9.90
C-6	2.12	10.00	0.50	1.00	9.80	10.39
C-7	8.19	10.00	0.50	1.00	9.80	40.13
C-8	1.65	10.00	0.50	1.00	9.80	8.09
D-1	2.21	10.00	0.50	1.00	9.80	10.83
D-5	1.58	10.00	0.50	1.00	9.80	7.74
D-8	8.19	10.00	0.50	1.00	9.80	40.13
Fut. D-2	3.38	10.00	0.50	1.00	9.80	16.56
Fut. D-3	2.07	10.00	0.50	1.00	9.80	10.14
Fut. D-4	2.14	10.00	0.50	1.00	9.80	10.49
Fut. D-6/7	5.07	10.00	0.50	1.00	9.80	24.84
OS2	12.34	15.00	0.35	1.00	9.00	38.87
OS3	13.01	15.00	0.35	1.00	9.00	40.98
OS4	14.51	15.00	0.35	1.00	9.00	45.71



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PRELIMINARY DRAINAGE PLAN 2

TERRACINA, PHASE ONE

BEING

54.995 ACRES

SITUATED IN THE

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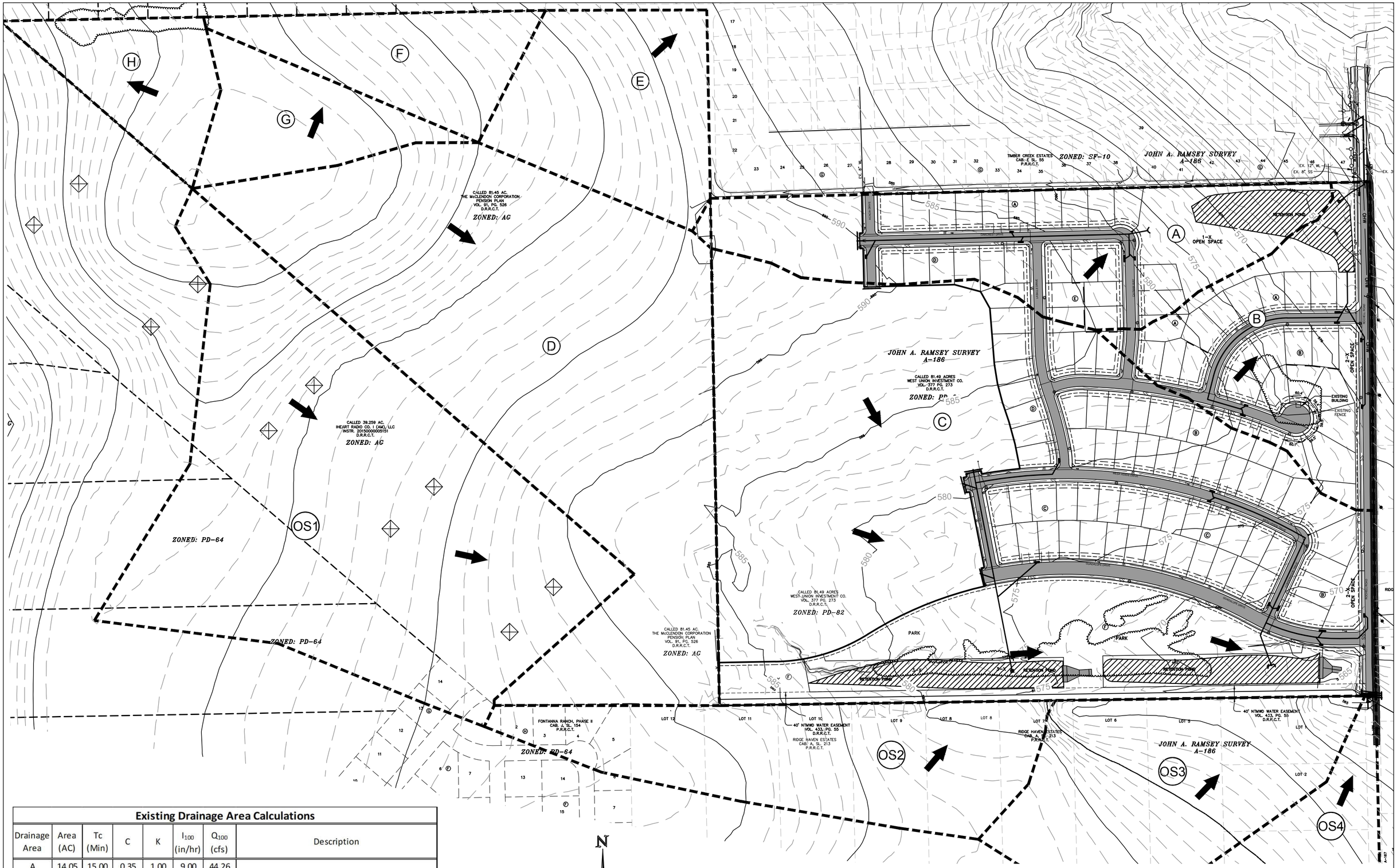

Existing Drainage Area Calculations							
Drainage Area	Area (AC)	Tc (Min)	C	K	I_{100} (in/hr)	Q_{100} (cfs)	Description
A	14.05	15.00	0.35	1.00	9.00	44.26	
B	10.73	15.00	0.35	1.00	9.00	33.80	
C	56.73	15.00	0.35	1.00	9.00	178.70	
D	34.72	15.00	0.35	1.00	9.00	109.37	
E	8.90	15.00	0.35	1.00	9.00	28.04	
F	5.76	15.00	0.35	1.00	9.00	18.14	
G	4.93	15.00	0.35	1.00	9.00	15.53	Area not accounted for by existing development
H	4.68	15.00	0.35	1.00	9.00	14.74	
OS1	31.81	15.00	0.35	1.00	9.00	100.20	
OS2	12.34	15.00	0.35	1.00	9.00	38.87	
OS3	13.01	15.00	0.35	1.00	9.00	40.98	
OS4	14.51	15.00	0.35	1.00	9.00	45.71	

N

200 100 0 200 400

SCALE IN FEET
1" = 200'

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PRELIMINARY EXISTING DRAINAGE PLAN

TERRACINA, PHASE ONE

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06537\DWG\6537 Preliminary Plat Ph 1.dwg

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

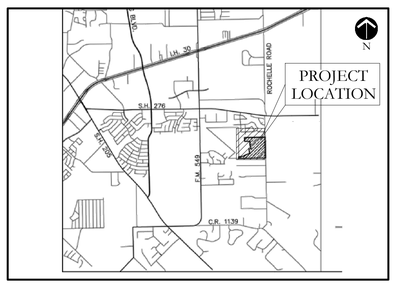
CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

□TERRACINA - TRACT 1□

CITY OF ROC□WALL

ROC□WALL COUNTY, TEXAS

SUBMITTAL DATE Octo□er 13, 2017



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L9	LANDSCAPE PLANS
L10-L15	LANDSCAPE DETAILS

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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PH. (972) 422-1658
CONTACT: JR DOUGLAS

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BLOOMFIELD HOMES, LP.
1050 E. STATE HWY 114
SUITE 210
SOUTHLAKE, TX 76092
INST. NO. 2014-0000016643

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ENGINEERING CONCEPTS & DESIGNS, L.P.
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CODY JOHNSON
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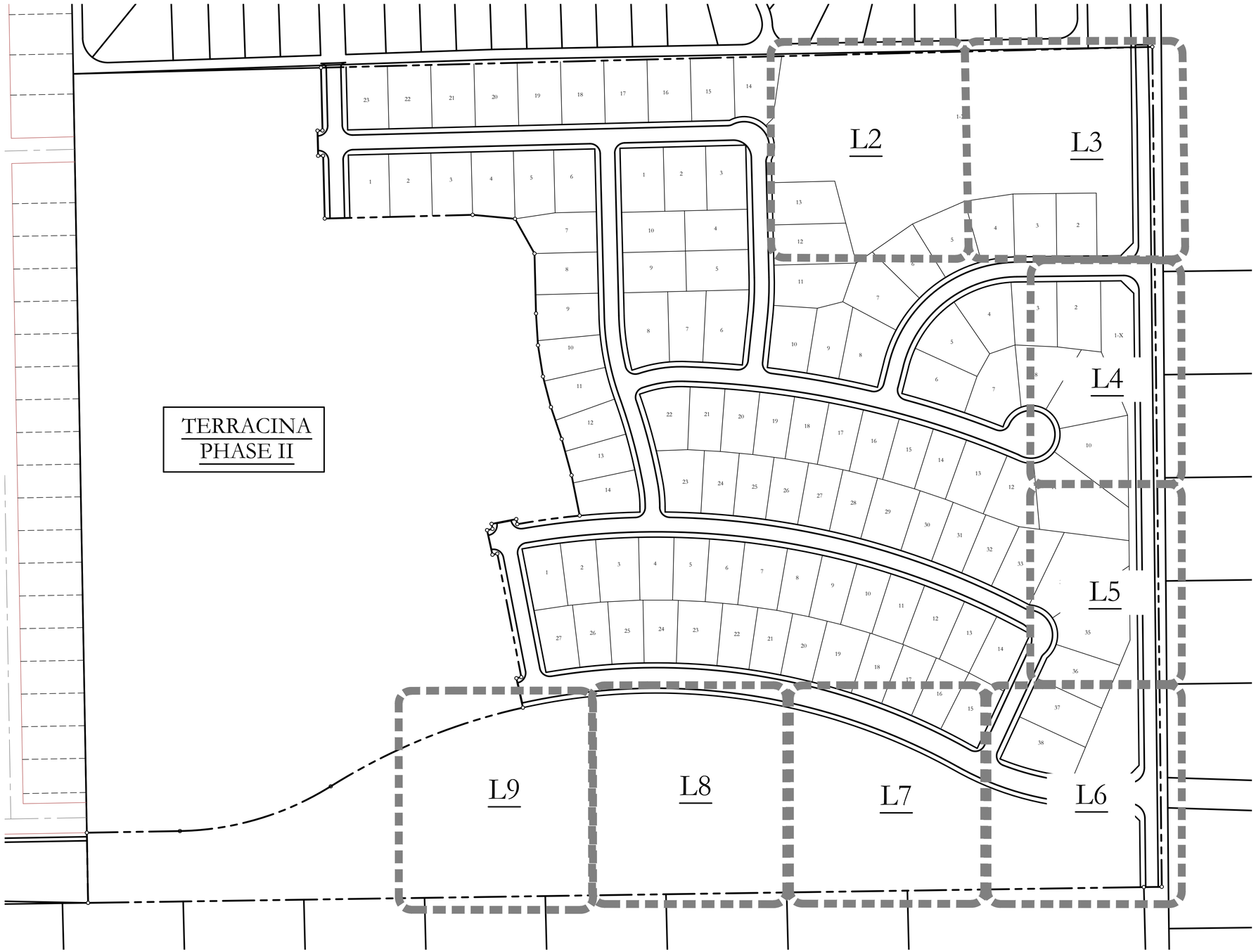

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

100 50 0 100
Scale: 1" = 100'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

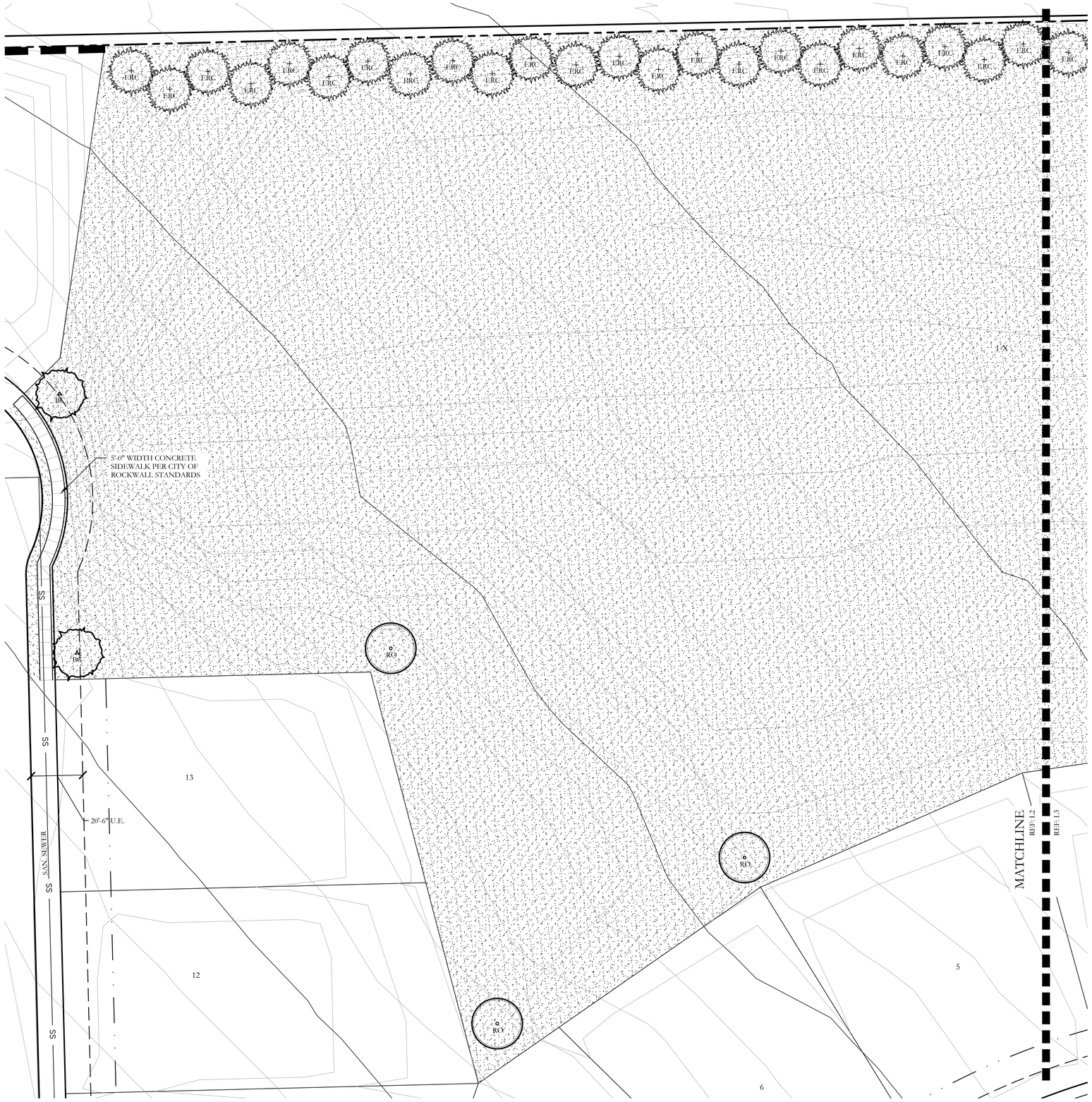
Overall Landscape Plan

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DPI006

SHEET NO.
L1 of 15



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
LO	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
RO	RO	RED OAK	QUERCUS RUBRA	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

20 10 0 20
Scale: 1" = 20'-0"

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SCREENING AND BUFFERING

Landscape Plan

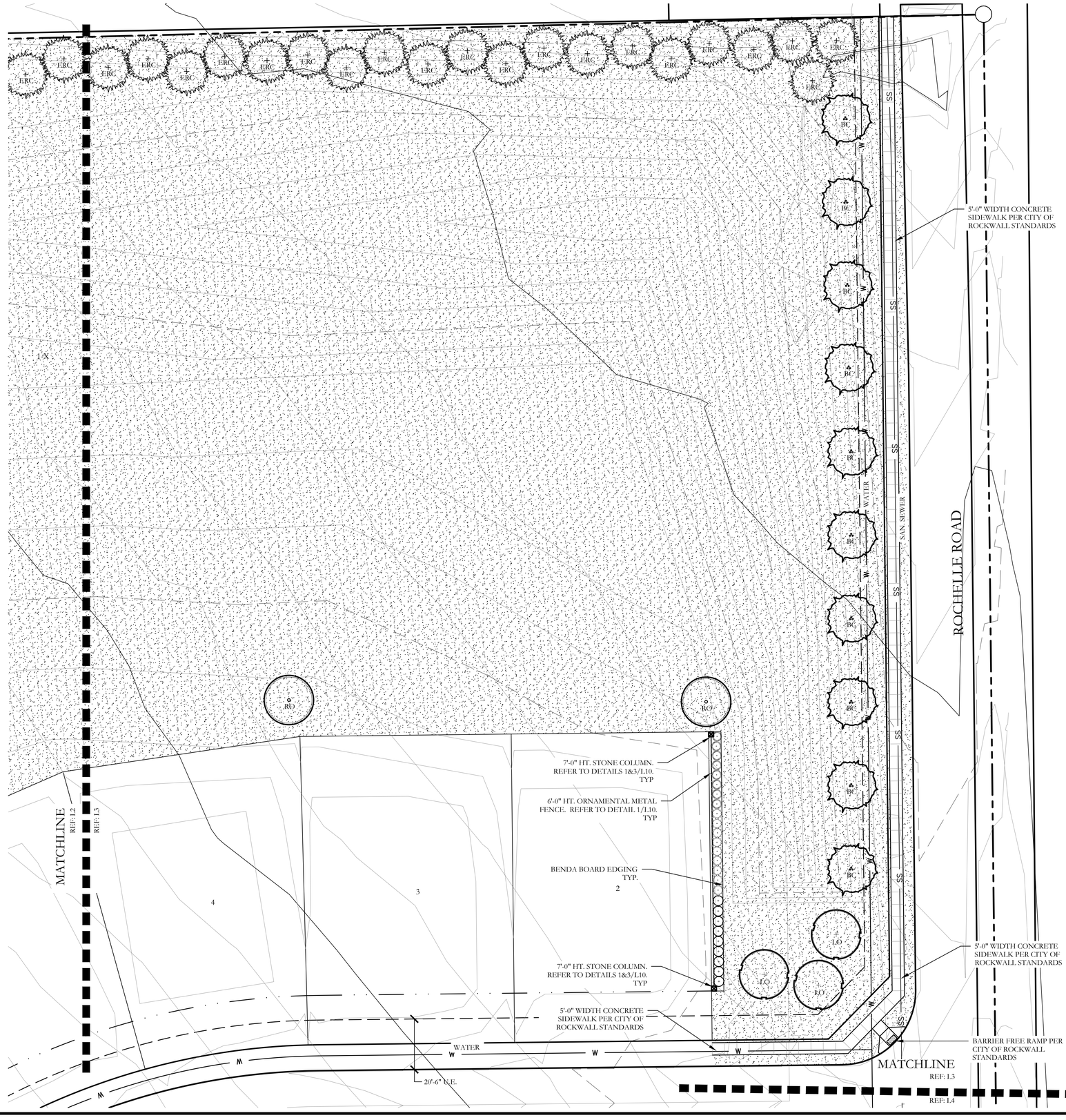
Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

1

CJS PROJECT NO.
DPI006

SHEET NO.
L2 of 15



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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

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SCREENING AND BUFFERING

Landscape Plan

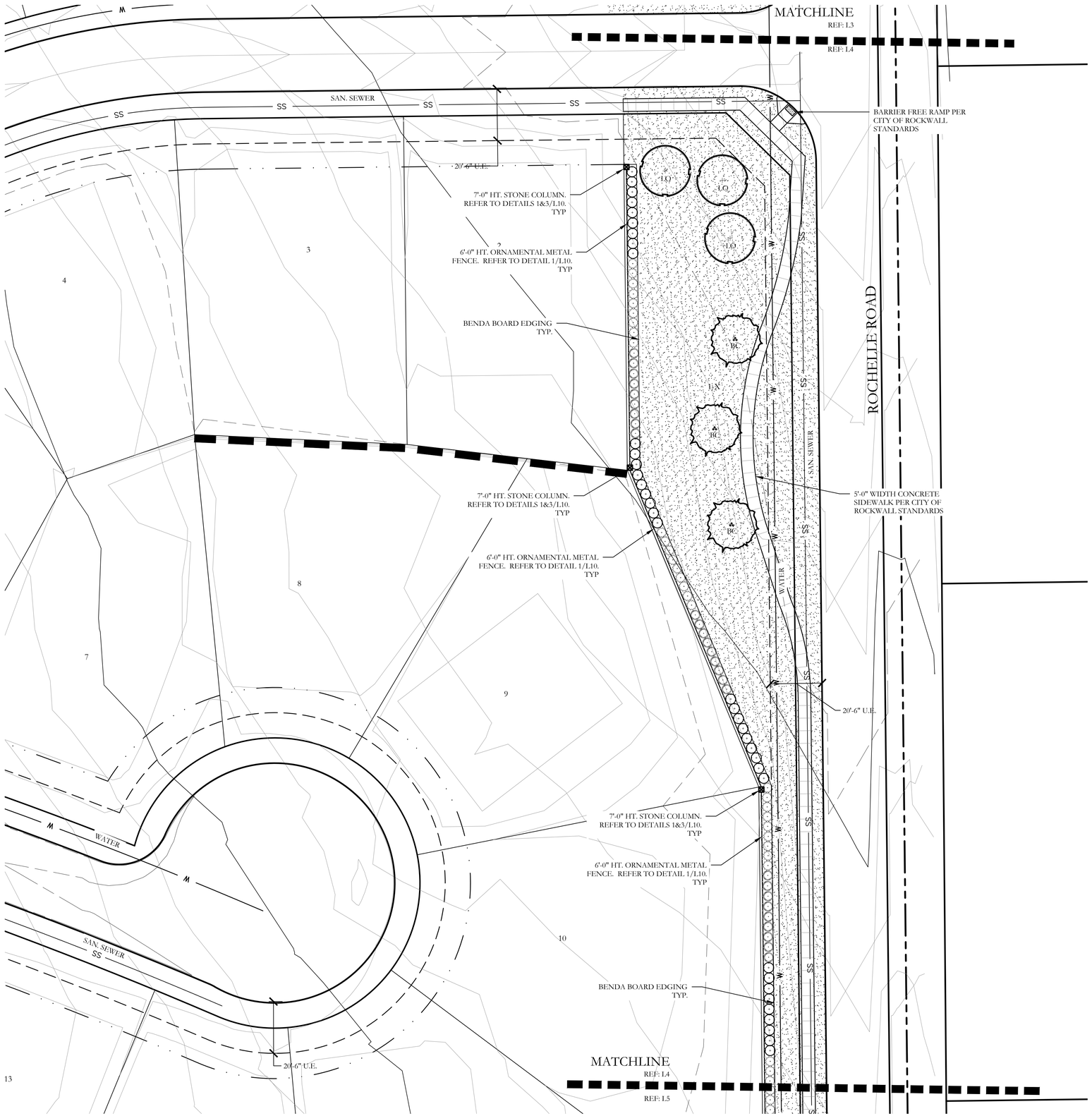
Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

1	

CJS PROJECT NO.
DPI006

SHEET NO.
L3 of 15



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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

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SCREENING AND BUFFERING

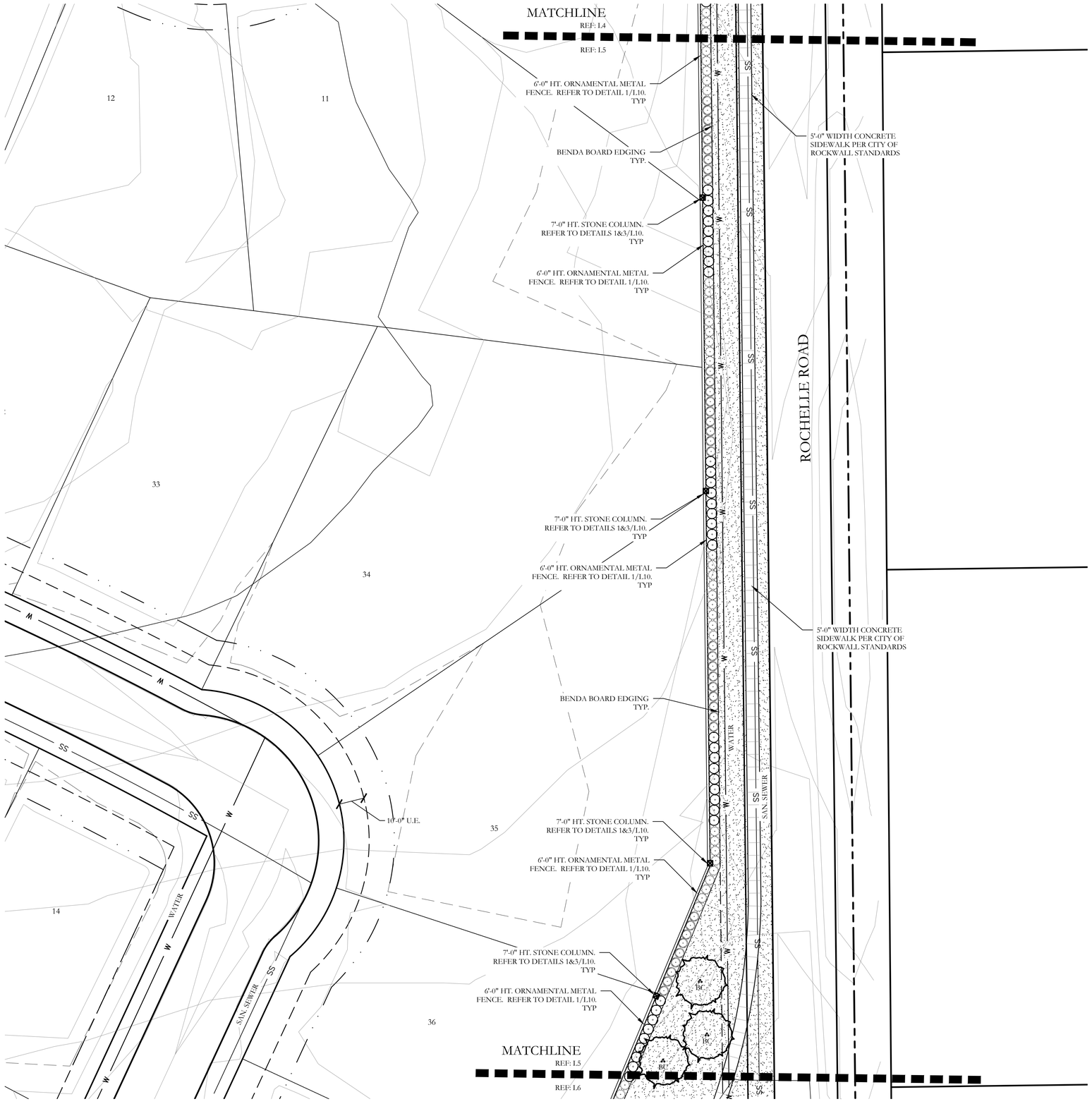
Landscape Plan

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DPI006

SHEET NO.
L4 of 15



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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

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SCREENING AND BUFFERING

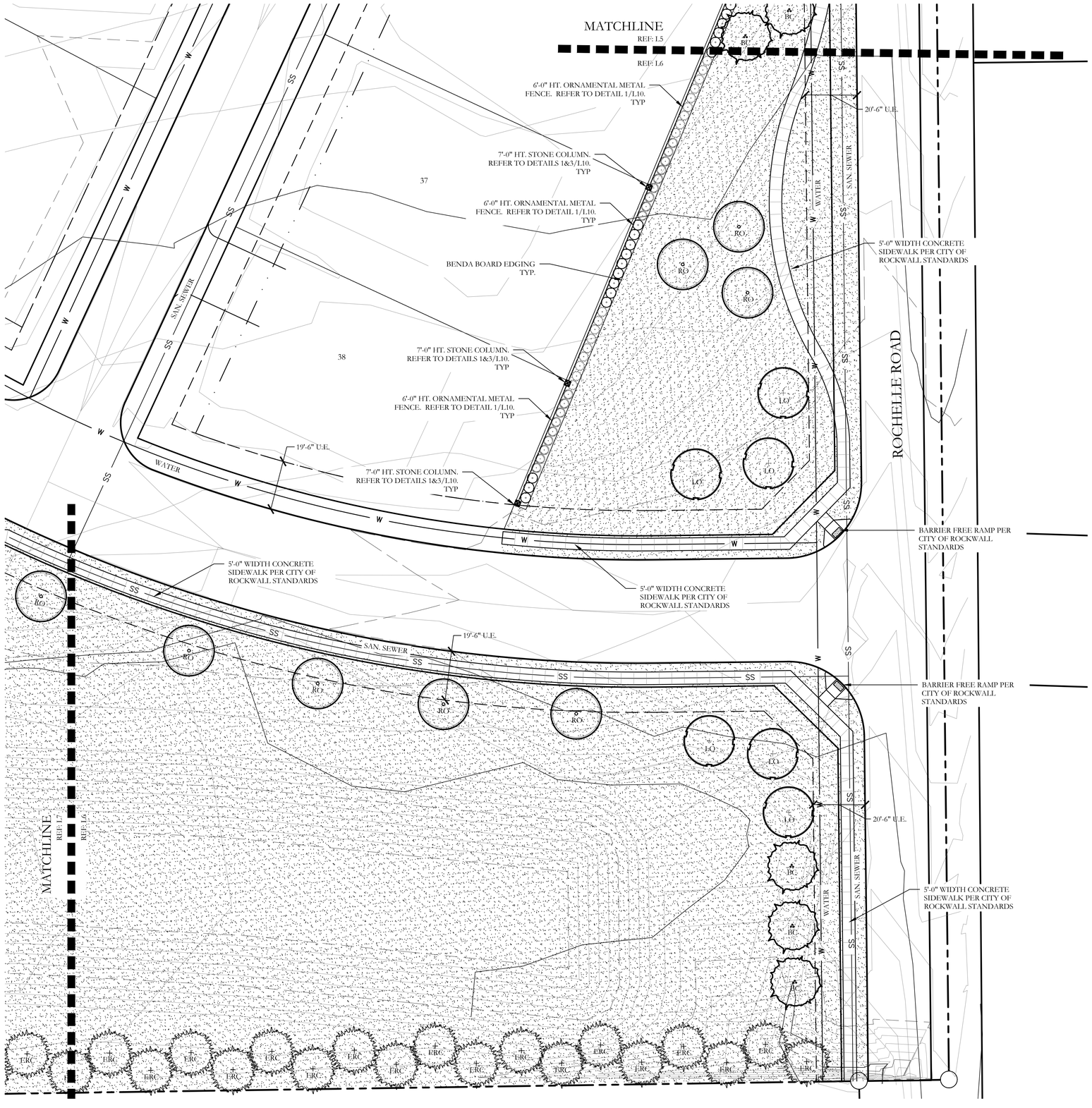
Landscape Plan

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DPI006

SHEET NO.
L5 of 15



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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

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SCREENING AND BUFFERING

Landscape Plan

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DPI006

SHEET NO.
L6 of 15



PLANT LEGEND

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

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One Inch

SCREENING AND BUFFERING

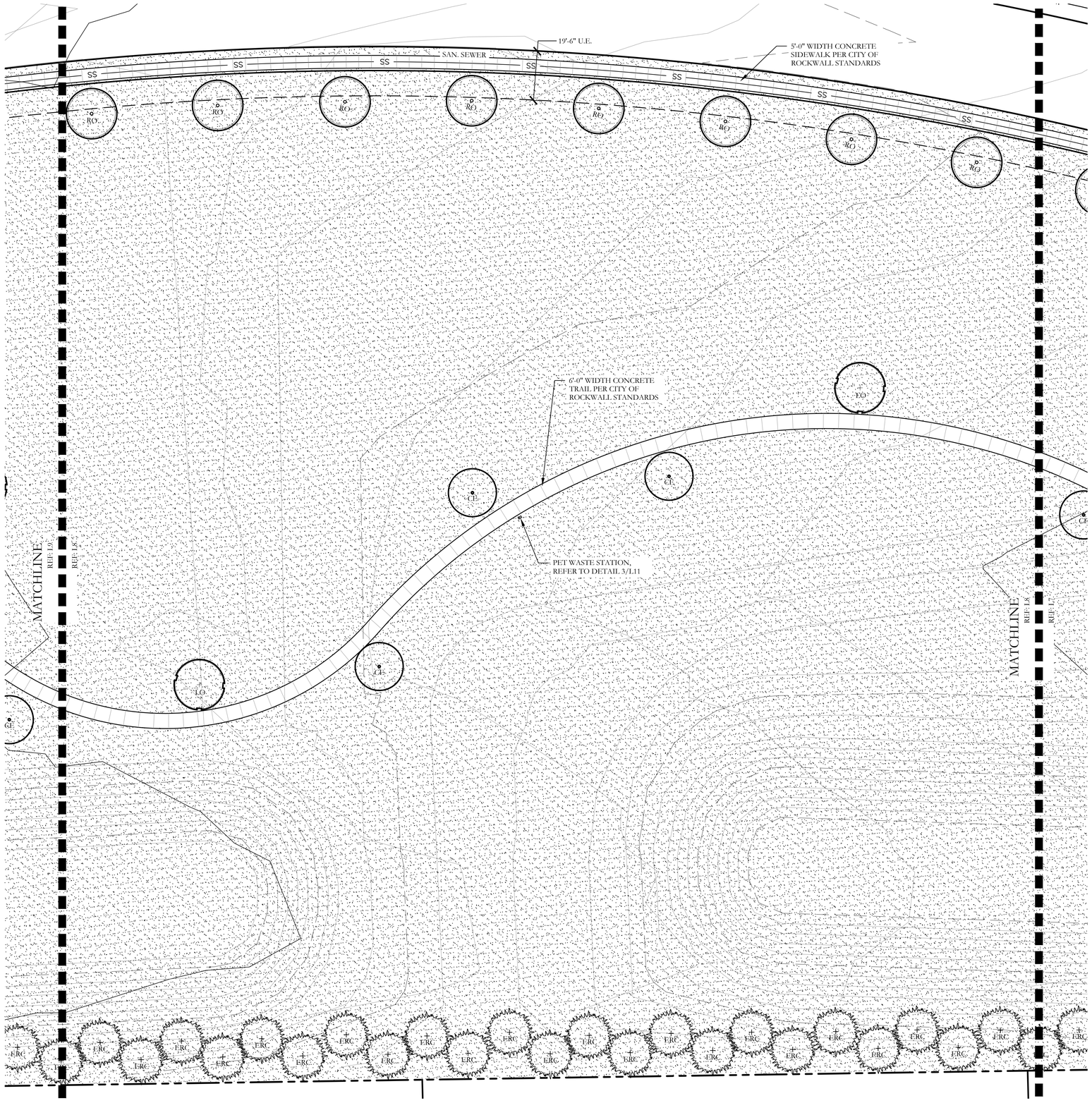
Landscape Plan

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DPI006

SHEET NO.
L7 of 15



PLANT LEGEND

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STATE OF TEXAS

October 12, 2017

NORTH

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SCREENING AND BUFFERING

Landscape Plan

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

1	

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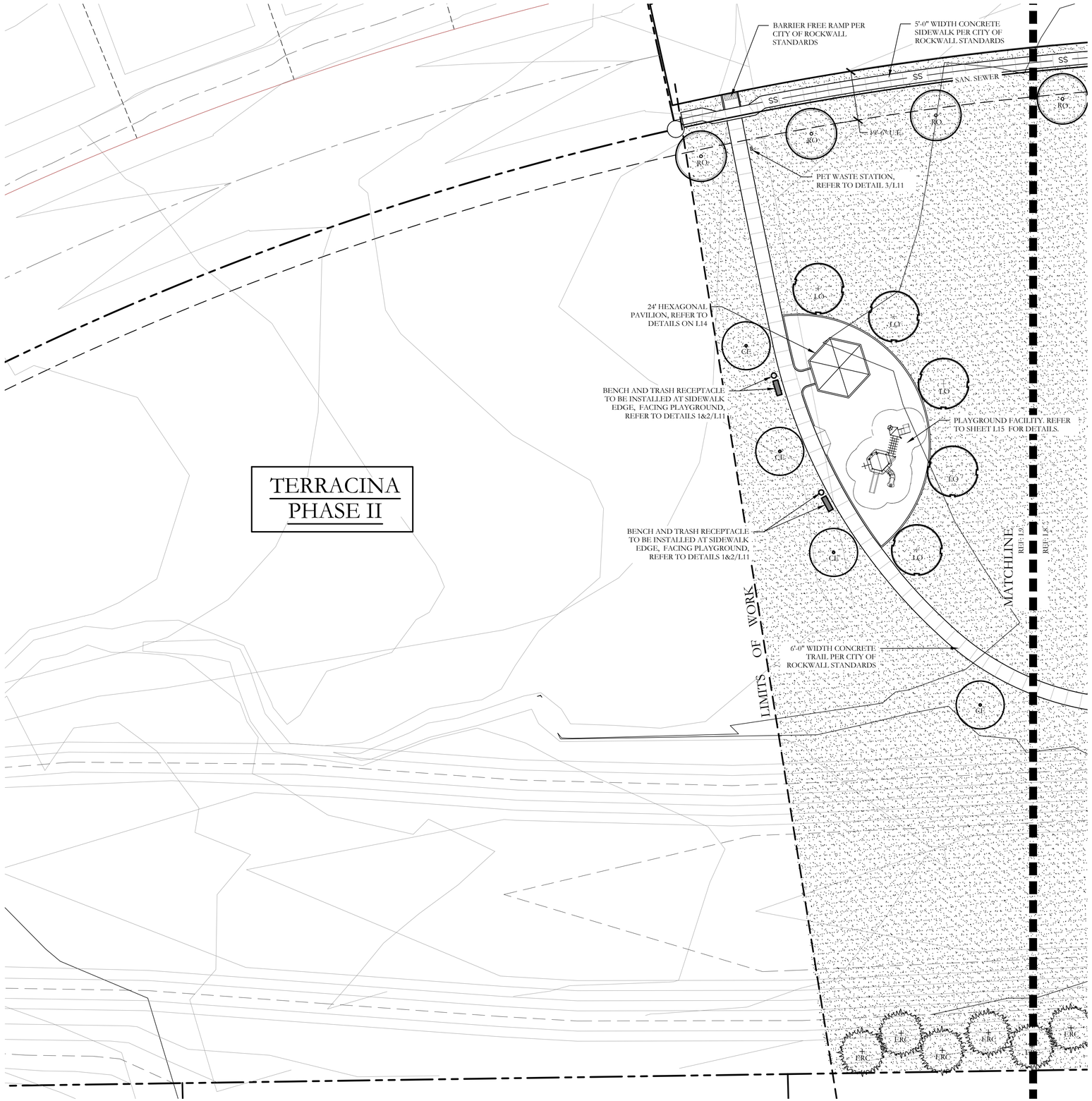
L8 of 15



TERRACINA PHASE II

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

NORTH

20 10 0 20
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One Inch

SCREENING AND BUFFERING

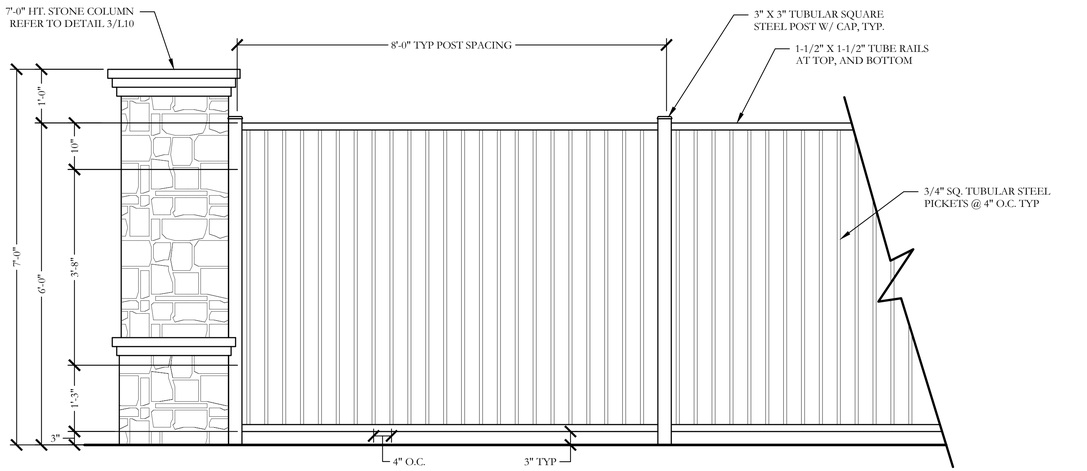
Landscape Plan

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

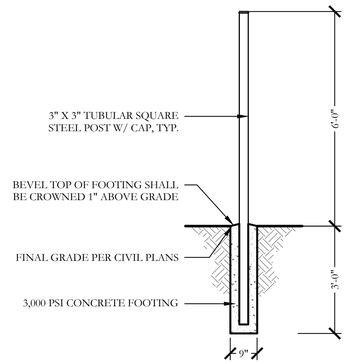
CJS PROJECT NO.
DPI006

SHEET NO.
L9 of 15



1 6'-0" HT. ORNAMENTAL METAL FENCE ELEVATION

SCALE: 3/4"=1'-0"

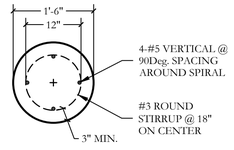


2 TYPICAL METAL POST FOOTING SECTION

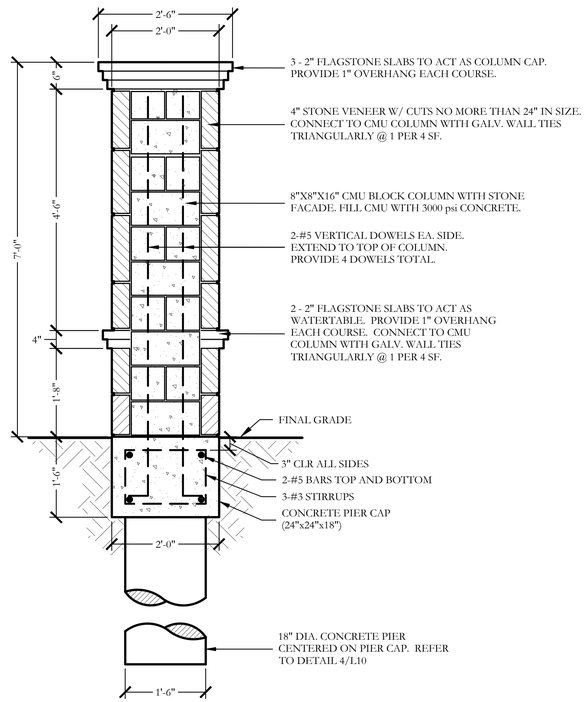
SCALE: 1/2"=1'-0"

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
    - 10.3. POSTS, 3" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.

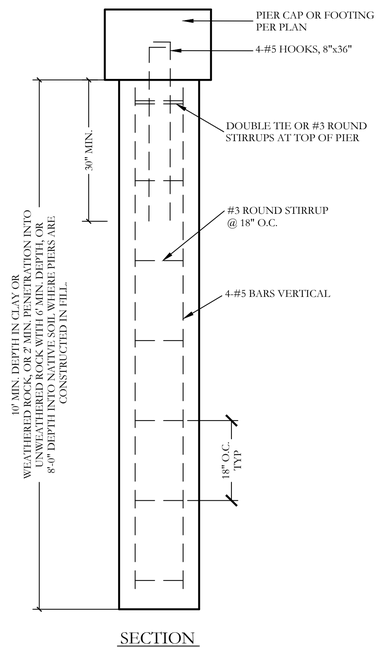


PLAN/SECTION



3 7'-0" HT. STONE COLUMN SECTION

SCALE: 3/4"=1'-0"



SECTION

4 PIER (18" DIA.) SECTION

SCALE: 3/4" = 1'-0"

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND FLAGSTONE VENEER SHALL BE SELECTED BY OWNER.
12. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING STONE AND STONE SLABS USED FOR THE SIGN MONUMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
14. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNERS REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
15. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
16. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
17. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
18. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED. THE CITY OF ROCKWALL WILL REQUIRE A SEALED CERTIFICATION THAT THE WALL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE DESIGN DRAWINGS.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

October 12, 2017

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

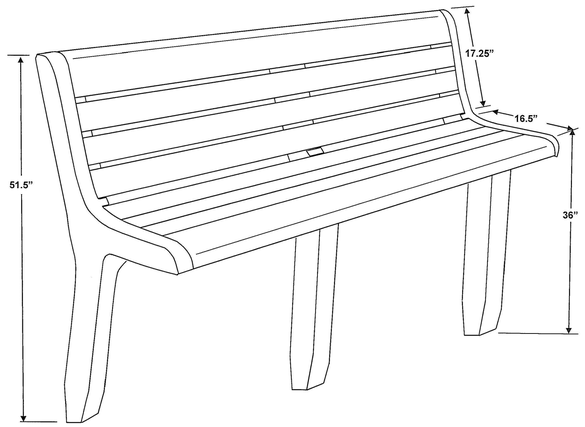
Landscape Details

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.	DPI006
SHEET NO.	L10 of 15

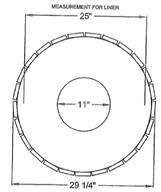
Malibu Bench

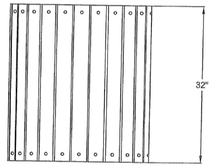


NOTE: *All measurements are approximate. Size will vary from production run to production run due to variations in raw material. Sizes are also slightly different between colored items and black.*

Malibu Inground Line Drawing.doc 07/27/15

1 BENCH





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- LINER NOT INCLUDED
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2 TRASH RECEPTICAL

DOGIPOT Complete Pet Station

The new DOGIPOT Pet Station includes a powder coated lid, hinged and attached directly to the 10 gallon waste receptacle. We have also invented a better and improved product entitled the 4' - 8' Galvanized Telescope Square Post. This rust-resistant post will be shipped as a 4' long and 2" x 2" wide package, and comes with the hardware to extend the post to any desired length between 4' and 7+ foot. Both of our reflective aluminum signs, "On-Leash" or "Pet Exercise Area" are available for an economical price in Accessories.

ALL INCLUSIVE FEATURES::



DOGIPOT Junior .08 Gauge Aluminum Bag Dispenser
Powder coated, forest green
15.5" x 9.4" 3.25"
Locking front access panel with clear instructions and "Please clean up after your dog" sign
400 Biodegradable opaque brown pick up litter bags installed *(2 rolls @ 200 bags)*
4' to 8' galvanized telescope post
10 Gallon steel trash receptacle
Pet Sign, 18' x 12" aluminum
50 Heavy duty receptacle liner bags
Assembly material
Ship weight: 45 lbs.
Item # KDP1003



1. Junior Bag Dispenser
2. Powder coated, forest green 10 gallon waste receptacle with attached stainless steel lid.
3. Reflective aluminum Dogipot Sign, On Leash for Private Communities or Off Leash for Dog Parks
4. 2 rolls @ 200 bags of opaque brown, 13" long by 8" wide, biodegradable litter bags.
5. One roll @ 50 Trash Liner Bags
6. Mounting Material
7. MULTIPURPOSE 4' – 8' GALVANIZED TELESCOPE SQUARE POST

3 PET WASTE STATION

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

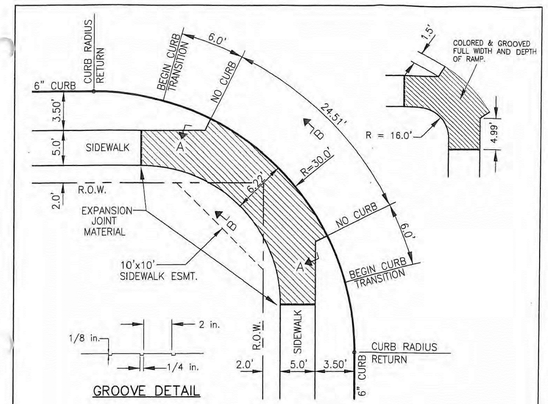
October 12, 2017

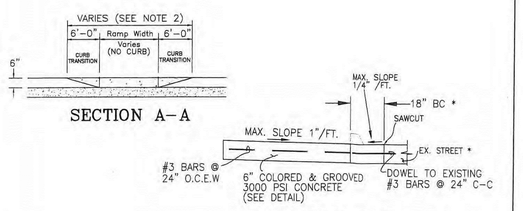
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Landscape Details
Terracina - Tract 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DPI006

SHEET NO.
L11 of 15





BARRIER FREE RAMP	CITY OF ROCKWALL	SCALE
FOR 5.0' WIDE SIDEWALK MAJOR & MINOR ARTERIALS (30.0' RADIUS)	"THE NEW HORIZON"	NONE
	DATE 8/03	DRAWING NAME HANDICAP_3

GENERAL NOTES

1. MAXIMUM SLOPE ON BARRIER FREE RAMPS SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION.

2. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS GREATER THAN 6" DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.

3. STREETS ON STEEP GRADE WILL REQUIRE LONGER CURB TRANSITIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THIS DETAIL WILL WORK.

4. LOCATIONS OF BARRIER FREE RAMPS MAY BE SHIFTED TO CLEAR OBSTRUCTIONS, WITH APPROVAL FROM THE CITY.

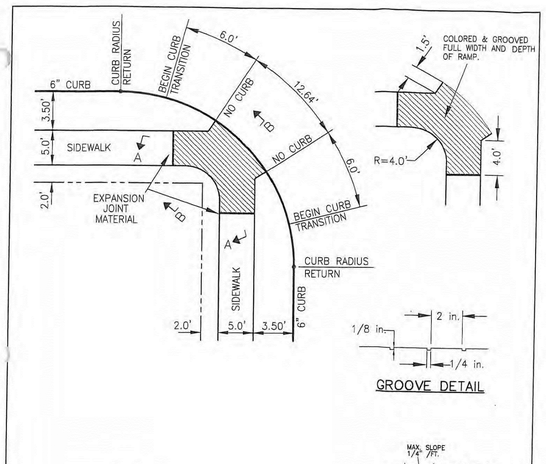
5. CONCRETE TO HAVE A MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

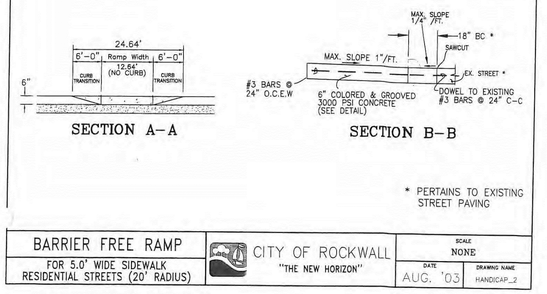
6. REINFORCEMENT TO BE #3 BARS AT 24" O.C.E.W.

7. GROOVES MUST BE CLEAN AND STRAIGHT FOR CLEAR DETECTION BY TOUCH WITH A CANE AND PARALLEL TO CROSSWALKS.

8. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. CITY SHALL APPROVE MATERIALS AND COLOR SHALL BE CHROMIX ADMIXTURES QUARRY RED, C-32 (CHROMIX IS MANUFACTURED BY THE L.M. SCOFIELD CO. (800)600-9900 OR APPROVED EQUAL.

GENERAL NOTES	CITY OF ROCKWALL	SCALE
FOR BARRIER FREE RAMPS	"THE NEW HORIZON"	NONE
	DATE AUG. '03	DRAWING NAME HANDICAP_2





BARRIER FREE RAMP	CITY OF ROCKWALL	SCALE
FOR 5.0' WIDE SIDEWALK RESIDENTIAL STREETS (20' RADIUS)	"THE NEW HORIZON"	NONE
	DATE AUG. '03	DRAWING NAME HANDICAP_2

GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

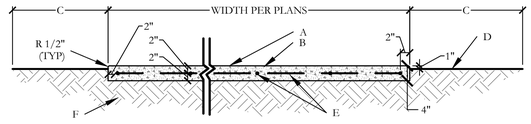
CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
     - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
     - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - 2.3.1. SLABS, WALLS AND JOISTS
       - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
       - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
     - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
     - 2.3.3. SHELLS AND FOLDED PLATES
       - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
       - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH of 1900 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF ½" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

GENERAL NOTES:
1. PAVING TO HAVE A 2% CROSS SLOPE AS SHOWN.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS OR AS MODIFIED BY THE CITY.

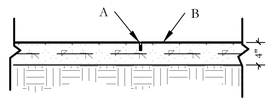
CONSTRUCTION NOTES:
- A. 3000 PSI CONCRETE SIDEWALK.
- B. MEDIUM BROOM FINISH
- C. FINISH GRADE, PROVIDE POSITIVE DRAINAGE AWAY FROM CONCRETE, SLOPE AWAY FROM SIDEWALK AT MAX. 2%.
- D. FINISH GRADE
- E. 4" CONCRETE SIDEWALK WITH #3 BARS @ 18" O.C. BOTH WAYS
- F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY



1 SIDEWALK CONCRETE PAVING
SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:
1. CONTROL JOINT SPACING SHALL BE WIDTH OF PAVING OR AS SHOWN ON THE PLANS.

CONSTRUCTION NOTES:
- A. SAWED AND/OR GROOVED CONTROL JOINTS 3/8" DEEP X 1/4" WIDE ON 5'-0" CENTERS MAX. OR AS SHOWN ON PLANS
- B. 4" CONCRETE SIDEWALK WITH #3 BARS @ 18" O.C. BOTH WAYS



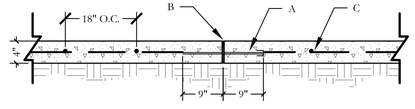
2 SIDEWALK CONTROL JOINT
SECTION
SCALE: 3/4" = 1'-0"

GENERAL SIDEWALK NOTES

1. THE LAYOUT OF ALL PROPOSED PAVING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SHOWN HEREIN.
3. THE SUB GRADE BENEATH ALL PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. THE EDGES OF ALL FINISHED PAVING AND PLAYGROUND EDGES SHALL BE SMOOTH, GRACEFUL CURVILINEAR OR STRAIGHTFORMS WITH NO INTERRUPTIONS SUCH AS CHORDS, WAVES, JOGS, OR MISSED TANGENTS. ANY PAVEMENT WITH SUCH INTERRUPTIONS SHALL BE SUBJECT TO REPLACEMENT AT NO COST TO THE OWNER.
5. CONCRETE SHALL NOT BE POURED UNTIL THE OWNER'S REPRESENTATIVE HAS INSPECTED THE FORMS AND REINFORCING. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE OF ALL CONCRETE POURS.
6. PROVIDE AN UNDERCUT HEADER WHEREVER PROPOSED CONCRETE PAVING IS TO ABUT EXISTING CONCRETE PAVING.
7. ALL EXPOSED VERTICAL CONCRETE SURFACES SHALL HAVE A HAND RUBBED FINISH WITH NO HONEYCOMBS OR VOIDS.
8. ALL CONSTRUCTION SHALL CONFORM WITH THE CITY OF ROCKWALL CONSTRUCTION STANDARDS AND DETAILS.

GENERAL NOTES:
1. LOCATE EXPANSION JOINTS PER PLAN. EXPANSION JOINTS SHALL BE SPACED ON 20'-0" CENTERS MAX.

CONSTRUCTION NOTES:
- A. #4 SMOOTH DOWEL 18" LONG EACH W/ CAP, LUBRICATED, TYPICAL DOWEL SPACING SHALL BE 12" O.C.
- B. FILL EXPANSION JOINTS WITH FULL DEPTH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER
- C. 4" CONCRETE SIDEWALK WITH #3 BARS @ 18" O.C. BOTH WAYS



3 DOWELED EXPANSION JOINT
SECTION
SCALE: 3/4" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

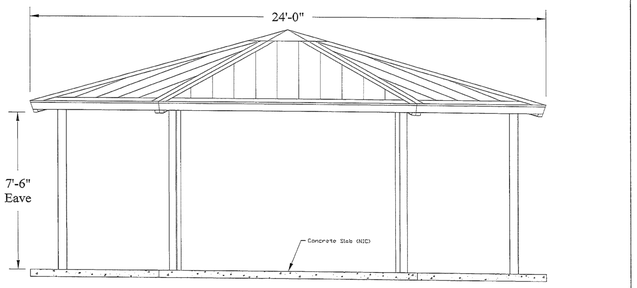
October 12, 2017

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Landscape Details
Terracina - Tract 1
City of Rockwall, Rockwall County, Texas

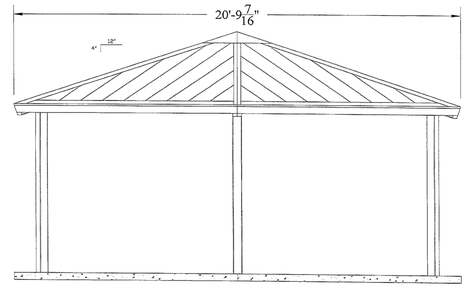
CJS PROJECT NO.
DPI006

SHEET NO.
L12 of 15



SHELTER	DESCRIPTION: 24' (AS) Hexagonal Structure	DATE: 11/2/2016	DRAWN BY: M.R.L.
BY SUPERIOR RECREATIONAL PRODUCTS	QUOTE #: QU00107054 PROJECT NAME: Lewis Ranch	SCALE: NOT TO SCALE	SHEET: 1. of 5.

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.



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BY SUPERIOR RECREATIONAL PRODUCTS	QUOTE #: QU00107054 PROJECT NAME: Lewis Ranch	SCALE: NOT TO SCALE	SHEET: 2. of 5.

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.

GENERAL MATERIAL SPECIFICATIONS & NOTES:

1. ALL STRUCTURAL STEEL TUBING SHALL BE ASTM A-500 GRADE B-C.
2. ALL OTHER STEEL (PLATES,GUSSETS,ETC.) SHALL BE ASTM A-36.
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. ALL WELDS ARE TO DEVELOP FULL STRENGTH OF COMPONENT PARTS. (E1T08 1 ELECTRODES)
4. INCLUDED HARDWARE IS TO BE ASTM A-325 UNLESS OTHERWISE NOTED.
5. PRODUCTION OF LAMINATED MATERIALS WILL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD ANSI A190.1 *STRUCTURAL GLUED LAMINATED TIMBER.*
6. IF INCLUDED TONGUE & GROOVE WILL BE #1 Grade V-GROOVED SYP CONTAINING 15-20% MOISTURE CONTENT.
7. POWDER COATING PROCESS
   - STAGE 1 - Blast all steel to "Near White" condition to remove all surface rust and oil.
   - STAGE 2 - Remove dust from the blast process in stage 1.
   - STAGE 3- This stage is the Electrostatic Application of Epoxy TGIC Powder Coating Zinc Rich Primer. Unlike any other shelter manufacturer, we are utilizing an actual TGIC Zinc Powder Coating Rich Primer. This stage 3 application is applied at 3 mils and has been salt spray tested for 4,000 + hours using the ASTM Method B117. (Note: The 4,000 hours of salt spray testing is only with the Zinc Rich TGIC Powder Coat Primer and before the Stage 5.
   - STAGE 4- This process heats the steel and primer to ensure optimal adhesion with the next stage.
   - STAGE 5- This stage is the Electrostatic application of TGIC Top Powder Coat at 3 mils. This application, along with the Stage 4 Epoxy TGIC Powder Coating Zinc Rich Primer, produces a total of 6 mils of finished Powder Coating and has tested at 5,000+ hours using the ASTM Method B117. It is important to note that testing was discontinued at 5,000 hours.
   - STAGE 6- Curing Process: The final stage is to allow coated components the time to cure by cooling down..
8. IF INCLUDED METAL ROOFING IS TO BE ACRYLIC COATED GALVALUME® FLUROPOLYMER (Kynar 500® PVDF resin-based). ALL METAL ROOFING WILL COME PRE-CUT UNLESS NOTED OTHERWISE. METAL ROOFING TRIMS WILL COME IN STANDARD SECTIONS AND WILL REQUIRE NOTCHING OR CUTTING IN FIELD.

GENERAL NOTES:

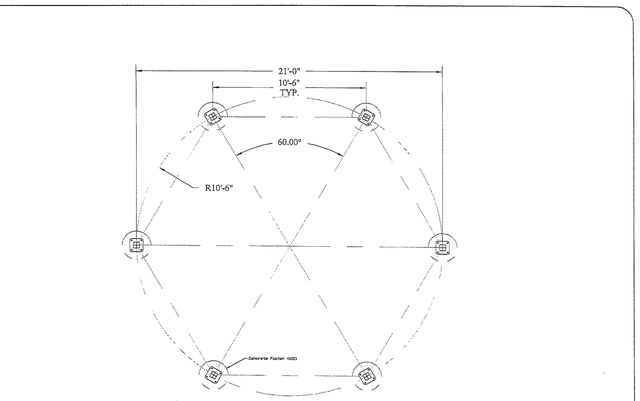
- UNLESS REQUESTED THIS BUILDING HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. IF WALLS ARE TO BE ADDED, OR IF THE BUILDING IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER MODIFICATIONS ARE TO BE MADE, THE STRUCTURE MUST BE REENGINEERED PRIOR TO THESE MODIFICATIONS.
- IF SPECIFICATIONS ARE PROVIDED ALL DESIGNS ARE TO BE CONSIDERED TO BE AS EQUAL AND NOT AN EXACT MATCH. DESIGNS WILL CONFORM TO SRPS MANUFACTURING METHODS AND MATERIALS AVAILABLE.

ABBREVIATIONS:

- AS - ALL STEEL
- SF - STEEL FRAME
- DT- DUO-TOP
- T&G - TONGUE & GROOVE
- NIC - NOT IN CONTRACT
- O.C. - ON CENTER
- TYP - TYPICAL

SHELTER	DESCRIPTION: 24' (AS) Hexagonal Structure	DATE: 11/2/2016	DRAWN BY: M.R.L.
BY SUPERIOR RECREATIONAL PRODUCTS	QUOTE #: QU00107054 PROJECT NAME: Lewis Ranch	SCALE: NOT TO SCALE	SHEET: 5. of 5.

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.



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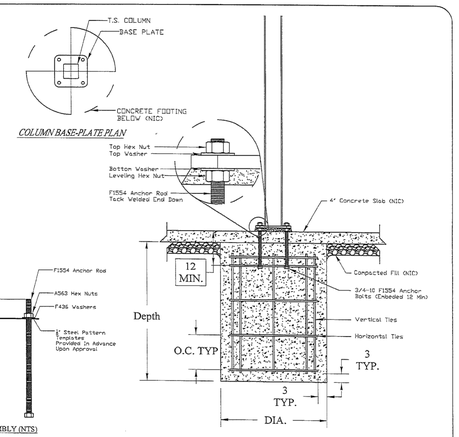
These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.

FOUNDATION NOTE:
All foundation design information should be considered as preliminary only. A local soils engineer shall be retained to design the foundation according to local conditions and codes. Final design of the footing/foundation is the responsibility of the general contractor/owner. SRP's anaylysis and design will pertaion strictly to a pier foundation to adaquatly support structures. All other foundation/masonary design requirements by others

MISC. INFORMATION:

- Any unique design requirements should be mentioned up front during quoting or prior to purchasing sealed drawings.
- If available providing a soils report with the purchase of the sealed drawings may help to reduce footer requirements.
- SRP utalizes cylindrical footer designs as an industry standard. If specifically r equested or special conditions require, SRP will provide spread footer designs.
- Epoxy analysis designs will require seperate fees upon request.
- As a safe practice it is suggested to acquire sealed drawings prior to purchase of structures.



SHELTER	DESCRIPTION: 24' (AS) Hexagonal Structure	DATE: 11/2/2016	DRAWN BY: M.R.L.
BY SUPERIOR RECREATIONAL PRODUCTS	QUOTE #: QU00107054 PROJECT NAME: Lewis Ranch	SCALE: NOT TO SCALE	SHEET: 4. of 5.

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed structural engineer upon request.

1 HEXAGONAL PAVILION DETAILS
PLAN/SECTION

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

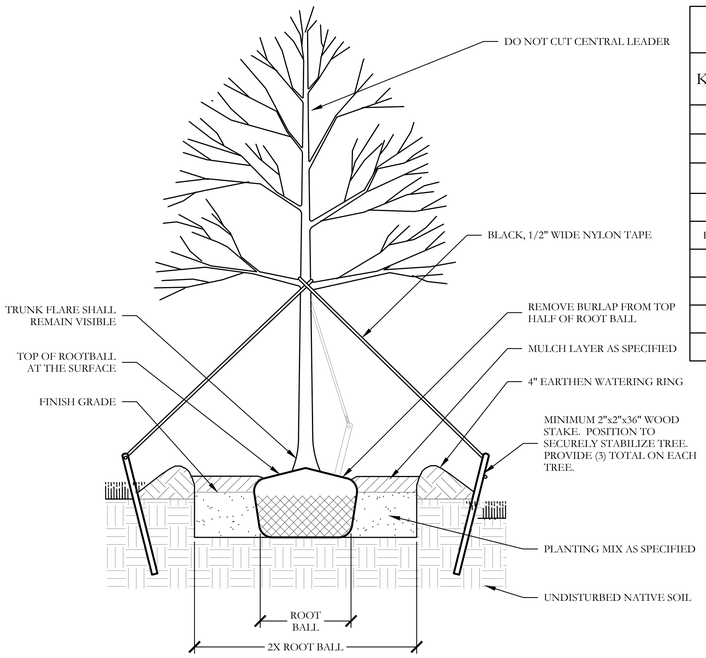
October 12, 2017

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Landscape Details
Terracina - Tract 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
DPI006

SHEET NO.
L13 of 15



1 TYPICAL TREE PLANTING
SECTION
NOT TO SCALE

PLANT LIST

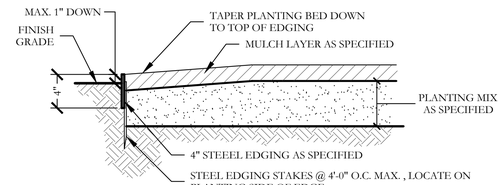
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	17	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RO	32	RED OAK	QUERCUS RUBRA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CE	10	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
BC	21	BALD CYPRSS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
ERC	114	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	93	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	90	ELAEAGNUS	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	89	DWARF WAX MYRTLE	MYRICA SPP.	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	625,367	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

LANDSCAPE PROVIDED

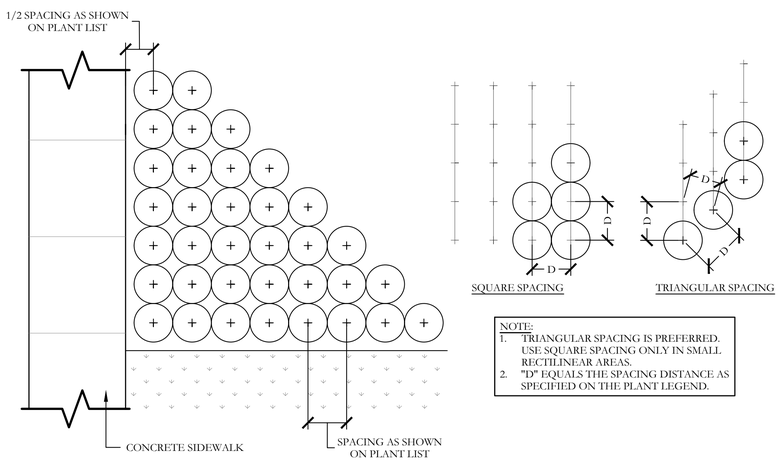
ROCHELLE ROAD

A. MINIMUM TWENTY (15) FOOT LANDSCAPE EDGE PROVIDED

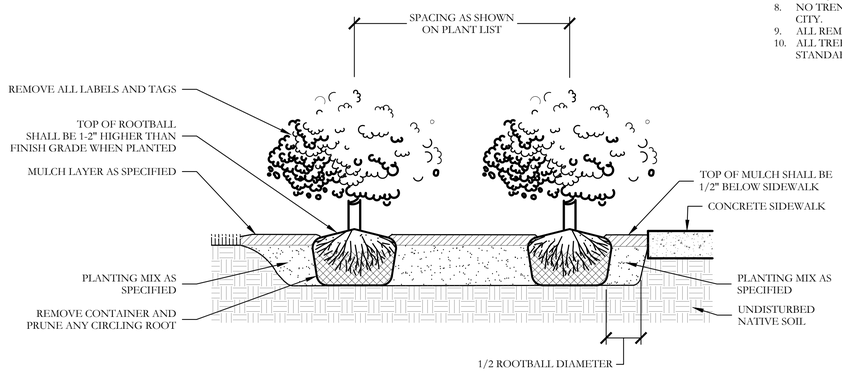
B. 1-4" CAL. CANOPY TREE / 50 LF OF STREET FRONTAGE
1,670 LF OF FRONTAGE / 50 LF = 33.4 - 4" CAL. TREES REQUIRED.
PROVIDED: 34 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED



2 TYPICAL BED EDGING DETAIL
SECTION
NOT TO SCALE



NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION
NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

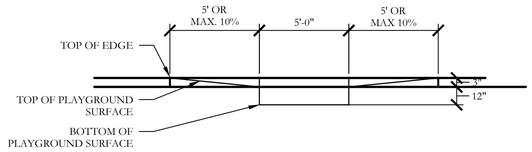
October 12, 2017

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Landscape Details
Terracina - Tract 1
City of Rockwall, Rockwall County, Texas

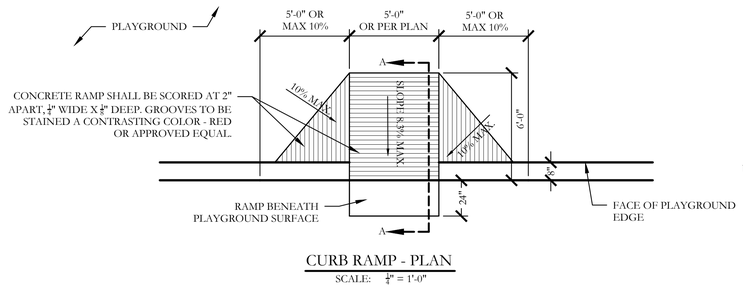
CJS PROJECT NO.
DPI006

SHEET NO.
L14 of 15



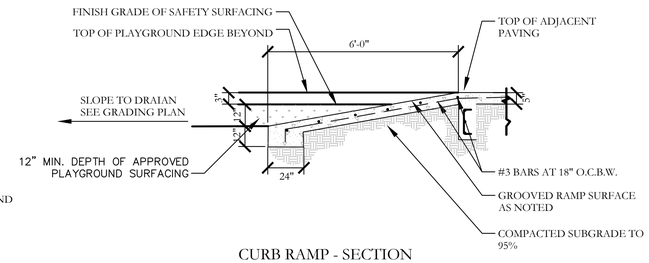
CURB RAMP - ELEVATION

1/4" = 1'-0"



CURB RAMP - PLAN

SCALE: 1/4" = 1'-0"



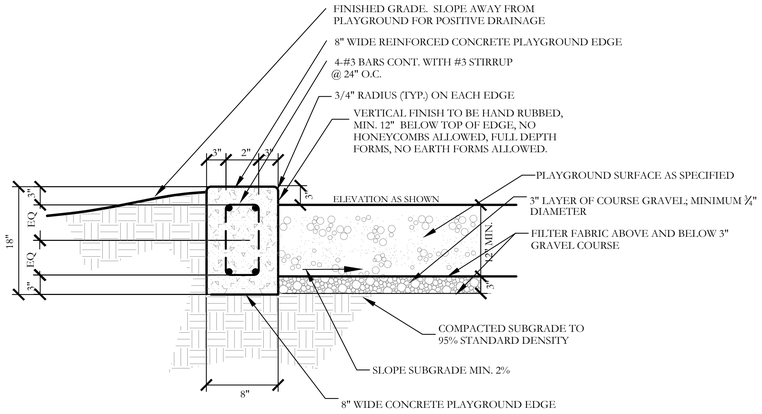
CURB RAMP - SECTION

SCALE: 1/4" = 1'-0"

1 PLAYGROUND CURB RAMP DETAILS

VARIES

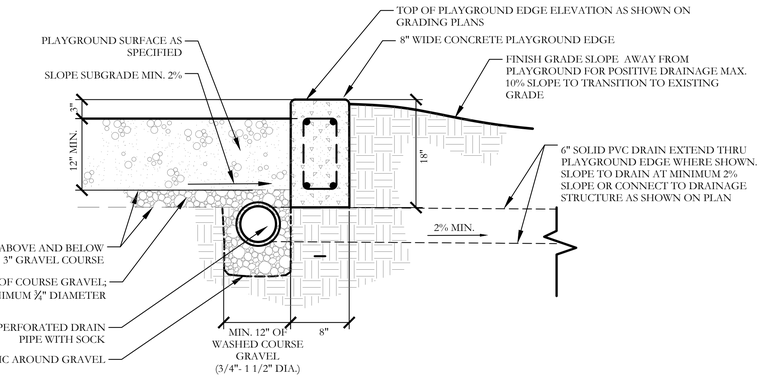
SCALE AS SHOWN



2 CONCRETE PLAYGROUND EDGE DETAIL

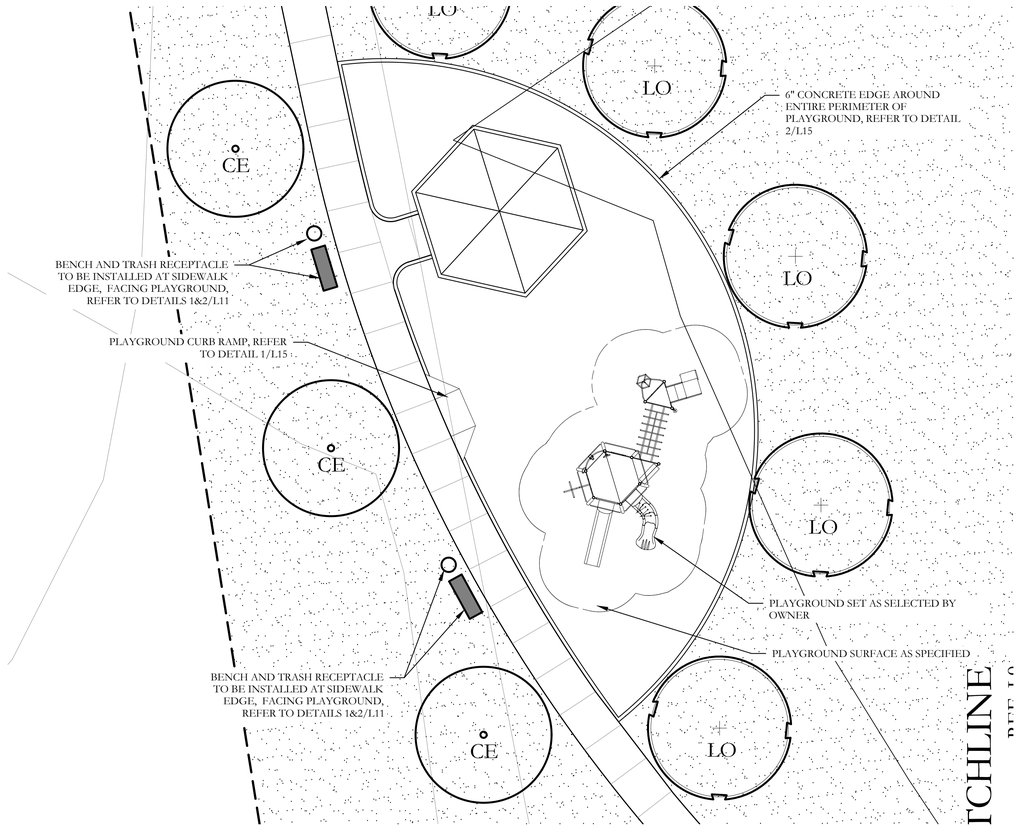
SECTION

SCALE: 1"= 1'-0"



3 PLAYGROUND DRAIN DETAIL

SECTION



4 PLAYGROUND ENLARGEMENT

PLAN

SCALE: 1"= 10'-0"

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SCREENING AND BUFFERING

Landscape Details

Terracina - Tract 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

DPI006

SHEET NO.

L15 of 15

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Bart Carrol; *Carroll Consulting Group, LLC*

AGENDA ITEM: **P2017-053**; *Lots 19, 20, & 21 of the Hidden Valley Estates No. 2 Addition*

SUMMARY:

Hold a public hearing to discuss and consider a request by Bart Carroll of Carroll Consulting Group, LLC for the approval of a replat for Lots 19, 20 & 21 of the Hidden Valley Estates No. 2 Addition being a 4.716-acre tract of land currently identified as Lot 11 of the Hidden Valley Estates No. 2 Addition, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 1 and 1A Wildbriar Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 4.716-acre tract of land [*i.e. Lot 11, of the Hidden Valley Estates No. 2 Addition]* into three (3) parcels (all of which will be 1.5-acres or greater) [*i.e. Lots 19, 20, & 21 of the Hidden Valley Estates No. 2*] for the purpose of subdividing one (1) lot into two (3) lots to construct three (3) single-family homes.
- ☑ Per the *Interlocal Cooperation Agreement* between the City of Rockwall and Rockwall County, any property situated with Rockwall County in the City's Extraterritorial Jurisdiction (ETJ) is subject to the City's subdivision regulations. In addition, the City of Rockwall is the governing body responsible for approving said plats upon a recommendation from the County's designated representative. In this case, the plat has been reviewed by Rockwall County and the majority of the County's comments are to be addressed during the civil engineering submittal process.
- ☑ Per the *Texas Local Government Code*, a residential replat that increases the number of lots in an established residential subdivision requires a public hearing [*TLGC §212.015*].
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 19, 20, & 21 of the Hidden Valley Estates No. 2 Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-053	**Owner**		**Applied**	10/16/2017 LM
Project Name	Hidden Valley Estates	**Applicant**	CARROLL CONSULTING GROUP, LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
1 & 1 A WILDBRIAR LANE	ROCKWALL, TX	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	APPROVED	
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
PLANNING	Korey Brooks	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	Comments

P2017-53 Hidden Valley Estates Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Bart Carroll of Carroll Consulting Group, LLC for the approval of a replat for Lots 19, 20 & 21 of the Hidden Valley Estates No. 2 Addition being a 4.716-acre tract of land currently identified as Lot 11 of the Hidden Valley Estates No. 2 Addition, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 1 and 1A Wildbriar Street

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-053) in the lower right hand corner of all pages on future submittals.

M.4 Please number the lots 19, 20, and 21.

M.5 Please provide the sq footage beneath the acreage in each lot.

M.6 Please remove "residential" from the title block.

M.7 Please provide total sq footage in title block.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. T The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.

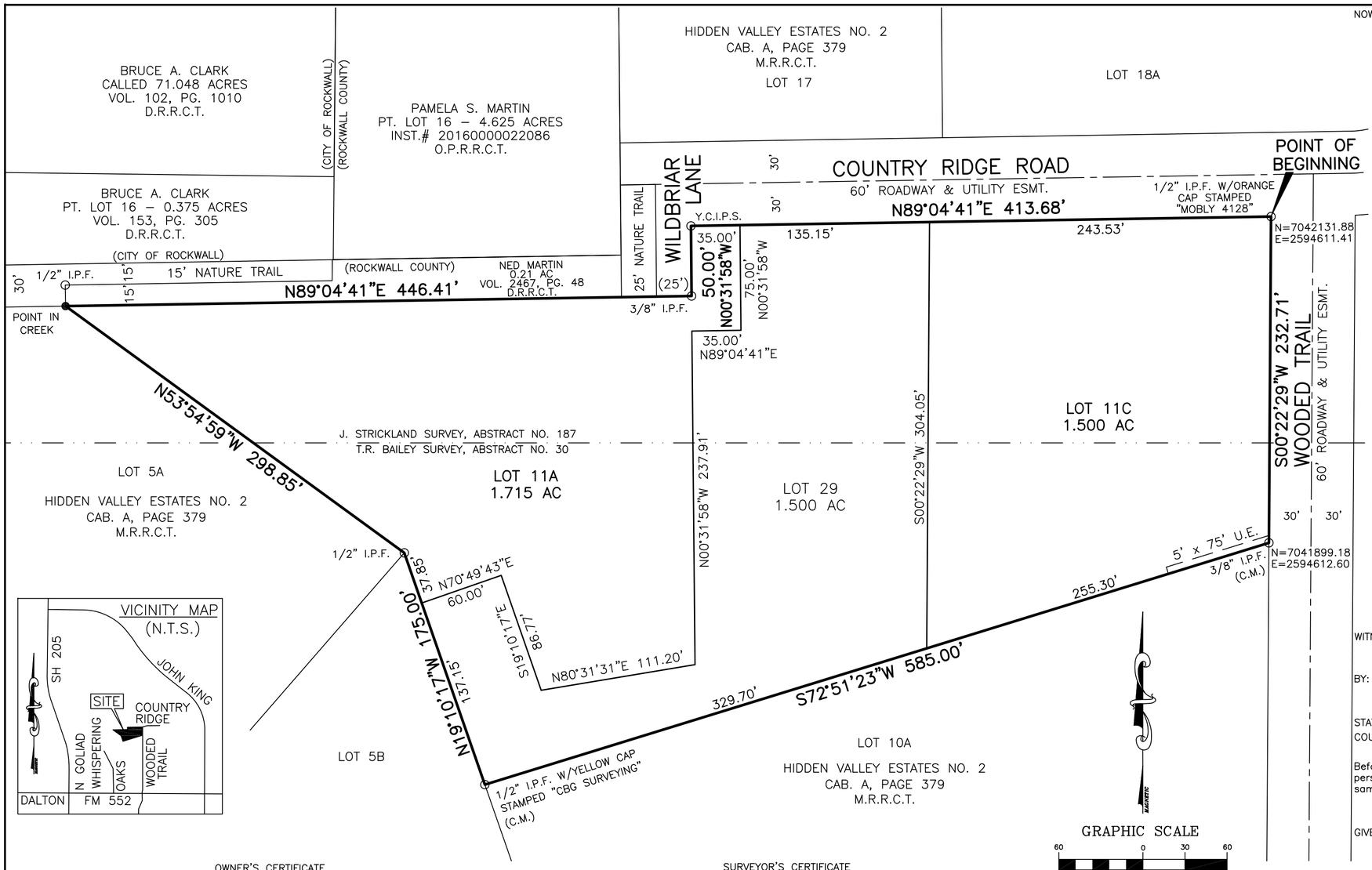
I.9 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the HIDDEN VALLEY ESTATES NO. 2, LOTS 11A, 11B & 11C, subdivision to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the HIDDEN VALLEY ESTATES NO. 2, LOTS 11A, 11B & 11C, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the _____ day of _____, 2017.

BY: _____
Jill A. Norris

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jill A. Norris, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

_____
Notary Public for and in the State of Texas
My commission expires: _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Jill A. Norris, is the owner of all of Lot 11 of Hidden Valley Estates No. 2, an Addition to the County of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Page 379, Map Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with orange cap stamped "MOBLY 4128" at the intersection of the south line of Country Ridge Road (60' Roadway and Utility Easement) and the west line of Wooded Trail (60' Roadway and Utility Easement) for the northeast corner of said Lot 11;

Thence, South 00°22'29" West, along the east line of said Lot 11 and the west line of said Wooded Trail, a distance of 232.71 feet to a 3/8" iron pin found for the southeast corner of said Lot 11 and the northeast corner of Lot 10A, of said Hidden Valley Estates No. 2;

Thence, South 72°51'23" West, along the south line of said Lot 11 and the north line of said Lot 10A, a distance of 585.00 feet to a 1/2" iron pin found with yellow cap stamped "CBG SURVEYING" for the southwest corner of said Lot 11, the northwest corner of said Lot 10A and being on the east line of Lot 5B of said Hidden Valley Estates No. 2;

Thence, North 19°10'17" West, along a westerly line of said Lot 11 and the easterly line of said Lot 5B, a distance of 175.00 feet to a 1/2" iron pin found for the north corner of said Lot 5B and the easterly corner of Lot 5A, of said Hidden Valley Estates No. 2;

Thence, North 53°54'59" West, along a westerly line of said Lot 11 and the northeast line of said Lot 5A, a distance of 298.85 feet to a point in creek for the northwest corner of said Lot 11, a northeast corner of said Lot 5A and on the south line of a 30' Nature Trail and being the southwest corner of a 0.21 acre tract of land as conveyed to Ned Martin by deed recorded in Volume 2467, Page 48, Deed Records, Rockwall County, Texas;

Thence, North 89°04'41" East, along a north line of said Lot 11, the south line of said 0.21 acre tract, the south end of a 25' portion of said Nature Trail and the south end of Wildbriar Lane (25' Roadway and Utility Easement), a distance of 446.41 feet to a 3/8" iron pin found for corner;

Thence, North 00°31'58" West, along a west line of said Lot 11 and the east line of Wildbriar Lane, a distance of 50.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for a northwest corner of said Lot 11 and being on the south line of said Country Ridge Road;

Thence, North 89°04'41" East, along the north line of said Lot 11 and the south line of said Country Ridge Road, a distance of 413.68 feet to the Point of Beginning and containing 205,412 square feet or 4.716 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

THAT I, James Bart Carroll, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2017.

_____
Notary Public in and for the State of Texas.
My commission expires: _____

_____
Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 20__.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

_____
Rockwall County Judge Date

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0065L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, the subject property lies within Zone "X" and is not shown to be within a special flood hazard area.

Bearings based on Hidden Valley Estates No. 2, Cabinet A, Page 379, Map Records, Rockwall County, Texas.

OWNER:
JILL A NORRIS
605 E HIGHLAND
AURORA, MO 65605

REPLAT

HIDDEN VALLEY ESTATES NO. 2
LOTS 11A, 11B & 11C

3 RESIDENTIAL LOTS
4.716 ACRES OF LAND
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS
CASE NO.:

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 PHONE:
TEXAS FIRM REGISTRATION NO.: 10007200 (972) 742–4411

JOB No.	SCALE:	DATE	DRAWN BY:
2431–17	1"=60'	OCTOBER 13, 2017	CP

BOUNDARY CLOSURE REPORT

HIDDEN VALLEY ESTATES NO. 2
LOTS 11A, 11B & 11C

North: 5140.2240' East: 5582.0832'

Segment #1 : Line
Course: S00° 22' 29.00"W Length: 232.710'
North: 4907.5189' East: 5580.5613'

Segment #2 : Line
Course: S72° 51' 23.00"W Length: 585.000'
North: 4735.0798' East: 5021.5534'

Segment #3 : Line
Course: N19° 10' 17.00"W Length: 175.000'
North: 4900.3744' East: 4964.0843'

Segment #4 : Line
Course: N53° 54' 59.00"W Length: 298.851'
North: 5076.3872' East: 4722.5654'

Segment #5 : Line
Course: N89° 04' 41.00"E Length: 446.414'
North: 5083.5702' East: 5168.9216'

Segment #6 : Line
Course: N00° 31' 58.00"W Length: 50.000'
North: 5133.5680' East: 5168.4566'

Segment #7 : Line
Course: N89° 04' 41.00"E Length: 413.680'
North: 5140.2242' East: 5582.0831'

Perimeter: 2201.654' Area: 205412.19 Sq. Ft.
Error Closure: 0.0003 Course: N23° 40' 20.51"W
Error North: 0.00026 East: -0.00011
Precision 1: 7338850.000

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Ryan Miller, *Director of Planning and Zoning*

DATE: October 24, 2017

SUBJECT: Z2017-043; Amendment to PD- 70 – *Pocket Neighborhood*

The applicant, Austin Lewis, is requesting to postpone the public hearing for *Case No. Z2017-043,* which is scheduled for the November 14, 2017 Planning and Zoning Commission. As you may recall, the Planning and Zoning Commission has already granted the applicant's request to postpone the public hearings twice (i.e. October 10, 2017 and October 24, 2017). This request will be the third and final request for postponement under the requirements of the Unified Development Code (UDC). If granted, this means that the projected Planning and Zoning Commission public hearing would be held on Tuesday, November 28, 2017 and the City Council public hearing would be held on Monday, December 4, 2017.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin; however, the date and time of the postponed public hearing cannot be greater than 60 days from the original public hearing date. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/10/2017

APPLICANT: Austin Lewis of *Lewis Real Estate Investments, Inc.*

AGENDA ITEM: **Z2017-043**; *Amendment to PD-70 – Pocket Neighborhood*

SUMMARY:

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PURPOSE AND BACKGROUND:

The *subject property*, which was annexed into the City on May 19, 1986 by *Ordinance No. 86-37*, is located at the southeast corner of the intersection of Greenway Drive and FM-552, is a 5.28-acre tract of land that is currently vacant, and zoned Planned Development District No. 70 (PD-70). On September 6, 2017, the applicant submitted an application requesting to amend Planned Development District No. 70 (PD-70) [*Ordinance No. 09-44*] for the purpose of incorporating a single-family subdivision that will contain 19 single-family residential homes. If approved, the amended *Concept Plan* will incorporate a designation for the proposed 19 single family homes as a *Pocket Neighborhood* (PN) and will net the single-family lot mix total for inclusion within PD-70. Based on the *Concept Plan* established with PD-70 [*Ordinance No. 11-35*], the *subject property* has 11 Type E lots (*i.e. 70' x 120'*) designated for this property. Under *Exhibit 'C'*, *PD Development Standards* for *PD-70*, *Section A.1.e*, *Variation in Lot Composition* reads*:*

> *The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwellings units does not exceed 918 units, the average lot size is not less than 8,000 sq. ft., and the following rules are met: (1) Lot types A, C, & E may increase not more than 5% in aggregate number.*

This would allow the proposed eight (8) additional Type PN (*i.e. Pocket Neighborhood*) lots for the *subject property* to be absorbed by reducing the lot count and allocating the reduction within the A, C, and/or E type lots and therefore, will not exceed the prescribed lot count of 918 single-family lots within the Stone Creek Development.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is FM-552. Beyond this is an unincorporated area containing single-family homes.

South: Directly south of the *subject property* is a 12.003-acre vacant tract of land owned by the Rockwall Independent School District. Beyond this are single-family home located within the Stone Creek Subdivision and zoned PD-70.

East: Directly east of the *subject property* is J.W. Williams Middle School that sets on a 25.569-acre tract of land and is zoned SF-16.

West: Directly west of the *subject property* is an 8.223-acre tract of land dedicated as open space within the Stone Creek Subdivision, and is zoned PD-70.

CHARACTERISTICS OF THE REQUEST:

According to the *Concept Plan* the applicant is proposing to develop a *Pocket Neighborhood* (PN) which is characterized as a community oriented small neighborhood with front porches fronting onto a common green space. The common area will include a trellis garden with a fire pit, a walking trail, and a screened porch area at the amenity center. Of the 19 single-family home sites, 14 lots will measure 37' x 100' (*i.e. 3,700 SF)* in area. The applicant intends to establish separate design standards within PD-70 for this development that would allow for the construction of cottage craftsman style homes ranging from 1,600 SF to 2,600 SF for each lot. Additionally, the applicant intends to provide a private street for the community, and dedicating a 25-ft firelane. The private street is required to meet City standards for neighborhood street design, measuring a minimum of 29'ft back to back. This type layout will also require the dedication of 20-ft easements for water and sewer services. Furthermore, and based on the *Concept Plan*, the layout of the lot configuration for the single-family residential lots do not meet the City's standards for subdivision. Under *Section 38.1*, of *Article I*, of *Chapter 38, Subdivision*, 'Lot' means and undivided tract or parcel of land have frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement as a building site, which is designated as a distinct and separate tract. The applicant is requesting a w*aiver* to the Subdivision Ordinance, Chapter 38, of the Municipal Code of Ordinances to allow for not meeting the required lot frontage on a public street for the *subject property* as depicted on the proposed *Concept Plan*. Finally, it is also the intent of the applicant to create a separate Home Owners Association for the proposed Pocket Neighborhood (PN) in order to service the private streets and common areas. With this being said, a *waiver* to the *Subdivision Ordinance* is a discretionary decision for the City Council.

A summary of the requested density and dimensional requirements is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width	37'	48'	60'
Minimum Lot Depth	100'	100'	100'
Minimum Lot Area	3,700 SF	4,800 SF	6,000 SF
Minimum Front Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Side Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Side Yard Setback (Adjacent to a Street)	*TBD*	*TBD*	*TBD*
Minimum Length of Driveway Pavement	*TBD*	*TBD*	*TBD*
Maximum Height	36'	36'	36'
Minimum Rear Yard Setback	*TBD*	*TBD*	*TBD*
Minimum Area/Dwelling Unit (SF)	1,600 SF	1,600 SF	1,600 SF
Maximum Lot Coverage	80%	80%	80%

SUMMARY OF WAIVERS:

The following is a summary of the requirements being requested with the amendment to Planned Development District No. 70 (PD-70) for the *Pocket Neighborhood* (PN) for the *subject property* that depart from the requirements of the UDC:

1) *Masonry Requirements.* The UDC allows the exterior building façades to be composed of up to 50% cementaceous materials. In this case, the applicant is proposing a variation that could include up to 100% cementaceous material lap siding, which is an increase of 50%.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the *subject property* as *Public Uses* land designation. According to the Comprehensive Plan, a *Public Uses* designation is generally defined as a use operated exclusively by a public body having the purpose of serving the public health, safety or general welfare. This includes uses such as public schools, parks, playground, and administrative and service facilities. In this case, Planned Development District No. 70 (PD-70) is an established horizontal mixed use development with a lot mix establishing a maximum of 918 single-family units and designated on the Future Land Use Map as *Medium Density Single-Family Residential.* According to the Comprehensive Plan, *Medium Density Single-Family Residential* is areas that consist of the single-family developments that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about three (3) units per acre. The current Concept Plan (*i.e. Master Plat for Stone Creek*) indicates a density of 2.33 units per acre based on 918 home sites. The applicants request for a *Pocket Neighborhood* (PN) will not have an effect on the total number of units allowed for the development based on a variation to the lot composition as established in *Exhibit 'C', Development Standards*, of PD-70, and as outlined in staff's report. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

NOTIFICATION:

On September 29, 2017, staff mailed 888 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed notices to the Quail Run Valley, The Shores/Ray Hubbard, Lakeview Summit, and Promenade Harbor Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the *subject property* participating in the notification program. Additionally, staff posted a sign adjacent to the *subject property* along FM-552 and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received one (1) notice in favor of and six (6) notices opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District No. 70 (PD-70) for the *subject property*, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance; and,

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Public Uses* designation to a Medium Density Residential designation; and,

3) Approval of a waiver by the City Council for not meeting the lot frontage requirements on a public street as established in the Subdivision Ordinance, Chapter 38 of the City of Rockwall Municipal Code of Ordinances; and,

4) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

				Applied	9/13/2017	LM
Project Number	Z2017-043	**Owner**	STONE CREEK BALANCE LTD	**Approved**		
Project Name	Amendment to PD-70	**Applicant**	LEWIS REAL ESTATE INVETMENT INC	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	9/13/2017	LM
Status	STAFF REVIEW					

Site Address	**City, State Zip**	**Zoning**
FM 552	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RISD ELEMENTARY SCHOOL ADDITION - LOT 1	2-7	NULL	2-7	0071-0000-0002-07-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	9/13/2017	9/20/2017	9/20/2017	7	COMMENTS	See Comments

(9/20/2017 1:02 PM AW)
Applicant hasn't evaluated the existing lift station to verify capacity
Must meet all engineering requirements
This plan doesn't work with each building being lotted out. It doesn't meet any of the engineering requirements

FYI:
- Detention is required (east side is to be fully detained from C=.35 to C=.80 and the western side detained from C=.5 to C=.80)
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator
- FM 552 right-of-way dedication to equal 60' from the centerline
- Pro-rata for 16" water = $19.75/lf along FM 552
- Sewer to be installed to the lift station at the school in an easement (not in the right-of-way)
- Stoney Hollow sewer pro-rata $345.75/acre
- Fee to have the lift station evaluated to see if the station will need to be upgraded for the proposed use.
- Parking to be 20'x9'
- 10' utility easement along FM 552

FIRE	Ariana Hargrove	9/13/2017	9/20/2017	9/21/2017	8	APPROVED	see comment

(9/21/2017 1:10 PM AA)
Must meet all Fire requirements

PLANNING	David Gonzales	9/13/2017	9/20/2017	9/19/2017	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 4.329-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 09.19.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, October 3, 2017 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

• On all future submittals please include the Case Number (Z2017-043) in the lower right hand corner.

• When provided, please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for October 10, 2017.

Please address the following Planning Department comments:

1. Must adhere to Engineering, Building Inspection, and Fire Departments standards.
2. The submitted lot configuration does not meet the standards within the subdivision ordinance and the UDC due to the lots not fronting onto a public street.
3. If the drive will be used as a city street, it must meet the minimum standards for a city street and requires a minimum 50-ft right-of-way with the road section being a minimum of 29-feet back to back. See engineering design standards for compliance.
4. The overall lot count within PD-70 must not exceed 918 units.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

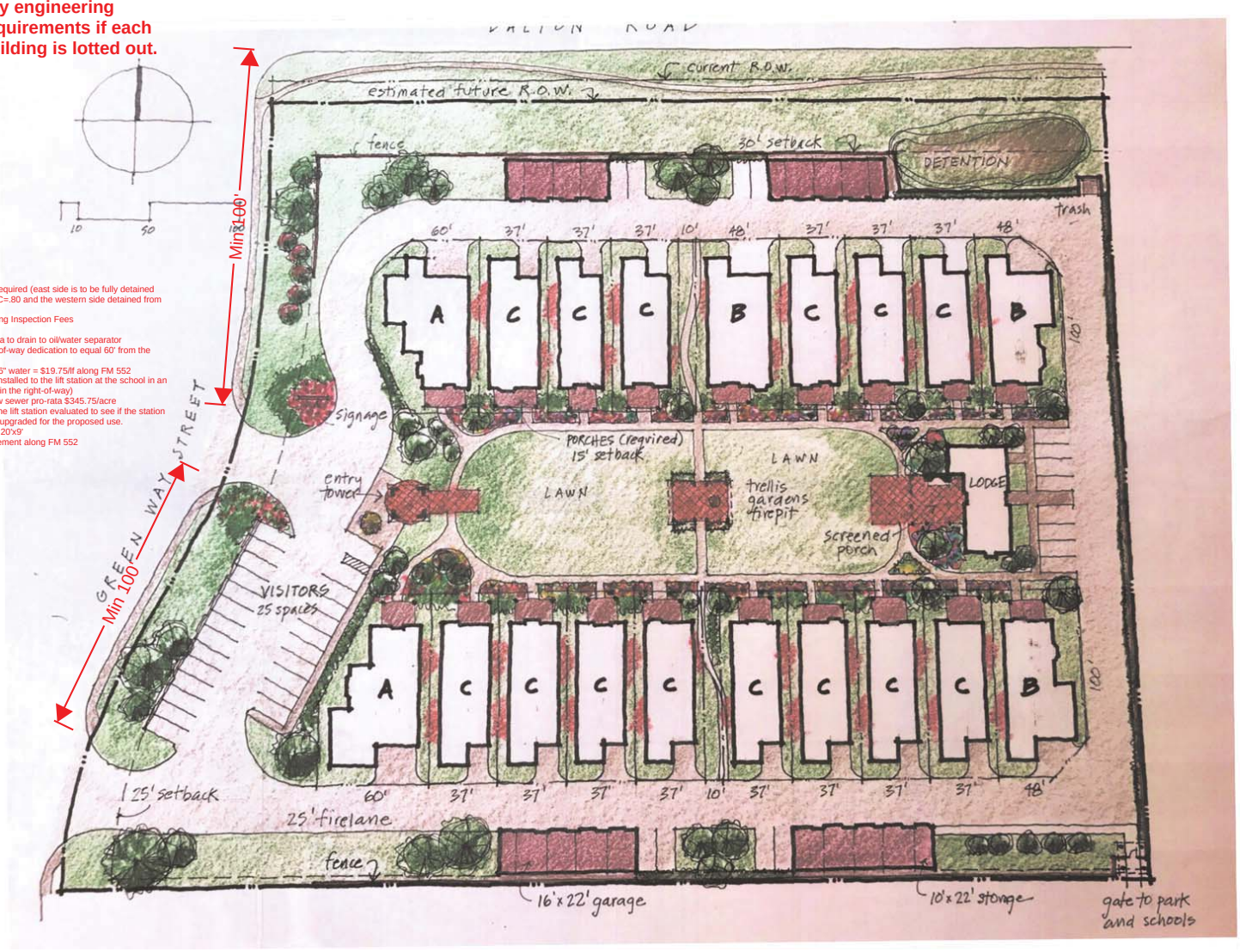
Planning - Work Session: September 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: October 10, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: October 16, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: November 6, 2017 (6:00 p.m.) [2nd Reading of Ordinance]

This doesn't comply with any engineering requirements if each building is lotted out.



- Detention is required (east side is to be fully detained from C=.35 to C=.80 and the western side detained from C=.5 to C=.80)
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator
- FM 552 right-of-way dedication to equal 60' from the centerline
- Pro-rata for 16" water = $19.75/lf along FM 552
- Sewer to be installed to the lift station at the school in an easement (not in the right-of-way)
- Stoney Hollow sewer pro-rata $345.75/acre
- Fee to have the lift station evaluated to see if the station will need to be upgraded for the proposed use.
- Parking to be 20'x9'
- 10' utility easement along FM 552

STONE CREEK MASTER PLAT



September 6,, 2017

City of Rockwall
Planning & Zoning Department
385 South Goliad
Rockwall, Texas 75087

Re: Letter of Explanation for Re-Zoning

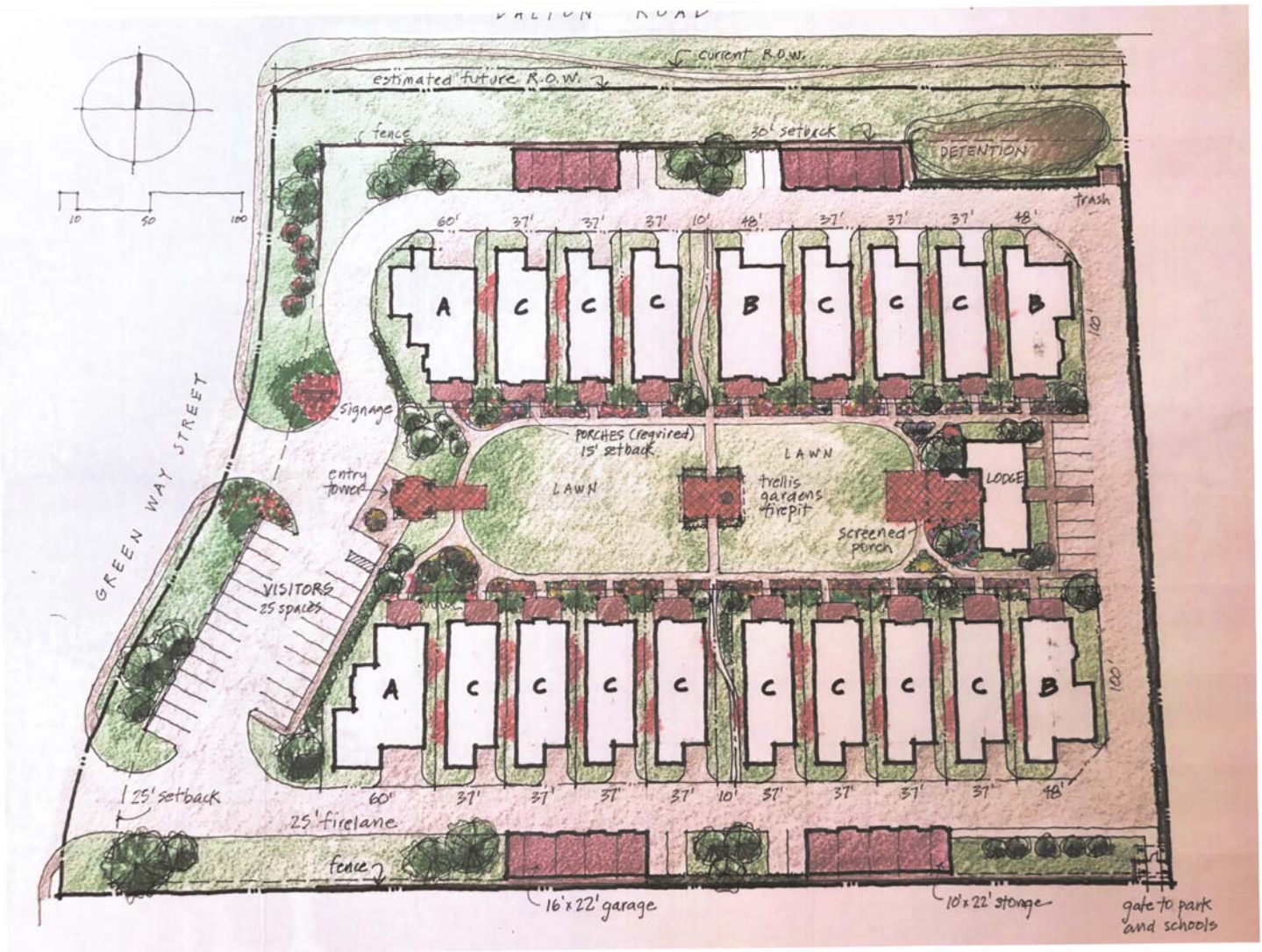
Lewis Real Estate Investments, Inc. is hereby making application to amend PD -70 which includes the subject 5.288 acre tract of land located at the southeast corner of FM 552 and Greenway Drive. Current permitted use is single-family lots ranging in size from 6,000-20,000 sq. ft. with 936 total dwelling units.

Lewis Real Estate Investments, Inc. and partner, David Dillard, noted senior housing architect are requesting an amendment to PD-70 in order to develop a "pocket neighborhood", a community oriented small neighborhood with 19 dwelling units with front porches fronting on a common green space. Lot sizes range from 3,700 sq. ft. to 6,000 sq. ft. The dwelling units ranging from 1,600 sq. ft. to 2,900 sq. ft. will be regulated by design standards to a cottage craftsman style home with different elevations. Residents will be able to walk around the green visiting with neighbors who are on the front porch. The neighborhood will include a community building equipped with kitchen to accommodate resident meetings, family gatherings, and other uses. Each residence will have two-car parking either in dwelling and/or separate garages depending on dwelling size. Visitor parking and a special entry feature adjoin the commons.

Thank you for your favorable consideration of this request.

Sincerely,

Austin Lewis
Lewis Real Estate Investments, Inc.
519 E I-30 #327
Rockwall, Texas 75087
972-948-0824
austinlrei@sbcglobal.net


current R.O.W.
estimated future R.O.W.
fence
30' setback
DETENTION
trash
10
50
100
60'
37'
37'
37'
10'
48'
37'
37'
37'
48'
A
C
C
C
B
C
C
C
B
100'
signage
GREEN WAY STREET
PORCHES (required)
15' setback
LAWN
LAWN
entry tower
trellis gardens firepit
LODGE
screened porch
VISITORS
25 spaces
A
C
C
C
C
C
C
C
C
B
100'
25' setback
60'
37'
37'
37'
37'
10'
37'
37'
37'
37'
48'
25' firelane
fence
16'x22' garage
10'x22' storage
gate to park and schools

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a ¾ inch iron rod found at the northwest corner of Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas, being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 448.41 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., also being the northeast corner of RISD Elementary School Addition Lot 1, an addition to the City of Rockwall, as described in Cab. H, Pg. 341-342 in said Plat Records;

THENCE, South 89°24'25" West, departing said west line and along the north line of said RISD Elementary School Addition Lot 1 , for a distance of 575.05 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., at the northwest corner of said RISD Elementary School Addition Lot 1, and being in the east line of Green Way Drive (60' R.O.W.);

THENCE, North 00°23'36" West, along said east line, for a distance of 15.60 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being at the point of curvature of a curve to the right, having a radius of 220.00 feet, a central angle of 24°00'43", and a tangent of 46.79 feet;

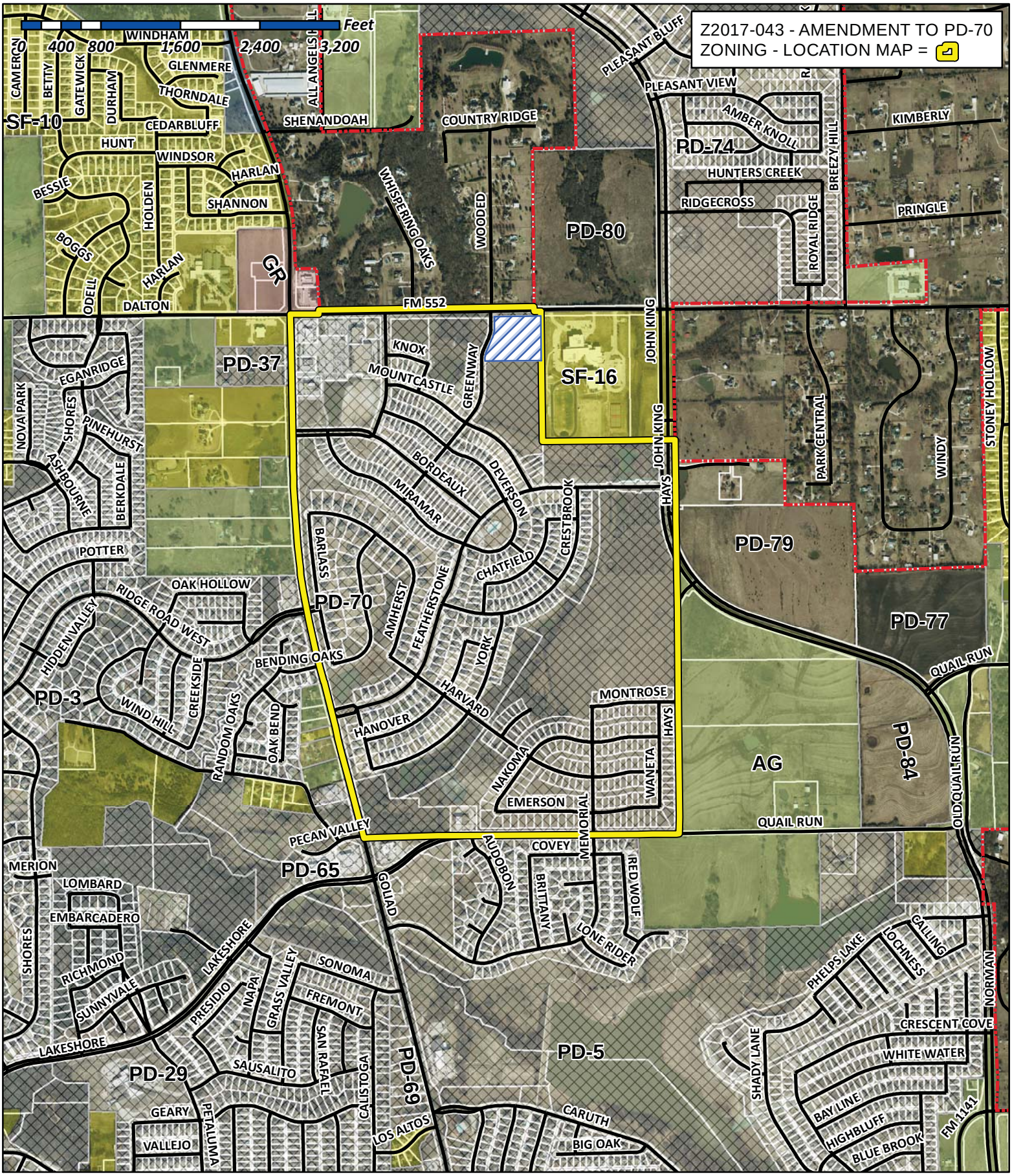
THENCE, continuing along said east line and with said curve to the right for an arc distance of 92.20 feet (Chord Bearing North 11°36'46" East – 91.53 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng., Inc. being the point of tangency;

THENCE, North 23°37'08" East, continuing along said east line, for a distance of 130.36 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being on a curve to the left, having a radius of 280.00 feet, a central angle 24°26'55", and tangent of 60.66 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 119.48 feet (Chord Bearing North 11°23'40" East – 118.57 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency;

THENCE, North 00°49'47" West, continuing along said east line, for a distance of 106.39 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the south line of said F.M. 552;

THENCE, North 89°09'25" East, along said south line, for a distance of 477.99 feet, to the POINT OF BEGINNING and containing 5.288 acres of land.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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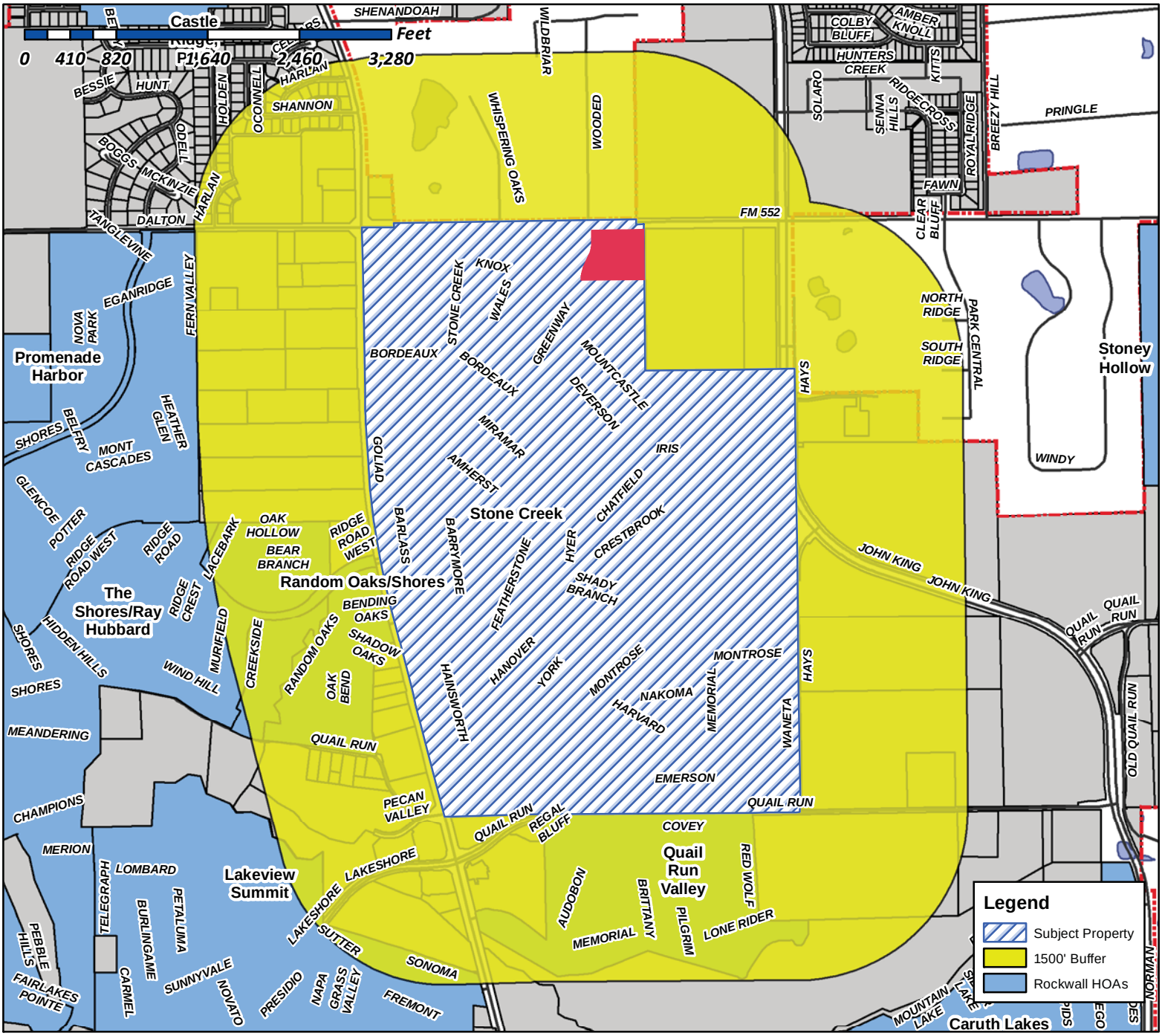
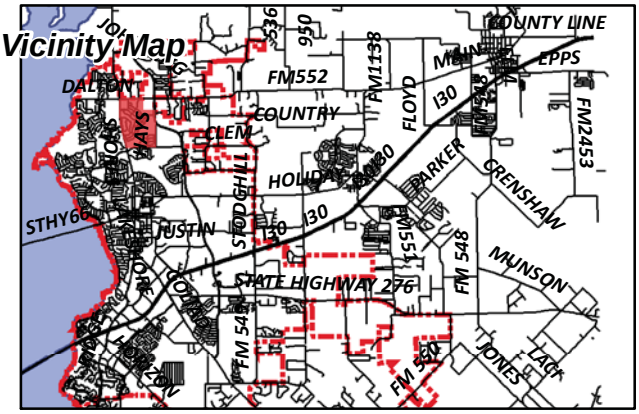


Case Number: Z2017-043
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: PD-70
Case Address: Southeast corner of the intersection of Greenway Drive and FM-552

Date Created: *09/15/2017*

For Questions on this Case Call (972) 771-7745

Vicinity Map



Gonzales, David

From: Morales, Laura
Sent: Friday, September 29, 2017 4:26 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***September 29, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/10/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 10/16/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-043- Amendment to PD-70
Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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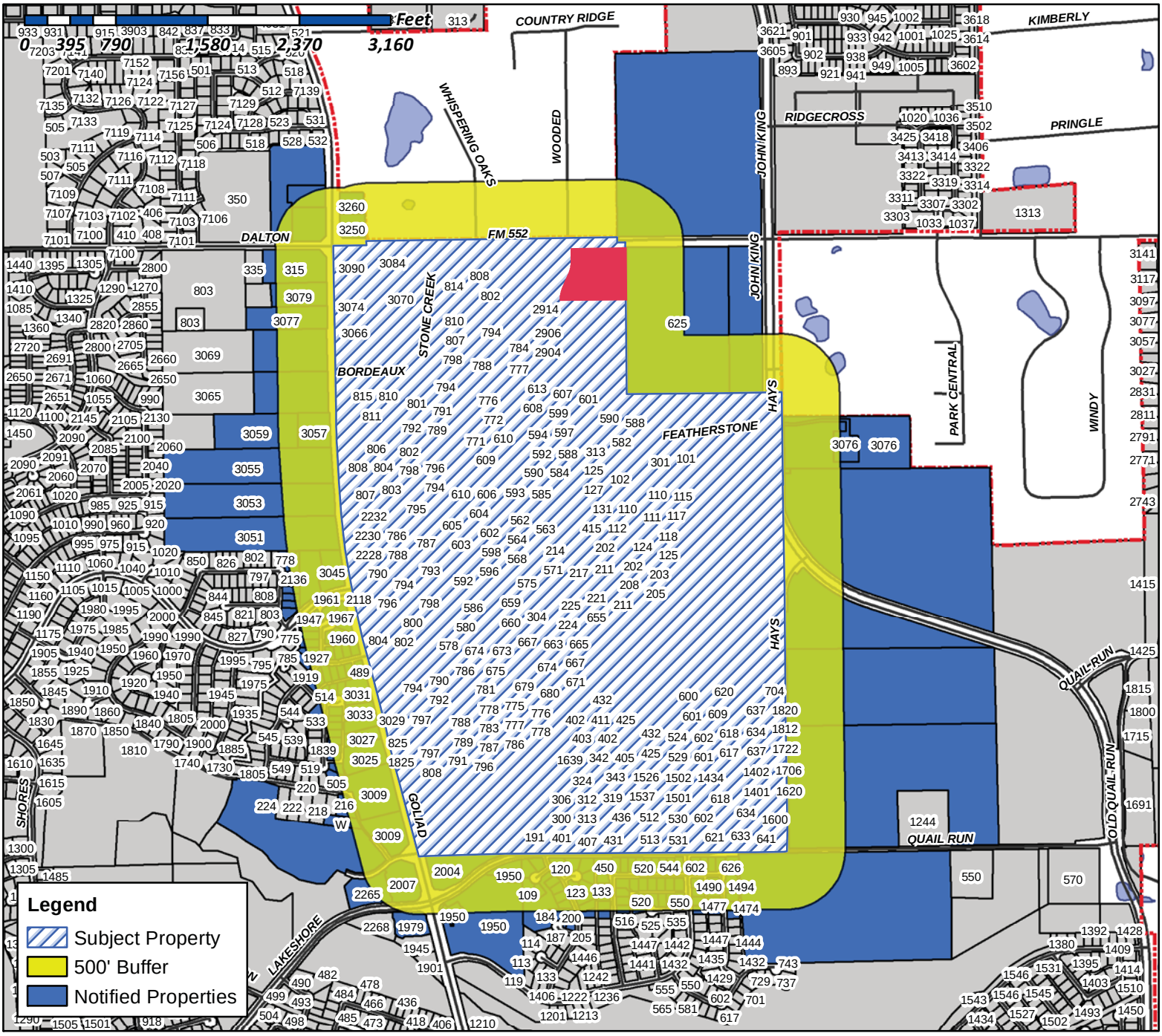

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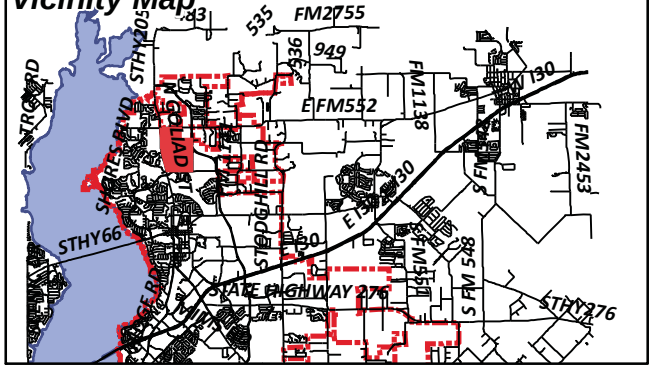

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ASONG REAL PROPERTIES - TX LLC
1006 NADINE ST
HOUSTON, TX 77009

CHIZZONITE CAROL AND RALPH
101 CRESTBROOK DR
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

PARKS ROBERT
102 CHATFIELD
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

SENSOY CENK AND MARNI
103 CRESTBROOK DR
ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M
104 CHATFIELD DRIVE
ROCKWALL, TX 75087

SHAW KIM A & BETH ANN
105 CHATFIELD DRIVE
ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN
105 CRESTBROOK DR
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM
106 CHATFIELD DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
ROCKWALL, TX 75087

MOHOTTIGE SHAMANI CHAMPIKA
106 SUNBIRD LN
SUNNYVALE, TX 75182

CARRAZCO JUAN B & MIRIAN
107 CHATFIELD DRIVE
ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN
107 CRESTBROOK DR
ROCKWALL, TX 75087

CAMPION THOMAS R
108 CHATFIELD DR
ROCKWALL, TX 75087

REEG STEPHEN A & AMY N
109 CHATFIELD DR
ROCKWALL, TX 75087

BEERS ALBERT A AND ROBERTA E
109 CRESTBROOK DR
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

ZUBIK JASON FOSTER
110 CHATFIELD DRIVE
ROCKWALL, TX 75087

WANLESS ERIC & EILEEN
110 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 CRESTBROOK DR
ROCKWALL, TX

LEUGERS CHESTER THOMAS & DANI LYNN
111 CHATFIELD DRIVE
ROCKWALL, TX 75087

MACKEY EVA M
112 CHATFIELD DR
ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R
112 CRESTBROOK DR
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

STEPHENSON ROSS J
113 CHATFIELD DR
ROCKWALL, TX 75087

LAWING JOHN K
113 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ZAHARA MARK WAYNE AND JENNIFER M
114 CRESTBROOK DR
ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN
115 CHATFIELD DR
ROCKWALL, TX 75087

HAYNES ANTHONY
115 CRESTBROOK DR
ROCKWALL, TX 75087

HOWLETT BILLY FRANK & NEVA RAE
115 REGAL BLF
ROCKWALL, TX 75087

THOMAS SAMSON N & LINDA R
1150 POTTER AVE
ROCKWALL, TX 75087

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

KUMAR MINU & NITEN
116 CRESTBROOK DRIVE
ROCKWALL, TX 75087

OD TEXAS D LLC
116 NEW MONTGOMERY STREET #820
SAN FRANCISCO, CA 94105

REED RICHARD R AND LINDA S
117 CHATFIELD DR
ROCKWALL, TX 75087

TOWNLEY TRACY L
117 CRESTBROOK DR
ROCKWALL, TX 75087

REINHARDT JASON AND AMBER
118 CRESTBROOK DR
ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND
JAMIE LEEANN LYNCH
119 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
120 CRESTBROOK DR
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE
121 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY
121 DEVERSON DR
ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R
122 CRESTBROOK DR
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CURRENT RESIDENT
123 CRESTBROOK DR
ROCKWALL, TX

REID DOUGLAS CHARLES AND ELIZABETH
123 DEVERSON DR
ROCKWALL, TX 75087

MILLS JASON AND KARI
123 IRELAND CT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCHWARZ BRADLEY
124 CRESTBROOK DRIVE
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L
125 CRESTBROOK DR
ROCKWALL, TX 75087

CORLEY SHARRON J
125 DEVERSON DRIVE
ROCKWALL, TX 75087

KNEE DANIEL AND SARAH
127 CRESTBROOK DR
ROCKWALL, TX 75087

GRAHAM PENELOPE C AND
DANIEL ESTRADA
127 DEVERSON DRIVE
ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M
129 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WILKE LORETTA AND DAVID
129 DEVERSON DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

LAVALLEE EDWARD J
131 DEVERSON DR
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1402 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1406 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1408 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1410 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1414 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1418 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1422 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1426 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1430 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1434 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX

PORTER HOWARD L & WANDA LEE
1468 RED WOLF DR
ROCKWALL, TX 75087

RICHARDS LARRY QUAY & LINDA FAYE
1471 RED WOLF DR
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

SMITH ELIZABETH A
1474 RED WOLF DR
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

VICKERS DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX

GONZALEZ VIEDA
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
PATRICK & GILDA GRANT TRUSTEES
1494 RED WOLF DR
ROCKWALL, TX

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1502 HARVARD DR
ROCKWALL, TX

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1508 HARVARD DR
ROCKWALL, TX

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

BACCHESCHI MICHELLE
1511 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1514 HARVARD DR
ROCKWALL, TX

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1520 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1526 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1531 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1537 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX

WELLS FARGO BANK NA
TRUSTEE FOR CARRINGTON MORTGAGE LOAN
TRUST
1600 DOUGLASS RD SUITE 200 A
ANAHEIM, CA 92806

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1616 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1620 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1624 WANETA DR
ROCKWALL, TX

BOGERT WILLIAM PAUL AND RENEE
1625 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1639 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1645 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1651 HARVARD DR
ROCKWALL, TX

HUDGENS GERALD FRANK & ROCHELLE
EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1702 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1706 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1710 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1714 WANETA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

CURRENT RESIDENT
1718 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1721 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1722 WANETA DR
ROCKWALL, TX

HP TEXAS I LLC
DBA HPA TX LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

STONE CREEK SF LTD
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

CURRENT RESIDENT
1804 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1808 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1812 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1816 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1820 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX

CURRENT RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

DEARING JAMES DAVID AND KANESHA DAWN
184 RAINTREE CT
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX

LEE THERESE M & GREGORY H
1862 OAK BEND DR
ROCKWALL, TX 75087

BURGIN BRADLEY J & LORI E
1868 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 OAK BEND DR
ROCKWALL, TX

CARUTH GAIL D
1876 OAK BEND DR
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX

WYNNE MATTHEW B AND SAMANTHA C
1910 RANDOM OAKS DR
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

MURPHY ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W
1935 RANDOM OAKS DR
ROCKWALL, TX 75087

KELLEY ROBERT E & ERIN B
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

MARSH JAMES C & JOANN
1947 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX

MICHAELS RICHARD A & AUDREY
1953 RANDOM OAKS DR
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

NICHOLS DAWN
1960 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1961 RANDOM OAKS DR
ROCKWALL, TX

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX

BAUDOIN ZANDRA
200 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX

CLARK KEVIN & MARY
201 CHATFIELD DRIVE
ROCKWALL, TX 75087

BARRICK JONATHAN T
202 CHATFIELD DR
ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R
202 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FRANCO MICHAEL R
203 CHATFIELD DRIVE
ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I
203 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

MURPHY NATHANIEL T & KRISTAL L
204 CHATFIELD DRIVE
ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L
204 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E
205 CHATFIELD DRIVE
ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA N
205 CRESTBROOK DR
ROCKWALL, TX 75087

LOVETT TERESA
206 CHATFIELD DRIVE
ROCKWALL, TX 75087

PARK KYOUNG WON
206 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BRYANT THOMAS HENRY AND LEA ANN
207 CHATFIELD DR
ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J
207 CRESTBROOK DR
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

CHARVOZ ROBERT M
208 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GASTON DAVID L & CARRIE A
209 CHATFIELD DRIVE
ROCKWALL, TX 75087

SMITH KYMBERLY D
209 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SPEIGHT REBECCA L
210 CHATFIELD DRIVE
ROCKWALL, TX 75087

DODD TIMM & JAMIE C
210 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
211 CRESTBROOK DR
ROCKWALL, TX

PAULSEN GORGAS R & SHERRY C
211 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J
2112 TWIN CREEK LN
ROCKWALL, TX 75087

TURNER CHRIS & YUNELL
2114 BARLASS DRIVE
ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE
212 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JAMES & BRENDA
212 CRESTBROOK DR
ROCKWALL, TX 75087

WICH PAUL H AND LAINE Q STRUSIS-WICH
2120 BARLASS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX

WHITEHOUSE TIMOTHY B & HEIKE I
213 CHATFIELD DRIVE
ROCKWALL, TX 75087

JOHANNESEN TRACE AND AMY
213 CRESTBROOK DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
HOME OWNERS ASSOCIATION
2136 TWIN CREEK LN
ROCKWALL, TX

PANG JOHN J & SUE W
214 CHATFIELD DR
ROCKWALL, TX 75087

NANCE TODD A & CYNTHIA G
214 CRESTBROOK DRIVE
ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A
215 CHATFIELD DR
ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D
215 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE
216 CRESTBROOK DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

VASQUEZ JUAN J & BECKY M
217 CHATFIELD DR
ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN
217 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
218 CRESTBROOK DR
ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R
219 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BURROWS REBECCA
220 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GLEASON JAMES AND ANGELA
221 CRESTBROOK DR
ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M
2215 HYER DRIVE
ROCKWALL, TX 75087

TYREE JEFF & AMBER
2217 HYER DR
ROCKWALL, TX 75087

SHOWS STEPHEN
2219 HYER DR
ROCKWALL, TX 75087

JOBE BRYAN AND
KAREN JOHNSTON
222 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY
2220 BARLASS DR
ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE
2221 HYER DR
ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN
2223 HYER DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

LARSON MELISSA AND
ROBERT BRYANT
2226 BARLASS DR
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

GRAVES JOHN RICHARD AND KAREN ANN
224 SHADY BRANCH DR
ROCKWALL, TX 75087

WALKER RODGER L
225 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FODGE MATTHEW AND KAILEE
226 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX

CURRENT RESIDENT
227 CRESTBROOK DR
ROCKWALL, TX

MOOMJIAN ASHLEY L AND CHAD A
228 SHADY BRANCH DR
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

LITTLE CREEK REAL ESTATE LLC AND
PAIGE FLOYD
2326 W WALNUT ST
GARLAND, TX 75042

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

COSLEY STEVEN M
25821 TULIP GROVE ST
STEVENSON RANCH, CA 91381

CURRENT RESIDENT
2904 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2906 GREEN WAY DR
ROCKWALL, TX

RUIZ JOHN R III & PATRICIA GREENE
2908 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2910 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2912 GREEN WAY DR
ROCKWALL, TX

SHERMAN CHRISTOPHER ALLEN
2914 GREEN WAY DRIVE
ROCKWALL, TX 75087

75032 INVESTMENTS LLC
3 ROCKINGHAM COURT
HEATH, TX 75032

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX

KHAN ABDUL AND MAIMOONA REVOCABLE LIVING TRUST
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3008 DOVE CREEK LN
RICHARDSON, TX 75082

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
301 FEATHERSTONE DR
ROCKWALL, TX

CHIU THOMAS C
301 CRESTBROOK DR
ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K
302 IRIS DR
ROCKWALL, TX 75087

FREE METHODIST CHURCH OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY
302 SHADY BRANCH DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
303 FEATHERSTONE DR
ROCKWALL, TX

LEONE STEVEN AND ANDREA JEAN
303 CRESTBROOK DR
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

SAUER THOMAS MARK AND REBECCA MARIE
304 IRIS DR
ROCKWALL, TX 75087

DELEON JANA AND RENE
304 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3045 N GOLIAD RD
ROCKWALL, TX

CURRENT RESIDENT
305 FEATHERSTONE DR
ROCKWALL, TX

THOMPSON BENJAMIN K AND JESSICA S
305 CRESTBROOK DR
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX

DRISCOLL SEAN T & SARAH E
306 IRIS DR
ROCKWALL, TX 75087

STEED JOEL & ELIZABETH
3065 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX

JACOBS JEFF AND LAURA
3069 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
3074 N GOLIAD
ROCKWALL, TX

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J
308 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3084 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
309 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX

BAKER CHRISTOPHER D
310 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
311 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
312 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
313 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
313 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
OF NORTH AMERICA
315 DALTON RD
ROCKWALL, TX

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
318 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
324 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
330 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
336 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
337 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
342 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
343 NAKOMA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3O57 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
402 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
402 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
403 MONTROSE DR
ROCKWALL, TX

NGUYEN HOAI K
4030 CEDAR SPRINGS RD
DALLAS, TX 75219

CURRENT RESIDENT
405 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
408 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
408 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
411 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
414 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
414 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
415 NAKOMA DR
ROCKWALL, TX

TAYLOR MATTHEW A & MELINDA M
415 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZIEGLER RENEE A
417 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
419 MONTROSE DR
ROCKWALL, TX

DEFORD JAMES M & MICAELA
419 MIRAMAR DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

CURRENT RESIDENT
420 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
420 NAKOMA DR
ROCKWALL, TX

CLARK MOLLYE N
421 MIRAMAR DRIVE
ROCKWALL, TX 75087

NEWTON KEEGAN B AND DIANA T
423 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
425 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
425 NAKOMA DR
ROCKWALL, TX

MITCHELL JONATHAN & AMY
425 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
426 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
426 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
432 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
432 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
435 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
436 EMERSON DR
ROCKWALL, TX

LITTLE GENIUS OF TEXAS LLC
436 QUAIL CREEK DR
MURPHY, TX 75094

CURRENT RESIDENT
437 EMERSON DR
ROCKWALL, TX

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
489 BENDING OAKS TRL
ROCKWALL, TX

CURRENT RESIDENT
490 BENDING OAKS TR
ROCKWALL, TX

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL LOUIS & SHYRLEE
496 BENDING OAKS TRL
ROCKWALL, TX 75087

SMITH DAVID WILLIAM JAMES AND LESLIE RENO
4N650 HIGH MEADOW ROAD
SAINT CHARLES, IL 60175

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
500 NAKOMA DR
ROCKWALL, TX

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

STREETER JAMES C & ELIZABETH A
502 COVEY TRL
ROCKWALL, TX 75087

HANUS JENNY L AND BRYAN D
505 COVEY TR
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
506 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
506 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX

BORN MARK I & SHELLEY L
507 BENDING OAKS TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX

CURRENT RESIDENT
509 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
512 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
512 NAKOMA DR
ROCKWALL, TX

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX

SARMIENTO FAMILY LIV REV TRUST
ALICIA SARMIENT TRUSTEE
513 BENDING OAKS TRL
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

BLACKWELL NARWEEN
514 SHADOW OAKS CT
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
517 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
518 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
518 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
523 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
524 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

ELROD GARY L
526 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
529 NAKOMA DR
ROCKWALL, TX

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

LONGEWAY LARA H
562 FEATHERSTONE DR
ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M
563 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVIS DEREK LINN & AMIE LYNN
564 FEATHERSTONE DR
ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE
565 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J
566 FEATHERSTONE DR
ROCKWALL, TX 75087

CAUGHEY ANDREW R AND KATHERINE
567 FEATHERSTONE DR
ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL
568 FEATHERSTON DR
ROCKWALL, TX 75087

REED SHANNON AND HEATHER
569 FEATHERSTONE DR
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M
571 FEATHERSTONE DR
ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F
572 FEATHERSTONE DR
ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J
573 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKS MITCHELL AND HEIDI
574 FEATHERSTONE DR
ROCKWALL, TX 75087

MONACO ROCCO & LISA A
575 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD
576 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PATTERSON RICHARD
578 AMHERST DR
ROCKWALL, TX 75087

BURKE MICHAEL B
580 AMHERST DR
ROCKWALL, TX 75087

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

NGUYEN THIEN AN NGOC AND
VAN THUY DANG
582 AMHERST DRIVE
ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM
ROBERTS
582 DEVERSON DR
ROCKWALL, TX 75087

MUSTAFA MUSTAFA & DIANA AQRABAWI AND
MOHAMMAD AQRABAWI
582 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
583 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
584 MOUNTCASTLE DR
ROCKWALL, TX

VALLEJO GERARDO AND LINA GONZALEZ
584 AMHERST DR
ROCKWALL, TX 75087

RIZKALLA MAGDY I AND ANGIE N
584 BORDEAUX DR
ROCKWALL, TX 75087

INGLE BRADY AND LAUREN
584 DEVERSON DR
ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD
584 MIRAMAR DR
ROCKWALL, TX 75087

WARREN JEREMY J AND ALYSE M
585 BORDEAUX DR
ROCKWALL, TX 75087

ALLEN JOHN D & AMY C
585 DEVERSON DR
ROCKWALL, TX 75087

SATERY JAMES RUSSELL
585 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

ESPARZA EZEQUIEL JR AND ANGELA MARIE
586 AMHERST DR
ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E
586 BORDEAUX DR
ROCKWALL, TX 75087

ESCANDOR ROMMEL A
586 DEVERSON DRIVE
ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA
586 MIRAMAR DR
ROCKWALL, TX 75087

COOK STEPHEN & JO-ANN
586 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

SOUZA LEVY AND LILI
587 BORDEAUX DR
ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR
587 DEVERSON DR
ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M
587 MOUNTCASTLE DR
ROCKWALL, TX 75087

MILLER STEVEN & AINE
588 AMHERST DR
ROCKWALL, TX 75087

VALLADARES ELIA AND YAN
588 BORDEAUX DR
ROCKWALL, TX 75087

DOUGLAS SHAWN & ANDRIA
588 DEVERSON DRIVE
ROCKWALL, TX 75087

CULLEN KEVIN M & SHARON T
588 MIRAMAR DR
ROCKWALL, TX 75087

HALE WILLIE & AMY
588 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
589 MOUNTCASTLE DR
ROCKWALL, TX

REID RANDY GILBERT AND ELLE FRANKLIN CASHEN
589 BORDEAUX DR
ROCKWALL, TX 75087

PULTORAK JAMES
589 DEVERSON
ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY
589 MIRAMAR DRIVE
ROCKWALL, TX 75087

YOUSFI SHARIQ AND SHAZIA BASIT
590 AMHERST DR
ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III
590 BORDEAUX DR
ROCKWALL, TX 75087

JONES MURRAY A & TERRI L
590 DEVERSON DRIVE
ROCKWALL, TX 75087

NOEL MARY YVONNE
590 MIRAMAR DRIVE
ROCKWALL, TX 75087

SKAGGS JUSTIN & KELLY
590 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
591 MOUNTCASTLE DR
ROCKWALL, TX

WARREN ANDREW JAMES AND CHRISTINE
591 BORDEAUX DR
ROCKWALL, TX 75087

CHUMLEY ALAN G
591 DEVERSON DR
ROCKWALL, TX 75087

LUNGER JOHNNY A AND ANNA B
591 MIRAMAR DR
ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE
592 AMHERST DRIVE
ROCKWALL, TX 75087

VANPELT RAYMOND J AND PAMELA J
592 BORDEAUX DR
ROCKWALL, TX 75087

CRADY KEVIN & APRIL
592 DEVERSON DR
ROCKWALL, TX 75087

SCHERER PAMELA RINAY
592 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
593 MOUNTCASTLE DR
ROCKWALL, TX

DENT VICKIE L
593 BORDEAUX DR
ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M
593 DEVERSON DR
ROCKWALL, TX 75087

MCKINNEY KAREN DIANN
593 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
594 MIRAMAR DR
ROCKWALL, TX

VO KIMBERLY AND
KHANH LINH TRAN
594 AMHERST DR
ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE
594 BORDEAUX DR
ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L
594 DEVERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
595 MOUNTCASTLE DR
ROCKWALL, TX

ROBB JENNIFER S AND MATTHEW D
595 BORDEAUX DR
ROCKWALL, TX 75087

LEE CARLIE HENDRICKSON & ARON
595 DEVERSON DRIVE
ROCKWALL, TX 75087

LESSARD ANNA
595 MIRAMAR DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE
596 AMHERST DR
ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H
596 BORDEAUX DR
ROCKWALL, TX 75087

ZHANG QIAO
596 DEVERSON DR
ROCKWALL, TX 75087

GRADY ANJELA S
596 MIRAMAR DR
ROCKWALL, TX 75087

GOLD STAR PROS LLC
5967 FM 36 S
QUINLAN, TX 75474

CURRENT RESIDENT
597 MOUNTCASTLE DR
ROCKWALL, TX

BRADFORD TODD D AND KARA R
597 BORDEAUX DR
ROCKWALL, TX 75087

WARD MATTHEW DAVID
597 DEVERSON DRIVE
ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA
597 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
598 BORDEAUX DR
ROCKWALL, TX

DELONG ERIC AND JENNIFER
598 AMHERST DR
ROCKWALL, TX 75087

TAYLOR MELISSA SUMMER & JOHN
598 DEVERSON DRVIE
ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M
598 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
599 MIRAMAR DR
ROCKWALL, TX

CURRENT RESIDENT
599 MOUNTCASTLE DR
ROCKWALL, TX

MIGLIACCIO JOSEPH AND KIMBERLY
599 BORDEAUX DR
ROCKWALL, TX 75087

ASH KRISTIN
599 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
600 MONTROSE DR
ROCKWALL, TX

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
601 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
601 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
601 NACOMA DR
ROCKWALL, TX

ARAIZA RODOLFO A MARES AND KRISTA
KAYLEEN MARES
601 BORDEAUX DR
ROCKWALL, TX 75087

CLAUSSEN BRIAN L
601 DEVERSON DR
ROCKWALL, TX 75087

GERMER JOHN
601 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
602 NACOMA DR
ROCKWALL, TX

BORTZ BRIAN R AND TIFFANY A
602 AMHERST DR
ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL
602 BORDEAUX DR
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE
GEORGE KIGER JR INDEPENDENT EXECUTOR
602 DEVERSON DR
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN
602 MIRAMAR DRIVE
ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT
603 AMHERST DR
ROCKWALL, TX 75087

WELLS MICHAEL JR AND DAWN
603 BORDEAUX DR
ROCKWALL, TX 75087

VO KEVIN & GIANG KIEU PHAM
603 DEVERSON DR
ROCKWALL, TX 75087

SOLDATOVIC DRAGANA & CEDOMIR
603 MIRAMAR LN
ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN
603 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 MONTROSE DR
ROCKWALL, TX

SAUER WAYNE & CARMEN MONIQUE
604 AMHERST DRIVE
ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V
604 BORDEAUX DR
ROCKWALL, TX 75087

BOELENS DAVID AND RACHEL
604 DEVERSON DR
ROCKWALL, TX 75087

BERNHARDT KATHY K
604 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
605 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
605 NACOMA DR
ROCKWALL, TX

NGUYEN TRACY
605 AMHERST DRIVE
ROCKWALL, TX 75087

NEECE DAVID JR
605 BORDEAUX DR
ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH
605 DEVERSON DR
ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE
605 MIRAMAR DR
ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY
605 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
606 NACOMA DR
ROCKWALL, TX

WEIDEMAN RANDY L & DIANNE M
606 AMHERST DRIVE
ROCKWALL, TX 75087

KING BRYAN J AND SHELLY
606 BORDEAUX DR
ROCKWALL, TX 75087

BEASLEY COREY BRYAN AND ALICIA DIANE
606 DEVERSON DR
ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND
VIRGINIA CHERYL TALKINGTON
606 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 DEVERSON DR
ROCKWALL, TX

KISTLER DANIEL & STACY
607 AMHERST DRIVE
ROCKWALL, TX 75087

CARVAJAL CARLOS H & CYNTHIA H
607 BORDEAUX DRIVE
ROCKWALL, TX 75087

MONTGOMERY ANDREW J & MAGDALENE G
607 MIRAMAR DRIVE
ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL
607 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 MONTROSE DR
ROCKWALL, TX

HUNT ROBERT PRESTON
608 AMHERST DRIVE
ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L
608 BORDEAUX DR
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

KAUR KAMALJEET AND
AJEET SINGH
608 DEVERSON DR
ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J
608 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
PAIGE FLOYD
609 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
609 NACOMA DR
ROCKWALL, TX

SMITH JAMES M & SHIRLEY LYNN
609 AMHERST DRIVE
ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER
609 BORDEAUX DR
ROCKWALL, TX 75087

LUVISI JOHN & DONNA
609 MIRAMAR DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
609 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
610 NACOMA DR
ROCKWALL, TX

WILCOX GRANTLEY & KELLY
610 AMHERST DRIVE
ROCKWALL, TX 75087

COBB ARTHUR C II AND DEIDRA K
610 BORDEAUX DR
ROCKWALL, TX 75087

KAPPER KRISTAN
610 DEVERSON DRIVE
ROCKWALL, TX 75087

BURGIEL BROOKE
610 MIRAMAR DR
ROCKWALL, TX 75087

CUNNINGHAM ELISA
611 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
612 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
612 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
613 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
613 NACOMA DR
ROCKWALL, TX

CONFIDENTIAL
613 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
614 NACOMA DR
ROCKWALL, TX

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
616 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
617 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
618 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
620 MONTROSE DR
ROCKWALL, TX

HAVENS JAMES
6202 CORAL GABLES
HOUSTON, TX 77069

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
621 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
621 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
622 NACOMA DR
ROCKWALL, TX

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N ST HWY 161 #150
IRVING, TX 75038

CURRENT RESIDENT
624 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX

CURRENT RESIDENT
625 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
626 NACOMA DR
ROCKWALL, TX

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
628 MONTROSE DR
ROCKWALL, TX

PUGH WILLIAM C AND DIANA L
628 PIPPIN LANE
KINGSVILLE, TX 78363

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
629 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
629 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
630 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
632 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
633 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
634 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
636 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
637 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
640 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX

ANDERSON RYAN Z & GEORGIANNA N
655 YORK DRIVE
ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN
657 YORK DR
ROCKWALL, TX 75087

CONFIDENTIAL
658 FEATHERSTONE DR
ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG
659 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND
DANIEL GRANT SHIRLEY
659 YORK DR
ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A
660 FEATHERSTONE DR
ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M
660 HANOVER DR
ROCKWALL, TX 75087

TEAGUE GREGORY CHARLES
661 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CARTER FAMILY TRUST
RICHARD CARTER AND MARY CARTER TRUSTEES
661 YORK DR
ROCKWALL, TX 75087

LLOYD MARK S AND ANGIE L
662 FEATHERSTONE DR
ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH
REBECCA
662 HANOVER DR
ROCKWALL, TX 75087

GARCIA SANTIAGO DIAZ
662 YORK DR
ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A
663 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON
MICHAEL
663 HANOVER DR
ROCKWALL, TX 75087

OPITZ JEFF AND CAROL
663 YORK DR
ROCKWALL, TX 75087

JETER JAMES D AND CAROL L
664 FEATHERSTONE DR
ROCKWALL, TX 75087

MOSS MICHAEL ANDREW AND BETH ANN
664 HANOVER DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA R
664 YORK DR
ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN
665 FEATHERSTONE DR
ROCKWALL, TX 75087

HALL BRYAN PATRICK
665 HANOVER DR
ROCKWALL, TX 75087

IONITA MIHAI AND LAURA
665 YORK DR
ROCKWALL, TX 75087

WADDELL AMY I & KEITH A
667 FEATHERSTONE DR
ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L
667 HANOVER DR
ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P
667 YORK DR
ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A
668 HANOVER DR
ROCKWALL, TX 75087

WEISS DANIEL HERMAN
668 YORK DR
ROCKWALL, TX 75087

WINCHEL TANYA M
669 FEATHERSTONE DR
ROCKWALL, TX 75087

WILLIAMS ROBERT SHAWN AND AMY MICHELLE
669 HANOVER DR
ROCKWALL, TX 75087

COTTEN JAMES MICHAEL AND DEBRAH LEE
669 YORK DR
ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L
670 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E
670 HANOVER DRIVE
ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER
670 YORK DR
ROCKWALL, TX 75087

BOWERS DON
671 FEATHERSTONE DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
671 HANOVER
ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID
671 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
672 HANOVER DR
ROCKWALL, TX

WILLIAMS DONALD AND TAMMY
672 FEATHERSTONE DR
ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE
672 YORK DRIVE
ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU
673 FEATHERSTONE DR
ROCKWALL, TX 75087

VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA
673 HANOVER DR
ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L
674 FEATHERSTONE DR
ROCKWALL, TX 75087

MILLER JAMES RYAN
674 HANOVER DRIVE
ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A
674 YORK DRIVE
ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE
675 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ
675 HANOVER DR
ROCKWALL, TX 75087

MUELLER BRYAN SCOTT
676 HANOVER DRIVE
ROCKWALL, TX 75087

DORTCH TOMMY C & ELLEN D
676 YORK DRIVE
ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER
677 HANOVER DRIVE
ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN
678 HANOVER DR
ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU
678 YORK DR
ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE
679 HANOVER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
680 YORK DR
ROCKWALL, TX

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

CURRENT RESIDENT
700 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
704 MONTROSE DR
ROCKWALL, TX

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

CURRENT RESIDENT
771 BORDEAUX DR
ROCKWALL, TX

LUPER JUSTIN GARRET
7718 VISTA RIDGE LANE
SACHSE, TX 75048

MCLAREN ROGER V AND LYSA H
772 BORDEAUX DR
ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE
774 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
775 BORDEAUX DR
ROCKWALL, TX

ATINC MAHMUT GUCLU AND MURUVVET
YASEMIN OCAL-
775 DEVERSON DR
ROCKWALL, TX 75087

SUN WEI AND
BAO AN LI
775 HANOVER DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
776 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
776 YORK DR
ROCKWALL, TX

MCDONALD SONDRA S
776 BORDEAUX DR
ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE
776 DEVERSON DR
ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D
776 MIRAMAR DRIVE
ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE
777 BORDEAUX DR
ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y
777 DEVERSON DR
ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE
777 HANOVER DRIVE
ROCKWALL, TX 75087

CLEVENGER WANDA
777 MIRAMAR DR
ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E
777 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
778 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
778 MOUNTCASTLE DR
ROCKWALL, TX

GOTTLEABER STEVEN AND TERRI
778 BORDEAUX DR
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

BAILEY LANCE & KALI
778 MIRAMAR DRIVE
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA
778 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
779 MOUNTCASTLE DR
ROCKWALL, TX

FREEMAN COLBY C AND NEISHA E
779 BORDEAUX DR
ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH NGUYEN
779 DEVERSON DR
ROCKWALL, TX 75087

BOYD STEPHEN & SUSAN
779 MIRAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
780 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
780 YORK DR
ROCKWALL, TX

LEE NICHOLAS Q AND SABRINA BH PHUNG
780 BORDEAUX DR
ROCKWALL, TX 75087

CONFIDENTIAL
780 DEVERSON DRIVE
ROCKWALL, TX 75087

PANKEY CHARLES AND AIMEE MICHELLE
780 HANOVER DR
ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V
780 MIRAMAR DRIVE
ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH
781 BORDEAUX DR
ROCKWALL, TX 75087

SANDEN MELISSA & JEFFREY
781 DEVERSON DR
ROCKWALL, TX 75087

JACKSON SHANNON D
781 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND
MADELEINE N HIESTER
781 HANOVER DRIVE
ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI
781 MIRAMAR DRIVE
ROCKWALL, TX 75087

HOLLOWAY SHERYLL
781 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PHELAN RYAN PATRICK
782 BORDEAUX DR
ROCKWALL, TX 75087

WING ABIGAIL E
782 DEVERSON DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

GENTILE JOSEPH C
782 MIRAMAR DRIVE
ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE
782 MOUNTCASTLE DR
ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE
782 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
783 MOUNTCASTLE DR
ROCKWALL, TX

OLSON JAMES A AND JEAN V
783 BORDEAUX DR
ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A
783 DEVERSON DR
ROCKWALL, TX 75087

DANG TANYA AND
BRYANT TRAN
783 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MYERS SHELLI
783 HANOVER DRIVE
ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA
783 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
HEATHER A CAMUNE
784 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
784 YORK DR
ROCKWALL, TX

STANDEN DARREN JOSEPH AND KAREN BONNIE
784 BORDEAUX DR
ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA
784 DEVERSON DR
ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA
784 HANOVER DR
ROCKWALL, TX 75087

JOHNSON EMMA G
784 MIRAMAR DRIVE
ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE
784 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
785 MOUNTCASTLE DR
ROCKWALL, TX

WALSH DEREK AND MICHELLE
785 BORDEAUX DR
ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE
785 DEVERSON DR
ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M
785 FEATHERSTONE DR
ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN
785 HANOVER DRIVE
ROCKWALL, TX 75087

EMERSON JAIME
785 MIRAMAR DRIVE
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN
786 BORDEAUX DR
ROCKWALL, TX 75087

HARDWICK GLENDA
786 DEVERSON DR
ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE
786 FEATHERSTONE DR
ROCKWALL, TX 75087

BAILEY ALAN W & SHIRLEY Y
786 HANOVER DR
ROCKWALL, TX 75087

WENDEL PAUL AND TERRI
786 MIRAMAR DRIVE
ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE
KEHOE
786 MOUNTCASTLE DR
ROCKWALL, TX 75087

RUSSELL WILLIAM
786 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
787 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
787 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
787 FEATHERSTONE DR
ROCKWALL, TX

YATES LISA AND CLINTON D
787 BORDEAUX DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

COLLIER MELODEE
787 MIRAMAR DRIVE
ROCKWALL, TX 75087

OWUSU JOSEPH AND
FLAVIA FRIMPONG
787 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
DBA HPA TX LLC
788 DEVERSON DR
ROCKWALL, TX

MCDONALD BRADLEY NEAL AND JULIE LYNN
788 BARRYMORE DR
ROCKWALL, TX 75087

PODINA STEVEN L
788 BORDEAUX DR
ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C
788 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS
788 MIRAMAR DR
ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI
788 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BLACKETER LARRY M ANDM ARY GWENDOLYN
788 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
789 FEATHERSTONE DR
ROCKWALL, TX

CANTU MATTHEW P AND NICOLE C
789 BORDEAUX DR
ROCKWALL, TX 75087

CRUMP GUY AND MELISSA
789 DEVERSON DR
ROCKWALL, TX 75087

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

MURRAY BRYAN A & SHANNON
789 MIRAMAR DR
ROCKWALL, TX 75087

DEAN SHELLY & ROBERT
789 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
790 MIRAMAR DR
ROCKWALL, TX

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N
790 BORDEAUX DR
ROCKWALL, TX 75087

JACOBUS ADAM J AND TALIA G
790 DEVERSON DR
ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN
790 FEATHERSTONE DR
ROCKWALL, TX 75087

BAUER JAMES W
790 HANOVER DR
ROCKWALL, TX 75087

FOSTER DONALD AND MARILYN
790 MOUNTCASTLE DR
ROCKWALL, TX 75087

HUNTON STEPHEN ERIC AND KRISTINE MARIE
790 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
791 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
791 MOUNTCASTLE DR
ROCKWALL, TX

BAWCUM ROSS AND TIFFANY
791 BARRYMORE DR
ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE
791 BORDEAUX DR
ROCKWALL, TX 75087

KINSEY DONALD AND SHEARON
791 DEVERSON DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

SCHWISTER TODD J AND APRIL D
791 MIRAMAR DR
ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI
792 BARRYMORE DRIVE
ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI
792 DEVERSON DR
ROCKWALL, TX 75087

MOMSEN LEO & KIMBERLY
792 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

KIESCHNICK ROGER
792 MIRAMAR DR
ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA
792 MOUNTCASTLE DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
793 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
793 MOUNTCASTLE DR
ROCKWALL, TX

REEVES ERIC
793 BARRYMORE DR
ROCKWALL, TX 75087

WEBB CAROLYN K
793 DEVERSON DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L
793 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
794 BORDEAUX DR
ROCKWALL, TX

HALE ALAN LEE AND RITA M
794 AMHERST DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D
794 DEVERSON DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN
794 HANOVER DR
ROCKWALL, TX 75087

VALK CATHLEEN A
794 MIRAMAR DRIVE
ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA
794 MOUNTCASTLE DR
ROCKWALL, TX 75087

NELSON BRUCE FRANK AND REBECCA SUE
794 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
795 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
795 MOUNTCASTLE DR
ROCKWALL, TX

CHINN MARK & ELENA
795 AMHERST DR
ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER
795 BARRYMORE
ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA
795 DEVERSON DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C
795 MIRAMAR DRIVE
ROCKWALL, TX 75087

DACUS BRIAN & STACIE
796 AMHERST DRIVE
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN
796 DEVERSON DR
ROCKWALL, TX 75087

TURNER JIMMIE L
796 FEATHERSTONE DR
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA
796 MIRAMAR DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 AMHERST DR
ROCKWALL, TX

CURRENT RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX

LIVINGSTON ERIKA S & JACK E
797 DEVERSON DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L
797 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX

LOGWOOD CLINTON G II & DANA C
798 AMHERST DR
ROCKWALL, TX 75087

IANNELLI VINCENT
798 BARRYMORE DR
ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM
798 DEVERSON DR
ROCKWALL, TX 75087

TINDALL JACOB
798 MIRAMAR DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA
799 MIRAMAR DRIVE
ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX

CURRENT RESIDENT
801 MOUNTCASTLE DR
ROCKWALL, TX

CAMUNE CHRISTOPHER
801 AMHERST DRIVE
ROCKWALL, TX 75087

SHULTZ ZACHARY
801 MIRAMAR DRIVE
ROCKWALL, TX 75032

LOFTIS JAMES D & CHRISTINE C
802 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

COSS MARCUS H & KRISTIN N
802 KNOX DRIVE
ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE
802 MIRAMAR DR
ROCKWALL, TX 75087

DURAN MARCO AND KATIE
802 MOUNTCASTLE DR
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
803 MOUNTCASTLE DR
ROCKWALL, TX

MURPHY MARK R AND BRANDI L
803 AMHERST DR
ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN
803 KNOX DR
ROCKWALL, TX 75087

ANTINOZZI LAWRENCE R & DEBORAH
803 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
804 MOUNTCASTLE DR
ROCKWALL, TX

VINING KAREN
804 AMHERST DRIVE
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

ANDERSON JEANETTE
804 KNOX DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 MOUNTCASTLE DR
ROCKWALL, TX

ABOUCHEDID CHARLES A
805 KNOX DRIVE
ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W
805 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
806 MOUNTCASTLE DR
ROCKWALL, TX

EVANS DOUGLAS E
806 AMHERST DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
806 KNOX DRIVE
ROCKWALL, TX 75087

WACKER JOINT REVOCABLE LIVING TRUST
ROBERT W & KATHRYN WACKER CO TRUSTEES
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA
807 KNOX DRIVE
ROCKWALL, TX 75087

AGEE JAMES M & ELLYN L
807 MIRAMAR DR
ROCKWALL, TX 75087

RANKIN CARLA S
807 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX

WIEBEL JAIME L AND MICHAEL J
808 AMHERST DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

CREW CHRISTINA
808 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
809 KNOX DR
ROCKWALL, TX

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
810 KNOX DR
ROCKWALL, TX

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

MALONE VICKI MARLA
810 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
811 KNOX DR
ROCKWALL, TX

HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
812 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
813 KNOX DR
ROCKWALL, TX

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
814 KNOX DR
ROCKWALL, TX

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
COPPELL, TX 75019

CONFIDENTIAL
HEATHER A CAMUNE
892 STEGER TOWNE DR. #20
ROCKWALL, TX 75032

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ANDERSON ROBERT C AND YULA L
PO BOX 1108
ROCKWALL, TX 75087

SARIC STEVEN
PO BOX 1112
ROCKWALL, TX 75087

MACLEOD BRUCE A AND NORMA J
PO BOX 128
ROCKWALL, TX 75087

MACNEW RICH A
PO BOX 1483
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1931
ROCKWALL, TX 75087

DOSS ROSEMARY O AND CLEOTIS
PO BOX 2019
ROCKWALL, TX 75087

GRANT LIVING TRUST
PATRICK & GILDA GRANT TRUSTEES
PO BOX 2067
SUNNYVALE, CA 94087

ALEJANDRO RAMON L OLIVO AND LISANDRA
VILLEGAS HENRIQUEZ
PO BOX 582
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Devalues the properties of original Stonecreek homeowners. Keep that land for the use of the "future school."

Name: Amber & Chandler Johnson

Address: 803 Knox Dr. Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Case No. Z2017-043: Amendment to PD-70

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

RENTAL PROPERTIES BRING EVERY ONES HOUSE VALUE DOWN. AND WITHIN 10 YEARS MAINTENANCE WILL BECOME COSTLY AND HARD TO KEEP UP WITH!

Name: CHRISTOPHER J. CAMUNE

Address: 801 AMHERST DRIVE ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Case No. Z2017-043: Amendment to PD-70

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

TOO CONJESTED. 19 HOMES ON 5 ACRES??

Name: Wavey L. Ferguson

Address: 3055 N. GOLIAD ST.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

School over crowding. Hays Elementary child to teacher Ratio continues to increase significantly. External Pods already in use.

Name: Renee Wells

Address: 563 Featherstone Dr Rockwall TX 75087

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please no more homes! With the expansion of Stone Creek + Breezy Hill, class sizes are too large already. And traffic will be even worse. We are not in favor of this at all!! We chose the north side of Rockwall bc traffic south of I-30 is terrible. We don't want that to happen here.

Name: Scott + Miranda Gordon

Address: 794 Mountcastle Dr., Rockwall 75087

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North Rockwall doesn't need higher density housing. Additionaley, as the homes will be arranged facing a central green space, the existing homes in Stone Creek will view garages.

Name: Brad & Julie McDonald

Address: 788 Barrymore Dr. Rockwall, 75087

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☐ I am opposed to the request for the reasons listed below.

seems like a great use of that property

Name: Cece Renner

Address: 783 Miramar Dr Rockwall TX 75087

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☒ I am opposed to the request for the reasons listed below.

Name: Dawn Wells

Address: 603 Bordeaux Drive

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☒ I am opposed to the request for the reasons listed below.

We are opposed to the amendment based on the density of the area. So many homes in such a small area will result in lower priced homes, impacting the surrounding property values, and more traffic in front of our home. We frequently witness wrecks in front of our home. Our fence has been hit more than once in these accidents.

Name: Don & Angie French

Address: 3079 N. Goliad



Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change ... this subsection, the proposed change must receive, in order to take effect, the affirmative ... g body. The protest must be written and signed by the owners of at least 20 percent of ei... change; or (2) the area of the lots or land immediately adjoining the area covered by the pr...

PLEASE SEE LOCATION M...

Nineteen more homes in this close proximity will yield twice that many vehicles and we are not equipped to handle the traffic we currently have. Because of the traffic issue and presumed negative impact on property values, we oppose the amendment

Notice of Public Hearing • *City of Rockwall* • *385 So...* ...5 • *[F] (972) 771-7748*

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☒ I am opposed to the request for the reasons listed below.

Do not support high density communities within other subdivisions. Turtle Cove has the ammenities this proposal has.

Name: Jeffrey Brouse & Heather Camunez

Address: 784 Barrymore Dr. Rockwall, TX 75087

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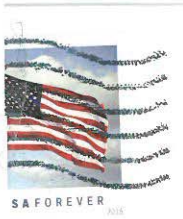

It is just another attempt to alter the original by individuals and companies that are good at changing their names

Name: Michael H. Albritton

Address: 791 Hanover Drive Rockwall Texas

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Name: Jeff West

Address: 3059 N. Goliad

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Name: Joe and Shirley Fergerson

Address: 596 Bordeaux Dr., Rockwall, Tx 75087

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☐ I am opposed to the request for the reasons listed below.

It will help support the business that I own in the area.
3260 N. Goliad St
Rockwall, TX 75087

Name: Richard Ervin

X **Address:** 3260 N. Goliad St Rockwall, TX 75087

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Name: Kenneth Williams

Address: 7700 Eastern Ave #705, Dallas, TX 75209

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Z2017-043 - Amendment to PD-70 - AGAINST

Gonzales, David

From: Jennifer Huber [redacted]
Sent: Tuesday, October 10, 2017 4:43 PM
To: Gonzales, David
Cc: Pruitt, Jim
Subject: Corner of 552 & Greenway Drive

Mr. Gonzales,

My name is Jennifer Huber & I live at 400 Country Ridge which is across 552 from the corner you are discussing tonight. We are "county" so we aren't ever notified of these proposals, but fortunately we have neighbors on Wooded Trail who do notify us. So then we send emails & go to meetings & hope that maybe, someday, we will have city leaders that will develop Rockwall with integrity & pay attention to what the citizens want.

The last meeting we attended I found out that that particular scenario is a long way off. The topic of discussion before our issue came up was something that had actually been voted against by the P&Z Committee. However, there were no P&Z members there because this was an "emergency" meeting & it was 4 days before Christmas. To make a long story short, we now have 3 car washes within a half mile of each other on the same street. (The Mayor was the ONE & only person who agreed with p&z & thought maybe it was not a good idea to have 3 car washes in such close proximity)

Citizens are constantly baffled & frustrated by these decisions. The thing is, people are VERY busy just trying to stay afloat & we have to trust that good decisions are being made! We always hope that the decisions are in the best interest of the people who have chosen to live here or have lived here all of their lives.

If you have lived in this town very long you know how crowded it has become, you know how congested the schools are, you know our parks are severely lacking, you know how instead of what was once hills full of beautiful trees greeting you coming over the bridge into Rockwall, is now a huge, mostly empty, shopping & restaurant area.

The point of all of this is...why? Why is it MORE important to cram way too many homes on a tiny scrap of land than to just leave something alone? Or at the VERY least build what was originally planned. People move out here to enjoy their surroundings! Enjoy nature! Play outside with our kids without worrying about constant traffic!

It looks like John King will soon be filled with yet more homes on top of homes. The natural & historical beauty of this town is disappearing rapidly. Our roads can't accommodate the people that are here now & our schools certainly can't accommodate the amount of students that are here.

You don't hear from people because they know they can't change anything. That's really sad too! Almost always when these conversations come up, people are VERY quick to bring up the courthouse, which is one big reason they feel powerless.

I know this is way more information than you need & your job is planning & zoning so I'm sorry to go on about this, but it's a conversation that comes up SO often in my world (school, children & the YMCA) that I figured since I was letting you know how we feel about the corner I might as well tell you what people are feeling about other things too! Thanks for your time!

Jennifer Huber

Z2017-043 Amendment to PD-70 - AGAINST

Gonzales, David

From: Planning
Sent: Tuesday, October 10, 2017 11:38 AM
To: Gonzales, David
Subject: FW: Case Number Z2017-043

From: Stacey & Paul [redacted]
Sent: Tuesday, October 10, 2017 10:58 AM
To: Planning
Subject: Case Number Z2017-043

Planning and Zoning Commission:
We are writing in response to the letter we received regarding the proposed zoning change for Case Number Z2017-043 Admendment PD-70 at the SE corner of Greenway Drive and FM-552.

We are Paul and Stacey Buff and reside @
2906 Greenway Drive

We are NOT in favor of the propsed zonig change requested by Austin Lewis of Lewis Real Estate Investments. We closed on our home in June of 2017 and were told that a RRISD elementary school would be built on the property across the street from our home. That was a selling feature for us. We have a child attending Hays Elementary and after 11 years years, they have out grown the space and students are having to utilize pods for classrooms.
In order to accommodate the homeowners in our neighborhood and comintue with the growth in Rockwall, we are in need of a top notch school that RRISD can provide and not a small addition to the neighborhood. We have researched the propsed building plans from Lewis Real Estate Investments and do not believe what they are proposing will add value to the exhisting neighborhood and can potentially devalue our home instead of increasing the value with a school.

Thank you for your time and consideration to our concerns.
Paul and Stacey Buff

Gonzales, David

Z2017-043 Amendment to PD-70 - AGAINST

From: Planning
Sent: Tuesday, October 03, 2017 3:57 PM
To: Gonzales, David
Subject: FW: z2017-043 Hearing

From: P. Harris [redacted]
Sent: Tuesday, October 03, 2017 9:33 AM
To: Planning
Subject: z2017-043 Hearing

Dear Mr. Gonzales

This is Paul Harris , 1517 Audobon Lane, Rockwall, Tx.

I am opposed to the request due to lack of planning for traffic concerns. At this time , there is a growing problem with traffic in the area leading to the affected area.

Thank You Paul Harris 214-235-8587 cell

Z2017-043 Amendment to PD-70 - FOR

Gonzales, David

From: Miller, Ryan
Sent: Thursday, October 12, 2017 2:48 PM
To: Gonzales, David
Subject: FW: "Pocket Neighborhood" Concept Near Stone Creek Estates

I wasn't sure if I sent this to you but you should probably incorporate it into your packet. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

-----Original Message-----
From: Jim Smith [redacted]
Sent: Sunday, August 20, 2017 12:25 PM
To: Miller, Ryan
Cc: Jim's AOL; [redacted]
Subject: "Pocket Neighborhood" Concept Near Stone Creek Estates

Hi Ryan,

We spoke with Austin Lewis on Saturday. We have seen the "pocket neighborhood" concepts in Houston. Austin's project sounds like it would be a nice addition for this area.

If Skorburg had planned something like this over by CVS, we would have been pleased. I wanted to share with you that we told Austin that we would appreciate two items:

1) Have PD-70 amended to limit (lower) the development to 899 home sites, keeping the total home site count at 918 to include the "pocket neighborhood" count of 19 home sites plus the Stone Creek Estates home sites. This would insure that the density for this overall area would not be jeopardized.

2) Work with Skorburg to make the property on the west side of Greenway (city owned property) pretty to compliment his "pocket neighborhood" property.

Thank you for asking Austin to get in touch with us. We really enjoyed talking with him. We look forward to helping in any way possible.

Thanks,

Jim & Shirley Smith
(713) 501-5295

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Jim Albrecht; *Divine Peace Lutheran Church*

AGENDA ITEM: **Z2017-050**; Divine Peace Lutheran Church (SUP)

SUMMARY:

Hold a public hearing to discuss and consider a request by Jim Albracht of Divine Peace Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) for a church in the Downtown (DT) District on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 203 & 305 S. Fannin Street, and take any action necessary.

PURPOSE AND CHARACTERISTIS OF THE REQUEST:

The applicant, Jim Albrecht of Divine Peace Luther Church, is requesting a Specific Use Permit (SUP) to allow a *church/house of worship* in a Downtown (DT) District. The subject property is located southeast of the intersection of Washington Street and S. Fannin Street and is on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition and is addressed as 203 & 305 S. Fannin Street.

According to Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a church/house of worship is permitted within a Downtown (DT) District with a Specific Use Permit (SUP), which is a discretionary decision for the Planning and Zoning Commission and the City Council. Currently the subject property houses a wedding chapel [*i.e. Rockwall Wedding Chapel*]. The applicant is not proposing any changes to the exterior of the buildings, however, should exterior modifications be made, a site plan may be required. Additionally, the existing structure is generally in conformance with the parking standards stipulated in Section 6.5, *Off-Street Loading Requirements*, and Section 5.4, *Handicapped Parking*, of Article VI, *Parking and Loading*, of the Unified Development Code. Adherence to the parking requirements is listed as a *Condition of Approval* of the Specific Use Permit (SUP).

ADJACENT LAND USES AND ACCESS:

North: Directly north of the subject property is a massage studio [*i.e. Body and Soul Massage*]. Beyond this is E. Washington Street, which is identified as a *TxDOT Highway* on the City's Master Thoroughfare Plan. This area is zoned Downtown (DT) District.

South: Directly south of the subject property is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a single-family residential home that is zoned Multi-Family 14 (MF-14) District.

East: Directly east of the subject property are single-family homes and a minor automotive repair facility [*i.e. Archer Car Care*]. These areas are zoned Downtown (DT) District. Beyond this are single-family family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Fannin Street, which is identified as a minor collector on the City's Master Thoroughfare Plan. Beyond this are several businesses [*i.e. Dayspring Discipleship, Fannin Place, and School of Rock*]. This area is zoned Downtown (DT) District.

NOTIFICATION:

On October 26, 2017, staff mailed 140 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Tree Condos and the Stonebridge Meadows Homeowner's Associations (HOA's), which are the only HOA's and/or Neighborhood Organizations within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The church/house of worship be subject to the operational conditions contained in the SUP ordinance, which are as follows:

    a) If any exterior modifications are made to the existing structures on the subject property, a site plan may be required.

    b) The church shall adhere to parking requirements stipulated by the Unified Development Code (UDC).

    c) Significant accessory use (e.g. schools, daycares, etc.) shall be permitted in conformance with the land uses permitted within the Downtown (DT) District as stipulated in Article IV, *Permissible Uses*, of the Unified Development Code. In addition, all accessory use shall be subject to the required parking for the use as stipulated by the Unified Development Code (UDC).

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-050	**Owner**	SMITH, IRIS	**Applied**	10/12/2017 LM
Project Name	SUP for Divine Peace Church	**Applicant**	DIVINE PEACE LUTHERAN CHURCH	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/12/2017 LM

Site Address	**City, State Zip**	**Zoning**
203 S FANNIN ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL ORIGINAL TOWN	3,4	T	3,4	4820-000T-0003-00-0R	

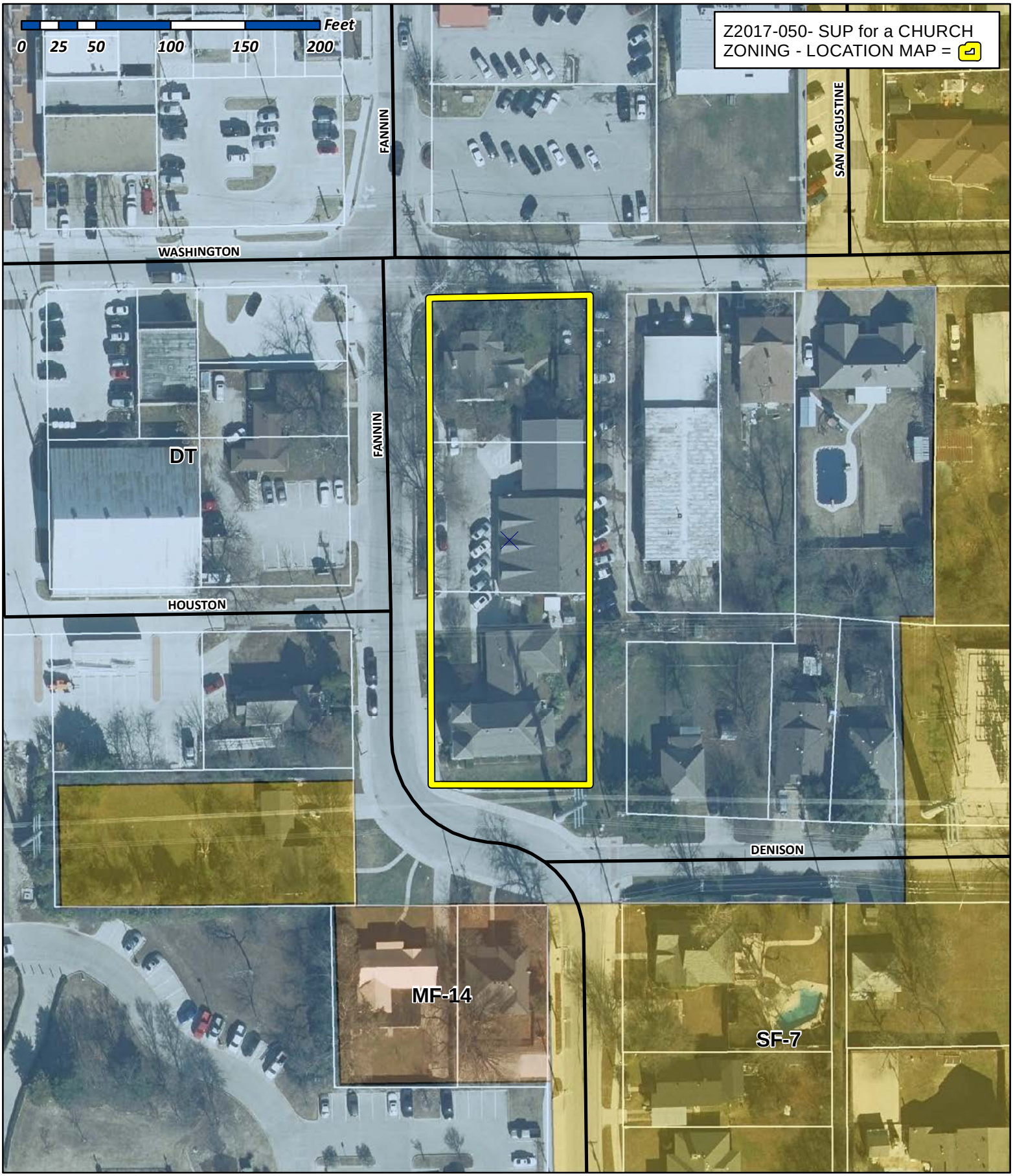
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/12/2017	10/19/2017	10/18/2017	6	APPROVED	
ENGINEERING	Amy Williams	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	See Comment

(10/19/2017 2:50 PM AW)
If additional parking is required, it will need to be concrete and can't back out onto a City street. Parking will be 20'x9' with a 24' drive aisle.

FIRE	Ariana Hargrove	10/12/2017	10/19/2017				
PLANNING	Korey Brooks	10/12/2017	10/19/2017	10/19/2017	7	COMMENTS	Comments

Z2017-50 SUP for Church/House of Worship Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Jim Albracht of Divine Peace Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) for a church in the Downtown (DT) District on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 203 & 305 S. Fannin Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-050) in the lower right hand corner of all pages on future submittals.
M.4 Please provide the number of seats in the church.
M.5 Please provide a parking table. The required parking is 1 space per 4 seats.
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.
I.7 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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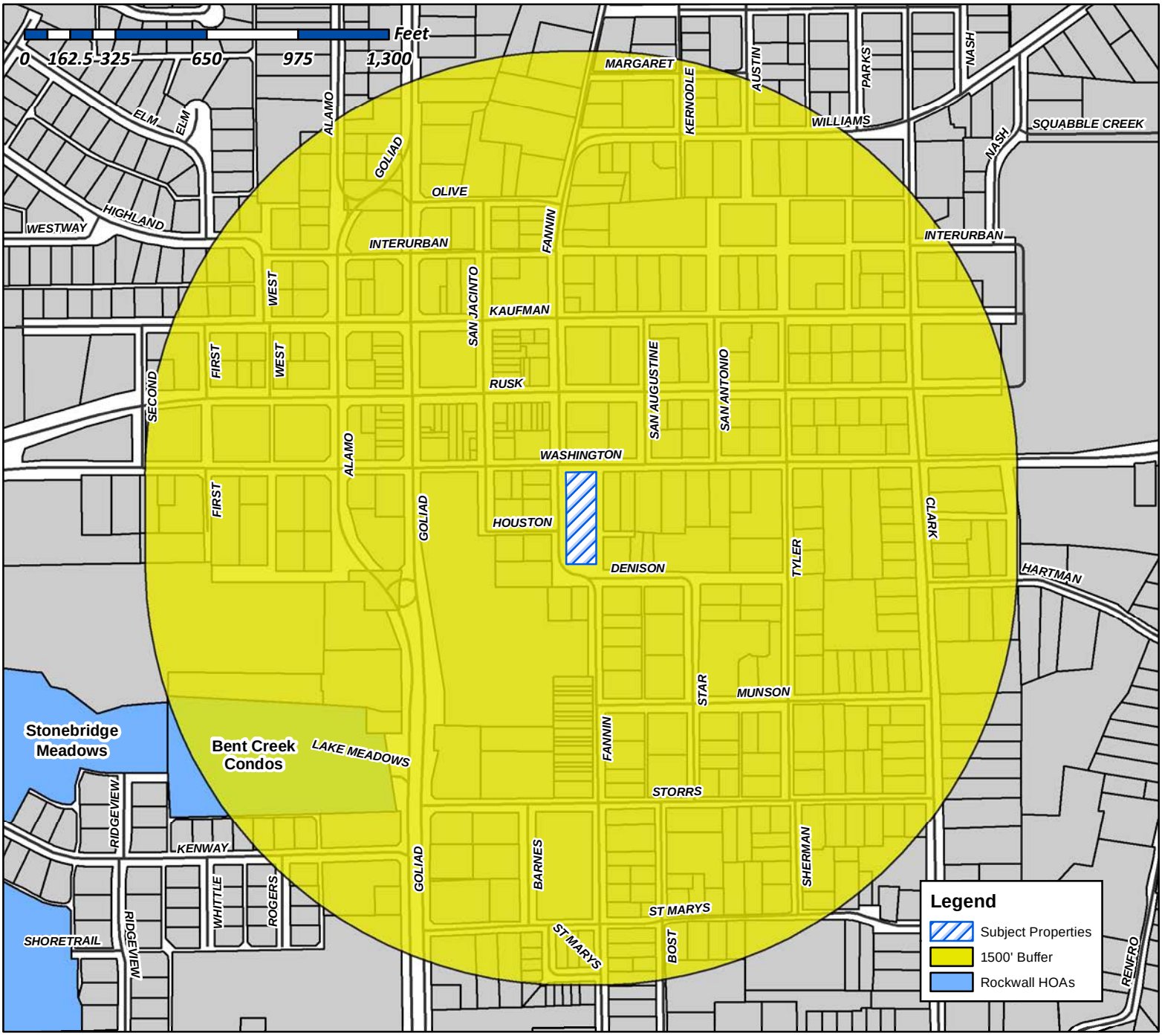
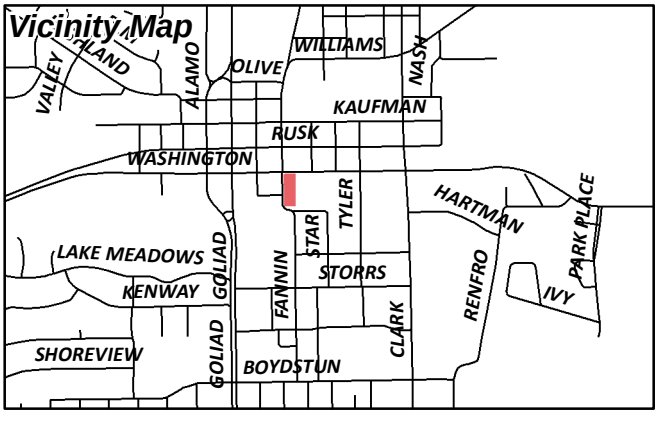


Case Number: Z2017-050
Case Name: SUP for a Church
Case Type: Zoning
Zoning: Downtown District
Case Address: 203 & 305 S. Fannin Street

Date Created: 10/18/2017

For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Thursday, October 26, 2017 2:59:23 PM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***October 27, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 11/14/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/20/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-050- SUP for a Church
Hold a public hearing to discuss and consider a request by Jim Albracht of Divine Peace Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) for a church in the Downtown (DT) District on a 0.804-acre tract of land identified as Lots 1-3, Block W and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 203 & 305 S. Fannin Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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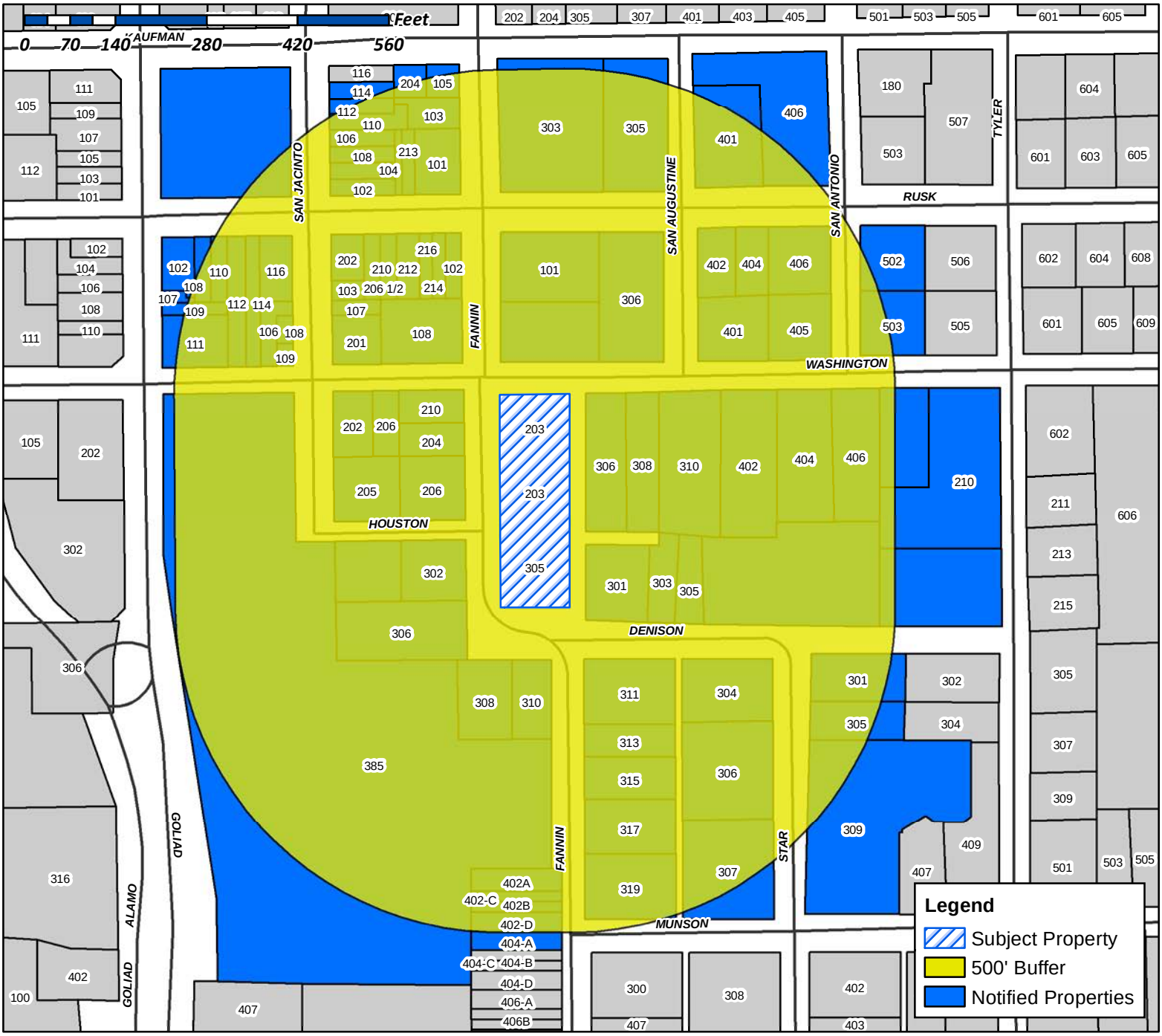
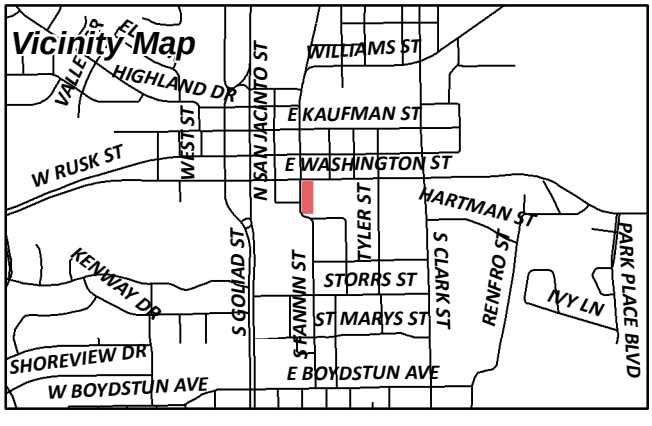


Case Number: Z2017-050
Case Name: Zoning Change for a Church
Case Type: Zoning
Zoning: Downtown District
Case Address: 203 & 305 S. Fannin Street



Date Created: 10/18/2017
For Questions on this Case Call (972) 771-7745

CAIN REVOCABLE FAMILY TRUST AND
101 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
101 S FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
1010 W RALPH HALL PKWY SUITE 200
ROCKWALL, TX 75032

HENDRICKS BARBARA S
102 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
102 N SAN JACINTO
ROCKWALL, TX 75087

ROBERT COOK ESTATE
102 S FANNIN ST
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
103 N FANNIN ST
ROCKWALL, TX 75087

FOX WILLIAM G & ALISON L
103 S SAN JACINTO
ROCKWALL, TX 75087

HEFFERNAN MARILYN
104 N SAN JACINTO
ROCKWALL, TX 75087

FALL C W
105 N FANNIN ST
ROCKWALL, TX 75087

JS2 PROPERTIES LLC
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 106 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 109 N GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 114 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

HENDRICKS JAMES L ESTATE
106 S SAN JACINTO
ROCKWALL, TX 75087

HEFFERNAN MARILYN
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

CITY OF ROCKWALL
108 FANNIN ST
ROCKWALL, TX 75087

SKY 106 E RUSK SERIES LLC
108 E RUSK
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
108 N SAN JACINTO
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
108 S SAN JACINTO
ROCKWALL, TX 75087

UNION BANK & TRUST CO
109 E WASHINGTON
ROCKWALL, TX 75087

CURANOVIC DRANNA
109 ELM CREST DR
ROCKWALL, TX 75087

SKY 109 N GOLIAD SERIES LLC
109 S GOLIAD
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
109 SAINT MARYS ST
FATE, TX 75087

FALLS CHAS W
110 E RUSK
ROCKWALL, TX 75087

KING PACIFIC INC
110 N SAN JACINTO
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
111 S GOLIAD
ROCKWALL, TX 75087

CURANOVIC DRANNA
112 E RUSK
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
112 N SAN JACINTO
ROCKWALL, TX 75087

SKY 114 E RUSK SERIES LLC
114 E RUSK
ROCKWALL, TX 75087

RUSSELL RUTH DIANE
114 N SAN JACINTO
ROCKWALL, TX 75087

HENDRICKS JAMES L ESTATE
116 E RUSK
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
13810 SHAVANO MIST
SAN ANTONION, TX 78230

RAMOS MARTHA A
163 SUMMERHILL DR
ROCKWALL, TX 75032

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

SMITH IRIS
203 S FANNIN ST
ROCKWALL, TX 75087

FALL C W
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
205 S SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
206 1/2 E RUSK
ROCKWALL, TX 75087

WALKER TOM
206 E WASHINGTON ST
ROCKWALL, TX 75087

WILLESS LADONA
206 S FANNIN ST
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75088

COLLIN-G PROPERTIES LTD
210 E RUSK
ROCKWALL, TX 75089

CITY OF ROCKWALL
210 E WASHINGTON
ROCKWALL, TX 75090

ROCKWALL LIONS CLUB
212 E RUSK
ROCKWALL, TX 75091

FALLS C W
213 E RUSK
ROCKWALL, TX 75092

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

CHOI YOUNG CHOI
216 E RUSK
ROCKWALL, TX 75088

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

RUSSELL RUTH DIANE
2520 WATAUGA RD
FORT WORTH, TX 76111

TOVAR JOSE G & FELIPA
301 DENISON ST
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

EXODUS 314 INVESTMENTS LLC
302 S FANNIN ST

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

TOVAR JUSTINO ET UX
303 DENISON ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
303 E RUSK ST
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
305 DENISON
ROCKWALL, TX 75088

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

SMITH IRIS
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
306 E WASHINGTON
ROCKWALL, TX 75088

HUGHES THOMAS P
306 S FANNIN ST
ROCKWALL, TX 75089

SOTO AMADO C &
306 STAR ST
ROCKWALL, TX 75090

CONATSER JOHN L & CHERI L
307 MUNSON ST
ROCKWALL, TX 75091

GAREE GEORGIA
308 E WASHINGTON
ROCKWALL, TX 75092

PEOPLES BILLY W
308 S FANNIN ST
ROCKWALL, TX 75093

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75094

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75095

LATHAM MARK
310 S FANNIN ST
ROCKWALL, TX 75096

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

UNION BANK & TRUST CO
312 CENTRAL AVE SE SUITE 508
MINNEAPOLIS, TX 55414

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RAMOS MARTHA A
317 S FANNIN ST
ROCKWALL, TX 75088

GOVERNMENT HOUSING
319 S FANNIN ST
ROCKWALL, TX 75089

CHOI YOUNG CHOI
3828 OLD FAITHFUL CT
IRVING, TX 75062

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
401 EAST RUSK
ROCKWALL, TX 75087

CHRIST FOR INDIA
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

LIGHTEL HELENA M
402 S FANNIN ST APT A
ROCKWALL, TX 75087

CECIL RENEE
402 S FANNIN ST #C
ROCKWALL, TX 75087

LIGHTEL HELENA M
402A S FANNIN ST
ROCKWALL, TX 75088

RAMIREZ NANCY AND MARTIN JR
402B S FANNIN ST
ROCKWALL, TX 75089

CECIL RENEE
402-C S FANNIN ST
ROCKWALL, TX 75090

RICKERSON CHARLES & VIRGINIA
402-D S FANNIN ST
ROCKWALL, TX 75091

CAIN CHAD
404 E RUSK
ROCKWALL, TX 75092

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75093

IVIE VIRGINIA
404 S FANNIN ST APT A
ROCKWALL, TX 75094

IVIE VIRGINIA
404-A S FANNIN ST
ROCKWALL, TX 75095

MATHIS BONNIE JEAN
405 E WASHINGTON ST
ROCKWALL, TX 75096

SOUTHWESTERN BELL TELEPHONE CO
406 E KAUFMAN
ROCKWALL, TX 75097

BONFANTE VITTORIO & ANGELA
406 E RUSK
ROCKWALL, TX 75098

HOOKER ROBERT AND KELLIE
406 E WASHINGTON ST
ROCKWALL, TX 75099

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

WILLESS LADONA
410 E COACHLIGHT TRL
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
503 E WASHINGTON
ROCKWALL, TX 75088

BETHEL BAPTIST CHURCH
520 E WASHINGTON ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

SMITH LEON & MARGARET AND
5818 PORTSMOUTH LN
DALLAS, TX 75254

HENDRICKS JAMES L ESTATE

5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS BARBARA S
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HENDRICKS JAMES L ESTATE
5903 VOLUNTEER PL
ROCKWALL, TX 75032

HEFFERNAN MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

BONFANTE VITTORIO & ANGELA
703 FOREST TRCE
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

FOX WILLIAM G & ALISON L
816 FAITH TRAIL
HEATH, TX 75032

ROBERT COOK ESTATE
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE 9E-L-01
ST. LOUIS, MO 63101

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

GAREE GEORGIA
M/R
ROCKWALL, TX 75088

HUGHES THOMAS P
PO BOX 1315
ROCKWALL, TX 75087

LATHAM MARK
PO BOX 1481
ROCKWALL, TX 75087

TEXAS UTILITIES SERVICES INC
PO BOX 219071
DALLAS, TX 75221

CAIN CHAD
PO BOX 2345
ROWLETT, TX 75030

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

FALL C W
PO BOX 655
ROCKWALL, TX 75087

ROCKWALL LIONS CLUB
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

DIVINE PEACE
CHRIST-CENTERED BIBLE-BASED

City of Rockwall
Planning & Zoning Department
385 S Goliad Street
Rockwall, TX 75087

October 7, 2017

Re: Specific Use Permit Application, Rockwall OT, Block W, Lot 1,2,3 and Rockwall OT, Block T, Lot 3,4

Dear P&Z Department,

Divine Peace Lutheran Church is in the process of purchasing the properties known as the Rockwall Wedding Chapel on South Fannin Street in Rockwall (see legal description above) in order to make this our Rockwall home for worship, fellowship and service to the community. We have been renting the chapel for Sunday services since 2016 from the current owner Iris Smith and are looking forward to making this our permanent home in Rockwall where we can reach out to our community with the true word of God. It has been a dream of ours to have such a location in Rockwall. We never thought it would be possible, but with the Lord's direction, it is all coming together.

We began worshipping at this location in 2016 by renting the chapel from Iris Smith on Sundays. Earlier this spring she approached us about purchasing the property from her. We have spent the rest of the year doing a feasibility study to make sure this was the right place and time. We are well on our way to making this happen now and are thankful to our Lord for his guidance and blessing.

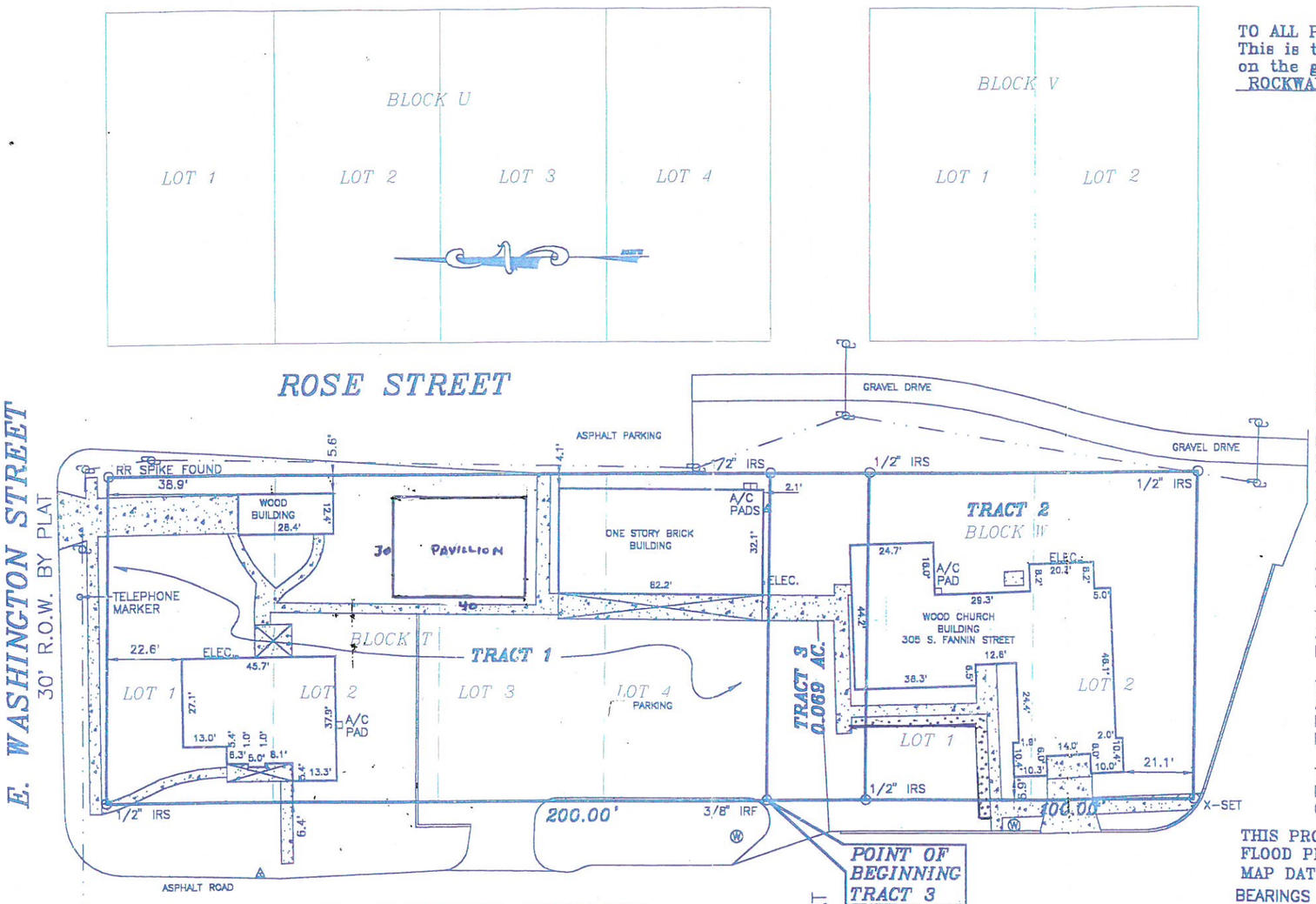
The specific use permit Divine Peace Lutheran Church is applying for would see this property serve as a place of worship and fellowship as it was originally built as a church and has functioned as such for the majority of its existence. This use of the property closely resembles what the Rockwall Wedding Chapel has been over the past 15 years, except that the primary function of worship will occur on Sunday mornings, rather than weddings during the busier Fridays or Saturdays. Prior to our arrangement with Iris Smith to rent the facility on Sundays, she was renting to a Catholic church for many years. We do not anticipate the use of the property to change significantly from what its use has been over the past 10 years and believe it will fit well with the spirit of the downtown square.

If there are any questions about our plans for the property, we would be happy to discuss those with you. Thank you for your consideration of this application.

We are really looking forward to this second location for Divine Peace congregation. We plan to keep both the Garland and Rockwall campus locations and reach out to both communities with the true word of God.

Sincerely,

Pastor Gunnar Ledermann



TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 305 SOUTH FANNIN STREET in the County of ROCKWALL, Texas, described as follows:

TRACT 1
BEING ALL OF LOTS 1, 2, 3 AND 4, IN BLOCK T, OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS.

TRACT 2
BEING LOTS 1 AND 2, IN BLOCK W, OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS.

TRACT 3
BEING A TRACT OF LAND IN THE ORIGINAL TOWN OF ROCKWALL, TEXAS, FORMERLY KNOWN AS HOUSTON STREET, AND PART OF THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD ON THE EAST LINE OF S. FANNIN STREET, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK T OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS;

THENCE, S 89°15'15" E ALONG THE SOUTH LINE OF LOT 4, BLOCK T AND ALONG THE NORTH LINE OF HOUSTON STREET, A DISTANCE OF 100 FEET TO A 1/2 INCH IROD ROD, SET;

THENCE, SOUTH ALONG THE WEST LINE OF ROSE STREET, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK W OF SAID ORIGINAL TOWN OF ROCKWALL;

THENCE, N 89°15'15" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK W AND ALONG THE SOUTH LINE OF HOUSTON STREET, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET IN THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE, NORTH ALONG THE EAST LINE OF SAID S. FANNIN STREET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.069 ACRES OF LAND, MORE OR LESS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF ROCKWALL COMMUNITY PANEL NO. 480547 0005 C MAP DATED 6/16/92 (ZONE "C").

BEARINGS ARE ASSUMED.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 200208936 of ROCKWALL CO. ABSTRACT Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to others for any loss resulting therefrom.

Registered Professional Land Surveyor

Daniel A. Smith, R.P.L.S. No. 4645

STATE OF TEXAS REGISTERED DANIEL A. SMITH 4645 PROFESSIONAL LAND SURVEYOR

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75150
(972) 216-3334 fax (972) 216-9922

Job No. 6965 Scale: 1" = 40'
Date: 10/01/02 Drawn by: JWR

LEGEND

IRF= IRON ROD FND. ⊠ = TRANSFORMER PAD
IRS= IRON ROD SET
IPF= IRON PIPE FND. ⊡ = SUBSURFACE ELECTRIC BOX
PP = POWER POLE Ⓦ = WATER METER
GM = GAS METER
o — CHAIN-LINK FENCE
// — WOOD FENCE
x — BARBED-WIRE FENCE
□ — IRON FENCE
— · — OVERHEAD ELECTRIC LINE(S)

CITY OF ROCKWALL

ORDINANCE NO. 17-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A CHURCH/HOUSE OF WORSHIP WITHIN A DOWNTOWN (DT) DISTRICT, ON A 0.804-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1-3, BLOCK W, AND LOTS 1-4, BLOCK T, ROCKWALL OT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Jim Albracht of Divine Lutheran Church on behalf of Iris Smith of Rockwall Wedding Chapel for the approval of a Specific Use Permit (SUP) to allow for a *Church/House of Worship* in a Downtown (DT) District on a 0.804-acre tract of land being described as Lots 1-3, Block W, and Lots 1-4, Block T, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 and 305 S. Fannin Street, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Church/House of Worship* within a Downtown (DT) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Subsection 2.1.3, Institutional and Community Service Use Conditions,* of *Section 2*, *Use Standards*, of *Article IV, Permissible Uses, and Subsection 4.8, Downtown (DT) District,* of *Section 4*, *Commercial District,* of *Article V*, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

DRAFT ORDINANCE 12.04.17

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a church/house of worship on the subject property, and conformance to these operations is required for continued operation:

a) If any exterior modifications are made to the existing structures on the subject property, a site plan may be required.

b) The church shall adhere to parking requirements stipulated by the Unified Development Code (UDC).

c) Significant accessory use (e.g. schools, daycares, etc.) shall be permitted in conformance with the land uses permitted within the Downtown (DT) District as stipulated in Article IV, *Permissible Uses*, of the Unified Development Code. In addition, all accessory use shall be subject to the required parking for the use as stipulated by the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 12.04.17

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF DECEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 20, 2017*

2nd Reading: *December 4, 2017*

DRAFT ORDINANCE 12.04.2017

Exhibit 'A':
Legal Description

TRACT 1
BEING ALL OF LOTS 1, 2, 3 AND 4, IN BLOCK T. OF THE ORIGINAL TOWN OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555 OF THE MAP OR PLAT RECORDS IN AND FOR THE COUNTY OF ROCKWALL AND STATE OF TEXAS.

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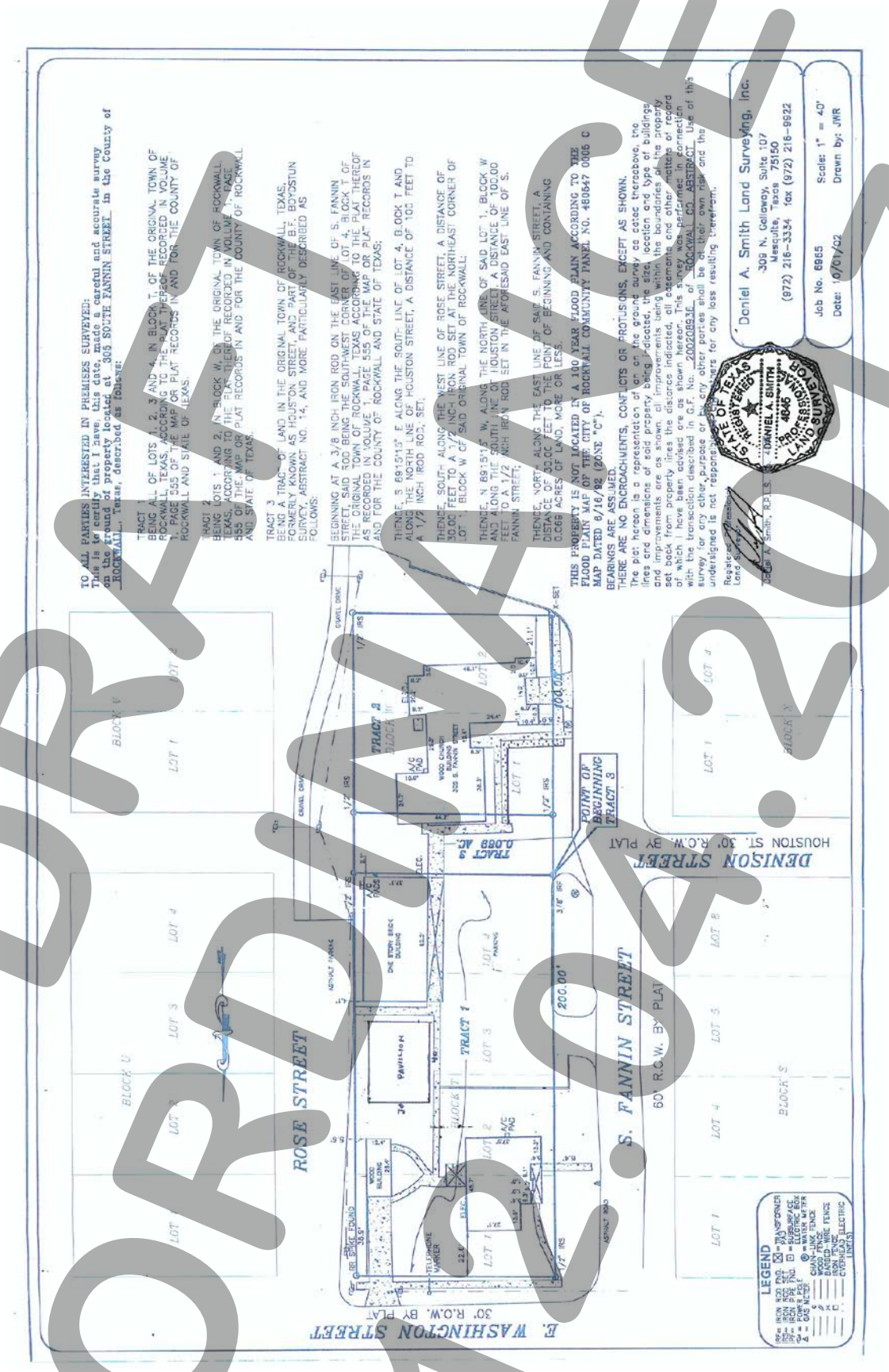
THENCE, NORTH ALONG THE EAST LINE OF SAID S. FANNIN STREET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.069 ACRES OF LAND, MORE OR LESS.

DRAFT ORDINANCE 12.04.2017

Exhibit 'B':
Survey



DRAFT ORDINANCE 12.04.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: *Rockwall SIL, LLC*

AGENDA ITEM: **Z2017-051**; *Rockwall SIL (AG & C to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Bart Tinsley of Rockwall SIL, LLC on behalf of the owner Don Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property, which was annexed into the City on June 20, 1959 and February 6, 1961 by *Ordinance No.'s 59-02 & 60-01*, is located north of the intersection of E. Yellow Jacket Lane and T. L. Townsend Drive, and is currently a vacant unplatted tract of land. On May 12, 2017, the applicant submitted an application requesting to rezone the subject property from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age restricted multi-family apartment complex consisting of 174 dwelling units. This request was denied with prejudice by the City Council on July 3, 2017 restricting the ability of the applicant to submit a zoning application for a period of one (1) year from date of deniel, unless the application is for a more restrictive or less intense use than previously requested. Based on a revised submittal on October 24, 2017, the Planning and Zoning Commission determined the applicant had brought forward modifications that represented a substantial change to the original request. Although the requests primary use remains a multi-family complex, the modifications introduced by the applicant represent a reduction in the amount of dwelling units from 174 units to 144 units. In addition, the building height was decreased from a four (4) story multi-family complex to a three (3) story multi-family complex, and the applicant introduced a separate 32 bed memory care facility.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is eight (8) parcels of land zoned Commercial (C) District. Situated on these parcels are several multi-tenant office buildings and the Rockwall Central Appraisal District's (RCAD) office building. Beyond this is Justin Road, which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this is a mini-warehouse facility (*i.e. Advantage Self Storage*), which is zoned Commercial (C) District.

South: Directly south of the subject property are two (2) parcels of land (*i.e. 9.7804-acres and 8.2983-acres*), which are occupied with a church and community garden (*i.e. First United Methodist Church*). Both of these parcels are zoned Commercial (C) District. Beyond this

quasi-public use is E. Yellow Jacket Lane, which is identified as a M4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan*.

East: Directly east of the subject property is T. L. Townsend Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, divided roadway*) on the City's *Master Thoroughfare Plan.* Beyond this are a vacant 12.484-acre parcel of land -- *zoned Light Industrial (LI) District* -- and, a 41.649-acre parcel of land -- *zoned Agricultural (AG) District*. Situated on the 41.649-acre parcel of land is Herman E. Utley Middle School.

West: Directly west of the subject property are three (3) parcels of land *(i.e. AutoZone, Cole Mountain BBQ, and Rustic Warehouse*). All of these properties are zoned Commercial (C) District and are situated within the SH-205 Overlay (SH-205 OV) District. Beyond these uses is SH-205 [*S. Goliad Street*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan.*

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, building elevations, and development standards for the proposed age restricted multi-family apartment complex and memory care facility. The concept plan shows that the proposed 144-unit age restricted apartment complex will consist of a three (3) story building composed of a ~145,793 total gross square footage. The proposed building design will incorporate a wrap-around architectural style with a courtyard and pool in the center of the facility. By reducing the height and units of the multi-family apartment complex by one (1) story, the applicant will construct a single-story, 87,120 square foot memory care facility. The memory care facility will have 28 rooms available for patient use. If approved, the total unit count for this development will be 172 units (*i.e. 144 MF-units and 28 memory care units*) and will have a gross density of 14 units per acre, consistent with the City's development standards for a *Multi-Family 14* (MF-14) *District* if approved. The development will also include a five (5)-ft meandering walking trail, pool amenity, pavilion, dog park, and an indoor recreation area. Additional accessory uses listed in the ordinance (*i.e. barber and beauty shop, chapel, drug store, health studio, etc.*) will be available to the residents, but not to the general public. The proposed multi-family complex will be highly articulated (*see the rendering contained within the attached packet*) and will meet the City's standards for building design and materials as outlined in the draft ordinance. A summary of the proposed product type and unit composition is as follows:

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A2	*1 Bedroom/1 Bathroom*	731 SF	66	48,246 SF	45.83%
A3	*1 Bedroom/1 Bathroom*	802 SF	24	19,248 SF	16.67%
B3	*2 Bedroom/2 Bathroom*	973 SF	30	29,190 SF	20.83%
B5	*2 Bedroom/2 Bathroom*	968 SF	24	23,232 SF	16.67%
		Average Net Unit Area:		***~833 SF***	
		Maximum Permitted Units:	***144***		***100.00%***

The above unit composition equals a net average unit size of ~833 SF. Based on the size of the *subject property* and the number of units proposed, the requested density will be 14 units per acre, meeting the standards established for a *Multi-Family 14* (MF-14) *District*. The addition of the 28 units for the memory care facility will also equate to 14 units per acre. However, the Future Land Use Map indicates the *subject property* to be zoned for *Commercial* land uses. Based on the request for a high density development (i.e. MF-14) the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Wastewater Collection System Master Plan and determine the capacity necessary for the existing sanitary sewer system regarding the proposed planned development. Any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan could have implications for the City's existing infrastructure (i.e. streets, water, and wastewater) capacities. The City's consultant has determined that the capacity necessary for the existing infrastructure is

adequate for this development. The development conforms to all other requirements of the Multi-Family 14 (MF-14) District.

Article VI, *Parking and Loading*, of the Unified Development Code (UDC) stipulates that multi-family apartment complexes be parked as follows: *[1]* one (1) bedroom or efficiency units require 1½ parking spaces per unit, *[2]* two (2) bedroom units require two (2) parking spaces per unit, and *[3]* three (3) bedroom units require 2½ parking spaces per unit. The applicant has indicated that the age restricted multi-family apartment complex will have one (1) and two (2) bedroom units only. This equates to 243 required parking spaces for the proposed development of the multi-family apartment complex; however, the applicant is proposing a 1.5 spaces/unit for a total of 222 parking spaces. This will require approval of the Planning and Zoning Commission and City Council for the reduced number of 21 parking spaces. It should be noted that the reduced parking total has been included in the draft ordinance and is considered to be condition of approval. The PD Concept Plan indicates that a mixture of 56 garage spaces, 52 covered surface spaces, and 109 surface parking spaces will be utilized. The ratio of garages to parking units equals 56:222 or 25.23% of all parking spaces. A memory care facility is parked at a ratio of one (1) space per bed within the facility and one (1) space per employee on the largest shift. The applicant has indicated the memory care facility will have 32 beds and 10 employees on the largest shift and is providing the necessary parking of 42 spaces to meet the standards established in the UDC for this use.

The building elevations submitted by the applicant show that the both the multi-family apartment complex and the memory care facility will utilize a mixture stone, brick, and HardiePlank lap siding on the exterior façades, and a composition shingled roof. In addition, the elevations conform to the four (4) sided architecture requirements stipulated by the *SH-205 Overlay* (SH-205 OV) *District* as required by the UDC. Staff has incorporated these elevations into the Planned Development District Ordinance, and general conformance to these elevations -- *pending a recommendation by the Architectural Review Board (ARB) at the time of site plan* -- is a requirement of the proposed zoning district.

With all this being said, staff has prepared a Draft Ordinance that includes all pertinent development standards and design guidelines based on the applicant's request. The Draft Ordinance is attached to this case memo for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Conformance with Policies and Guidelines

In reviewing the concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff has made the following observation with regard to the trail system not meeting the intent of this policy from the previous submittal:

1) *Retail areas should be pedestrian-oriented and easily accessible to adjacent residential neighborhoods [Land Use; Page 13; Policy #4].*

The applicant's PD Concept Plan shows a five (5)-ft. meandering walking trail connected from the courtyard that leads to the western portion of the property as well as the eastern portion, providing opportunity for users of the trail to gain access to TL Townsend Drive. The intent is to create a private park within the community and will include a six (6)-ft. fence along the north, south and west property boundaries. With this being said the applicant is proposing a sidewalk or tail extension connecting to the retail areas and meets the intent of this requirement.

Conformance with the Future Land Use Map

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Commercial* land uses. Staff has verified that this designation has existed since at least 1995 (*the subject property was designated as Commercial/Office on the 1986 Future Land Use*

Map). The proposed development would require this designation to be changed on a portion of the property to a ***High Density Residential*** designation, which the Comprehensive Plan defines as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the ***High Density Residential*** and ***Commercial*** designation. With this being said, the density being proposed and any change to the *Future Land Use Map* are a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use on a portion of the subject propety from a ***Commercial*** designation to a ***High Density Residential*** designation. The remainder of the property will remain under the ***Commercial*** designation.

NOTIFICATION:

On October 26, 2017, staff mailed 37 notices to property owners and residents within 500-feet of the subject property. There is no HOA/Neighborhood Organizations within 1500-feet participating in the notification program. Additionally, staff posted a zoning sign along T. L. Townsend Drive, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received two (2) notices in favor of the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age restricted apartment complex, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of a portion of the subject property from a ***Commercial*** designation to a ***High Density Residential*** designation; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

BURGESS & NIPLE

10701 Corporate Drive | Suite 118 | Stafford TX 77477 | 281.980.7705

October 13, 2017

City of Rockwall - Planning and Zoning Department
Attention: Ryan Miller, AICP, Director of Planning
385 S. Goliad Street
Rockwall, Texas 75087

Re: Letter of Intent – Planned Development for "Rockwall Memory Care and Seniors Independent Living Community" located on North T. L. Townsend Drive in Rockwall, Texas

To Planning and Zoning Department:

Our Client, Rockwall SIL, LLC, would like to submit a zoning change application for a 12.4 acre planned development (PD) that would allow development of a 3-story senior independent living (SIL) community with 144 units and a 1-story memory care facility with 28 units in the City of Rockwall. The subject property is bounded by North T.L. Townsend Drive to the northeast, office/commercial uses to the northwest, an Auto Zone and commercial uses to the southwest, and vacant land to the southeast owned by the First United Methodist Church.

The southwest portion of the site is currently zoned Commercial (C). The remainder is zoned Agricultural (AG). We are requesting that the site be re-zoned as a Planned Development for use as a SIL community (age restricted to 62 years of age or older) and a memory care facility. The SIL community will be located on the western portion of the site within a 10.27 acre lot, the memory care facility will be located on the eastern portion of the site on a 2.0 acre lot and the remaining 0.13 acres along North T.L. Townsend Drive will be dedicated as street right of way. The property will be final platted as two lots, however, the SIL community and the memory care facility will be developed in one (1) phase, each on their respective lot.

The SIL community will consist of 3-story building(s) with 144 units with garages and carports available for residents. The west portion of the SIL lot will be maintained as a private open space area to preserve existing quality trees, provide onsite storm water detention and provide the residents' an active functional recreational area. The private open space shall include 5' meandering walking trails around the detention pond areas and through the existing stand of native trees. A 5' walking trail will be extended to the south property line for future connectivity to First United Methodist Church tract. Private open space areas with 5' meandering trails will also be provided along the northeast, east and southeast portions of the SIL lot. The 5' trails will be looped and allow for connectivity to the memory care facility and the 5' city sidewalk proposed along the west side of North T.L. Townsend Drive. Other amenities within the SIL community will include, but not limited to, a swimming pool, putting green and indoor recreation area.

The memory care facility will consist of a 1-story building with 28 units. The memory care facility will have a commercial kitchen with dining area. There will also be two (2) enclosed courtyards outdoor recreation areas within the memory care facility.

BURGESS & NIPLE

10701 Corporate Drive | Suite 118 | Stafford TX 77477 | 281.980.7705

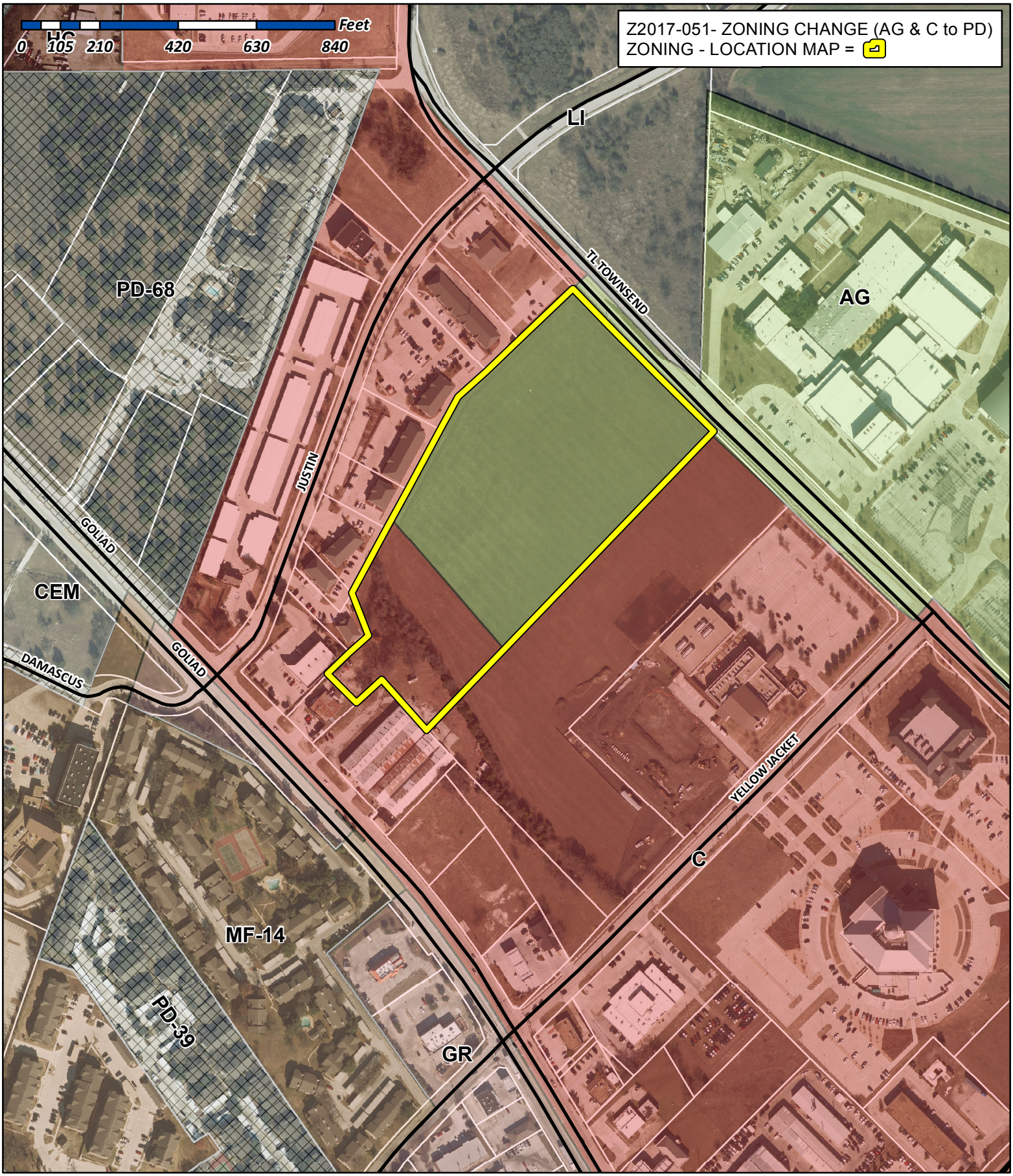
Attached with this letter are the following: (1) Completed Development Application for zoning change, (2) Check for $386 for zoning change application fee, (3) PD Concept Plan, (4) PD Development Standards, (5) Property Description of PD area, (6) Location Map with aerial photograph and PD Boundary Overlay, and (7) Typical Building Elevations for city review and comment. Should you have any questions, please feel free to contact me at 281.980.7705, extension 6301.

Respectfully submitted,
Burgess & Niple, Inc.
TBPE FIRM REGISTRATION NO. F-10834

Joseph T. Reue

Joseph T. Reue, P.E.
Vice President

Cc: Tim O'Hanlon & Bart Tinsley with Rockwall SIL, LLC



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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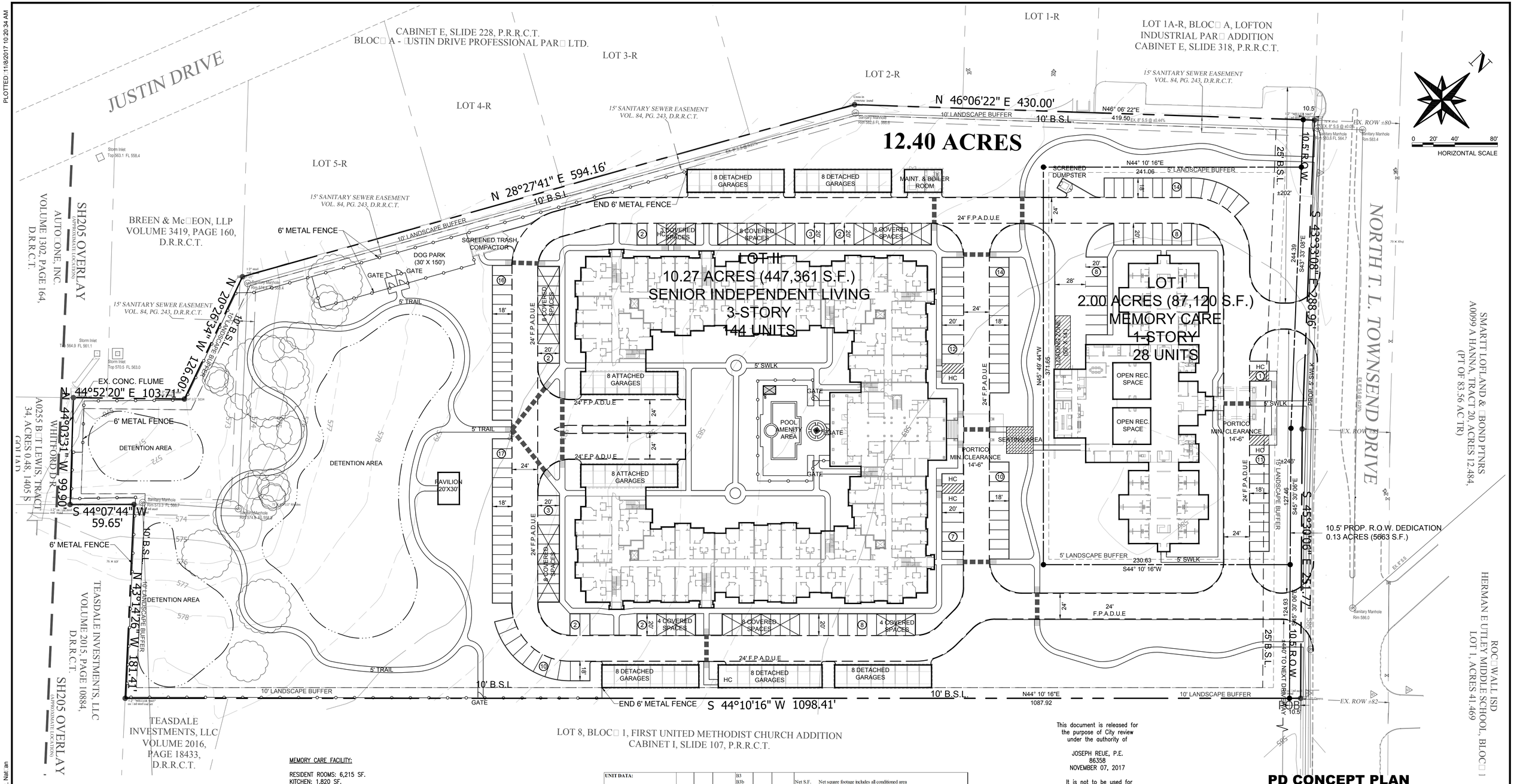


P:\P65792\Cadd\Models\Civil\C-SP0001.d g 11/8/2017 10:17:22 AM Miller, Nat'an

GENERAL NOTES:
1. DETENTION AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL AMENITY AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PD SITE PLAN SUBMITTAL.
2. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
3. F.P.A.D.U.E STANDS FOR FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
5. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
6. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
7. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

MEMORY CARE FACILITY:

RESIDENT ROOMS: 6,215 SF.
KITCHEN: 1,820 SF.
DINING: 1,196 SF.
OFFICES/ MED ROOMS: 780 SF.
CIRCULATION: 2,180 SF.
LOBBY: 250 SF.
SITTING/ COMMON USE/ ACTIVITY: 6,625 SF.
SALONS: 250 SF.
SHOWERS/ BATHING: 604 SF.
LAUNDRY: 365 SF.
MECHANICAL: 750 SF.
GROSS HEATED & COOLED: 21,035 SF.

PORTE COCHERE: 1,147 SF.

PARKING REQUIRED:
1. MEMORY CARE FACILITY TO BE PARKED AT 1 SPACE PER BED IN THE FACILITY AND 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT.

MEMORY CARE FACILITY:
1. THE MEMORY CARE FACILITY WILL HAVE 28 UNITS WITH THIRTY-TWO (32) BEDS.
2. THE LARGEST SHIFT WILL HAVE A MAX OF TEN (10) STAFF.

LOT I (MEMORY CARE) BUILDING DATA

UNIT DATA: Unit Description	A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3 B3b B3b-alt 2B/2B	B5 2B/2B	Totals Average
Total Number	66	24	0	30	24	144
Net Square Footage (Borm)	731	802	963	973	968	833
Gross Square Footage	800	854	1,053	1,047	1,045	901
Percent of Total	45.83	16.67	0.00	20.83	16.67	100
Unit Net Totals	48,246	19,248	0	29,190	23,232	119,916
Unit Gross Totals	52,800	20,496	0	31,410	25,080	129,786

Net S.F. Net square footage includes all conditioned area included within the perimeter exterior walls of a unit. This number does not include private interior stairs and stair foyer.
Gross S.F. Gross square footage when applied to the unit data, includes all square footage associated with that unit including private stairs, balconies / patio and exterior storage closets. Private garages are not included in this number. Gross square footage when applied to the building data, includes the unit gross square footage, the garage square footage and misc. square footage (mechanical closets) to result in a total gross square footage per building.

BUILDING DATA: Bldg. Number	Bldg. Type	A2 1B/1B	A3 1B/1B	A5 1B/1D/1B	B3 B3b-alt 2B/2B	B5 2B/2B	Total Units per Building	Number of Buildings	Total Net S.F. per Building	Total Unit Gross S.F. per Building	Garage S.F. per Building	Misc. S.F. per Building	Total Gross S.F. per Building
Type I		15	6		3	3	27						
	Elev. SR							2	21,600				
										22,395	0	0	44,790
Type II		12	6		6	3	27						
	Elev. SR							2	22,326				
										24,141	0	0	48,282
Type VI		6			6	6	18						
	Elev. SR							2	16,032				
										17,352			34,704
Leasing Office	Club			0			0	1	14,102	18,017			18,017
TOTAL		Total A2	Total A3	Total A5	Total B3b-alt	Total B5	Unit Total	Total Buildings	Total Project Net S.F.	Total Unit Gross S.F.	Attached Total Garage Gross S.F.	Total Misc. Gross S.F.	Total Project Gross S.F.
		66	24	0	30	24	144	7	134,018	145,793	0	0	145,793

LOT II (SENIOR INDEPENDENT LIVING) BUILDING DATA

TOTAL SITE DATA

TOTAL SITE AREA	12.4	ACRES
SITE GROSS DENSITY	14	UNITS/ACRE
TOTAL R.O.W. DEDICATION	0.13	ACRES

LOT DATA

	LOT I (MEMORY CARE)		LOT II (SENIOR INDEPENDENT LIVING)	
LOT DATA				
MAX NUMBER OF UNITS	28	UNITS	144	UNITS
LOT AREA	2.00	ACRES	10.27	ACRES
LOT DENSITY	14	UNITS/ACRE	14	UNITS/ACRE
R.O.W. DEDICATION	0.00	ACRES	0.13	ACRES
PARKING PROVIDED				
PARKING RATIO	1.00	SPACES/UNIT	1.00	SPACES/UNIT
GARAGES	0	SPACES	56 (25.9%)	SPACES
COVERED	0	SPACES	52 (23.9%)	SPACES
SURFACE	42 (100%)	SPACES	109 (50.2%)	SPACES
TOTAL PARKING PROVIDED	42	SPACES	217	SPACES
ADA ACCESSIBLE (2% OF TOTAL)	2	SPACES	5	SPACES
LOT COVERAGE				
BUILDING COVERAGE	±0.55 (27.5%)	ACRES	±1.78 (17.3%)	ACRES
PAVING COVERAGE	±0.61 (30.5%)	ACRES	±1.88 (18.3%)	ACRES
DETENTION AREA	±0.17 (8.5%)	ACRES	±0.17 (1.7%)	ACRES
PARK AREAS	±0.56 (28.0%)	ACRES	±4.53 (44.2%)	ACRES
LANDSCAPE BUFFER	±0.21 (10.5%)	ACRES	±0.66 (6.4%)	ACRES
COURTYARDS	±0.06 (3.0%)	ACRES	±0.66 (6.1%)	ACRES
TOTAL OPEN SPACE PROVIDED	±0.83 (41.3%)	ACRES	±6.40 (62.3%)	ACRES

SITE DATA

This document is released for the purpose of City review under the authority of
JOSEPH REUE, P.E.
86358
NOVEMBER 07, 2017
It is not to be used for construction purposes.

PD CONCEPT PLAN
for
"ROCKWALL MEMORY CARE & SENIOR INDEPENDENT LIVING COMMUNITY"
A 12.40 ACRE TRACT IN ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

ARCHITECT:
ARCHITETTURA, INC.
808 16TH STREET,
PLANO, TEXAS 75074
CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.,
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
PHONE: (817) 577-1052

OWNER:
CAMERON & CAMERON
4090 E. FM 552,
ROCKWALL, TEXAS 75087
CONTACT: DON CAMERON
PHONE: (281) 789-9143

APPLICANT:
ROCKWALL SIL, LLC
1625 CLARKE SPRINGS DRIVE,
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469) 446-1276

CASE NUMBER: (Z2017-051)

Rockwall Seniors Study



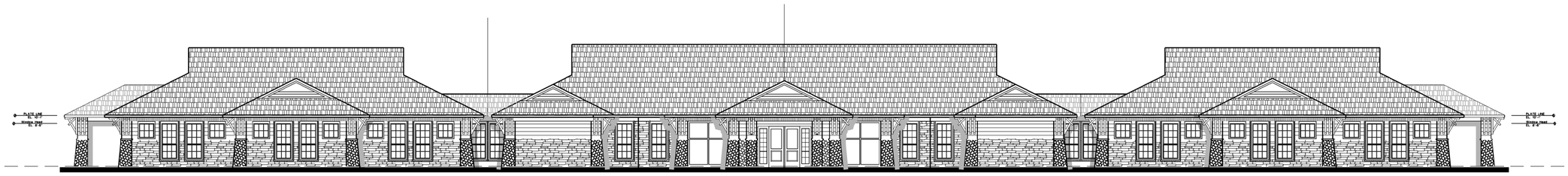
05 **Front Elevation**
SCALE: 3/32" = 1'-0"



CASE NUMBER: (Z2017-051)

Rockwall Seniors Memory Care

28 Unit Count
One Story



01 **Elevation**
SCALE: 1" = 3/32'-0"

F:\JOBS\2003\03089\ACAD\SITE\SITE50A

2 5/8" 13 3/8" 26 5/8"

SCALE: 3/32" = 1'-0"

architettura

architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

CASE NUMBER: (Z2017-051)

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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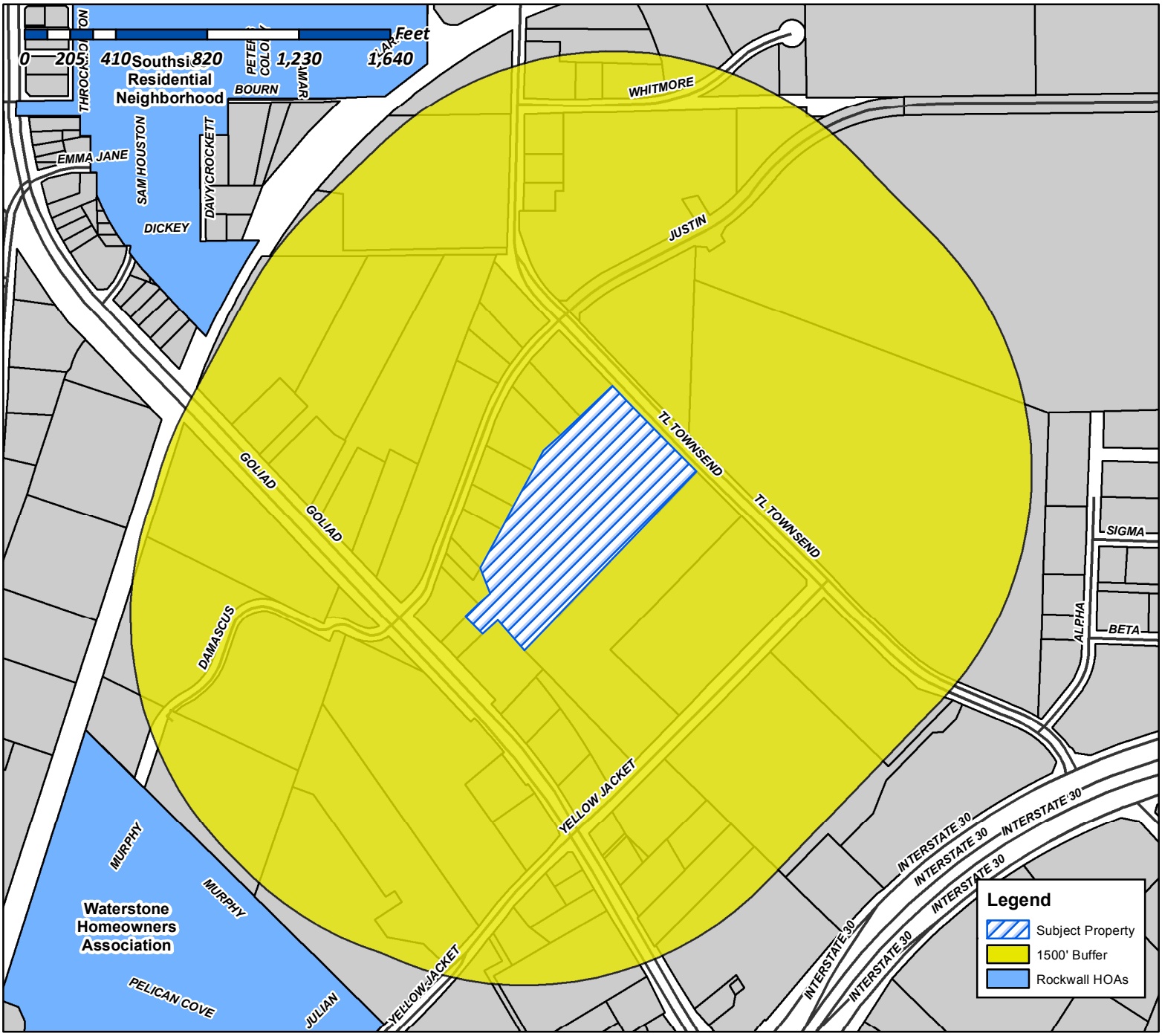
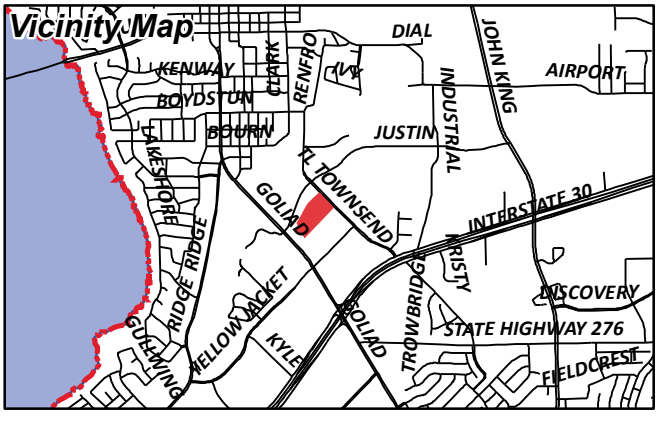


Case Number: Z2017-051
Case Name: Zoning Change (AG & C to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: West side of T.L. Townsend Drive
South of Justin Road

Date Created: *10/17/2017*
For Questions on this Case Call (972) 771-7745



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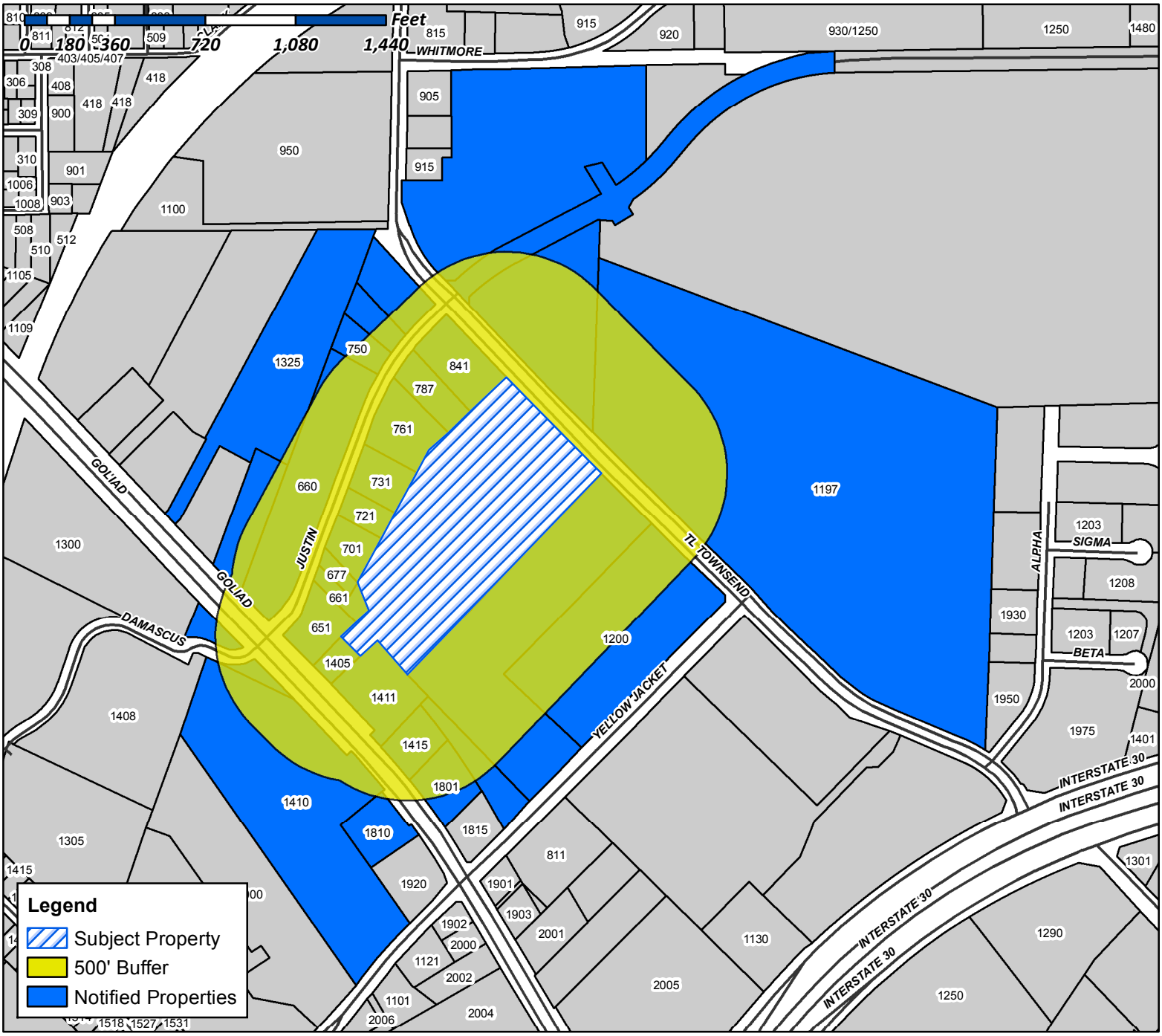
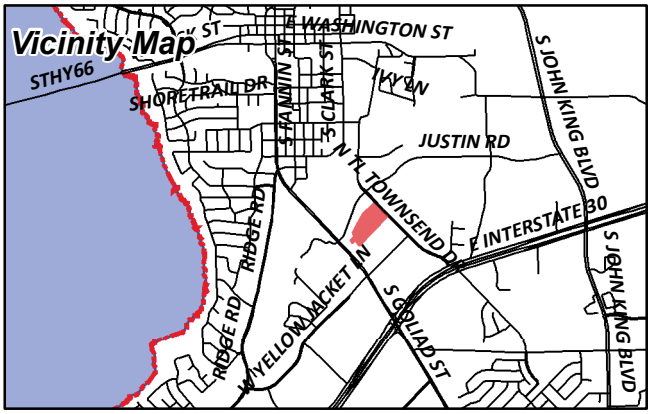


Case Number: Z2017-051
Case Name: Zoning Change (AG & C to PD)
Case Type: Zoning
Zoning: Agriultural (AG) District
Case Address: West Side of T.L. Townsend Drive
South of Justin Road

Date Created: *10/17/2017*

For Questions on this Case Call (972) 771-7745



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-051: Rockwall (SIL and Memory Care) AG to PD

Hold a public hearing to discuss and consider a request by Bart Tinsley of Rockwall SIL, LLC on behalf of the owner Don Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) District to a Planned Development District for an age-restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-051: Rockwall (SIL and Memory Care) AG to PD

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

ROCKWALL TEXAS 2015 LLC
109 STILL WILD LANE
ELGIN, SC 29045

CURRENT RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1325 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1405 S GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY SUITE 110
MCKINNEY, TX 75070

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
750 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC 100 CRESCENT CT
SUITE 700
DALLAS, TX 75201

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) AND COMMERCIAL (C) DISTRICTS TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) TO ALLOW AN AGE RESTRICTED MULTI-FAMILY APARTMENT COMPLEX AND MEMORY CARE FACILITY ON THE SUBJECT PROPERTY, BEING A 12.40-ACRE TRACT OF LAND IDENTIFIED AS TRACT 8 OF THE B. J. T. LEWIS SURVEY, ABSTRACT NO. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bart Tinsley of Rockwall SIL, LLC on behalf of the owner Don Cameron of Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) and Commercial (C) Districts to a Planned Development District for an age restricted multi-family apartment complex and memory care facility on a 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) PD Site Plan
(2) Open Space/Amenity Plan
(3) Final Plat

(c) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.

(d) *Open Space/Amenity Plan.* An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(e) *Deed Restrictions.* Prior to or concurrently with the recording of the final plat for the *Subject Property*, the owner of the *Subject Property* shall establish a restrictive covenant on the *Subject Property* by executing and recording an instrument approved by the City Attorney pursuant to which the *Subject Property* shall be limited to residential uses by people 62-years of age or older consistent with the Federal Fair Housing Act and all other applicable laws.

(f) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other

person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF DECEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 20, 2017*

2nd Reading: *December 4, 2017*

DRAFT

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION FOR ROCKWALL
MEMORY CARE AND SENIORS INDEPENDENT LIVING FACILITIES

LEGAL DESCRIPTION: Being a tract of land out of the B. J. T. Lewis Survey, Abstract No. 255 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a ½ inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a ½ inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a ½ inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a ½ inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a ½ inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a ½ inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a ½ inch capped "MILLER 5665" steel rod set;

THENCE South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less.

Exhibit 'B':
Concept Plan

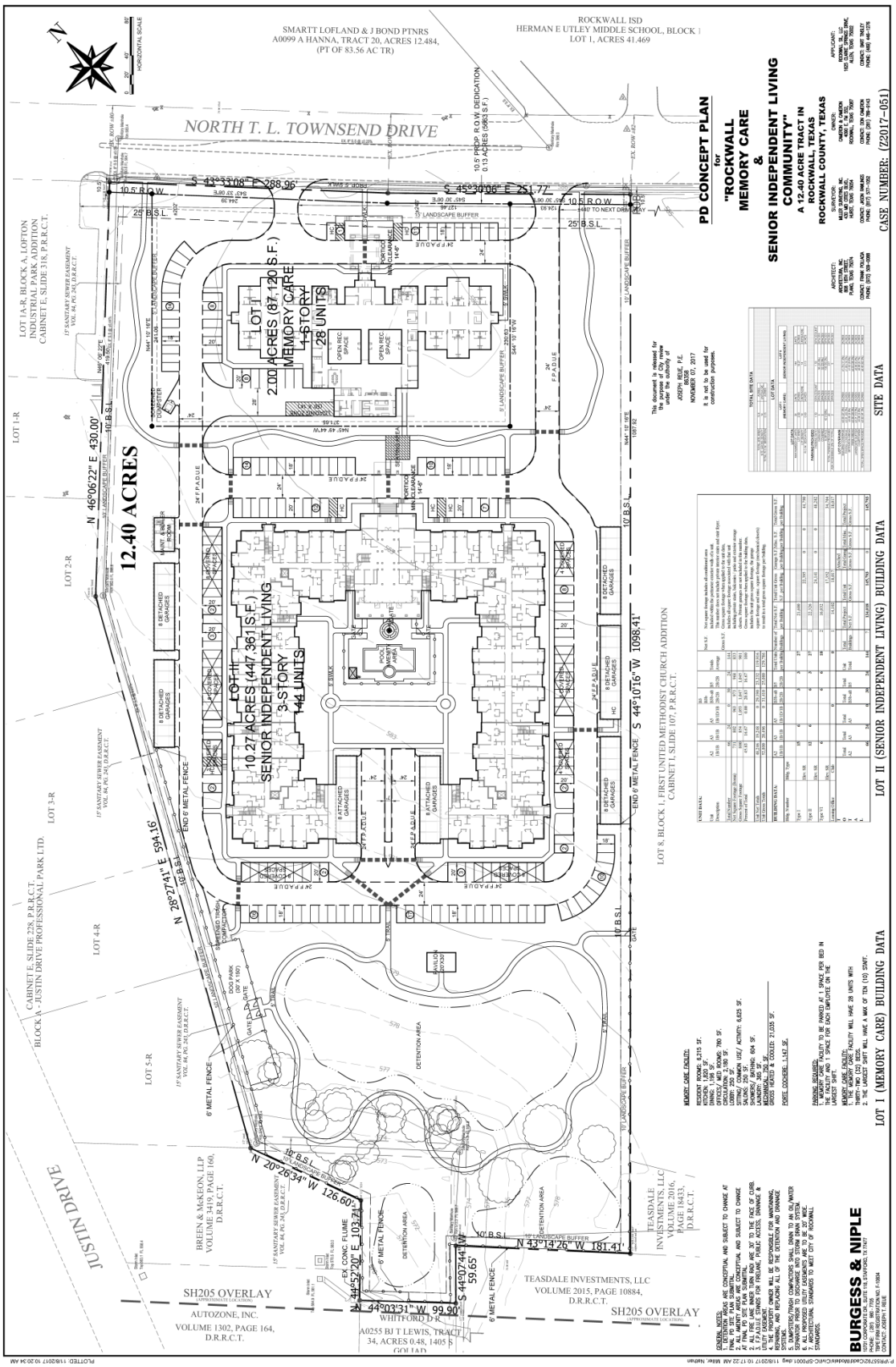


Exhibit 'C':
Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*; however, the subject property shall only be used as an *Age Restricted, Memory Care Facility and Independent Senior Housing Facility* allowing for the units being occupied by at least one (1) person who is sixty-two (62) years of age or older, or handicapped. The facilities must also follow all federal and state guidelines:
    a. The housing facility or community publishes and adheres to policies and procedures that demonstrate their intent to meet all provisions of the Housing for Older Persons Act of 1995.
    b. The housing facility or community complies with all rules issued by the Secretary of Housing and Urban Development for verification of occupancy.
    c. The housing facility has significant facilities and services specifically designated to meet the physical or social needs of older persons.

2. Permitted accessory uses to age-restricted independent senior housing and memory care:
    - ☑ Barber and Beauty Shop
    - ☑ Cafeteria/Common dining facilities
    - ☑ Chapel
    - ☑ Community Center
    - ☑ Drug Store / Pharmacy
    - ☑ Exercise Room
    - ☑ Game Court / Gaming Room
    - ☑ Greenhouse
    - ☑ Handcrafted art work studio
    - ☑ Health Studio
    - ☑ Instructional Art Studio
    - ☑ Medical Treatment Services (such as a medical clinic, physical therapy services, inhalation therapy, and other related uses)
    - ☑ Office
    - ☑ Private recreation club or area
    - ☑ Retail Store (food and other goods)
    - ☑ Snack Bar
    - ☑ Swimming pool

    NOTE: Accessory uses are intended for the residents of the proposed Age Restricted, Independent Senior Housing Facility and Memory Care Facilities and shall not be utilized by the general public.

3. *Unit Composition.* The unit composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and as stated in *Table 1* below for the multi-family apartment complex; however, in no case should the minimum size unit for any multi-family apartment be less than 700 square feet and the average net unit area decrease below 800 square feet.

Table 1: Unit Composition

Unit Name	*Unit Type*	*Minimum Net Unit Area (SF)* [1]	*Number of Units (#)*	*Total Area (SF)*	*Units as Percentage (%)*
A2	*1 Bedroom/1 Bathroom*	731 SF	66	48,246 SF	45.83%
A3	*1 Bedroom/1 Bathroom*	802 SF	24	19,248 SF	16.67%
B3	*2 Bedroom/2 Bathroom*	973 SF	30	29,190 SF	20.83%
B5	*2 Bedroom/2 Bathroom*	968 SF	24	23,232 SF	16.67%
		Average Net Unit Area:		*~833 SF*	
		Maximum Permitted Units:	*144*		*100.00%*

General Notes:
[1]: *The net square footage includes only air-condition space and is exclusive of patios, balconies and exterior storage areas.*

4. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 Overlay (Sh-205 OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed 14.0 dwelling units per gross acre of land; however, in no case should the proposed development exceed 144 dwelling units for the multi-family apartment complex and 28 dwelling units for the memory care facility. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

	Memory Care	*MF-14*
Minimum Lot Width	60'	60'
Minimum Lot Depth	100'	100'
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Lot Area/Unit	2,000 SF	2,000 SF
Minimum Front Yard Building Setback	25'	25'
Minimum Side Yard Building Setback	5'	10'
Minimum Rear Yard Building Setback	5'	10'
Minimum Front Yard Carport/Parking Setback	15'	15'
Minimum Side Yard Carport/Parking Setback	10'	10'
Minimum Rear Yard Carport/Parking Setback	10'	10'
Minimum Separation Between Main Buildings [1]	20'	20'
Minimum Separation Between a Main Structure to an Accessory Structure	10'	10'
Maximum Height [2]	1-story[2]	3-story[2]
Maximum Lot Coverage	45%	45%
Minimum Landscape	20%	20%
Minimum Open Space [3]	20%	20%

General Notes:

[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.

[2]: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof (*i.e. 40-ft for the multi-family unit complex*) if it is gable, hip or gambrel roof. Maximum height shall not exceed 3-*stories or 53-feet overall height for the multi-family complex and 1-story or 24-feet overall height for the memory care facility*.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

5. *Parking and Loading Standards.* The parking and loading requirements shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and as stated in *Table 3* below, and equal a minimum of 1.50 parking spaces per residential unit (*i.e. multi-family complex and memory care facility*).

Table 3: Parking Provided

Parking Type	*Number of Units (#)*	*Units as Percentage (%)*
Surface - Multi-Family	109 (+5 ADA)	42.8%
Covered Parking Spaces	52	19.5%
Garage Spaces	56	21.1%
Surface - Memory Care Facility	42 (+2 ADA)	16.6%

Total Number of Parking Spaces: *266*

6. *Building Standards.* The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit* 'D'; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement

shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% natural stone is required on all building façades.

(b) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) Architectural Requirements. All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 Overlay (SH-205 OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

7. Landscaping and Hardscaping Standards.

(a) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in height at the time of planting. The following tree species are approved for planting within this development:

i) *Canopy/Shade Trees*. Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

ii) *Accent/Ornamental/Under-Story Trees*. Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) Landscape Buffers. A minimum of a fifteen (15) foot landscape buffer shall be provided along the frontage of T. L. Townsend Drive and a minimum of a ten (10) foot landscape buffer along the perimeter of the north, south, and west property boundaries. Each landscape buffer shall incorporate a minimum of one (1) canopy tree per 50-feet linear feet of buffer area. The buffer trees along the north property line shall be located a minimum of 15-feet south of the north property line to avoid conflict with existing 15-feet sanitary sewer easement. The developer shall also be responsible for the construction of sidewalks and trails required along T. L. Townsend Drive.

(c) Parking Lot Landscaping. All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code with the exception of the following:

i) One (1) canopy tree per ten (10) parking spaces shall be provided. Trees shall be planted within the required parking islands or within 20-feet of a parking space.

ii) Parking island shall be provided at a spacing not to exceed a maximum distance of 20 parking spaces.

iii) No tree may be planted closer than 2½ feet to the pavement.

(d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

8. Trash Receptacles. Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

9. Fence Standards. Fences located along the north, south, and west property boundaries as shown on the Planned Development Concept Plan depicted in *Exhibit 'B'* of this ordinance shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a minimum of six (6) feet, but shall not exceed a maximum of eight (8) feet in height.

10. Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

Exhibit 'D':
Concept Building Elevations

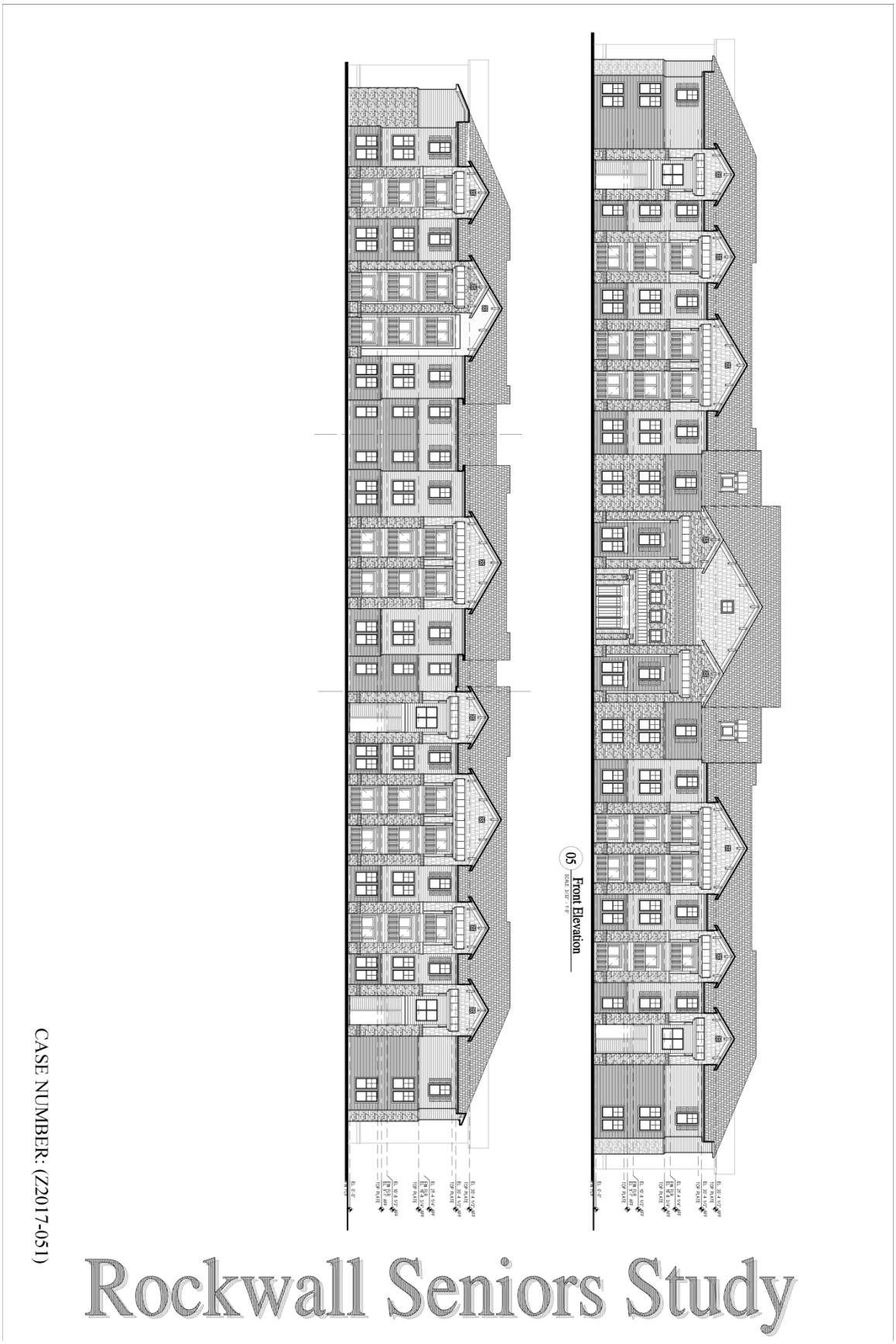
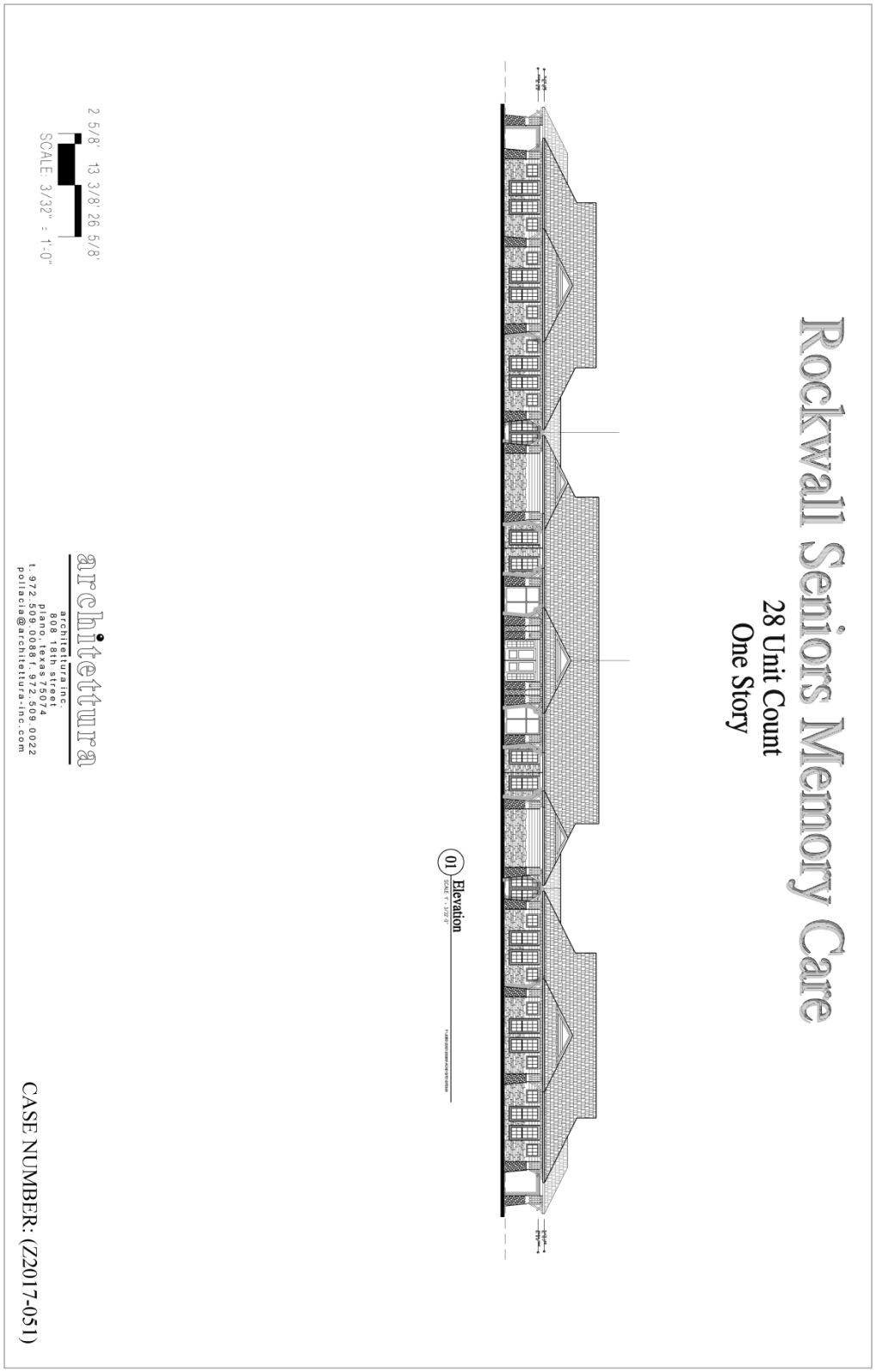


Exhibit 'D':
Concept Building Elevations



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Rick Crowley, *City Manager*
Brad Griggs, *Assistant City Manager*
Ryan Miller, *Director of Planning and Zoning*

DATE: November 14, 2017

SUBJECT: Z2017-052; Zoning Change from C and HC to PD – *The Enclave*

The applicant, Pat Atkins, is requesting to postpone the public hearing *Case No. Z2017-052*, which is scheduled for the November 14, 2017 Planning and Zoning Commission. The purpose of this request is to allow the applicant time to address staff's comments before the public hearing. If granted, this means that the projected Planning and Zoning Commission public hearing would be held on Tuesday, November 28, 2017 and the City Council public hearing would be held on Monday, December 4, 2017.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin; however, the date and time of the postponed public hearing cannot be greater than 60 days from the original public hearing date. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

Gonzales, David

From: Pat Atkins [redacted]
Sent: Thursday, November 09, 2017 6:47 PM
To: Gonzales, David
Subject: Re: Letter to Postpone the Enclave

David Gonzales , As applicant and authorized agent , i am hereby requesting tabling of the November 14 th Planning & Zoning public hearing until the November 28 th meeting .

Sincerely

Pat Atkins - Director
Saddle Star Land Development LLC

Sent from my Verizon Wireless 4G LTE DROID

"Gonzales, David" <DGonzales@rockwall.com> wrote:

Good morning Pat,

Ryan has indicated to me that you are requesting to postpone the zoning case for the Enclave. At your earliest convenience, please forward an e-mail requesting to postpone this to the next P&Z meeting date to be held on November 28th.

Thank you,

DAVID GONZALES, AICP
SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
CITY OF ROCKWALL INTERACTIVE MAPS

1

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Kelly Duncan

AGENDA ITEM: **Z2017-053;** 2705 Rolling Meadows Drive (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive, and take any action necessary

PURPOSE AND BACKGROUND INFORMATION

The applicant, Kelly Duncan is requesting the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements stipulated Article VI, *Permissible Uses*, of the Unified Development Code (UDC). The subject property is a 4.60-acre tract of land zoned Single-Family Estate 4.0 (SFE-4.0) District. The applicant is proposing to construct an ~14-foot tall metal building that will be approximately 1,092 SF. The proposed accessory building will be located behind the main structure, ~120-feet from the side property line and ~140-feet from the rear property line, and have a roll-up door. The applicant has stated that the proposed accessory building will not be used for commercial uses [*i.e. will be used for the storage of personal vehicles and equipment*]. Since, the property does not have a solid fence, the proposed accessory building may be visible from Rolling Meadows Drive, however, other properties located within the subdivision [*i.e. the property adjacent to the subject property*] have a metal accessory. According to the UDC, properties within a Single-Family Estate 4.0 (SFE-4.0) District are permitted one (1) accessory buildings that is a maximum of 2,000 SF. In addition, the UDC states that an accessory building shall be clad with the same materials that are found on the primary structure. In this case, the proposed accessory building conforms to the size and height requirements, however, since the proposed accessory building will be constructed out of metal, the applicant is required to apply for a Specific Use Permit (SUP). The approval of this Specific Use Permit (SUP) is a discretionary decision for the Planning and Zoning Commission and City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows.

North: Directly north of the subject property is a largely vacant tract of land zoned Agricultural (AG) District. Beyond this is State Highway 66 which is identified as a *TxDOT Highway* on the City's Master Thoroughfare Plan.

South: Directly south of the subject property are two single-family residential subdivisions [*i.e. Airport Acres and Ridgecrest (PD-81)*] and a church [*i.e. Eastridge Church of Christ*].

East: Directly east of the subject property is Stodgehill Road/F.M. 3549, which is identified as a *TxDOT Highway*. Beyond this is the city limits of Rockwall [*i.e. City of Fate*].

West: Directly west of the subject property is a large vacant tract of land. Beyond this is the Rockwall Municipal Airport and John King Boulevard, which is identified as a *principle 6-lane divided roadway*. These areas are zoned Agricultural (AG) District and Planned Development District 71 (PD-71) for Commercial (C) District land uses.

NOTIFICATION:

On October 26, 2017, staff mailed twenty-four (24) notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Homeowner's Association (HOA) which is the only HOA and/or Neighborhood Organization within 1,500-feet of the subject property and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff has received one (1) notice in favor of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The accessory building be subject to the operational conditions contained in the SUP ordinance, which are as follows:

    a) The accessory building shall generally conform to the site plan depicted in Exhibit 'C' and the concept building elevations depicted in Exhibit 'B' of the attached ordinance.

    b) The accessory building shall not exceed a maximum size of 2,000 SF.

    c) The accessory building shall not exceed a maximum overall height of 15-feet.

    d) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-053	**Owner**	KELLY DUNCAN	**Applied**	10/17/2017 LM
Project Name	2705 Rolling Meadows Drive	**Applicant**	KELLY DUNCAN	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	10/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
2705 ROLLING MEADOWS DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROLLING MEADOWS ESTATES	3	NULL	3	4852-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
Must meet the 2015 IRC							
ENGINEERING	Amy Williams	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
FIRE	Ariana Hargrove	10/17/2017	10/24/2017				
PLANNING	Korey Brooks	10/17/2017	10/24/2017	10/19/2017	2	COMMENTS	Comments

Z2017-53 SUP for Accessory Building Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

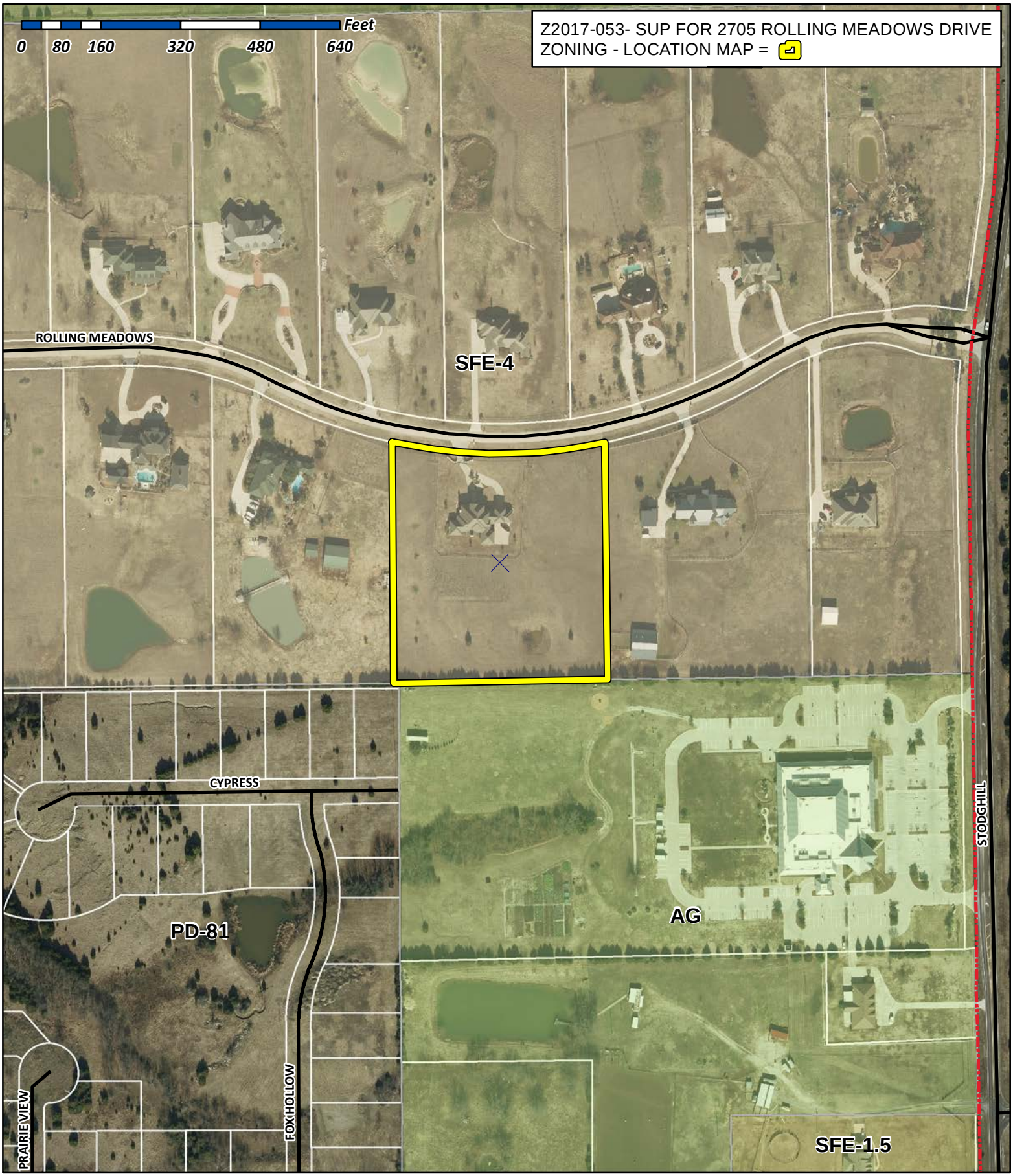
M.3 For reference, include the case number (Z2017-053) in the lower right hand corner of all pages on future submittals.

M.4 Please provide the number of seats in the church.

M.5 Please provide a parking table. The required parking is 1 space per 4 seats.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 7, 2017. The Planning & Zoning Worksession for this case is October 24, 2017. The Planning and Zoning Meeting date for this case is November 14, 2017. A representative is required to attend all meetings.

I.7 The projected City Council meeting dates for this are November 20, 2017 and December 4, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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385 S. Goliad Street
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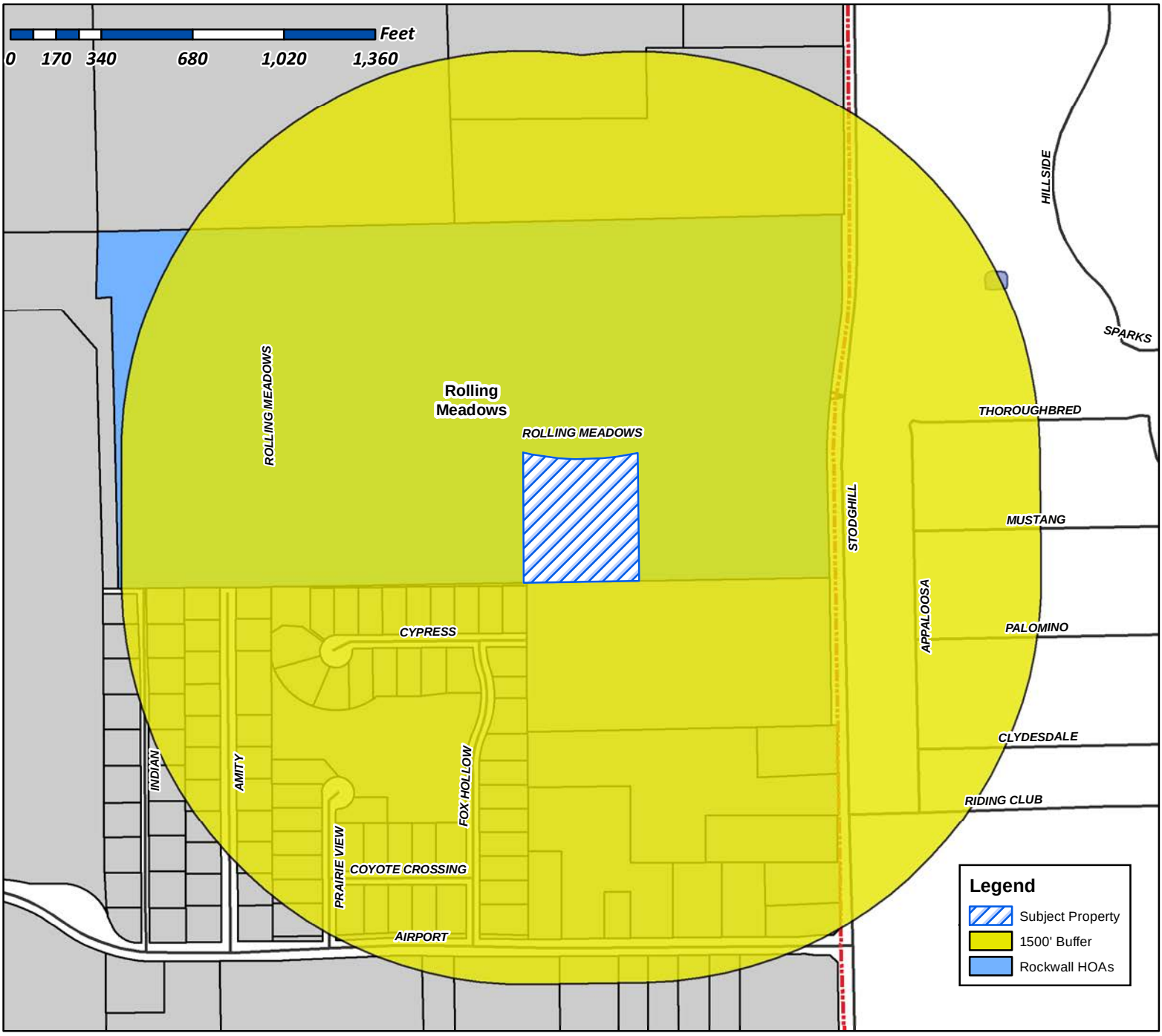
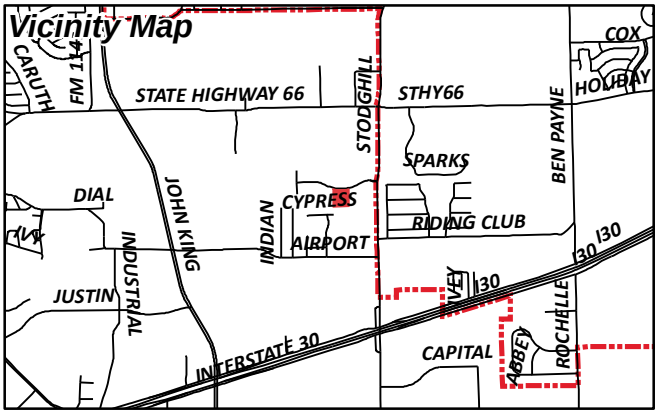


Case Number: Z2017-053
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: SFE-4
Case Address: 2705 Rolling Meadows Drive



Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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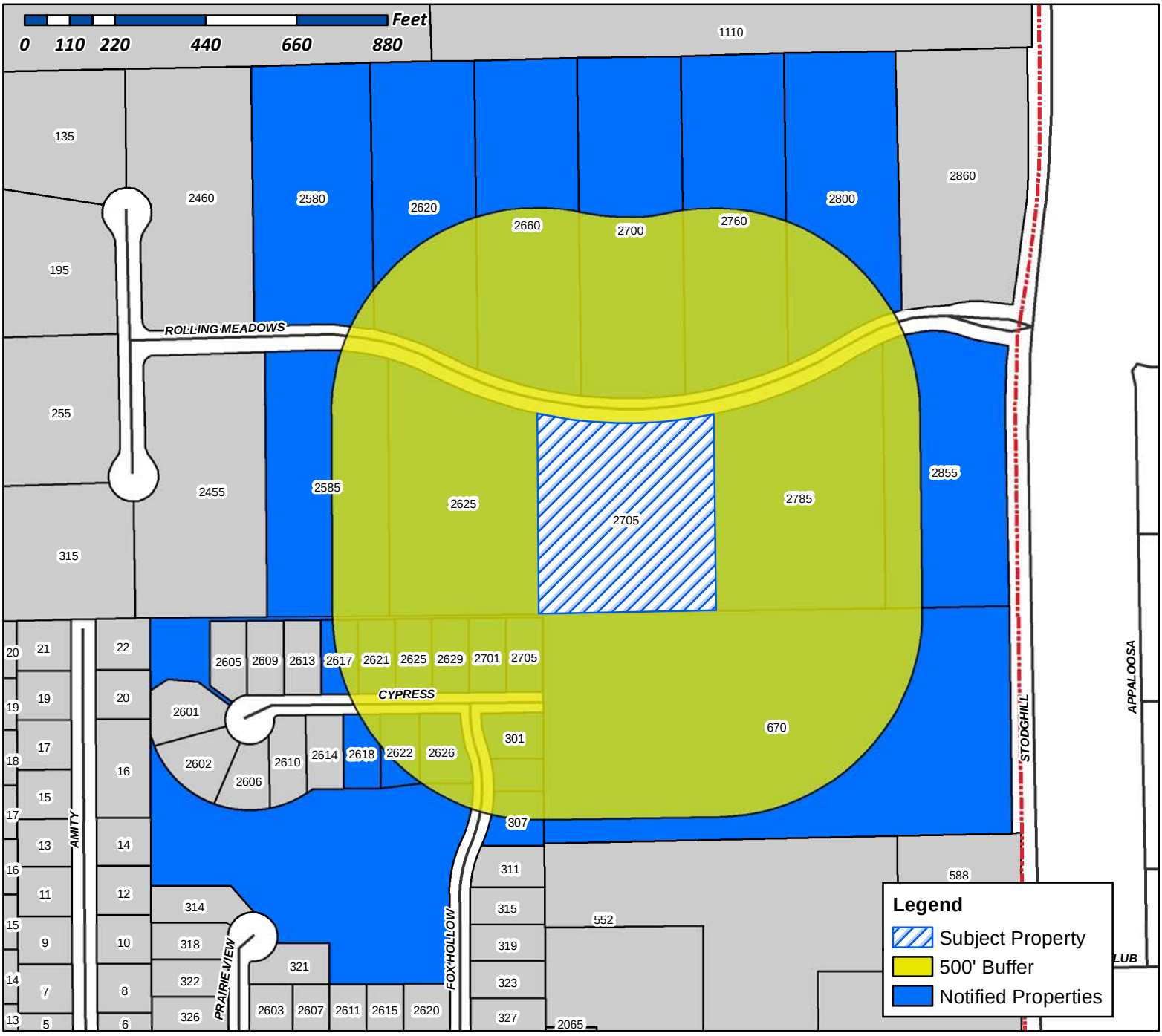

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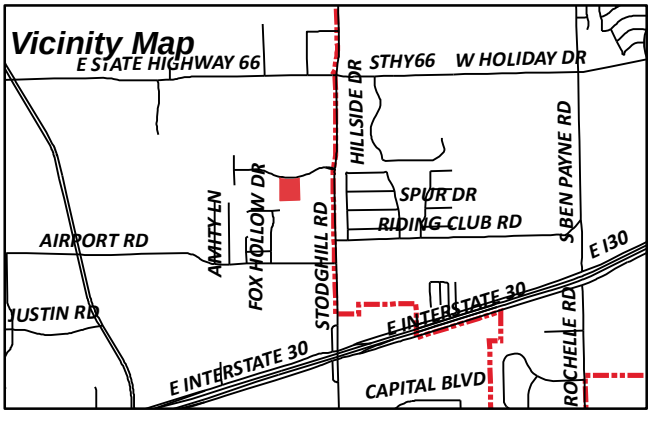


Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745

GOOCH ROBIN &
DANIEL SHAUGHNESSY
2580 ROLLING MEADOWS DR
ROCKWALL, TX 75087

EVANS GARY L & BECKY
2585 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2617 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2618 CYPRESS DR
ROCKWALL, TX 75087

SEARCY DONALD R & CAROLYN J
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2621 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2622 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2625 CYPRESS DR
ROCKWALL, TX 75087

ORR DONNA LIVING TRUST
2625 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2626 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2629 CYPRESS DR
ROCKWALL, TX 75087

ZOLKOWSKI CRAIG AND CATHERINE
2660 ROLLING MEADOWS DR
ROCKWALL, TX 75087

DEVERS MAC ARTHUR & VIOLA
2700 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2701 CYPRESS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2705 CYPRESS DR
ROCKWALL, TX 75087

BENNETT STELLA & CLIFFORD
2705 ROLLING MEADOWS DR
ROCKWALL, TX 75087

LYNSKEY LEONARD E
2760 ROLLING MEADOWS DR
ROCKWALL, TX 75087

BANKS JAMES H & SARAH DENNIS
2785 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CONRAD CURT EDUARD
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

DUVALL ERIC A AND TRISHA J
2855 ROLLING MEADOWS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
301 FOX HOLLOW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
307 FOX HOLLOW DR
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

RIDGECREST SF LTD
8214 WESTCHESTER 0
DALLAS, TX 75225

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-053: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-053: SUP for an Accessory Building

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

OK W/ LIVESTOCK ENCLOSURE

Name: CRAIG ZOLKOWSKI

Address: 2660 ROLLING MEADOWS DR. ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Thursday, October 26, 2017 3:05:01 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***October 27, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 11/14/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/20/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-053- SUP for an Accessory Building
Hold a public hearing to discuss and consider a request by Kelly Duncan for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 4.60-acre tract of land identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 2705 Rolling Meadows Drive, and take any action necessary.

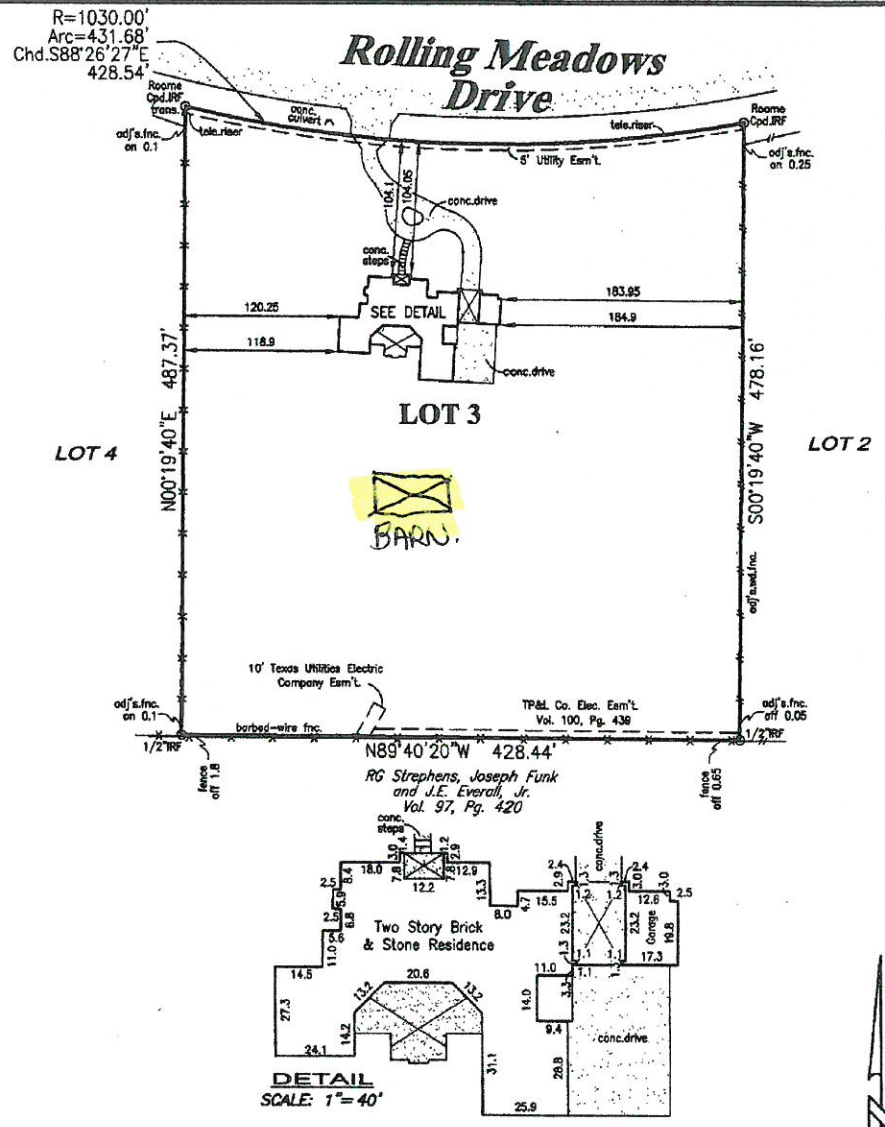
If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

PROPERTY DESCRIPTION
Address: **2705 Rolling Meadows Drive, Lot 3, Block A of Rolling Meadows Estates,** an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume D, Page 59, of the Map Records of Rockwall County, Texas.

ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7523



SCALE: 1" = 100'

LEGEND
IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WV=Water Valve | WM=Water Meter
CM=Con. Meter | BL=Building Line | MH=Manhole | adj's=Adjoiner's | T.O.F.=Top of Form | Min.F.F.=Minimum Finished Floor | F.P.=Finished Pad | WM=Manhole

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 480543 0045 B of the F.E.M.A. Flood Insurance Rate Maps for Rockwall County, Texas and Incorporated Areas dated September 17, 1980. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION
On the basis of my knowledge, information and belief, I certify to **Hewitt Custom Homes, Inc.** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

STATE OF TEXAS
REGISTERED
CHAD SLEDGE
5733
PROFESSIONAL
LAND SURVEYOR

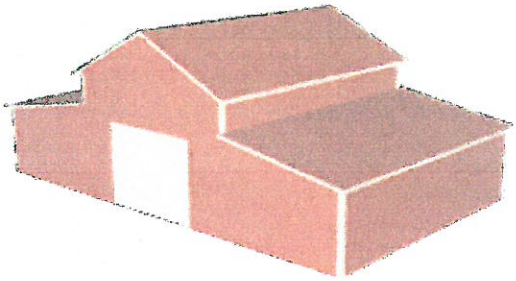
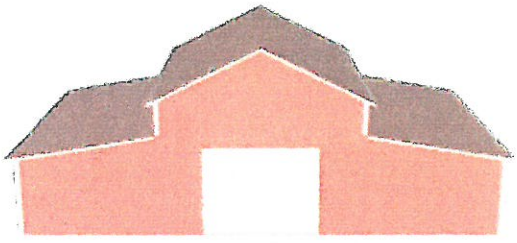
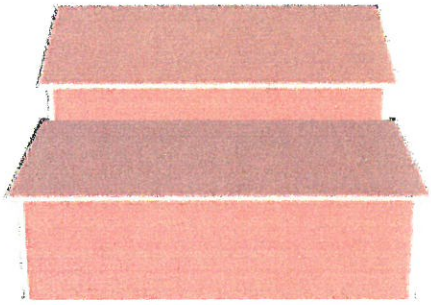
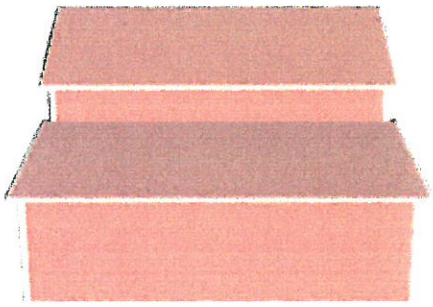
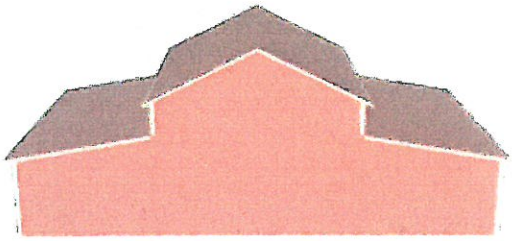
Date: 3/26/2007 Revised: _____ Job No. LB70377

P:\LB\2007\Q1\b70377.dwg, 3/26/2007 4:17:31 PM, , Dr

Texwin

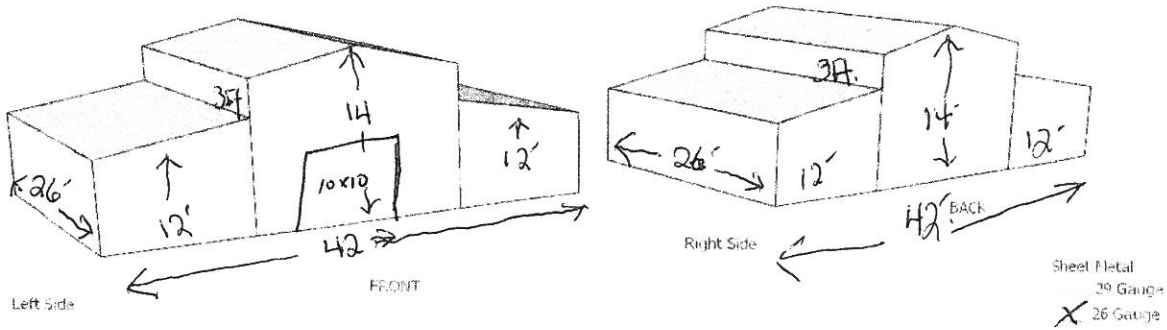
Congratulations on designing a Texwin structure! Our goal is to exceed your expectations of our service and product.

Below are the details of your design with a link to return to your configured structure. If you have any concerns, you can contact us immediately by calling our Customer Service team at 903-560-8810.

Building Estimate: $9,058.50
Sales Tax (8.25 %): $747.33
Total: $9,805.83

Deposit: $4,902.92
Remaining due upon completion: $4,902.92



42'x26'
42wx26D-
14Ft Height

Customer: Kelly Duncan Date: 10-26-17

COLORS: Roof ____ Sides ____ Ends ____ Trim ____ Colonial ____

Center Width 18 Length 26 Legs 12 / Left Lean-To Width 12 Length 26 Legs 7 / Right Lean-To Width 12 Length 26 Legs 7

Roll ups: 1 size 10x10 Walk-Ins: ____ size ____ Windows: ____ size ____ Other: ____

Frame: (14GA) 12GA 3 Premium ROOF: (Horizontal) Vertical Sides & Ends: (Horizontal) Vertical

PLEASE DRAW IN DOORS AND WINDOWS WITH MEASUREMENTS

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 4.60-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT AND IDENTIFIED AS LOT 3, OF THE ROLLING MEADOWS SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Kelly Duncan for the approval for a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements and exceeds the maximum size requirements as stipulated by the Unified Development Code (UDC), situated on 4.60-acre tract of land, zoned Single-Family Estate 4.0 (SFE-4.0) District, and being identified as Lot 3 of the Rolling Meadows Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 2705 Rolling Meadows Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements and maximum size requirements for accessory buildings in a Single-Family Estate 4.0 (SFE-4.0) District as stipulated by *Section 2.1.2 Residential Lodging Use Conditions,* of *Article IV, Permissible Uses,* and *Section 3.2* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Subsection 3.2, Single-Family Estate 4.0 (SFE-4.0) District,* of *Section 3, Residential Districts*, of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and

PRELIMINARY ORDINANCE NOT FOR FINAL

as my be amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the construction of an accessory building on the subject property, and conformance to these operations is required for continued operation:

1) The accessory building shall generally conform to the site plan depicted in Exhibit 'B' and the concept building elevations depicted in Exhibit 'C' of the attached ordinance.

2) The accessory building shall not exceed a maximum size of 2,000 SF.

3) The accessory building shall not exceed a maximum overall height of 15-feet.

4) The accessory building is subject to administrative review in the event that the Subject Property is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF DECEMBER, 2017.

DRAFT ORDINANCE 12.04.17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

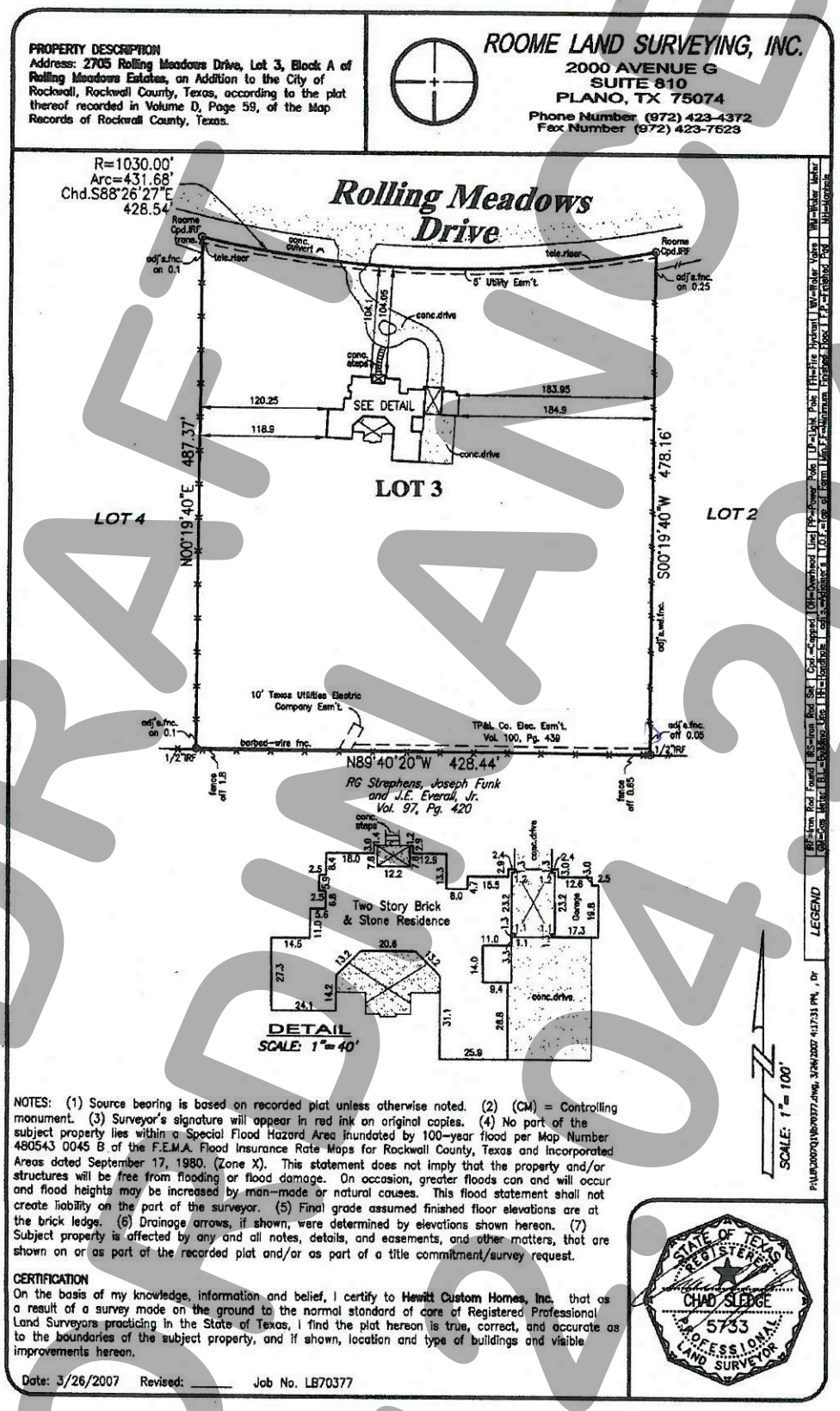
Frank J. Garza, *City Attorney*

1st Reading: *November 20, 2017*

2nd Reading: *December 4, 2017*

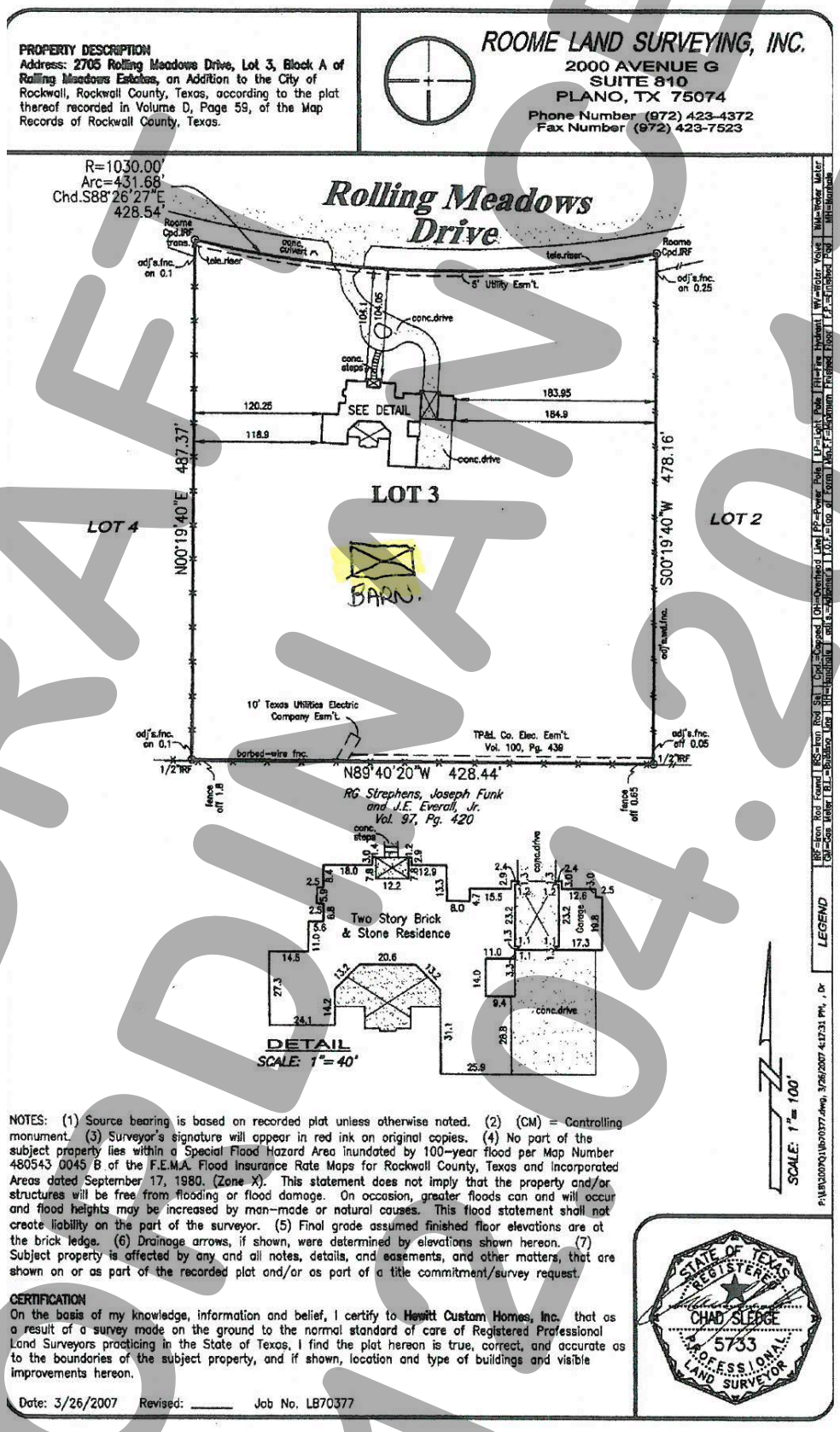
DRAFT ORDINANCE 12.04.2017

Exhibit 'A':
Survey



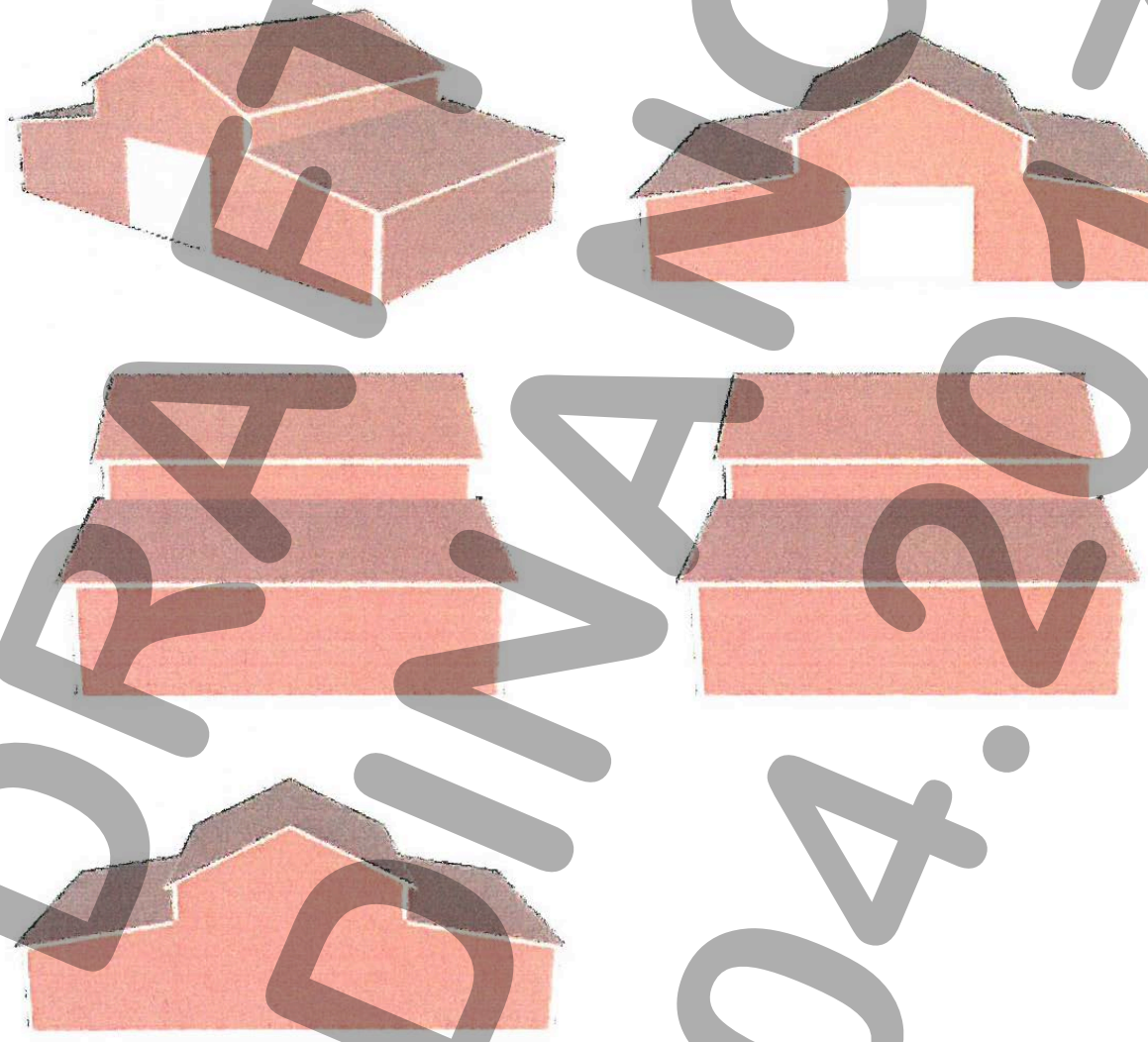
DRAFT
ORDINANCE
12.04.2017

Exhibit 'B':
Site Plan



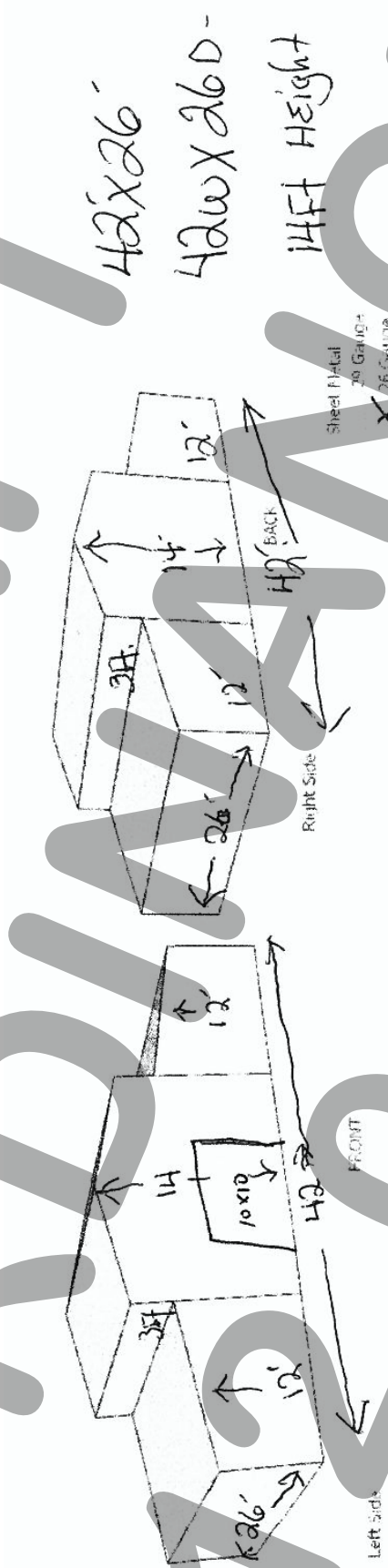
DRAFT
ORDINANCE
04.2017

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 12.04.17

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 12.04.2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 14, 2017

SUBJECT: Z2017-054: Text Amendment to Article IX, *Tree Preservation*, of the UDC

On June 6, 2017, the City Council directed staff to proceed with changes to Article IX, *Tree Preservation*, of the Unified Development Code (UDC) for the purpose of [*1*] clarifying the criteria for affected properties, [*2*] revising existing definitions, [*3*] outlining the requirements and review process for treescape plans, [*4*] amending the mitigation requirements, and [*5*] making general corrections and clarifications to the existing ordinance. These changes were initially started by staff in response to a code enforcement case dealing with the indiscriminate clearing of land. Through the revision of the code, several inconsistencies in the current ordinance where brought to staff's attention, and through the processes of making corrections to clear up these inconsistencies staff identified several other areas of the ordinance in need of updating or clarification. Shortly after the City Council's direction, the Texas Legislature entered into a special session that included two (2) bills that had the potential to affect a municipalities' ability to require/regulate tree preservation. Staff ultimately choose to hold off on bringing the text amendment forward until the end of the special session. Through the special session, only one (1) of the bills affecting *Tree Preservation* (*i.e. HB007*) was approved. Staff has reviewed the changes to the Texas Local Government Code introduced by the approved bill -- *which will be effective on December 1, 2017* -- and determined that the proposed text amendment to Article IX, *Tree Preservation*, of the Unified Development Code (UDC) is not in conflict. For reference staff has provided the approved bill in the attached packet.

The proposed text amendment would change the identification of trees to one (1) of four (4) categories: [*1*] *Primary Protected Tree*, [*2*] *Secondary Protected Tree*, [*3*] *Featured Tree*, and [*4*] *Non-Protected Tree*. Under the current ordinance, trees can be both a *Protected Tree* and a *Feature Tree* depending on the size and type of the tree. The proposed changes would remove this overlap and define any tree greater than 25-inches as a *Feature Tree*. In addition, the proposed ordinance outlines how a mitigation balance maybe satisfied (*e.g. provide trees to the Parks Department, plant trees on site, buy Tree Preservation Credits, etc.*), and increases the per inch cost for *Tree Preservation Credits* from $125.00/inch to $200.00/inch. This change is being proposed to address the current cost of purchasing trees, which has significantly increased since the passage of the original ordinance. Finally, the changes provide a process for the City Council to approve *Alternative Tree Mitigation Plans*. This is not addressed in the current ordinance.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Public Hearing]: November 14, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: November 6, 2017
City Council [2nd Reading of the Ordinance]: December 4, 2017

In the attached packet is a copy of the proposed amendments along with a draft ordinance. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. If the Planning and Zoning Commission has any questions, staff will be available at the public hearing to discuss.

H.B. No. 7

AN ACT

relating to municipal regulation of the removal of trees on private property.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 212, Local Government Code, is amended by adding Section 212.905 to read as follows:

Sec. 212.905. REGULATION OF TREE REMOVAL. (a) In this section:

(1) "Residential structure" means:

(A) a manufactured home as that term is defined by Section 1201.003, Occupations Code;

(B) a detached one-family or two-family dwelling, including the accessory structures of the dwelling;

(C) a multiple single-family dwelling that is not more than three stories in height with a separate means of entry for each dwelling, including the accessory structures of the dwelling; or

(D) any other multifamily structure.

(2) "Tree mitigation fee" means a fee or charge imposed by a municipality in connection with the removal of a tree from private property.

(b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

(1) is located on a property that is an existing one-family or two-family dwelling that is the person's residence; and

(2) is less than 10 inches in diameter at the point on the trunk 4.5 feet above the ground.

(c) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

(d) An application for a credit under Subsection (c) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

(e) For purposes of Subsection (d)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.

(f) The amount of a credit provided to a person under this section must be applied in the same manner as the tree mitigation fee assessed against the person and:

(1) equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the person's residence;

(2) at least 50 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is a residential structure or

pertains to the development, construction, or renovation of a residential structure; and

(B) the person is developing, constructing, or renovating the property not for use as the person's residence; or

(3) at least 40 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is not a residential structure; or

(B) the person is constructing or intends to construct a structure on the property that is not a residential structure.

(g) As long as the municipality meets the requirement to provide a person a credit under Subsection (c), this section does not affect the ability of or require a municipality to determine:

(1) the type of trees that must be planted to receive a credit under this section, except as provided by Subsection (d);

(2) the requirements for tree removal and corresponding tree mitigation fees, if applicable;

(3) the requirements for tree-planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity; or

(4) the amount of a tree mitigation fee.

(h) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:

(1) is diseased or dead; or

(2) poses an imminent or immediate threat to persons or property.

(i) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

SECTION 2. The changes in law made by this Act apply only to a tree mitigation fee assessed by a municipality on or after the effective date of this Act.

SECTION 3. This Act takes effect December 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 7 was passed by the House on July 28, 2017, by the following vote: Yeas 130, Nays 9, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 7 on August 15, 2017, by the following vote: Yeas 119, Nays 23, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 7 was passed by the Senate, with amendments, on August 15, 2017, by the following vote: Yeas 17, Nays 14.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

PROPOSED CHANGES TO:

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.
7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.

9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

If a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees*. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. *Secondary Protected Trees*. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits*. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. *Mitigation Balance*. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

   (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).
   (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
   (c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.
   (d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. *Alternative Tree Mitigation Plans*. In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Plan where, due to hardship, the applicant is unable to meet the requirements of this article.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.

3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape Plan* -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.
2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section 8. Tree Pruning.

Section 8.1. General.

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IX, *TREE PRESERVATION*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IX, *District Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Article IX, *Tree Preservation,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF DECEMBER, 2017.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 12-4-2017

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: November 14, 2017

2nd Reading: December 4, 2017

DRAFT ORDINANCE 11.14.2017

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

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Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

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1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.
7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.
9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

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Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

If a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees*. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. *Secondary Protected Trees*. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits*. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. *Mitigation Balance*. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

    (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).

    (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.

(c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

(d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. *Alternative Tree Mitigation Plans*. In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Plan where, due to hardship, the applicant is unable to meet the requirements of this article.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape Plan* -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section 8. Tree Pruning.

Section 8.1. General.

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No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

DRAFT ORDINANCE 1.4.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Kevin Hickman, *PegasusAblon*

AGENDA ITEM: **Z2017-055**; *Amended PD Development Plan (PD-32)*

SUMMARY:

Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

BACKGROUND:

Ordinance No. 10-21 incorporated the subject property into Planned Development District 32 (PD-32) on September 20, 2010. This ordinance created a master planned, mixed-use district consisting of 78.89-acres of land, which is commonly referred to as the *Harbor District*. Included in the ordinance was a pool of 1,161 *urban residential* units (*i.e. condominiums and/or townhomes*) that could be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*.

On June 17, 2013, the City Council approved a *PD Development Plan* (*Ordinance No. 13-16*) allocating 399 *urban residential* units (*i.e. condominiums*) to the subject property. These units were tied to a concept plan that showed two (2) condominium buildings being constructed on the subject property, one (1) adjacent to Lakefront Trail consisting of 349-units and one (1) adjacent to the Harbor Fountain consisting of 50-units. In addition, the plan indicated two (2) retail/restaurant strip centers would be constructed adjacent to Lake Front Trail and Harbor Heights Drive. These areas were eventually developed with a hotel (*i.e. Spring Hill Suites*) in 2016.

Currently, 928 of the 1,161 *urban residential* units have been allocated by the City Council. This means that there are a total of 233-units unallocated within the district. A breakdown of the allocated units is summarized as follows:

Project Name	*Sub-District*	*Units*
Harbor Heights Condominiums	*Interior*	*265*
Marina Village	*Harbor Residential/Freeway Frontage/Harbor Link Mixed-Use*	*399*
Harbor Condominiums	*Interior*	*228*
Harbor Townhomes	*Interior/Residential*	*36*
	Total	*928*

NOTE: The subject property is identified as Marina Village above.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant has submitted an application requesting to amend the *PD Development Plan* approved under *Ordinance No. 13-16* for the purpose of allowing an additional 51-units to be allocated to the existing 399-units already entitled on the subject property. According to the applicant's letter, the current owner (*i.e. Rockwall Rental Properties, LP*) will be retaining the proposed building adjacent to the Harbor Fountain and 75 of the 399-units. The remainder of the land and the remaining 324-units are under contract by the applicant. The applicant is requesting that the City Council grant the additional 51-units to increase the overall unit count for the property (*i.e. adjacent to Lakefront Trail*) to 375-units. In addition, the applicant has submitted a concept plan showing that the building would be increased from a four (4) story building to a five (5) story building. The applicant has submitted an updated concept plan that staff has incorporated into the draft ordinance and conformance to this plan is considered to be a condition of approval. Staff should point out that the applicant is showing a parking garage will be added on the subject property that will be intended to serve the adjacent property. This property is currently occupied by a Cinemark Theater, and is owned by the applicant. After reviewing the applicant's case, staff has determined that the request is in conformance with all the requirements of Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]; however, the allocation of any *urban residential* units within Planned Development District 32 (PD-32) is a discretionary decision for the City Council. If approved the total number of unallocated *urban residential* units would be decreased to 182-units.

NOTIFICATION:

On October 26, 2017, staff mailed 140 notices to property owners and residents within 500-feet of Planned Development District 32 (PD-32). Staff also emailed a notice to the Lakeside Village, Fox Chase, Chandler's Landing, Signal Ridge and Waters Edge Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of Planned Development District 32 (PD-32). Additionally, staff posted a sign on the property adjacent to Lakefront Trail, and advertised the public hearings in the Rockwall Herold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notice that appeared to be in opposition of the proposed development.

RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request to amend *Ordinance No. 13-16* and approve an amended PD Development Plan for the subject property then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *PD Development Plan* ordinance;

2) Any construction resulting from the approval of this *zoning amendment* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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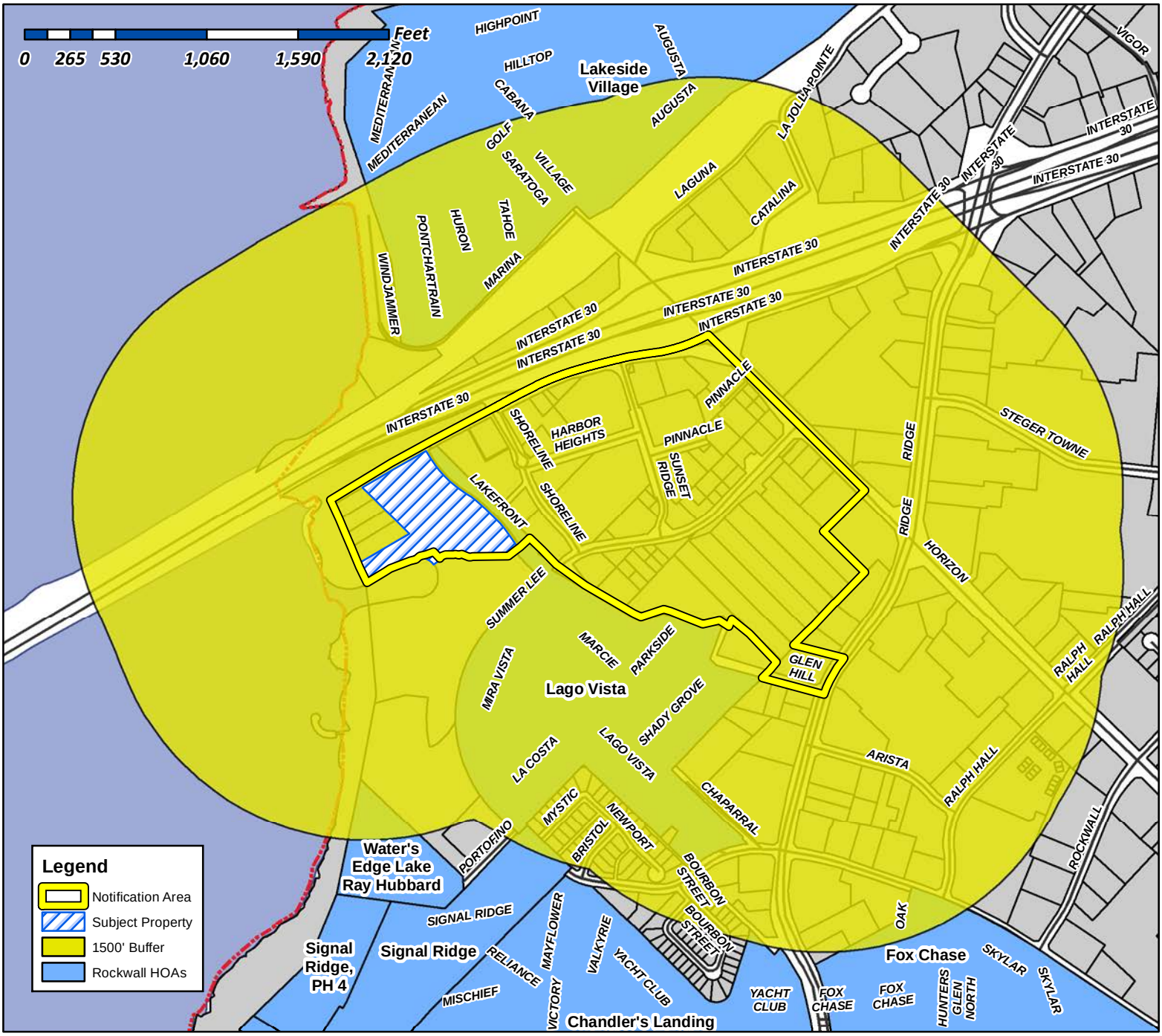
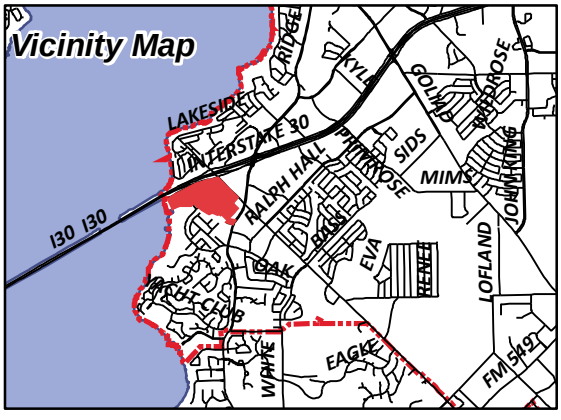


Case Number: Z2017-055
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: PD-32
Case Address: Southwest Corner of the intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: *10/19/2017*

For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Thursday, October 26, 2017 3:10:00 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***October 27, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 11/14/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/20/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-055- Amended PD Development Plan
Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

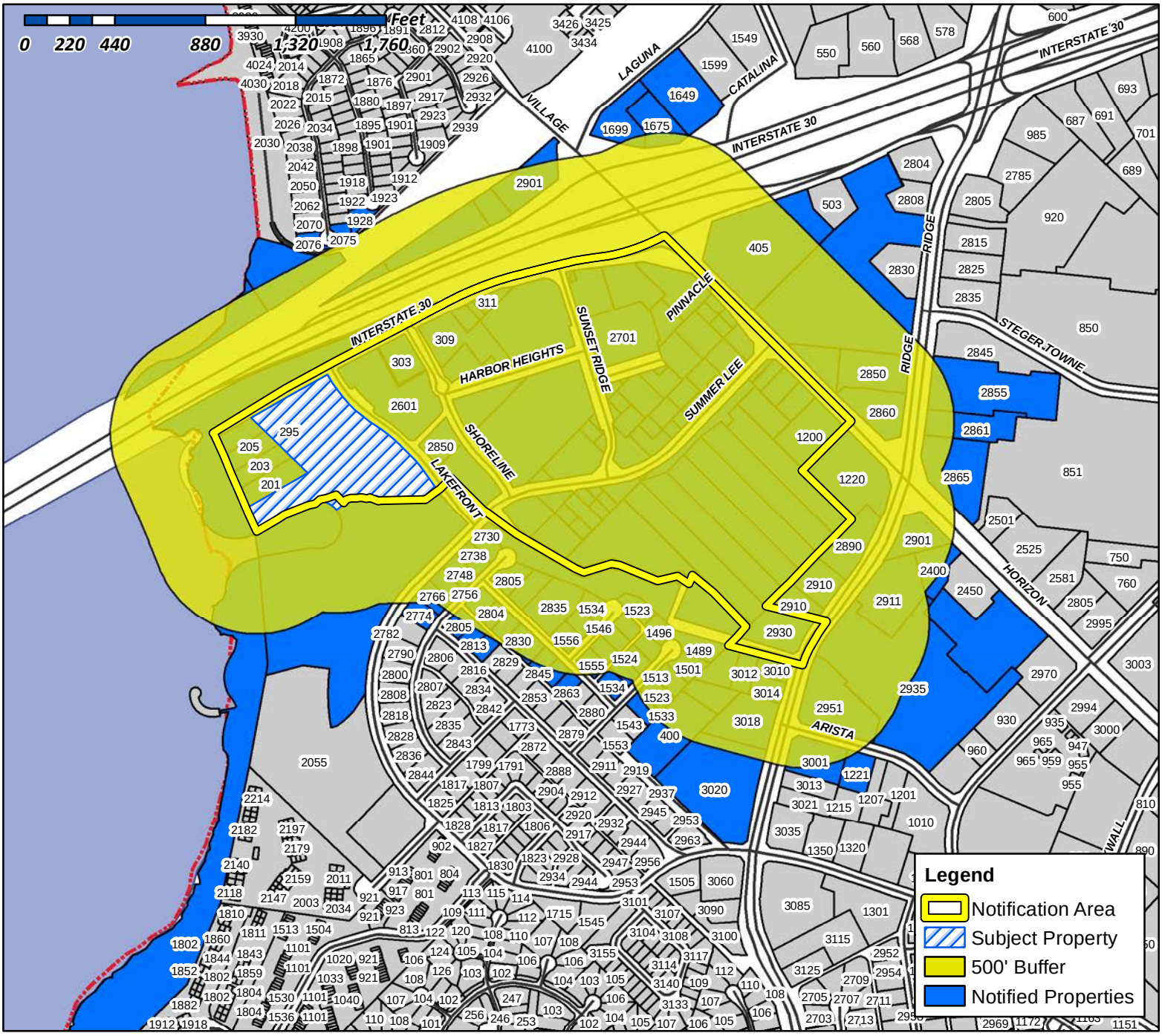
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

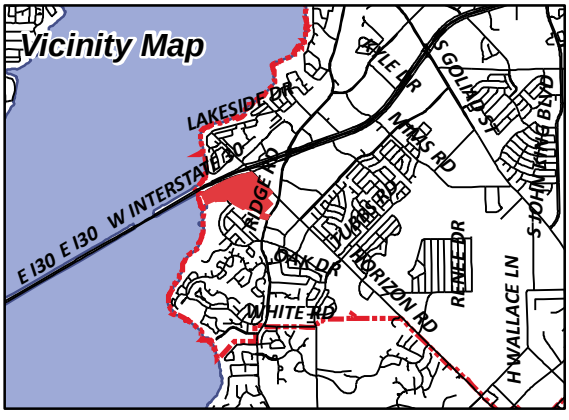
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2017-055
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: PD-32
Case Address: Southwest Corner of the intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: *10/19/2017*

For Questions on this Case Call (972) 771-7745



FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

LAKEFRONT TRAIL ROCKWALL HOTEL LP
10000 N CENTRAL EXPRESSWAY SUITE 400
DALLAS, TX 75231

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

WIESENDANGER CHRISTIAN AND KORIN GARNER-
14644 SUNNY WATERS LN
DELRAY BEACH, FL 33484

LONG MINDI N & HAMILTON P
1489 SHADY GROVE CIRCLE
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

YAYINE BERRE Z
1501 SHADY GROVE CIRCLE
ROCKWALL, TX 75087

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

LANDRY'S RESTAURANTS INC
1510 WEST LOOP S
HOUSTON, TX 77027

CURRENT RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

CARROLL PAUL E AND JULIE H
1523 SHADY GROVE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 PARKSIDE CIR
ROCKWALL, TX 75032

LYON TERENCE A AND LINDA E
1533 SHADY GROVE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

JORDAN JAY A & COURTNEY L
1534 PARKSIDE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

JEMISON ROBERT L & KAY F
1546 PARKSIDE CIR
ROCKWALL, TX 75032

GOUCHER STEVE AND LISA
1547 PARKSIDE CIR
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CURRENT RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1675 LAGUNA DR
ROCKWALL, TX 75032

CFT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
1714 MARCELLA LN
ROWLETT, TX 75089

HPA BORROWER 2016-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY SUITE 1100
DALLAS, TX 75201

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 E INTERSTATE 30
ROCKWALL, TX 75087

ARKOMA REALTY LTD
203 EAST INTERSTATE 30
ROCKWALL, TX 75032

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75032

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

WHITE MICHAEL AND
2304 W WHEATLAND RD
DALLAS, TX 75232

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

3012 RIDGE ROAD LLC
2320 N FM 740
HEATH, TX 75032

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

ATKINS VIOLA M AND CHRISTOPHER A
2748 MIRA VISTAL LN
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

ROSS BRITT & PATRICIA E
2830 MARCIE LN
ROCKWALL, TX 75032

NOYORI MITSUE
2835 MARCIE LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

WINDSOR TODD M AND BRITTANY KLAASSEN
2846 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 RIDGE RD RD
ROCKWALL, TX 75032

ATTAWAY LISA K
3014 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
400 CHAPARRAL LN
ROCKWALL, TX 75032

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

EMERIROCK LLC
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
8030 SAN LEANDRO DR
DALLAS, TX 75218

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BUILDERS ASSOCIATES #3
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

WANG LIN YU
C/O DAVID STUBBLEFIELD 709B WEST RUK #520
ROCKWALL, TX 75087

M & S MCGRATH TRUST AND MARY P MCGRATH TRUST
C/O FAUSSET NEELY INC 199 FIGUEROA ST THIRD FLOOR
VENTURA, CA 93001

GLEN HILLS CEMETERY
C/O INEZ GIBSON 5827 WINDING WOODS TRAIL
DALLAS, TX 75227

1220 HORIZON ROAD LLC
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

KRUGER KARIN
P O BOX 1388
ROCKWALL, TX 75087

EXODUS TRUST
PO BOX 12263
DALLAS, TX 75225

BRANCH BANKING AND TRUST COMPANY
PO BOX 167
WINSTON SALEM, NC 27102

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

SPATEX GROUP PARTNERSHIP
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-055: Amended PD Development Plan (PD-32)

Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-055: Amended PD Development Plan (PD-32)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-055: Amended PD Development Plan (PD-32)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Altering the terraine will increase flooding and severely damage the green belt area. Privacy and traffic noise will be severely effected. Will decrease value of homes near by

Name: Mahmoud & Vashti Hassanizadeh

Address: 1523 Parkside Circle Rockwall Tx 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Kevin Hickman
To:	Miller, Ryan
Subject:	Harbor Land
Date:	Wednesday, October 18, 2017 1:09:37 PM
Attachments:	pab-logode2e97 housee0af77 Harbor site plan 450 units.pdf Lot 9 Plat.pdf

---

Ryan,

Thank you for your time this morning. As we discussed, we have a portion of Lot 9, Block A Harbor-Rockwall Addition and all of the 1.225 acre lot identified on the plate as Rockwall Rental Properties L.P. under contract, see attached plat for reference. The Seller is retaining a portion of the Lot 9 and retaining the rights to develop 75 condo units on that parcel (the finger piece on the site plan that fronts the fountain as noted as 3-story mixed use above parking podium).

Since the Seller is retaining 75 units, that leaves only 324 units for the remaining land and we would like to make the request to increase our unit count from 324 units to 375 units to maximize the area and allow us to build the public parking garage as noted on the site plan.

While the site plan notes 4-story dwelling units and even references mixed-use, we will likely have to increase the larger project to 5 stories and I am not sure the 3-story will be mixed-use. Do I need to revise the plan to remove these details for the Planned Development approval process?

Please review and let me know if you need any additional information.

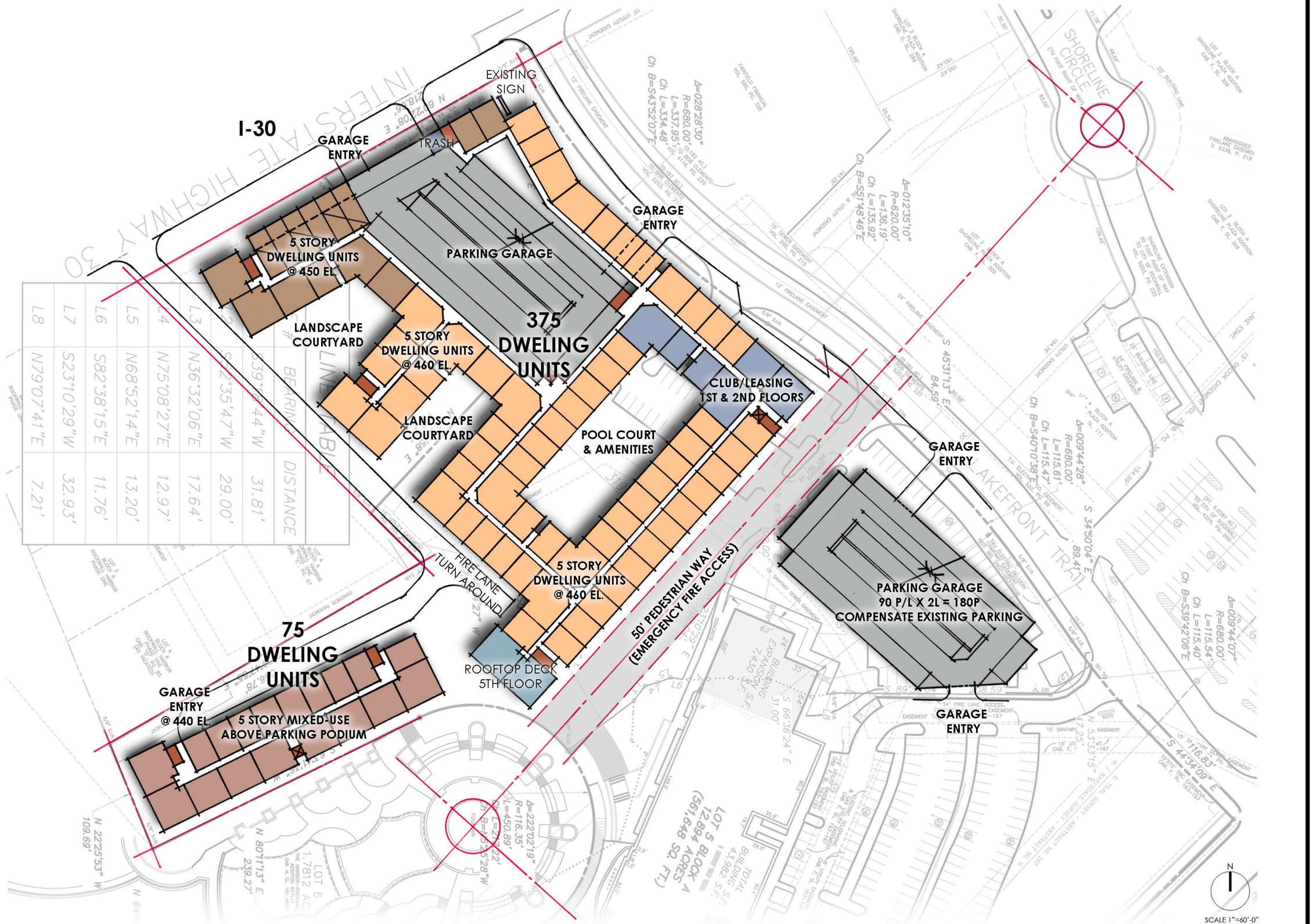
Thank you.

Kevin Hickman
Senior Vice President of Multifamily and Retail

PegasusAblon pegasusablon.com

P (214) 389-6901 // F (214) 871-2799 // M (214) 549-3873
O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

This message is subject to the PegasusAblon email disclaimer.
Click to read full disclaimer.



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HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN

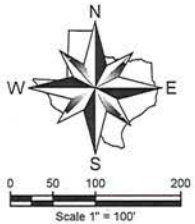
ROCKWALL, TEXAS

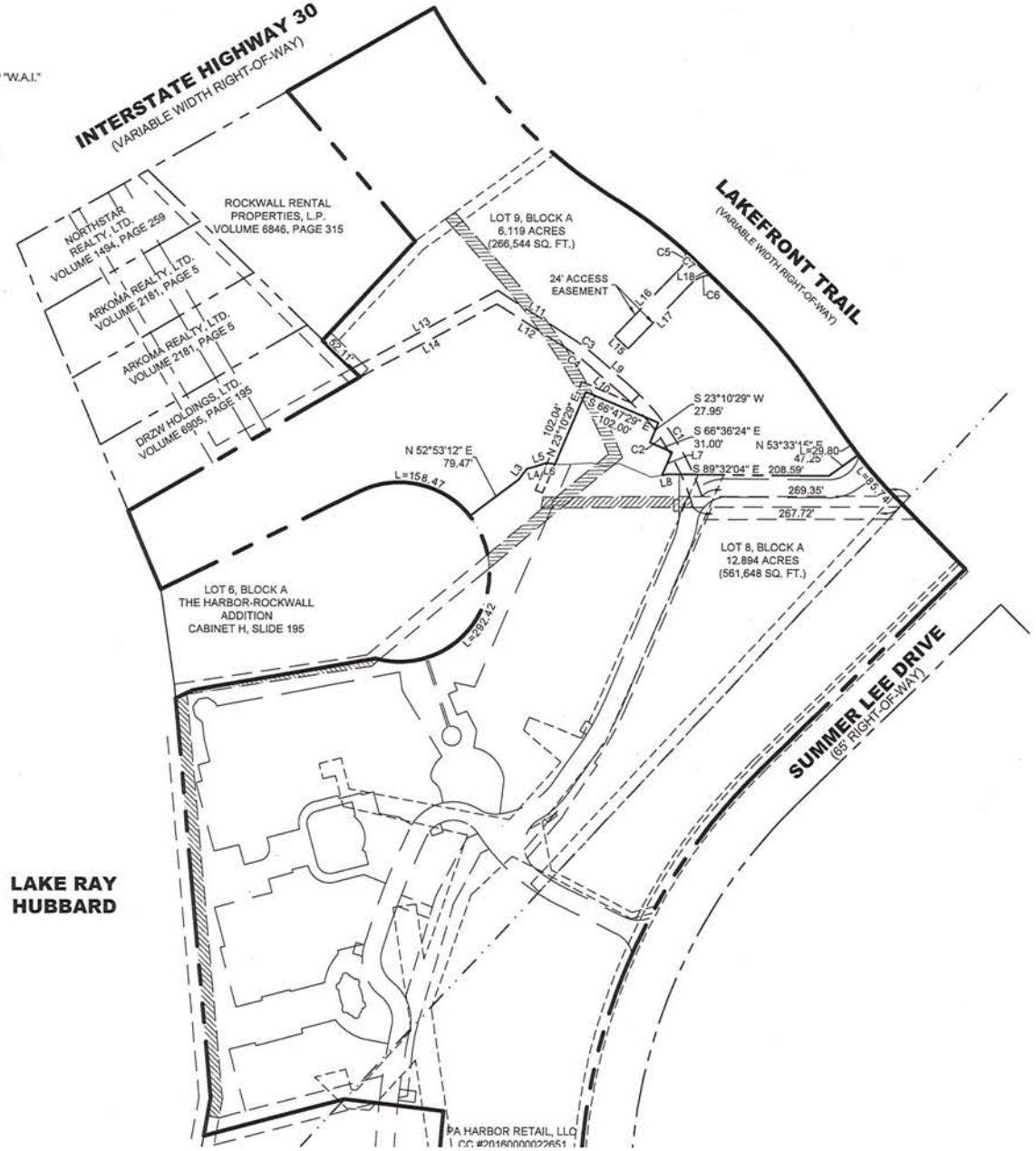
BGO architects

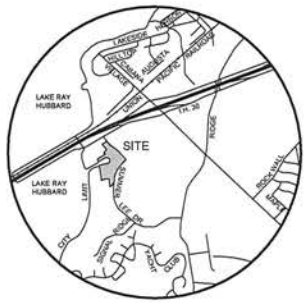
17126
10.27.2017
Pegasus Ablon

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE







VICINITY MAP
NOT TO SCALE

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 5)
PA Harbor Retail, LLC
8222 Douglas Avenue
Suite 390
Dallas, Texas 75225
Phone: 214-389-6195

OWNER: (Lot 7)
Rockwall Rental Properties, LP
1608 West Moore, Drawer B
Terrell, Texas 75160
Phone: 972-210-3311

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
BEING A REPLAT OF LOTS 5 and 7, BLOCK A, HARBOR-ROCKWALL
BEING 19.013 ACRES OUT OF THE
E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-004

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
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Texas Engineers Registration No. 53
Texas Surveyors Registration No. 100805-00

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E. TEAL, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PA HARBOR RETAIL, LLC
8222 DOUGLAS AVENUE, SUITE 390
ROCKWALL COUNTY, TEXAS

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
19.013 ACRES

Date : 01.06.17
Scale : 1" = 100'
File : 59809-PPLT
Project No. : 59809.00

SHEET 1 OF 4

G:\59809\SURVEY\Plats\59809-PPLT.dwg

CITY OF ROCKWALL

ORDINANCE NO. 13-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 11-43, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 10-21] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 12.72-ACRES FOR PROPERTY IDENTIFIED AS TRACTS 16 & 16-1, M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; LOT 7, BLOCK A, THE HARBOR-ROCKWALL ADDITION; LOT 1-1, BLOCK A, HENRY AFRICA SUBDIVISION ADDITION; AND LOT 3A, BLOCK A, SHORELINE PLAZA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Russell Phillips on behalf of Randall Noe with Rockwall Rental Properties, L.P., for a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) on an approximately 12.72-acre tract of land identified as Tracts 16 & 16-1, M. J. Barksdale Survey, Abstract No. 11; Lot 7, Block A, The Harbor-Rockwall Addition; Lot 1-1, Block A, Shoreline Plaza Addition; and Lot 3A, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas; and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Ordinance No. 11-43, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plan approved with Ordinance No. 11-43 and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in Exhibit 'B' of this ordinance, attached hereto and

incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 3. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Development of this property shall generally conform to the *Zoning Exhibit* depicted in *Exhibit 'B'* of this ordinance;

2) Future submittals shall conform to all requirements stipulated in Planned Development District 32 (PD-32) as specified in Ordinance No. 10-21 [*as amended*], with the exception of the modifications stipulated in this ordinance, specifically with regard to the following requirements concerning street types:

    a. Lakefront Trail (i.e. the north/south public road connecting Interstate Highway 30 to Summer Lee) shall be designed and constructed in accordance with the *Street Type 'E'* standards stipulated in Ordinance No. 10-21 and outlined in the draft ordinance, and

    b. Harbor Heights Drive (i.e. the east/west public road connecting Lakefront Trail and Shoreline Circle) shall be designed and constructed in accordance with the *Street Type 'D_1'* standards stipulated in *Exhibit 'C'* of this ordinance.

3) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the three (3) affected subdistricts (i.e. the Harbor Residential Subdistrict, the Freeway Frontage Subdistrict and the Harbor Link Mixed-Use Subdistrict) shall conform to the Harbor District Guidelines (Resolution 10-40 [*Exhibit 'A'*]), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a Pedestrian Access Easement to be shown of the final plat; and

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support their use.

Section 4. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17th DAY OF JUNE, 2013.

David Sweet, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *June 3, 2013*

2nd Reading: *June 17, 2013*

Exhibit 'A':
Legal Description

Tract 1 (2.96-Acres): Lot 1-1, Block A, Henry Africa Addition & Lot 3A, Block A, Shoreline Plaza Addition

LEGAL DESCRIPTION

BEING a tract of land situated in the M.J. Berkedale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being all of multiple tracts conveyed to Bob L. Clements as recorded in Volume 5203, Page 230, Volume 5203, Page 237, Volume 4116, Page 218, Volume 0833, Page 214 of the deed records of Rockwall County, Texas and also being part of Lot 3 Block A of Shoreline Plaza Addition as recorded in Cabinet D, Page 285 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "x" set in concrete on the Southwest right of way line of Interstate Highway No. 30 (a variable width right of way) at the Northeast corner of said Bob L. Clements tract as recorded in Volume 5203, Page 230 of said Deed Records;

THENCE North 58 degrees 58 minutes 27 seconds East, along the south right of way line of Interstate Highway No. 30 and the North line of said Bob L. Clements tract a distance of 35.41 feet to a 1/2" iron rod found at the Northeast corner of of said Bob L. Clements tract recorded in Volume 4116, Page 218 also being the Northeast corner of Bob L. Clements tract recorded in Volume 0833, Page 214 of said Deed Records, said point being the beginning of a curve to the right whose radius is 11,309.20 feet and whose long chord bears North 82 degrees 18 minutes 25 seconds East, 207.71 feet;

THENCE along said curve to the right and along the South right of way line of said Interstate Highway No. 30 a central angle of 01 degrees 03 minutes 08 seconds, an arc length of 207.71 feet to a 1/2" iron rod set with cap stamped DAI;

THENCE, South 28 degrees 53 minutes 27 seconds East leaving the South right of way line of Interstate Highway No. 30, a distance of 213.38 feet to a 1/2" iron rod set with cap stamped DAI;

THENCE North 60 degrees 52 minutes 06 seconds East, a distance of 157.82 feet to a 1/2" iron rod set with cap stamped DAI on the Westerly line of Lakefront Trail (a 70 feet right of way) said point also being located in a Southerly direction along a curve to the left on having a radius of 1,265.31 feet an arc distance of 17.64 feet from the Southeast corner of Lot 2 Block A of aforesaid Shoreline Plaza Addition, said point being on a curve to the left whose long chord bears South 26 degrees 48 minutes 05 seconds East, 85.33 feet;

Thence along said curve to the left and along the Westerly right of way line of of Lakefront Trail a central angle of 02 degrees 54 minutes 44 seconds, an arc length of 85.33 feet to a 1/2" iron rod found at the beginning of a curve to the left whose radius is 50.00 feet and whose long chord bears South 23 degrees 34 minutes 57 seconds East, 70.19 feet;

Thence along said curve to the left and along the Westerly right of way line of Lakefront Trail a central angle of 89 degrees 08 minutes 27 seconds, an arc length of 77.80 feet to an "x" set in concrete at the beginning of a curve to the left whose radius bears 778.60 feet and whose long chord bears South 20 degrees 40 minutes 38 seconds East, 106.69 feet;

Thence along said curve to the left and along the Westerly right of way line of Lakefront Trail a central angle of 07 degrees 50 minutes 40 seconds, an arc length of 106.78 feet to a 1/2" iron rod set with cap stamped DAI at the Northeast corner of Lot 5 Block A, Replat of Shoreline Plaza Addition as recorded in Cabinet G, Page 111 of the Plat Records of Rockwall County, Texas;

Thence South 44 degrees 12 minutes 54 seconds West along the North line of said Lot 5 Block A, a distance of 224.88 feet to an "x" set in concrete at the Southwest corner of Bob L. Clements tract recorded in Volume 5203, Page 237 of said Deed Records;

Thence North 45 degrees 32 minutes 52 seconds West along the Westerly line of said Bob L. Clements tract recorded in Volume 5203, Page 237, a distance of 79.64 feet to an Mag Nail set in concrete at the beginning of a curve to the left whose radius bears 645.54 feet and whose long chord bears North 51 degrees 50 minutes 57 seconds West, 142.48 feet;

Thence along said curve to the left a central angle of 12 degrees 40 minutes 19 seconds, an arc length of 142.77 feet to an "x" set in concrete at the beginning of a curve to the right whose radius bears 848.21 feet and whose long chord bears North 45 degrees 52 minutes 50 seconds West, 318.55 feet;

Thence along said curve to the right a central angle of 28 degrees 28 minutes 01 seconds, an arc length of 322.90 feet to an "x" set in concrete on the Westerly line of a tract to Bob L. Clements recorded in Volume 5203, Page 230 of said Deed Records;

Thence North 28 degrees 38 minutes 51 seconds West along said Bob L. Clements Westerly line a distance of 6.18 feet to the POINT OF BEGINNING and containing 2.9674 acres of land, more or less.

Exhibit 'A':
Legal Description

Tract 2 (8.5-Acres): Tracts 12, 12-1 & 16-1, Abstract 11, M. J. Barksdale Survey

LEGAL DESCRIPTION

PART of the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, Rockwall County, Texas, and embracing all of a tract of land described in the deed to Marlah Bay Development, Inc. recorded in Volume 2151, Page 130 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the southeast line of I. H. 30, a variable width right-of-way, with the southwest line of Lakefront Trail, a variable width right-of-way;

THENCE South 29 degrees 38 minutes 53 seconds East, along the southwest line of said Lakefront Trail, a distance of 10.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the left, having a radius of 680.00 feet, a central angle of 28 degrees 28 minutes 29 seconds, a chord which bears South 43 degrees 53 minutes 06 seconds East at a distance of 334.48 feet, and an arc length of 337.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the right, having a radius of 620.00 feet, a central angle of 12 degrees 35 minutes 07 seconds, a chord which bears South 51 degrees 49 minutes 48 seconds East at a distance of 135.91 feet, and an arc length of 136.19 feet to an "X" cut set at the end of said curve to the right;

THENCE South 45 degrees 32 minutes 14 seconds East, along the southwest line of said Lakefront Trail, a distance of 84.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the right, having a radius of 620.00 feet, a central angle of 10 degrees 41 minutes 10 seconds, a chord which bears South 40 degrees 11 minutes 40 seconds East at a distance of 115.47 feet, and an arc length of 115.63 feet to a 1/2 inch iron rod found at the end of said curve to the right;

THENCE South 34 degrees 51 minutes 05 seconds East, along the southwest line of said Lakefront Trail, a distance of 89.41 feet to a 1/2 inch iron rod found for the beginning of a curve to the left;

THENCE in a southeasterly direction along the southwest line of said Lakefront Trail and said curve to the left, having a radius of 680.00 feet, a central angle of 02 degrees 30 minutes 44 seconds, a chord which bears South 36 degrees 06 minutes 26 seconds East at a distance of 29.81 feet, and an arc length of 29.82 feet to an "X" cut found for the northeast corner of The Harbor-Rockwall, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet F, Slide 183 of the Plat Records of Rockwall County, Texas;

THENCE South 53 degrees 37 minutes 14 seconds West, departing the southwest line of said Lakefront Trail and along the north line of said The Harbor-Rockwall addition, a distance of 47.25 feet to an "X" cut found for corner;

THENCE North 89 degrees 33 minutes 05 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 209.16 feet to a 5/8 inch iron rod found for corner;

THENCE South 78 degrees 06 minutes 40 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 20.72 feet to a 5/8 inch iron rod found for corner;

THENCE North 66 degrees 23 minutes 18 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 45.00 feet to a 5/8 inch iron rod found for corner;

THENCE South 80 degrees 58 minutes 47 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 19.85 feet to a 5/8 inch iron rod found for corner;

THENCE North 77 degrees 04 minutes 50 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.50 feet to a 5/8 inch iron rod found for corner;

THENCE South 85 degrees 11 minutes 31 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 22.15 feet to an "X" cut found for corner;

THENCE South 87 degrees 31 minutes 10 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 18.75 feet to a 5/8 inch iron rod found for corner;

THENCE North 82 degrees 32 minutes 16 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.58 feet to a 5/8 inch iron rod found for corner;

THENCE South 68 degrees 51 minutes 13 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 13.20 feet to a 5/8 inch iron rod found for corner;

THENCE South 75 degrees 07 minutes 26 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 12.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 36 degrees 31 minutes 05 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 17.64 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 02 degrees 59 minutes 22 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 38.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 48 degrees 52 minutes 49 seconds East, along the north line of said The Harbor-Rockwall addition, a distance of 18.61 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 17 degrees 08 minutes 00 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 87.38 feet to an "X" cut found for corner;

Exhibit 'A':
Legal Description

Tract 2 (8.5-Acres): Tracts 12, 12-1 & 16-1, Abstract 11, M. J. Barksdale Survey

THENCE South 60 degrees 54 minutes 03 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 162.25 feet to an "X" cut found for corner;

THENCE South 73 degrees 43 minutes 56 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 67.56 feet to a 5/8 inch iron rod found for corner;

THENCE South 74 degrees 42 minutes 54 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 63.28 feet to an "X" cut found for corner;

THENCE South 80 degrees 10 minutes 12 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 142.24 feet to an "X" cut found for corner;

THENCE South 64 degrees 38 minutes 57 seconds West, along the north line of said The Harbor-Rockwall addition, a distance of 24.61 feet to an "X" cut found in the Lake Ray Hubbard lake line for corner;

THENCE North 04 degrees 52 minutes 35 seconds West, along said Lake Ray Hubbard lake line, a distance of 17.69 feet to a point for corner;

THENCE North 08 degrees 06 minutes 53 seconds West, along said Lake Ray Hubbard lake line, a distance of 124.36 feet to a 1/2 inch iron rod found for corner;

THENCE North 22 degrees 26 minutes 54 seconds West, along said Lake Ray Hubbard lake line, at a distance of 12.47 feet pass the former southwest corner of the replat of Lot 4, Block A of Rockwall Harbor Phase One, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet C, Slide 67 of said Plat Records, part of which vacated by plat recorded in Cabinet D, Slide 85 of said Plat Records and continuing for a total distance of 109.69 feet to a 1/2 inch iron rod found for the new southwest corner said Lot 4, Block A;

THENCE North 59 degrees 46 minutes 54 seconds East, along the south line of said Lot 4, Block A, a distance of 346.78 feet to a 1/2 inch iron rod found for the east corner of said Lot 4, Block A;

THENCE North 45 degrees 35 minutes 28 seconds West, along the east line of said Lot 4, Block A, a distance of 67.69 feet to a 1/2 inch iron rod found for a northwest corner of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the southwest corner of a tract of land described in the deed to Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127 of said Deed Records;

THENCE North 42 degrees 51 minutes 58 seconds East, along a northline of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the south line of said Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127, a distance of 176.29 feet to a 1/2 inch iron rod found for corner;

THENCE North 40 degrees 11 minutes 25 seconds West, along the east line of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the east line of Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127, a distance of 255.20 feet to a 1/2 inch iron rod found in the southeast line of said I. H. 30 for the northwest corner of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130 and the northeast corner of said Marish Bay Development, Inc. tract recorded in Volume 4424, Page 127;

THENCE North 50 degrees 21 minutes 07 seconds East, along the southeast line of said I. H. 30 and the northerly line of said Marish Bay Development, Inc. tract recorded in Volume 2161, Page 130, a distance of 218.66 feet to the Point of Beginning and containing 354,547 square feet or 8.139 acres of land, more or less.

Exhibit 'A':
Legal Description

Tract 3 (1.225-Acres): Tract 16, Abstract 11, M. J. Barksdale Survey

BEING A TRACT OF LAND SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A 1.225 ACRE TRACT OUT OF A 55.20 ACRE TRACT AS RECORDED IN VOLUME 59, PAGE 383, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, SAID POINT BEING 286.5 FEET MORE OR LESS, FROM THE NORTH CORNER OF SAID 55.20 ACRE TRACT, A 3/8" IRON ROD FOUND FOR CORNER;

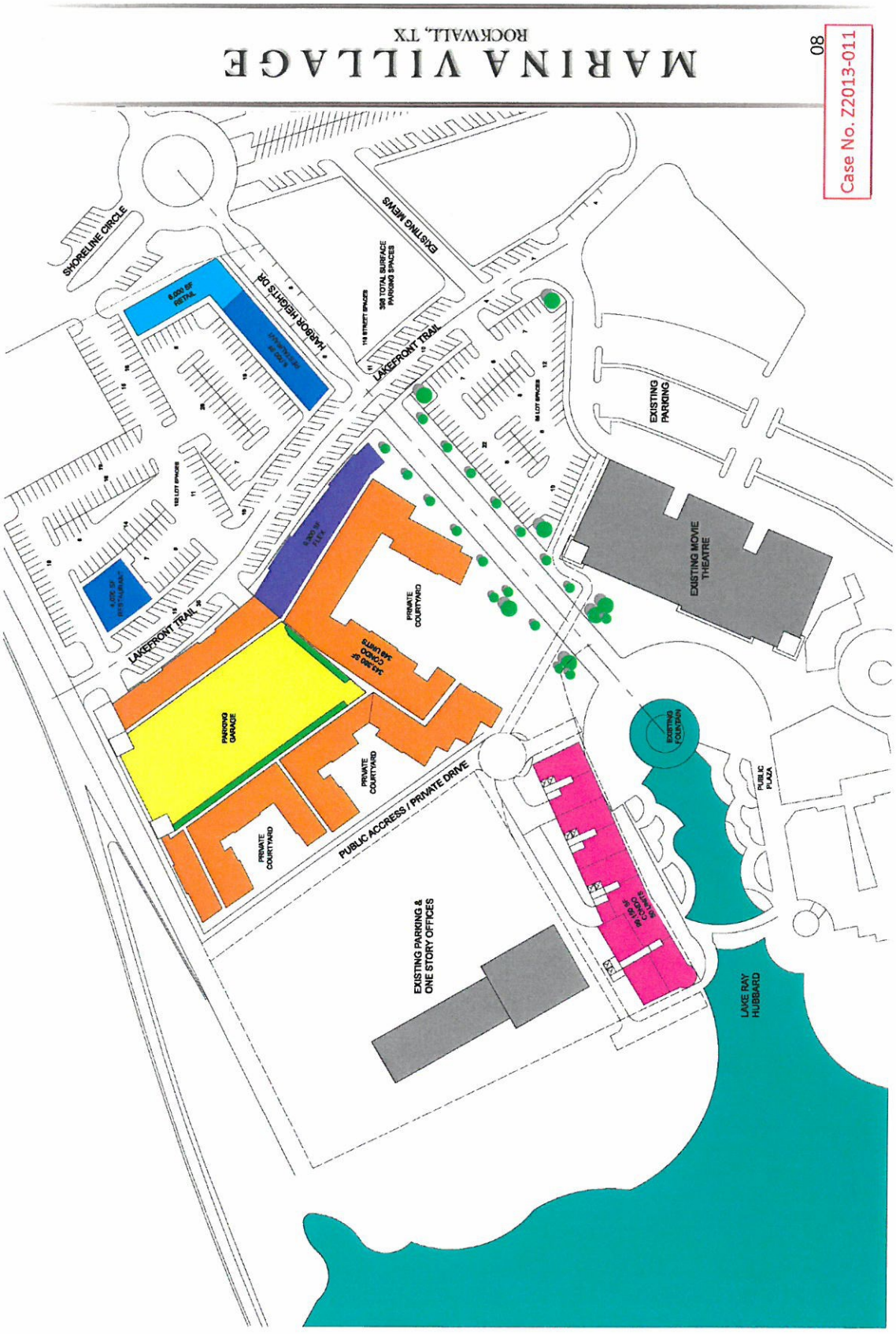
THENCE, SOUTH 38 DEGREES 29 MINUTES 38 SECONDS EAST, LEAVING THE SAID SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 254.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 176.46 FEET TO A ½" IRON ROD FOUND FOR CORNER;

THENCE NORTH 43 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 311.10 FEET TO A POINT ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A 3/8" IRON ROD SET FOR CORNER;

THENCE NORTH 50 DEGREES 48 MINUTES EAST, ALONG THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 206.43 FEET TO THE PLACE OF BEGINNING AND CONTAINING 53,371.640 SQUARE FEET OR 1.225 ACRES OF LAND, MORE OR LESS.

Exhibit 'B':
Zoning Exhibit



RAD ARCHITECTURE
www.radarchitecture.com
MARINA VILLAGE
ROCKWALL, TX
14
CASE NO. Z2013-011
HARBOR DISTRICT FORM BASED CODE
4 STREETS
STREET TYPE D1
Street Type 'D1' serves as a primary connector to the existing Harbor development and is a primary street frontage for retail, residential, and mixed-use development within adjacent subdistricts. This street type consists of parallel parking on both sides of a 24' wide street within a 56' right of way. An 8'-0" wide sidewalk is provided on both sides of the street with street trees in 4' x 8' leave outs spaced at 30' O.C. and pedestrian scale street light fixtures spaced at 60' O.C. The pedestrian paving material is concrete pavers. Longitudinal slopes on this street type are generally 1.0%. At street intersections and key pedestrian crossing areas slopes are limited to 2% for
56' RIGHT OF WAY
VARIABLE BUILDING SETBACK
BUILDING FACADE
STREET TREE
STREET LIGHT
ELEC & COMM DUCT
STORM SEWER
STORM INLET
STREET LIGHT CONDUIT, TREE SUBDRAIN, & IRRIGATION WASTEWATER
BUILDING FACADE
STREET TREE
STREET LIGHT
STORM INLET WATER
STREET LIGHT CONDUIT, TREE SUBDRAIN, & IRRIGATION GAS
8'-0" MIN.
COMMERCIAL SIDEWALK OR LANDSCAPE WIDTH VARIES
6'-0" MIN. SIDEWALK WIDTH VARIES
6'-0" PARALLEL PARKING
24'-0" STREET
6'-0" PARALLEL PARKING
6'-0" MIN. SIDEWALK WIDTH VARIES
8'-0" MIN.
COMMERCIAL SIDEWALK OR LANDSCAPE WIDTH VARIES
SIDEWALK
PARALLEL PARKING
STREET TREE
ROW
RESIDENTIAL LANDSCAPE EDGE
STREET LIGHT
PEDESTRIAN-WAY
OPPORTUNITY
PEDESTRIAN-WAY
OPPORTUNITY

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF *TWO THOUSAND DOLLARS ($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

Section 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

Section 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

Section 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

DRAFT ORDINANCE 11.14.17

1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as* 1 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*)shall be permitted to consist of a maximum of 75 condominium units.

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40]*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

Section 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF DECEMBER, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

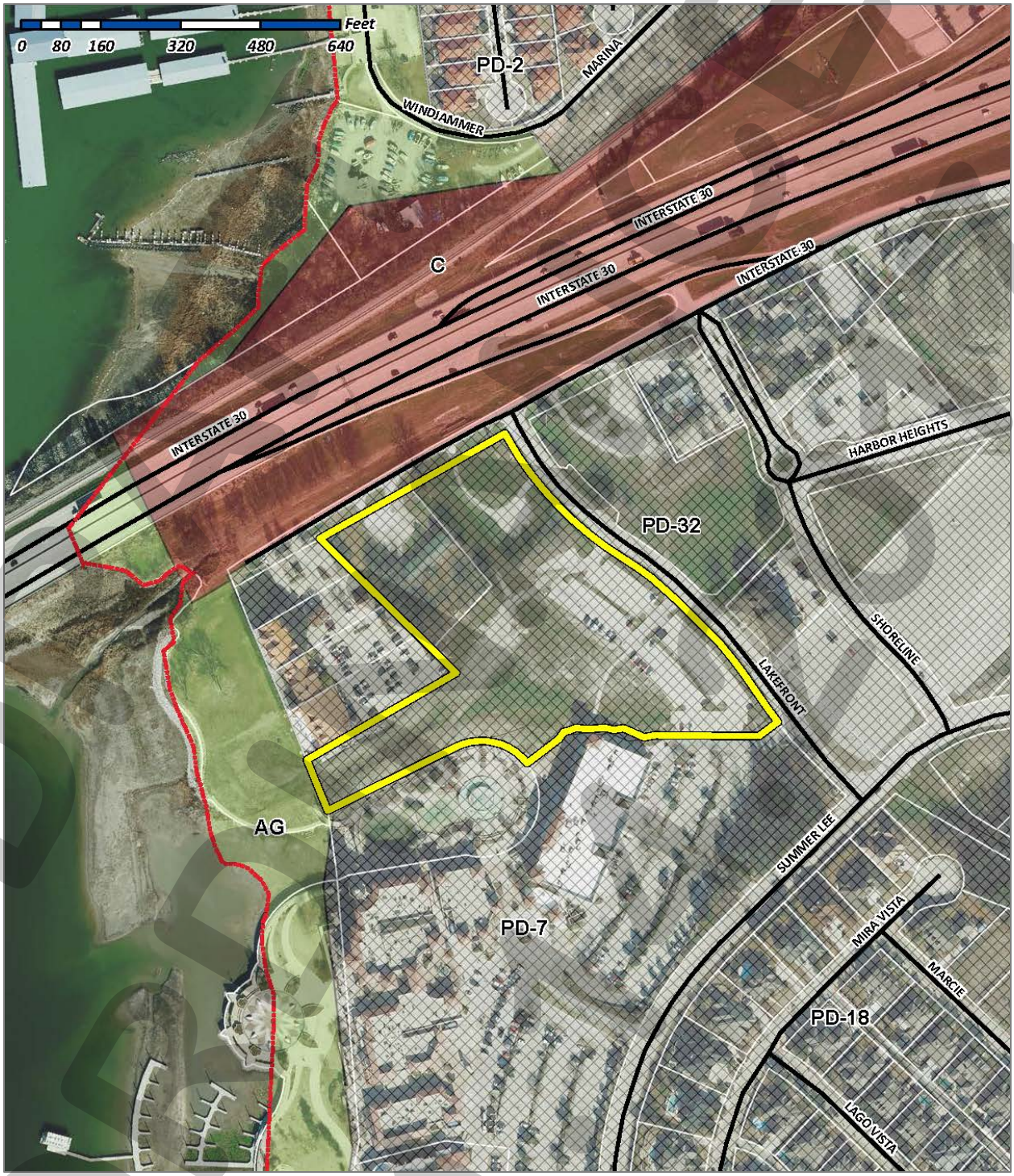
_____
Frank J. Garza, *City Attorney*

1st Reading: *November 20, 2017*

2nd Reading: *December 4, 2017*

DRAFT ORDINANCE 11.14.2017

Exhibit 'A':
Legal Description



<u>Legal Description:</u> Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

DRAFT

Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

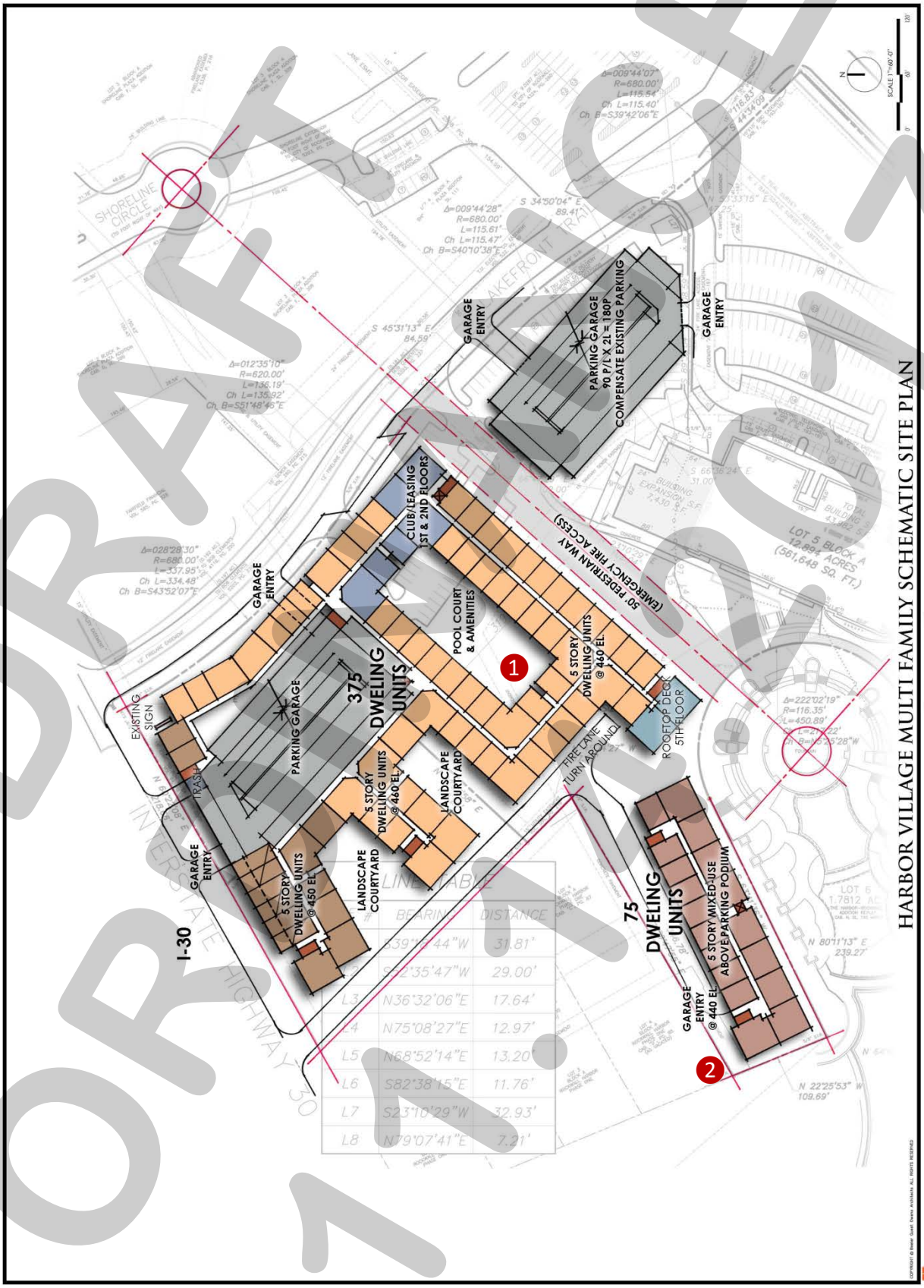
THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a ½" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

DRAFT ORDINANCE 11.14.2017

Exhibit 'B':
PD Development Plan



DRAFT NOT FOR FINAL

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Ed Cavendish of *VPS Construction*

AGENDA ITEM: **SP2017-031;** *Site Plan/Open Space Plan for Spyglass Hill, Phase IV Addition*

SUMMARY:

Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a site plan/master open space plan for the Spyglass Hill, Phase 4 Subdivision consisting of 33 single-family residential lots on a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property is situated within Planned Development District 8 (PD-8). On October 19 1992, *Ordinance No. 92-39* was adopted as part of Planned Development District 8 (PD-8) and changed the zoning of the subject property from allowing multi-family land uses to allowing zero lot-line single-family land uses. In addition, this ordinance established a concept plan and density and dimensional requirements for all lots in this area. As part of these requirements, specific heights were established for Lots 16-27 based on the proposed finished elevations. This concept plan was then adopted as a preliminary plat by *Case No. PZ1992-008-01* in October of 1992. Recently, the applicant requested this preliminary plat -- *which expired in October of 1993* -- be reinstated consistent with the zoning on the property. This request was approved on October 24, 2017. In conformance with this approval the applicant has submitted an application for a site plan/master open space plan for the proposed 33-lot single-family, zero lot-line subdivision. The subject property is generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740].

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 8 (PD-8), the proposed use (*i.e. zero lot-line single-family residential*) is permitted in compliance with the standards established by *Ordinance No. 92-39*, and will not require any additional approvals by the Planning and Zoning Commission or City Council. The submitted site plan, open space master plan, and landscape plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 8 (PD-8), with the exception of the items listed in the *Recommendation* section of this case memo. The following is a summary of the density and dimensional requirements, as established in *Ordinance No. 92-39*, for the subject property.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Width	*50-feet*	*x>50-ft; In Conformance*
Minimum Lot Depth	*90-feet*	*x>90-ft; In Conformance*
Minimum Lot Area	*5,000 SF*	*x>5,000 SF; In Conformance*
Minimum Front Yard Setback	*25-feet*	*X= 25-ft; In Conformance*
Minimum Rear Yard Setback (lots 16-28)	*20-feet*	*X=20-ft: In Conformance*
Minimum Rear Yard Setback	*10-feet*	*x>10-ft; In Conformance*
Minimum Separation Between Buildings	*20-Ft*	*x<60; In Conformance*
Max Building/Lot Coverage	*50%*	*x<50%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Maximum Building Height	*30-ft*	*x<30-ft; In Conformance*
Minimum Number of Parking Spaces	*2 + 2 garage*	*In Conformance*
Maintenance Easement	*5-ft*	*x=5-ft; In Conformance*

PARKS BOARD RECOMMENDATION:

On November 7, 2017, the Parks Board approved a recommendation to assess the project fees based on the requirements for 33 single-family lots within Park District No. 17 and is as follows:

a) Cash in lieu of land fees - $169 per lot x 33 lots = $5,577
b) Pro-rata equipment fees - $225 per lot x 33 lots = $7425

All fees totaling $13,002 are to be paid at the time of final plat approval. Fees are subject to change if not paid within the 2017 calendar year.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the site plan and recommend approval of the open space master plan for the *Spyglass Hill, Phase IV Addition*, staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The development shall pay the fees assessed by the Parks Board at their November 7, 2017 meeting as indicated in this report at the time of final plat approval.

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-031	**Owner**	VPS CONSTRUCTION	**Applied**	10/13/2017 LM
Project Name	Spyglass Phase IV	**Applicant**	VPS CONSTRUCTION	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/13/2017 LM

Site Address	**City, State Zip**	**Zoning**
HENRY M CHANDLER DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPYGLASS HILL 4	134-12	NULL	134-12	0207-0000-0134-12-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/13/2017	10/20/2017	10/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	10/13/2017	10/20/2017	10/19/2017	6	COMMENTS	See Comments
(10/19/2017 4:18 PM AW) See markups - 4% Engineering Inspection Fees - Impact Fees - Show all existing and proposed utilities - Loop 8" water through from Henry Chandler to Spyglass 3 - Install storm sewer to lake which will require off-site easements							
FIRE	Ariana Hargrove	10/13/2017	10/20/2017				
GIS	Lance Singleton	10/13/2017	10/20/2017	10/18/2017	5	COMMENTS	See Comments
(10/18/2017 9:19 AM LS) Please submit CAD file of lots and street centerlines so addressing may begin. Also submit proposed street names for review and approval.							
PLANNING	David Gonzales	10/13/2017	10/20/2017	10/18/2017	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Ed Cavendish of VPS Construction for the approval of a site plan/master open space plan for the Spyglass Hill, Phase 4 Subdivision consisting of 33 single-family residential lots on a 6.888-acre tract of land, zoned Planned Development District 8 (PD-8), generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than November 7, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2017-031" at the lower right corner of each revised plan.
4. Adherence to all Parks Board recommendation at their November 7, 2017 meeting.

Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Provide proposed street names for each street within the subdivision.
2. Provide and label all sidewalks within the development.
3. Provide property owner information on the northern boundary of the site plan.
4. Label all pad elevations for each lot per Ordinance No. 92.39
5. Maximum height of structures for proposed lots 15-25 are required to meet and shall not exceed the elevations as established in Ordinance No. 92-39.
6. Provide additional labels for 20-ft rear setback along lots 15-26.
7. Provide conceptual entry feature(s) for subdivision identification.
8. Provide property owner information for all adjacent lots.

Open Space/ Landscape Plan:
1. Provide a 10-ft landscape buffer along H. M. Chandler Drive with trees spaces at 50-ft o.c.
2. Dimension and label all hardscape elememnts (e.g. sidewalks,

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com.

Meeting Dates to Attend:

Planning & Zoning - Work Session: October 24, 2017 (6:00 p.m.) [Applicant to provide presentation/discussion with the P&Z]

Parks Board Meeting - Discussion - November 7, 2017 (6:00 p.m.) Open Space/Landscape Plan.

Planning & Zoning - Action: November 14, 2017 (6:00 p.m.) [P&Z to take action on request: approve, approve with conditions, or deny]

City Council - Action: Novmeber 20, 201 (6:00 p.m.) [TO APPROVE, APPROVE WITH CONDITIONS, OR DENY THE OPEN SPACE PLAN]





VICINITY MAP
N.T.S.

- 4% Engineering Inspection Fees
- Impact Fees
- Show all existing and proposed utilities
- Loop 8" water through from Henry Chandler to Spyglass 3
- Install storm sewer to lake which will require off-site easements

NUMBER OF LOTS: 33

Existing 6" sanitary sewer...needs to be relocated

TYPICAL LOT LAYOUT
N.T.S.

CRITERIA PER ORDINANCE NO. 92–39:	
1. MINIMUM LOT AREA:	5,000 SF
2. MAXIMUM NO. OF UNITS/LOT:	1
3. MINIMUM SF/UNIT:	1,700 SF
4. MINIMUM LOT FRONTAGE:	50 FT
5. MINIMUM LOT DEPTH:	90 FT
6. MINIMUM FRONT SETBACK:	25 FT
7. MINIMUM REAR SETBACK:	
20 FT ON LOTS 15–26	
10 FT ON ALL OTHER LOTS	
8. MINIMUM SIDE SETBACK:	
ZERO SIDE –	0 FT
MAINT ESMT –	10 FT
ABUTTING STREET –	15 FT
ABUTTING ARTERIAL–	20 FT
9. MAINTENANCE ESMT–	5 FT
10. MAXIMUM BUILDING COVERAGE:	50%
11. MAXIMUM BUILDING HEIGHT:	30 FT

10/11/2017

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

SITE PLAN
ENGINEERED FOR:

SPYGLASS HILL PHASE 4

PLAN: SITE PLAN
ELD JOB NO: DIF17-1191
DRAWN BY: JL
CHECKED BY: ML

BUILDER: CAVENDISH HOMES
ADDITION: SPYGLASS – PHASE 4
ADDRESS: HENRY M. CHANDLER DR.
LOT: 1–33 BLOCK: A
CITY: ROCKWALL, TX

SCALE: 1"= 100'

SHEET 01



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

NUMBER OF LOTS: 33

VICINITY MAP
N.T.S.

TYPICAL LOT LAYOUT
N.T.S.

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10/11/2017

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SITE PLAN
ENGINEERED FOR:

SPYGLASS HILL PHASE 4

PLAN: SITE PLAN
BUILDER: CAVENDISH HOMES
ADDITION: SPYGLASS – PHASE 4
ELD JOB NO: DIF17-1191
ADDRESS: HENRY M. CHANDLER DR.
DRAWN BY: JL
LOT: 1-33
BLOCK: A
CHECKED BY: ML
CITY: ROCKWALL, TX

SCALE: 1"= 100'

SHEET 01

LEGEND

LANDSCAPE BUFFER 10'

SHRUBS–BRIDAL WREATH SPIREA

40 LITTLE GEM MAGNOLIA: 1 FOR EACH 50 LINEAR FEET OF STREET FRONTAGE

LANDSCAPING RECOMMENDATIONS

CANOPY TREES

RECOMMENDED
LITTLE GEM MAGNOLIA
(MAGNOLIA GRANDIFLORA)
MATURE HEIGHT: 15'–20'
CALIPER SIZE: 1.75"–2.25"

ACCEPTABLE ALTERNATIVES
AFGAN PINE
BALD CYPRESS
BURR OAK
CADDO MAPLE
CEDAR ELM
CHINQUAPIN OAK
EASTERN RED CEDAR
HOMESTEAD ELM
LACEBARK ELM
LEYLAND CYPRESS
LIVE OAK
OCTOBER GLORY MAPLE
PECAN
RED OAK
TEXAS ASH
TEXAS RED OAK

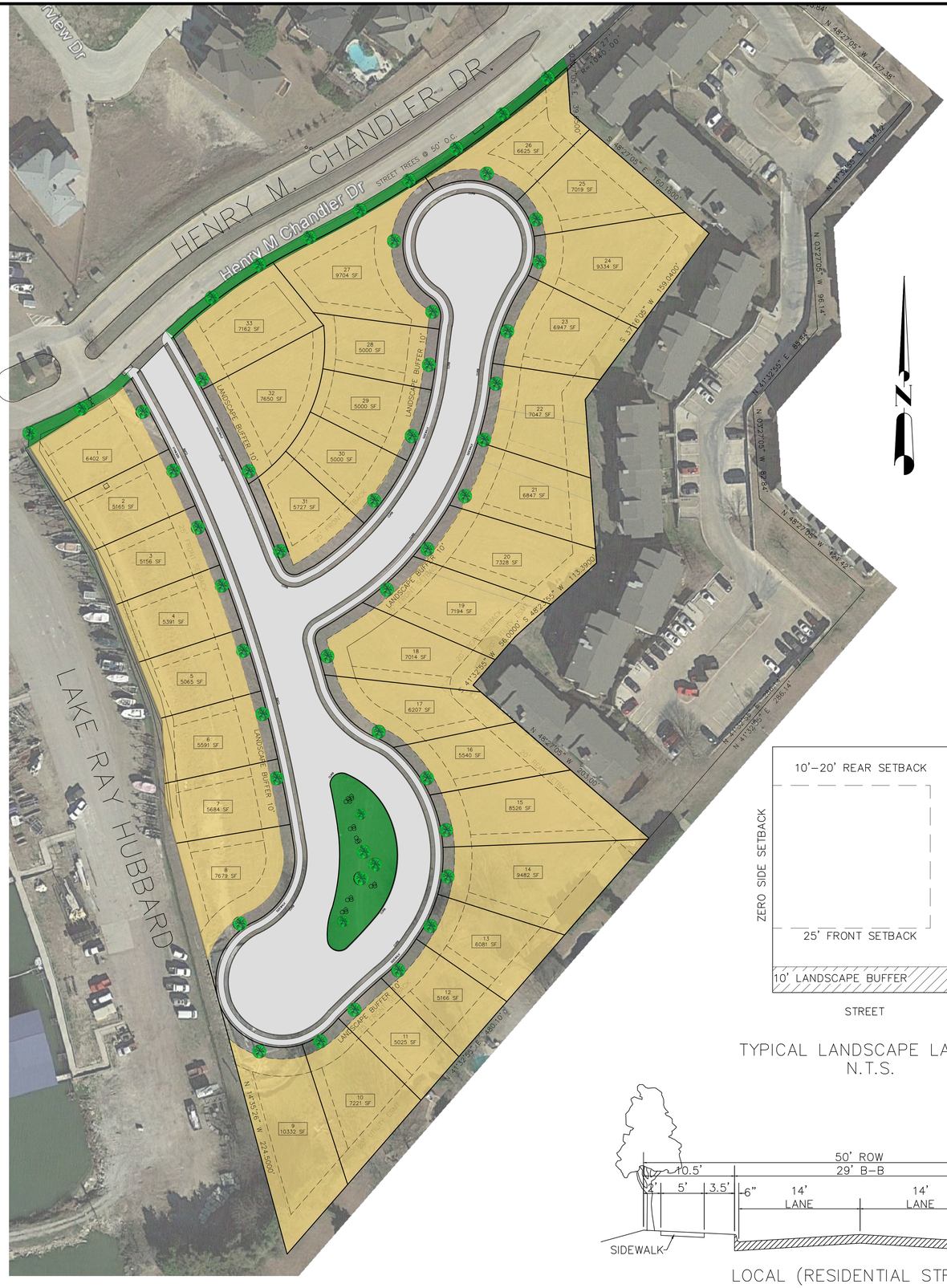
RECOMMENDED GRASSES
BUFFALO GRASS
ST. AUGISTINE GRASS

ACCEPTABLE ALTERNATIVES
BERMUDA GRASS
BIG BLUESTEM
DEER MUHLY
EASTERN GAMAGRASS
FOUNTAIN GRASS
FEATHER REED GRASS
INLAND SEAOATS
JAPANSES BLOOD GRASS
LITTLE BLUESTEM
MAIDEN GRASS
MEXICAN FEATHER GRASS
MUHLY GRASS
PRAIRIE MIX
PRAIRIE DROPSEED
SWITCH GRASS
WEEPING LOVE GRASS

RECOMMENDED SHRUBS
CENIZO (TEXAS SAGE)
BRIDAL WREATH SPIREA

ACCEPTABLE ALTERNATIVES
BARBERRY
DWARF YAUPON HOLLY
YUCCA
JUNIPER
JAPANESE BOXWOOD
MEXICAN OREGANO
RED YUCCA
ROCK ROSE
AGARITA
BARBERRY
DWARF BURFORD HOLLY
HOGPLUM
INDIAN HAWTHORN
JAPANISE QUINCE
PEARL BUSH
ROSEMARY
VIRGINIA SWEETSPIRE
CHINESE FRINDGE
ELAGNUS
EVERGREEN SUMAC
FORSYTHIA
GLOSSY ABELIA
JAPANESE CLEYERA
NELLIE STEVENS HOLLY
OLEANDER
ROSE OF SHARON

FOR ADDITIONAL REFERENCE GUIDE AND INFORMATION REFER ORDIDANCENO. 15–32, SECTION 4, 12–7–2015





VICINITY MAP
N.T.S.

PHASE 4 LOT INFORMATION

LOT	SF	LOT	SF
1	6402	18	6204
2	5165	19	7194
3	5156	20	7328
4	5391	21	6847
5	5065	22	7047
6	5591	23	6947
7	5684	24	9334
8	7679	25	7019
9	10332	26	6625
10	7221	27	9704
11	5025	28	5000
12	5166	29	5000
13	6081	30	5000
14	9482	31	5727
15	8526	32	7650
16	5540	33	7162
17	6207		

LAND USE DATA

TOTAL LOTS – 33	TOTAL SF=219,501
TOTAL AREA – 6.88 ACRES	
TOTAL OPEN SPACE – 11501.48 SF	
4.80 DWELLINGS/ACRE	

TYPICAL LANDSCAPE LAYOUT
N.T.S.

LOCAL (RESIDENTIAL STREET)

CRITERIA PER ORDINANCE NO. 92–39:

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10/11/2017

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OPEN SPACE PLAN
ENGINEERED FOR:
SPYGLASS HILL
PHASE 4

BUILDER: CAVENDISH HOMES
ADDITION: SPYGLASS – PHASE 4
ADDRESS: HENRY M. CHANDLER DR.
LOT: 1–33 BLOCK: A
CITY: ROCKWALL, TX

PLAN: LANDSCAPE
ELD JOB NO: DIF17–1191
DRAWN BY: IA
CHECKED BY: ML

SCALE: 1"= 100'

SHEET 02

LEGEND

- LANDSCAPE BUFFER 10'
- SHRUBS–BRIDAL WREATH SPIREA
- 40 LITTLE GEM MAGNOLIA: 1 FOR EACH 50 LINEAR FEET OF STREET FRONTAGE
- EXISTING TREES TO BE SURVEYED & IDENTIFIED FOR PRESERVATION BY OTHERS

LANDSCAPING RECOMMENDATIONS

CANOPY TREES

RECOMMENDED
LITTLE GEM MAGNOLIA (MAGNOLIA GRANDIFLORA)
MATURE HEIGHT: 15'–20'
CALIPER SIZE: 1.75"–2.25"

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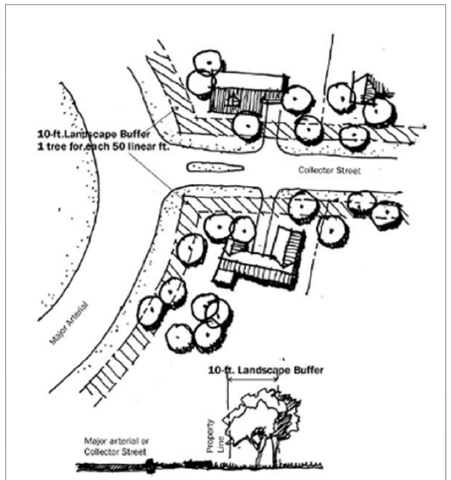
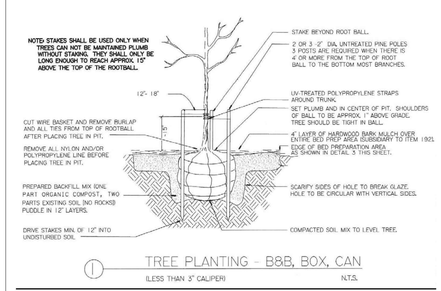
FOR ADDITIONAL REFERENCE GUIDE AND INFORMATION REFER ORDIDANCENO. 15–32, SECTION 4, 12–7–2015



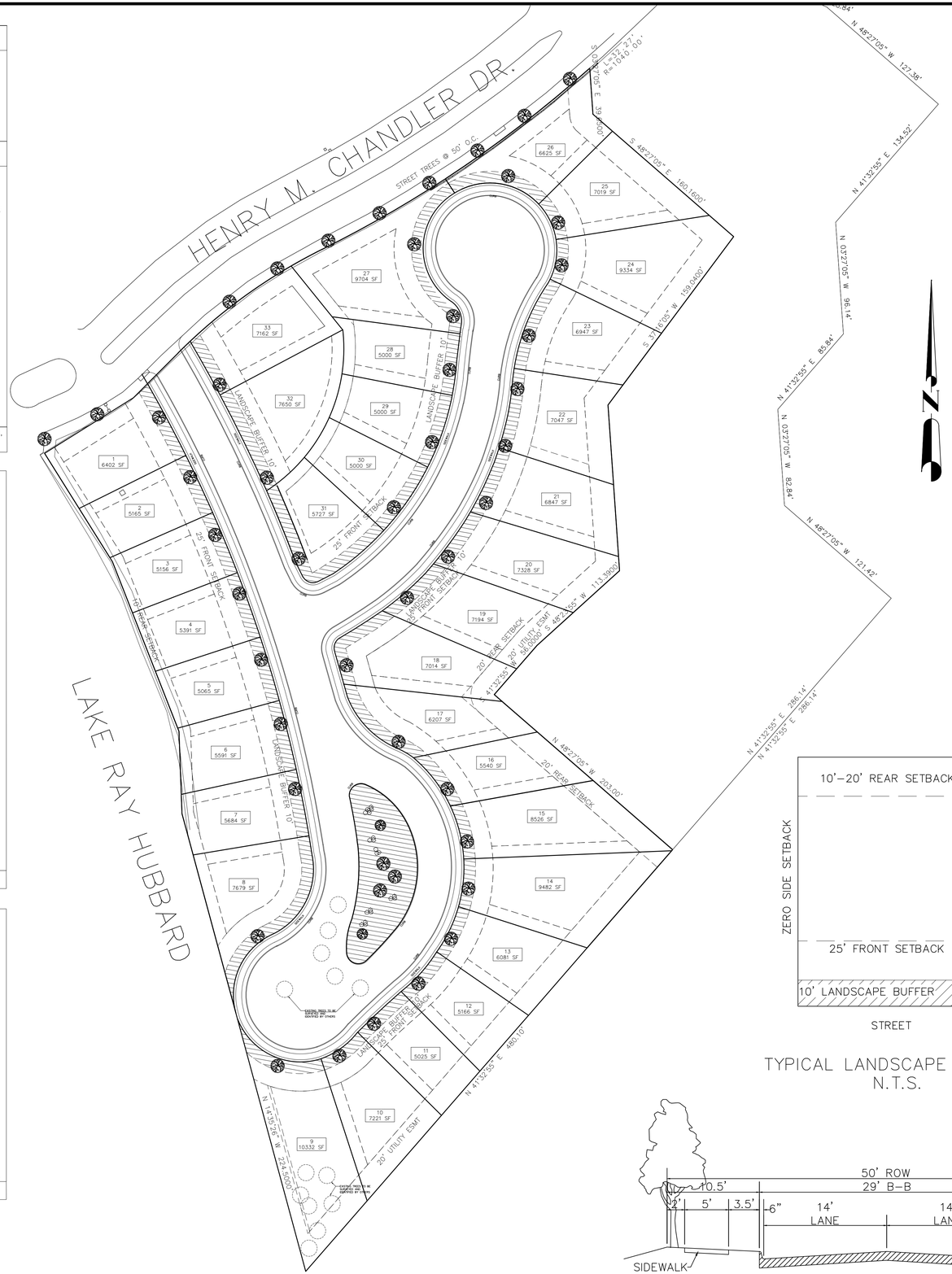
ORDIDANCENO. 15–32, SECTION 2, 12–7–2015

EXHIBIT "A"



1 TREE PLANTING - B&B, BOX, CAN
(LESS THAN 3" CALIPER) N.T.S.

ORDIDANCENO. 13–24, SECTION 1, 8–5–2013





VICINITY MAP
N.T.S.

TYPICAL LANDSCAPE LAYOUT
N.T.S.

LOCAL (RESIDENTIAL STREET)

CRITERIA PER ORDINANCE NO. 92–39:	
1. MINIMUM LOT AREA:	5,000 SF
2. MAXIMUM NO. OF UNITS/LOT:	1
3. MINIMUM SF/UNIT:	1,700 SF
4. MINIMUM LOT FRONTAGE:	50 FT
5. MINIMUM LOT DEPTH:	90 FT
6. MINIMUM FRONT SETBACK:	25 FT
7. MINIMUM REAR SETBACK:	
20 FT ON LOTS 15–27	
10 FT ON ALL OTHER LOTS	
8. MINIMUM SIDE SETBACK:	
ZERO SIDE –	0 FT
MAINT ESMT –	10 FT
ABUTTING STREET –	15 FT
ABUTTING ARTERIAL–	20 FT
9. MAINTENANCE ESMT–	5 FT
10. MAXIMUM BUILDING COVERAGE:	50%
11. MAXIMUM BUILDING HEIGHT:	30 FT

10/11/2017

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

LANDSCAPE PLAN
ENGINEERED FOR:
SPYGLASS HILL
PHASE 4

PLAN: LANDSCAPE
BUILDER: CAVENDISH HOMES
ADDITION: SPYGLASS – PHASE 4
ELD JOB NO: DIF17-1191
ADDRESS: HENRY M. CHANDLER DR.
DRAWN BY: IA
LOT: 1–33
BLOCK: A
CHECKED BY: ML
CITY: ROCKWALL, TX

SCALE: 1"= 100'

SHEET 01

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Deric Salser; *Salser Development Group*

AGENDA ITEM: **SP2017-032**; *Rockwall School of Music*

SUMMARY:

Discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for an ~4,000 SF *music studio* [*i.e. Rockwall School of Music*]. The proposed music studio is situated on a 0.747-acre portion of a larger 2.49-acre parcel of land [*i.e. Lot 9, Block A, Flagstone Corners Addition*], is zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, and is addressed as 1830 & 1482 Mims Road.

On September 5, 2017, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2017-033*] (*SUP No. S-174*) to allow a *music studio* [*i.e. Rockwall School of Music*] in Planned Development District 60 (PD-60). Per the approved Specific Use Permit (SUP), the applicant is proposing to construct a six (6)-foot masonry screening wall adjacent to the residential properties located along the eastern and southern property lines. According to the applicant, the building will be designed so that no sound will affect the adjacent residential properties. This is a condition of approval of the approved Specific Use Permit (SUP). The applicant is also required to provide a 20-foor landscape buffer strip adjacent to Mims Road.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. a music studio*) is permitted by an approved Specific Use Permit (SUP) [*SUP No. S-174*] in Planned Development District 60 (PD-60), and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=32,538 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X~182-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=174Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X~90-Feet; In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*X~45-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Side Yard Setback	*10-Feet*	*X~20-Feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=23-Feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X<40%; In Conformance*
Minimum Masonry Requirement	*90%*	*X= 100%; In Conformance*
Minimum Number of Parking Spaces	*16*	*28 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X=20%; In Conformance*
Minimum Landscaping Percentage	*25%*	*41%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*X<80%; In Conformance*

TREESCAPE PLAN:

The applicant has provided a tree survey identifying trees, including one (1) Pecan tree measuring 20 caliper inches that will require removal in order to develop the property. According to Section 3, *Definitions*, of Article IX, *Tree Preservation*, of the Unified Development Code, any Oak, Pecan, or Elm tree that has a dbh of four (4) inches or greater or any tree that has a dbh of 30 inches or greater is considered to be a feature tree and may not be removed without the approval of the Planning and Zoning Commission. The applicant is mitigating for 44 caliper inches by planting 54 caliper inches on site.

VARIANCE:

The applicant is requesting a variance to the masonry requirements stipulated in the Unified Development Code (UDC). According to the Subsection 4.1, *General Commercial District Standards*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code, (UDC), each exterior wall of a structure shall consist of 90% masonry materials when visible from a public street or open space. Additionally, Hardy Plank or other cementaceous products shall be limited to 50% of the building's façade. Exceptions to this requirement may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the structure and material samples. In this case, the applicant is proposing to utilize ~80% Hardy Plank and 20% stone as the exterior cladding. Although this is considered a discretionary decision to the Planning and Zoning Commission and City Council, the applicant did provide a rendering of the structure with the Specific Use Permit (SUP) which was approved on September 5, 2017. Staff should note that as a condition of approval of the Specific Use Permit (SUP) the building was to generally conform to the elevations in the ordinance.

SPECIAL EXCEPTION:

The applicant is requesting a special exception to the residential adjacency screening requirements. According to Section 5.6, *Screening from Residential Use*s, of Article VIII, *Landscape Standard*s, of the Unified Development Code, any commercial use that has a side or rear contiguous to a single-family residential development with more than five (5) dwelling units shall be screened with a masonry fence. Additionally, the Unified Development Code (UDC) states that precast walls may be approved by the Planning and Zoning Commission. In this case, the applicant is proposing to construct a six (6)-foot pre-cast concrete wall that will be located on the inside of the existing landscape screening [*i.e. Nellie R. Stevens Holly trees*] at the residential property lines to the east and south. According to Subsection 5.6, *Screening from Residential Use*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code, the Planning and Zoning Commission has the ability to approve pre-cast concrete wall on a case-by-case basis. Staff should note, this is considered a discretionary decision for the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD

On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations with the condition that the stone wainscot be continued around the entire building. The applicant has agreed to this condition.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-032	**Owner**	ROCKWALL SCHOOL OF MUSCI	**Applied**	10/13/2017 LM
Project Name	Rockwall School of Music	**Applicant**	SALSER DEVELOPMENT GROUP	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/13/2017 LM

Site Address	**City, State Zip**	**Zoning**
1920 MIMS RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FLAGSTONE CORNERS	9	A	9	3683-000A-00069-00-0	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/13/2017	10/20/2017	10/18/2017	5	APPROVED	
ENGINEERING	Amy Williams	10/13/2017	10/20/2017	10/19/2017	6	COMMENTS	See Comments
(10/19/2017 4:41 PM AW) See markup - 4% Engineering Inspection Fees - Impact Fees - All parking to be 20'x9' - Need to show and label all existing and proposed utilities including services - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - Label distances between driveways (measured from edge to edge) - Install 8" water line across frontage - Show and label all fire lanes - Label to install 5' sidewalk							
FIRE	Ariana Hargrove	10/13/2017	10/20/2017				
GIS	Lance Singleton	10/13/2017	10/20/2017	10/18/2017	5	APPROVED	
(10/18/2017 8:34 AM LS) Address assignment will be: 1920 MIMS RD, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	10/13/2017	10/20/2017	10/19/2017	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-032 (Rockwall School of Music): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of a site plan for a music studio on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-032) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is zoned Planned Development District 60 (PD-60) for Residential Office (RO) District Standards.

M.6 Site Plan. Please provide a title block in the lower right hand corner of all sheets and contain the project name, street address, and/or lot and block designation.

M.7 Site Plan. Please see the Site Plan Checklist included in the Development Packet as there are a number of items missing from the site plan. This needs to be a detailed site plan

M.8 Site Plan. Please remove topo lines.

M.9 Site Plan. Please provide perimeter dimensions of all buildings. Indicate the perimeter dimensions in feet.

M.10 Site Plan. Please indicate the distance between all property lines and existing/planned buildings located on the site.

M.11 Site Plan. Please provide all drive/turning radii.

M.12 Site Plan. Please provide a vicinity map.

M.13 Site Plan. Please show centerline of Mims Road.

M.14 Site Plan. Please provide date of drawing.

M.15 Site Plan. Please indicate the proposed use.

M.16 Site Plan. Please provide the total lot or site area in acreage and SF.

M.17 Site Plan. Please provide the perimeter dimensions of the site.

M.18 Site Plan. Please indicate distance from building and all property lines.

M.19 Site Plan. Please indicate all property lines—preferably with a dark dashline and label

M.20 Site Plan. Please indicate all easements.

M.21 Site Plan. Please indicate drive widths.

M.22 Site Plan. Please indicate all firelanes

M.23 Site Plan. Please indicate the location of all fire hydrants

M.24 Site Plan. Please indicate tall sidewalks—preferably with a hatch.

M.25 Site Plan. Please indicate any median breaks in Mims Road (if any).

M.26 Site Plan. Please provide the dimension of a typical space as well as the accessible spaces.

M.27 Site Plan. Please provide a parking table. Parking shall be 1 space for each 250 SF.

M.28 Site Plan. Please provide depth of paving material.

M.29 Site Plan. Please indicate the type and location of any existing and/or proposed fences/walls.

M.30 Site Plan. Please indicate the utility equipment.

M.31 Site Plan. If the site will have a dumpster, please show location and provide appropriate screening. Also, provide dumpster enclosure elevation.

M.32 Site Plan. Please show and label 20-foot landscape buffer adjacent to Mims Road.

M.33 Site Plan. Please provide site data information required in Sec 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist (in a table).

M.34 Site Plan. Please note that the precast concrete masonry wall will require an exception. This is discretionary to the Planning and Zoning Commission and City Council.

M.35 Site Plan. Please show only the building footprint and not the floorplan.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.36 Site Plan. Please provide different linetypes (including a legend) for easements, property lines, etc.

M.37 Landscape Plan. Please provide the same site data information required in Sec 2.1 Site Plan:Miscellaneous and Density and Dimensional Requirements of this checklist.

M.38 Landscape Plan. Please indicate the application zoning district percentage of landscaping required and provided in addition to the impervious areas vs. the amount of landscaping and open spaces required and provided.

M.39 Landscape Plan. Please clarify landscape table and symbology. It is difficult to tell what trees are being planted in which locations.

M.40 Landscape Plan. Please show visibility triangles (show on site plan as well).

M.41 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.42 Landscape Plan. Please check tree mitigation requirements. Cedars and Hackberrys under 11 inches are not considered to be protected and do not require mitigation. Any Cedars and Hackberrys 11 inches or greater are only mitigated for ½ the caliper inches being removed. I calculated a total of 53 caliper inches needing mitigation instead of 68.

M.43 Landscape Plan. Any Oak 4 caliper inches or greater is considered to be a feature tree and requires approval from the Planning and Zoning Commission.

M.44 Photometric. No light pole, base or combination thereof shall exceed 15-feet in height. Also all lighting fixtures must focus light downward and be contained on the site. Please provide a light detail indicating the height the lighting poles.

M.45 Photometric. Please darken the property lines on the Photometric Plan.

M.46 Photometric. No lighting facilities shall distribute more than 0.2 of one footcandle of light at the property line. Please look at the lighting along the property lines to get this as close as possible to 0.2.

M.47 Photometric. Please note, no lighting facilities shall distribute more than 20 of one footcandle of light on the remainder of the property.

M.48 Photometric. Please try and make the lighting symbols clearer so that it is easier to distinguish each symbol.

M.49 Photometric. Please provide cut-sheets for all exterior lighting (e.g. wall packs, canister lighting, etc.).

M.50 Photometric. Please provide same site data table as site plan and landscape plan.

M.51 Building Elevations. Please label all roof mounted mechanical equipment and how these will be screened from view.

M.52 Building Elevations. Will the stone masonry all be the same color?

M.53 Building Elevations. Please provide a perspective of the North and East elevations.

M.54 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Up to 50% can be Hardi Board. Please provide material percentages for each façade.

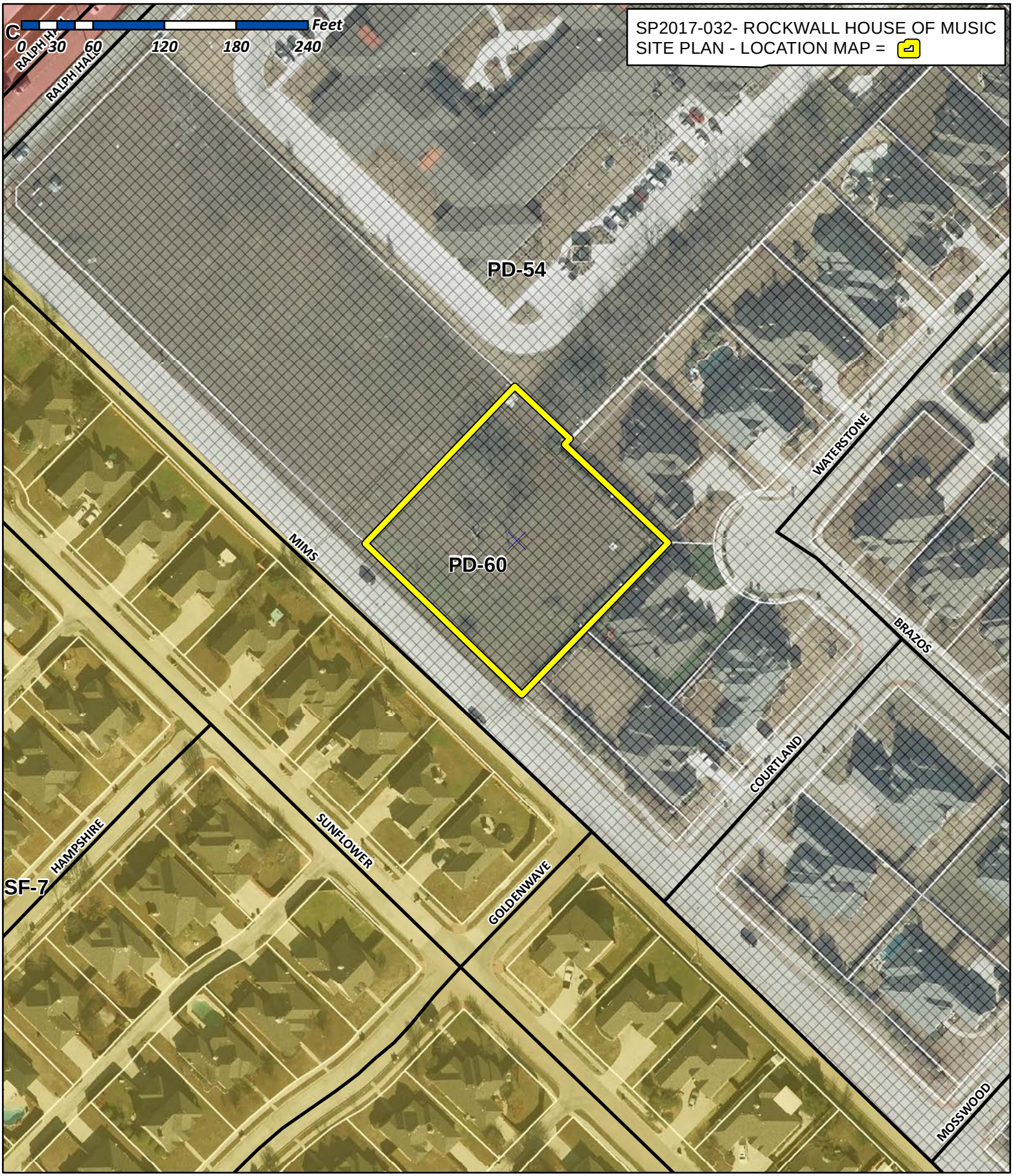
M.55 Building Elevations. Please indicate the elevation that faces the street.

M.56 Building Elevations. Please provide color elevations/perspectives.

I.57 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.58 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and Zoning Worksession for this case will be October 24, 2014 at 6:00 p.m. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

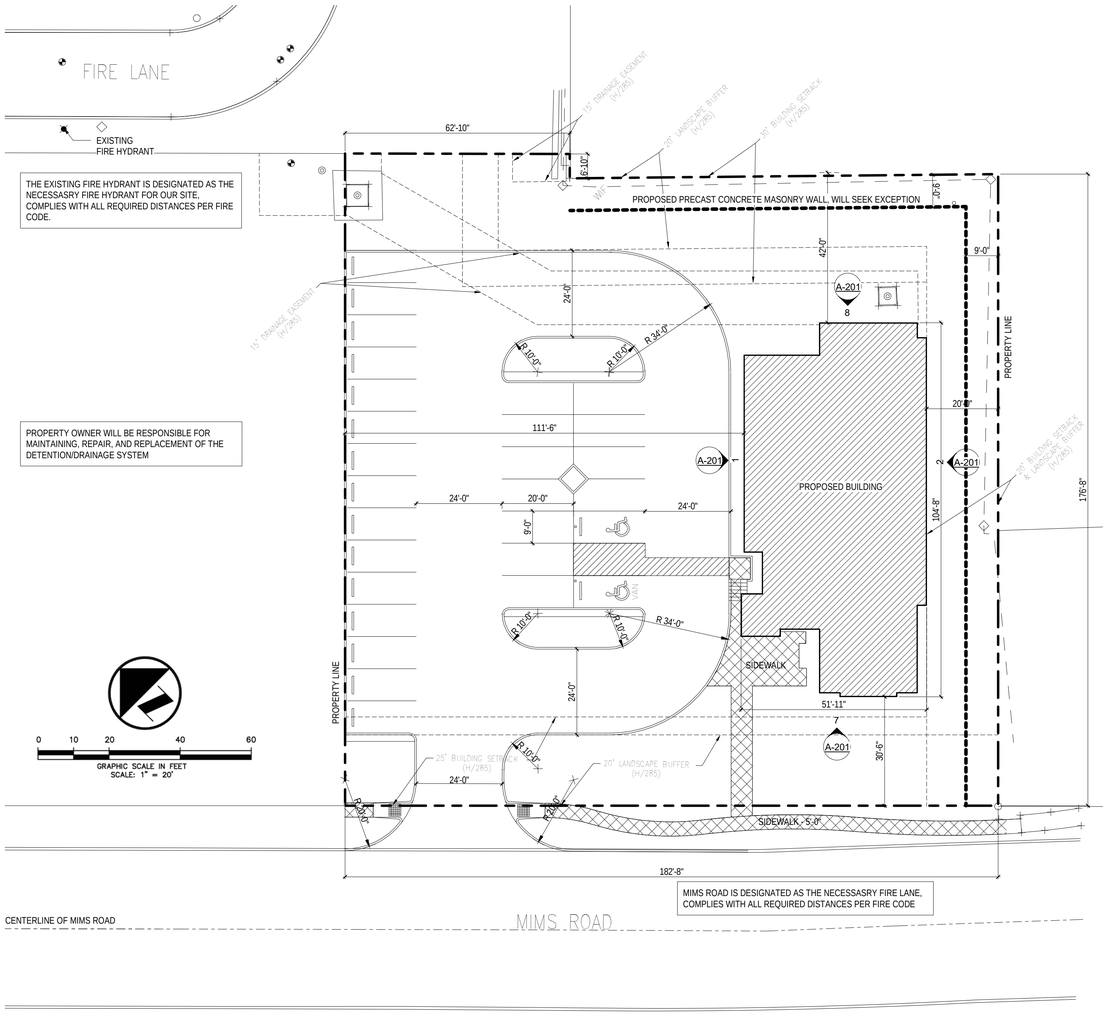
I.59If necessary the projected City Council meeting date for this case will be November 20, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



2 VICINITY MAP
NTS

LEGEND - LINETYPES

- PROPERTY BOUNDARY
- EASEMENTS & SETBACKS
- CENTERLINE

SITE DATA

PROPOSED USE:
SCHOOL OF MUSIC

LOT AREA:
0.747-ACRE (32,539 SF) PORTION OF A LARGER 2.49-ACRE PARCEL OF LAND

LOT COVERAGE:
PARKING: 14,182 SF
SIDEWALKS: 1,180 SF
BUILDING: 4,600 SF
TOTAL: 19,960 SF (61%)

BUILDING AREA:
4,600 SF (GROSS SF - EDGE OF SLAB)

CONSTRUCTION TYPE:
II - A

BUILDING HEIGHT:
24' - 6" (HIGHEST POINT)

IMPERVIOUS AREA:
PARKING: 14,182 SF
SIDEWALKS: 1,180 SF
BUILDING: 4,600 SF
TOTAL: 19,960 SF

ZONING:
(PD-60) FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES

PARKING (1/250 SF):
REQUIRED = 19 SPACES (18.4)

PROVIDED = 26 SPACES (GENERAL)
2 SPACES (HANDICAP)
TOTAL = 28 SPACES

PAVEMENT DEPTH:
7 INCHES, CONCRETE PAVING PER GEOTECH REPORT

FIRE SPRINKLER:
NO

PLAN NORTH

TRUE NORTH

inceptive

Inceptive Group
1410 K Avenue, Suite 1105D
Plano, TX 75074
Author
adam.panter@inceptivegrp.com
903-348-3366

ROCKWALL SCHOOL of MUSIC

Rockwall School of Music

PROJECT ADDRESS:
1920 Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

MARK	DATE	DESCRIPTION

Project Number
Original Issue

Project Number
11/06/2017 -

Sheet Name
ARCHITECTURAL SITE PLAN

Sheet Number
S-101

Project Status
SP2017-032

11/7/2017 1:57:52 AM

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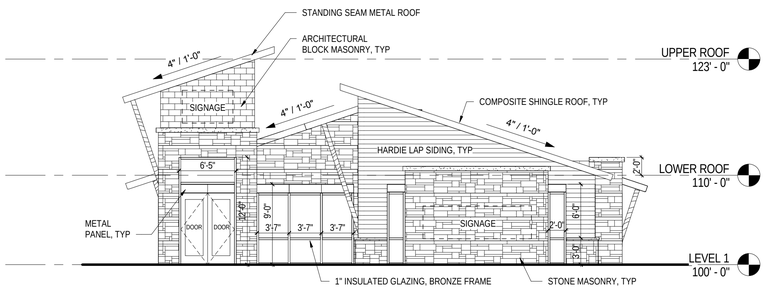
5 PERSPECTIVE - NORTH
NTS



6 PERSPECTIVE - EAST
NTS



7 EXTERIOR ELEVATION - PLAN SOUTH*
1/8" = 1'-0" *ELEVATION FACES MIMS ROAD

ELEVATION MATERIAL TABLE

TYPE	AREA (SF)	PERCENT (%)	PERCENT REQRD(%)
STONE (MASONRY)	425	54	>20
HARDIE BOARD	150	19	<50
GLASS*	210	27	
TOTAL	785	100	

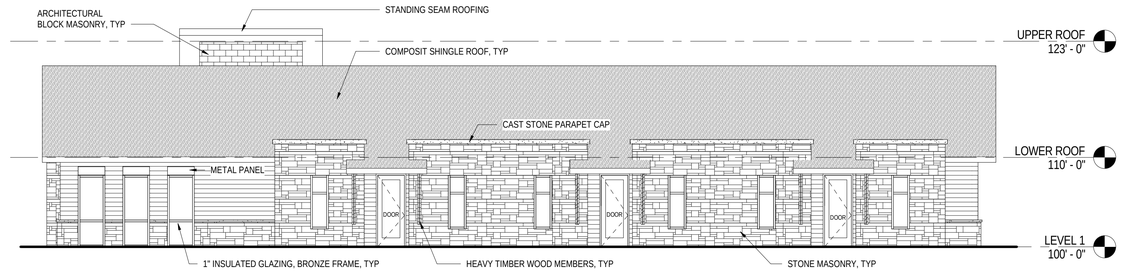
*FACADE IS ALL MASONRY EXCEPT FOR WINDOWS



4 PERSPECTIVE -WEST
NTS



3 PERSPECTIVE - SOUTH
NTS

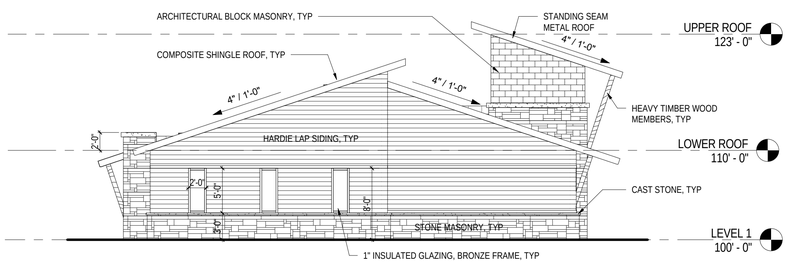


2 EXTERIOR ELEVATION - PLAN EAST
1/8" = 1'-0"

ELEVATION MATERIAL TABLE

TYPE	AREA (SF)	PERCENT (%)	PERCENT REQRD(%)
STONE (MASONRY)	682	63	>20
HARDIE BOARD	170	16	<50
GLASS*	233	21	
TOTAL	1,085	100	

*FACADE IS ALL MASONRY EXCEPT FOR WINDOWS

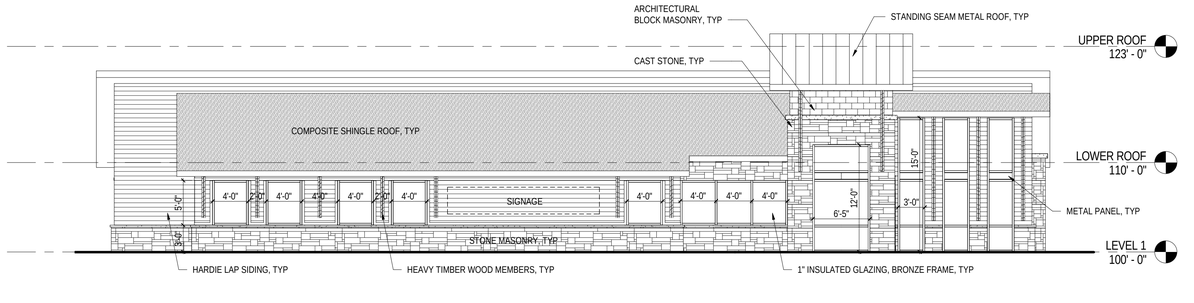


8 EXTERIOR ELEVATION - PLAN NORTH
1/8" = 1'-0"

ELEVATION MATERIAL TABLE

TYPE	AREA (SF)	PERCENT (%)	PERCENT REQRD(%)
STONE (MASONRY)	290	36	>20
HARDIE BOARD	495	61	<50
GLASS*	30	3	
TOTAL	815	100	

*FACADE IS ALL MASONRY EXCEPT FOR WINDOWS



1 EXTERIOR ELEVATION - PLAN WEST
1/8" = 1'-0"

ELEVATION MATERIAL TABLE

TYPE	AREA (SF)	PERCENT (%)	PERCENT REQRD(%)
STONE (MASONRY)	410	33	>20
HARDIE BOARD	480	38	<50
GLASS*	366	29	
TOTAL	1,256	100	

*FACADE IS ALL MASONRY EXCEPT FOR WINDOWS

PLAN NORTH TRUE NORTH

11/7/2017 1:57:50 AM

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inceptive

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1410 K Avenue, Suite 1105D
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-
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903-348-3366

ROCKWALL SCHOOL of MUSIC

Rockwall School of Music

PROJECT ADDRESS:
1920 Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

MARK	DATE	DESCRIPTION

Project Number
Original Issue

Project Number
11/06/2017 -

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A-201

Project Status
SP2017-032

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.
2. THE FINAL DESIGN AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE UDC

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER. PER MANUFACTURER INSTRUCTIONS.
6 INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"–2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

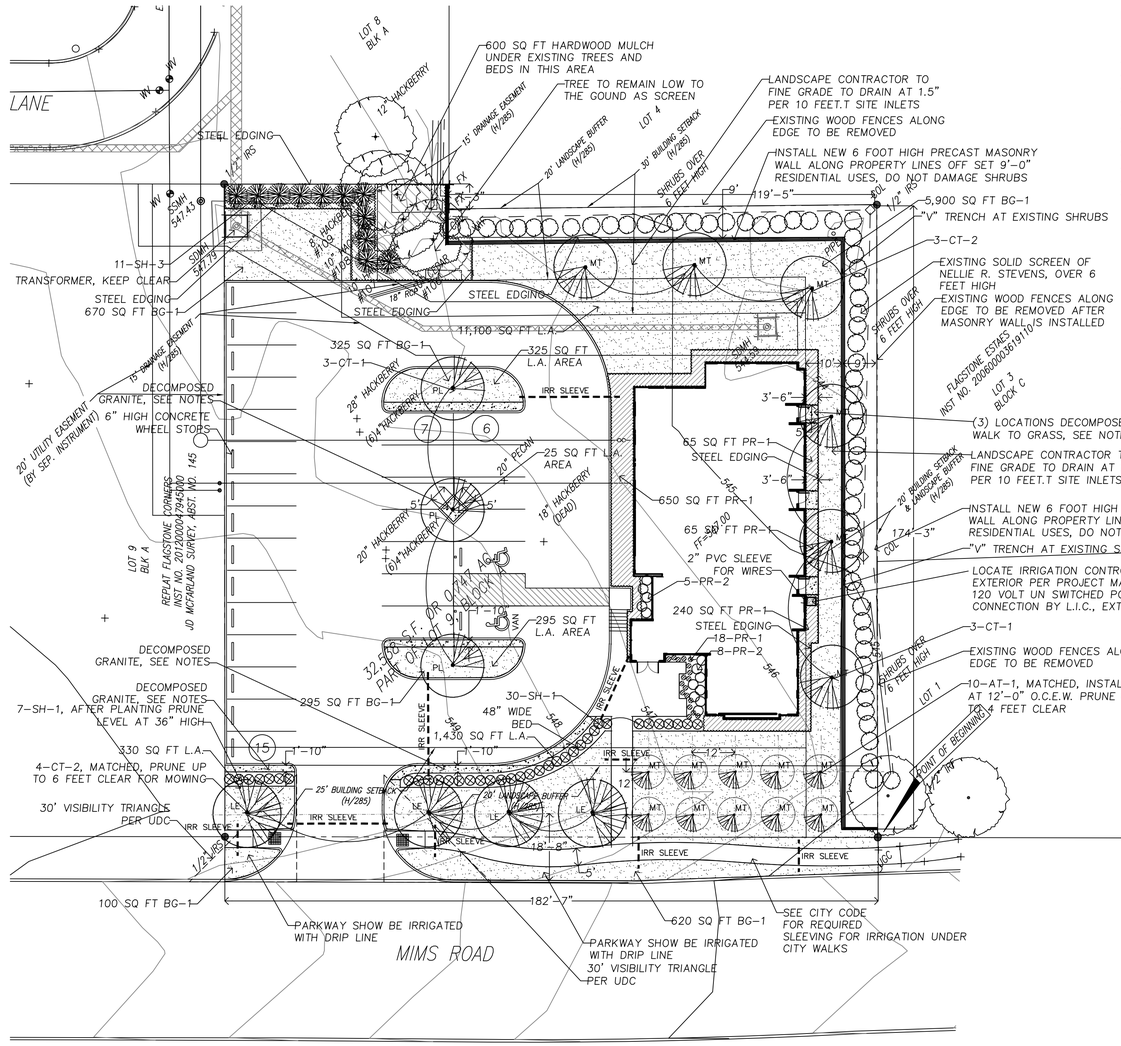
1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1–800–458–7668, INSTALL UB–48–2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

SITE TREE SURVEY CHART

TOTAL TREE MITIGTION INCHES REQUIRED			**44**
TREES PROVIDED ON SITE IN ADDITION TO REQUIRED TREES			
	NO	**CALIPER**	**PROVIDED TREE INCHES**
LIVE OAK	**3**	4	**12**
CEDAR ELM	**3**	4	**12**
CREPE MYRTLE	**10**	3	**30**
TOTAL TREE MITIGTION INCHES PROVIDED			**54**



FRANCHISE UTILITY NOTES:
1. ATMOS ENERGY (GAS) – BOBBY ROGERS (972) 881–4179
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3. VERIZON – RICKY MONTGOMERY (972) 317–3969

CAUTION!!!
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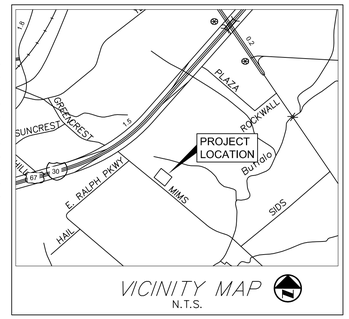
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1–800–344–8377
TEXAS ONE CALL SYSTEMS 1–800–245–4545
LONE STAR NOTIFICATION CENTER 1–800–669–8344 EXT. 5

BEFORE YOU DIG...

0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'



VICINITY MAP
N.T.S.

CITY OF ROCKWALL LANDSCAPE STANDARDS

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE 0.75 ACRES		32,538 SQ. FT.
SEC 5.1 LANDSCAPE BUFFER STRIP MUST BE PROVIDED THE LENGTH OF THE PERIMETER ADJACENT OR ACROSS THE STREET FROM RESIDENTIAL ZONING.	YES	YES
A. SCREENING OF SITE LOADING DOCKS	NONE	NONE
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 3.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY PER 50 FEET. MIMS ROAD 182'–7" LINEAR FT	4 CANOPY TREE	4 CANOPY TREES
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 80 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	YES
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	NONE	NONE
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 32,538 SQ. FT.	4,881 SQ FT	12,579 SQ FT. 39%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES. 28 SPACES	3 TREES	3 TREES

SITE DATA

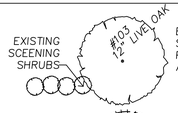
IMPERVIOUS AREA:
PARKING: 14,182 SF
SIDEWALKS: 1,180 SF
BUILDING: 4,600 SF
TOTAL: 19,960 SF (61%)
PERVIOUS AREA:
LANDSCAPE: 12,579 SF (39%)
ZONING:
(PD–60) FOR RESIDENTIAL–OFFICE (RO) DISTRICT LAND USES
PARKING (1/250 SF):
REQUIRED = 19 SPACES (18.4)
PROVIDED = 26 SPACES (GENERAL)
2 SPACES (HANDICAP)
TOTAL = 28 SPACES

TREESCAPE MITIGATION SYMBOLS

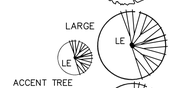


SITE MITIGATION TREE 4.0" CALIPER. MIN. 12 FT CANOPY
SITE MITIGATION TREE SMALL TREES, 8 FEET HIGH, 3.0" CALIPER
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL
LANDSCAPE PLAN SHOWS

LANDSCAPE ORDINANCE TREE SYMBOLS



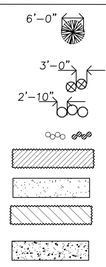
EXISTING PROTECTED TREES AND SHRUBS ON SITE OR OFF SITE TO REMAIN
PROTECT AND CHECK IRRIGATION SYSTEM
ADJUST AS REQUIRED FOR CONTINUED WATERING



LANDSCAPE EDGE LARGE TREE 4.0" CALIPER. MIN. 12 FOOT CANOPY
SITE LARGE TREE 4.0" CALIPER. MIN. 12 FOOT CANOPY
INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE
WITH 4" WATER RING AND 3" MULCH OVER TREE BALL



PARKING LOT TREE LARGE TREE 4.0" CALIPER. MIN. 12 FT CANOPY
SMALL TREES, 8 FEET HIGH, INSTALL (2) TWO ADJUSTABLE BUBBLERS ON EACH TREE WITH 4" WATER RING AND 3" MULCH OVER TREE BALL



EVERGREEN SCREENING SHRUBS, NELLIE R. STEVENS HOLLY. WITH 4" TREE RING AND 3" MULCH
INSTALL (2) TWO ADJUSTABLE BUBBLER ON EACH SHRUB
EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE
FLOWERING OR EVERGREEN SHRUBS
GROUND COVER SPECIMENS
EVERGREEN GROUND COVER WITH STEEL EDGING
BERMUDA GRASS–ON SITE, ROLL TWO TIMES ,SEE DETAILS
HARDWOOD MULCH 2" DEEP AT EDGES OF BEDS
ALL OTHER BEDS INSTALL 3" MULCH UNDER ALL PLANTINGS
PARKING LOT ISLAND BACK OF CURBS SHOWN, INSTALL DECOMPOSED GRANITE 3" DEEP WITH STEEL EDGING ON LANDSCAPE SIDES OF BED FILL ISLAND WITH SITE SOIL TO BACK OF CURB AND SLOPE UP INTO MIDDLE 6", IN 1'–10" WIDE WALKS INSTALL DECOMPOSED GRANITE TO SLOPE TO DRAIN OVER TOP OF CURB OR TO LOWEST SIDE

SELECTED PLANT LIST

SYMBOL KEY	COMMON NAME	BOTANICAL NAME	SIZE
	CANOPY TREES		
CT–1	CEDAR ELM	ULMAS CRASSIFOLIA	SINGLE TRUNK, 100 GAL, 4–4.25" CAL., 12–14 FT CANOPY HEIGHT
CT–2	LIVE OAK	QUERCUS VIRGINIANA	SINGLE TRUNK, 100 GAL, 4–4.25" CAL., 12–14 FT CANOPY HEIGHT
	ACCENT TREES		
AT–1	CREPE MYRTLE, DYNAMITE RED	LAGERSTROMEIA INDICA	25 GAL. 3.0–3.5" CAL. 8–10 HIGH, MULTI TRUNK, CLEAR 6 FEET
	SHRUBS, EVERGREEN		
SH–1	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	7 GAL. MIN 36" HIGH, FULL HEAD, PLANT 1" HIGH AND 3" MULCH
SH–2	TEXAS RED YUCCA	HESPERALOE PARVIFOLIA	5 GAL. 24" HIGH, WITH SPIKES, PLANT 1" HIGH AND 3" MULCH
SH–3	NELLIE R STEVENS	ILEX OPACA, N.R.STEVENS	45 GAL. 50–60" HIGH AT TIME OF PLANTING, FULL TO GROUND
	PERENNIALS ALL GET BED PREPARATION AND 3" MULCH		
PR–1	TRAILING LANTANA, GOLDEN	LANTANA MONTEVINES	1 GAL. "GOLDEN" NO SUBSTITUTIONS.
	GROUND COVERS ALL GET BED PREPARATION AND 3" MULCH		
GC–1	PURPLE WINTER CREEPER	EUONYMUS FORTUNIE COLORATA	4" POTS, 12" O.C FULL SPREADING WITH 3" MULCH.
	GRASS		
BG–1	BERMUDA GRASS	CYNODON DACTYLON,	SOLID SOD, ROLLED SAME DAY AS INSTALLED

MISC ITEMS
DECOMPOSED GRANITE MULCH, 3" DEEP WITH STEEL EDGING ON PLANTING SIDE, NOT AT CURB, INSTALL OVER (1) LAYER OF SOIL SEPARATOR, BOTTOM AT 4" BELOW TOP OF CURB

LANDSCAPE PLAN LEGEND

1–CT–1 — QUANTITY / SYMBOL KEY TO PLANT LIST
349 SQ FT L.A. — LANDSCAPE AREA: FOR PLANTING AREAS AND CALCULATING SQ FT OF LANDSCAPE TOTAL ON SITE AND FOR WATER BUDGETING FOR IRRIGATION USE
IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 11/04/2017

CITY PROJECT # SP2017–032

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
THP	THP	11–4–2017	AS SHOWN	–

DEVELOPER
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DIRECTOR, ROCKWALL SCHOOL OF MUSIC
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landdesignplan2@sbcglobal.net

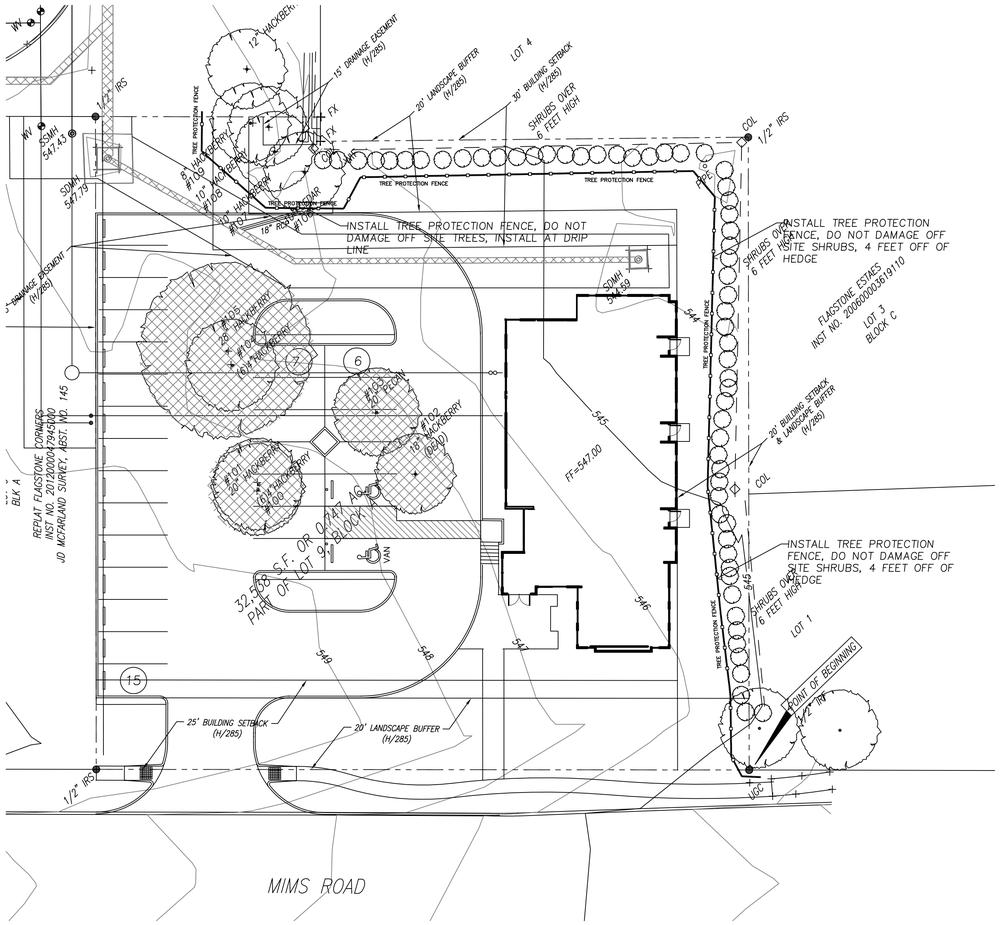
CIVIL ENGINEERS
Salcedo Group, Incorporated
Civil Engineers – Surveyors
110 S.W. 2nd Street – Grand Prairie, Texas 75050
Phone: (214) 412–3122, Fax: (214) 412–3089
www.salcedogroupinc.com

LANDSCAPE PLAN

1920 MIMS ROAD ROCKWALL, TX 75032
0.747 ACRE TRACT
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NO. LP–1

JOB NO: 05201
DWG NO:



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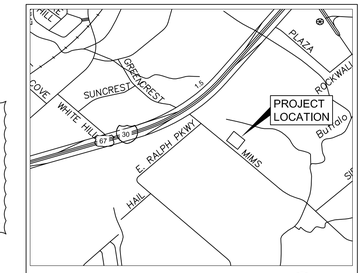
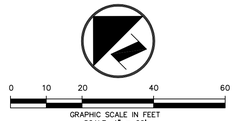
BEFORE YOU DIG...



VICINITY MAP
N.T.S.



EXISTING TREE NOTES

Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.

If any root structure is damaged during adjacent excavation/construction, notify the Architect/Engineer immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.

No disturbance of the soil greater than 4" shall be located closer to the tree trunk than ½ the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.

Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracts is allowed within the critical root zone of the trees.

Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.

Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.

Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.

Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.

Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.

Trenching: Any irrigation trenching that must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.

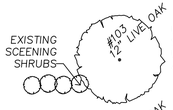
Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect/Engineer prior to any tree removal. Contractor shall contact Landscape Architect/Engineer with 72 hour notice to schedule on-site meeting.

Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).

Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).

Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect/Engineer immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect/Engineer.

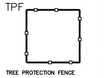
TREE PRESERVATION SYMBOLS



EXISTING PROTECTED TREES AND SHRUBS ON SITE OR OFF SITE TO REMAIN PROTECT AND CHECK IRRIGATION SYSTEM ADJUST AS REQUIRED FOR CONTINUED WATERING



EXISTING TREES ON SITE AND NUMBER NOTED TO BE REMOVED AND MITIGATED ON THE SITE. SEE NOTES THIS SHEET CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

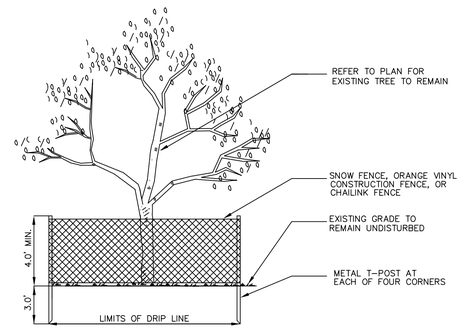


PROTECTIVE FENCING SEE DETAIL 1, THIS SHEET WOOD STAKES MAY BE SUBSTITUTED FOR 2 X 4 FRAMED BOXES AROUND THE TREE STEEL TREE WELL AND SUPPORT THE SPECIFIED FENCE PROTECTION PLASTIC FABRIC TO NOT DAMAGE THE CONCRETE PAVING THAT IS EXISTING.

SITE TREE SURVEY CHART

SITE REVIEWED 10/6/2017 BY T.H. PRITCHETT TO UPDATE CHART

EXISTING TREES NUMBER ON PLAN	COMMON NAME	CALIPER INCHES	TREE QUALITY	PROTECTED TREE INCHES	PROTECTED REMOVED TREE INCHES	
100	HACKBERRY	(6) 4	POOR			
101	HACKBERRY	20		20	10	1/2 REQUIRED MITIGATION
102	HACKBERRY	18	DEAD			
103	PECAN	20		20	20	
104	HACKBERRY	(6) 4	POOR			
105	HACKBERRY	28		28	14	1/2 REQUIRED MITIGATION
106	RED CEDAR	10				
107	HACKBERRY	10				
108	HACKBERRY	10				
109	HACKBERRY	8				
	TOTAL INCHES ON SITE	172				
	TOTAL PROTECTED INCHES			68		
	TOTAL MITIGATION INCHES REQUIRED				44	



1 TREE PROTECTIVE FENCING
NOT TO SCALE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 11/04/2017

CITY PROJECT # SP2017-032

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
THP	THP	11-4-2017	AS SHOWN	-

DEVELOPER
MR. DERIC SALSER
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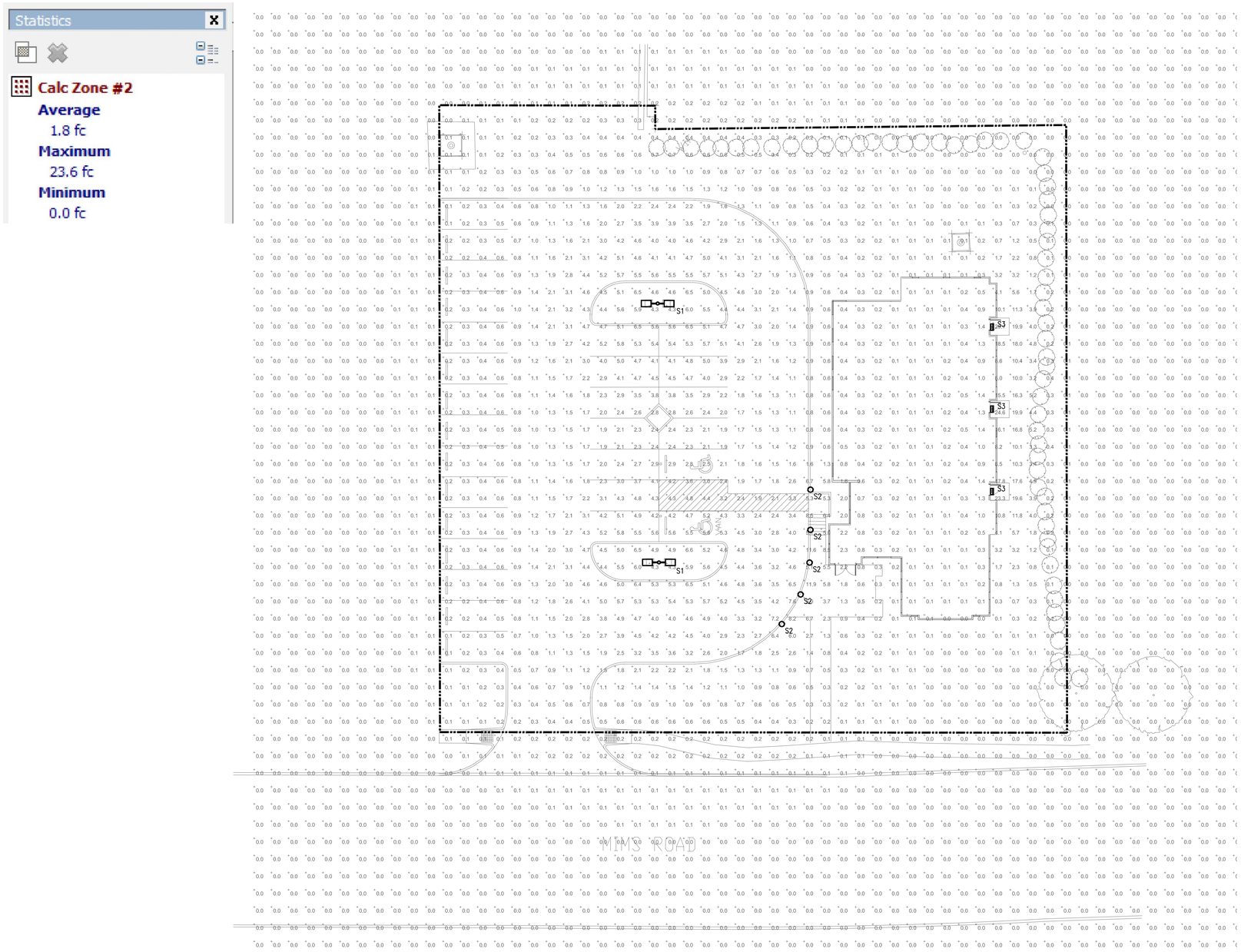
Civil Engineers - Surveyors
110 S.W. 2nd Street - Grand Prairie, Texas 75050
Phone: (214) 412-3122, Fax: (214) 412-3089
www.salcedogroupinc.com

TREESCAPE PLAN

1920 MIMS ROAD ROCKWALL, TX 75032
0.747 ACRE TRACT
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NO. TP-1

JOB NO: 05201 DWG NO:



E1 SITE P OTOMETRIC PLAN
1/4" 1'-0"

SITE DATA

PROPOSED USE:
SC OOL OF M SIC

LOT AREA:
0.747 ACRE (2,5 SF) PORTION OF A
LARGER 2.4 ACRE PARCEL OF LAND

LOT COVERAGE:
PARKING 14,182 SF
SIDEWALKS 1,180 SF
ILDING 4, 00 SF
TOTAL: 19,960 SF (61%)

BUILDING AREA:
4, 00 SF (GROSS SF EDGE OF SLA)

CONSTRUCTION TYPE:
II A

BUILDING HEIGHT:
24 " (IG EST POINT)

IMPERVIOUS AREA:
PARKING 14,182 SF
SIDEWALKS 1,180 SF
ILDING 4, 00 SF
TOTAL: 19,960 SF

ZONING:
(PD 0) FOR RESIDENTIAL OFFICE (RO)
DISTRICT LAND SES

PARKING (1/250 SF):
REQ IRED 1 SPACES (18.4)

PRO IDED 2 SPACES (GENERAL)
2 SPACES (ANDICAP)
TOTAL 28 SPACES

PAVEMENT DEPTH:
7 INC ES, CONCRETE PA ING PER
GEOTEC REPORT

FIRE SPRINKLER:
NO

MEPCE
Engineering Firm : F-4050
Dallas/Fort Worth, Texas
www.mepce.com
972-870-9060

PROJECT CODE
17.054.001

[redacted]

R S
M

PRO ECT ADDRESS
N r E. R P r
M R d
R , TX 750 2

OWNER
R P r
72 722 874
r r r74

DE ELOPER
S r D Gr
D r S r
214 457 4
d r r .

MAR ATE ESCRIPTI

Project Number 17.054.001
Original Issue T D Ori P

NOT FOR CONSTRUCTION
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MEP CONSULTING ENGINEERS
ENGINEER: MATT FORMBY
TEXAS REGISTRATION NO: 125996

Sheet Name
P OTOMETRIC PLAN

Sheet Number
E

Project Status

PANELBOARD SCHEDULE "A"

DESIGNATION	FEEDER NO.	POLES & AMPS	LOAD (VA) LIGHTING	LOAD (VA) RECPT.	LOAD (VA) OTHER	OTHER TYPE	C K	P H	C K	LOAD (VA) LIGHTING	LOAD (VA) RECPT.	LOAD (VA) OTHER	OTHER TYPE	POLES & AMPS	FEEDER NO.	DESIGNATION
							1	A	2							
							3	B	4							
							5	C	6							
							7	A	8							
							9	B	10							
							11	C	12							
							13	A	14							
							15	B	16							
							17	C	18							
							19	A	20							
							21	B	22							
							23	C	24							
							25	A	26							
							27	B	28							
							29	C	30							
							31	A	32							
							33	B	34							
							35	C	36							
							37	A	38							
							39	B	40							
SECTION SUB-TOTALS			0	0	0		41	C	42	0	0	0				SECTION SUB-TOTALS

SECTION 2

SERVES	FEEDER	POLES & AMPS	LOAD, VA LIGHTING	LOAD, VA RECPT.	LOAD, VA OTHER	OTHER TYPE	C K.	P H.	C K.	LOAD, VA LIGHTING	LOAD, VA RECPT.	LOAD, VA OTHER	OTHER TYPE	POLES & AMPS	FEEDER	SERVES
							43	A	44							
							45	B	46							
							47	C	48							
							49	A	50							
							51	B	52							
							53	C	54							
							55	A	56							
							57	B	58							
							59	C	60							
							61	A	62							
							63	B	64							
							65	C	66							
							67	A	68							
							69	B	70							
							71	C	72							
							73	A	74							
							75	B	76							
							77	C	78							
							79	A	80							
							81	B	82							
							83	C	84							
SECTION SUB-TOTALS			0	0	0					0	0	0				SECTION SUB-TOTALS

CATEGORY	CONN. LOAD KVA	CONN. LOAD AMPS	DESIGN LOAD DIV.	DESIGN LOAD KVA	DESIGN LOAD AMPS
LIGHTING:	0.0	0.0	1.25	0.0	0.0
RECEPTACLE:	0.0	0.0	1.00	0.0	0.0
OTHER-MOTORS (M):	0.0	0.0	1.00	0.0	0.0
OTHER-KITCHEN EQUIP. (K):	0.0	0.0	0.65	0.0	0.0
OTHER-ELECTRIC HEATING (H):	0.0	0.0	1.00	0.0	0.0
OTHER-WATER HEATING (W):	0.0	0.0	1.00	0.0	0.0
TOTAL:	0.0	0.0		0.0	0.0

MOUNTING:	SURFACE
VOLTS:	120/208
PHASE/WIRE:	3/4
MAINS SIZE:	400 AMPS
MAINS TYPE:	MCB
BUSS TYPE:	TINNED ALUMINUM
BRKR TYPE:	PLUG-IN
A.I.C. (RMS):	18,000
A Phase	0.0 Connected Kva
B Phase	0.0 Connected Kva
C Phase	0.0 Connected Kva

REMARKS:

FEEDER:

1 =
2 =
3 =
4 =
5 =

EQUIPMENT SCHEDULE BY SYMBOL

SYMBOL	DESCRIPTION	LOAD	UNITS	VOLTS/ PHASE	DISCONNECT	COMMENTS
GFU-1	GAS FURNACE UNIT	21.4	AMPS	208/3	30A-3P NEMA 1 DISCONNECT	
GFU-2	GAS FURNACE UNIT	21.4	AMPS	208/3	30A-3P NEMA 1 DISCONNECT	
GFU-3	GAS FURNACE UNIT	18.3	AMPS	208/3	30A-3P NEMA 1 DISCONNECT	
GFU-4	GAS FURNACE UNIT	21.4	AMPS	208/3	30A-3P NEMA 1 DISCONNECT	
CU-1	CONDENSING UNIT	14.7	AMPS	120/1	30A-1P NEMA 3R DISCONNECT	
CU-2	CONDENSING UNIT	14.7	AMPS	120/1	30A-1P NEMA 3R DISCONNECT	
CU-3	CONDENSING UNIT	14.8	AMPS	120/1	30A-1P NEMA 3R DISCONNECT	
CU-4	CONDENSING UNIT	14.7	AMPS	120/1	30A-1P NEMA 3R DISCONNECT	
EF-1	EXHAUST FAN	.67	AMPS	120/1	20A-1P SNAP SWITCH	EXHAUST FAN SHALL TURN ON/OFF WITH LIGHTS
WH-1	WATER HEATER	16.67	AMPS	208/3	30A-3P NEMA 1 DISCONNECT	

NOTES:

1. VERIFY ALL MOUNTING REQUIREMENTS WITH EQUIPMENT PROVIDER. COORDINATE EXACT LOCATIONS OF ALL EQUIPMENT WITH ARCHITECT.
2. VERIFY ACTUAL EQUIPMENT LOADS AND CONNECTION REQUIREMENTS WITH MANUFACTURER. DO NOT EXCEED THE LOAD VALUE AS SHOWN ON SCHEDULE. ALL CIRCUITS DESIGNED BASED ON ABOVE LOADS FOR EACH EQUIPMENT. CONTRACTOR SHALL NOT CIRCUIT OR CONNECT ANY EQUIPMENT WHICH EXCEEDS THE CONNECTED LOAD AS SHOWN ON TABLE. WIRE AND CONDUIT SIZES SHALL BE SIZED TO COMPENSATE FOR VOLTAGE DROP PER THE NATIONAL ELECTRICAL CODE.
3. CONTRACTOR SHALL PROVIDE APPROPRIATE RECEPTACLE, JUNCTION BOX, DISCONNECT OR CONNECTION MEANS FOR ALL DEVICES IN EQUIPMENT SCHEDULE EVEN IF NOT NOTED FOR EQUIPMENT INSTALLATION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT INSTALLER.

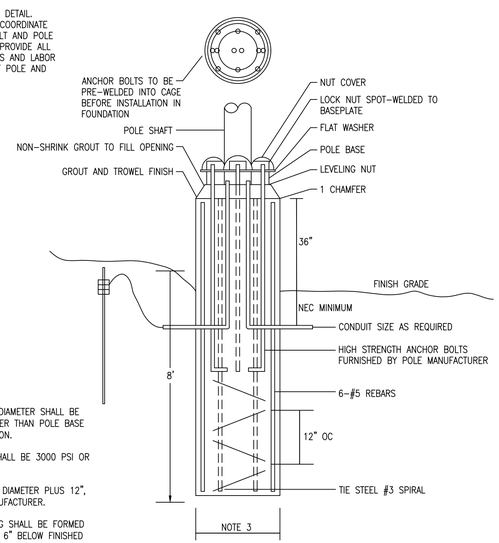
LIGHT FIXTURE SCHEDULE

FIXTURE	MANUFACTURER	CATALOG NUMBER	LAMP	VOLTAGE	DESCRIPTION
A	LITHONIA	2VTL2 40L ADP LP835	35W LED	120	2'x2' VOLUMETRIC LED TROFFER
B	LITHONIA	6BP TRMW LED 30K 90CRI	12.7W LED	120	6" LED RECESSED DOWNLIGHTING
C	–	OWNER SELECTED	12W LED	120	VANITY FIXTURE
D	–	OWNER SELECTED	8W LED	120	SMALL HANGING PENDANT
F	–	OWNER SELECTED	22W LED	120	LARGE HANGING PENDANT
G	LITHONIA	GRD LLP 4FT MSL4 80CRI 30K ID1500LMF 20/80 MIN1 ZT 120 SCT	51W LED	120	SUSPENDED LINEAR LED INDIRECT LIGHT 10' AFF; SOLID SUSPENSION REQUIRED
E1	DUAL LITE	SESRWE	3.8W LED	120	ILLUMINATED EXIT SIGN
E2	DUAL LITE	EZ-2	LED	120	EMERGENCY LIGHTING
E3	DUAL LITE	AFN	LED	120	EXTERIOR EMERGENCY LIGHTING
S1	GE	EALS 02 0 H4 AF 7 40 N A D1 BLCK U	(2)171W LED	120	2-HEAD LED POLE LIGHT AT 15'-0" ABOVE GRADE
S2	GE	EP-6-B-23-4000K-B-CA-BKPL-42"-BLK	23W LED	120	BOLLARD LIGHTING
S3	GE	EWS3 0 C7 E1 40 3 BLCK	41W LED	120	LED WALL PACK

NOTES:

1. ALL FIXTURE FINISHES AND OPTIONS MUST BE APPROVED BY OWNER OR ARCHITECT.
2. ADDITIONAL LIGHT SWITCHES MAY BE INSTALLED IF APPROVED BY OWNER OR ARCHITECT.
3. POWER ALL EMERGENCY LIGHTING UTILIZING CIRCUIT "A-7".

GENERIC LIGHT POLE DETAIL. CONTRACTOR SHALL COORDINATE ACTUAL FIXTURE, BOLT AND POLE REQUIREMENTS AND PROVIDE ALL ADDITIONAL MATERIALS AND LABOR REQUIRED FOR LIGHT POLE AND BASE.



NOTES:

1. FOUNDATION DIAMETER SHALL BE MINIMUM 6" LARGER THAN POLE BASE MAXIMUM DIMENSION.
2. CONCRETE SHALL BE 3000 PSI OR BETTER.
3. BOLT CIRCLE DIAMETER PLUS 12", VERIFY WITH MANUFACTURER.
4. POLE FOOTING SHALL BE FORMED ABOVE GRADE TO 6" BELOW FINISHED GRADE.
5. FIXTURE IS 15'-0" ABOVE GRADE.

1 LIGHT POLE BASE DETAIL

SCALE: NONE

MEPCE
Engineering Firm : F-4050
Dallas/Fort Worth, Texas
www.mepce.com
972-870-9060

PROJECT CODE
17.054.001

[redacted]

R[redacted] S[redacted]
M[redacted]

PROJECT ADDRESS
N[redacted]
E. R[redacted] P[redacted]
M[redacted] R[redacted]
R[redacted], TX 750[redacted]2

OWNER
R[redacted] P[redacted]
[redacted]72[redacted]722[redacted]874
r[redacted]74[redacted]

DE[redacted]ELOPER
S[redacted] D[redacted]
D[redacted] S[redacted]
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MAR[redacted] [redacted]ATE [redacted]ESCRIPTI[redacted]

Project Number 17.054.001
Original Issue T[redacted]

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MEP CONSULTING ENGINEERS
ENGINEER: MATT FORMBY
TEXAS REGISTRATION NO: 125996

Sheet Name
ELECTRICAL SC[redacted] ED[redacted] LES AND DETAILS

Sheet Number
E[redacted]2[redacted]1

Project Status

Type: _____ Model: _____

Project: _____

ESPIAL BOLLARD

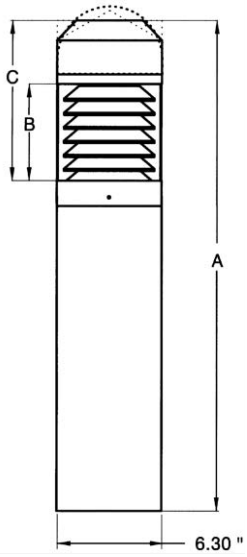
GE Infusion LED







Infusion™ LED Module



Size	Top Style	A	B	C
6"	Beveled	41.9"	5.8"	9.1"
	Flat	41.9"	5.8"	9.1"
	Dome	42.7"	5.8"	9.9"
	Cone	42.4"	5.8"	9.7"

Note: standard 42" model dimensions. For optional 30" model, subtract 12" from dimension 'A'.

C UL US LISTED

General: The high reflectance louvers within the Espial Bollard increase area illuminance for security, pathway, and entrance lighting.

Housing: Cast low-copper content aluminum tops, lamp chamber, and base. Extruded aluminum bollard tube. Stainless steel exterior hardware.

Louvers: 5.56" diameter louvers with beadblast outside surface and acid etch inside surface. Louvers can be painted to match fixture and/or reduce indirect uplight.

Lens: Supplied with UV stabilized, medium-impact clear acrylic (50% DR) lens.

Attachment Collar: Mechanically attached to the heat sink; LED module inserted into the locater insert tab collar and connected via a 'twist-and-lock' motion.

LED Module: Available wattages include: 15w and 23w Available color temperatures: 2700K, 3000K, and 4000K. CRI > 80. Rated life = 50,000 hours.

Heat Sink: Supplied with 6" cylindrical heat sink; powder coat finish; providing an overall heat-sinking surface area of 384 square inches.

LED Driver: LED 36W DC 700mA aluminum; universal input voltage 120v-277v; output current 700mA; dimmable with trailing edge dimmers.

Finish: Textured polyester powder coat finish. Black, bronze, gray, white, silver, and verde green options available. Contact factory for custom colors.

Gaskets: EPDM gaskets are standard.

Dimensions: Available in 6.3" diameter with overall height options of 30" and 42". Contact factory for custom heights.

Tops: Four (4) top styles available:
beveled (-B), cone (-C), dome (-D), and flat (-F)

Mounting: Mount the fixture using the provided mounting template and ½" anchor bolt kit (4 bolts).

Listings: ***(PENDING)*** UL Listed 1598 for Wet Locations and suitable for mounting within 4' of ground. Indoor/Outdoor listed for use in Canada.

www.intrigueled.com N60 W14592 Kaul Avenue Menomonee Falls, WI 53051
P: (877) 965 0005 F: (262) 436 1745

Type: _____ Model: _____

Project: _____

SERIES	DIAMETER	MOUNTING	WATTS	CCT (kelvin)	TOP STYLE	LENS	LOUVERS	OPTIONS	HEIGHT	FINISH
EP	6	B				CA				

FIXTURE DETAIL

WATTS

- ☐ **15LED** — 15w LED module; 50,000 hour rated life
- ☐ **23LED** — 23w LED module; 50,000 hour rated life

RATED LUMENS

	2700K	3000K	4000K
15W	**900**	**1000**	**1100**
23W	**1500**	**1600**	**1750**

CCT (kelvin)

- ☐ **2700K** — 2700K; CRI >80
- ☐ **3000K** — 3000K; CRI >80
- ☐ **4000K** — 4000K; CRI >80

TOP STYLE

- ☐ **B** — Beveled
- ☐ **C** — Cone
- ☐ **D** — Dome
- ☐ **F** — Flat Top

LENS

- ☑ **CA** — Clear Acrylic Lens

LOUVERS

- ☐ **BKPL** — Black Painted Louvers
- ☐ **BZPL** — Bronze Painted Louvers
- ☐ **GPL** — Grey Painted Louvers
- ☐ **SPL** — Silver Painted Louvers
- ☐ **VPL** — Verde Green Painted Louvers
- ☐ **WPL** — White Painted Louvers

OPTIONS

- ☐ **HSS** — 180° House Side Shield

HEIGHT

- ☐ **30"** — 30" overall height
- ☐ **42"** — 42" overall height

FINISH

- ☐ **BLK** — BLACK
- ☐ **BRZ** — BRONZE
- ☐ **GRY** — GREY
- ☐ **SIL** — SILVER
- ☐ **VGN** — VERDE GREEN
- ☐ **WHT** — WHITE
- ☐ **CC** — CUSTOM COLOR – coordinate with factory

Content of specification sheets is subject to change. Please consult website for current product detail.

www.intrigueled.com
N60 W14592 Kaul Avenue Menomonee Falls, WI 53051
P: (877) 965 0005 F: (262) 436 1745

Evolve™ LED Area Lighting

EALS



current
powered by GE

Product Features

The EAL Area Light luminaires are the newest members of the GE Evolve™ LED Area Light family. They offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to best optimize area light applications, as well as provide versatility in lighting design within the same form-factor. They are available in a standard and premium and perfect for commercial property site-lighting applications such as retail locations or commercial offices. The "standard" EALS area light, has a lumen range from 10,000–34,000 lumens with an efficacy point up to 146 LPW. These luminaires feature innovative heat sinking that produces thermal stability over life in an extremely lightweight housing, while meeting a 3G vibration rating tested on 3-axis.

The GE Evolve™ LED EALS Area Light is intended to replace up to 1000W MH luminaires. It features 0-10V or DALI dimming, along with LightGrid™ wireless control compatibility and is available with optional programmable motion sensing for additional energy savings and Title 24 compliance. The Universal Mounting Area option enables luminaires to mount to round poles ranging in size from 2.38" to 6" in diameter or on square poles.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
- Die cast aluminum housing
- 3G vibration per ANSI C136.31-2010

LED & Optical Assembly

- LM-79 tests and reports in accordance with IESNA standards
- 70CRI at 3000K, 4000K and 5000K
- Distributions: II, III, IV, V (short & medium)
- Upward Light Output Ratio (ULOR) = 0

Lumen Maintenance

- Projected Lxx per IES TM-21 at 25 °C for reference:

OPTICAL CODE	Lxx (10k) @ Hours			PROJECTED L90
	25,000 hr	50,000 hr	100,000 hr	
D4, D3, D2	L95	L91	L84	60,000
F4, F3, F2	L93	L86	L74	37,000
F5, Q5, N5, D5	L96	L94	L89	>61,000
H5, H4, H3, H2, S5	L95	L91	L84	60,000
J5, J4, J3, J2, T5	L89	L80	L64	25,000
K5, K4, K3, K2, KA, U5	L87	L76	L57	20,000

NOTES: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

- c UL cUL Listed
- UL UL 1598 Listed Suitable for Wet Locations
- IP66 optical enclosure per ANSI C136.25-2013
- Temperature Rated –40°C to +40°C
- Title 24 compliant (w/ "H" motion sensor option)
- Complies with the material restrictions of RoHS.

Mounting

Option C: C1 = Integral Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Option D: D1 = Universal Mounting Arm, fitted for round or square pole mounting supplied with 16/3 3ft cable.

Option K: K1 = Knuckle Slipfitter for 1.9 in. -2.3 in. OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option S: S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option V: V1 = Knuckle Wall Mount with leads. Restricted aiming angle 0° to +45°.

Finish

- Corrosion resistant polyester powder paint, minimum thickness 2.0 mil.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
  - Wired 0-10V continuous dimming
  - DALI digital dimming. Contact manufacturer for availability.
  - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection optional.

Warranty

- 5 Year Standard

Accessories

- Photoelectric Controls (see page 7)
- Light Shields (see OLP 3120 Shielding for EAL Area Light Fixtures)

DLC Standard qualified models available. Please refer to http://www.designlights.org/QPL for complete information.

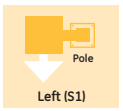
Ordering Number Logic

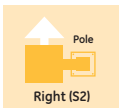
Evolve™ LED Area Light (EALS)



EALS 02 _ __ __ 7 __ _ _ __ ____ ___

PROD. ID	GENERATION	VOLTAGE	OPTICAL DISTRIBUTION CODE	CRI	CCT	DIMMING	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve **AL** = Area Light **S** = Standard	**02** = 2nd Generation	**0** = 120-277* **1** = 120 **2** = 208 **3** = 240 **4** = 277 **5** = 480 **D** = 347 **H** = 347-480* * Not available with Fusing. Must choose a descreet voltage with F Option	**SM** = Symmetric Medium **SW** = Symmetric Wide **AF** = Asymmetric Forward **AW** = Asymmetric Wide **AN** = Asymmetric Narrow **AA** = Asymmetric Auto	**7** = 70 (min)	**30** = 3000K **40** = 4000K **50** = 5000K	**N** = Dimming thru PE receptacle **D** = External Dimming 3ft #18/2 Cable All constructions supplied with ANSI C136.41 7-pin Receptacle **Note:** Standard dimming 0-10V	**A** = ANSI 7-pin PE receptacle (no control) **D** = ANSI 7-pin PE receptacle with shorting cap provided **Note:** See accessories section on page 7 for PE Control ordering	**C1** = Integral Slip-fitter 2" Pipe (2.378 in. OD)* **D1** = Universal Mounting Arm, fitted for round or square pole mounting** **K1** = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon* ++ **S1** = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon* ++ **V1** = Knuckle Wall Mount* ++ * Supplied with 3FT 14-7 leads ** Supplied with 3ft #14/3 power cable ++ Restricted Aiming Angle 0° to +45°	**GRAY** = Gray **BLCK** = Black **DKBZ** = Dark Bronze **WHTE** = White	**F** = Fusing **H** = Motion Sensor **J** = cUL/Canada **L** = Tool-Less Entry **R** = Enhanced Surge Protection (10kV/5kA) **S1** = Rotated Left† **S2** = Rotated Right† **M** = NOM031 (Mexico)* **U** = DALI dimming+ ^ **V** = 3-Position Terminal Block **XXX** = Special Options * Contact Manufacturer for availability + Compatible with LightGrid 2.0 nodes ^ Not compatible at 347-480V or with motion sensor control † For aimed left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions.



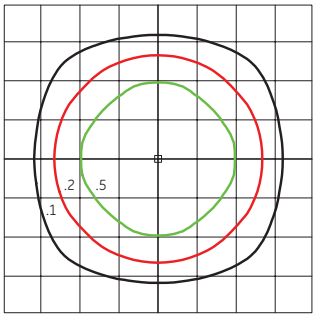


	OPTICAL CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V & 347-480V	BUG RATING 3000K, 4000K & 5000K B	BUG RATING 3000K, 4000K & 5000K U	BUG RATING 3000K, 4000K & 5000K G	IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE V	D5	Symmetric Medium	9700	10000	74	3	0	2	EALS02_D5SM730_____.IES	EALS02_D5SM740_____.IES	EALS02_D5SM750_____.IES
	F5	Symmetric Medium	14400	15000	119	4	0	2	EALS02_F5SM730_____.IES	EALS02_F5SM740_____.IES	EALS02_F5SM750_____.IES
	H5	Symmetric Medium	19500	20000	171	4	0	2	EALS02_H5SM730_____.IES	EALS02_H5SM740_____.IES	EALS02_H5SM750_____.IES
	J5	Symmetric Medium	24300	25000	230	5	0	3	EALS02_J5SM730_____.IES	EALS02_J5SM740_____.IES	EALS02_J5SM750_____.IES
	K5	Symmetric Medium	28100	28700	281	5	0	3	EALS02_K5SM730_____.IES	EALS02_K5SM740_____.IES	EALS02_K5SM750_____.IES
	N5	Symmetric Wide	10500	10800	74	3	0	1	EALS02_N5SW730_____.IES	EALS02_N5SW740_____.IES	EALS02_N5SW750_____.IES
	Q5	Symmetric Wide	15700	16200	119	4	0	2	EALS02_Q5SW730_____.IES	EALS02_Q5SW740_____.IES	EALS02_Q5SW750_____.IES
	S5	Symmetric Wide	21000	21600	171	4	0	2	EALS02_S5SW730_____.IES	EALS02_S5SW740_____.IES	EALS02_S5SW750_____.IES
	T5	Symmetric Wide	26400	27100	230	5	0	2	EALS02_T5SW730_____.IES	EALS02_T5SW740_____.IES	EALS02_T5SW750_____.IES
	U5	Symmetric Wide	30200	31000	281	5	0	2	EALS02_U5SW730_____.IES	EALS02_U5SW740_____.IES	EALS02_U5SW750_____.IES
TYPE IV	D4	Asymmetric Forward	9700	10000	87	2	0	2	EALS02_D4AF730_____.IES	EALS02_D4AF740_____.IES	EALS02_D4AF750_____.IES
	F4	Asymmetric Forward	14500	15000	137	2	0	3	EALS02_F4AF730_____.IES	EALS02_F4AF740_____.IES	EALS02_F4AF750_____.IES
	H4	Asymmetric Forward	19500	20000	171	3	0	4	EALS02_H4AF730_____.IES	EALS02_H4AF740_____.IES	EALS02_H4AF750_____.IES
	J4	Asymmetric Forward	24300	25000	230	3	0	4	EALS02_J4AF730_____.IES	EALS02_J4AF740_____.IES	EALS02_J4AF750_____.IES
	K4	Asymmetric Forward	28100	28700	281	3	0	4	EALS02_K4AF730_____.IES	EALS02_K4AF740_____.IES	EALS02_K4AF750_____.IES
TYPE III	D3	Asymmetric Wide	10500	10800	87	2	0	2	EALS02_D3AW730_____.IES	EALS02_D3AW740_____.IES	EALS02_D3AW750_____.IES
	F3	Asymmetric Wide	15600	16100	137	2	0	2	EALS02_F3AW730_____.IES	EALS02_F3AW740_____.IES	EALS02_F3AW750_____.IES
	H3	Asymmetric Wide	21000	21600	171	3	0	2	EALS02_H3AW730_____.IES	EALS02_H3AW740_____.IES	EALS02_H3AW750_____.IES
	J3	Asymmetric Wide	26400	27100	230	3	0	3	EALS02_J3AW730_____.IES	EALS02_J3AW740_____.IES	EALS02_J3AW750_____.IES
	K3	Asymmetric Wide	30200	31000	281	3	0	3	EALS02_K3AW730_____.IES	EALS02_K3AW740_____.IES	EALS02_K3AW750_____.IES
TYPE II	D2	Asymmetric Narrow	10300	10600	87	2	0	2	EALS02_D2AN730_____.IES	EALS02_D2AN740_____.IES	EALS02_D2AN750_____.IES
	F2	Asymmetric Narrow	15300	15900	137	3	0	3	EALS02_F2AN730_____.IES	EALS02_F2AN740_____.IES	EALS02_F2AN750_____.IES
	H2	Asymmetric Narrow	20700	21300	171	3	0	3	EALS02_H2AN730_____.IES	EALS02_H2AN740_____.IES	EALS02_H2AN750_____.IES
	J2	Asymmetric Narrow	25900	26600	230	3	0	3	EALS02_J2AN730_____.IES	EALS02_J2AN740_____.IES	EALS02_J2AN750_____.IES
	K2	Asymmetric Narrow	29700	30500	281	3	0	3	EALS02_K2AN730_____.IES	EALS02_K2AN740_____.IES	EALS02_K2AN750_____.IES
AUTO	KA	Asymmetric Auto	33400	34000	281	4	0	3	EALS02_KAAA730_____.IES	EALS02_KAAA740_____.IES	EALS02_KAAA750_____.IES

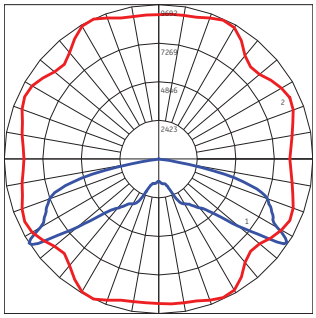
Photometrics

Evolve™ LED Area Light (EALS)

EALS Type V - Symmetric Medium (K5)
28,700 Lumens, 5000K (EALS02_K5SM750_____.IES)

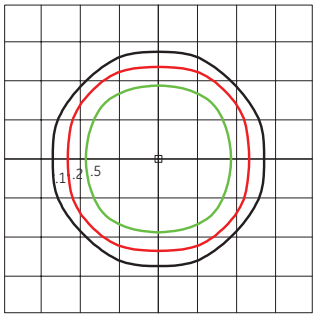


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

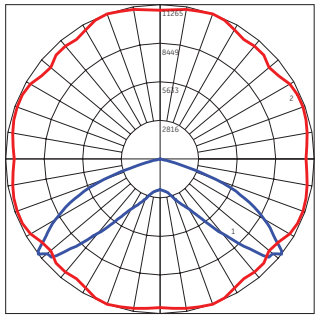


Vertical plane through horizontal angle
of maximum candlepower at 115°
Vertical plane through horizontal angle of 57°

EALS Type V - Symmetric WIde (U5)
31,000 Lumens, 5000K (EALS02_U5SW750_____.IES)

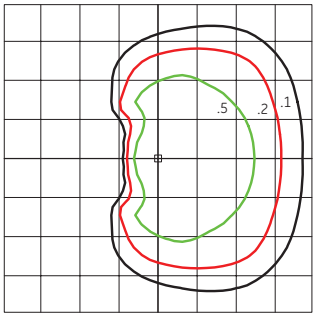


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

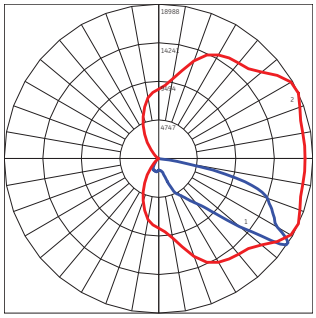


Vertical plane through horizontal angle
of maximum candlepower at 70°
Vertical plane through horizontal angle of 52°

EALS Type IV - Asymmetric Forward (K4)
28,700 Lumens, 5000K (EALS02_K4AF750_____.IES)

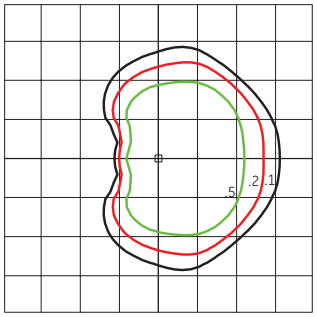


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

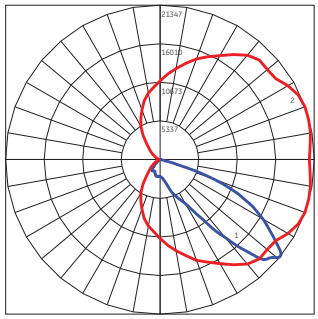


Vertical plane through horizontal angle
of maximum candlepower at 25°
Vertical plane through horizontal angle of 57°

EALS Type III - Asymmetric Wide (K3)
31,000 Lumens, 5000K (EALS02_K3AW750_____.IES)

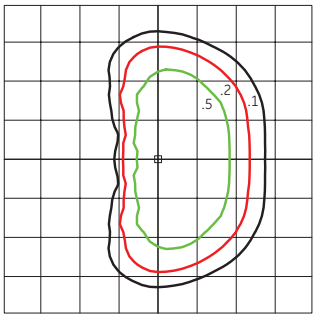


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

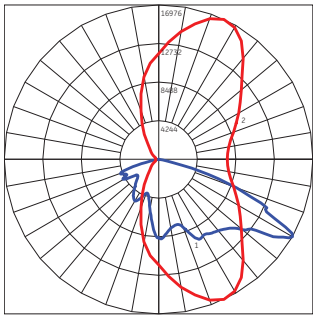


Vertical plane through horizontal angle
of maximum candlepower at 20°
Vertical plane through horizontal angle of 51°

EALS Type II - Asymmetric Narrow (K2)
30,500 Lumens, 5000K (EALS02_K2AN750_____.IES)

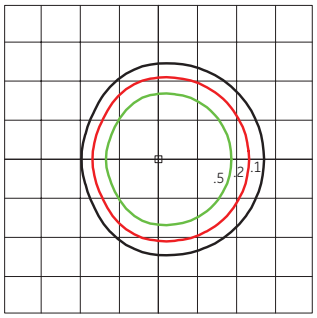


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

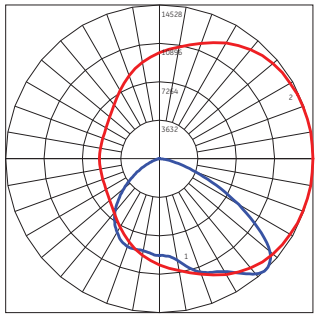


Vertical plane through horizontal angle
of maximum candlepower at 65°
Vertical plane through horizontal angle of 60°

EALS - Assymetric Auto (KA)
34,200 Lumens, 5000K (EALS02_KAAA750_____.IES)



Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

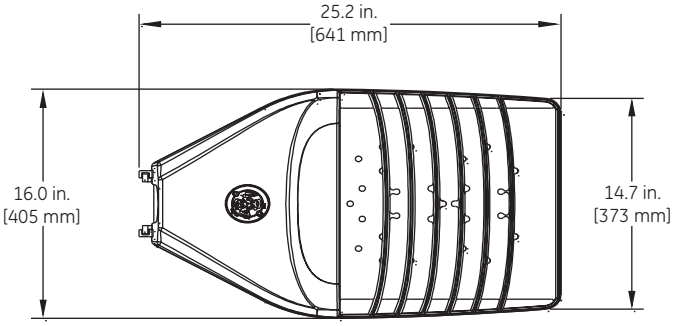


Vertical plane through horizontal angle
of maximum candlepower at 0°
Vertical plane through horizontal angle of 44°

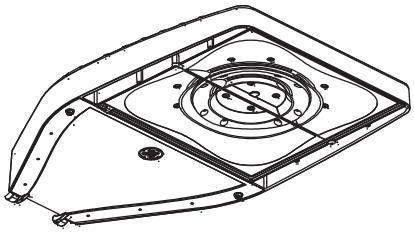
Product Dimensions

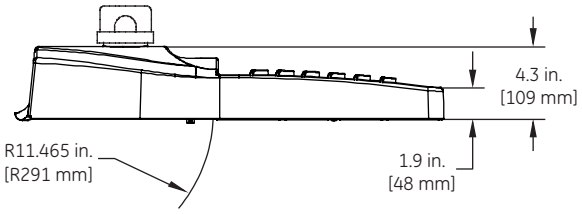
Evolve™ LED Area Light (EALS)

Slipfitter Mount

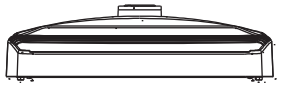


TOP VIEW



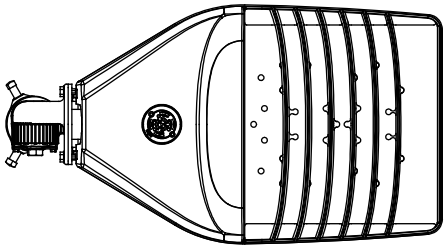


SIDE VIEW

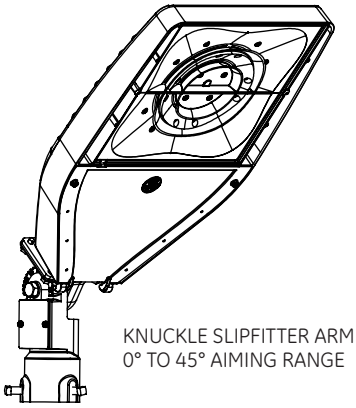


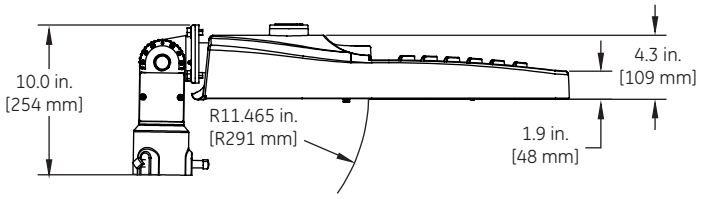
FRONT VIEW

Knuckle Mount

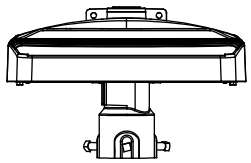


TOP VIEW





SIDE VIEW

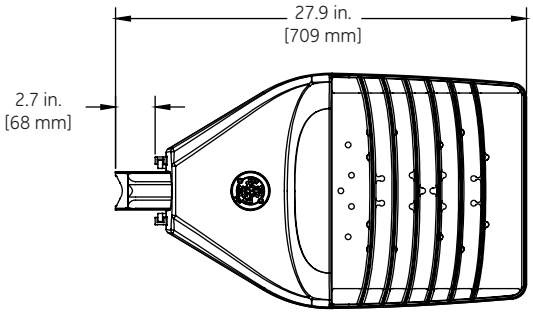


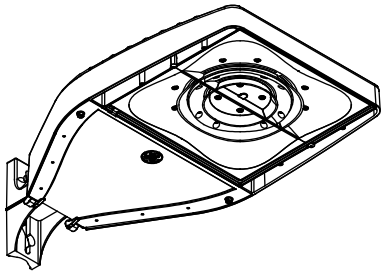
FRONT VIEW

Product Dimensions

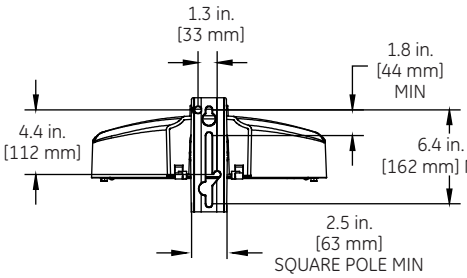
Evolve™ LED Area Light (EALS)

Universal Arm Mount

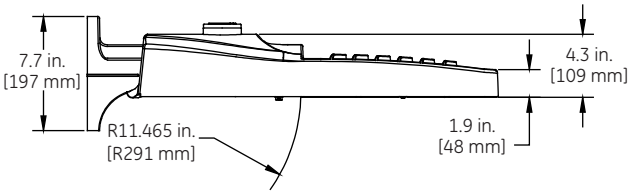




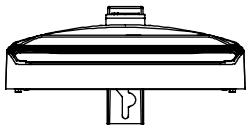
TOP VIEW



BACK VIEW

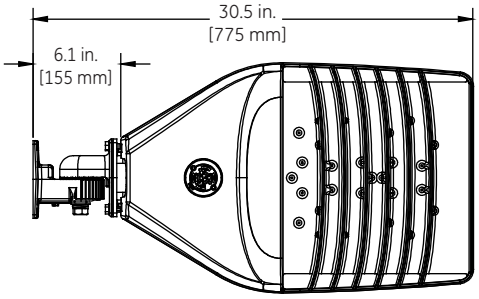


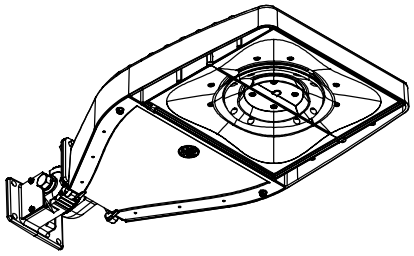
SIDE VIEW



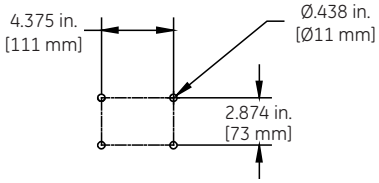
FRONT VIEW

Knuckle Wall Mount

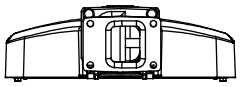




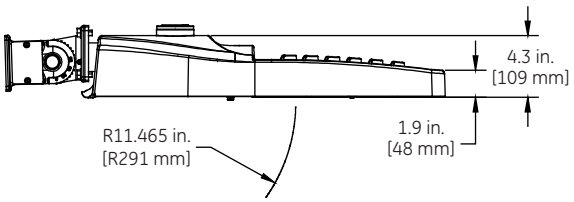
TOP VIEW



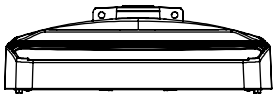
Wall Mount Hole Pattern



BACK VIEW



SIDE VIEW



FRONT VIEW

DATA

- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
  - Knuckle Slipfitter S1, 45° aim, EPA = 2.45
  - Knuckle w/Slipfitter S1, downward aim, EPA = 0.73
  - Universal Arm Mount D1, EPA = 0.54
  - Knuckle Wall Mount V1, 45° aim, EPA = 0.77 sq ft min and 1.43 sq ft max
  - Integral Slipfitter C1, EPA = 0.63

Accessories

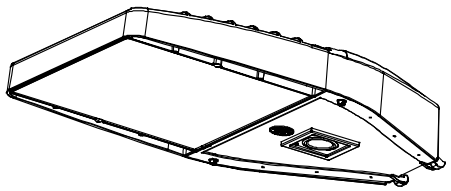
Evolve™ LED Area Light (EALS)

PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

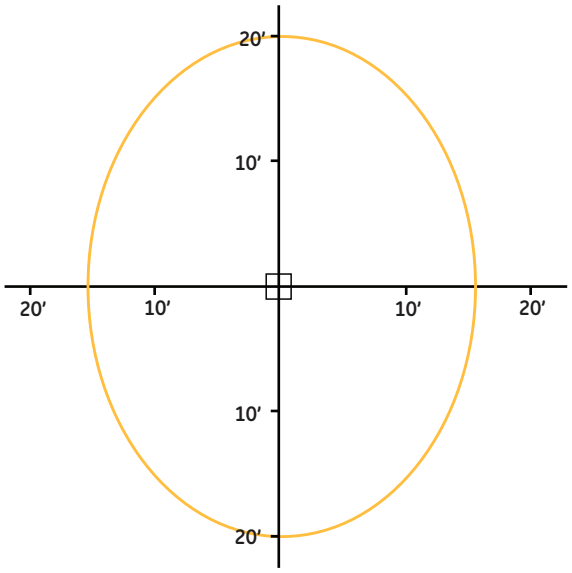
H-Motion Sensing Option



- Intended for applications, between 15-30 ft. mounting height. (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Standard factory settings:
  – 50% output when unoccupied, 100% output occupied.
  – Integral PE Sensor.
  – 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern



Sensing Pattern Area Fixture Up to 30 ft. Mounting Height

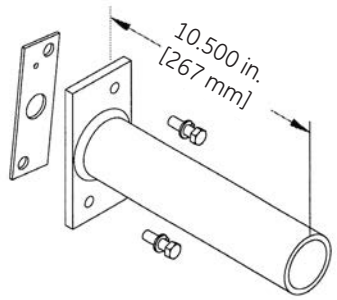
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C1 (Slipfitter)

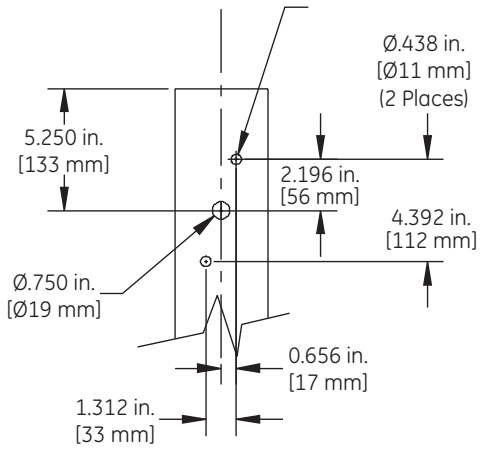
SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



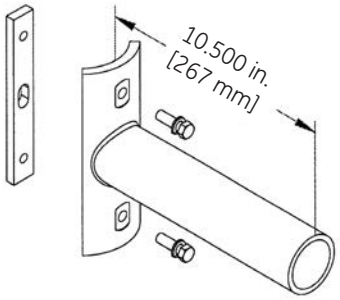
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

SQUARE POLE MOUNTING DRILLING TEMPLATE



ROUND POLE MOUNTING ARM DRILLING TEMPLATE

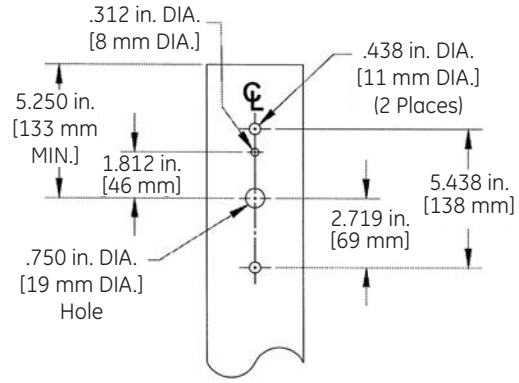
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Wall Mounting Bracket Adapter Plate

ORDER SEPERATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06
NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

current powered by GE

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Evolve™ LED Area Light

Scalable Wall Pack (EWS3)



current
powered by GE

Product Features

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EWS3 offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

Applications

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

Housing

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized light distribution.
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
EWS3	L94	L89	L80

Note: 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial Luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

Ratings

- UL listed, suitable for wet locations.
- cUL listed with option code "J" SKUs.
- IP 65 rated optical enclosure per ANSI C136.25-2013.
- Title 24 compliant with motion sensor option.
- Temperature rated at –40° to 50°C. (35°C for high wattage 90W SKU).
- Upward Light Output Ratio (ULOR) = 0
- Complies with the material restrictions of RoHS.

DLC Standard qualified models available. Please refer to http://www.designlights.org/QPL for complete information.

Mounting

- Flush wall mount to "J" box with inspection hole for IP 65.

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- Standard colors: Black and Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%*.
- Surge protection per ANSI C136.2-2015:
  - Exceeds "Basic" (6kV/3kA) (120 strike)
- EMI: FCC Title 47 CFR Part 15 Class A.
- Motion sensor with dimming capability available with "H" option code.
- Button PE Sensitivity: Fixture on-3.5Fc
  Fixture off-11.8 Fc

** System THD <26% for 347-480v supply with A7 power level.*

Accessories

- Escutcheon Plates - See page 6

Warranty

- 5 Year standard

Ordering Number Logic

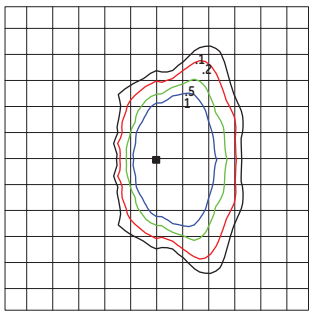
Scalable Wall Pack (EWS3)



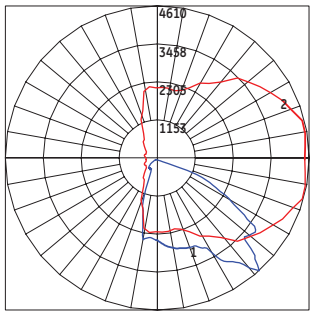
**E W S 3 _ _ _

Photometrics

EWS3 - Asymmetric Forward (D1)
8,600 Lumens, 5000K (EWS3_E3D150_____.IES)

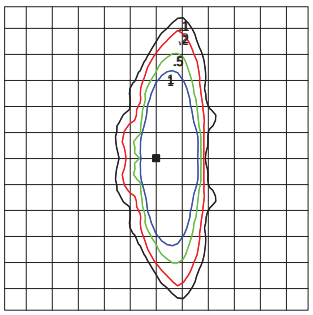


Grid Distance in Units of Mounting Height at 12'
Initial Footcandle Values at Grade

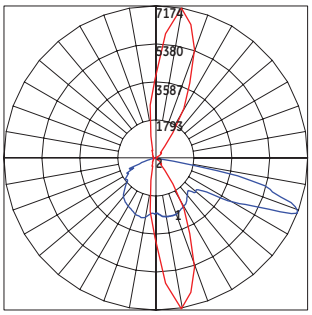


Polar Trace Vertical and Horizontal Plane through
Horizontal Angle of Maximum Candlepower

EWS3-Asymmetric Medium (E1)
8,600 Lumens, 5000K (EWS3_E3E150_____.IES)



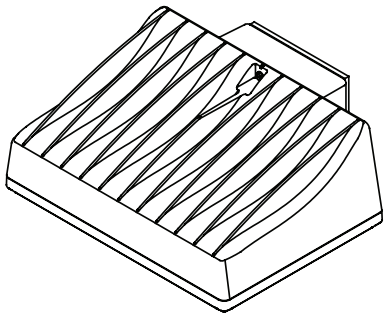
Grid Distance in Units of Mounting Height at 12'
Initial Footcandle Values at Grade



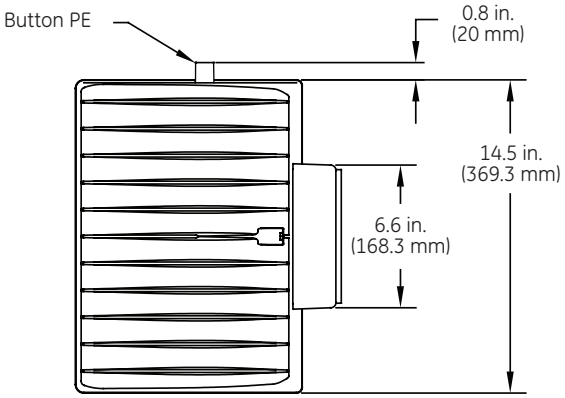
Polar Trace Vertical and Horizontal Plane through
Horizontal Angle of Maximum Candlepower

Product Dimensions

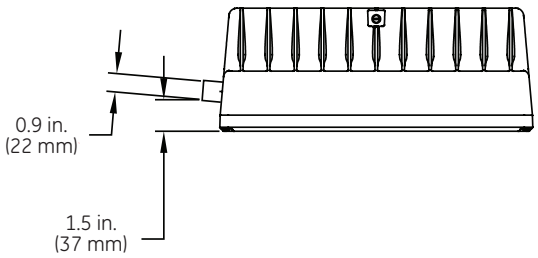
Top/Side View



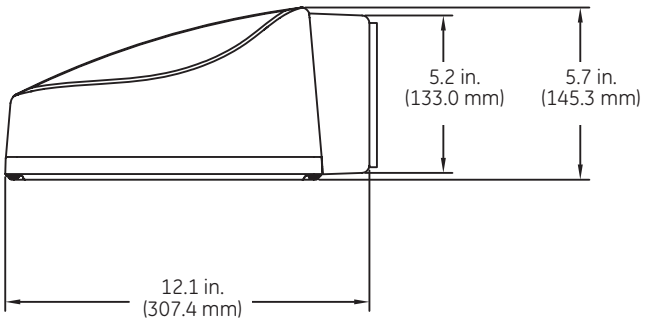
Top View



Front View

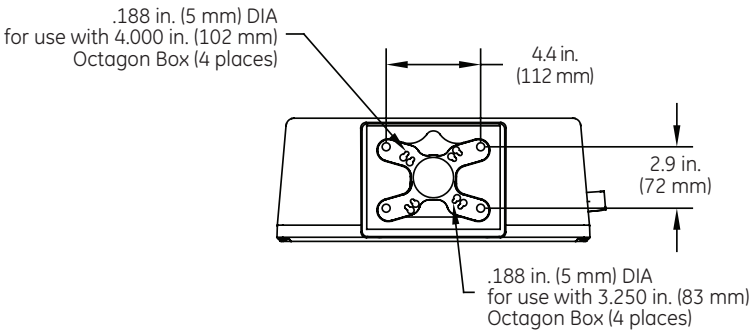


Side View



Product Dimensions

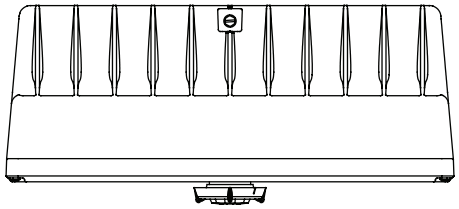
Back View



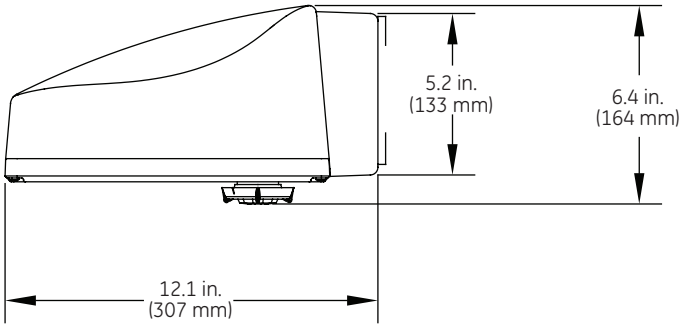
DATA

- Approximate Net Weight: 21 lbs (9.53 kgs)

Front View with Motion Sensor Option



Side View with Motion Sensor Option



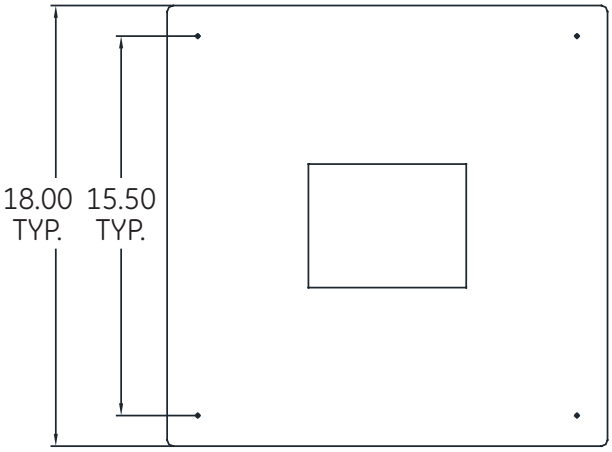
Accessories:

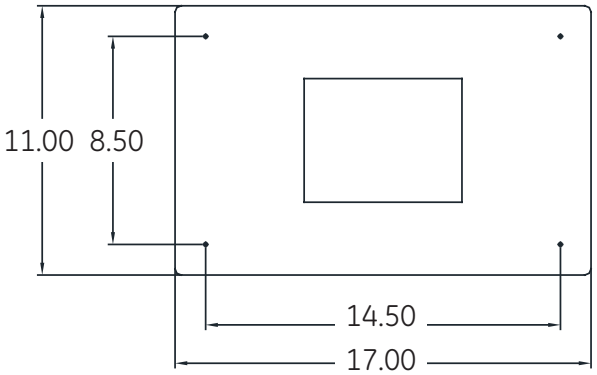
Escutcheon Plates

Cover unsightly debris and marks left behind from replacing HID product with escutcheon plates. Available in square and rectangular sizes, as well as in an assortment of colors to match the luminaire. Accessories are ordered and shipped separately from the luminaire.

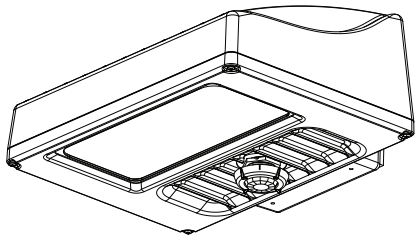
E W N — **E** — — — —

PROD. ID	PHOTOMETRIC SERIES	DETAIL	COLOR
E = Evolve **W** = Wall Pack **N** = Housing Series	**E** = Escutcheon Plate	**1** = 17" x 11" **2** = 18" x 18"	**BLCK** = Black **DKBZ** = Dark Bronze **GRAY** = Gray **WHTE** = White RAL custom colors available. Contact Manufacturer.





H-Motion Sensing Option:



- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 25-30ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.
  Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.

Sensor Pattern:

Sensing Pattern Wall Pack Fixture
Up to 25ft.





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OLP3115 (Rev 05/04/17)

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Juan J. Vasquez; *Vasquez Engineering, LLC.*

AGENDA ITEM: **SP2017-033;** Hyatt House Hotel

SUMMARY:

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a *site plan* for the purpose of constructing a four (4) story, 62,870 SF hotel. The proposed hotel will be situated on a 2.681-acre parcel of land identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition that is located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, is within the IH-30 Overlay (*IH-30 OV*) and Scenic Overlay (*SOV*) Districts, and is zoned *Commercial* (C) *District*.

On August 7, 2017, the City Council approved a Specific Use Permit (*SUP No. S-170*) [*Ordinance No. 17-38*] to allow for a hotel in a Commercial (C) District. The SUP also allows for the structure to exceed 36-feet in height with a maximum overall height not to exceed 60-ft. The SUP limits the hotel to suites that do not contain kitchen facilities or cook-tops. This hotel will contain a total number of 100 rooms and will have a 1,800 SF meeting room. Additionally, the SUP stipulates that the development shall generally be in conformance with the concept plan and building elevations depicted in the ordinance.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (*UDC*), a hotel is a use permitted by SUP in a Commercial (C) District and the SUP for this hotel [*Case No. Z2017-028*] was approved for the subject property on August 7, 2017. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within *SUP Ordinance No. S-170* and the Unified Development Code (*UDC*) for properties located within the IH-30 Overlay (*IH-30 OV*) and Scenic Overlay (*SOV*) Districts and zoned Commercial (C) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=2.681-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Rear Yard Setback	*20-Feet + 1/2*[1]	*x>28-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=20-Foot; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*[2]	*x=60 Ft; In Conformance*
Max Building/Lot Coverage	*60%*	*x=17.9%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*109*	*109 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x>/= 20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*15%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=61.2%; In Conformance*

NOTES: 1 Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
2. Maximum building height: 240 feet. Any structure over 36 feet shall require a specific use permit.

VARIANCE REQUEST:

1) The applicant is requesting a variance to the Overlay Districts requirements for the section outlined below. As a note, a variance request to the IH-30 Overlay (*IH-30 OV*) and the Scenic Overlay (*SOV*) Districts require passage by a ¾ majority vote of those City Council members present. The requests is as follows:

   a) Article V, Section 6.6 IH-30 Overlay (IH-30 OV) and Section 6.8 Scenic Overly (SOV) District Standards: A variance to allow for the use of more than 50% cementaceous product (*i.e. 3-part stucco*) on the north, south, east, and west elevations as established in *Section 6.6, C.1.a, and Section 6.8, D.1.a,* of *Article V,* of the *Unified Development Code* (UDC) by allowing 61% on the north, 56% on the south, 57% on the east, and 55% on the west elevations as depicted on the building elevations submitted. ***[¾ Majority Vote]***

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 1,297 caliper inches being removed from the site, the majority of which are Elm trees. As a note Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, if less than 11 inches dbh shall not be considered a protected tree. Feature trees (*i.e. Oaks, Pecans, and Elms*) may not be removed without approval of the Planning and Zoning Commission and are required to be replaced on an inch-for-inch basis. The applicant's landscape plan depicts the provision of 65 caliper inches being added to the site. Taking this into account, the total mitigation required for the site is 1,404 caliper inches. The applicant has chosen to pay into the City's Tree Fund an amount equal to $125 per caliper inch for 20% of the mitigation balance, for a total of $35,100.00. The remaining balance will be coordinated with the Parks Department for the delivery of the trees (*i.e. 1,123.8 inches or 374 – 3" trees*).

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On October 24, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The board was generally pleased with the project and did not request any changes; however, the board did request the applicant incorporate a natural stone product rather than the cultured stone being requested. The ARB also requested the applicant use a 3-part stucco as opposed to the EIFS being depicted on the building elevations. The applicant has made the changes as requested by the ARB. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on November 14, 2017.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-033	**Owner**	ROCKWAY, PARTNERS LLP	**Applied**	10/16/2017 LM
Project Name	Hyatt Rockwall Addition	**Applicant**	VASQUEZ ENGINEERING	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
1600 LA JOLLA POINTE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LA JOLLA POINTE ADDITION PH 2	10	A	10	4119-000A-0010-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	See Comments
(10/19/2017 4:50 PM AW) See markups - All parking to be 20'x9' - 4% Engineering Inspection Fees - Impact Fees - Dumpster areas to drain to oil/water separator or grease trap - No utilities in detention easement - No walls in detention easement. Max. side slope of 4:1 and bottom slope of 1% - No wall in easements or smooth concrete walls. Must be stone or rock - Loop 8" water internal to site (no dead ends) - Need easement to be min 10' outside of pipe - Need 200' distance from Laguna to first driveway and 100' between the new driveways (show on plan these distances) - Need sidewalk easement - Show installing barrier free ramp on sidewalk at Laguna - Add note: "No trees within 5' of any utility - Show edge of paving of Laguna Dr							
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	See Comments
(10/18/2017 8:45 AM LS) Address assignment will be: 1600 LA JOLLA POINTE DR, ROCKWALL, TX 75087							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See comments

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a site plan for a hotel on a 2.681-acre identified as a portion of Lots 9 & 11, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, located at the southeast corner of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 10.18.2017

All staff comments are to be addressed and resubmitted by Tuesday, November 7, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-033" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.
4. This hotel shall be limited to non-residence suits (i.e. rooms that do not contain kitchen facilities).

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
-- As a note, all variances to the IH-30 and Scenic OV Districts require approval by a 3/4 majority vote of City Council:

The following is considered to be a request to the IH-30 and Scenic OV Districts:

1. Per Sec. 6.6.C.1 & 6.8, D.1, of Article V, of the UDC, a minimum of 20% natural or quarried stone is required on all walls. All facades as submitted do not meet the standards establihed for the OV district. ** Recalculate without doors and windows **

EXCEPTIONS TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 6.6.C.1.a & 6.8, D.1.a, of Article V, of the UDC, a naturalor quarried stone product is required on all walls.
The applicant is requesting the use of a cultured stone product (i.e. Coronado Stone). The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

? That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

? That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

? That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

? That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

? That the manufactured stone product shall have a minimum warranty of 75 years.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Trash dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque. Provide Detail.
2. Re-label all easements as FPADUE (i.e. firelane, public access, drainage & utility easements) for site.
3. Add to 'NOTES' - No. 8. The overall height of building not to exceed a topographic elevation of 566-feet (per Ord. No. 17-38)
4. Are there any restaurants or meeting rooms? If so, provide the appropriate amount of parking at 50% of the required parking for that use in addtion to the parking space requirement for each room. Correct Site Summary Table (if necessary).

Landscape Plan:
1. Add tree icons to the Plant Schedule to easily identfy each tree species on the plan.
2. You may want to add a label indicating the existing trees at the northwest corner of the lot will remain.
3. Will there be any additional landscape materials around the building (e.g. flowers, shrubs, etc.)?

Treescape Plan:
1. Reduce the total mitigation balance by 65" for on site plantings from landscape plan. New Mitigation Balance = 1,404 caliper inches. The mitigation balance may be satisfied by either purchaseing tree credits equal to 20% of the mitigation balance at $125 per inch with the remainder balance due by establishing a delivery method for trees (get with the Parks Dept. for logistics). Or you may request an alternative tree mitigation plan to be approved by the City Council.

Photometric Plan:
1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

Building Elevations:
1. See compliance standards for all Variances and Exception as listed above (i.e. 20% natural stone, and request for cultured stone).
2. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

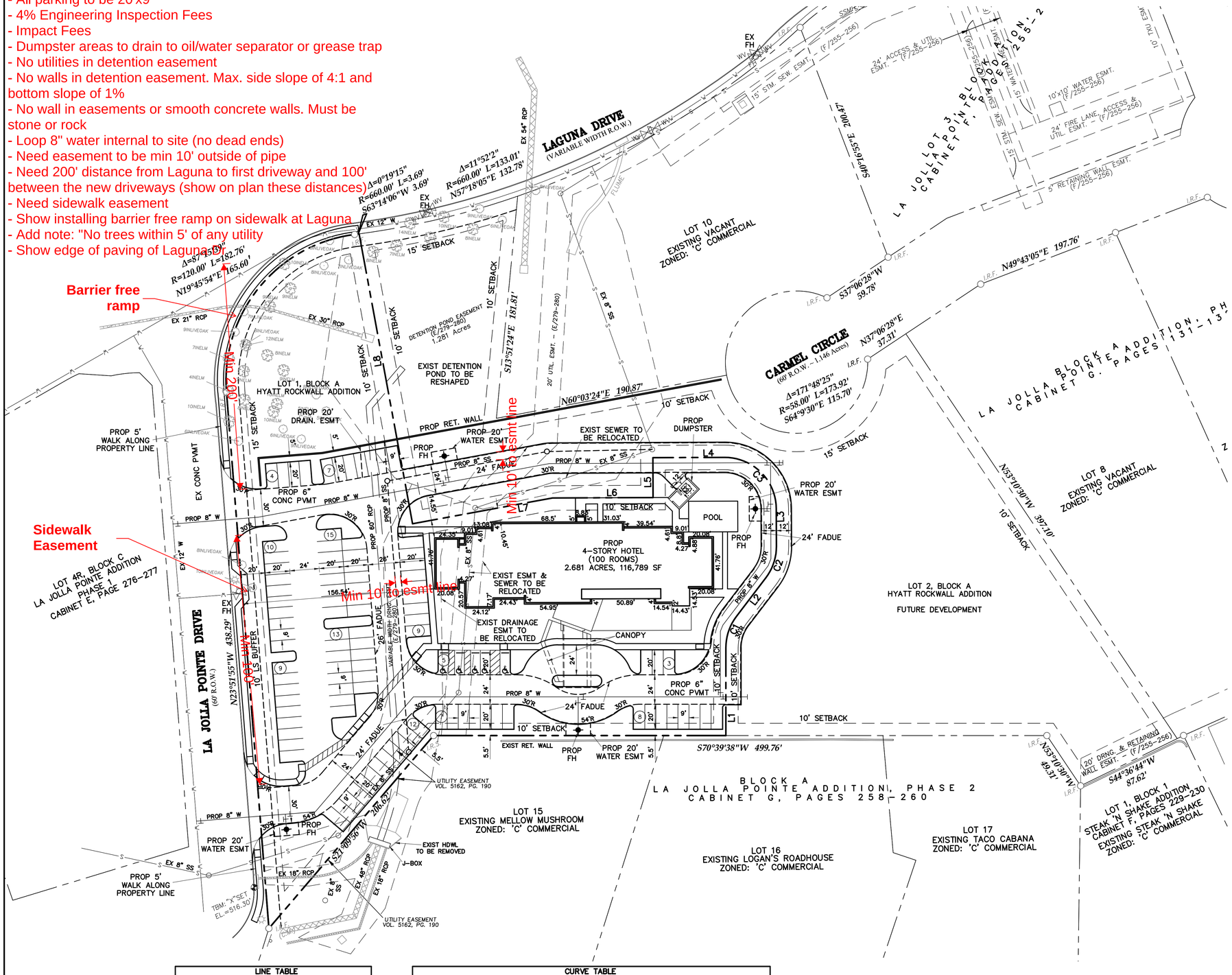
Architectural Review Board: October 24, 2017 (4:30 p.m.) [Applicant to receive recommendations from ARB]

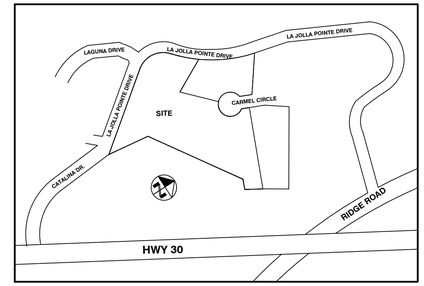
Planning - Work Session: October 24, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board Meeting: November 7, 2017 (6:00 p.m.) [Recommendation to be forwarded to the Planning Commission]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: November 14, 2017 (5:00 p.m.) [Subsequent meeting if necessary]							
Planning - Action: November 14, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							
City Council - Action: November 20, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							

- All parking to be 20'x9'
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster areas to drain to oil/water separator or grease trap
- No utilities in detention easement
- No walls in detention easement. Max. side slope of 4:1 and bottom slope of 1%
- No wall in easements or smooth concrete walls. Must be stone or rock
- Loop 8" water internal to site (no dead ends)
- Need easement to be min 10' outside of pipe
- Need 200' distance from Laguna to first driveway and 100' between the new driveways (show on plan these distances)
- Need sidewalk easement
- Show installing barrier free ramp on sidewalk at Laguna
- Add note: "No trees within 5' of any utility
- Show edge of paving of Laguna 29'





LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- (9) PARKING COUNT
- PROP RETAIINING WALL
- FADUE — FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	62,870 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	17,760/116,789 = 15.2%	
Floor Area Ratio:	62,870/116,789 = 0.54	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	Total	= 100 SPACES
Parking Provided:	Regular	= 97 SPACES
	Handicap	= 5 SPACES
	Total	= 102 SPACES
Impervious Area:	71,721 / 116,789 SF = 61.4%	
Pervious Area:	45,068 / 116,789 SF = 38.6%	

BLDG AREA TABLE:

1st FLOOR -	17,760 SF
2ND FLOOR -	15,126 SF
3RD FLOOR -	14,992 SF
4TH FLOOR -	14,992 SF
TOTAL	62,870 SF

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N19°20'22"W	71.61'
L2	N17°57'44"E	39.61'
L3	N19°34'27"W	30.65'
L4	S70°25'33"W	58.34'
L5	S19°34'27"E	32.50'
L6	S70°25'33"W	82.04'
L7	S60°13'11"W	115.87'
L8	N29°46'49"W	240.17'

CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	42.00'	27.34'	37°18'06"	14.18'	N0°41'19"W	26.86'
C2	42.00'	27.52'	37°32'10"	14.27'	N0°48'21"W	27.03'
C3	42.00'	65.97'	90°00'00"	42.00'	S64°34'27"E	59.40'

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

SITE PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 13, 2017
CASE #SP2017-XXX

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Site 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS LICENSE NO.
DATED 10/14/2017
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

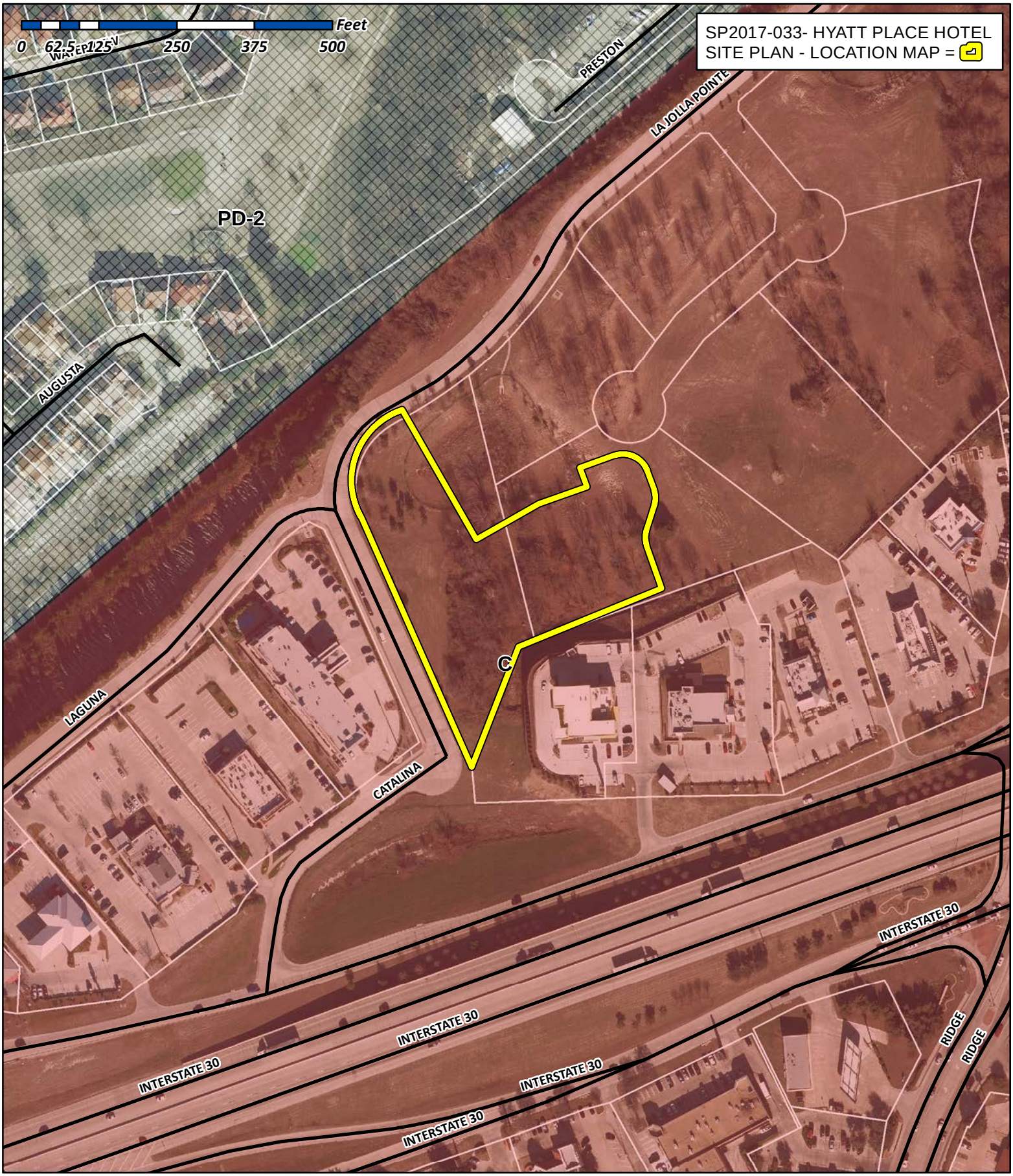
DEVELOPER
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SITE PLAN PLAN

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale 1" = 40'
Designed by JJV
Drawn by JJV
Checked by JJV
636-01 dwg SP1-SITE PLAN.dwg
Date 10/14/2017

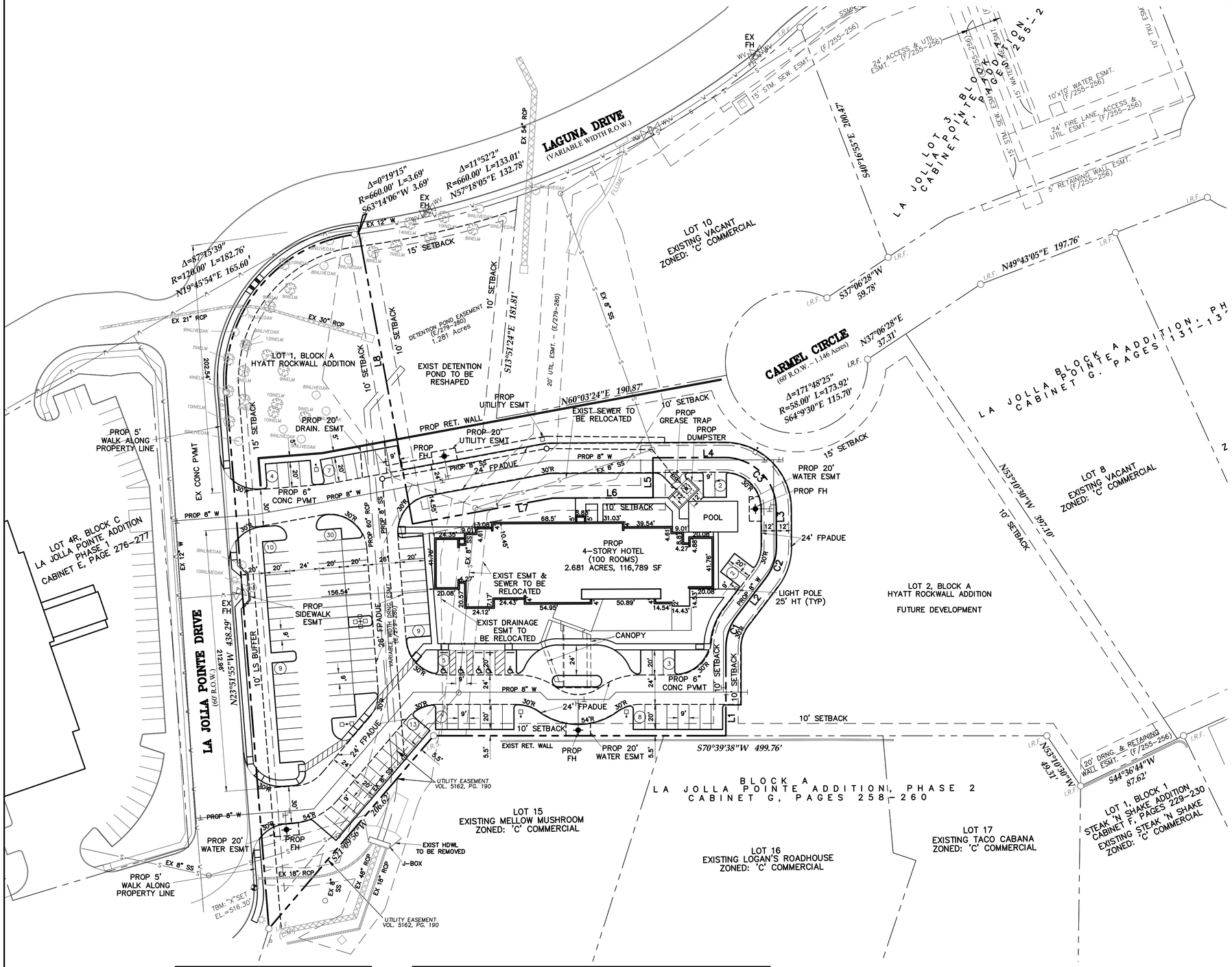
SHEET
SP1

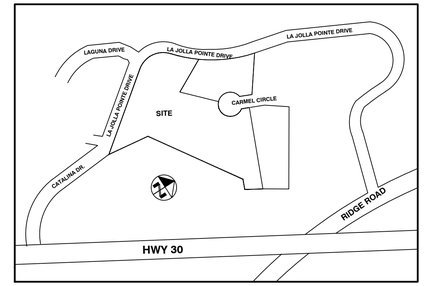


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROP. 6" INTEGRAL CURB
- EXISTING CURB/PAVEMENT
- PROPERTY LINE
- (9) PARKING COUNT
- PROP RETAINING WALL
- FPADUE — FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT

NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.
8. THE OVERALL HEIGHT OF THE BUILDING NOT TO EXCEED A TOPOGRAPHIC ELEVATION OF 566-FEET (PER ORD. NO. 17-38).
9. NO TREES WITHIN 5' OF ANY UTILITY.

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	62,870 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	17,760/116,789 = 15.2%	
Floor Area Ratio:	62,870/116,789 = 0.54	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	1 SPC/100 SF MTG ROOM (50%)	
	1792/100 (50%)	= 9 SPACES
	Total	= 109 SPACES
Parking Provided:	Regular	= 104 SPACES
	Handicap	= 5 SPACES
	Total	= 109 SPACES
Impervious Area:	72,006 / 116,789 SF = 61.7%	
Pervious Area:	44,783 / 116,789 SF = 38.3%	

BLDG AREA TABLE:

1st FLOOR -	17,760 SF
2ND FLOOR -	15,126 SF
3RD FLOOR -	14,992 SF
4TH FLOOR -	14,992 SF
TOTAL	62,870 SF

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N19°20'22"W	71.61'
L2	N17°57'44"E	39.61'
L3	N19°34'27"W	30.65'
L4	S70°25'33"W	58.34'
L5	S19°34'27"E	32.50'
L6	S70°25'33"W	82.04'
L7	S60°13'11"W	115.87'
L8	N29°46'49"W	240.17'

CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	42.00'	27.34'	37°18'06"	14.18'	N0°41'19"W	26.86'
C2	42.00'	27.52'	37°32'10"	14.27'	N0°48'21"W	27.03'
C3	42.00'	65.97'	90°00'00"	42.00'	S64°34'27"E	59.40'

ENGINEER:
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CONTACT: JUAN J. VASQUEZ, P.E.

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6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

SITE PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 08, 2017
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS 84744
DATED 11/08/2017
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SITE PLAN PLAN

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 40'
Designed by: JJV
Dra. in by: JJV
C. ec. ed by: JJV
638-01 d. g SP1-SITE PLAN.d. g
Date: 11/08/2017

SHEET
SP1

MASONRY

BRICK VNEER
MANUFACTURER: MUTUAL MATERIALS
COLOR/TEXTURE: AMBER ROSE/MISSION TEXTURE
SIZE: MODULAR
MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"

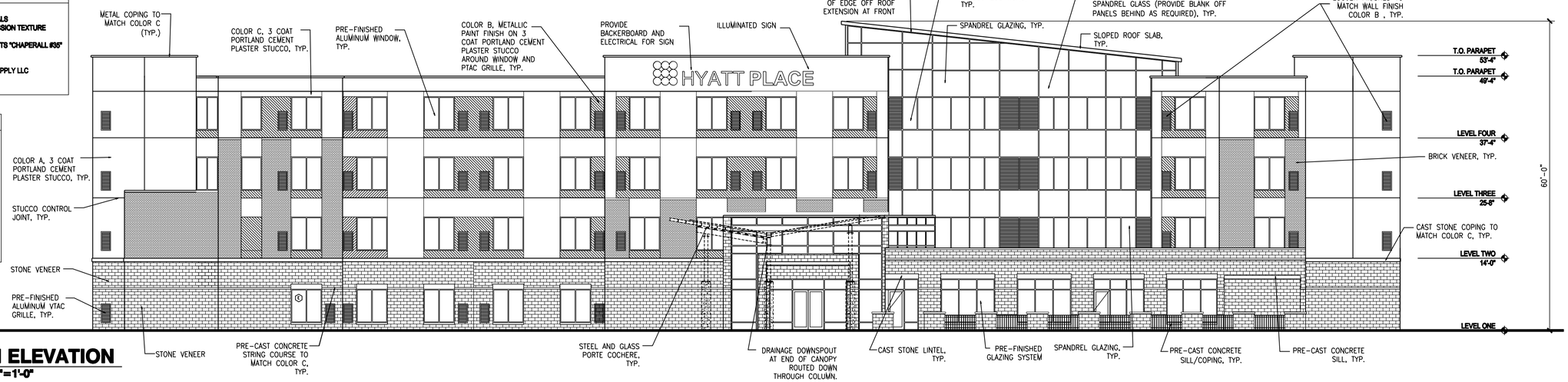
NATURAL STONE VENEER
MANUFACTURER: EAGLE STONE SUPPLY LLC
SELECTION: TUSCANY SQUARES
MORTAR COLOR: TO BE DECIDED

STUCCO

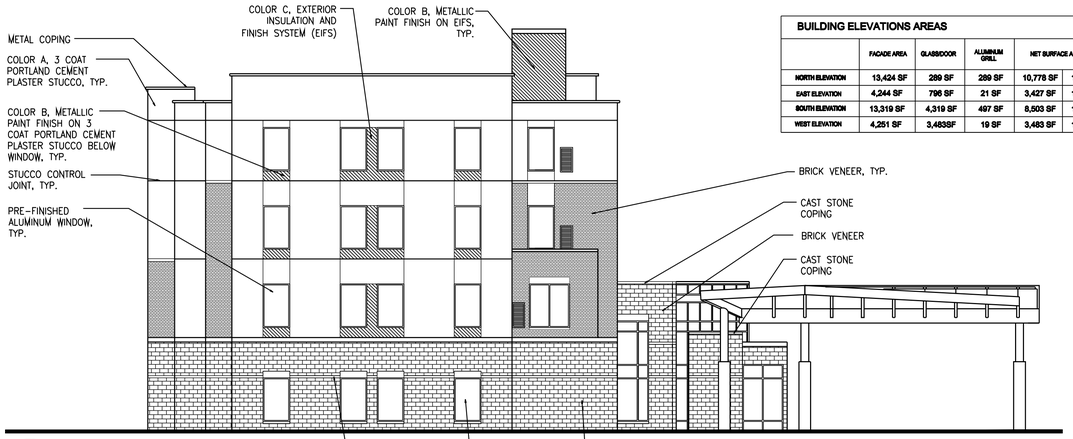
COLOR A:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: #449 BUCKSKIN

COLOR B:
MANUFACTURER: DRYVIT
TEXTURE: PEARLESCENT SMOOTH
COLOR: #255 TIN MAN

COLOR C:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: CAPTAIN



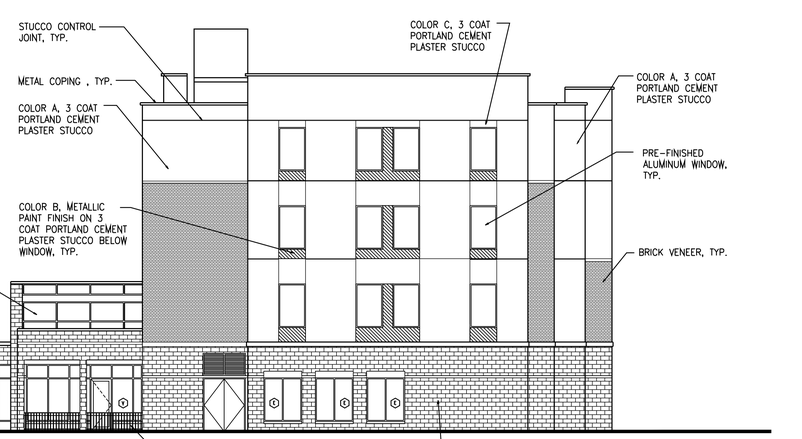
C1 SOUTH ELEVATION
SCALE 3/32"=1'-0"



C1 WEST ELEVATION
ADJACENT TO PUBLIC RIGHT-OF-WAY
SCALE 3/32"=1'-0"

BUILDING ELEVATIONS AREAS

	FACADE AREA	GLASS/DOOR	ALUMINUM GRILL	NET SURFACE AREA		LONG LASTING MASONRY MATERIAL					
						FACE BRICK		STONE		STUCCO	
NORTH ELEVATION	13,424 SF	289 SF	289 SF	10,778 SF	100%	1,203 SF	11%	3039 SF	28%	6536 SF	61%
EAST ELEVATION	4,244 SF	796 SF	21 SF	3,427 SF	100%	542 SF	16%	923 SF	27%	1962 SF	57%
SOUTH ELEVATION	13,319 SF	4,319 SF	497 SF	8,503 SF	100%	928 SF	10%	2854 SF	34%	4723 SF	56%
WEST ELEVATION	4,251 SF	3,483SF	19 SF	3,483 SF	100%	393 SF	11%	1170 SF	34%	1920 SF	55%



C1 EAST ELEVATION
SCALE 3/32"=1'-0"



A1 NORTH ELEVATION
SCALE 3/32"=1'-0"

ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING
13601 Preston Rd., Ste820W, Dallas, Tx. 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1orchitect.com

MAHBUB DEWAN Architect
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OWNER:
ROCKWALL INNKEEPERS I, LTD
CONTACT: DEEPAK GHANDI
TEL: 214 465 5254
EMAIL: DEEPAK@BREITONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT:
HYATT PLACE

SEAL:
REGISTERED ARCHITECT
MAHBUB H. DEWAN
7862
STATE OF TEXAS
November 01, 2017

REVISIONS:	DATE:

TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
05/30/2017	AS NOTED
DRAWN: QY	CHECKED: MD
PROJECT #:	05C-2017
SHEET NO:	A-3.01

MASONRY

BRICK VNEER
MANUFACTURER: MUTUAL MATERIALS
COLOR/TEXTURE: AMBER ROSE/MISSION TEXTURE
SIZE: MODULAR
MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"

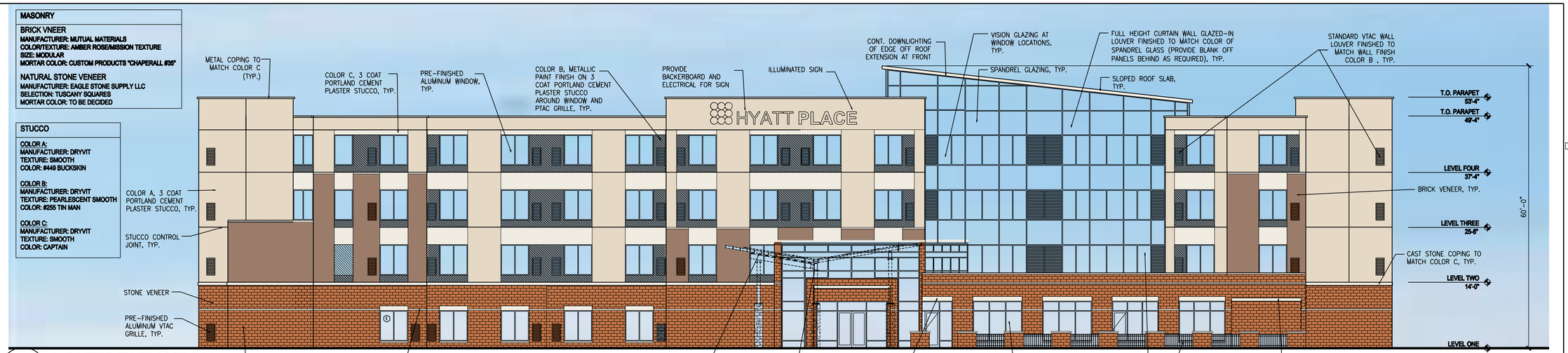
NATURAL STONE VENEER
MANUFACTURER: EAGLE STONE SUPPLY LLC
SELECTION: TUSCANY SQUARES
MORTAR COLOR: TO BE DECIDED

STUCCO

COLOR A:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: #449 BUCKSKIN

COLOR B:
MANUFACTURER: DRYVIT
TEXTURE: PEARLESCENT SMOOTH
COLOR: #255 TIN MAN

COLOR C:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: CAPTAIN



C1 SOUTH ELEVATION
SCALE 3/32"=1'-0"

BUILDING ELEVATIONS AREAS

	FACADE AREA	GLASS/DOOR	ALUMINUM GRILL	NET SURFACE AREA		LONG LASTING MASONRY MATERIAL					
						FACE BRICK		STONE		STCCO	
NORTH ELEVATION	13,424 SF	289 SF	289 SF	10,778 SF	100%	1,203 SF	11%	3039 SF	28%	6536 SF	61%
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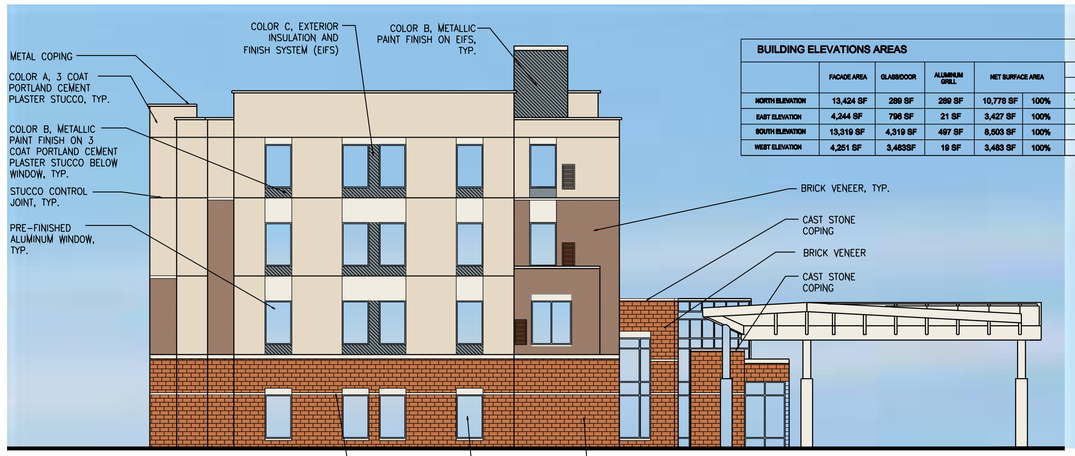
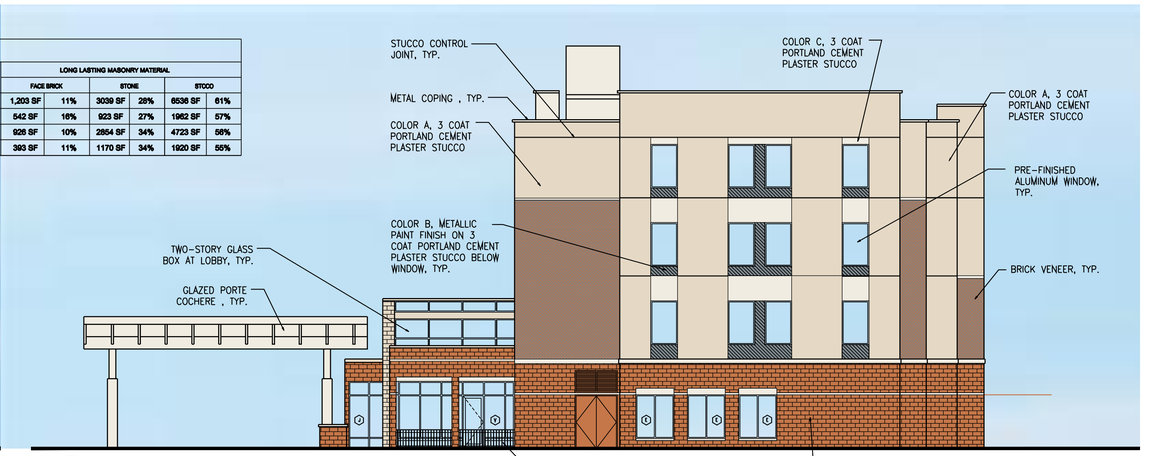
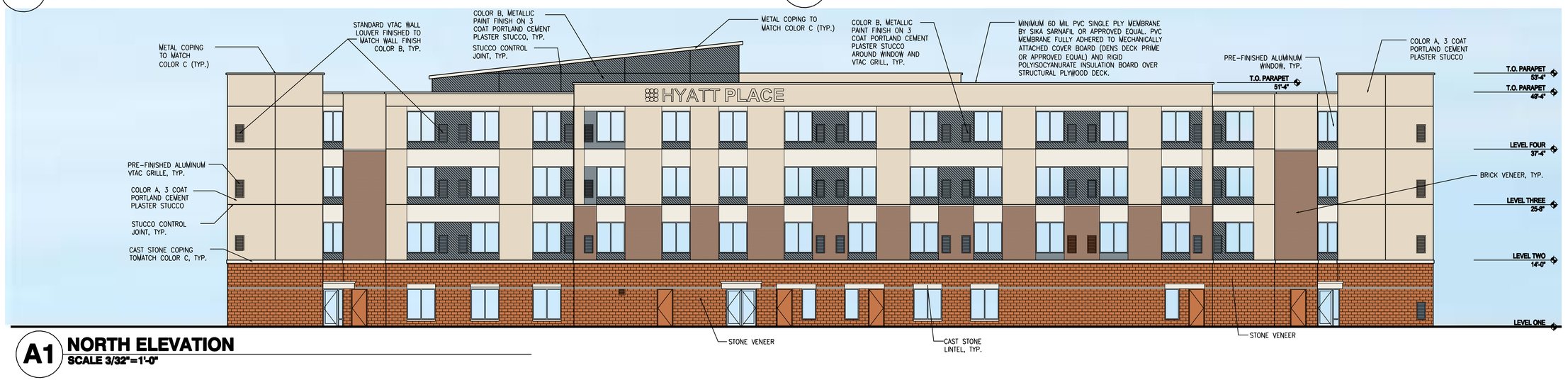


C1 WEST ELEVATION
ADJACENT TO PUBLIC RIGHT-OF-WAY
SCALE 3/32"=1'-0"



C1 EAST ELEVATION
SCALE 3/32"=1'-0"



A1 NORTH ELEVATION
SCALE 3/32"=1'-0"

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE–PLANNING
13601 Preston Rd., Ste820N, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
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OWNER: ROCKWALL INNKEEPERS I, LTD
CONTACT: DEEPAK GHANDI
TEL: 214 465 5254
EMAIL: DEEPAK@BRETONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT: HYATT PLACE

SEAL: REGISTERED ARCHITECT MAHBUB H. DEWAN 17862 STATE OF TEXAS
November 01, 2017

REVISIONS:	DATE:

TITLE: EXTERIOR ELEVATIONS

DATE:	SCALE:
05/30/2017	AS NOTED
DRAWN: QY	CHECKED: MD
PROJECT #:	05C-2017
SHEET NO:	A-3.01

MATERIALS BOARD

	MATERIAL	MANUFACTURER	SELECTION/ COLOR
	BRICK	CAROLINA CERAMICS	AMBER ROSE MODULAR MISSION TEXTURE MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"
	NATURAL STONE VENEER	EAGLE STONE SUPPLY LLC	TUSCANY SQUARES
	3 COAT PORTLAND PLASTER CEMENT STUCCO TYPE A	DRYVIT	#449 BUCKSKIN
	3 COAT PORTLAND PLASTER CEMENT STUCCO TYPE B	DRYVIT	#255 TIN MAN
	3 COAT PORTLAND PLASTER CEMENT STUCCO TYPE C	DRYVIT	#472A CAPTAIN

d1 ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE–PLANNING
13601 Preston Rd., Ste#206, Dallas, TX. 75240
Cell:(214)738 3619 Bus:(214)750 0666
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MAHBUB DEWAN
Architect
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TEL: 214 455 5254
EMAIL: DEEPAK@BREITONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT:
HYATT PLACE

SEAL:
REGISTERED ARCHITECT
MAHBUB H DEWAN
17852
STATE OF TEXAS
November 01, 2017

REVISIONS: DATE:

TITLE:
MATERIALS BOARD

DATE:	SCALE:
05/30/2017	–
DRAWN: QY	CHECKED: MD
PROJECT #:	05C-2017
SHEET NO:	A-3.00

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	62,870 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	17,760/116,789 = 15.2%	
Floor Area Ratio:	62,870/116,789 = 0.54	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	1 SPC/100 SF MTG ROOM (50%)	
	1792/100 (50%)	= 9 SPACES
	Total	= 109 SPACES
Parking Provided:	Regular	= 104 SPACES
	Handicap	= 5 SPACES
	Total	= 109 SPACES
Impervious Area:	72,006 / 116,789 SF = 61.7%	
Pervious Area:	44,783 / 116,789 SF = 38.3%	

NOTES:
1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

PLANT SCHEDULE

LABEL	COMMON NAME
SHADE TREES	
CE	Cedar Elm
LE	Lacebark Elm
SO	Shumard Oak
SHRUBS	
AS	Autumn Sage
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DHG	Dwarf Hamlin Grass
IH	Indian Hawthorne 'Eleanor Taber'
LM	Lindheimer Muhly Grass
TS	Texas Sage 'Green Cloud'
SY	Softleaf Yucca
GROUNDCOVER/VINES/GRASS	
BBL	Big Blue Liriope
BF	Blue Fescue
TL	Texas Lantana
	Bermuda Solid Sod
	Bermuda Hydromulch
	Decomposed Granite
	2-4" River Rock

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

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TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

LANDSCAPE PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHTMYER
2754
STATE OF TEXAS
11/7/2017

DEVELOPER
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

LANDSCAPE PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
631-01 g SP-SITE PLAN.d g
Date 11.7.2017

SHEET
L1.3

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.

2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 116,789 s.f.

REQUIRED	PROVIDED
17,518 s.f. (15%)	44,783 s.f. (38.3%)

STREET LANDSCAPING

1. A 10' wide landscape buffer shall be provided along the perimeter of the property abutting ROW.

2. One tree shall be provided for every 50 l.f. of frontage.

La Jolla Pointe Drive and Laguna Drive - 758 l.f.

REQUIRED	PROVIDED
10 landscape buffer	10' landscape buffer
15 trees, 3" cal.	13 existing trees, 3"+; 3 proposed trees, 3" cal.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

Parking spaces: 109

REQUIRED	PROVIDED
36" screen	36" screen
11 canopy trees, 4" cal.	14 canopy trees, 4" cal.

MITIGATION

REQUIRED	PROVIDED
1404 caliper inches	owner to pay 125$ per caliper inch for 20% of the trees. ($35,100). The remainder to be coordinated with the parks department for a tree delivery method.

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+ 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100□ COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

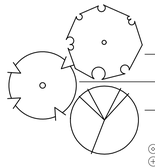
MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

IRRIGATION:

IRRIGATION WILL MEET REQUIREMENTS OF UDC.

TREES:
TREES SHALL BE AT LEAST 5' FROM WATER, SEWER AND STORM LINES.



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
5	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	14' ht., 4' spread
9	SO	Shumard Oak	*Quercus shumardii*	4" cal.	14' ht., 5' spread
		SHRUBS			
53	AS	Autumn Sage	*Salvia greggii*	3 gal.	full, 24" o.c.
32	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
30	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
36	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
55	IH	Indian Hawthorne 'Eleanor Taber'	*Raphiolepsis indica 'Eleanor Taber'*	5 gal.	full, 24" spread, 36" o.c.
33	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
68	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
25	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
35	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
90	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
25	TL	Texas Lantana	*Lantana horrida*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Bermuda Hydromulch	*Cynodon dactylon*		
		Decomposed Granite			
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

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TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
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6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

VASQUEZ ENGINEERING, L.L.C.
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REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

11/7/2017

DEVELOPER
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

LANDSCAPE NOTES
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Dra n by: AWR
C ec ed by: AWR
631-01 g SP-SITE PLAN.d g
Date: 11.7.2017

SHEET
L1.4

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING
B. BED PREPARATION AND FERTILIZATION
C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
B. TEXAS STATE DEPARTMENT OF AGRICULTURE
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED, FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD. UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE, PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE AFTER ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTORS INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR(INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.

F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.

G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.

I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.

K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND ESRON CONSTANT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
J. DO NOT WRAP TREES.
K. DO NOT OVER PRUNE.
L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION
B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

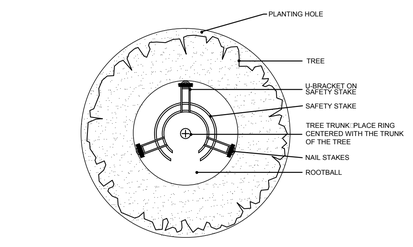
3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

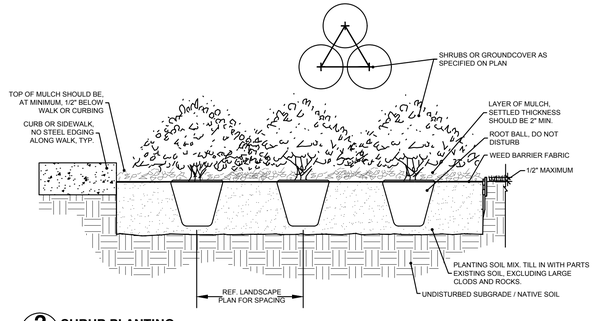
3.6 ACCEPTANCE

A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
C. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING
N.T.S.



2 SHRUB PLANTING
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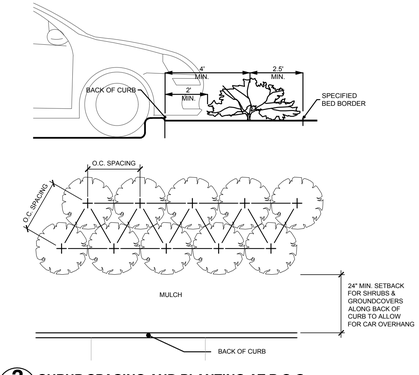

3 SHRUB SPACING AND PLANTING AT B.O.C.
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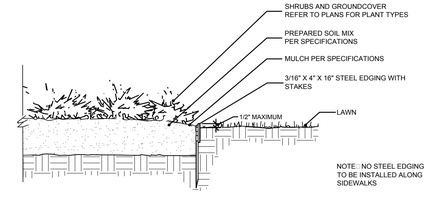

4 STEEL EDGING DETAIL
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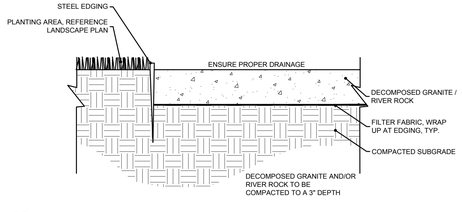

5 DECOMPOSED GRANITE / RIVER ROCK
N.T.S.

LANDSCAPE SPECIFICATIONS AND DETAILS

HYATT ROCKWALL ADDITION

LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-272-2948
TX Registration F-12266

DEVELOPER
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
11/7/2017

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Dra n by: AWR
C ec ed by: AWR
63-01-01 g SP1-SITE PLAN.d g
Date: 11.7.2017

SHEET
L1.5

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres 116,789 S.F.	
Building Area	62,870 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	17,760/116,789 = 15.2%	
Floor Area Ratio:	62,870/116,789 = 0.54	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	1 SPC/100 SF MTG ROOM (50%)	
	1792/100 (50%)	= 9 SPACES
	Total	= 109 SPACES
Parking Provided:	Regular	= 104 SPACES
	Handicap	= 5 SPACES
	Total	= 109 SPACES
Impervious Area:	72,006 / 116,789 SF = 61.7%	
Pervious Area:	44,783 / 116,789 SF = 38.3%	

TREE PROTECTION FENCING TO REMAIN THROUGHOUT CONSTRUCTION. REF. L1.2 FOR DETAILS. TYP.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

TREE PRESERVATION LEGEND
- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING

TREE PRESERVATION PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

11/7/2017

DEVELOPER
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

TREE PRESERVATION PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale 1" = 30'
Designed by: AWR
Dra n by: AWR
C ec ed by: AWR
631-01-d g\SP1-SITE PLAN-d g
Date 11.7.2017

SHEET
L1.1

EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	8	LIVE OAK	REMAIN	NOT ON PROPERTY
2	6	LIVE OAK	REMAIN	
3	9	LIVE OAK	REMAIN	
4	8	ELM	REMAIN	
5	10	ELM	REMAIN	
6	12	ELM	REMAIN	
7	14	ELM	REMAIN	
8	7	ELM	REMAIN	
9	8	ELM	REMAIN	
10	7	LIVE OAK	REMAIN	
11	8	LIVE OAK	REMAIN	
12	8	LIVE OAK	REMAIN	
13	10	ELM	REMAIN	
14	9	ELM	REMAIN	
15	9	ELM	REMAIN	
16	7	LIVE OAK	REMAIN	
17	9	LIVE OAK	REMAIN	
18	8	LIVE OAK	REMAIN	
19	12	ELM	REMAIN	
20	7	ELM	REMAIN	
21	7	ELM	REMAIN	
22	8	ELM	REMAIN	
23	9	ELM	REMAIN	
24	4	ELM	REMAIN	
25	8	ELM	REMAIN	
26	10	ELM	REMAIN	
27	6	LIVE OAK	REMAIN	
28	10	ELM	REMAIN	
29	10	ELM	REMAIN	
30	8	LIVE OAK	REMAIN	
31	5	LIVE OAK	REMAIN	
32	5	ELM	REMAIN	
33	6	LIVE OAK	REMAIN	
34	9	LIVE OAK	REMAIN	
35	7	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
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51	11	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
52	5	ELM	TO BE REMOVED	MITIGATION 1:1
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54	12	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
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103	15	ELM	TO BE REMOVED	MITIGATION 1:1
104	18	CEDAR	TO BE REMOVED	MITIGATION AT 50%
105	15	ELM	TO BE REMOVED	MITIGATION 1:1
106	15	ELM	TO BE REMOVED	MITIGATION 1:1
107	27	ELM	TO BE REMOVED	MITIGATION 1:1
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116	20	OAK	TO BE REMOVED	MITIGATION 1:1
117	36	OAK	TO BE REMOVED	MITIGATION 2:1
118	28	PECAN	TO BE REMOVED	MITIGATION 1:1
119	14	ELM	TO BE REMOVED	MITIGATION 1:1
120	11	ELM	TO BE REMOVED	MITIGATION 1:1
121	6	ELM	TO BE REMOVED	MITIGATION 1:1
122	6	ELM	TO BE REMOVED	MITIGATION 1:1
123	11	CEDAR	TO BE REMOVED	MITIGATION AT 50%
124	14	ELM	TO BE REMOVED	MITIGATION 1:1
125	7	ELM	TO BE REMOVED	MITIGATION 1:1
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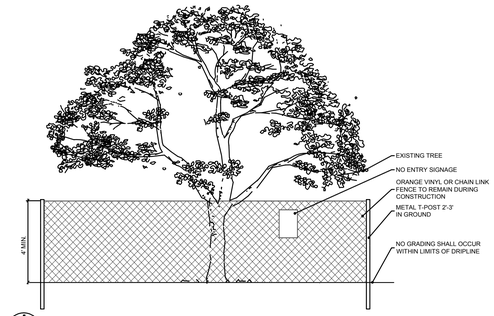
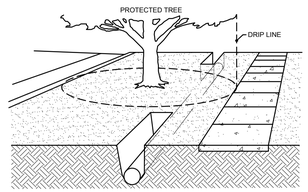
133	28	OAK	TO BE REMOVED	MITIGATION 1:1
134	7	ELM	TO BE REMOVED	MITIGATION 1:1
135	7	ELM	TO BE REMOVED	MITIGATION 1:1
136	9	ELM	TO BE REMOVED	MITIGATION 1:1

TOTAL ON SITE	1588
TOTAL TO REMAIN	291
TOTAL TO BE REMOVED	1297
CALIPER INCHES TO BE MITIGATED LESS SITE PLANTINGS	1,404
TOTAL CALIPER TO BE PAID INTO TREE FUND (1404*.2)*125	$35,100
REMAINDER OF MITIGATION TO BE COORDINATED WITH PARKS DEPARTMENT FOR A TREE DELIVERY METHOD	

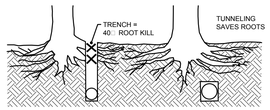
**no credits were given since no trees larger than 24" were kept



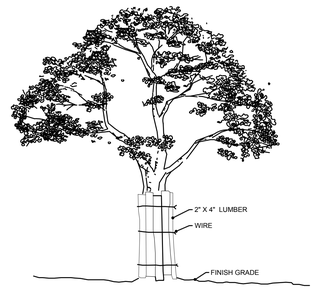
1 TREE PROTECTION FENCING
N.T.S.



BORING:
BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

TREE PRESERVATION NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 7, 2017
CASE #SP2017-033

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P 972-278-2948
TX Registration F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHTARSKY
2754
STATE OF TEXAS
11/7/2017

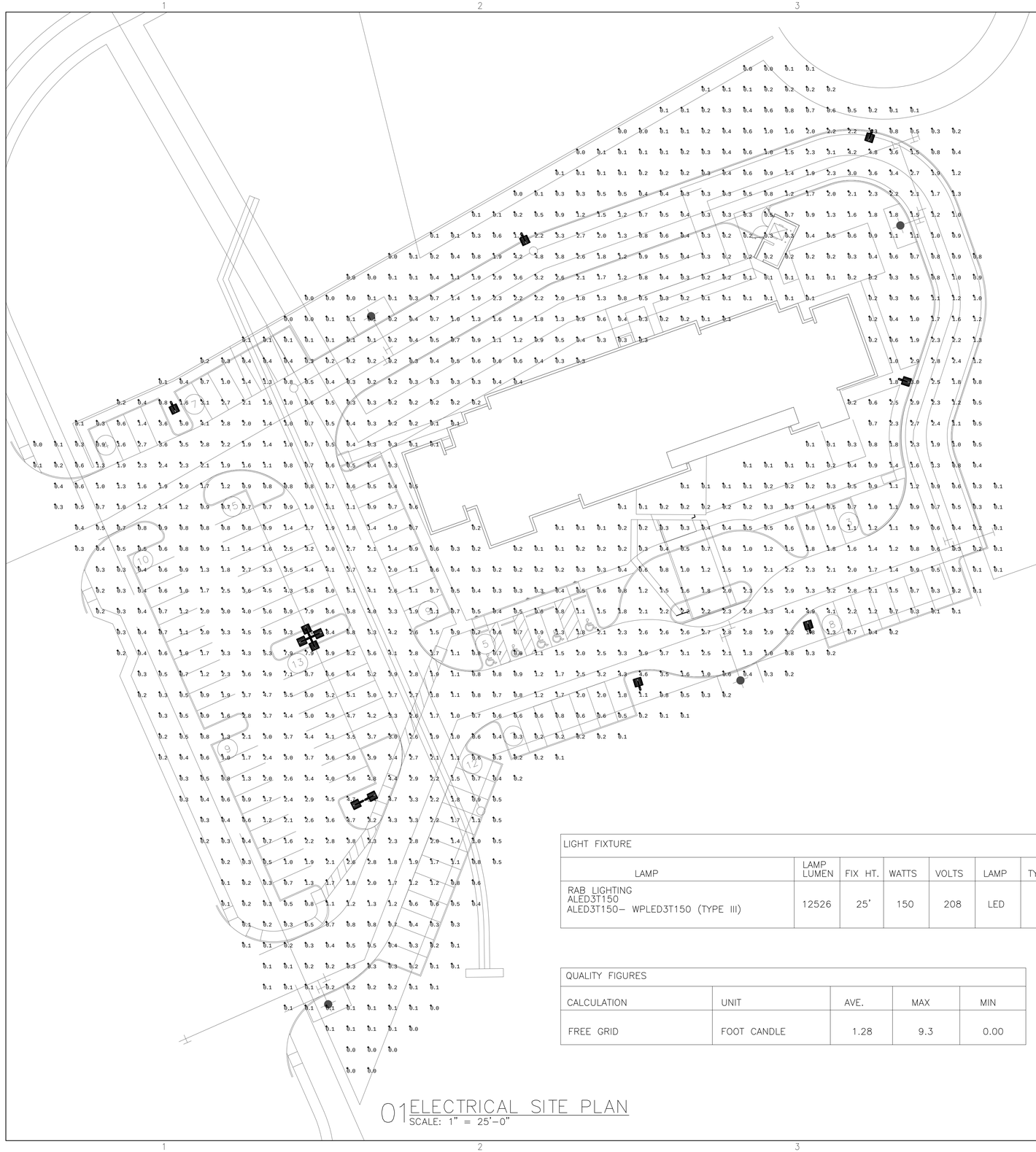
DEVELOPER
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

TREE PRESERVATION NOTES

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale 1" = 30'
Designed by: AWR
Dra n by: AWR
C ec ed by: AWR
631-01d g SP1-SITE PLAN# g
Date 11.7.2017

SHEET
L1.2



01 ELECTRICAL SITE PLAN
SCALE: 1" = 25'-0"

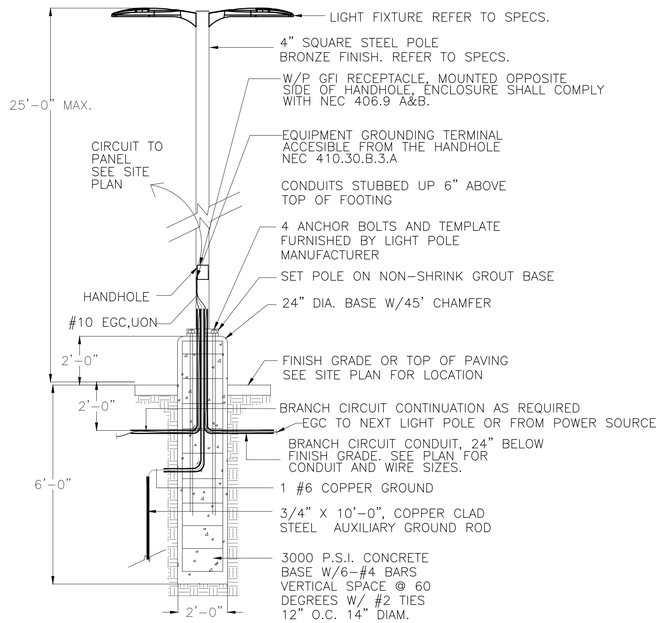
ELECTRICAL SITE NOTES

COORDINATE EXACT REQUIREMENT FOR, AND LOCATION OF, INTERNALLY LIT SIGN CONTRACTOR.

1. EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY ELECTRICAL CODE IN CONJUNCTION WITH THE 2014 NEC AND CITY ORDINANCES.
2. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER.
3.
4. ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
5. CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.
6. CONTRACTOR SHALL INSTALL ALL CABLE CONDUIT PER CABLE COMPANY STANDARDS, COORDINATE AS REQUIRED..
7. CONNECT POST INDICATOR VALVE TO FIRE ALARM SYSTEM. VERIFY EXACT LOCATION BEFORE ROUGH-IN.
8. MOUNT POWER METER AT PAD MOUNTED TRANSFORMER OR AS DIRECTED BY UTILITY CO.
9. ALL UNDERGROUND RACEWAYS SHALL BE INSPECTED BEFORE COVERING. DIRECT BURIED CABLE OR CONDUIT OR OTHER RACEWAYS SHALL BE INSTALLED TO MEET THE MINIMUM COVER REQUIREMENTS OF NEC TABLE 300.5.
10. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE UL LISTED FOR OUTDOOR USE ,PER NEC 410.10.A
11. NON-CURRENT CARRYING CONDUCTIVE MATERIALS ENCLOSING ELECTRICAL CONDUCTORS OR EQUIPMENT, SHALL BE (BONDED) CONNECTED TOGETHER PER NEC 250.4.B.2.
12. AREA PARKING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK CONTROL. MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL, FACING NORTHERN SKY. HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.
13. E.C TO FIELD VERIFY BRANCH CIRCUIT LENGTHS AND ADJUST CONDUCTOR SIZES FOR VOLTAGE DROP AS REQUIRED. PROVIDE ALL SITE LIGHTING CONDUCTORS SIZE #10 Cu. MINIMUM.
14. ELECTRIC SIGN SHALL BE CONTROLLED BY AN EXTERNALLY OPERABLE SWITCH OR CIRCUIT BREAKER PER NEC 600.6.
15. BRANCH CIRCUIT FOR POLE MOUNTED LIGHTING SHALL HAVE MEANS OF DISCONNECTING ALL UNGROUNDED SUPPLY CONDUCTORS. DISCONNECTING MEANS SHALL MEET THE REQUIREMENTS OF NEC 225.38(A) THROUGH (D).

LIGHT FIXTURE						
LAMP	LAMP LUMEN	FIX HT.	WATTS	VOLTS	LAMP	TYPE
RAB LIGHTING ALED3T150 ALED3T150- WPLED3T150 (TYPE III)	12526	25'	150	208	LED	111

QUALITY FIGURES				
CALCULATION	UNIT	AVE.	MAX	MIN
FREE GRID	FOOT CANDLE	1.28	9.3	0.00



02 LIGHT POLE DETAIL
SCALE: NTS

d1
ARCHITECT + ASSOCIATES, INC.
ARCHITECTURE-PLANNING-ENGINEERING
13601 Preston Rd., Ste:820W, Dallas, TX, 75240
Cell:(214)738 3619 Bus:(214)730 0666
E-mail: mhdewan@gmail.com
Web Site: d1architect.com

OWNER: ROCKWALL INNKEEPERS I, LTD
CONTACT: DEEPAK GHANDI
TEL: 214 455 5254
EMAIL: DEEPAK@BREITONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT: HYATT PLACE

SEAL:

REVISIONS: DATE:

TITLE: ELECTRICAL SITE PLAN

DATE: 10/12/2017
SCALE:
DRAWN:
CHECKED:
PROJECT #: 05C-2017
SHEET NO: ESP

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Mike Whittle; *Whittle Development, Inc.*

AGENDA ITEM: **SP2017-034**; *Lot 2, Block 2*, *Alliance Addition*

SUMMARY:

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office building on 0.44-acre tract of land identified as Lot 2, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 Alliance Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for an ~4,920 SF *office building* [*i.e. Alliance VI*]. The proposed office building is situated on a 0.44-acre tract of land [*i.e. Lot 2, Block 2, Alliance Addition*], is zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, and is addressed as 6520 Alliance Drive. The applicant has also submitted a site plan [*SP2017-036*] for an office building on Lot 3 [*i.e. the adjacent lot*] that is similar to the design of the proposed office building.

On September 5, 2004, the City Council approved Planned Development District 57 (PD-57) for Commercial (C) District land uses. As a condition of approval, each building throughout the development shall be constructed with a consistent design scheme and materials approved by the Architectural Review Board. In this case, the proposed office building is consistent with the other buildings in the development [*e.g. Alliance III & Alliance IV*].

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. an office building*) is permitted by-right within Planned Development District 57 (PD-57), and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X~17,680 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X~182-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=174Feet; In Conformance*
Minimum Front Yard Setback	*10-Feet*	*X~90-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X~45-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X~20-Feet; In Conformance*
Maximum Building Height	*60-Feet[1]*	*X=23-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<40%; In Conformance*
Minimum Masonry Requirement	*90%*	*X= 100%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Number of Parking Spaces	*17*	*12 Provided; Not In Conformance[2]*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X=88-91%; In Conformance*
Minimum Landscaping Percentage	*15%*	*41%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*X=62%; In Conformance*

1. Up to 240-feet with Specific Use Permit (SUP) 2. Variance Requested

VARIANCE:

The applicant is requesting a variance to the minimum parking requirements stipulated in the Unified Development Code. According to Section 6, *Off-Street Loading Requirements*, of Article VI, *Parking and Loading*, of the Unified Development Code, office buildings require a parking ratio of 1 space per 300 SF. In this case, the development is required to have 17 parking spaces, however, only 12 are being provided [*i.e. 5 spaces below the minimum requirement*]. This variance will require a simple majority vote for approval.

ARCHITECTURAL REVIEW BOARD

On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made a recommendation to approve the building elevations with the condition that the office building incorporate some sort of differentiation in the front façade to distinguish it from the other buildings in the development. The applicant has complied with this request and the Architectural Review Board (ARB) will review the revisions and forward a recommendation at the November 14, 2017 Planning and Zoning Meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-034	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	10/16/2017 LM
Project Name	Alliance Addition Lot 2	**Applicant**	WHITTLE DEVELOPMENT, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
ALLIANCE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ALLIANCE ADDITION PH 2	2	2	2	3039-0002-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017				
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/18/2017	2	COMMENTS	See Comments

(10/18/2017 9:48 AM AW)
See markup
- 4% Engineering Inspection Fees
- Impact Fees
- Water services to be connected to 2" existing services in Alliance Dr.
- Minimum easement width is 20'
- Label distances between proposed and existing driveways/roads (measured from edge to edge)
- Must design drainage to match as-built drainage map
- $432,74/acre sanitary sewer pro-rata
- Double clean outs are to be installed at the right-of-way
- Drainage easement is a drainage and utility easement. There is a water line as well as drainage in this easement
- Show utilities on the landscape plan
- Move tree 5' from existing water line

FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
PLANNING	Korey Brooks	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-034 (Alliance Addition Lot 2): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-034) in the lower right hand corner of all pages on future submittals.

M.4 Site Plan. Please provide site data table as shown on landscape plan

M.5 Site Plan. Please note that the required parking is 17 spaces.

M.6 Site Plan. Please indicate pavement thickness.

M.7 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.8 Photometric. Please provide FC grid on photometric plan and cut sheets.

M.9 Building Elevations. Please label all mechanical equipment (dashline on elevations) and how these will be screened from view.

M.10 Building Elevations. Please provide specific materials on building elevations.

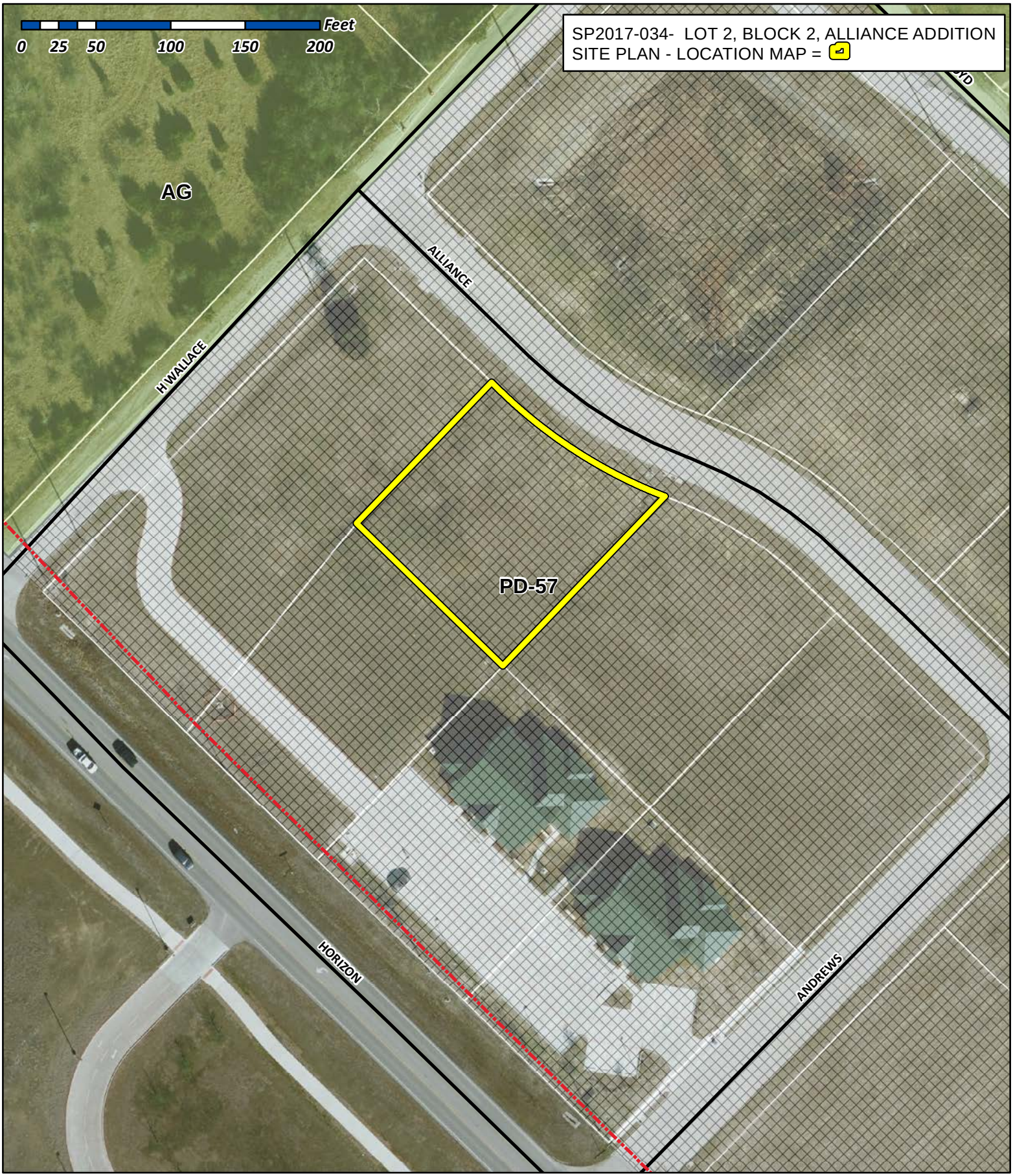
M.11 Building Elevations. Please provide dimensions on North and West Elevations

M.12 Building Elevations. Please indicate the elevation that faces the street.

I.13 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and ZoningWorksession for this case will be October 24, 2014 at 6:00 p.m. The Architectural Review Board meeting is October 24, 2017 at 5:00. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

I.15 If necessary the projected City Council meeting date for this case will be November 20, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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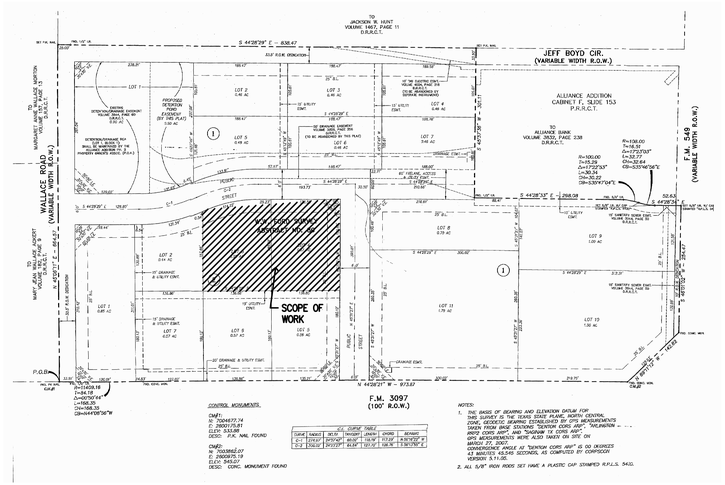
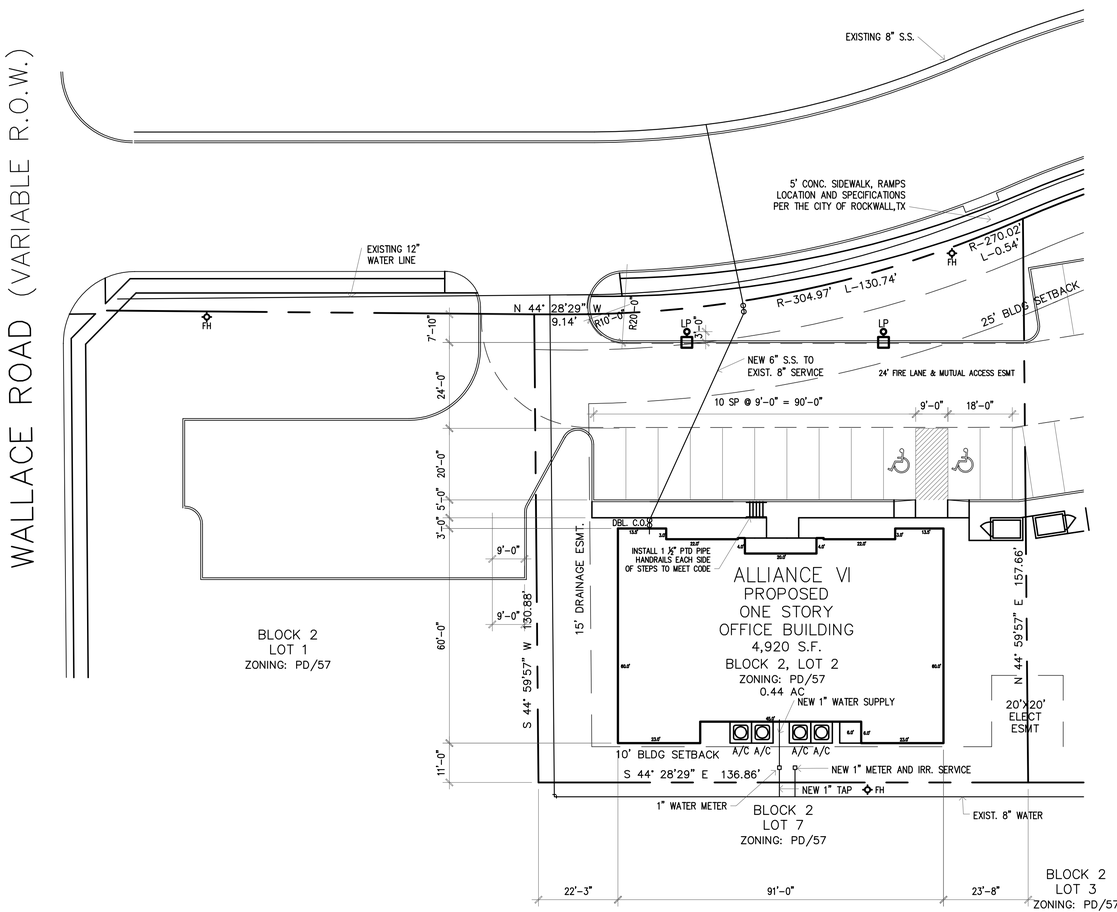
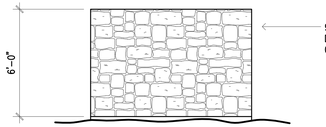
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN





SCREEN DETAIL

¼"=1'-0"

PARKING REQUIREMENTS

OFFICE LOT 2 4,918 SF @ 1/300 = 16

16 PARKING SPACES REQUIRED
12 PARKING SPACES PROVIDED ON LOT 2
LOT 2 SHALL HAVE A SHARED PARKING AGREEMENT FOR FOUR SPACES FROM LOT 3

1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
2 HANDICAP PARKING SPACES PROVIDED

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS
8-18-2017

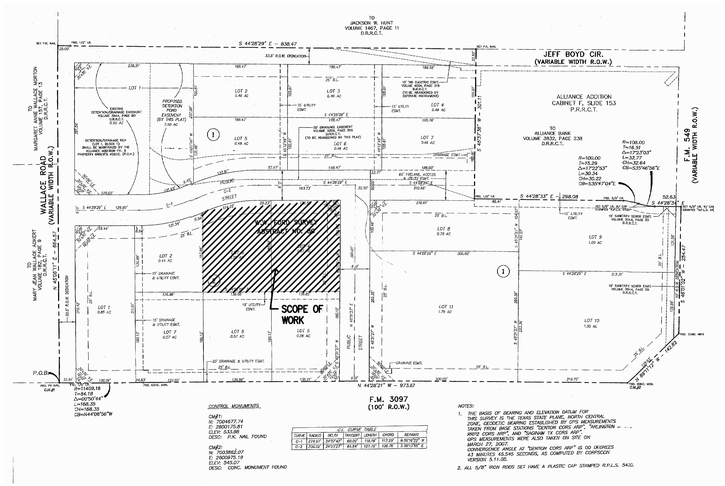
ALLIANCE VI LOT 2
ROCKWALL, TEXAS

SITE PLAN

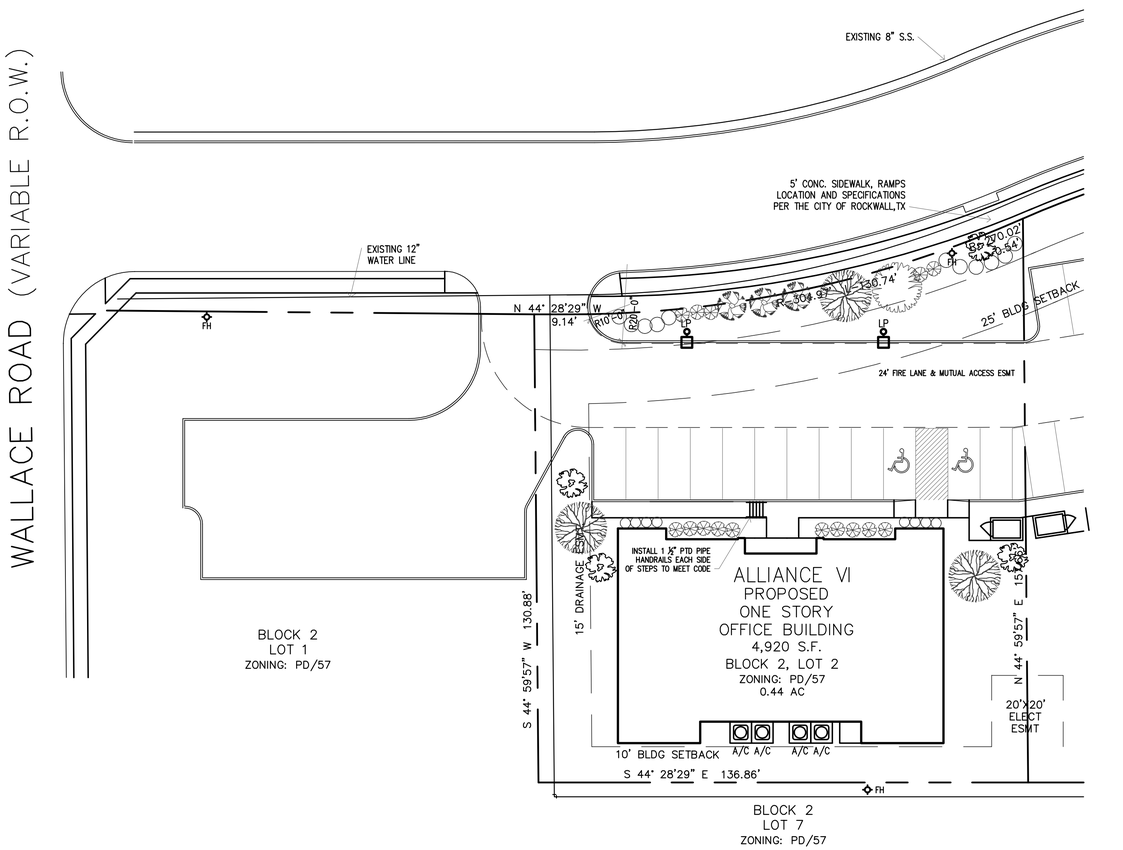
Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN



BURR OAKS (1)
INSTALLED WITH A MIN. 4" CALIPER

LIVE OAKS (3)
INSTALLED WITH A MIN. 4" CALIPER

RED BUD (3)
4' HIGH @ INSTALLATION

MEXICAN PLUM (4)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (15)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (19)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

LOT 2ED, BLOCK 2 – CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253

1. ZONING: PD-57 – BUSINESS OCCUPANCY
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 19,023 SF 0.44 AC
4. BUILDING AREA: 4,918
5. BUILDING HEIGHT: SINGLE STORY – 28'-0 "
6. LOT COVERAGE: 25.8% F.A.R. = 0.025:1
7. PARKING REQUIRED: 1 SPACE/300 SF 4,918 SF/300 = 16 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 12 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 11,765 SF

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

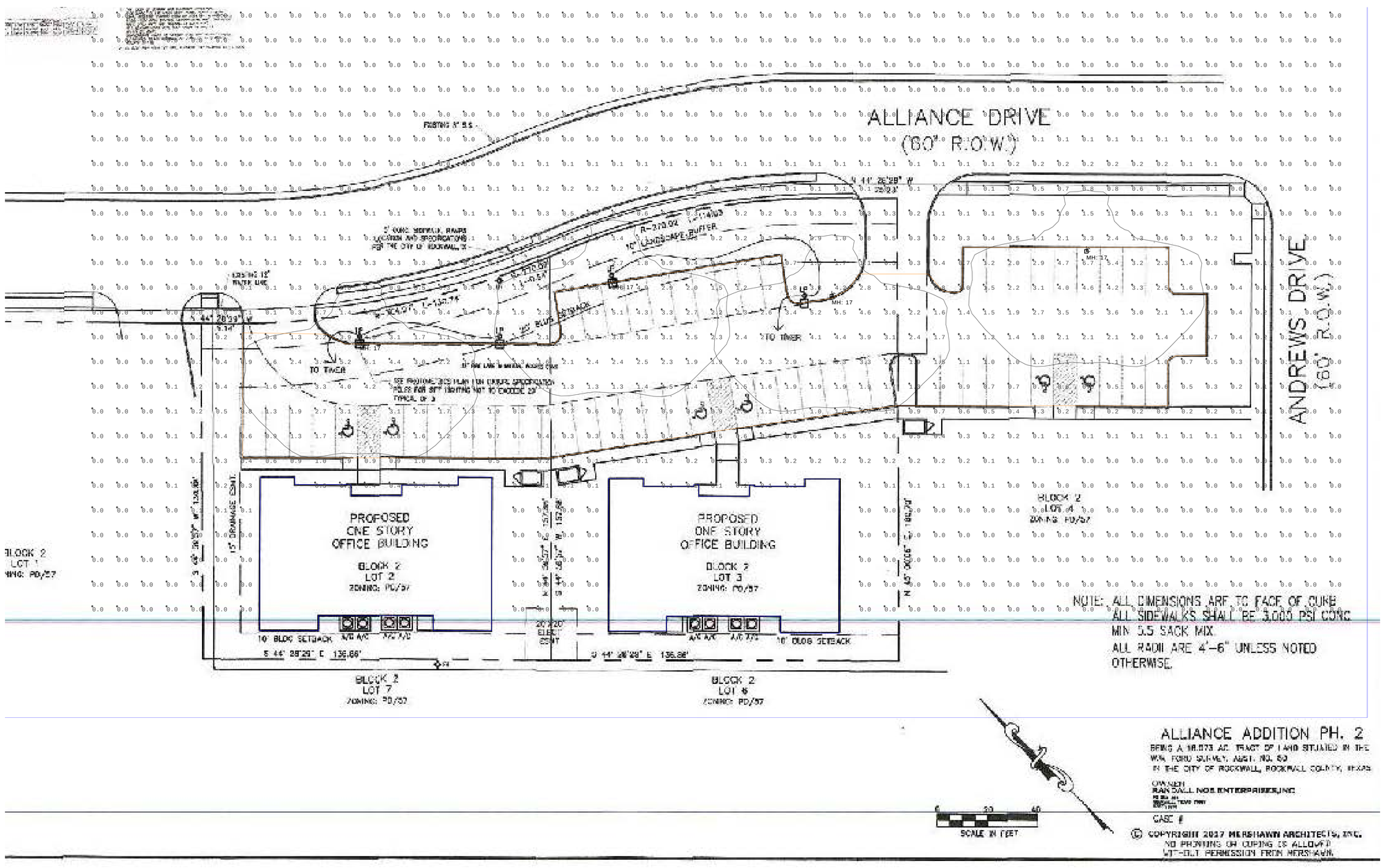
REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS
8-18-2017

ALLIANCE VI LOT 2
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A2 OF 16



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	C	4	LITHONIA_KAD LED 60C 1000 30K R4 MVOLT	19269	216	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CONCRETE_Planar	0	Fc	0.52	6.7	0.0	N.A.
PARKING_LOT		Fc	2.05	6.7	0.2	10.25

PARKING_LOT

Illuminance (Fc)
Average = 2.05
Maximum = 6.7
Minimum = 0.2
Avg/Min Ratio = 10.25
Max/Min Ratio = 33.50

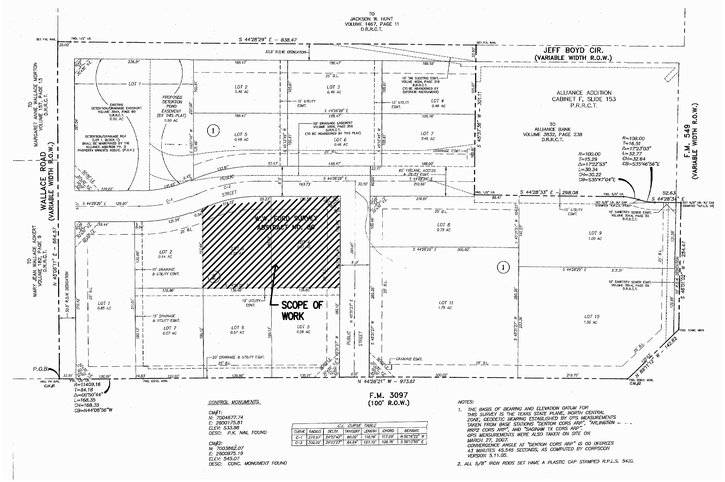
Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values shown at grade.
3. Mounting heights: As shown.
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaire uses integrated photometric lamp data, which is provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.

PROJECT: ALLIANCE ADDITION PHASE 2
SALESPERSON: RUSTY SMITH
SCALE: 20TH
CALC BY: JH
FILE: 170824_ALLIANCE ADDITION PHASE 2_V2

17-08-24

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



CONTROL MONUMENTS.

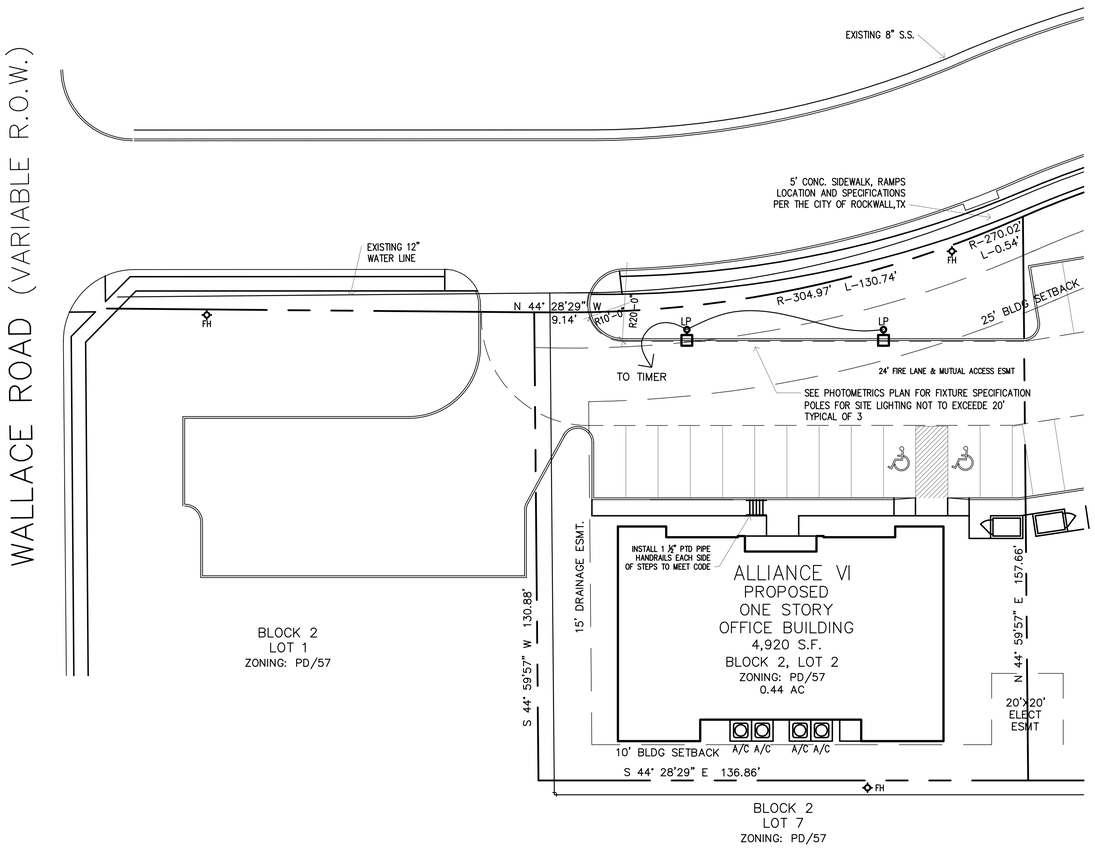
CM#1:
N: 7004677.74
E: 2900175.81
ELEV: 533.95
DESC: P.K. NAIL FOUND

CM#2:
N: 7003992.67
E: 2900875.19
ELEV: 549.07
DESC: CONC. MONUMENT FOUND

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	1314.93'	07°51'07"	90.03'	180.38'	180.23'	N 76°15'30" E
C-2	1314.93'	04°03'29"	46.58'	93.14'	93.12'	S 78°57'56" E

NOTES:
1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN FROM BRISE SOLUTIONS "DENTON CORS ARP", "MKLINNRN - BRISE CORS ARP", AND "SHERMAN TX CORS ARP". GPS MEASUREMENTS WERE ALSO TAKEN ON SITE ON MARCH 15, 2017. CONVERGENCE ANGLE AT "DENTON CORS ARP" IS 00 DEGREES 43 MINUTES 43.245 SECONDS, AS COMPUTED BY CORPSCON VERSION 5.11.05.
2. ALL 5/8" IRON RODS SET HAVE A PLASTIC CAP STAMPED R.P.L.S. 5400.

KEY PLAN



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
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9727715258

CASE #

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RESIDENTIAL RESTAURANTS
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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

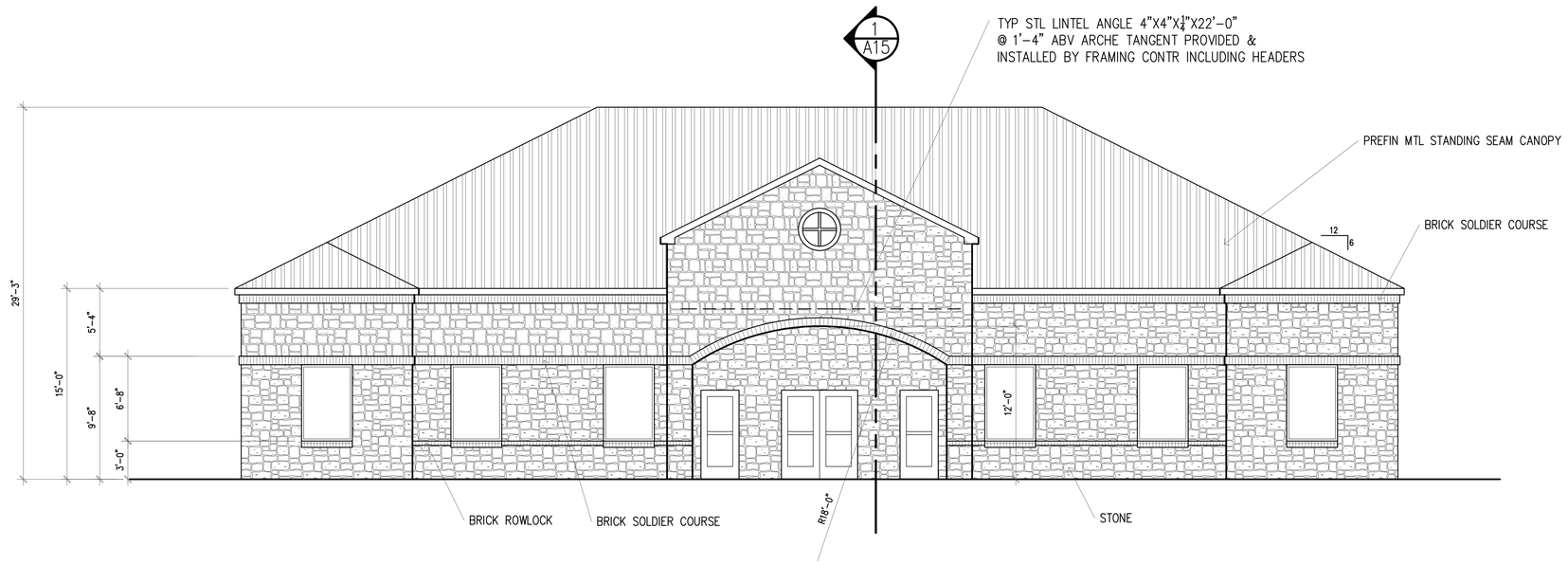
REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS
8-18-2017

ALLIANCE VI LOT 2
ROCKWALL, TEXAS

SITE LIGHTING PLAN

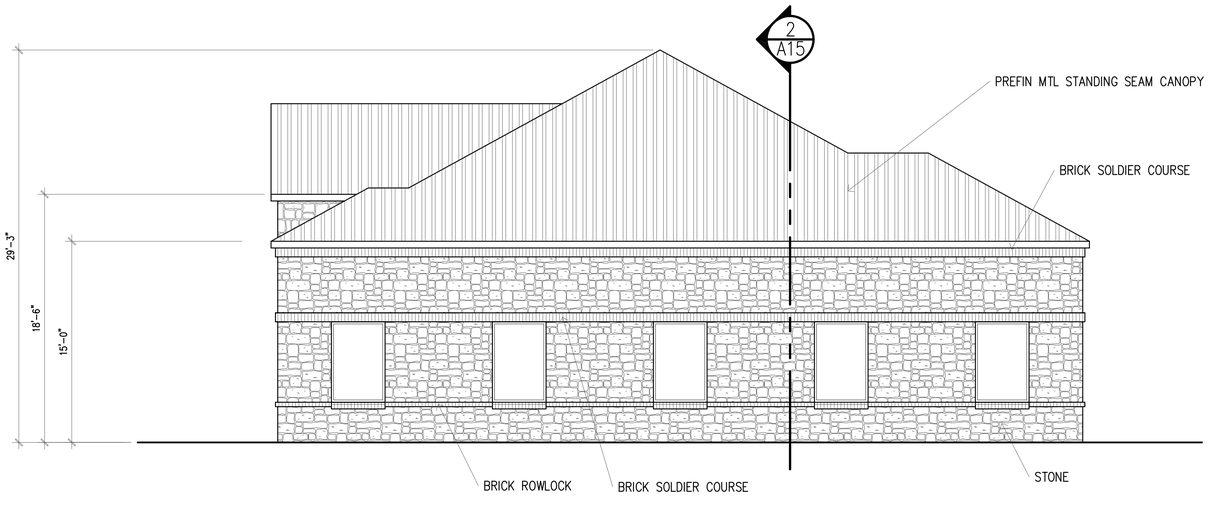
Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
E1
OF



SOUTH ELEVATION STREET FRONT ELEVATION

100.0% (1264 SF) MASONRY
9.0% (121 SF) BRICK ACCENTS
91.0% (1109 SF) STONE



EAST ELEVATION

100.0% (750 SF) MASONRY
12.0% (100 SF) BRICK ACCENTS
88.0% (680 SF) STONE

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS
8-18-2017

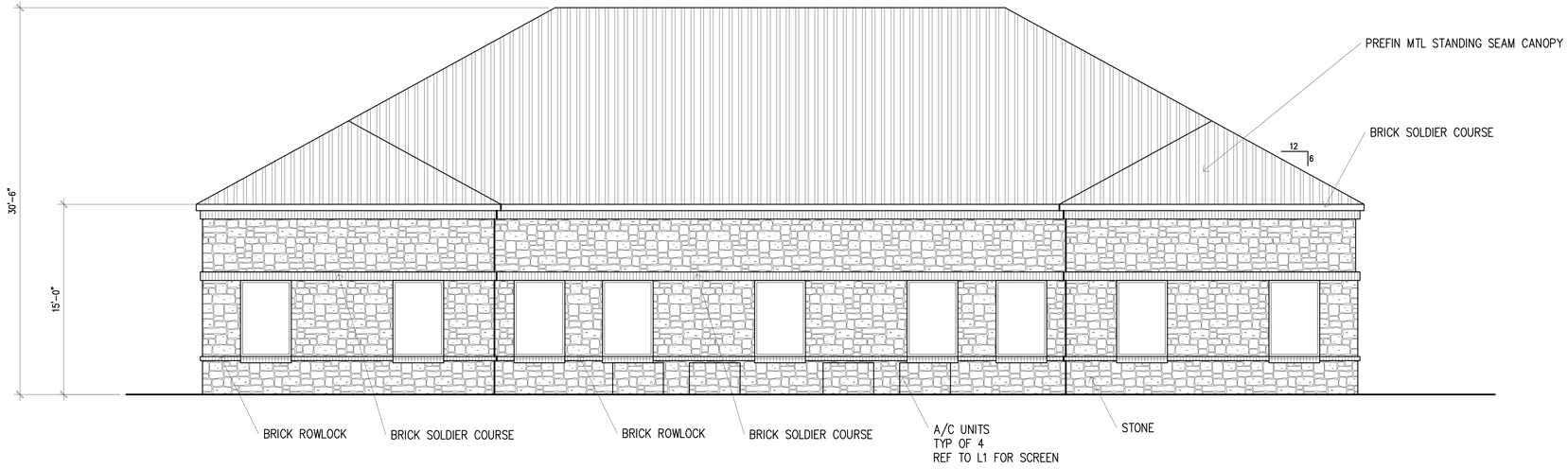
WHITTLE ALLIANCE VI
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A5 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION

100.0% (1200 SF) MASONRY
12% (147 SF) BRICK ACCENTS
88.0% (680 SF) STONE



WEST ELEVATION

100.0% (750 SF) MASONRY
12.0% (100 SF) BRICK ACCENTS
88.0% (680 SF) STONE

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RESIDENTIAL RESTAURANTS
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CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT
WAYNE MERSHAWN
11629
STATE OF TEXAS
8-18-2017

WHITTLE ALLIANCE VI
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A6 OF 16

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Jonathan Kirby; *Kimley-Horn & Associates*

AGENDA ITEM: **SP2017-035**; *Site Plan for Rockwall Market Center East Strip Center*

SUMMARY:

Discuss and consider a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for an ~10,250 SF retail/restaurant strip center [*i.e. Rockwall Market Center East*]. The proposed restaurant/retail strip center is situated on a 1.6123-acre parcel of land [*i.e. Lot 2, Block A, Rockwall Market Center East Addition*] and is zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and is addressed as 819 E. IH-30.

Currently, there is a restaurant [*i.e. Johnny Carinos*] situated on the subject property that will need to be demolished to develop the property. The proposed restaurant/retail strip center will consist of a retail suite that will be approximately 3,000 SF, a second retail suite that will be approximately 2,500 SF, and an ~4,750 restaurant with a drive-through.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use [i*.e. a retail/restaurant* (*2,000 SF or more with a drive-through) strip center*] is a use permitted within a Commercial (C) District and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X~70,230 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X~417-Feet; In Conformance*
Minimum Lot Depth	*200-Feet*	*X~254Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X~71-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X~22-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X~51-Feet; In Conformance*
Maximum Building Height	*60-Feet[1]*	*X=28-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X~14.59%; In Conformance*
Minimum Masonry Requirement	*90%*	*X= 100%; In Conformance*
Minimum Number of Parking Spaces	*70*	*93 Provided; In Conformance*
Minimum Stone Requirement (IH-30 OV)	*20% ea facade*	*X=12-25%; Not In Conformance[3]*
Minimum Landscaping Percentage	*15%*	*41%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Impervious Coverage	*85-90%*	*X~81.1%; In Conformance*

1. Up to 240-feet with Specific Use Permit (SUP) 2. Variance Requested 3. Below 20% ea. façade, but 20% overall. Variance requested.

VARIANCES:

1. **LANDSCAPING**
   The applicant is requesting a variance to the landscaping standards stipulated in the Unified Development Code. According to Subsection 6.6E, *Landscape Standards*, of Section 6, Overlay Districts, of Article V, District Development Standards, of the Unified Development Code, each development along IH-30 shall have a 20-foot wide landscape buffer strip along the entire length of the subject property's frontage along IH-30. Currently, there is a legal non-conforming structure located on the site that was constructed before the IH-30 Overlay (IH-30 OV) District standards requiring a 20-foot landscape buffer were established. In this case, the existing parking lot encroaches the area that would be designated as a 20-foot landscape buffer and the applicant is requesting the leave/match the existing landscape area which requires a variance. Staff should note, this is considered to be a discretionary decision for the Planning and Zoning Commission and the City Council.

2. **STONE REQUIREMENT**
   The applicant is also requesting a variance to the minimum stone requirement stipulated in the Unified Development Code (UDC). According to Subsection 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), each exterior wall shall consist of 90% masonry including a minimum of 20% natural or quarried stone. In this case, the north elevation consists of 12% natural stone and the west elevation consists of 15% natural stone. Since these two elevations are below the minimum 20% natural or quarried stone requirement, a variance is required. Staff should note that although the north and west elevations are below the minimum 20% stone requirement, the total building consists of 20% stone. Additionally, this is considered to be a discretionary decision for the Planning and Zoning Commission and the City Council.

ARCHITECTURAL REVIEW BOARD

On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations with the condition that the office building is a different elevation than the existing office buildings. The applicant has complied with this request and the Architectural Review Board will review the revisions and forward a recommendation at the November 14, 2017 Planning and Zoning Meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-035	**Owner**	WEINBERGER, HAROLD E 1998 FAMILY TRUST &	**Applied**	10/16/2017 LM
Project Name	Rockwall Market Center East	**Applicant**	KIMLEY-HORN & ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/16/2017 LM

Site Address	City, State Zip	Zoning
819 E INTERSTATE 30	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
BERNICE	2	A	2	4817-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	
ENGINEERING	Amy Williams	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	See Comments
FIRE	Ariana Hargrove	10/16/2017	10/23/2017				
GIS	Lance Singleton	10/16/2017	10/23/2017	10/18/2017	2	APPROVED	See Comments
PLANNING	Korey Brooks	10/16/2017	10/23/2017	10/19/2017	3	COMMENTS	Comments

(10/19/2017 4:29 PM AW)
See markups
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator or grease trap
- No structures in easements including dumpster
- No signs in easements
- Dead end parking to have 15'x24' area to turn around
- Show proposed water service (1 meter per building)
- Drive-thru aisle is min 12'
- Add note: No landscape trees shall be within 5 of any utility
- Show dimension of a minimum of 4' from back of curb to shrubs on 18' parking

(10/18/2017 9:09 AM LS)
Addressing: Continue to use 819 E Interstate 30, Rockwall, TX 75087. Tenant C w/ drive thru (east) will be Suite 110, Tenant B (middle) will be Suite 120, Tenant A (west) will be Suite 130.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-035 (Rockwall Market Center East): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Johnathan Kerby of Kimley-Horn & Associates, Inc. on behalf of Harold E. Weinberger & Elana Kroll for the approval of a site plan for a retail/restaurant strip center on a 1.6123-acre parcel of land identified as Lot 2, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 819 E. IH-30.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-035) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is zoned Commercial (C) District and situated in the IH-30 Overlay (IH-30 OV) District.

M.6 Site Plan. Radii seem to be missing from the entrance.

M.7 Site Plan. Please show centerline of IH-30 service road.

M.8 Site Plan. Please note that the required accessible spaces is 3.

M.9 Site Plan. Please note that the proposed location of the monument sign is located in an easement. No structures area allowed in easements.

M.10 Site Plan. The sidewalk in front if the building seems to be missing the hatch pattern.

M.11 Site Plan. Please show location of all fire hydrants

M.12 Site Plan. Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.

M.13 Landscape Plan. Please correct the accessible spaces to '3' on the Site Data Table.

M.14 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.15 Treescape Plan. Any Oak 4 caliper inches or greater is considered to be a feature tree and requires approval from the Planning and Zoning Commission.

M.16 Treescape Plan. Please provide the Site Data Table.

M.17 Photometric. Please provide a photometric plan and cut sheets.

M.18 Building Elevations. Please label all roof mounted mechanical equipment (dashline on elevations) and how these will be screened from view.

M.19 Building Elevations. The Architectural Review Board (ARB) may ask for actual material samples.

M.20 Building Elevations. Please provide elevations for all 4 sides.

M.21 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Up to 50% can be Hardi Board. Please provide material percentages for each façade.

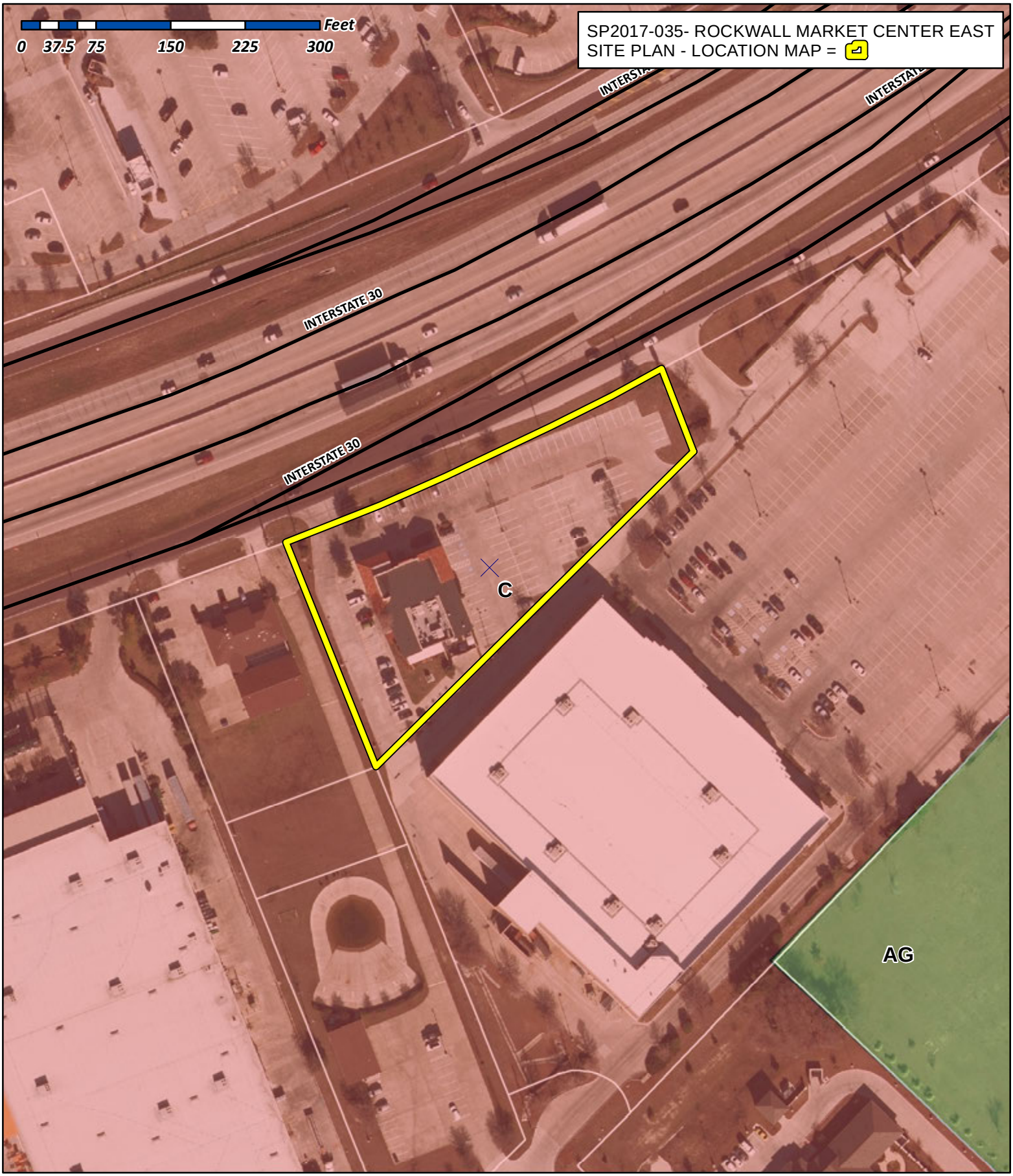
M.22 Building Elevations. Please indicate the elevation that faces the street.

M.23 Building Elevations. Your note states "materials and proposed architectural design is conceptual." When you submit your materials and elevations, those are the materials and elevations that are being approved. Any changes would require an amended site plan.

I.24 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.25 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and Zoning Worksession for this case will be October 24, 2014 at 6:00 p.m. The Architectural Review Board meeting is October 24, 2017 at 5:00. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

I.26 If necessary the projected City Council meeting date for this case will be November 20, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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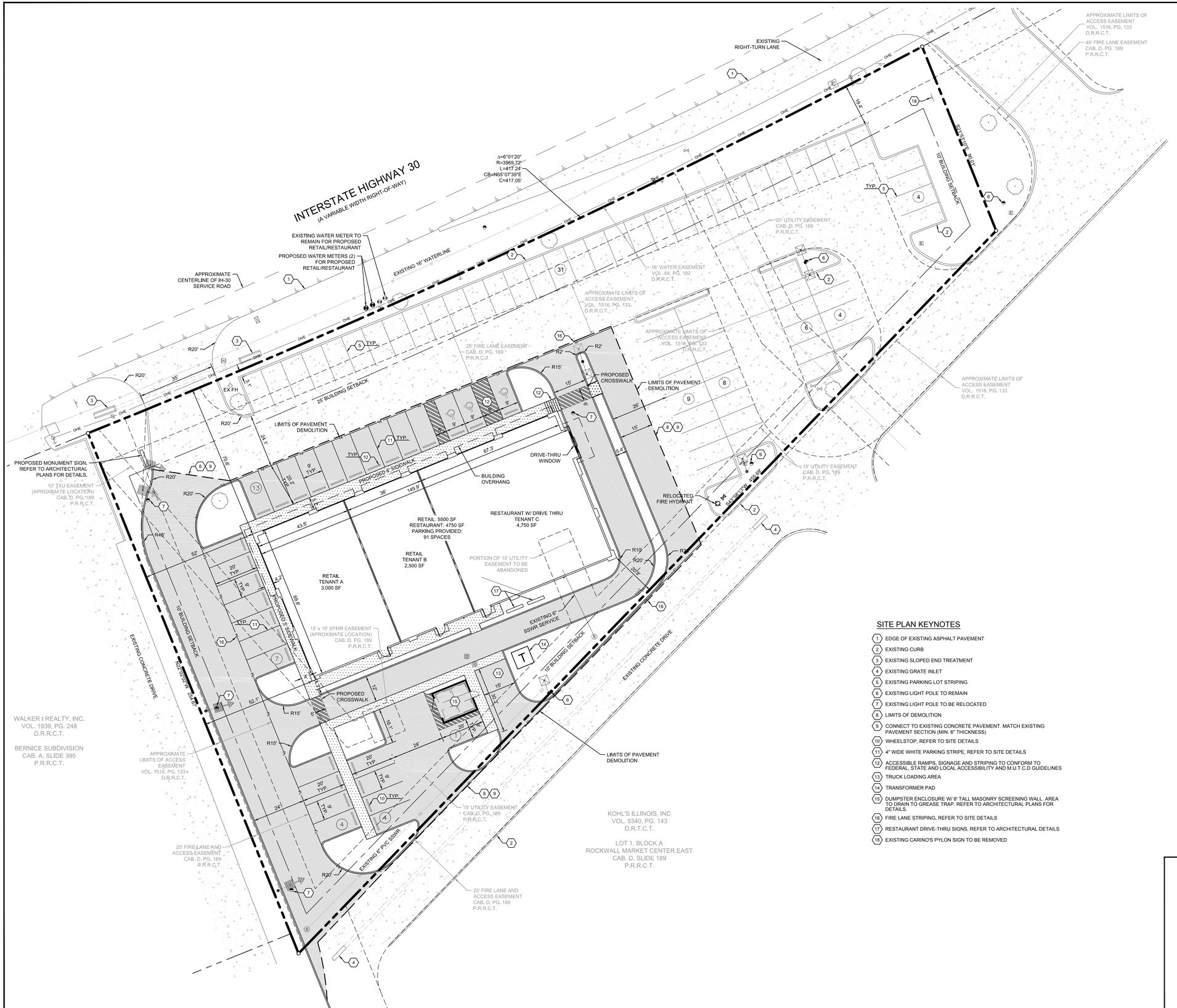
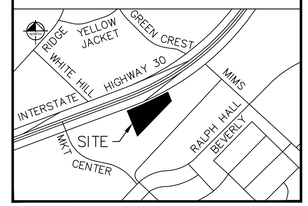


VICINITY MAP

N.T.S.



PAVEMENT LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT (6" THICK / 3,600 PSI) (FIRE LANES)
- PROPOSED CONCRETE PAVEMENT (6" THICK / 3,600 PSI)
- PROPOSED CONCRETE SIDEWALK (4" THICK / 3,000 PSI)

□ALL PAVEMENT SECTIONS SHALL COMPLY WITH TABLE 2.3 OF THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION

SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADII DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII ARE 2' OR 10' UNLESS OTHERWISE NOTED.
2. STRUCTURAL AND SUBSURFACE DRAINAGE DESIGN FOR RETAINING WALLS ARE NOT ADDRESSED IN CIVIL PLANS BY KIMLEY-HORN AND ASSOCIATES, REFER TO RETAINING WALL SHEETS.
3. ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND TXDOT SUPPLEMENT.
4. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.

SITE DATA TABLE

ZONING	C (COMMERCIAL) / IH30 OV
PROPOSED USE	RETAIL / RESTAURANT
LOT AREA (SF AND AC)	70,230 SF / 1.6123 AC
BUILDING AREA	10,250 SF
BUILDING HEIGHT	28'
LOT COVERAGE	14.59□
FLOOR AREA RATIO	1 0.15
IMPERVIOUS AREA	81.1□
PARKING□	
REQUIRED (RETAIL: 1/250 SF □ 5500 SF)	22 SPACES
REQUIRED (RESTAURANT: 1/100 SF □ 4750 SF)	48 SPACES
TOTAL REQUIRED	70 SPACES
TOTAL PROVIDED □	91 SPACES
TOTAL HANDICAP REQUIRED□	3 SPACES
TOTAL HANDICAP PROVIDED□	3 SPACES

□HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
□INCLUDES HANDICAP SPACES

SITE PLAN KEYNOTES

1. EDGE OF EXISTING ASPHALT PAVEMENT
2. EXISTING CURB
3. EXISTING SLOPED END TREATMENT
4. EXISTING GRATE INLET
5. EXISTING PARKING LOT STRIPING
6. EXISTING LIGHT POLE TO REMAIN
7. EXISTING LIGHT POLE TO BE RELOCATED
8. LIMITS OF DEMOLITION
9. CONNECT TO EXISTING CONCRETE PAVEMENT. MATCH EXISTING PAVEMENT SECTION (MIN. 6" THICKNESS)
10. WHEELSTOP, REFER TO SITE DETAILS
11. 4" WIDE WHITE PARKING STRIPE, REFER TO SITE DETAILS
12. ACCESSIBLE RAMPS, SIGNAGE AND STRIPING TO CONFORM TO FEDERAL, STATE AND LOCAL ACCESSIBILITY AND M.U.T.C.D GUIDELINES
13. TRUCK LOADING AREA
14. TRANSFORMER PAD
15. DUMPSTER ENCLOSURE W/ 6' TALL MASONRY SCREENING WALL. AREA TO DRAIN TO GREASE TRAP. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
16. FIRE LANE STRIPING, REFER TO SITE DETAILS
17. RESTAURANT DRIVE-THRU SIGNS, REFER TO ARCHITECTURAL DETAILS
18. EXISTING CARINO'S PYLON SIGN TO BE REMOVED

LEGEND

- PROPERTY LINE
- LIMITS OF DEMOLITION
- W — EIXSTING WATER LINE
- S — PROPOSED SANITARY SEWER LINE
- X □OF PARKING SPACES
- SSMH EXISTING SANITARY SEWER MANHOLE

KEY

BFR	BARRIER FREE RAMP	SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET	STMH	STORM MANHOLE
AI	AREA INLET	FH	FIRE HYDRANT
GI	GRATE INLET	FDC	FIRE DEPARTMENT CONNECTION

SITE PLAN

DYNAMIC RETAIL

1.6123 Acres

ROCKWALL MARKET CENTER EAST

LOT 2, BLOCK A

City of Rockwall, Rockwall County, Texas

Submitted: 10/13/2017

Revised: 11/08/2017

Owners:
Harold E. Weinberger & Elana Kroll
1425 Camino L□jan
San Diego, CA 92111-7648
Contact: Harold Weinberger
P□one: (858) 277-7797

Developer:
Dynamic
1725 21st Street
Santa Monica, CA 90404
Contact: Kelly Harrison
P□one: (310) 315-5411

Engineer:
Kimley-Horn and Associates, Inc.
13455 Noel Rd
T□o Galleria Office To□er, Ste 700
Dallas, Texas 75240
Contact: Jonat□an Kerby, P.E.
P□one: (972) 770-1370

Kimley»Horn
2017 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

PROJECT No. 064500160
DATE□ 10/13/2017
SCALE□ AS SHOWN
DESIGNED BY□ JCK
DRAWN BY□ RCL
CHECKED BY□ KSG

RETAI□
ROCKWALL MARKET CENTER EAST
E INTERSTATE 30
CITY OF ROCKWALL, TX

SHEET NUMBER
SP

CASE NO. SP2017-035

IMAGES
XREFS
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11/8/2017 9:03 AM
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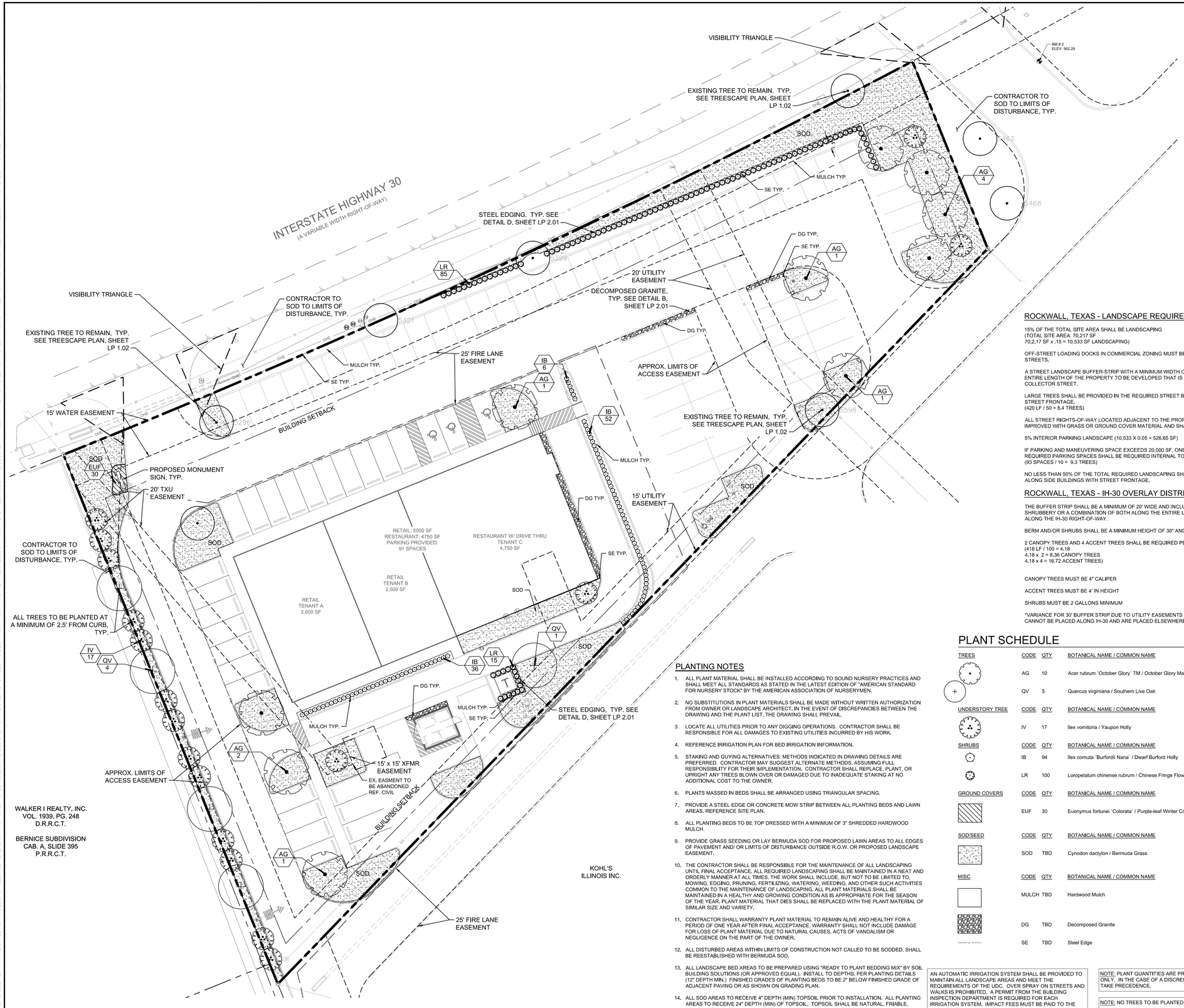
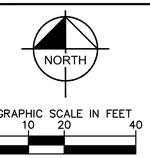
2017 KIMLEY-HORN AND ASSOCIATES, INC.





SITE DATA TABLE

ZONING	C (COMMERCIAL) / IH30 OV
PROPOSED USE	RETAIL / RESTAURANT
LOT AREA (SF AND AC)	70,230 SF / 1.6123 AC
BUILDING AREA	10,250 SF
BUILDING HEIGHT	28'
LOT COVERAGE	14.59%
FLOOR AREA RATIO	1:0.15
IMPERVIOUS AREA	81.1%
PARKING:	
REQUIRED (RETAIL: 1/250 SF @ 5500 SF)	22 SPACES
REQUIRED (RESTAURANT: 1/100 SF @ 4750 SF)	48 SPACES
TOTAL REQUIRED	70 SPACES
TOTAL PROVIDED**	91 SPACES
TOTAL HANDICAP REQUIRED*	3 SPACES
TOTAL HANDICAP PROVIDED*	3 SPACES

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
**INCLUDES HANDICAP SPACES

ROCKWALL, TEXAS - LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
15% OF THE TOTAL SITE AREA SHALL BE LANDSCAPING (TOTAL SITE AREA: 70,217 SF 70,2,17 SF x .15 = 10,533 SF LANDSCAPING)	10,533 SF	12,780 SF
OFF-STREET LOADING DOCKS IN COMMERCIAL ZONING MUST BE SCREENED FROM ALL PUBLIC STREETS.	YES	YES
A STREET LANDSCAPE BUFFER-STRIP WITH A MINIMUM WIDTH OF 10', MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE DEVELOPED THAT IS ADJACENT TO A MAJOR ARTERIAL OR COLLECTOR STREET.	10' BUFFER	NOT MET*
LARGE TREES SHALL BE PROVIDED IN THE REQUIRED STREET BUFFER AT ONE TREE FOR EVERY 50' OF STREET FRONTAGE. (420 LF / 50 = 8.4 TREES)	9 TREES	6 TREES*
ALL STREET RIGHTS-OF-WAY LOCATED ADJACENT TO THE PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS OR GROUND COVER MATERIAL AND SHALL BE MAINTAINED.	YES	YES
5% INTERIOR PARKING LANDSCAPE (10,533 X 0.05 = 526.65 SF)	527 SF (5%)	5,187 SF (43%)
IF PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF, ONE LARGE CANOPY TREE FOR EVERY 10 REQUIRED PARKING SPACES SHALL BE REQUIRED INTERNAL TO THE PARKING LOT. (93 SPACES / 10 = 9.3 TREES)	10 TREES	7 (PROPOSED) 3 (EXISTING) 10 TREES
NO LESS THAN 50% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG SIDE BUILDINGS WITH STREET FRONTAGE.	YES	YES

ROCKWALL, TEXAS - IH-30 OVERLAY DISTRICT

THE BUFFER STRIP SHALL BE A MINIMUM OF 20' WIDE AND INCLUDE A "BUILT-UP" BERM AND/OR SHRUBBERY OR A COMBINATION OF BOTH ALONG THE ENTIRE LENGTH OF THE PROPERTY'S FRONTAGE ALONG THE IH-30 RIGHT-OF-WAY.	YES	NO*
BERM AND/OR SHRUBS SHALL BE A MINIMUM HEIGHT OF 30" AND A MAXIMUM HEIGHT OF 48"	SHRUBS OR BERM	30" SHRUBS
2 CANOPY TREES AND 4 ACCENT TREES SHALL BE REQUIRED PER 100' OF THE IH-30 RIGHT-OF-WAY. (418 LF / 100 = 4.18 4.18 x 2 = 8.36 CANOPY TREES 4.18 x 4 = 16.72 ACCENT TREES)	9 CANOPY 17 ACCENT	3 CANOPY (EXISTING) 2 CANOPY (PROPOSED)* 17 ACCENT*
CANOPY TREES MUST BE 4" CALIPER	YES	YES
ACCENT TREES MUST BE 4' IN HEIGHT	YES	YES
SHRUBS MUST BE 2 GALLONS MINIMUM	YES	YES

*VARIANCE FOR 30' BUFFER STRIP DUE TO UTILITY EASEMENTS AND OVERHEAD POWER LINES. TREES CANNOT BE PLACED ALONG IH-30 AND ARE PLACED ELSEWHERE ON SITE.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT, IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS, REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE, ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR, PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5,5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	AG	10	Acer rubrum `October Glory` TM / October Glory Maple	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
	QV	5	Quercus virginiana / Southern Live Oak	4" cal, 15` ht, 6` spr	Full, Straight, Single Leader
UNDERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	IV	17	Ilex vomitoria / Yaupon Holly	4` ht x 4` spr	Full, Multi-Trunk 3 Cane Min, (1" Canes)
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	IB	94	Ilex comuta `Burfordii Nana` / Dwarf Burford Holly	18" ht, 18" spr, 24" oc	Full and matching
	LR	100	Loropetalum chinense rubrum / Chinese Fringe Flower	30" ht, 24" spr, 30" oc	Full and matching
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	EUF	30	Euonymus fortunei `Colorata` / Purple-leaf Winter Creeper	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
SOD/SEED	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	SOD	TBD	Cynodon dactylon / Bermuda Grass		Solid sod rolled tight with sand-filled joints, 100% weed, disease, and pest free. Trees within sod to receive a 4` dia. mulch ring.
MISC	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	
	MULCH	TBD	Hardwood Mulch	3" Depth, See Detail	
	DG	TBD	Decomposed Granite	4" Depth, See Detail	
	SE	TBD	Steel Edge	3/16" Min, Thickness, Black	

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2017 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

DRAFT PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENZIE L. PORTER
L.A. No. 3128 Date 10/31/2017

PROJECT No. 064500160
DATE: 10/04/2017
SCALE: AS SHOWN
DESIGNED BY: SM
DRAWN BY: SM
CHECKED BY: KLP

PLANTING PLAN

RETAIL
ROCKWALL MARKET CENTER EAST
E INTERATE 30
CITY OF ROCKWALL, TX

SHEET NUMBER
LP 1.01

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PLOT STAMP
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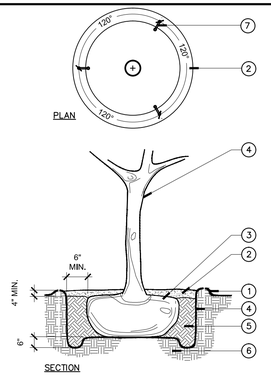
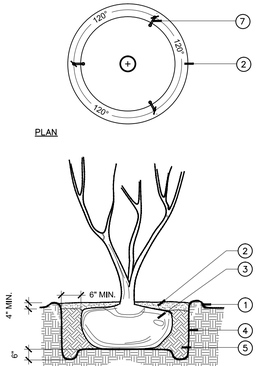


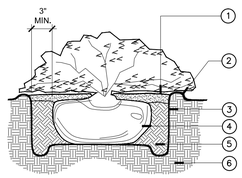
1. 3" EARTH SAUCER
2. 3" MULCH PER SPECIFICATIONS
3. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
4. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
5. PIT BACKFILL SOIL PER SPECIFICATIONS
6. UNDISTURBED EARTH
7. SECURE TREES WITH TREE STAPLES, PROVIDE 3 PER TREE, TOP OF STAPLE TO BE BELOW TOP OF MULCH.

A TREE PLANTING
N.T.S.



1. 3" EARTH SAUCER
2. 3" MULCH PER SPECIFICATIONS
3. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
4. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
5. PIT BACKFILL SOIL PER SPECIFICATIONS
6. UNDISTURBED EARTH
7. SECURE TREES WITH TREE STAPLES, PROVIDE 3 PER TREE, TOP OF STAPLE TO BE BELOW TOP OF MULCH.

B MULTI-TRUNK TREE PLANTING
N.T.S.



1. 3" MULCH PER SPECIFICATIONS
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER, GENTLY SCARIFY GIRDLED ROOTS AS NEEDED, REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

C SHRUB PLANTING
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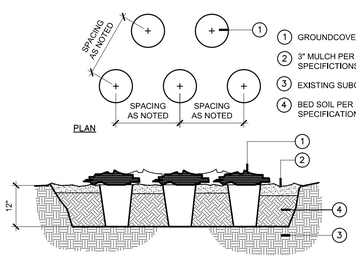
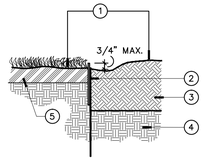


1. GROUNDCOVER
2. 3" MULCH PER SPECIFICTIONS
3. EXISTING SUBGRADE
4. BED SOIL PER SPECIFICATIONS

D GROUNDCOVER PLANTING
N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX, & DEPTH.
4. NATIVE SOIL
5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX, & DEPTH.

E STEEL EDGING
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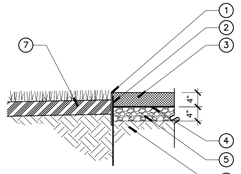


1. GRADE LEVEL WITH TOP OF STEEL EDGING
2. STEEL EDGING, SEE DETAIL E
3. 4" DECOMPOSED GRANITE, COMPACTED TO 95% SPD
4. WEED BLOCK/ FILTER FABRIC PINNED AT 24" O.C. EACH WAY
5. 4" WASHED LIMESTONE COMPACTED TO 95% SPD
6. SUBGRADE COMPACTED TO 95% SPD
7. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX, & DEPTH.

F DECOMPOSED GRANITE
N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D5268. NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS, CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP: DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

F. ORGANIC SOIL AMENDMENTS

1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTHWORMS.

G. INORGANIC SOIL AMENDMENTS

1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

H. PLANTING SOIL MIX

1. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

2. SOD/SEED AREA TOPSOIL
ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 5-8-8 FERTEH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (GT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE; ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

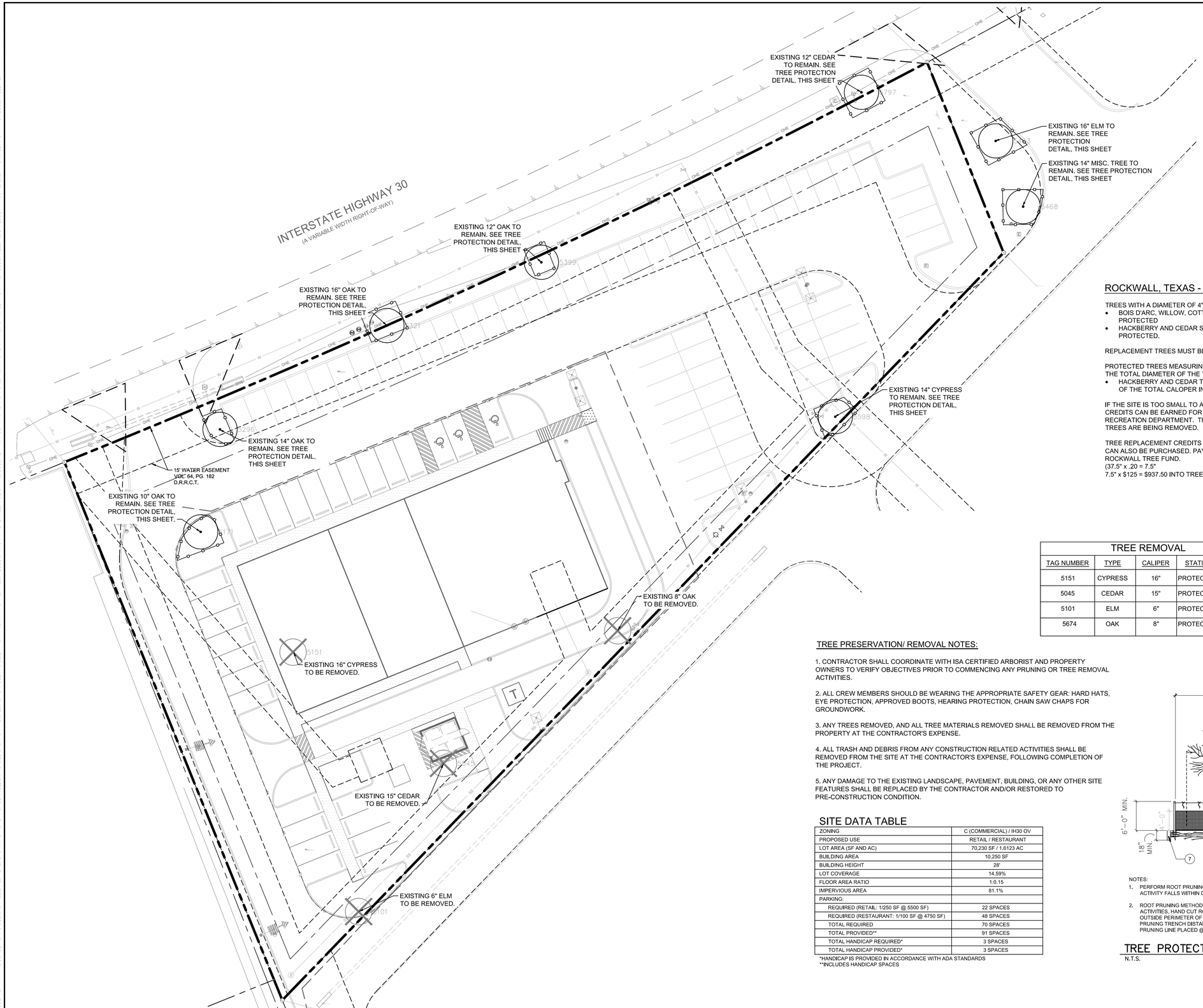
15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS. AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, A



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING TREE TO REMAIN/ PROTECT
- EXISTING TREE TO BE REMOVED
- 5045 TREE TAG NUMBER
- TREE PROTECTION FENCE

ROCKWALL, TEXAS - TREE PRESERVATION

TREES WITH A DIAMETER OF 4" DBH OR LARGER ARE PROTECTED TREES AND MUST BE REPLACED.
- BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST, AND CHINABERRY ARE NOT CONSIDERED PROTECTED
- HACKBERRY AND CEDAR SPECIES THAT ARE LESS THAN 11" DBH ARE NOT CONSIDERED PROTECTED.

REPLACEMENT TREES MUST BE A MINIMUM OF 3" CALIPER.

PROTECTED TREES MEASURING 4" - 29" DHB SHALL BE REPLACED WITH CALIPER INCHES EQUAL TO THE TOTAL DIAMETER OF THE TREE(S) REMOVED.
- HACKBERRY AND CEDAR TREES THAT ARE 11" DBH OR LARGER, SHALL BE REPLACED AT 50% OF THE TOTAL CALOPER INCHES BEING REMOVED.

IF THE SITE IS TOO SMALL TO ACCOMMODATE THE NUMBER OF REPLACEMENT TREES REQUIRED, CREDITS CAN BE EARNED FOR TREES PLANTED OTHER AREAS DETERMINED BY THE PARKS AND RECREATION DEPARTMENT. THE LOCATION SHALL BE WITHIN ONE MILE OF THE AREA WHERE THE TREES ARE BEING REMOVED.

TREE REPLACEMENT CREDITS NOT EXCEEDING 20 PERCENT OF THE TOTAL REPLACEMENT INCHES CAN ALSO BE PURCHASED. PAYMENTS OF $125.00 PER CALIPER INCH MAY BE PAID TO THE CITY OF ROCKWALL TREE FUND.
(37.5" x .20 = 7.5"
7.5" x $125 = $937.50 INTO TREE FUND)

REPLACEMENT TREE CALCULATION	
REPLACEMENT INCHES (3 TREES):	30"
REPLACEMENT INCHES (CEDAR)	7.5"
TOTAL REPLACEMENT INCHES	37.5"
REPLACEMENT INCHES - TREE CREDITS ($937.50 INTO TREE FUND)	37.5" - 7.5" = 30"
REPLACEMENT TREES REQUIRED (4" CAL) 30" / 3" = 10 REPLACEMENT TREES	10 TREES
REPLACEMENT INCHES ON SITE 15" PROVIDED BY UPSIZING CODE TREES ON SITE TO 4" CAL. 15" REMAINING TO BE PAID INTO FUND ($1,875)	15" PROVIDED 15" REMAINING TO BE PAID

TOTAL TO BE PAID ($2,812.50)

TREE REMOVAL				
TAG NUMBER	TYPE	CALIPER	STATUS	MITIGATION
5151	CYPRESS	16"	PROTECTED	16"
5045	CEDAR	15"	PROTECTED	7.5"
5101	ELM	6"	PROTECTED	6"
5674	OAK	8"	PROTECTED	8"

TREE PRESERVATION/ REMOVAL NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.

2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.

3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.

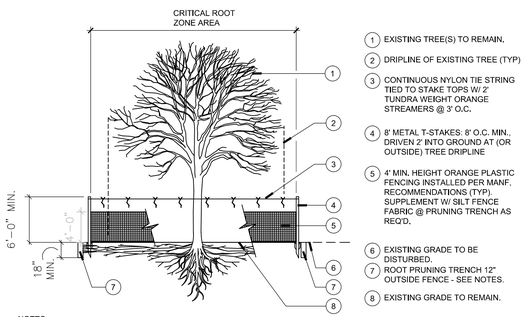
4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.

5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.

SITE DATA TABLE

ZONING	C (COMMERCIAL) / IH30 OV
PROPOSED USE	RETAIL / RESTAURANT
LOT AREA (SF AND AC)	70,230 SF / 1.6123 AC
BUILDING AREA	10,250 SF
BUILDING HEIGHT	28'
LOT COVERAGE	14.59%
FLOOR AREA RATIO	1:0.15
IMPERVIOUS AREA	81.1%
PARKING:	
REQUIRED (RETAIL: 1/250 SF @ 5500 SF)	22 SPACES
REQUIRED (RESTAURANT: 1/100 SF @ 4750 SF)	48 SPACES
TOTAL REQUIRED	70 SPACES
TOTAL PROVIDED**	91 SPACES
TOTAL HANDICAP REQUIRED*	3 SPACES
TOTAL HANDICAP PROVIDED*	3 SPACES

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
**INCLUDES HANDICAP SPACES



NOTES:
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

TREE PROTECTION DETAIL

N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2017 KIMLEY-HORN
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

DRAFT PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. KENZIE L. PORTER
L.A. No. 3139 Date 10/31/2017

PROJECT No. 064500160
DATE: 10/04/2017
SCALE: AS SHOWN
DESIGNED BY: SM
DRAWN BY: SM
CHECKED BY: KLP

TREESCAPE PLAN

RETAIL
ROCKWALL MARKET CENTER EAST
E INTERATE 30
CITY OF ROCKWALL, TX

SHEET NUMBER
LP 1.02

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IMAGES
XREFS
PLOT STYLE TABLE
DWG NAME
LAST SAVED
PLOTTED
LAST SAVED
XREF c2d5c -XREF c4pipeEG -XREF c4bldg -XREF c4utility -XREF c4site -XREF c4survey -XREF c4Paving -XREF c4Trees -XREF c4Lighting
kimley-horn_and_associates.ctb
K:\FRI_LA\092920\13-DYN\MRC RETAIL - ROCKWALL\DESIGN\01 PERMIT-CODE\PLANS\SHEET\LP 1.01.DWG
10/31/2017 1:44 PM
HEATHER MASON
10/31/2017 1:45 PM
10/31/2017 1:44 PM

REVISIONS		
Rev #	Date	BY:

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
OVERALL PARKING	Fc	1.44	5.2	0.2	7.20	26.00	10	10

Luminaire Schedule						
WLS16414 ROCKWALL RETAIL ROCKWALL, TX PM:TYE PLEASE EMAIL US FOR PRICING AT TCHITTUM@WLSLIGHTING.COM						
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description	Lum. Watts
	2	X1	30000	0.600	EXISTING 320W TYPE 5 SHOE BOX 33' MOUNTING HEIGHT	452
	2	X2	30000	0.600	EXISTING 320W TYPE 5 SHOE BOX 33' MOUNTING HEIGHT	452
	1	X3	30000	0.600	EXISTING 320W TYPE 4 SHOE BOX 33' MOUNTING HEIGHT	368
	2	X4	30000	0.600	EXISTING 320W TYPE 4 SHOE BOX 33' MOUNTING HEIGHT	368

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

1919 WINDSOR PLACE
FORT WORTH, TX 76110
www.wlslighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!

800-633-8711

PM:TYE

BY: J.P.

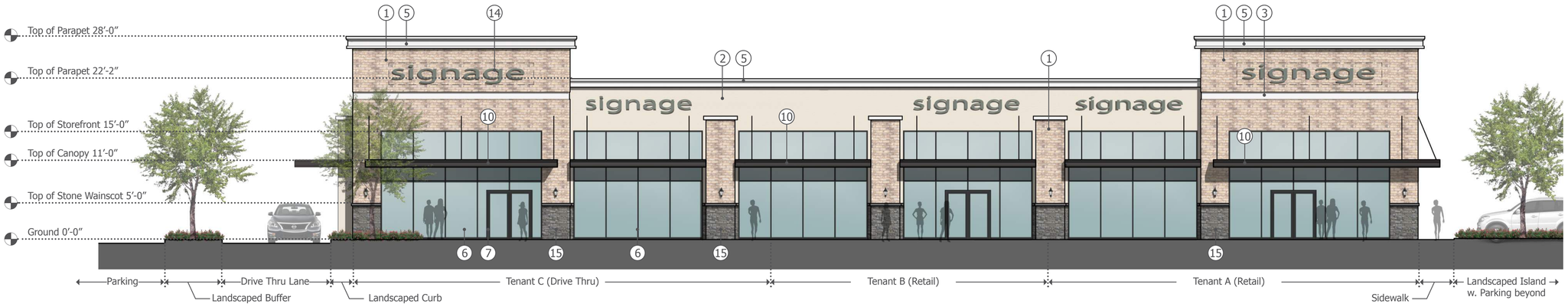
SHEET 1 OF 1

ROCKWALL RETAIL
ROCKWALL, TX

WLS-16414

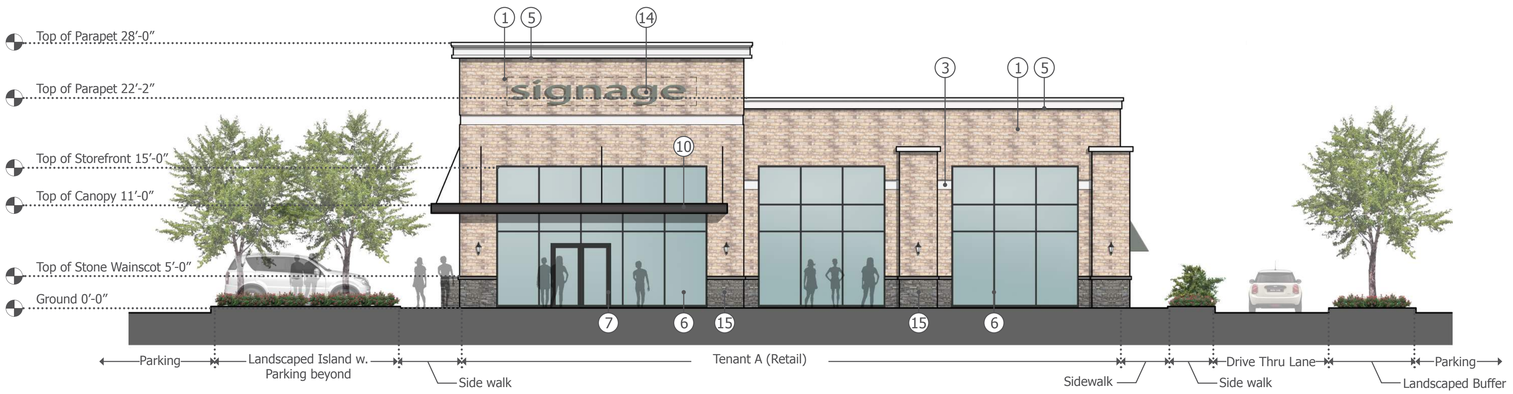
DATE -10/23/17

scale: 1"=40'



Elevation A - North Elevation, Entry Elevation

0′ 4′ 8′ 16′
Scale: 1/8"=1'-0"
0′ 8′ 16′ 32′
Scale: 1/16"=1'-0"



Elevation B - West Elevation

0′ 4′ 8′ 16′
Scale: 1/8"=1'-0"
0′ 8′ 16′ 32′
Scale: 1/16"=1'-0"

Material Area Calculation

North, Entry Elevation

Total Surface Area:		3547 sf
Area of Openings (Storefront +window+doors):		1738 sf
Total NET Area (Area excluding Opening):		1809 sf
90% of NET Area:		1633 sf
Stone	202 sf	12%
Brick	1012 sf	62%
Stucco	419 sf	26%

West Elevation

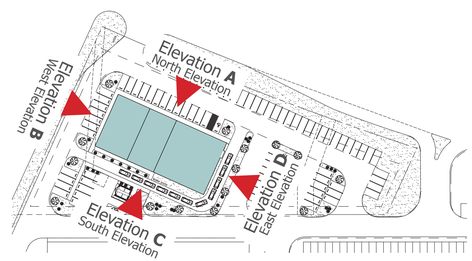
Total Surface Area:		1711 sf
Area of Openings (Storefront +window+doors):		736 sf
Total NET Area (Area excluding Opening):		975 sf
90% of NET Area:		882 sf
Stone	132 sf	15%
Brick	750 sf	85%
Stucco	0 sf	0%

Building Components and Materials Legend

1. Brick
2. Stucco
3. White Architectural Accent band
4. Architectural Accent - Pilaster
5. Decorative Coping
6. Black, Anodized Storefront System
7. Black, Anodized Storefront Entry Doors
8. Black Drive Thru Window
9. Painted Hollow Metal BoH Door/ Rear Exit
10. Painted Steel Canopy with steel tie backs.
11. Fabric Awning
12. Exterior Lighting/ Wall Scone (shown for reference, see notes)
13. Painted Scupper and Downspout System
14. Tenant Signage (shown for reference, see notes)
15. Stone 1

Notes:

1. Materials and proposed architectural design is conceptual and subject to revisions.
2. All Signage shown for reference ONLY. Signage under separate permit.
3. Landscaping and tree locations shown for reference ONLY. Site Landscaping is subject to landscape architects design and specifications, code compliance and requirements.
4. All decorative elements such as, but not limited to, exterior light fixture is shown for reference ONLY. Subject to owner and tenant approval and photometric requirements. Final type, if any, and location to be selected and determined during the building permit process.



Key Plan
Scale: Not to Scale

Design Review Submittal
November 2017

I-30 Frontage Road
Retail

819 E. I-30 Frontage Road
Rockwall, Texas

EXTERIOR ELEVATIONS
Option A, with gray stone base banding

DYNAMIC
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1725 21St Street Santa Monica CA 90404
T: 310 315 5411 www.dynamicdesign.com



Elevation C - South Elevation, Rear Elevation

0′ 4′ 8′ 16′
Scale: 1/8"=1'-0"
0′ 8′ 16′ 32′
Scale: 1/16"=1'-0"



Elevation D - East Elevation, Drive Thru Elevation

0′ 4′ 8′ 16′
Scale: 1/8"=1'-0"
0′ 8′ 16′ 32′
Scale: 1/16"=1'-0"

Material Area Calculation

South, Rear Elevation

Total Surface Area:	3220 sf	
Area of Openings (Storefront +window+doors):	89 sf	
Total NET Area (Area excluding Opening):	3131 sf	
90% of NET Area:	2828 sf	
Stone	718 sf	25%
Brick	2110 sf	75%
Stucco	0 sf	0%

East, Drive Thru Elevation

Total Surface Area:	1731 sf	
Area of Openings (Storefront +window+doors):	65 sf	
Total NET Area (Area excluding Opening):	1666 sf	
90% of NET Area:	1504 sf	
Stone	307 sf	20%
Brick	1048 sf	70%
Stucco	149 sf	10%

Building Components and Materials Legend

1. Brick
2. Stucco
3. White Architectural Accent band
4. Architectural Accent - Pilaster
5. Decorative Coping
6. Black, Anodized Storefront System
7. Black, Anodized Storefront Entry Doors
8. Black Drive Thru Window
9. Painted Hollow Metal BoH Door/ Rear Exit
10. Painted Steel Canopy with steel tie backs.
11. Fabric Awning
12. Exterior Lighting/ Wall Scone (shown for reference, see notes)
13. Painted Scupper and Downspout System
14. Tenant Signage (shown for reference, see notes)
15. Stone 1

Notes:

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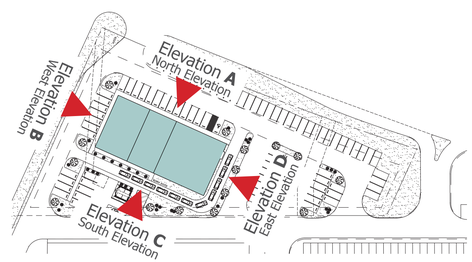
2. All Signage shown for reference ONLY. Signage under separate permit.
3. Landscaping and tree locations shown for reference ONLY. Site Landscaping is subject to landscape architects design and specifications, code compliance and requirements.
4. All decorative elements such as, but not limited to, exterior light fixture is shown for reference ONLY. Subject to owner and tenant approval and photometric requirements. Final type, if any, and location to be selected and determined during the building permit process.



Key Plan
Scale: Not to Scale

Design Review Submittal
November 2017

I-30 Frontage Road
Retail

819 E. I-30 Frontage Road
Rockwall, Texas

EXTERIOR ELEVATIONS
Option A, with gray stone base banding

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North, Entry Elevation

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Area of Openings (Storefront +window+doors):		736 sf
Total NET Area (Area excluding Opening):		975 sf
90% of NET Area:		882 sf
Stone	132 sf	15%
Brick	750 sf	85%
Stucco	0 sf	0%

South, Rear Elevation

Total Surface Area:		3220 sf
Area of Openings (Storefront +window+doors):		89 sf
Total NET Area (Area excluding Opening):		3131 sf
90% of NET Area:		2828 sf
Stone	718 sf	25%
Brick	2110 sf	75%
Stucco	0 sf	0%

East, Drive Thru Elevation

Total Surface Area:		1731 sf
Area of Openings (Storefront +window+doors):		65 sf
Total NET Area (Area excluding Opening):		1666 sf
90% of NET Area:		1504 sf
Stone	307 sf	20%
Brick	1048 sf	70%
Stucco	149 sf	10%

Building Total

Total Surface Area:		10209 sf
Area of Openings (Storefront +window+doors):		2628 sf
Total NET Area (Area excluding Opening):		7581 sf
90% of NET Area:		6847 sf
Stone	1359 sf	20%
Brick	4920 sf	72%
Stucco	568 sf	8%

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Stone - 1
Stoneyard Greenwich Gray Ledge Stone, Thin Stone Veener
Reference: 15



Brick - 1
Thin Cut Brick, Bilco Brick - Chelsea Blend (or similar)
Reference: 1







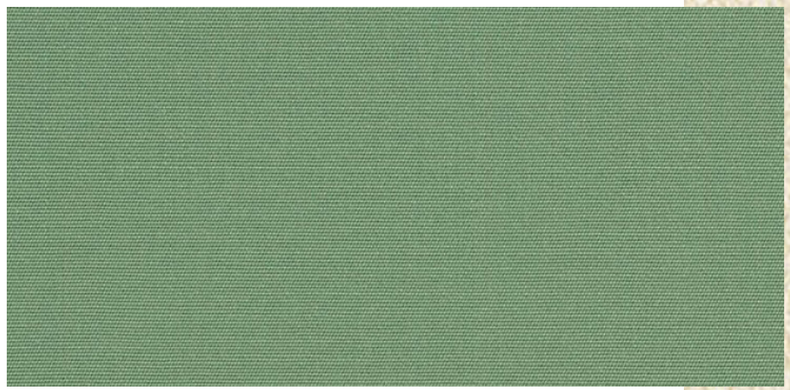






Reference Images*

*Note: Images are shown for reference ONLY, to better understand material scale, pattern and appearance. Please note the images are not representative of the proposed building, refer to elevations for proposed composition and details.



Fabric-1
Fabric Awning, Sunbrella - Basil 4688-0000 (or similar)
Reference: 11



Stucco-1
Omega 420 Floral White (or similar)
Reference: 2



Storefront, Anodized, Black
Arcadia #85 Black Ab-8 (or similar)
Reference: 6

PT-1 White
Sherwin Williams SW 7004 Snowbound 256-C2
Reference: 3



PT-2 Black-Brown
Sherwin Williams SW 7069 Iron Ore 251-C7
Reference: 10



PT-3 Gray-Brown
Sherwin Williams SW 6005 Folkstone 240-C6
Reference: 13



PT-4 Gray
Sherwin Williams SW 9167 Polished Concrete 240-C4
Reference: 9

Design Review Submittal
October 2017

I-30 Frontage Road
Retail

819 E. I-30 Frontage Road
Rockwall, Texas

Material Board

Note: Conceptual, materials are subject to change and revisions, final finishes to be similar.

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1725 21St Street Santa Monica CA 90404
T: 310 315 5411 www.dynamicdesign.com

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/14/2017

APPLICANT: Mike Whittle; *Whittle Development, Inc.*

AGENDA ITEM: **SP2017-036**; *Lot 3, Block 2, Alliance Addition*

SUMMARY:

Discuss and consider a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for an ~4,920 SF *office building* [*i.e. Alliance V*]. The proposed office building is situated on a 0.55-acre tract of land [*i.e. Lot 3, Block 2,Alliance Addition*], is zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, and is addressed as 6530 Alliance Drive. The applicant has also submitted a site plan [*SP2017-034*] for an office building on Lot 2 [*i.e. the adjacent lot*] that is similar to the design of the proposed office building.

On September 5, 2004, the City Council approved Planned Development District 57 (PD-57) for Commercial (C) District land uses. As a condition of approval, each building throughout the development shall be constructed with a consistent design scheme and materials approved by the Architectural Review Board. In this case, the proposed office building is consistent with the other buildings in the development [*e.g. Alliance III & Alliance IV*].

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. an office building*) is permitted by-right within Planned Development District 57 (PD-57), and will not require any additional approvals from the Planning and Zoning Commission. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X~17,680 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X~182-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=174Feet; In Conformance*
Minimum Front Yard Setback	*10-Feet*	*X~90-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X~45-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X~20-Feet; In Conformance*
Maximum Building Height	*60-Feet[1]*	*X=23-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<40%; In Conformance*
Minimum Masonry Requirement	*90%*	*X= 100%; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Number of Parking Spaces	*17*	*12 Provided; Not In Conformance[2]*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X=88-91%; In Conformance*
Minimum Landscaping Percentage	*15%*	*41%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*X=62%; In Conformance*

1. Up to 240-feet with Specific Use Permit (SUP) 2. Variance Requested

VARIANCE:

The applicant is requesting a variance to the minimum parking requirements stipulated in the Unified Development Code. According to Section 6, Off-Street Loading Requirements, of Article VI, Parking and Loading, of the Unified Development Code, office buildings require a parking ratio of 1 space per 300 SF. In this case, the development is required to have 17 parking spaces, however, only 12 are being provided [*i.e. 5 spaces below the minimum requirement*]. This variance will require a simple majority vote for approval.

ARCHITECTURAL REVIEW BOARD

On October 24, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to approve the building elevations with the condition that the office building incorporate some sort of differentiation in the front façade to distinguish it from the other buildings in the development. The applicant has complied with this request and the Architectural Review Board will review the revisions and forward a recommendation at the November 14, 2017 Planning and Zoning Meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-036	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	10/17/2017 LM
Project Name	Alliance Addition Lot 3	**Applicant**		**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	10/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
6530 ALLIANCE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ALLIANCE ADDITION PH 2	3	2	3	3039-0002-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
ENGINEERING	Amy Williams	10/17/2017	10/24/2017	10/19/2017	2	COMMENTS	See Comments
(10/19/2017 5:04 PM AW) See markups - 4% Engineering Inspection Fees - Impact Fees - Water services to be connected to 2" existing services in Alliance Dr. - Minimum easement width is 20' - Label distances between proposed and existing driveways/roads (measured from edge to edge) - Must design drainage to match as-built drainage map - $432,74/acre sanitary sewer pro-rata -Show existing water and sewer							
FIRE	Ariana Hargrove	10/17/2017	10/24/2017				
GIS	Lance Singleton	10/17/2017	10/24/2017	10/18/2017	1	APPROVED	
PLANNING	Korey Brooks	10/17/2017	10/24/2017	10/19/2017	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-036 (Alliance Addition Lot 3): Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Mike Whittle of Whittle Development, Inc. on behalf of Randall Noe of N&H Legacy Partners for the approval of a site plan for an office buildings on 0.55-acre tract of land identified as Lot 3, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6530 Alliance Drive.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-036) in the lower right hand corner of all pages on future submittals.

M.4 Site Plan. Please provide site data table as shown on landscape plan

M.5 Site Plan. Please note that the required parking is 17 spaces.

M.6 Site Plan. Please indicate pavement thickness.

M.7 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.8 Photometric. Please provide FC grid on photometric plan and cut sheets.

M.9 Building Elevations. Please label all mechanical equipment (dashline on elevations) and how these will be screened from view.

M.10 Building Elevations. Please provide specific materials on building elevations.

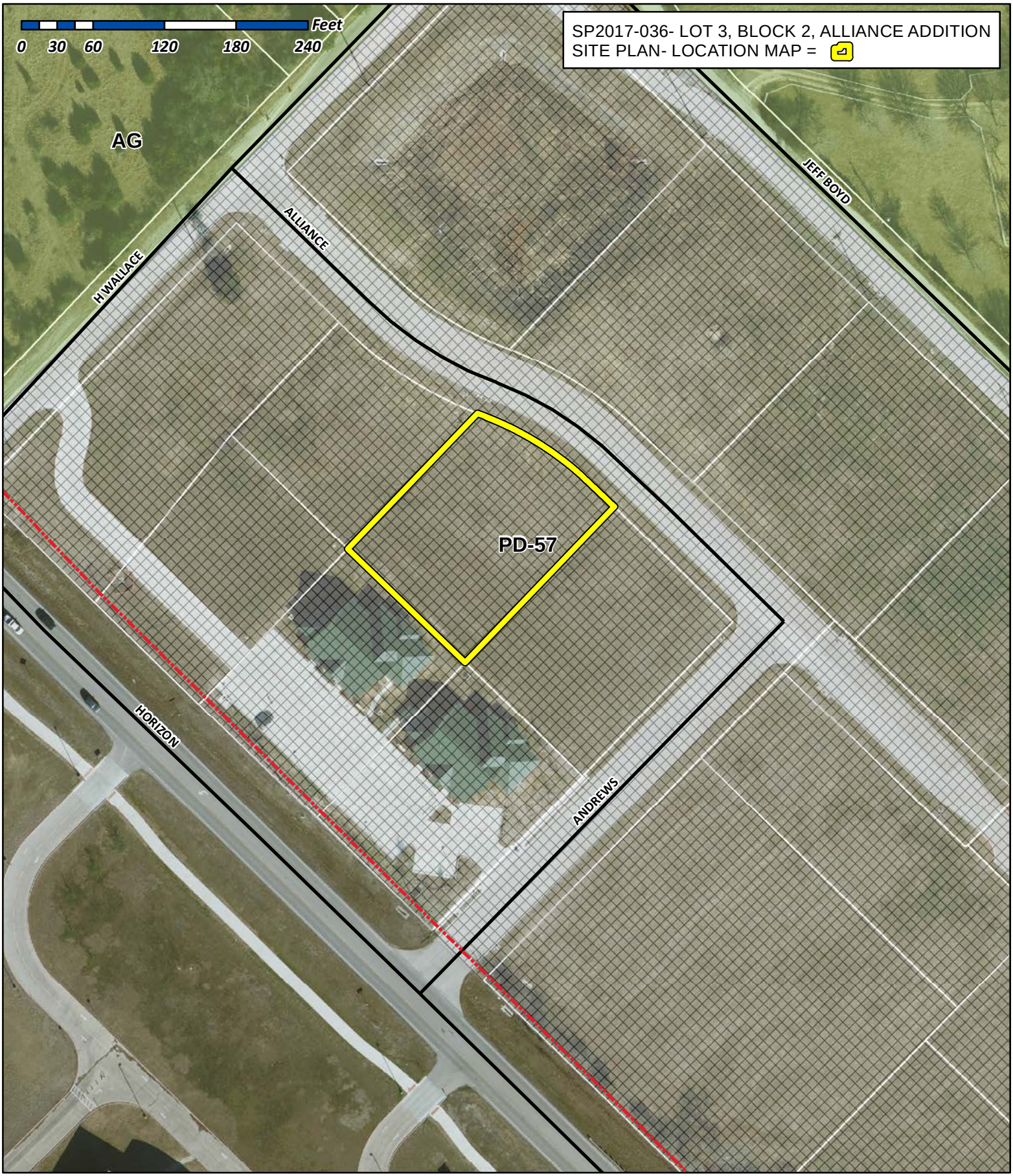
M.11 Building Elevations. Please provide dimensions on North and West Elevations

M.12 Building Elevations. Please indicate the elevation that faces the street.

I.13 The Architectural Review Board (ARB) meeting for this case will be held on October 24, 2016 at 5:00 p.m.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2016. The Planning and ZoningWorksession for this case will be October 24, 2014 at 6:00 p.m. The Architectural Review Board meeting is October 24, 2017 at 5:00. The Planning and Zoning Meeting will be November 14, 2017. A representative is required to attend all meetings.

I.15 If necessary the projected City Council meeting date for this case will be November 20, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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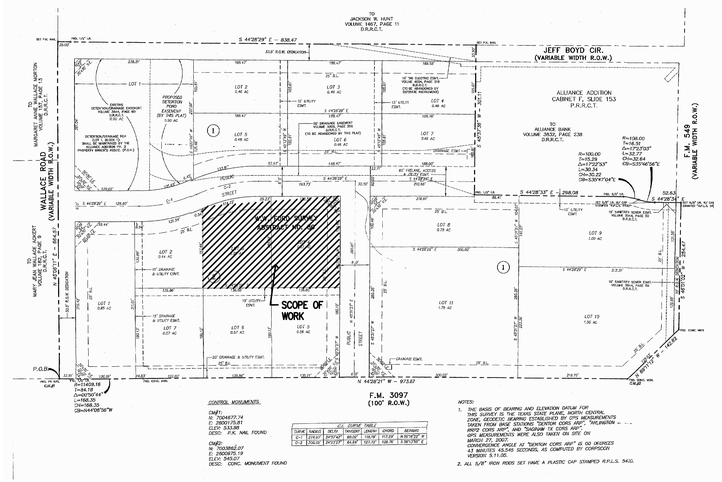
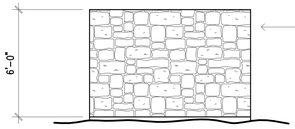
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN



SCREEN DETAIL

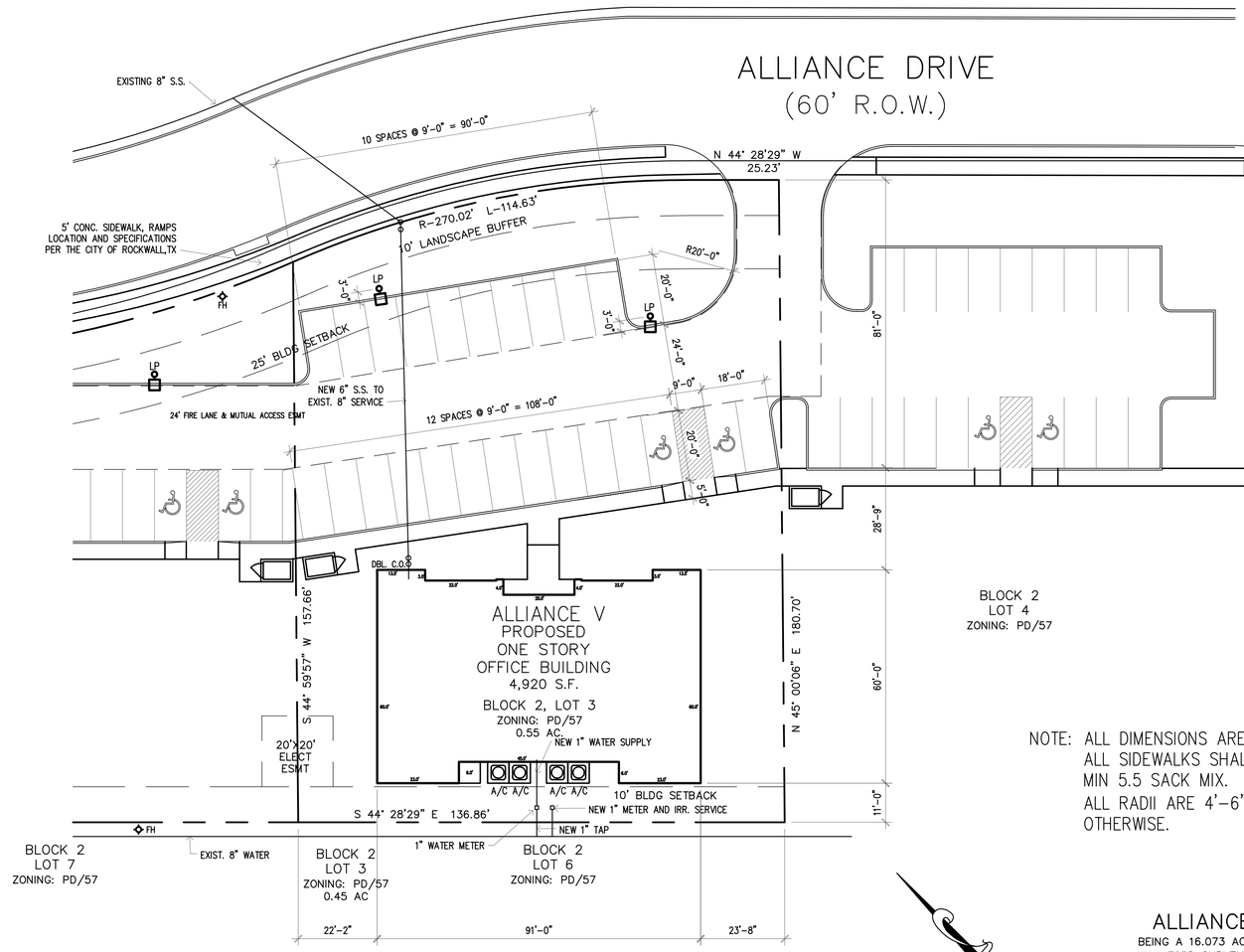
$\frac{1}{4}$"=1'-0"

PARKING REQUIREMENTS

OFFICE LOT 3 4,918 SF @ 1/300 = 16

16 PARKING SPACES REQUIRED
24 PARKING SPACES PROVIDED ON LOT 3
LOT 2 SHALL HAVE A SHARED PARKING AGREEMENT FOR FOUR SPACES FROM LOT 3

1 HANDICAP PARKING SPACE REQUIRED FOR PARKING OF 0-25
2 HANDICAP PARKING SPACES PROVIDED



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11658 STATE OF TEXAS
8-18-2017

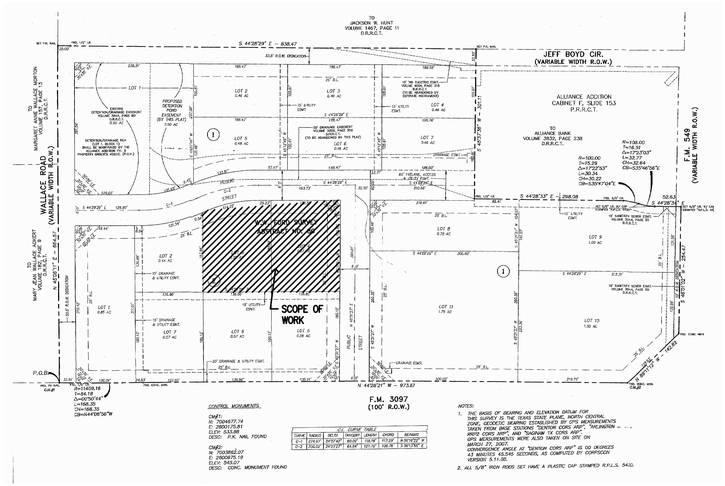
ALLIANCE V LOT 3
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN

- BURR OAKS (1) INSTALLED WITH A MIN. 4" CALIPER
- LIVE OAKS (5) INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (1) 4' HIGH @ INSTALLATION
- MEXICAN PLUM (3) 4' HIGH @ INSTALLATION
- INDIAN HAWTHORNE (27) PARKING SCREEN PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (14) PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

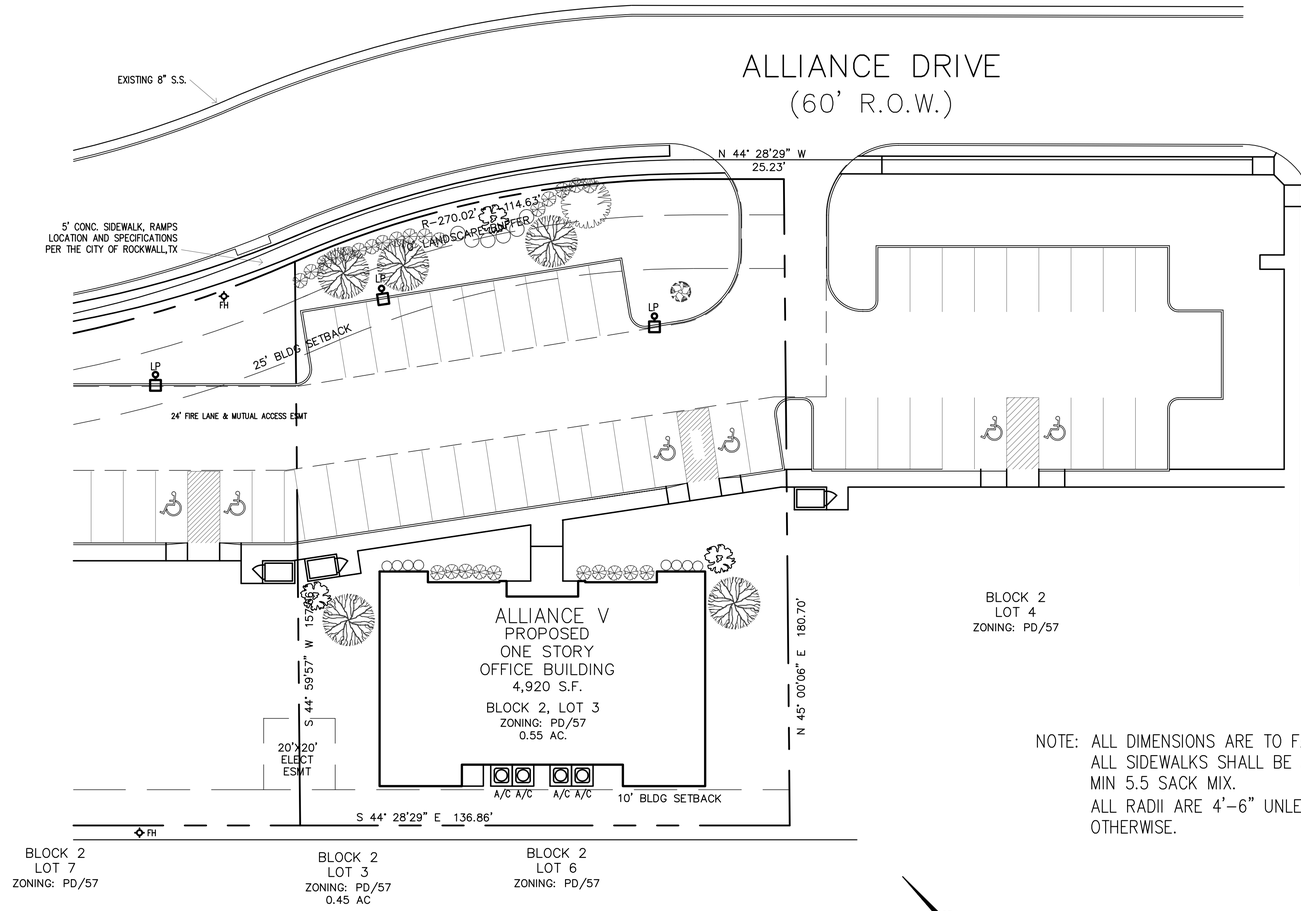
REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

LOT 3, BLOCK 2 – CARUTH LAKE DEVELOPMENT INC
PO BOX 369 ROCKWALL, TEXAS 75087
(972) 771-5253

1. ZONING: PD-57 – BUSINESS OCCUPANCY
2. PROPOSED USE: OFFICE
3. PROPERTY AREA (GROSS): 23,894 SF 0.55 AC
4. BUILDING AREA: 4,918 SF
5. BUILDING HEIGHT: SINGLE STORY – 28'-0 "
6. LOT COVERAGE: 20.5% F.A.R. = 0.021:1
7. PARKING REQUIRED: 1 SPACE/300 SF 4,920 SF/300 = 16 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 2 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 24 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 14,423 SF



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
PHONE: 972-722-9302
FAX : 972-249-2081
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By

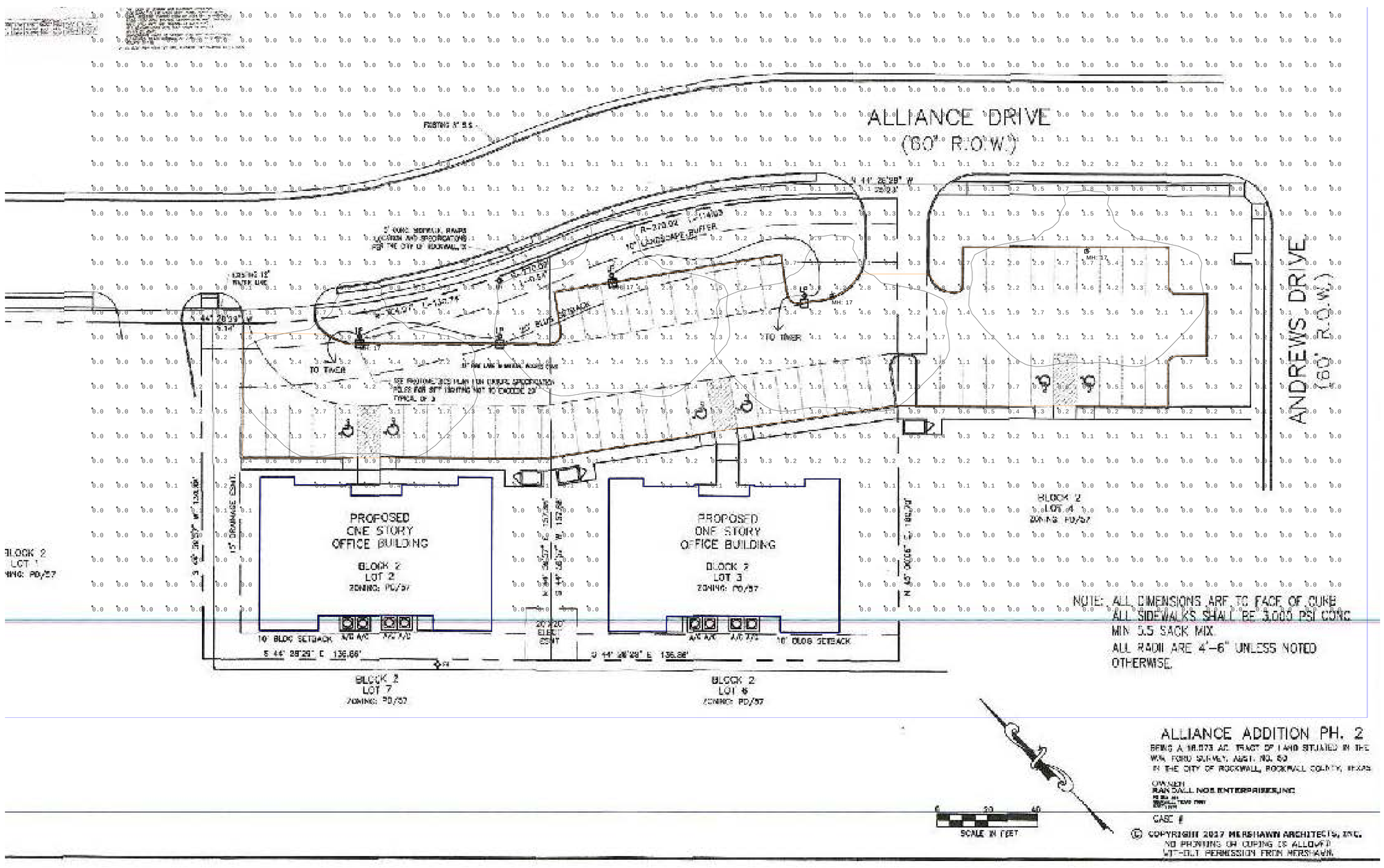
REGISTERED ARCHITECT WAYNE MERSHAWN 11658 STATE OF TEXAS
8-18-2017

ALLIANCE V LOT 3
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A2 OF 16



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	C	4	LITHONIA_KAD LED 60C 1000 30K R4 MVOLT	19269	216	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CONCRETE_Planar	0	Fc	0.52	6.7	0.0	N.A.
PARKING_LOT		Fc	2.05	6.7	0.2	10.25

PARKING_LOT

Illuminance (Fc)
Average = 2.05
Maximum = 6.7
Minimum = 0.2
Avg/Min Ratio = 10.25
Max/Min Ratio = 33.50

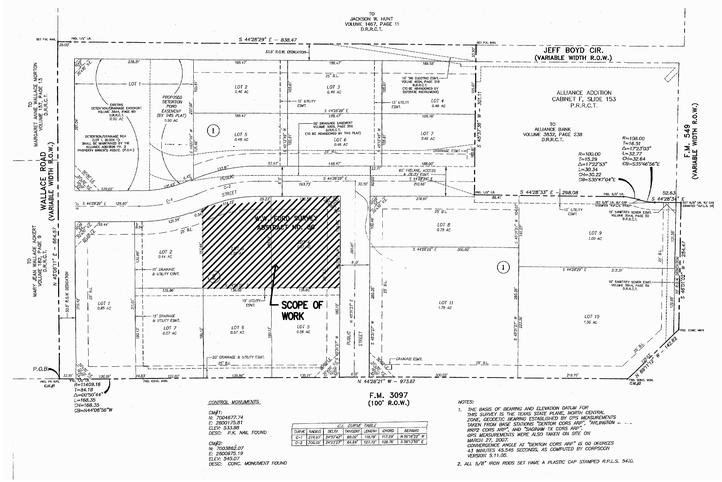
Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values shown at grade.
3. Mounting heights: As shown.
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaire uses integrated photometric lamp data, which is provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.

PROJECT: ALLIANCE ADDITION PHASE 2
SALESPERSON: RUSTY SMITH
SCALE: 20TH
CALC BY: JH
FILE: 170824_ALLIANCE ADDITION PHASE 2_V2

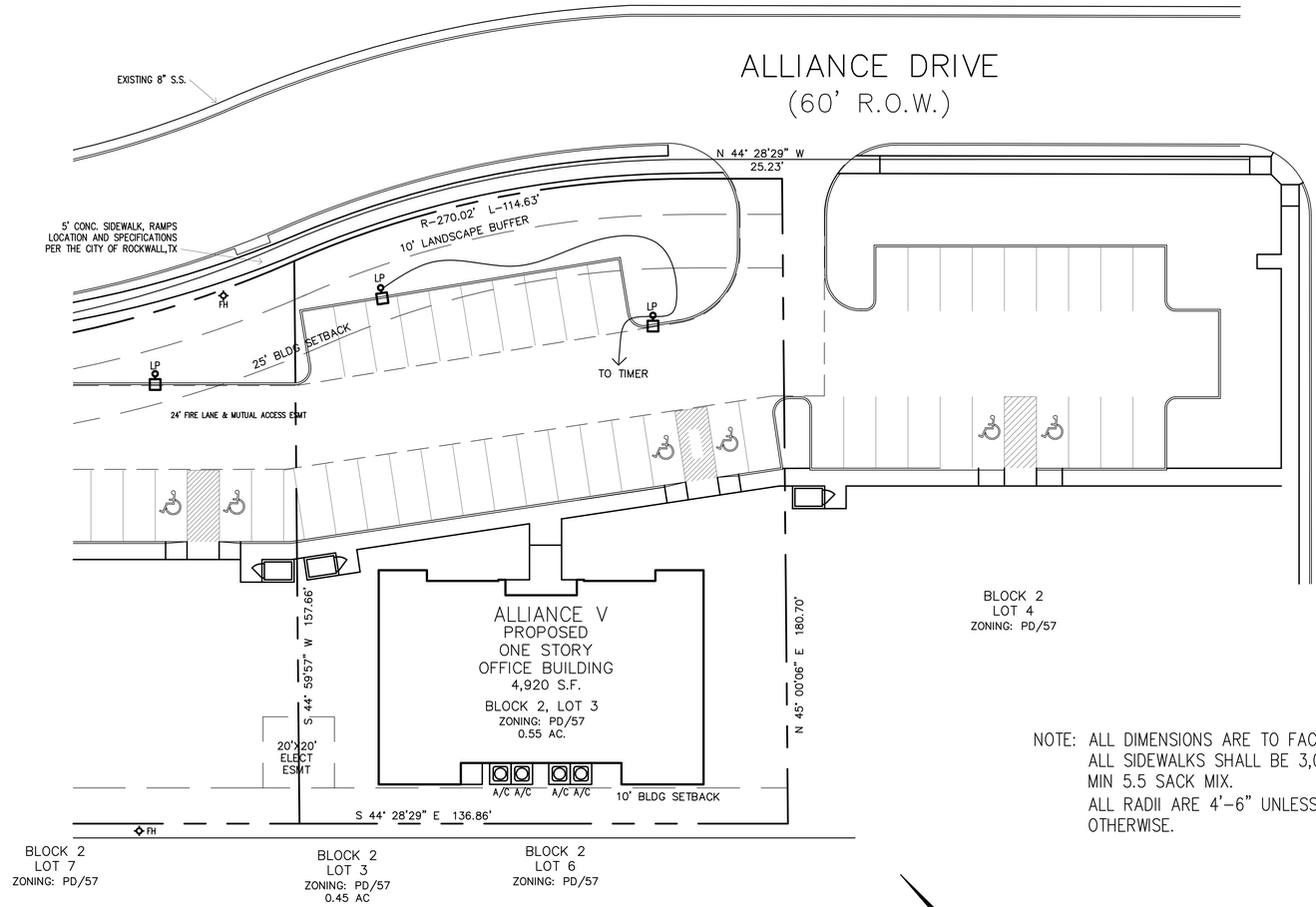
17-08-24

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



KEY PLAN



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
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ALL RADII ARE 4'-6" UNLESS NOTED OTHERWISE.

0 20 40
SCALE IN FEET

ALLIANCE ADDITION PH. 2

BEING A 16.073 AC. TRACT OF LAND SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
RANDALL NOE ENTERPRISES,INC
PO BOX 369
ROCKWALL, TEXAS 75087
9727715258

CASE #

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RESIDENTIAL RESTAURANTS
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MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11658 STATE OF TEXAS
8-18-2017

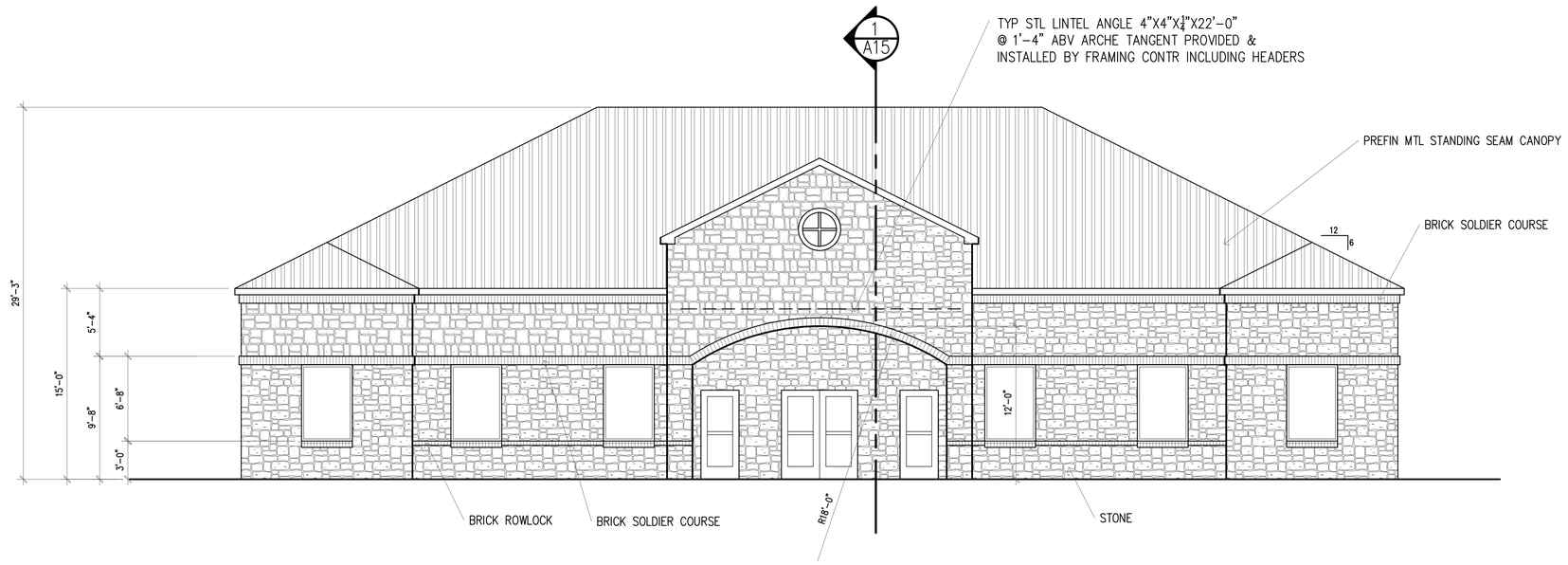
ALLIANCE V LOT 3
ROCKWALL, TEXAS

SITE LIGHTING PLAN

Scale:	1" = 20'-0"
Date:	5/3/17
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

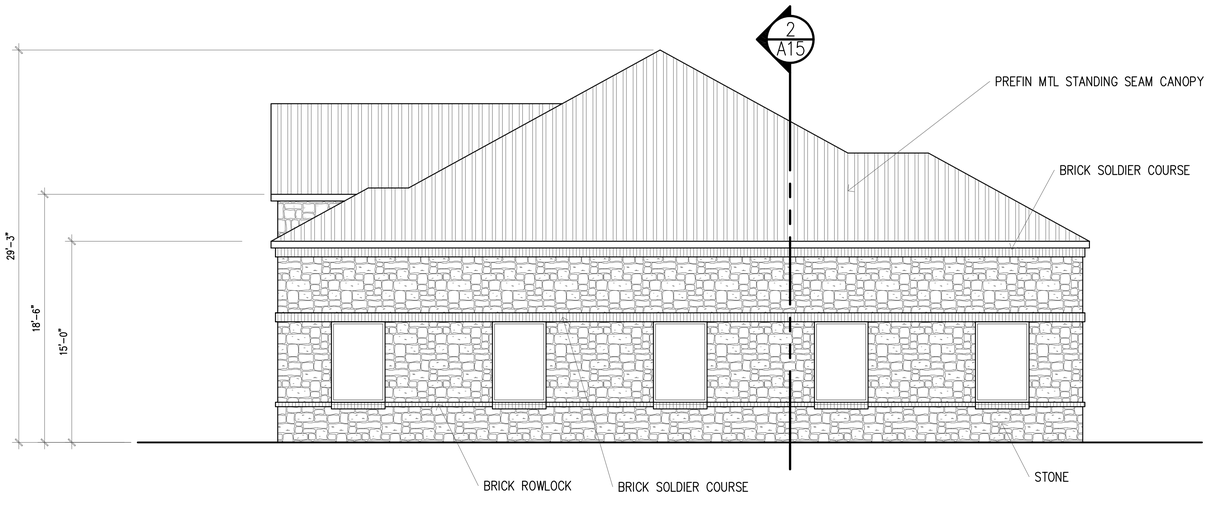
SHEET
E1
OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION STREET FRONT ELEVATION

100.0% (1264 SF) MASONRY
9.0% (121 SF) BRICK ACCENTS
91.0% (1109 SF) STONE



EAST ELEVATION

100.0% (750 SF) MASONRY
12.0% (100 SF) BRICK ACCENTS
88.0% (680 SF) STONE

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RESIDENTIAL RESTAURANTS
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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS
8-18-2017

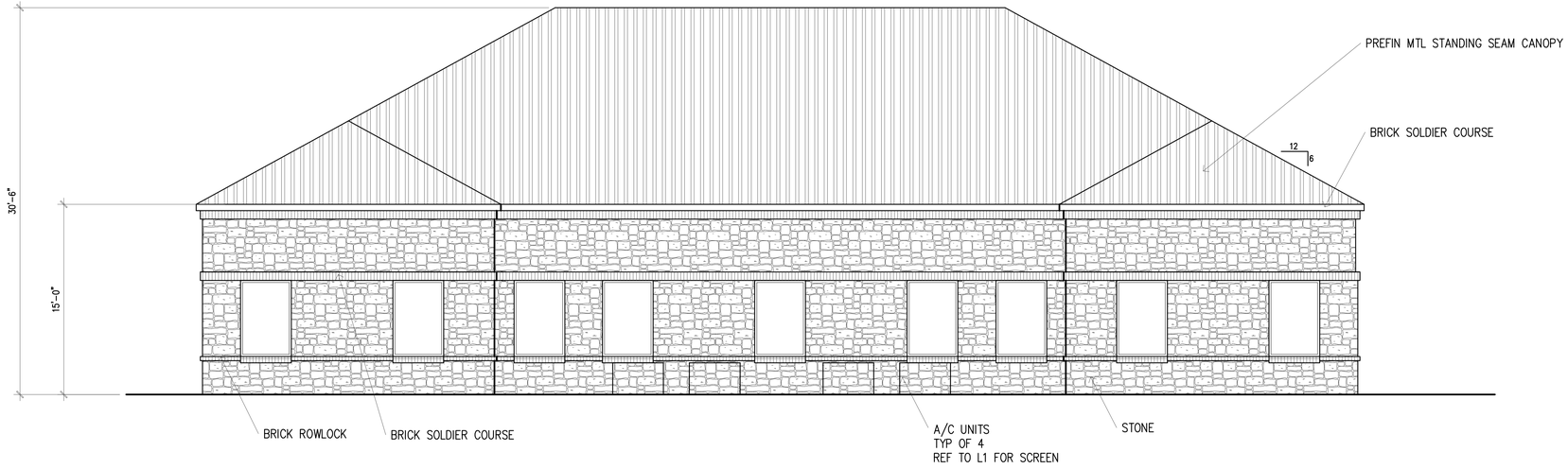
WHITTLE ALLIANCE V
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A5 OF 16

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION

100.0% (1200 SF) MASONRY
12% (147 SF) BRICK ACCENTS
88.0% (680 SF) STONE



WEST ELEVATION

100.0% (750 SF) MASONRY
12.0% (100 SF) BRICK ACCENTS
88.0% (680 SF) STONE

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT
WAYNE MERSHAWN
11629
STATE OF TEXAS
8-18-2017

WHITTLE ALLIANCE V
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	08-03-2017
Project No.:	170501
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A6 OF 16

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 28, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2017-060** **(David)**
   Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of CN Rockwall Investors, LLC for the approval of a replat for Lot 4, Block A, Briscoe/Hillcrest Addition being a 0.915-acre tract of land identified as Lot 3, Block A, Briscoe/Hillcrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM-3097*] and the IH-30 Frontage Road, and take any action necessary.

2. **P2017-061** **(Korey)**
   Consider a request by Gerald Monk of Monk Consulting on behalf of Kevin Smart of KSAM Properties for the approval of a replat for Lot 4, Block A, Wal-Mart Rockwall Addition being a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66), and take any action necessary.

3. **P2017-062** **(David)**
   Consider a request by Juan Vasquez of Vasquez Engineering, Inc. on behalf of Don Silverman of Rockwall 205-552, LLC for the approval of a replat for Lots 4 & 5, Block A, Dalton Goliad Addition being a 5.683-acre tract of land identified as Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

4. **P2017-063** **(Korey)**
   Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a replat for Lots 4-7, Block A, Rayburn Country Addition being a 36.042-acre tract of land identified as Lots 1-3, Block A, Rayburn Country Addition and Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG), Heavy Commercial (HC) and Commercial (C) Districts, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

5. **P2017-064** **(Korey)**
   Consider a request by Jason and Anna Potts for the approval of a replat for Lot 27, Block C, Harbor Landing, Phase 2 Addition being a 0.69-acre tract of land identified as Lots 20 & 26, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family detached land uses, addressed as 318, 320 & 322 Portview Place, and take any action necessary.

6. **P2017-050** **(Korey)**
   Consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a replat for Lots 22 & 23, Rainbo Acres Addition being an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Road, and take any action necessary.

APPOINTMENTS

7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

8. Appointment with Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company to consider a request to submit a new zoning application for an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary. **(David)**

9. Appointment with Trent Hyde to consider a request to submit a new zoning application for a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 0.830-acre tract of land addressed as 218 W. Quail Run Road, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary. **(Korey)**

PUBLIC HEARING

10. **Z2017-043** **(David)**
    Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

11. **Z2017-052** **(David)**
    Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

12. **Z2017-054** **(Ryan)**
    Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, *Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of making general corrections and clarifications to the code, and take any action necessary.

ACTION ITEMS

13. **MIS2017-014** **(Korey)**
    Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of three (3) single-family homes on a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

DISCUSSION ITEMS

14. **Z2017-056** **(Ryan)**
    Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 6.2, *Public Hearing Postponement, Recess and Continuations*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of amending the time period for postponing or continuing a public hearing, and take any action necessary.

15. **Z2017-057** **(Ryan)**
    Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of changing the antenna standards to allow replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP), and take any action necessary.

16. **Z2017-058** **(Ryan)**
    Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of creating a land use and use standards for the *Food Truck/Trailer* land use, and take any action necessary.

17. **Z2017-059** **(Ryan)**
    Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

18. **Z2017-060** **(Korey)**
    Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

19. **Z2017-061** **(Korey)**
    Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an amendment to Specific Use Permit (SUP) No. 174 (*S-174*) [*Ordinance No. 17-45*] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

20. **Z2017-062** **(Ryan)**
    Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary.

21. **Z2017-063** **(David)**
    Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

22. **Z2017-064** **(Korey)**
    Hold a public hearing to discuss and consider a request by Robert Rash for the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary.

23. P2017-058 (David)
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Stone Creek Balance, LTD. for the approval of a preliminary plat for Stone Creek, Phase IX containing 63 single-family residential lots on a 17.418-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located north of the northwest corner of the intersection of Hays Road and E. Quail Run Road, and take any action necessary.

24. P2017-059 (Korey)
Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Hickey of Merritt Capital Partners for the approval of a preliminary plat for an age/restricted senior living community consisting of 47 single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [*S. SH-205*] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

25. SP2017-037 (Korey)
Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

26. SP2017-038 (David)
Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

27. SP2017-039 (David)
Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

28. SP2017-040 (David)
Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

29. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-051: Preliminary Plat for Lots 1-8, Block A, Carrier Drive Business Park Addition [*Approved*]
- ✓ P2017-052: Lot 1, Block A, Kelly Ranch Addition [*Approved*]
- ✓ P2017-053: Lots 19, 20 & 21 of the Hidden Valley Estates No. 2 Addition [*Approved*]
- ✓ P2017-054: Master Plat for Terracina Estates Addition [*Approved*]
- ✓ P2017-055: Preliminary Plat for Phase 1 of the Terracina Estates Addition [*Approved*]
- ✓ Z2017-043: Amendment to PD-70 (*1st Reading*) [*Postponed to December 4, 2017*]
- ✓ Z2017-050: SUP for Divine Peace Lutheran Church (*1st Reading*) [*Approved*]
- ✓ Z2017-051: Zoning Change (AG & C to PD) for Rockwall SIL (*1st Reading*) [*Approved*]
- ✓ Z2017-052: Zoning Change (C & HC to PD) (*1st Reading*) [*Postponed to December 4, 2017*]
- ✓ Z2017-053: SUP for an Accessory Building at 2705 Rolling Meadows Drive (*1st Reading*) [*Approved*]
- ✓ Z2017-054: Amendment to Article IX, *Tree Preservation* of the UDC (*1st Reading*) [*Remanded Back to P&Z*]
- ✓ Z2017-055: Amendment to PD Development Plan [*Ordinance No. 13-16*] (*1st Reading*) [*Approved w/ Conditions*]
- ✓ SP2017-032: Variances for Rockwall School of Music [*Approved*]

- ✓ SP2017-035: Variances for a Retail/Restaurant Strip Center at 819 E. IH-30 [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of November, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 28, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-037** (Korey)
   Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

2. **SP2017-038** (David)
   Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

3. **SP2017-039** (David)
   Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

4. **SP2017-040** (David)
   Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of November, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Clay Christie of *ClayMoore Engineering*

AGENDA ITEM: **P2017-060;** *Lot 4, Block A, Brisco/Hillcrest Addition*

SUMMARY:

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of CN Rockwall Investors, LLC for the approval of a replat for Lot 4, Block A, Briscoe/Hillcrest Addition being a 0.915-acre tract of land identified as Lot 3, Block A, Briscoe/Hillcrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM-3097*] and the IH-30 Frontage Road, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of dedicating a firelane easement and abandoning an electric easement on the southwest quadrant of the lot. The replat is associated with a Care Now Facility that is currently under construction. The replat approved on February 6, 2017 (*i.e. P2017-002*) dedicated a 44-foot wide right-of-way for the future Pinnacle Way, and abandoning the existing right-of-way for Hilltop Drive. Finally, a PD Development Plan (*i.e. Z2016-010*) and a site plan (*i.e. SP2016-013*) for the urgent care facility were approved in 2016.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lot 4, Block A, Briscoe/Hillcrest Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-060	**Owner**	BRISCOE, OIL INC	**Applied**	11/16/2017 LM
Project Name	Lot 3, Block A, Briscoe Hillcrest Addition	**Applicant**	CLAYMOORE ENGINEERING	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	11/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BRISCOE/HILLCREST ADDITION	1	A	1	3152-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/16/2017	11/23/2017	11/20/2017	4	APPROVED	
ENGINEERING	Sarah Hager	11/16/2017	11/23/2017	11/21/2017	5	COMMENTS	See comments
(11/21/2017 2:52 PM SH) Add note: Property owner is responsible for on-site drainage, maintenance, repair, and replacement.							
FIRE	Ariana Hargrove	11/16/2017	11/23/2017	11/21/2017	5	APPROVED	
GIS	Lance Singleton	11/16/2017	11/23/2017	11/22/2017	6	APPROVED	
PLANNING	David Gonzales	11/16/2017	11/23/2017	11/20/2017	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of CN Rockwall Investors, LLC for the approval of a replat for Lot 4, Block A, Briscoe/Hillcrest Addition being a 0.915-acre tract of land identified as Lot 3, Block A, Briscoe/Hillcrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 5, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-060" on the lower right corner on all pages of the revised submittal.
3. Provide hatch to all areas being abandoned to better delineate what is being abandoned.
4. Provide hatch to firelane portion being dedicated.
5. Provide label for firelane -- "24-ft Firelane, Public Access and Drainage Easement" (as appropriate).
6. Change Lot 3R to read "LOT 4" on plat.
7. Remove DOC NO 20170000004201 from title block****
8. Change Title Block to read:

Final Plat
Briscoe/Hillcrest Addition
Lot 4, Block A
being a Replat of Lot 3, Block A
Briscoe/Hillcrest Addition
being a 0.9150-Acre Parcel
situated in the E. Teal Survey, Abstract No. 207
M.J. Barksdale Survey, Abstract No. 11
City of Rockwall, Rockwall County, Texas

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: Tuesday, November 28, 2017 (6:00p.m.) [P&Z to take action]

City Council - Consent : Monday, December 4, 2017 (6:00 p.m.) [City Council to take action]

VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (469) 333-8831

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N43°58'48"E	1.42'
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L3	N44°09'59"E	24.00'
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L5	S43°58'48"W	27.34'

CURVE TABLE					
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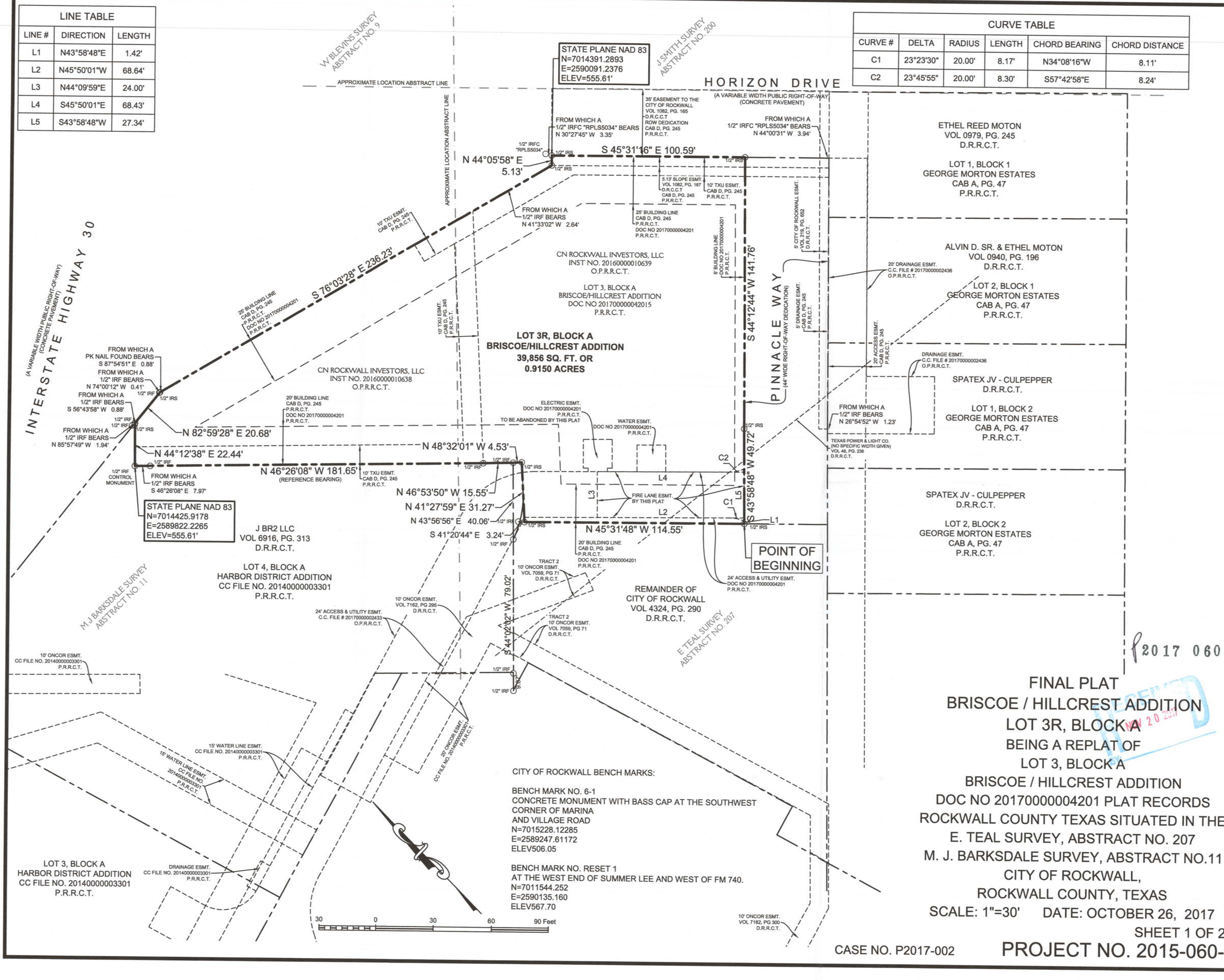


P2017 060

FINAL PLAT
BRISCOE / HILLCREST ADDITION
LOT 3R, BLOCK A

BEING A REPLAT OF
LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
DOC NO 20170000004201 PLAT RECORDS
ROCKWALL COUNTY TEXAS SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO.11
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

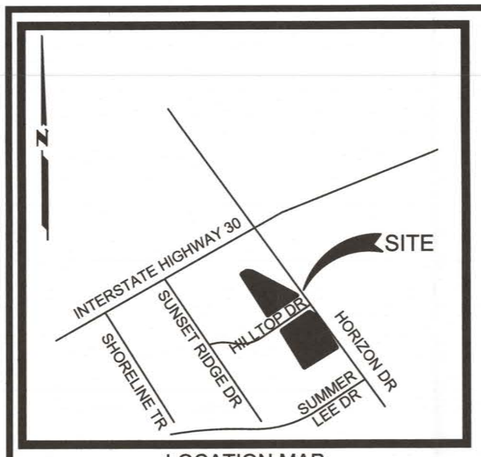
SCALE: 1"=30' DATE: OCTOBER 26, 2017

SHEET 1 OF 2

CASE NO. P2017-002

PROJECT NO. 2015-060-I

VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (469) 333-8831



LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 10/26/2017"

Candy Hone
Registered Professional Land Surveyor
Registration No.: Texas 5867

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within on hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOTES:

P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRISCOE / HILLCREST ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the _____ subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1 No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2 Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3 The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4 The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5 The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6 No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Grey Stogner, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Grey Stogner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2017.

Notary Public in and for the State of Texas *My Commission Expires:*

Add Note: Property owner is responsible for on-site drainage maintenance, repair, and replacement

BEARING SOURCE:

THE SOUTH LINE OF LOT 1, BLOCK A, OF BRISCOE / HILLCREST ADDITION, RECORDED IN SLIDE D, PAGES 245 & 246, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
N46°26'08"W

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CN Rockwall Investors, LLC, are the owner's of a tract of land situated in the E. Teal Survey, Abstract No. 207, in the City of Rockwall, being all of Lot 3, Block A of BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Document Number 20170000004201, Plat Records, Rockwall County, Texas, and all of that certain tract of land described in a deed to CN Rockwall Investors, LLC, recorded in Instrument Number 20160000010638, and Instrument Number 20160000010639, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the southerly corner of said Lot 3, Block A, said point being the southerly southwest corner of Pinnacle Way (a 44.00 foot wide public right-of-way as dedicated in BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Document Number 20170000004201, Plat Records, Rockwall County, Texas.

THENCE N 45°31'48" W, along the south line of said Lot 3, Block A, a distance of 114.55 feet to a 1/2 inch iron rod set for corner;

THENCE N 41°27'59" E, along the northerly line of said Lot 3, Block A, a distance of 31.27 feet to a 1/2 inch iron rod set for corner;

THENCE N 48°32'01" W, along the southerly line of said Lot 3, Block A, a distance of 4.53 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 4, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in County Clerk's File No. 20140000003301, Plat Records, Rockwall County, Texas;

THENCE N 46°53'50" W, along the common line of said Lot 3, Block A, and said Lot 4, Block A, a distance of 15.55 feet to a 1/2 inch iron rod found for corner;

THENCE N 46°26'08" W, along the common line of said Lot 3, Block A, and said Lot 4, Block A, a distance of 181.65 feet to a 1/2 inch iron rod found for a common corner of said Lot 3, Block A, and aid Lot 4, Block A;

THENCE N 44°12'38" E, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 22.44 feet to a 1/2 inch iron rod set for a common corner of said Lot 3, Block A, and said Lot 4, Block A, said point being in the south line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE N 82°59'28" E, along the common line of said Lot 3, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 20.68 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 3, Block A;

THENCE S 76°03'28" E, along the common line of said Lot 3, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 236.23 feet to a 1/2 inch iron rod set for corner;

THENCE N 44°05'58" E, along the southeast right-of-way line of said Horizon Drive, and the northerly line of said Lot 3, Block A, a distance of 5.13 feet to a 1/2 inch iron rod set for corner;

THENCE S 45°31'16" E, along the southeast right-of-way line of said Horizon Drive, and the easterly line of said Lot 3, Block A, a distance of 100.59 feet to a 1/2 inch iron rod set for corner, said point being the southeasterly corner of said Lot 3, Block A, and being in the northerly right-of-way line of said Pinnacle Way;

THENCE S 44°12'44" W, along the common line of said Lot 3, Block A, and said Pinnacle Way, a distance of 141.76 feet to a 1/2 inch iron rod set for corner;

THENCE S 43°58'48" W, along the common line of said Lot 3, Block A, and said Pinnacle Way, a distance of 49.72 feet to the POINT OF BEGINNING and containing 39,856 square feet or 0.9150 acres of and more or less.

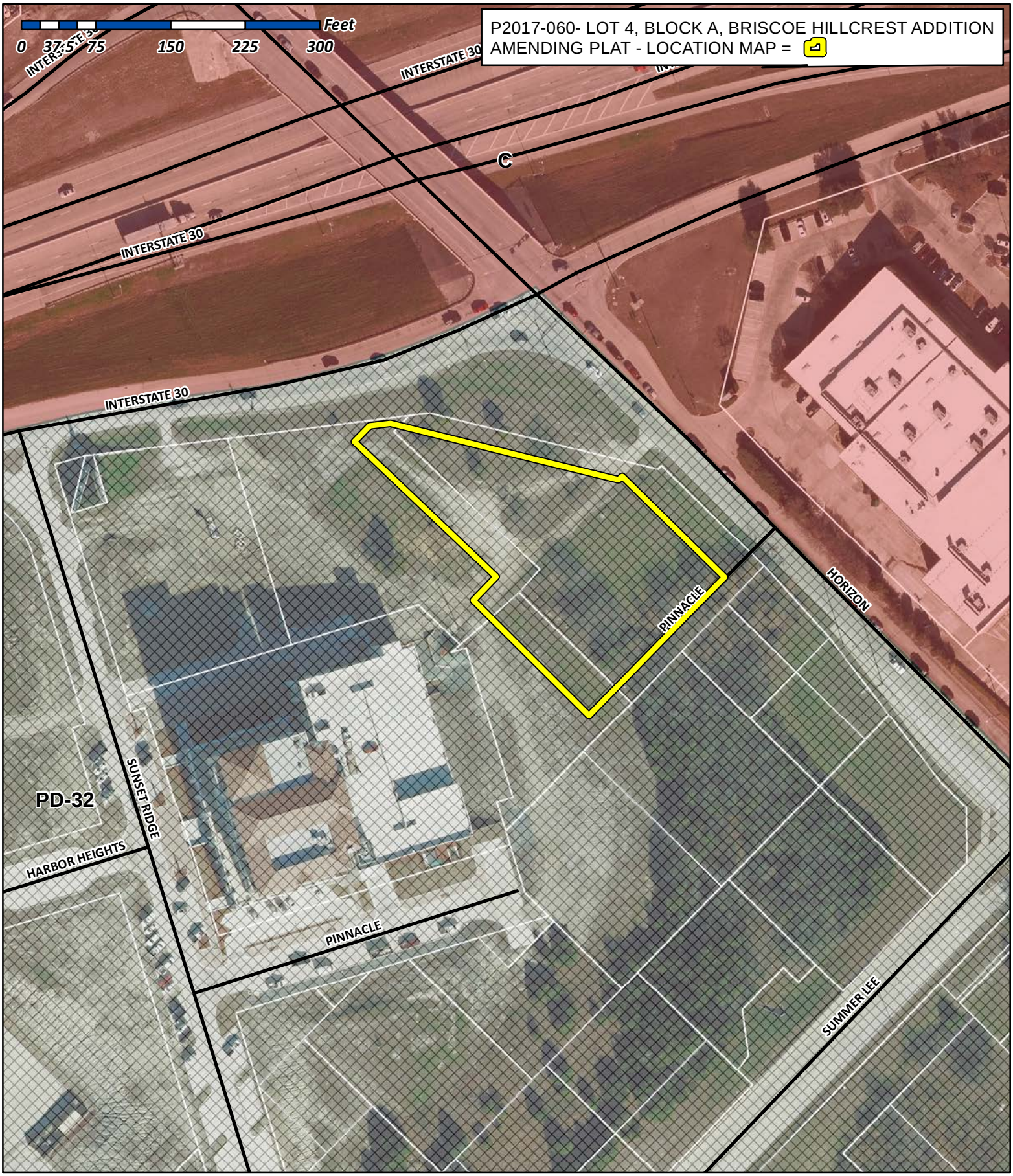
CITY OF ROCKWALL BENCH MARKS:

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BASS CAP AT THE SOUTHWEST
CORNER OF MARINA
AND VILLAGE ROAD
N=7015228.12285
E=2589247.61172
ELEV506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
N=7011544.252
E=2590135.160
ELEV567.70

FINAL PLAT
BRISCOE / HILLCREST ADDITION
LOT 3R, BLOCK A
BEING A REPLAT OF
LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
DOC NO 20170000004201 PLAT RECORDS
ROCKWALL COUNTY TEXAS SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO.11
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SCALE: 1"=30' DATE: OCTOBER 26, 2017

CASE NO. P2017-002 PROJECT NO. 2015-060-I



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (469) 333-8831

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N43°58'48"E	1.42'
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L4	S45°50'01"E	68.43'
L5	S43°58'48"W	27.34'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
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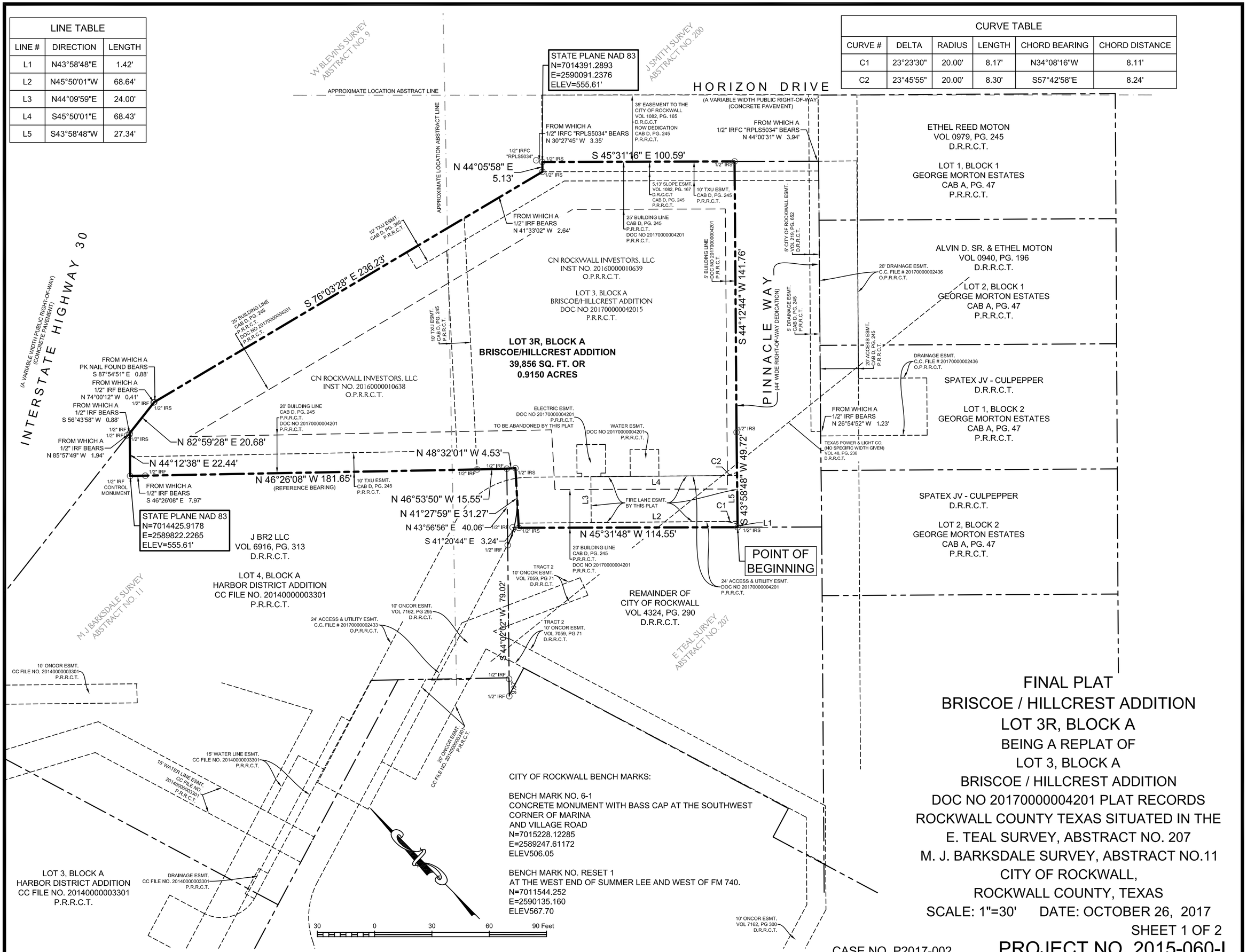

FINAL PLAT
BRISCOE / HILLCREST ADDITION
LOT 3R, BLOCK A

BEING A REPLAT OF
LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
DOC NO 20170000004201 PLAT RECORDS
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

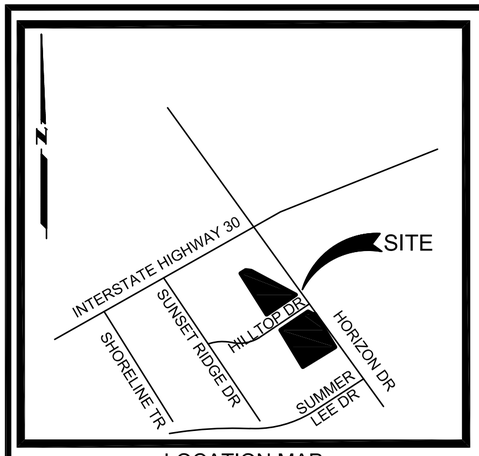
SCALE: 1"=30' DATE: OCTOBER 26, 2017

SHEET 1 OF 2

CASE NO. P2017-002

PROJECT NO. 2015-060-I

VOTEX SURVEYING COMPANY 10440 N. Central Expressway Suite 800 Dallas, Texas 75231 Ph. (469) 333-8831



LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 10/26/2017"

Candy Hone
Registered Professional Land Surveyor
Registration No.: Texas 5867

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within on hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

NOTES:

P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the BRISCOE / HILLCREST ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the _____ subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1 No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2 Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3 The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4 The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5 The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6 No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Grey Stogner, Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Grey Stogner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2017.

Notary Public in and for the State of Texas *My Commission Expires:*

BEARING SOURCE:

THE SOUTH LINE OF LOT 1, BLOCK A, OF BRISCOE / HILLCREST ADDITION, RECORDED IN SLIDE D, PAGES 245 & 246, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
N46°26'08"W

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CN Rockwall Investors, LLC, are the owner's of a tract of land situated in the E. Teal Survey, Abstract No. 207, in the City of Rockwall, being all of Lot 3, Block A of BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Document Number 20170000004201, Plat Records, Rockwall County, Texas, and all of that certain tract of land described in a deed to CN Rockwall Investors, LLC, recorded in Instrument Number 20160000010638, and Instrument Number 20160000010639, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the southerly corner of said Lot 3, Block A, said point being the southerly southwest corner of Pinnacle Way (a 44.00 foot wide public right-of-way as dedicated in BRISCOE / HILLCREST ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Document Number 20170000004201, Plat Records, Rockwall County, Texas.

THENCE N 45°31'48" W, along the south line of said Lot 3, Block A, a distance of 114.55 feet to a 1/2 inch iron rod set for corner;

THENCE N 41°27'59" E, along the northerly line of said Lot 3, Block A, a distance of 31.27 feet to a 1/2 inch iron rod set for corner;

THENCE N 48°32'01" W, along the southerly line of said Lot 3, Block A, a distance of 4.53 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of Lot 4, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in County Clerk's File No. 20140000003301, Plat Records, Rockwall County, Texas;

THENCE N 46°53'50" W, along the common line of said Lot 3, Block A, and said Lot 4, Block A, a distance of 15.55 feet to a 1/2 inch iron rod found for corner;

THENCE N 46°26'08" W, along the common line of said Lot 3, Block A, and said Lot 4, Block A, a distance of 181.65 feet to a 1/2 inch iron rod found for a common corner of said Lot 3, Block A, and aid Lot 4, Block A;

THENCE N 44°12'38" E, along the common line of said Lot 1, Block A, and said Lot 4, Block A, a distance of 22.44 feet to a 1/2 inch iron rod set for a common corner of said Lot 3, Block A, and said Lot 4, Block A, said point being in the south line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE N 82°59'28" E, along the common line of said Lot 3, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 20.68 feet to a 1/2 inch iron rod set for the northerly northeast corner of said Lot 3, Block A;

THENCE S 76°03'28" E, along the common line of said Lot 3, Block A, and the south right-of-way line of said Interstate Highway No. 30, a distance of 236.23 feet to a 1/2 inch iron rod set for corner;

THENCE N 44°05'58" E, along the southeast right-of-way line of said Horizon Drive, and the northerly line of said Lot 3, Block A, a distance of 5.13 feet to a 1/2 inch iron rod set for corner;

THENCE S 45°31'16" E, along the southeast right-of-way line of said Horizon Drive, and the easterly line of said Lot 3, Block A, a distance of 100.59 feet to a 1/2 inch iron rod set for corner, said point being the southeasterly corner of said Lot 3, Block A, and being in the northerly right-of-way line of said Pinnacle Way;

THENCE S 44°12'44" W, along the common line of said Lot 3, Block A, and said Pinnacle Way, a distance of 141.76 feet to a 1/2 inch iron rod set for corner;

THENCE S 43°58'48" W, along the common line of said Lot 3, Block A, and said Pinnacle Way, a distance of 49.72 feet to the POINT OF BEGINNING and containing 39,856 square feet or 0.9150 acres of and more or less.

CITY OF ROCKWALL BENCH MARKS:

BENCH MARK NO. 6-1
CONCRETE MONUMENT WITH BASS CAP AT THE SOUTHWEST
CORNER OF MARINA
AND VILLAGE ROAD
N=7015228.12285
E=2589247.61172
ELEV506.05

BENCH MARK NO. RESET 1
AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.
N=7011544.252
E=2590135.160
ELEV567.70

FINAL PLAT
BRISCOE / HILLCREST ADDITION
LOT 3R, BLOCK A
BEING A REPLAT OF
LOT 3, BLOCK A
BRISCOE / HILLCREST ADDITION
DOC NO 20170000004201 PLAT RECORDS
ROCKWALL COUNTY TEXAS SITUATED IN THE
E. TEAL SURVEY, ABSTRACT NO. 207
M. J. BARKSDALE SURVEY, ABSTRACT NO.11
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SCALE: 1"=30' DATE: OCTOBER 26, 2017

CASE NO. P2017-002

PROJECT NO. 2015-060-I

Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 1/11/2017 2:02:19 PM

Parcel Name: Site 1 - Property : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: True

North:7,014,391.2893' East:2,590,091.2376'

Segment# 1: Line
Course: S45°31'16"E Length: 144.59'
North: 7,014,289.9828' East: 2,590,194.4038'

Segment# 2: Line
Course: S44°12'44"W Length: 141.47'
North: 7,014,188.5825' East: 2,590,095.7542'

Segment# 3: Line
Course: S43°58'48"W Length: 50.00'
North: 7,014,152.6034' East: 2,590,061.0338'

Segment# 4: Line
Course: N45°31'48"W Length: 158.55'
North: 7,014,263.6734' East: 2,589,947.8898'

Segment# 5: Line
Course: N41°27'59"E Length: 31.27'
North: 7,014,287.1053' East: 2,589,968.5962'

Segment# 6: Line
Course: N48°32'01"W Length: 4.53'
North: 7,014,290.1050' East: 2,589,965.2017'

Segment# 7: Line
Course: N46°53'50"W Length: 15.55'

North: 7,014,300.7305' East: 2,589,953.8481'

Segment# 8: Line
Course: N46°26'08"W Length: 181.65'
North: 7,014,425.9182' East: 2,589,822.2246'

Segment# 9: Line
Course: N44°12'38"E Length: 22.44'
North: 7,014,442.0028' East: 2,589,837.8720'

Segment# 10: Line
Course: N82°59'28"E Length: 20.68'
North: 7,014,444.5263' East: 2,589,858.3974'

Segment# 11: Line
Course: S76°03'28"E Length: 236.23'
North: 7,014,387.6082' East: 2,590,087.6679'

Segment# 12: Line
Course: N44°05'58"E Length: 5.13'
North: 7,014,391.2922' East: 2,590,091.2379'

Perimeter: 1,012.10' Area: 48,281.3864Sq.Ft.
Error Closure: 0.0030 Course: N6°40'44"E
Error North : 0.00294 East: 0.00034

Precision 1: 337,363.33

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Gerald Monk; *Monk Consulting*

AGENDA ITEM: **P2017-061**; *Lot 4, Block A, Walmart Rockwall Addition*

SUMMARY:

This is a request to consider a request by Gerald Monk of Monk Consulting on behalf of Kevin Smart of KSAM Properties for the approval of a replat for Lot 4, Block A, Walmart Rockwall Addition being a one (1)-acre tract of land identified as Lot 2, Block A, Walmart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District Land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a one (1)-acre tract of land [*i.e. Lot 1, Block A, Walmart Rockwall Addition*] into one (1) parcel [*i.e. Lot 4, Block A, Walmart Rockwall Addition*] for the purpose of establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for a medical office building.

- ☑ A site plan [*SP2017-022*] for an ~7,000 SF *medical office building* [*i.e. Lake Ray Hubbard Pediatrics*] was approved by the Planning and Zoning Commission on August 15, 2017. The proposed medical office building is situated on a one (1)-acre tract of land, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, and is situated within the SH-66 Corridor Overlay (SH-66 OV) District.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lot 4, Block A, Walmart Rockwall Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city-adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-061	**Owner**	KSAM, PROPERTIES LLC	**Applied**	11/16/2017 LM
Project Name	Lot 4, Block A, Lake Ray Hubbard	**Applicant**	MONK CONSULTING	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	11/16/2017 LM

Site Address	City, State Zip	Zoning
862 W RUSK ST	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
NORTHSHORE PLAZA PH 4	2	A	2	5228-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/16/2017	11/23/2017	11/20/2017	4	APPROVED	
ENGINEERING	Sarah Hager	11/16/2017	11/23/2017	11/20/2017	4	COMMENTS	See comments
FIRE	Ariana Hargrove	11/16/2017	11/23/2017	11/21/2017	5	APPROVED	
GIS	Lance Singleton	11/16/2017	11/23/2017				
PLANNING	Korey Brooks	11/16/2017	11/23/2017	11/22/2017	6	COMMENTS	Comments

(11/20/2017 4:19 PM SH)
Label the triangle easement on the south portion of the site.
Add a 20' min water line easement for 8" line on the west side.
Add 20' easement around fire hydrant.
Must tie into two City GPS locations.

(11/21/2017 3:43 PM SH)
Add note: Property owner to maintain, repair, and replace drainage systems on-site.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-61-Lot 4, Block A, Wal-Mart Rockwall Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Gerald Monk of Monk Consulting on behalf of Kevin Smart of KSAM Properties for the approval of a replat for Lot 4, Block A, Wal-Mart Rockwall Addition being a one (1) acre parcel of land identified as Lot 2, Block A, Wal-Mart Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses, situated within the SH-66 Corridor Overlay (SH-66 OV) District, addressed as 862 W. Rusk Street (SH-66).

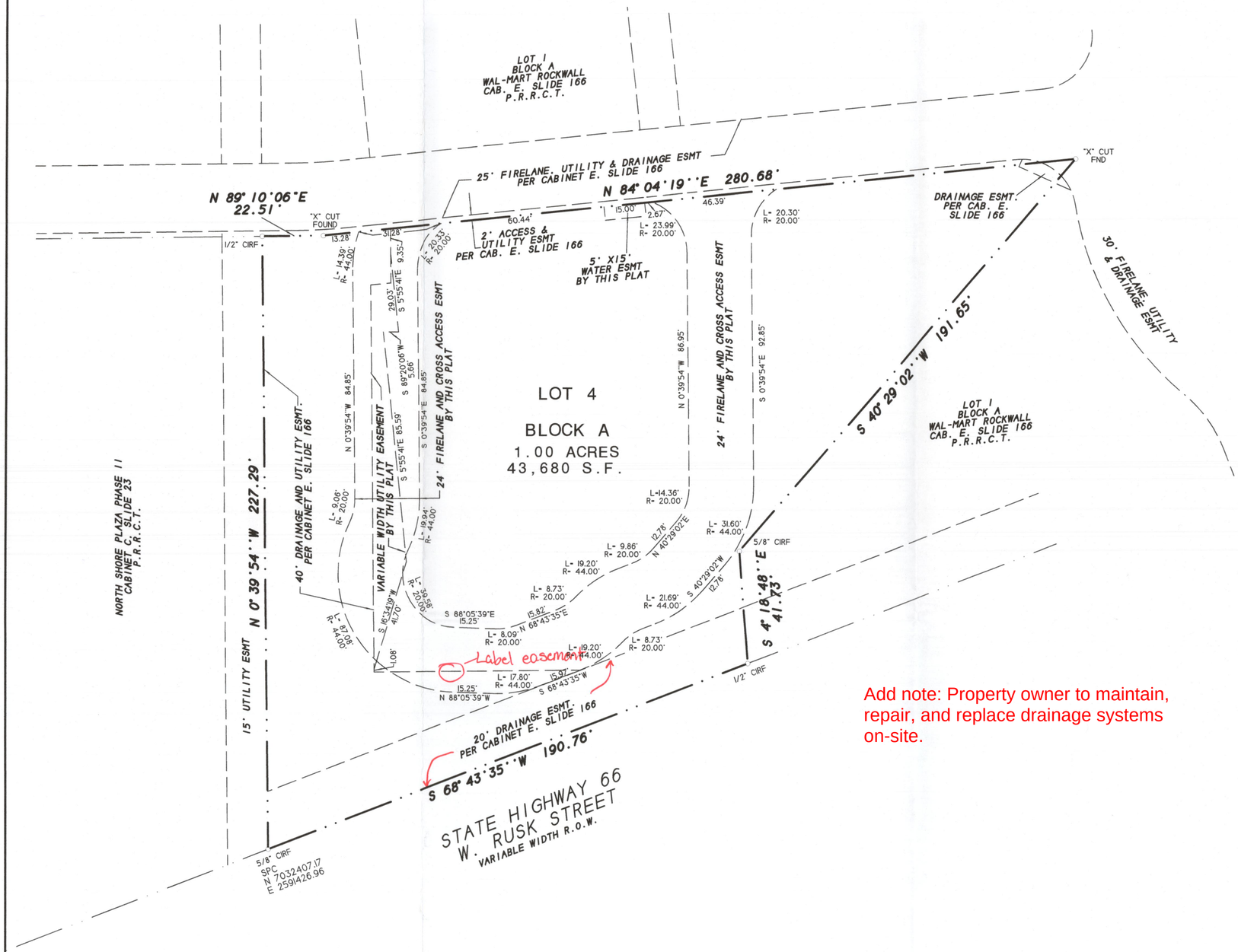
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

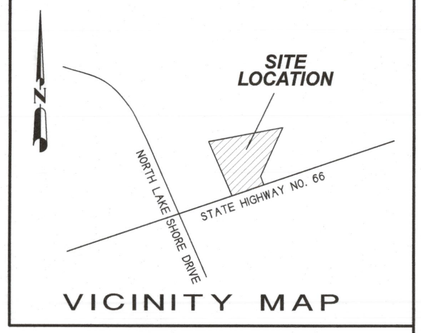
M.3 For reference, include the case number (P2017-061) in the lower right hand corner of all pages on future submittals.

M.4 Please show centerline for SH-66

M.5 Please label point of beginning.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Meeting for this case is November 28, 2017. The City Council Meeting date for this case is December 4.





0 30 60 90

GRAPHIC SCALE 1" = 30'

Add note: Property owner to maintain, repair, and replace drainage systems on-site.

- Must tie in to two City monuments.

RECEIVED
NOV 20 2017
BY:

P 2017 061

FINAL PLAT

WAL-MART ROCKWALL
LOT 4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
WAL-MART ROCKWALL
AS RECORDED IN CABINET E, SLIDE 166-168

1.00 ACRES OR 43,680 S.F.
(1 LOT)

B. F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

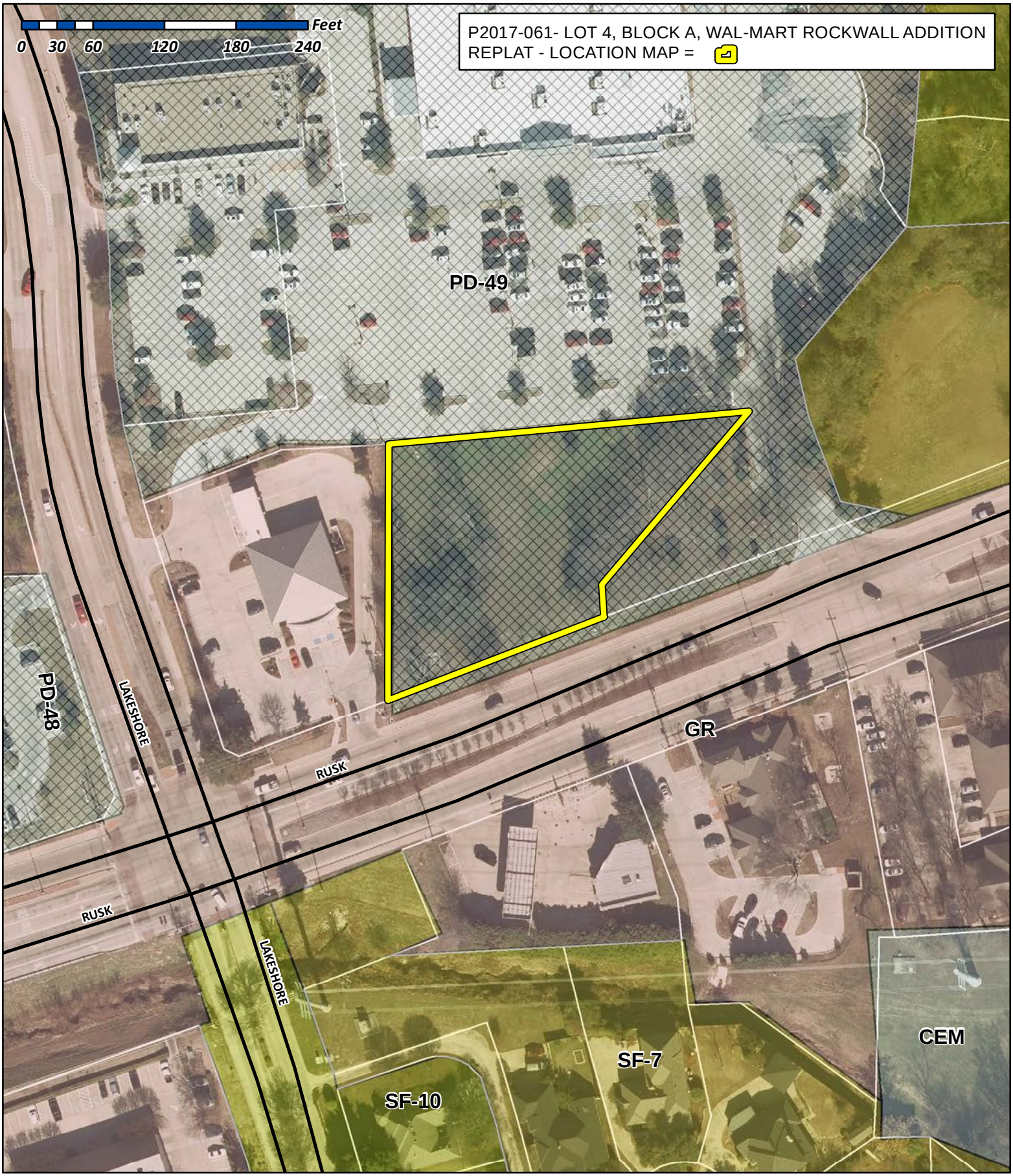
OWNER:
KSAM PROPERTIES, LLC.
1010 W. RALPH HALL PARKWAY
SUITE 200
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC. SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND "L CORNER"
FENCE	EASEMENT LINE / PROPERTY LINE		AIR COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 25, 2016
SCALE 1" = 30' FILE # 20160471-RP
CLIENT KSAM

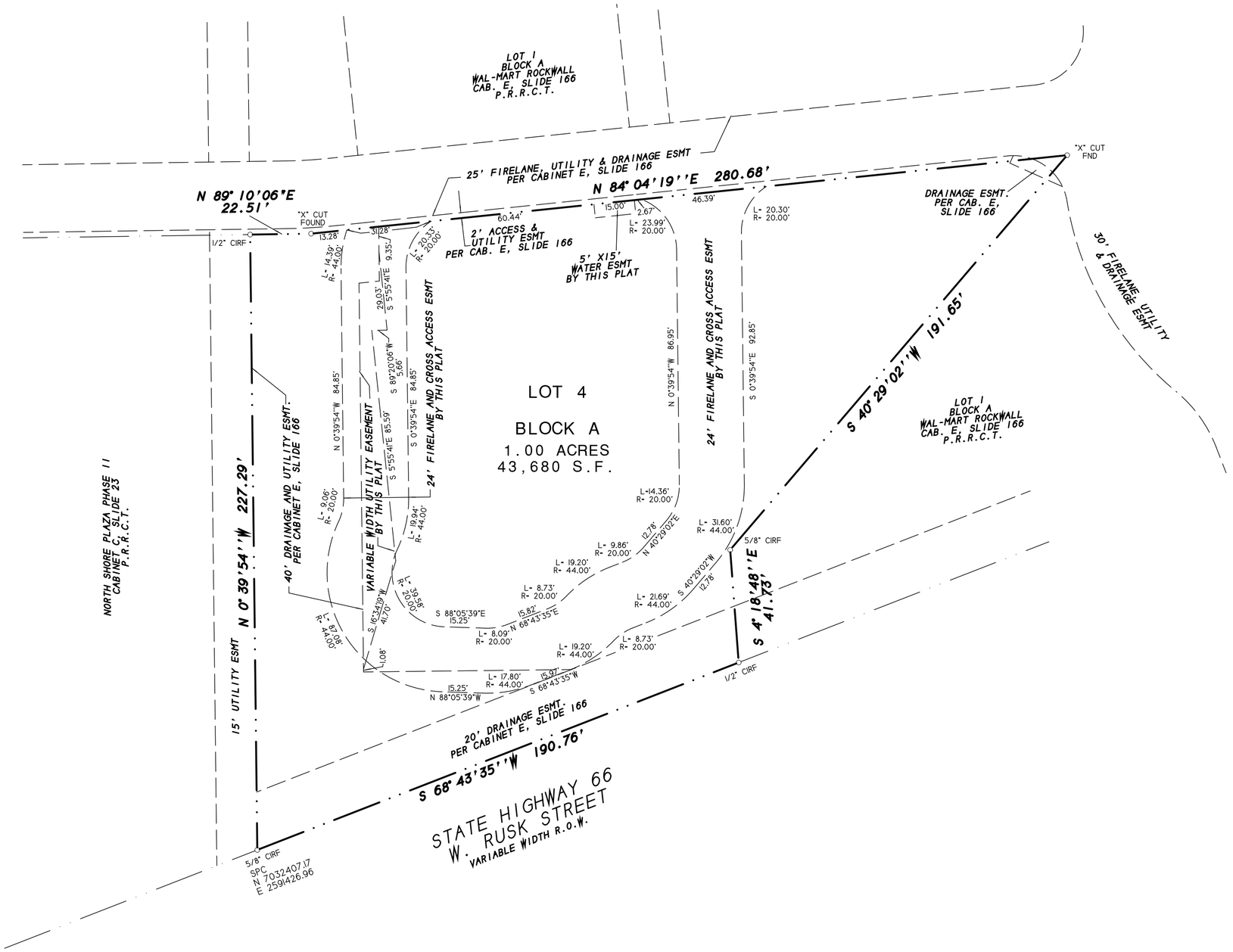
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

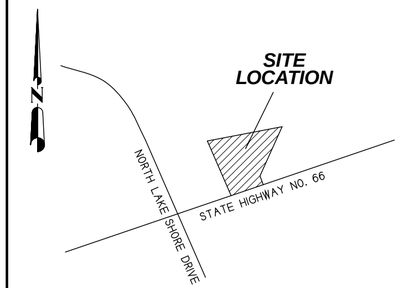


City of Rockwall

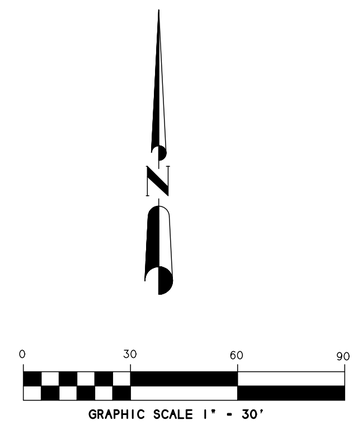
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FINAL PLAT

WAL-MART ROCKWALL
LOT 4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
WAL-MART ROCKWALL
AS RECORDED IN CABINET E, SLIDE 166-168

1.00 ACRES OR 43,680 S.F.
(1 LOT)

B. F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
KSAM PROPERTIES, LLC.
1010 W. RALPH HALL PARKWAY
SUITE 200
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 25, 2016
SCALE 1" = 30' FILE # 20160471-RP
CLIENT KSAM

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KSAM PROPERTIES, LLC., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Lot 2, Block A, WAL-MART ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet E, Slide 166 of Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the northwest right-of-way line of SH 66 W. Rusk Street, and being at the southwest corner of Lot 2, Block A and the southeast corner of North Shore Plaza Phase II, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 23 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 39 min. 54 sec. W. along the west boundary line of said Lot 2 and the east boundary line of said Addition, a distance of 227.29 feet to a 1/2" iron rod found for corner;

THENCE N. 84 deg. 04 min. 19 sec. E. a distance of 280.68 feet to a "X" found chiseled in concrete for corner at the northeast corner of said Lot 2;

THENCE S. 40 deg. 29 min. 02 sec. W. a distance of 191.65 feet to a 5/8" iron rod found for corner;

THENCE S. 04 deg. 18 min. 48 sec. E. a distance of 41.73 feet to a 1/2" iron rod found for corner in the north right-of-way line of SH 66 W. Rusk Street;

THENCE S. 68 deg. 43 min. 35 sec. W. along said right-of-way line, a distance of 190.76 feet to the POINT OF BEGINNING and containing 43,680 square feet or 1.00 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as WAL-MART ROCKWALL LOT 4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in WAL-MART ROCKWALL, LOT 4, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
KEVIN SMART
FOR KSAM PROPERTIES, INC.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEVIN SMART known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of WAL-MART ROCKWALL, LOT 4, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

WAL-MART ROCKWALL
LOT 4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
WAL-MART ROCKWALL
AS RECORDED IN CABINET E, SLIDE 166-168

1.00 ACRES OR 43,680 S.F.
(1 LOT)

B. F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISON CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	IRF IRON ROD FOUND / CORNER
FENCE	EASEMENT LINE PROPERTY LINES	AC AIR COND. UNIT		PROPANE TANK

OWNER:
KSAM PROPERTIES, LLC.
1010 W. RALPH HALL PARKWAY
SUITE 200
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 25, 2016
SCALE 1" = 30' FILE # 20160471-RP
CLIENT KSAM

CITY CASE NO P2017-

Registered to:
File Name: M:\2016\20160471.ZAK

	Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Wednesday, October 26, 2016 11:07 am.						
Start						
	1001	REF		4830.62800	5096.22755	0.00
IN		S 68°43'35" W	190.76			
	1002	REF		4761.41606	4918.46624	0.00
IN		N 0°39'54" W	227.29			
	1003	REF		4988.69075	4915.82827	0.00
IN		N 89°10'06" E	22.51			
	1004	REF		4989.01748	4938.33590	0.00
IN		N 84°04'19" E	280.68			
	1005	REF		5018.00600	5217.51492	0.00
IN		S 40°29'02" W	191.65			
	1006	REF		4872.23905	5093.08906	0.00
IN		S 4°18'48" E	41.73			
	1001	REF		4830.62800	5096.22755	0.00

Area = 43680.44 Sq. Feet or 1.00 Acres

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Juan Vasquez of *Vasquez Engineering*

AGENDA ITEM: **P2017-062;** *Lots 4 & 5, Block A, Dalton Goliad Addition*

SUMMARY:

Consider a request by Juan Vasquez of Vasquez Engineering, Inc. on behalf of Don Silverman of Rockwall 205-552, LLC for the approval of a replat for Lots 4 & 5, Block A, Dalton Goliad Addition being a 5.683-acre tract of land identified as Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

COMMENTS:

☑ The applicant is requesting approval of a replat for the purpose of incorporating a portion of the dedicated firelane easement of Lot 2 by relocating a lot line on the western boundary (*i.e. rear property line*) of Lot 4. This plat will also dedicate an access easement on the north side of the property of Freddy's Frozen Custard.

☑ A Specific Use Permit (SUP) No. 171 [*Ordinance No. 17-39*] was granted in August 2017 for the use (*i.e. Freddy's Frozen Custard Restaurant with Drive-Through*) and a Site Plan (*i.e. SP2017-024*) was approved in September of this year.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.

☑ With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the replat for *Lots 4 & 5, Block A, Dalton Goliad Addition*, staff would recommend the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,

2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-062	**Owner**	CONSTANTINE, SAMI E	**Applied**	11/17/2017 LM
Project Name	Lots 4 & 5, Block A, Dalton Goliad Addition	**Applicant**	VASQUEZ ENGINEERING	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
HWY205 & DALTON RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARLAN PARK PH 2	4-1	NULL	4-1	0030-0000-0004-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/17/2017	11/24/2017	11/20/2017	3	APPROVED	
ENGINEERING	Sarah Hager	11/17/2017	11/24/2017	11/21/2017	4	COMMENTS	See comments
(11/21/2017 3:41 PM SH) See notes. Add the 10' water easement. 10' from the center of the water line							
FIRE	Ariana Hargrove	11/17/2017	11/24/2017	11/21/2017	4	APPROVED	
GIS	Lance Singleton	11/17/2017	11/24/2017	11/22/2017	5	APPROVED	
PLANNING	David Gonzales	11/17/2017	11/24/2017	11/20/2017	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Juan Vasquez of Vasquez Engineering, Inc. on behalf of Don Silverman of Rockwall 205-552, LLC for the approval of a replat for Lots 4 & 5, Block A, Dalton Goliad Addition being a 5.683-acre tract of land identified as Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 5, 2017. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2017-062" on the lower right corner on all pages of the revised submittal.
3. Relabel Lot 2R as "Lot 5" on plat.
4.Change Title Block to read:
Final Plat
Dalton Goliad Addition
Lots 4 & 5, Block A
being a Replat of Lot 2, Block A
Dalton Goliad Addition
being a 5.683-Acres Out of the
T.R. Bailey Survey, Abstract No. 30
City of Rockwall, Rockwall County, Texas

** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Meeting Dates to Attend - Although the plat is being placed on the Consent Agenda, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: Tuesday, November 28, 2017 (6:00p.m.) [P&Z to take action]

City Council -Consent : Monday, December 4, 2017 (6:00 p.m.) [City Council to take action]

LOT 26, BLOCK C
HARLAN PARK –
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

LOT 27, BLOCK C
HARLAN PARK –
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

LOT 28, BLOCK C
HARLAN PARK –
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

LOT 29, BLOCK C
HARLAN PARK –
PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

LOT 30, BLOCK C
HARLAN PARK – PHASE TWO
CAB. C, SLD. 266
P.R.R.C.T.

D=90°32'33"
R=40.00'
L=63.21'
CB=N44°12'06"E
CD=56.84'

20' ALLEY RIGHT-OF-WAY

SANITARY SEWER EASEMENT
CABINET J, SLIDE 17

N89°37'55"E 426.47'

15' SANITARY SEWER EASEMENT
CABINET J, SLIDE 17

10' LANDSCAPE BUFFER
CABINET J, SLIDE 17

1/2" IRF

1/2" IRF

1/2" IRF CONTROLLING MONUMENT
N 7041168.80
E 2592554.26

10.04'

2.0'

D=03°04'05"
R=2805.03'
L=150.21'
CD=S04°08'27"E
CL=150.19'

D=04°41'34"
R=2805.03'
L=229.74'
CD=S03°19'43"E
CL=229.68'

D=01°37'28"
R=2805.03'
L=79.53'
CB=S01°47'40"E
CD=79.52'

1/2" IRS

49.10'

S00°54'01"E 109.10'

60.00'

1/2" IRF

NOTE:
Lot 2 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.

DRAINAGE/DETENTION EASEMENT
CABINET J, SLIDE 17

24' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
CABINET J, SLIDE 17

24.0'

5' WATER EASEMENT
CABINET J, SLIDE 17

15' WATER EASEMENT
CABINET J, SLIDE 17

DRAINAGE EASEMENT
CABINET J, SLIDE 17

30.0'

24' ACCESS EASEMENT
BY THIS PLAT

L1 L2 L3 L4 L5 C1 C2 C3 C4 C5

1/2" IRS

N89°05'59"E 301.42'

1/2" IRS

DRAINAGE EASEMENT
CABINET J, SLIDE 17

S00°54'01"E 128.09'

15' WATER EASEMENT
CABINET J, SLIDE 17

10' water easement (10' from centerline of waterline)

LOT 4
38,889 SQ. FT.
OR 0.893 ACRE

30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
CABINET J, SLIDE 17

1/2" IRS

S89°05'59"W 302.67'

1/2" IRS

TBM
SQUARE X CUT
536.53'

25'X20' DRAINAGE EASEMENT
CABINET J, SLIDE 17

55' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
CABINET J, SLIDE 17

55.0'

15' WATER EASEMENT
CABINET J, SLIDE 17

DRAINAGE EASEMENT
CABINET J, SLIDE 17

ROCKWALL 205–552, LLC
INST. NO. 20150000019501
O.P.R.R.C.T.

1/2" IRF

S89°05'59"W 323.17'

1/2" IRF

15' WATER EASEMENT
CABINET J, SLIDE 17

S00°54'01"E 146.44'

30.0'

LOT 3, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

LOT 2R
208,673 SQ. FT.
OR 4.790 ACRES

LOT 2, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

15' X 15' ELECTRIC EASEMENT
CABINET J, SLIDE 17

N89°05'59"E
35.50'

1/2" IRF

1/2" IRF

10' ELECTRIC EASEMENT
CABINET J, SLIDE 17

30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
CABINET J, SLIDE 17

S00°54'01"E 551.62'

186.33'

15' WATER EASEMENT
CABINET J, SLIDE 17

10' RIGHT-OF-WAY
DEDICATION
CABINET J, SLIDE 17

10'X25' DRAINAGE EASEMENT
CABINET J, SLIDE 17

15'X15' WATER EASEMENT
CABINET J, SLIDE 17

25'X20' DRAINAGE EASEMENT
CABINET J, SLIDE 17

10' ELECTRIC EASEMENT
CABINET J, SLIDE 17

15.0'

SEWER MANHOLE

15.0'

30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
CABINET J, SLIDE 17

5' UTILITY EASEMENT
CABINET J, SLIDE 17

25' BUILDING LINE
CABINET J, SLIDE 17

12' MT ZION WATER SUPPLY CORP. EASEMENT
VOL. 82, PG. 376
D.R.R.C.T.

10.0'

20' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT
VOL. 91, PG. 159
D.R.R.C.T.

256.19'

LOT 1, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

20' LANDSCAPE BUFFER

100.0'

50.0' 50.0'

30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
CABINET J, SLIDE 17

S00°54'00"E 341.12'

DRAINAGE EASEMENT
CABINET J, SLIDE 17

15.0'

15.0'

15'X15' WATER EASEMENT
CABINET J, SLIDE 17

1/2" IRF

1/2" IRF

1/2" IRF W/
YELLOW
"BRITTAIN" CAP
CONTROLLING
MONUMENT
N 7040337.09
E 2592101.40

P.O.B.

15' BUILDING LINE
CABINET J, SLIDE 17

10' LANDSCAPE BUFFER
CABINET J, SLIDE 17

240.92'

S43°52'33"W
66.39'

S89°35'48"W 187.94'

'X' CUT
SET

1/2" IRF

5' RIGHT-OF-WAY
DEDICATION
CABINET J, SLIDE 17

40.0'

80.0'

40.0'

DALTON ROAD
(80' RIGHT-OF-WAY)

F.M. 552

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

NORTH

LINETYPE TABLE

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- BUILDING LINE
- STREET CENTERLINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.00'	N 89°05'59" E
L2	27.00'	S 00°54'01" E
L3	178.08'	S 89°05'59" W
L4	176.42'	N 89°05'59" E
L5	27.00'	N 00°54'01" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.56'	15.00'	90°00'00"	S 44°05'59" W	21.21'
C2	23.25'	15.00'	88°48'33"	N 46°29'44" W	20.99'
C3	54.32'	2735.04'	01°08'17"	N 02°39'36" W	54.32'
C4	24.17'	15.00'	92°19'44"	N 42°56'07" E	21.64'
C5	23.56'	15.00'	90°00'00"	S 45°54'01" E	21.21'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 2R & 4, BLOCK A

BEING 5.683 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2017

CASE NO. P2017 062

RECEIVED
NOV 20 2017

JOB NO.:	15-1216
DATE:	11/6/2017
SCALE:	1" = 50'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

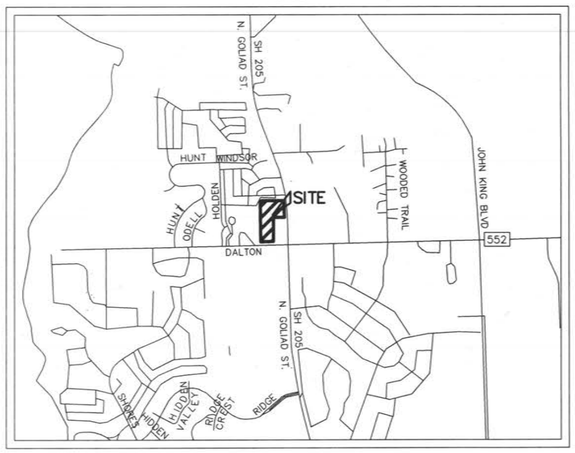
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

tmankin@peisersurveying.com FIRM No. 100999-00

Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 2

VICINITY MAP
N.T.S.



NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
4. P.O.B. – Point of Beginning.
5. O.P.R.D.C.T. – Official Public Records, Collin County, Texas.
6. D.R.C.C.T. – Deed Records, Collin County, Texas.
7. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
8. SLD. – SLIDE
9. CAB. – CABINET

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

11/6/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ _____
Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **DALTON GOLIAD ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **DALTON GOLIAD ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2017

ROCKWALL 205–552, LLC

_____
By: OWNER

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205–552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being a portion of that certain tract of land conveyed to ROCKWALL 205–552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being all of Lot 2, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with yellow "Brittain" cap found for the Southwest corner of said Rockwall 205 tract, same being the Southwest corner of said Lot 2, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, same being in the North right–of–way line of Dalton Road (80 foot right–of–way);

THENCE North 00 deg. 57 min. 42 sec. West, along the common line of said Lot 2 and said Rockwall School North Addition, a total distance of 788.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Lot 2, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park – Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Lot 2 and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 426.47 feet to a 1/2 inch iron rod found for the Northeast corner of said Lot 2, same being in the westerly right–of–way line of State Highway No. 205 (called 100' right–of–way), same being the beginning of a non–tangent curve to the right, having a radius of 2805.03 feet, a central angle of 04 deg. 41 min. 34 sec., and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet;

THENCE along the common line of said Lot 2 and said State Highway No. 205 as follows:

Along said non–tangent curve to the right, an arc distance of 229.74 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 109.10 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Lot 2, same being the Northeast corner of Lot 3, Block A, said Dalton Goliad Addition;

THENCE along the common line of said Lot 2 and said Lot 3 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 323.17 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 01 sec. East, a distance of 146.44 feet to a 1/2 inch iron rod found for corner;

North 89 deg. 05 min. 59 sec. East, a distance of 35.50 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 00 sec. West, passing a 1/2 inch iron rod found for the Southwest corner of said Lot 3, same being the Northwest corner of Lot 1, Block A, said Dalton Goliad Addition, and continuing along the common line of said Lot 2 and said Lot 1, a total distance of 341.12 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 1, same being in the northerly right–of–way line of aforesaid Dalton Road;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Lot 2 and said Dalton Road, a distance of 187.94 feet to the POINT OF BEGINNING and containing 247,562 square feet or 5.683 acres of computed land, more or less.

FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 2R & 4, BLOCK A
BEING 5.683 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2017

CASE NO.

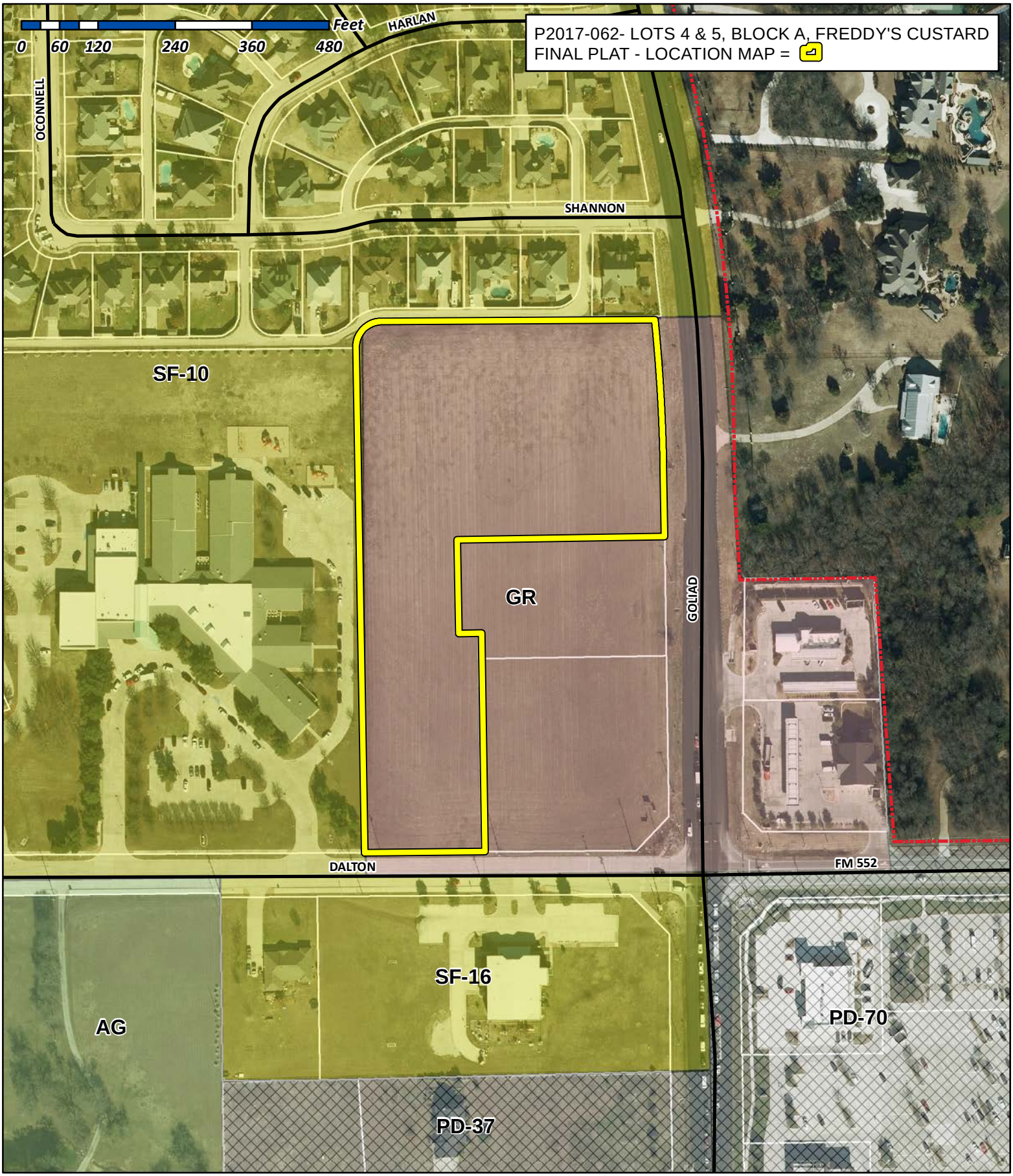
ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
ROCKWALL 205–552, LLC
1408 QUORUM DRIVE
SUITE 160
DALLAS, TX 75254

JOB NO.: 15–1216
DATE: 11/6/2017
SCALE: 1" = 50'
DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
FIRM No. 100999–00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 2



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

LINETYPE TABLE
BOUNDARY LINE
ADJOINER LINE
EASEMENT LINE
BUILDING LINE
STREET CENTERLINE

LOT 26, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
LOT 27, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
LOT 28, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
LOT 29, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.
LOT 30, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

D=90°32'33"
R=40.00'
L=63.21'
CB=N44°12'06"E
CD=56.84'

20' ALLEY RIGHT-OF-WAY
SANITARY SEWER EASEMENT CABINET J, SLIDE 17
15' SANITARY SEWER EASEMENT CABINET J, SLIDE 17
10' LANDSCAPE BUFFER CABINET J, SLIDE 17
N89°37'55"E 426.47'
1/2" IRF
1/2" IRF CONTROLLING MONUMENT N 7041168.80 E 2592554.26
10.04'
2.0'
D=03°04'05"
R=2805.03'
L=150.21'
CD=S04°08'27"E
CL=150.19'
D=04°41'34"
R=2805.03'
L=229.74'
CD=S03°19'43"E
CL=229.68'
D=01°37'28"
R=2805.03'
L=79.53'
CB=S01°47'40"E
CD=79.52'

NOTE:
Lot 2 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.

24' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CABINET J, SLIDE 17
24.0'
5' WATER EASEMENT CABINET J, SLIDE 17
15' WATER EASEMENT CABINET J, SLIDE 17
DRAINAGE/DETENTION EASEMENT CABINET J, SLIDE 17
DRAINAGE EASEMENT CABINET J, SLIDE 17
24' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CABINET J, SLIDE 17
30.0'
24' ACCESS EASEMENT BY THIS PLAT
L1 L2 L3 L4 L5 C1 C2 C3 C4 C5
1/2" IRS
N89°05'59"E 301.42'
1/2" IRS
1/2" IRS
S00°54'01"E 128.60'
49.10'
S00°54'01"E 109.10'
DRAINAGE EASEMENT CABINET J, SLIDE 17
15' WATER EASEMENT CABINET J, SLIDE 17
30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CABINET J, SLIDE 17
LOT 4
38,889 SQ. FT.
OR 0.893 ACRE
S89°05'59"W 302.67'
1/2" IRS
1/2" IRS
TBM
SQUARE X CUT
536.53'
25'X20' DRAINAGE EASEMENT CABINET J, SLIDE 17
55' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CABINET J, SLIDE 17
55.0'
60.00'
15' WATER EASEMENT CABINET J, SLIDE 17
DRAINAGE EASEMENT CABINET J, SLIDE 17
ROCKWALL 205–552, LLC
INST. NO. 20150000019501
O.P.R.R.C.T.
1/2" IRF
S89°05'59"W 323.17'
1/2" IRF
STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)
15' WATER EASEMENT CABINET J, SLIDE 17
S00°54'01"E 146.44'
30.0'
LOT 3, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17
30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CABINET J, SLIDE 17
S00°54'01"E 551.62'
186.33'
15' WATER EASEMENT CABINET J, SLIDE 17
LOT 2R
208,673 SQ. FT.
OR 4.790 ACRES
LOT 2, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17
15' X 15' ELECTRIC EASEMENT CABINET J, SLIDE 17
N89°05'59"E
35.50'
1/2" IRF
1/2" IRF
10' ELECTRIC EASEMENT CABINET J, SLIDE 17
10' RIGHT-OF-WAY DEDICATION CABINET J, SLIDE 17
10'X25' DRAINAGE EASEMENT CABINET J, SLIDE 17
15'X15' WATER EASEMENT CABINET J, SLIDE 17
SEWER MANHOLE
15.0'
15.0'
10' ELECTRIC EASEMENT CABINET J, SLIDE 17
30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CABINET J, SLIDE 17
5' UTILITY EASEMENT CABINET J, SLIDE 17
25' BUILDING LINE CABINET J, SLIDE 17
12' MT ZION WATER SUPPLY CORP. EASEMENT VOL. 82, PG. 376 D.R.R.C.T.
10.0'
20' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT VOL. 91, PG. 159 D.R.R.C.T.
256.19'
LOT 1, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17
20' LANDSCAPE BUFFER
100.0'
50.0'
50.0'
LOT 1, BLOCK A
ROCKWALL SCHOOL NORTH ADDITION
CAB. C, SLD. 270
P.R.R.C.T.
N00°57'42"W 788.33'
10' LANDSCAPE BUFFER CABINET J, SLIDE 17
NORTH
30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CABINET J, SLIDE 17
S00°54'00"E 341.12'
DRAINAGE EASEMENT CABINET J, SLIDE 17
15.0'
15.0'
1/2" IRF
1/2" IRF
1/2" IRF W/ YELLOW "BRITTAIN" CAP CONTROLLING MONUMENT N 7040337.09 E 2592101.40
P.O.B.
15'X15' WATER EASEMENT CABINET J, SLIDE 17
15' BUILDING LINE CABINET J, SLIDE 17
10' LANDSCAPE BUFFER CABINET J, SLIDE 17
240.92'
S43°52'33"W 66.39'
S89°35'48"W 187.94'
'X' CUT SET
1/2" IRF
5' RIGHT-OF-WAY DEDICATION CABINET J, SLIDE 17
40.0'
80.0'
40.0'
DALTON ROAD
(80' RIGHT-OF-WAY)
F.M. 552

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.00'	N 89°05'59" E
L2	27.00'	S 00°54'01" E
L3	178.08'	S 89°05'59" W
L4	176.42'	N 89°05'59" E
L5	27.00'	N 00°54'01" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.56'	15.00'	90°00'00"	S 44°05'59" W	21.21'
C2	23.25'	15.00'	88°48'33"	N 46°29'44" W	20.99'
C3	54.32'	2735.04'	01°08'17"	N 02°39'36" W	54.32'
C4	24.17'	15.00'	92°19'44"	N 42°56'07" E	21.64'
C5	23.56'	15.00'	90°00'00"	S 45°54'01" E	21.21'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 2R & 4, BLOCK A
BEING 5.683 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2017

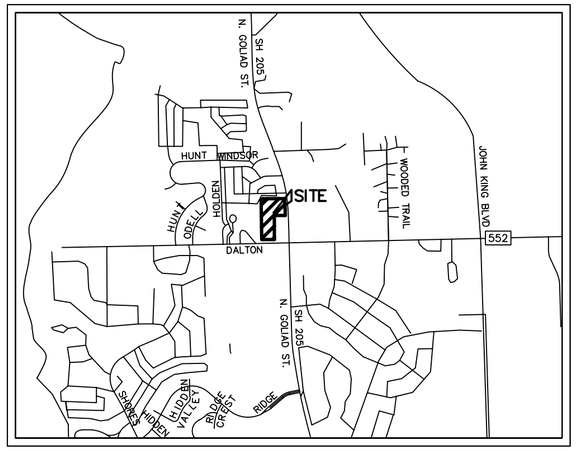
CASE NO.

JOB NO.: 15-1216
DATE: 11/6/2017
SCALE: 1" = 50'
DRAWN: J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tmankin@peisersurveying.com
FIRM No. 100999-00
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 2

VICINITY MAP
N.T.S.



NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.
4. P.O.B. – Point of Beginning.
5. O.P.R.D.C.T. – Official Public Records, Collin County, Texas.
6. D.R.C.C.T. – Deed Records, Collin County, Texas.
7. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
8. SLD. – SLIDE
9. CAB. – CABINET

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

11/6/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ _____
Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **DALTON GOLIAD ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **DALTON GOLIAD ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2017

ROCKWALL 205–552, LLC

_____
By: OWNER

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972–278–2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:

ROCKWALL 205–552, LLC
1408 QUORUM DRIVE
SUITE 160
DALLAS, TX 75254

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205–552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being a portion of that certain tract of land conveyed to ROCKWALL 205–552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being all of Lot 2, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with yellow "Brittain" cap found for the Southwest corner of said Rockwall 205 tract, same being the Southwest corner of said Lot 2, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, same being in the North right–of–way line of Dalton Road (80 foot right–of–way);

THENCE North 00 deg. 57 min. 42 sec. West, along the common line of said Lot 2 and said Rockwall School North Addition, a total distance of 788.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Lot 2, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park – Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Lot 2 and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 426.47 feet to a 1/2 inch iron rod found for the Northeast corner of said Lot 2, same being in the westerly right–of–way line of State Highway No. 205 (called 100' right–of–way), same being the beginning of a non–tangent curve to the right, having a radius of 2805.03 feet, a central angle of 04 deg. 41 min. 34 sec., and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet;

THENCE along the common line of said Lot 2 and said State Highway No. 205 as follows:

Along said non–tangent curve to the right, an arc distance of 229.74 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 109.10 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Lot 2, same being the Northeast corner of Lot 3, Block A, said Dalton Goliad Addition;

THENCE along the common line of said Lot 2 and said Lot 3 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 323.17 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 01 sec. East, a distance of 146.44 feet to a 1/2 inch iron rod found for corner;

North 89 deg. 05 min. 59 sec. East, a distance of 35.50 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 54 min. 00 sec. West, passing a 1/2 inch iron rod found for the Southwest corner of said Lot 3, same being the Northwest corner of Lot 1, Block A, said Dalton Goliad Addition, and continuing along the common line of said Lot 2 and said Lot 1, a total distance of 341.12 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 1, same being in the northerly right–of–way line of aforesaid Dalton Road;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Lot 2 and said Dalton Road, a distance of 187.94 feet to the POINT OF BEGINNING and containing 247,562 square feet or 5.683 acres of computed land, more or less.

FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 2R & 4, BLOCK A
BEING 5.683 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
NOVEMBER 2017

CASE NO.

JOB NO.:	15–1216
DATE:	11/6/2017
SCALE:	1" = 50'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
FIRM No. 100999–00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 2 OF 2

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: David Naylor; *Rayburn Country Electric Cooperative*

AGENDA ITEM: **P2017-063**; *Lots 4-7, Block A, Rayburn Country Addition*

SUMMARY:

Consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a replat for Lots 4-7, Block A, Rayburn Country Addition being a 36.042-acre tract of land identified as Lots 1-3, Block A, Rayburn Country Addition and Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Heavy Commercial (HC) and Commercial (C) Districts, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat four (4) parcels of land [*i.e. Lots 1-3, Block A, Rayburn Country Addition and Tract 3-13 of the W. H. Barnes Survey Abstract No. 26*] into three (3) parcels of land [*i.e. Lots 4-7, Block A, Rayburn Country Addition*] for the purpose of combining Tract 3-13 with Lot 1, Block A, Rayburn Country Addition and establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for the expansion of the current electric utility facility.

- ☑ On July 7, 2014, the City Council approved a final plat for Lots 1-3, Block A, Rayburn Country Addition.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 4-7, Block A, Rayburn Country Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city-adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-063	**Owner**	RAYBURN COUNTRY ELECTRIC CORP	**Applied**	11/18/2017 LM
Project Name	950 Sids Road	**Applicant**	RAYBURN COUNTRY ELECTRIC COOPERATIVE	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
950 SIDS RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAYBURN COUNTRY ADDITION	2	A	2	4733-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/18/2017	11/25/2017	11/20/2017	2	APPROVED	
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/21/2017	3	COMMENTS	See comments
(11/21/2017 2:47 PM SH) Label 5'x5' triangle easements for sight distance. Not allowed to abandon 20' water or 20' sewer easements. Cannot proposed new firelane easements without approved engineering plans. Must show easement for drainage outfall structure. Must tie two corners to City of Rockwall GPS system.							
FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	COMMENTS	see comment
(11/21/2017 4:38 PM AA) Unable to confirm location of easements for fire access until site plan is approved.							
GIS	Lance Singleton	11/18/2017	11/25/2017				
PLANNING	Korey Brooks	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-63 Lots 4-7, Block A, Rayburn Country Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is by David Naylor of Rayburn Country Electric Cooperative for the approval of a replat for Lots 4-7, Block A, Rayburn Country Addition being a 36.042-acre tract of land identified as Lots 1-3, Block A, Rayburn Country Addition and Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG), Heavy Commercial (HC) and Commercial (C) Districts, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-063) in the lower right hand corner of all pages on future submittals.

M.4 Please number the lots 4-7 (renumber Lot 1R to Lot 4, and so forth). We do not use "R" in lot numbers.

M.5 Please label property line.

M.6 Please label point of beginning

M.7 There is no legal description, standard plat wording, dedication etc. Please see application packet for standard plat wording.

M.8 Please tie two corners to City Monuments.

M.9 Please show distinct lines for each lot. The lots seem to all run together.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Meeting for this case is November 28.

I.11 The City Council meeting date for this case is December 4, 2017.

JOHN D. McFARLAND SURVEY
A-145

A-145 APPROX. LOCATION
A-26

5.0 ACRES
RUTLEDGE MARTIN LLC.

1.50 AC
ROBERT S.
RANDALL JR.

1.50 AC
RODD
HANNAH'S AIR

ROCKWALL ISD

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

40'

1/2" I.R.F. (CM)

SIDS ROAD
(40' R.O.W.)

N 44°03'02" E 1166.34'

52.5'

22.5' WATER LINE EASEMENT
INSTRUMENT 20140000002983
D.R.R.C.T.

MIMS ROAD

1.50 AC.
RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

N 46°14'22" W 338.24'

40' B.L.

V.E.

5'x5' triangle

15' D.U.E.

24' F.U.E.

DRAINAGE AND DETENTION EASEMENT

LOT 3

LOT 2

W.L.E.

20' D.U.E.

20' Water Easement

20' Sewer Easement

20' S.S.E.

15' D.E.

20' SANITARY SEWER EASEMENT
INSTRUMENT 20140000002982
D.R.R.C.T.

20' S.S.E.

L4

3/8" I.R.F. (CM)

20' S.S.E. TO BE ABANDONED must remain

24' F.U.E. TO BE ABANDONED Must remain

1/2" I.R.F. (CM)

L3

SECTION 802 (515.15)

20' CITY OF ROCKWALL SEWER EASEMENT VOL. 1825, PG. 145 D.R.R.C.T.

SECTION 1000 (515.15)

?

SECTION 1213 (515.26)

L2

100-YEAR FLOODPLAIN
PER CITY OF ROCKWALL
FLOOD STUDY

LOT 2R
822,202 SF
18.875 AC.

1/2" I.R.F. W/RSCI CAP (CM)

24' F.U.E.

Cannot propose fire lanes until engineering plans are approved

WILLIAM H. BARNES SURVEY
A-26

BUFFALO CREEK
TRIBUTARY 3

S 71°09'28" W 1106.75'

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

S 46°15'45" E 338.73'

N 46°15'45" W 271.53'

LOT 1R
67,333 SF
1.546 AC.

15' D.U.E.

25' B.L.

N 44°01'51" E
248.02'

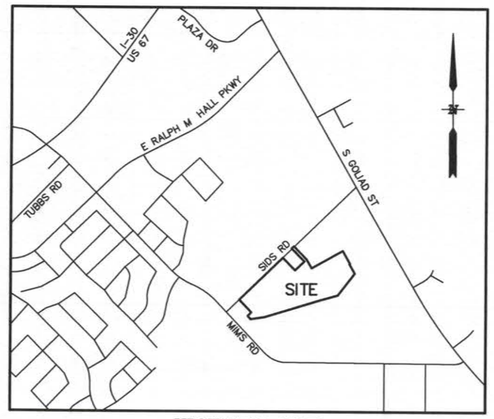
1/2" I.R.F. (CM)

S 46°04'51" E 166.79'

MATCHLINE (SEE SHEET 2 OF 2)

S 18°50'32" E 544.05'

Tie two corners for City monumentation (X,Y, coordinates)



VICINITY MAP
N.T.S.

100 50 0 100 200
SCALE IN FEET
1" = 100'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 56°20'52" W	10.00'
L2	S 79°18'12" W	276.11'
L3	N 43°24'24" W	84.91'
L4	N 44°22'46" E	99.70'
L5	N 44°03'02" E	59.99'

RECEIVED
NOV 20 2017
BY

P2017 063

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
W.L.E.	WATER LINE EASEMENT
V.E.	5.5' x 5.5' VISIBILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.U.E.	FIRELANE & UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402-2100
FAX (469) 402-2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 207

REPLAT
RAYBURN COUNTRY ADDITION
LOTS 1R-3R & 4, BLOCK A

BEING

36.042 ACRES

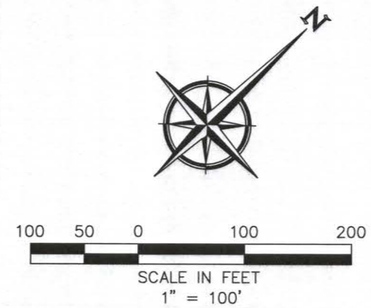
SITUATED IN THE

WILLIAM H. BARNES SURVEY, A-26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: NOVEMBER 16, 2017 CASE NUMBER: P2017-____ SHEET 1 OF 2

03560\DWG\3560 Replat.dwg



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L4	N 44°22'46" E	99.70'
L5	N 44°03'02" E	59.99'

GENERAL NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83]54.
2. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
4. A 1/2" Iron Rod with a yellow cap stamped RPLS Number 3963 will be set at all lot corners and R.O.W. points located on natural ground after construction of subdivision is completed, wherever possible. An "X" will be substituted for any lot corner located on a smooth concrete surface such as sidewalks, pavement, and retaining walls, whenever possible. A PK nail or 60D nail will be substituted for lot corners located on any surface on which a 1/2 'Iron Rod or an "X" cannot be set.
5. The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.
6. Property owner is responsible for on-site drainage maintenance, repair, and replacement.

2.0 AC
ROBERT G. AND
BETTY K. LOFLAND

SIDS ROAD
(62.5' R.O.W.)

L5

12.5' R.O.W. DEDICATION
750 SQ. FT.

1/2" I.R.S.
W/CAP

S 46°15'45" E 338.73'

N 46°11'53" W 351.04'

S 46°11'53" E 350.32'

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367
P.R.R.C.T.

N 44°00'26" E
247.53'

LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107
P.R.R.C.T.

S 46°04'51" E 166.79'

1/2" I.R.F.
W/RSCI CAP
(CM)

S 31°12'14" E 199.42'

LOT 1, BLOCK 1
ESTEP SUBDIVISION
CAB. E, SL. 273
P.R.R.C.T.

N 59°00'08" E 687.70'

MATCHLINE (SEE SHEET 1 OF 2)

S 18°50'32" E 544.05'

WILLIAM H. BARNES SURVEY
A–26

N 59°00'08" E
360.58'

15' CITY OF ROCKWALL
DRAINAGE EASEMENT
VOL. 6006, PG. 32
VOL. 6016, PG. 216
D.R.R.C.T.

20' CITY OF ROCKWALL
SEWER EASEMENT
VOL. 1825, PG. 145
D.R.R.C.T.

SH 205 (GOLIAD RD)
(VARIABLE R.O.W.)

S 31°02'09" E
283.48'

LOT 3R
500,092 SF
11.481 AC.

S 31°03'02" E 580.73'

L1

LOT 4
179,596 SF
4.123 AC.

S 31°02'09" E
207.28'

S 72°32'08" W 356.75'

Snow easement
for outfall structure

380.91'

155.36'

20' CITY OF ROCKWALL
SEWER EASEMENT
VOL. 1825, PG. 145
D.R.R.C.T.

S 35°53'31" W
536.27'

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402–2100
FAX (469) 402–2020

LAND SURVEYOR
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REPLAT

RAYBURN COUNTRY ADDITION
LOTS 1R–3R & 4, BLOCK A

BEING

36.042 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A–26
CITY OF ROCKWALL,
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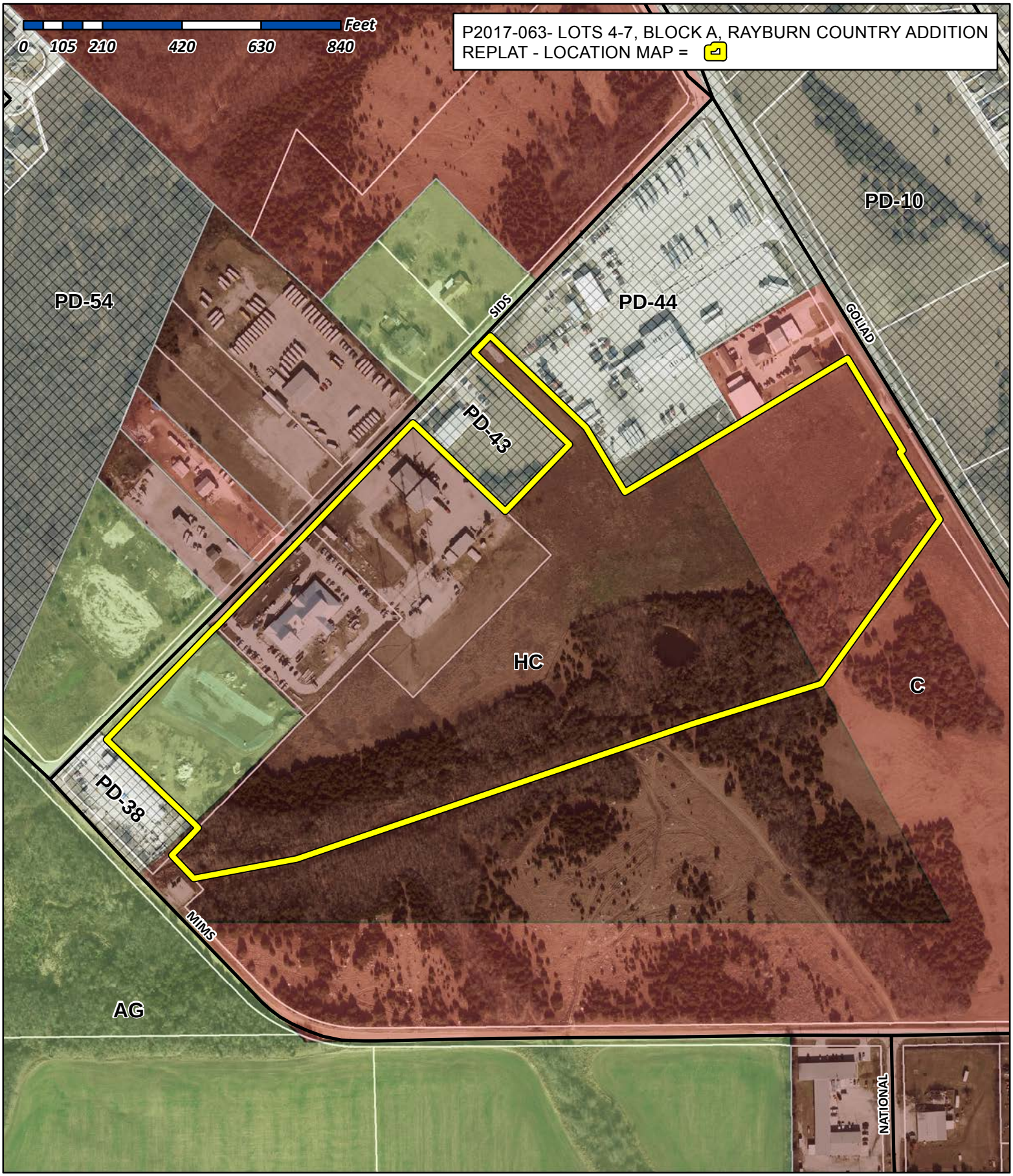

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

JOHN D. McFARLAND SURVEY
A–145

A–145 APPROX. LOCATION
A–26

5.0 ACRES
RUTLEDGE MARTIN LLC.

1.50 AC
ROBERT S.
RANDALL JR.

1.50 AC
RODD
HANNAH'S AIR

ROCKWALL ISD

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

SIDS ROAD
(40' R.O.W.)

N 44°03'02" E 1166.34'

40'

52.5'

1/2" I.R.F. (CM)

22.5' WATER LINE EASEMENT
INSTRUMENT 20140000002983
D.R.R.C.T.

MIMS ROAD

1.50 AC.
RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

N 49°14'22" W 338.24'

40' B.L.

V.E.

15' D.U.E.

V.E.

V.E.

25' B.L.

15' D.U.E.

24' F.U.E.

24' F.U.E.

DRAINAGE AND
DETENTION
EASEMENT

LOT 2

LOT 3

15' D.E.

W.L.E.

W.L.E.

20' S.S.E.

20' D.U.E.

S 46°15'45" E 338.73'

N 46°15'45" W 271.53'

LOT 1R
67,333 SF
1.546 AC.

N 44°01'51" E
248.02'

20' SANITARY SEWER EASEMENT
INSTRUMENT 20140000002982
D.R.R.C.T.

20' S.S.E.

L4

3/8" I.R.F. (CM)

20' S.S.E.
TO BE ABANDONED

24' F.U.E.
TO BE ABANDONED

1/2" I.R.F. (CM)

24' F.U.E.

LOT 1

1/2" I.R.F. (CM)

S 46°04'51" E 166.79'

24' F.U.E.

L3

SECTION 802
(515.15)

20' CITY OF ROCKWALL
SEWER EASEMENT
VOL. 1825, PG. 145
D.R.R.C.T.

SECTION 1000 (515.15)

LOT 2R
822,202 SF
18.875 AC.

1/2" I.R.F.
W/RSCI CAP
(CM)

L2

SECTION 1213
(515.26)

24' F.U.E.

100–YEAR FLOODPLAIN
PER CITY OF ROCKWALL
FLOOD STUDY

BUFFALO CREEK
TRIBUTARY 3

WILLIAM H. BARNES SURVEY
A–26

S 71°09'28" W 1106.75'

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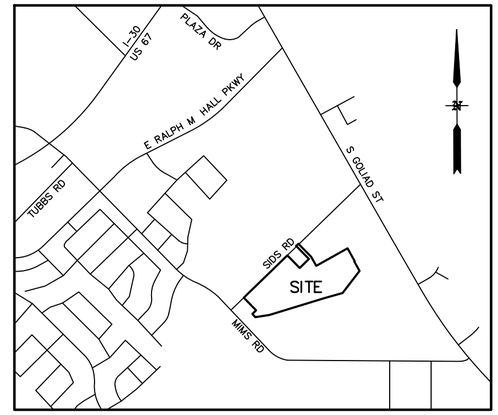

VICINITY MAP
N.T.S.

100 50 0 100 200
SCALE IN FEET
1" = 100'

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LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
W.L.E.	WATER LINE EASEMENT
V.E.	5.5' x 5.5' VISIBILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.U.E.	FIRELANE & UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
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980 SIDS ROAD
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FAX (469) 402–2020

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RAYBURN COUNTRY ADDITION
LOTS 1R–3R & 4, BLOCK A

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36.042 ACRES

SITUATED IN THE

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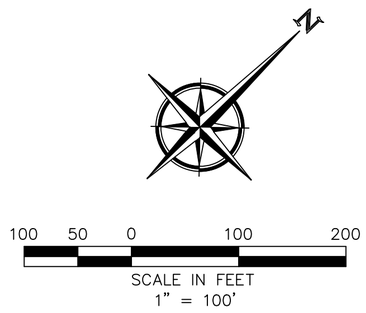
03560\DWG\3560 Replat.dwg



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1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83]54.
2. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
3. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
4. A 1/2" Iron Rod with a yellow cap stamped RPLS Number 3963 will be set at all lot corners and R.O.W. points located on natural ground after construction of subdivision is completed, wherever possible. An "X" will be substituted for any lot corner located on a smooth concrete surface such as sidewalks, pavement, and retaining walls, whenever possible. A PK nail or 60D nail will be substituted for lot corners located on any surface on which a 1/2 'Iron Rod or an "X" cannot be set.
5. The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission — Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall — City Secretary — City Engineer

REPLAT

RAYBURN COUNTRY ADDITION
LOTS 1R–3R & 4, BLOCK A

BEING

36.042 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, A–26
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
RAYBURN COUNTRY ELECTRIC COOP.
980 SIDS ROAD
ROCKWALL, TX 75087
(469) 402–2100
FAX (469) 402–2020

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 207

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: NOVEMBER 16, 2017 CASE NUMBER: P2017–___ SHEET 2 OF 2

03560\DWG\3560 Replat.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Jason and Anna Potts

AGENDA ITEM: **P2017-064**; *Lot 27, Block C, Harbor Landing, Phase 2 Addition*

SUMMARY:

Consider a request by Jason and Anna Potts for the approval of a replat for Lot 27, Block C, Harbor Landing, Phase 2 Addition being a 0.69-acre tract of land identified as Lots 20 & 26, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family detached land uses, addressed as 318, 320 & 322 Portview Place, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat two (2) parcels of land [*i.e. Lots 20 & 26, Block C, Harbor Landing, Phase 2 Addition*] into one (1) parcel of land [*i.e. Lot 27, Block C, Harbor Landing, Phase 2 Addition*] for the purpose of combining two (2) tracts of land into one (1) tract of land for the purpose of constructing a single-family home.

- ☑ As part of the replat, the applicant will be abandoning and existing five (5)-foot utility easement and will be required to provide letters from all franchise utilities consenting to the abandonment prior to filing the plat.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lot 27, Block C, Harbor Landing, Phase 2 Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The developer is to provide letter of consent from all franchise utilities consenting to the abandonment of the five (5)-foot utility easement on the subject property;

3) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city-adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-064	**Owner**	BISCHOF, BRADLEY G & SANDRA L	**Applied**	11/18/2017 LM
Project Name	Lot 27, Block C, Harbor Landing Phase 2	**Applicant**	JASON & ANNA POTTS	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

Site Address	City, State Zip	Zoning
320 PORTVIEW PL	,	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HARBOR LANDING PH 2	21	C	21	3808-000C-0021-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/18/2017	11/25/2017	11/20/2017	2	APPROVED	
Court ordered height will still apply to each lot as stated in the documents.							
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/21/2017	3	COMMENTS	See comments
(11/21/2017 9:58 AM SH)							
Change "Orinal" to "Orginial" lot line.							
There are no city utilities in the 5' utility easement. The franchise utilities must submit a letter allowing the abandonment of the easement.							
FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	APPROVED	
GIS	Lance Singleton	11/18/2017	11/25/2017				
PLANNING	Korey Brooks	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-64 Lot 27, Block C, Harbor Landing Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Jason and Anna Potts for the approval of a replat for Lot 27, Block C, Harbor Landing, Phase 2 Addition being a 0.69-acre tract of land identified as Lots 20 & 26, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family detached land uses, addressed as 318, 320 & 322 Portview Place.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-064) in the lower right hand corner of all pages on future submittals.

M.4 Please check with franchise utilities to ensure the proposed abandoned easement is empty.

M.5 Please lot frontage at build line.

M.6 Please label point of beginning

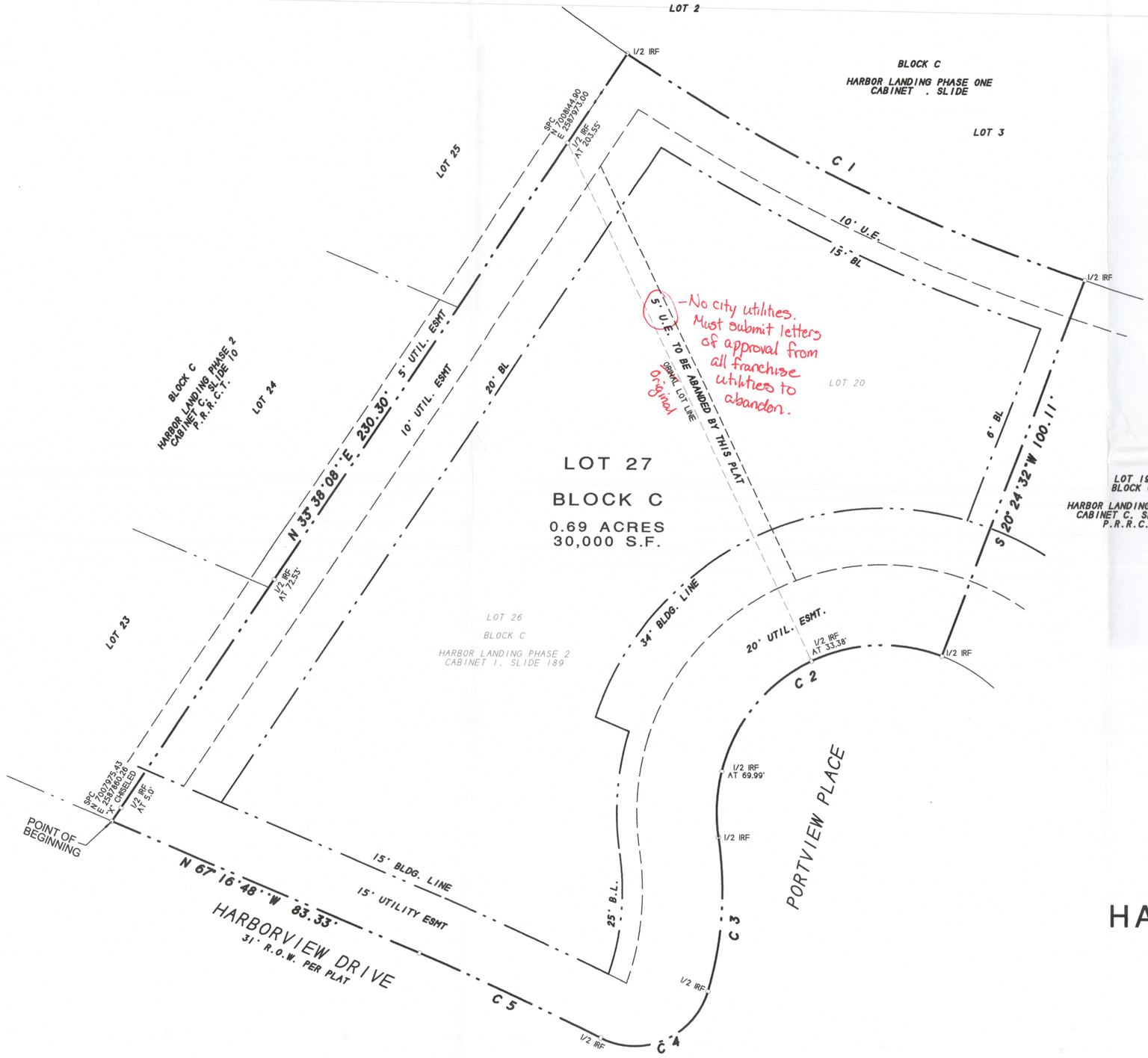
M.7 There is no legal description, standard plat wording, dedication etc. Please see application packet for standard plat wording.

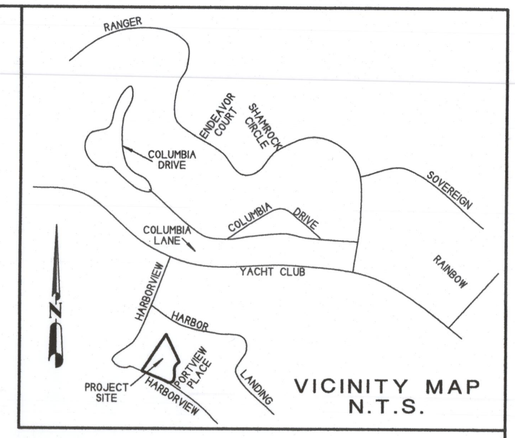
M.8 Please tie two corners to City Monuments.

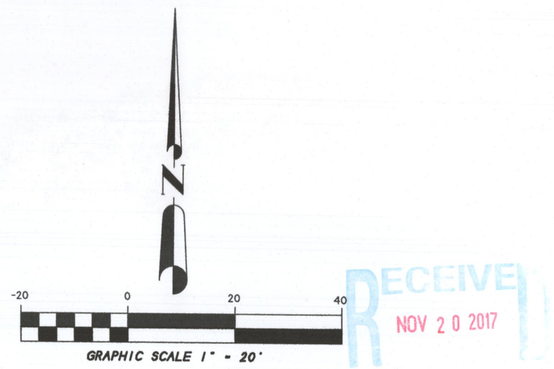
M.9 Please show distinct lines for each lot. The lots seem to all run together.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Meeting for this case is November 28.

I.11 The City Council meeting date for this case is December 4, 2017.







RECEIVED
NOV 20 2017
BY:

P2017 064

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	16°03'32"	454.72	127.45	64.15	127.03	S 64°08'07"E
2	119°21'28"	41.50	86.45	70.96	71.65	S 50°43'48"W
3	25°03'17"	88.50	38.70	19.66	38.39	S 3°34'43"W
4	100°07'47"	19.00	33.20	22.70	29.14	S 66°10'44"W
5	3°31'09"	815.50	50.09	25.05	50.08	N 65°31'13"W

FINAL PLAT

HARBOR LANDING PHASE 2
LOT 27, BLOCK C

BEING A REPLAT OF
LOTS 20 & 26, BLOCK C

0.69 ACRES OR 30,000 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JASON POTTS
320 PORTVIEW PLACE
ROCKWALL, TEXAS 75032
972-771-0650

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WM WATER METER · LP LIGHT POLE · IRF/IRS IRON ROD FOUND / CORNER SET · FENCE · EASEMENT LINE PROPERTY LINES · A/C AIR COND. UNIT · PROPANE TANK

SURVEY DATE	OCTOBER 26, 2017
SCALE	1" - 20'
FILE #	20090418-27RP
CLIENT	POTTS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

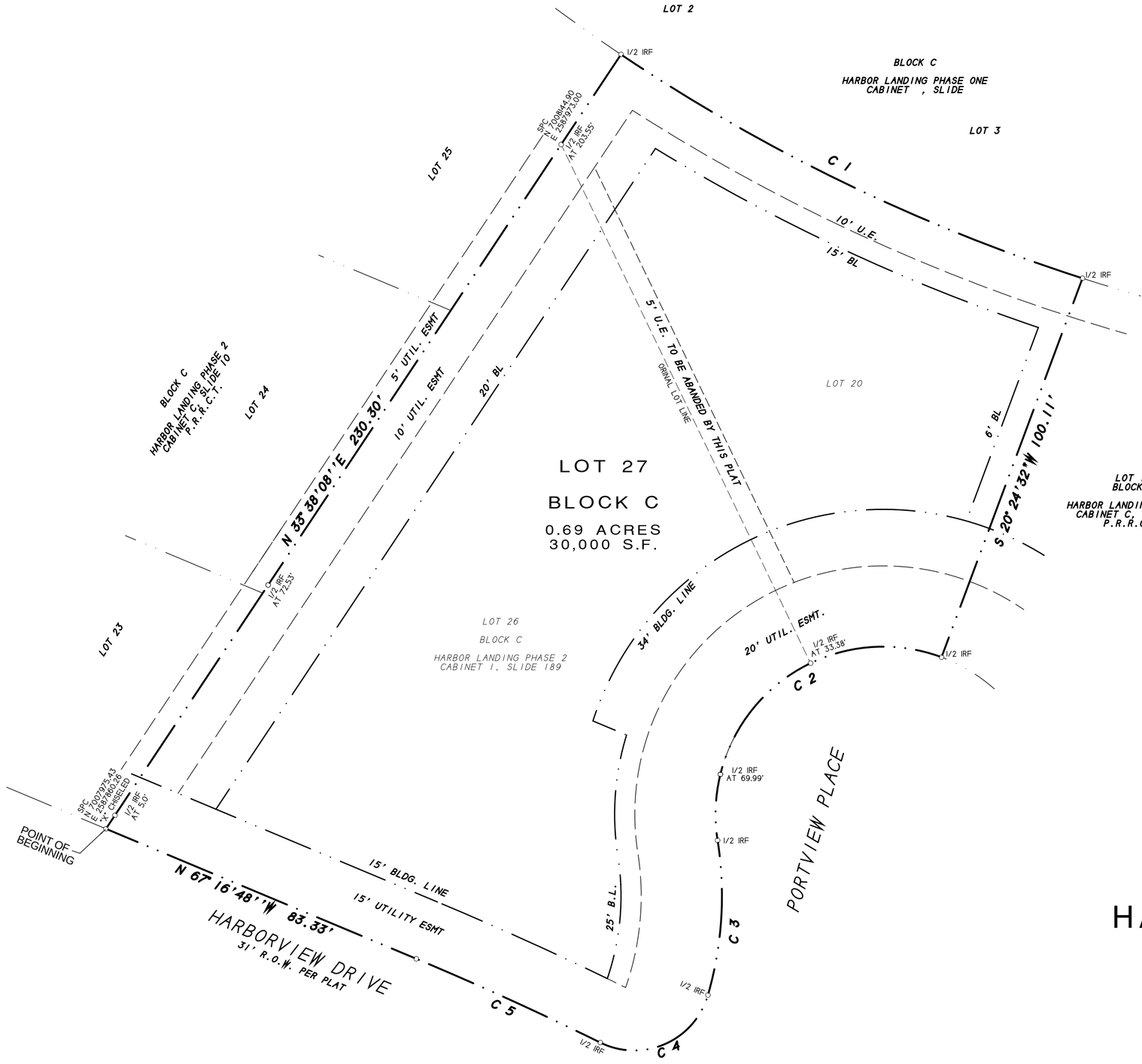
CITY CASE NO P2017-



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	16°03'32"	454.72	127.45	64.15	127.03	S 64°08'07"E
2	119°21'28"	41.50	86.45	70.96	71.65	S 50°43'48"W
3	25°03'17"	88.50	38.70	19.66	38.39	S 3°34'43"W
4	100°07'47"	19.00	33.20	22.70	29.14	S 66°10'44"W
5	3°31'09"	815.50	50.09	25.05	50.08	N 65°31'13"W

FINAL PLAT

HARBOR LANDING PHASE 2
LOT 27, BLOCK C

BEING A REPLAT OF
LOTS 20 & 26, BLOCK C

0.69 ACRES OR 30,000 S.F.
(1 LOT)

EDWARD TEAL SURVEY A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELEC METER	ELEC BOX	WM WATER METER	LIGHT POLE	LP
1/2" IRF IRON ROD FOUND				
FENCE	SUBSURFACE JUNCTION BOX		AIR COND. UNIT	PROPANE TANK

EASEMENT LINE
PROPERTY LINES

SURVEY DATE OCTOBER 26, 2017
SCALE 1" = 20' FILE # 20090418-27RP
CLIENT POTTS

OWNER:
JASON POTTS
320 PORTVIEW PLACE
ROCKWALL, TEXAS 75032
972-771-0650

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2017-

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, JASON POTTS, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all of Lot 20, Block C, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas, and Being all of Lot 26, Block C, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 189, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found for corner in the north right-of-way line of Harborview Drive, a 31 foot right-of-way, said point being at the southwestcorner of said Lot 26;

THENCE N. 33 deg. 38 min. 08 sec. E. along the west line of Lot 26 and Lot 20, a distance of 230.30 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 20;

THENCE in a southeasterly direction along a curve to the left having a central angle of 16 deg. 03 min. 32 sec., a radius of 454.72 feet, a tangent of 64.15 feet, a chord of S. 64 deg. 08 min. 07 sec. E., 127.03 feet, along the north boundary line of Lot 20, an arc distance of 127.45 feet to a 1/2" iron rod found for corner;

THENCE S. 20 deg. 24 min. 32 sec. W. along the east line of Lot 20, a distance of 100.11 feet to a 1/2" iron rod found for corner in the curving northwest right-of-way line of Portview Place;

THENCE in a southwesterly direction along a curve to the left having a central angle of 119 deg. 21 min. 28 sec., a radius of 41.50 feet, a tangent of 70.96 feet, a chord of S. 50 deg. 43 min. 48 sec. W., 71.65 feet, along said right-of-way line, an arc distance of 86.45 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 25 deg. 03 min. 17 sec., a radius of 88.50 feet, a tangent of 19.66 feet, a chord of S. 03 deg. 34 min. 43 sec. W., 38.39 feet, along said right-of-way line, an arc distance of 38.70 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 100 deg. 07 min. 47 sec., a radius of 19.00 feet, a tangent of 22.70 feet, a chord of S. 66 deg. 10 min. 44 sec. W., 29.14 feet, along said right-of-way line, an arc distance of 33.20 feet to a 1/2" iron rod found for corner in the curving north right-of-way line of Harborview Drive;

THENCE in a northwesterly direction along a curve to the left having a central angle of 03 deg. 31 min. 09 sec., a radius of 815.50 feet, a tangent of 25.05 feet, a chord of N. 65 deg. 31 min. 13 sec. W., 50.08 feet, along said right-of-way line, an arc distance of 50.09 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 16 min. 48 sec. W. along said right-of-way line, a distance of 83.33 feet to the POINT OF BEGINNING and containing 30,000 square feet or 0.69 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR LANDING PHASE 2, LOT 27, BLOCK C, BEING A REPLAT OF LOT 20 AND 26, BLOCK C, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____
JASON POTTS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JASON POTTS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of HARBOR LANDING PHASE 2, LOT 27, BLOCK C, BEING A REPLAT OF LOT 20 AND 26, BLOCK C an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

HARBOR LANDING PHASE 2
LOT 27, BLOCK C

BEING A REPLAT OF
LOTS 20 & 26, BLOCK C

0.69 ACRES OR 30,000 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JASON POTTS
320 PORTVIEW PLACE
ROCKWALL, TEXAS 75032
972-771-0650

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC. BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK	

SURVEY DATE OCTOBER 26, 2017
SCALE 1" = 20' FILE # 20090418-27RP
CLIENT POTTS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Russell Phillips

AGENDA ITEM: **P2017-050**; *Lots 22 & 23, Rainbo Acres Addition*

SUMMARY:

Consider a request by Russell Phillips on behalf of Sandra McMullen for the approval of a replat for Lots 22 & 23, Rainbo Acres Addition being an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat one (1), 8.733-acre tract of land [*i.e. a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition]* into two (2) parcels [*i.e. Lots 22 & 23, Rainbo Acres Addition*] for the purpose of conveying Lot 22, Rainbo Acres Addition. This is the lot with the existing single-family home situated on it.

- ☑ On November 6, 2017, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2017-048—Ordinance No. 17-59*] to allow a mini-warehouse facility in a Commercial (C) District on Lot 23, Rainbo Acres Addition.

- ☑ On September 12, 2017, the Planning and Zoning Commission recommended approval of a zoning change from Single-Family Estate 4.0 (SEF-4.0) to a Commercial (C) District.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *replat* for *Lots 22 & 23, Rainbo Acres Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-048	**Owner**	MCMULLEN, KENNETH & SANDRA A	**Applied**	9/17/2017	LM
Project Name	SUP for 259 Ranch Trail	**Applicant**	RUSSELL PHILLIPS	**Approved**	11/6/2017	LM
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	CITY COUNCIL			**Status**	10/17/2017	DG

Site Address	**City, State Zip**	**Zoning**
259 RANCH TRAIL	ROCKWALL, TX 75032	

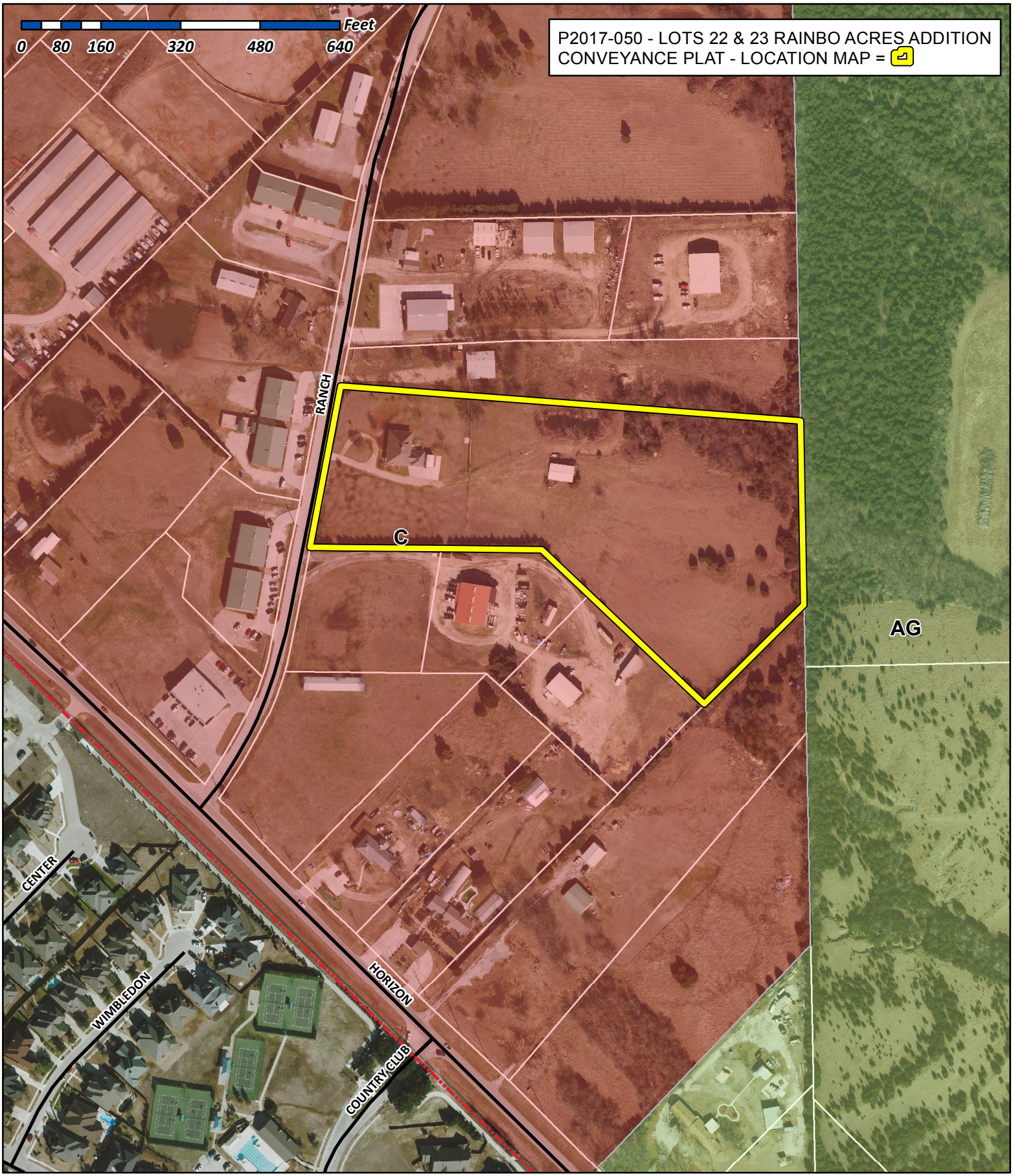
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAINBOW ACRES	14 & PT 16	NULL	14 & PT 16	4720-0000-0014-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	9/17/2017	9/24/2017	9/20/2017	3	COMMENTS	
(9/20/2017 8:49 AM JA)							
If elevator is not provide, the second floor cannot be used for medical or retail use.							
ENGINEERING	Amy Williams	9/17/2017	9/24/2017	9/21/2017	4	APPROVED	See Conditions
(9/21/2017 8:47 AM AW)							
Sewer pro-rata - $94.41/acre							
Must meet all engineering requirements							
Driveway spacing is a minimum of 100' edge to edge of proposed and/or existing driveways							
4% engineering fees							
Impact fees							
FIRE	Ariana Hargrove	9/17/2017	9/24/2017	9/21/2017	4	COMMENTS	see comments
(9/21/2017 2:01 PM AA)							
Fire Sprinkler system required in all self-storage facilities, regardless of size. Exception: One story self-storage buildings that have no interior corridors.							
All buildings 5,000 square feet and greater, regardless of use, shall be fire sprinklered.							
If leasing office has a residential area, then fire sprinklers will be required within the building, regardless of square footage.							
If gross building area exceeds 62,000 square feet, then a secondary fire access point shall be provided. Exception: All buildings are fire sprinklered, gross building area is increased to 124,000 square feet.							
Must adhere to all fire code requirements.							
PLANNING	Korey Brooks	9/17/2017	9/24/2017	9/22/2017	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(9/22/2017 8:30 AM KB)
Z2017-48 SUP for 259 Ranch Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Russell Phillips on behalf of Sandra McMullen for the approval of a Specific Use Permit (SUP) for a mini-warehouse facility on an 8.733-acre tract of land identified as a portion of Lot 16 and all of Lot 14, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 259 Ranch Road
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-048) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by October 2, 2017. The Planning & Zoning Worksession for this case is September 26, 2017. The Planning and Zoning Meeting date for this case is October 10, 2017. A representative is required to attend all meetings.
I.5 The projected City Council meeting dates for this are October 16, 2017 and November 6, 2017.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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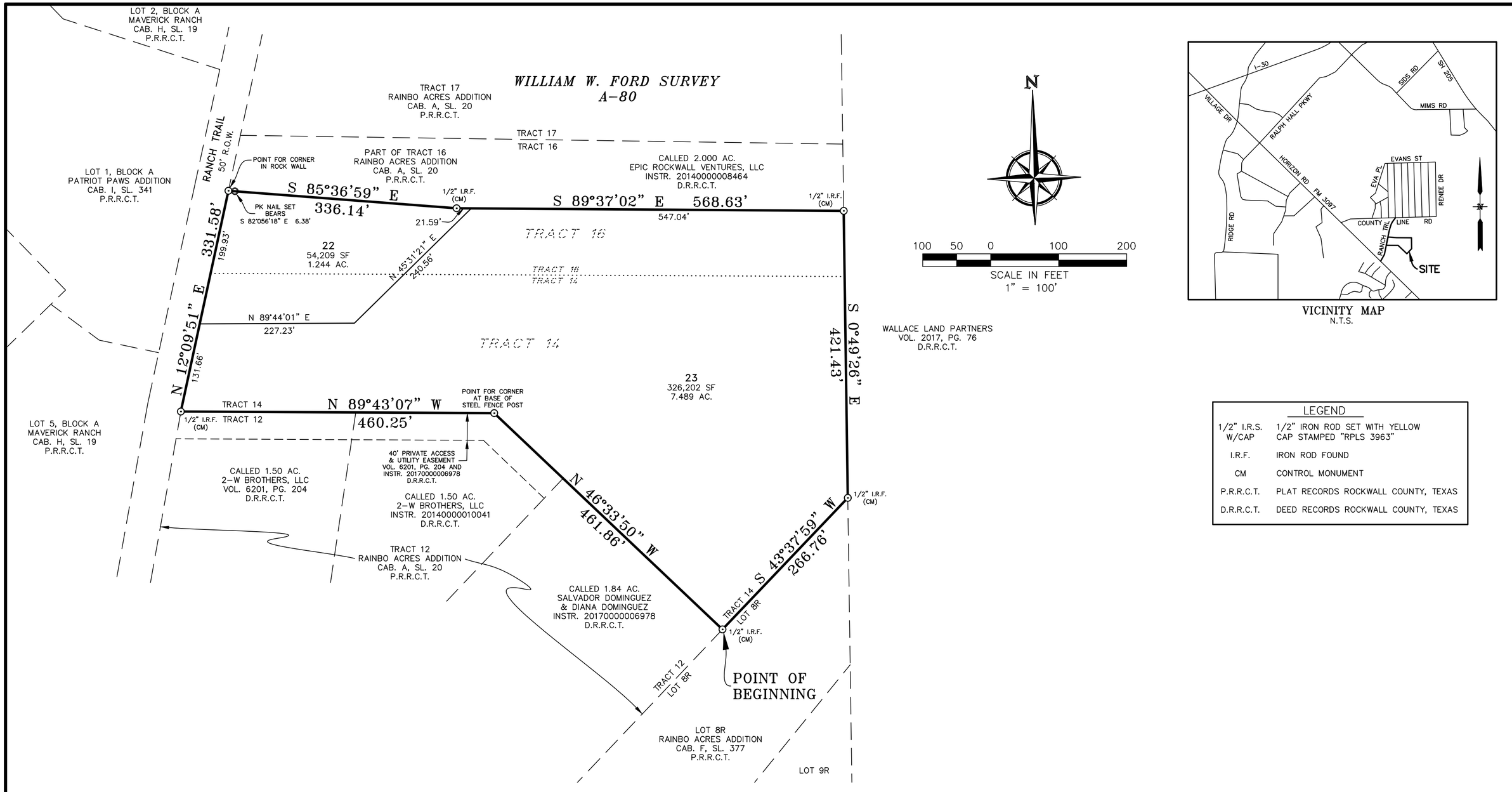


LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
3. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
4. This Replat is for conveyance purposes only and not for the development of the subject property.
5. A Conveyance Plat is a record of property approved by the City for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issues nor permanent public utility service proved until a Final Plat or Replat is approved, filed for record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a protion of this property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Replat is a violation of City Ordinance and State Law.

OWNER/DEVELOPER
KENNETH & SANDRA McMULLEN
259 RANCH TRAIL
ROCKWALL, TX 75032
(972) 722-3666

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 428

REPLAT

RAINBO ACRES
TRACTS 22 & 23

BEING

8.733 ACRES

SITUATED IN THE

WILLIAM W. FORD SURVEY, A-20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: NOVEMBER 17, 2017 CASE NUMBER: P2017-___ SHEET 1 OF 2

05211\DWG\5211 Replat.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KENNETH McMULLEN AND SANDRA McMULLEN, BEING THE OWNERS OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 8.733 acres of land situated in the William W. Ford Survey, Abstract 80, Rockwall County, Texas, and being a part of Tracts 14 and 16 of Rainbo Acres, an addition to the City of Rockwall, Texas, according to the plat thereof as recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas and also being all of the tract described in a deed to Kenneth E. McMullen and wife Sandra A. McMullen recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas (DRRCT), and this tract being more particularly described as follows:

BEGINNING at A 1/2"iron rod found for corner at the most southern corner of said Tract 14 and said McMullen Tract common to the most eastern corner of said Tract 12;

THENCE N 46 degrees 33 minutes 50 seconds W, along the southwest line of said McMullen Tract and the common lines of said Tracts 12 and 14 and the northeast lines of a 1.84 acre and a 1.50 acre tract described as Instrument Numbers 20170000006978 and 20140000010041, respectively, a distance of 461.86 feet to a point at an angle point at the base of a steel fence post;

THENCE N 89 degrees 43 minutes 07 seconds W continuing along the common lines of said McMullen tract and said Tracts 12 and 14 and the north line of said 1.50 acre tract and another 1.50 acre tract described in a deed to 2–W Brothers LLC, recorded in Volume 6201, Page 204 (DRRCT), a distance of 460.25 feet to a 1/2"iron rod found near the base of a steel fence post at the common west corner said Tracts 12, 14, McMullen and 2–W Brothers tracts, said point also being in the east right–of way line of Ranch Trail (50 ROW);

THENCE N 12 degrees 09 minutes 51 seconds E, along the east right–of–way line of said Ranch Trail and the common lines said of said Tract 14, 16, and said McMullen Tract, a distance of 331.58 feet to a point for corner in a rock wall at the northwest corner of said McMullen Tract common to the southwest corner of a called 2.00 acre tract described in a deed to Epic Rockwall Ventures LLC, recorded as Instrument Number 20140000008464, (DRRCT), from which a 60D nail set for reference bears S 82 degrees 05 minutes18 seconds E, a distance of 6.38 feet.

THENCE S 85 degrees 36 minutes 59 seconds E, along the common line of said McMullen tract and last mentioned 2.00 acre tract, and near the south side of a rock wall, a distance of 336.14 feet to a 1/2"iron rod found at an angle point in said common line, near the end of said rock wall;

THENCE S 89 degrees 37 minutes 02 seconds E, continuing along the common line of said McMullen and 2.00 acre tract, a distance of 568.63 feet to a 1/2"iron rod found for corner at the common east corner thereof and also being in the east line of said Tract 16;

THENCE S 00 degrees 49 minutes 26 seconds E, along the common east line of said McMullen tract and Tract 16 and 14, respectively, a distance of 421.43 feet to a 1/2"iron rod found for an angle point in said common line;

THENCE S 43 degrees 37 minutes 59 seconds W, along the common southeast line of said McMullen tract and Tract 14, a distance of 266.76 feet to the POINT OF BEGINNING and containing 8.733 acres or 380,411 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as RAINBO ACRES, TRACTS 22 & 23, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RAINBO ACRES, TRACTS 22 & 23, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any wa endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
BY: KENNETH McMULLEN (OWNER)

_____
BY: SANDRA McMULLEN (OWNER)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kenneth McKullen and Sandra McMullen, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas
My Commission Expires:

_____
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ _____ , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ____ Day of _____ 2017.

_____
Notary Public in and for the State of Texas
My Commission Expires:

OWNER/DEVELOPER
KENNETH & SANDRA McMULLEN
259 RANCH TRAIL
ROCKWALL, TX 75032
(972) 722–3666

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 428

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ___ DAY OF _____, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This replat is released on November 16, 2017 for review by the City of Rockwall and other parties for comments and progression to an approved Replat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2017

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission, Chairman Date

APPROVED

I hereby certify that the above and foregoing plat of RAINBO ACRES, TRACTS 22 & 23, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____ , 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____ , 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

REPLAT

RAINBO ACRES
TRACTS 22 & 23

BEING

8.733 ACRES

SITUATED IN THE

WILLIAM W. FORD SURVEY, A–20
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: NOVEMBER 17, 2017 CASE NUMBER: P2017–___ SHEET 2 OF 2

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

C.C.: Ryan Miller, *Director of Planning and Zoning*

DATE: November 28, 2017

SUBJECT: Change of Request by Jim Douglas of Douglas Properties, Inc.

On November 6, 2017, the City Council denied a request to change the zoning of a 59.065-acre tract of land -- *located adjacent to the western boundary of Planned Development District 82 (PD-82)* (*see attached location map*) -- from an Agricultural (AG) District to Planned Development District 82 (PD-82) for a single-family residential land uses [*Case No. Z2017-046*]. Since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice *(§8.3.B, Article II*). This motion restricts the ability of the applicant to submit a zoning application for any portion of the subject property -- *unless the application is for a more restrictive, less intense use or development (§8.3.B, Article II*) -- for a period of one (1) year from the date of denial. In accordance with *Section 8.3.D, Council Approval or Denial*, of *Article II, Authority and Administrative Procedures*, of the *Unified Development Code* the applicant submitted a written request to the Director of Planning on November 17, 2017 seeking approval from the Planning and Zoning Commission to refile a zoning application requesting to amend Planned Development District 82 (PD-82) for the purpose of incorporating the *subject property* (*i.e. 98.341-acres*) into the existing Planned Development District 82 (PD-82). As part of the written request, the applicant has submitted a concept plan and legal description indicating the incorporation of approximately 39-acres (*i.e. the antenna tower park*) as open space. In addition, the applicant has stated that this request does represent a substantial change for the use of the property by introducing larger lots, additional open space, and an additional private park area. Finally, the applicant has demonstrated a reduction in the overall density from 2.5 units per acre to 1.5 units per acre by incorporating the additional open space.

Staff has determined that the proposed changes to the original request are substantial enough to bring forward to the Planning and Zoning Commission. The Commission is tasked with determining if the changes that the applicant has submitted represent 1) a more restrictive or less intense use or development, and/or 2) if there is an actual change in conditions relating to zoning principles of the tract or parcel of land or the property surrounding it. The applicant and staff will be available at the meeting to answer any questions.

ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Suite 200
Wylie, Texas 75098
Tel: 972-941-8400
Fax: 972-941-8401

November 17, 2017

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, TX 75074

RE: TERRACINA ESTATES TRACT II
98.341 acres
ROCKWALL, TX

Dear Mr. Miller:

We hereby request an appointment with the planning and zoning commission to reconsider our application for the zoning of Terracina Estates Tract Two. We have added additional acreage and made substantial revisions to the lay-out. We will not be requesting any exceptions to the requirements of PD-82 which we are developing. The PD revisions include larger lots, additional open space, and an additional park area. The density has been reduced to 1.5 units per acre.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

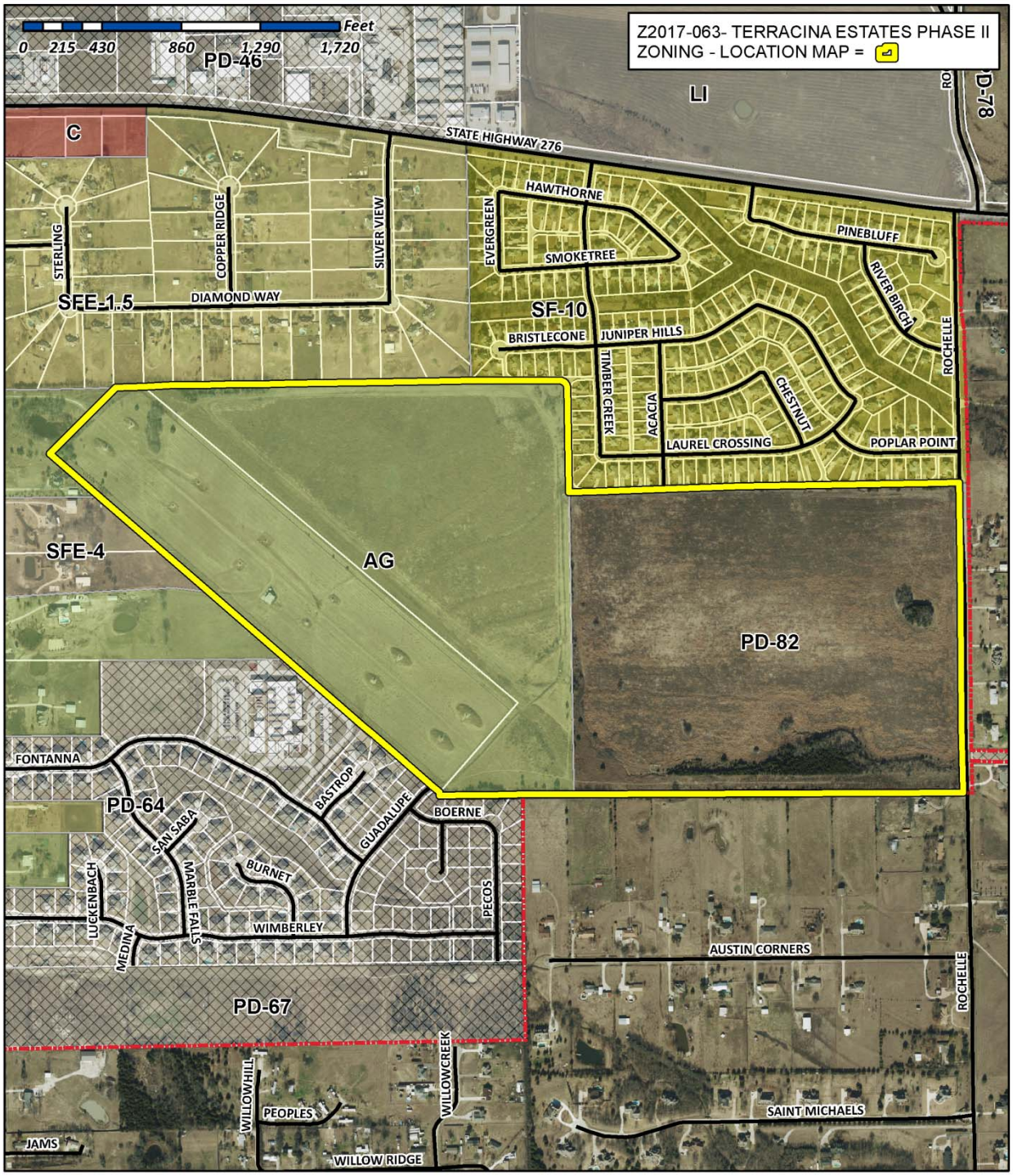
Sincerely,

Richard Hovas, P.E.

ENGINEERING CONCEPT DESIGN, LP

EXHIBIT 'B'


F.M. ROAD NO. 549
LOCATION MAP
N.T.S.
SUBJECT TRACT
ROCHELLE ROAD
THE McLENDON COMPANIES ADDITION
INST. #19900002004171
SF-4 ZONING
P.R.R.C.T.
STERLING FARMS ADDITION
CAB. G, SLIDES 395 & 398
SF-1.5 ZONING
P.R.R.C.T.
FONTANNA RANCH
CAB. G, SLIDE 189
PD-64 ZONING
P.R.R.C.T.
FONTANNA RANCH, PHASE II
INST. #20170000010844
PD-64 ZONING
P.R.R.C.T.
RIDGE HAVEN ESTATES
SLIDE A, PAGE 213
P.R.R.C.T.
TIMBER CREEK ESTATES,
PHASES 2 & 3
CAB. E, SLIDES 55-57
SF-10 ZONING
P.R.R.C.T.
81.49 ACRES
WEST UNION INVESTMENTS CO.
(PROPOSED TERRCINA ESTATES)
VOL. 377, PG. 273
PD-82 ZONING
O.P.R.R.C.T.
STREET A
STREET M
STREET N
STREET O
STREET P
STREET R
STREET S
STREET T
STREET H
PECOS DRIVE
BOERNE DRIVE
GUADALUPE DRIVE
BRISTLECONE COURT
TIMBER CREEK DRIVE
DETENTION
OPEN SPACE
PARK AREA
LAND USE SUMMARY
TOTAL ACREAGE 98.341 AC.
MAXIMUM DENSITY 1.50 DU/AC.
TOTAL LOTS - 148
122 LOTS (65'x125')
16 LOTS (80'x125')
10 LOTS (25,000 S.F.)
TOTAL OPEN SPACE 50.46 AC. (51%)
PARK AREA 2.24 AC. (4%)
OPEN SPACE 45.16 AC. (90%)
DETENTION 3.06 AC. (6%)
CASE NUMBER Z2017-000
OWNERS:
THE McCLENDON COMPANY
13101 PRESTON ROAD, SUITE 501, DALLAS, TEXAS 75240
ISABEL GARRETT 972-991-1825 isabel@mcclendonco.com
VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DRIVE, SUITE 200, BOCA RATON, FL 33487
BUDDY NORMAN 561-406-4028 BNorman@verticalbridge.com
APPLICANT:
DOUGLAS PROPERTIES INC.
2309 AVENUE K, SUITE 100, PLANO, TEXAS 75074
JIM DOUGLAS 972-422-1658 jim.douglasproperties@gmail.com
Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.
CONCEPT PLAN
TERRACINA ESTATES PHASE II
ROCKWALL, TEXAS
NOVEMBER 17, 2017
SHEET NO. 1 OF 1
PROJECT #06537



City of Rockwall
Planning & Zoning Department
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CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Korey Brooks

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: November 28, 2017

SUBJECT: Change of Request Letter by Trent Hyde

On October 16, 2017, the City Council denied a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for an accessory building that did not meet the minimum requirements as stipulated in *Article IV, Permissible Uses*, of the Unified Development Code. Since then, the applicant has made several changes to his request and would like the Planning and Zoning Commission to consider allowing him to submit another SUP application.

According to Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures,* of the Unified Development Code (UDC), if a request is denied with prejudice, a new application for the same lot or tract of land may be submitted within one (1) year *only* if the new request is for a more restrictive or less intense use or development or if there is a change in conditions relating to the zoning principles of the lot or parcel of land or the property surrounding it. Should a change of conditions exist, the applicant may submit a written request describing the change of conditions to the Director of Planning. On October 19, 2017, the applicant submitted a written request seeking approval from the Planning and Zoning Commission to refile a request for Specific Use Permit (SUP) to allow for a *detached garage*.

As part of the original request, the applicant proposed to construct a second accessory building on the subject property. The existing accessory building is approximately 200 SF and the requested metal accessory building was approximately 700 SF.

On October 24, the Planning and Zoning Commission approved a change in request to allow an ~700 SF detached garage that would have a concrete slab and clad in Hardie Board (or similar cementaceous material). Additionally, the applicant is proposing to relocate the existing 200 SF building to the rear of the property.

Since that time, the applicant contacted the manufacturer of the metal building [*i.e. Mueller*] and was informed that the building could not be clad with Hardie Board due to the structural design of the building. Since the applicant is not able to clad the building with Hardie Board, a request has been submitted to construct an ~720 SF detached garage with a three (3)-foot masonry/stone wainscot around the building. Additionally, the detached garage will be on a concrete foundation with a driveway and roll-up doors. Finally, the applicant is proposing to relocate the existing 10’ x 20’ accessory building to the rear of his property.

Since this new request is different from the approved change of request, staff felt the need to bring this before the Planning and Zoning Commission for consideration. Staff has determined that the proposed changes to the original request are substantial enough to bring to the Planning and Zoning Commission. The Planning and Zoning Commission is tasked with determining if the proposed changes are 1) more restrictive or less intense use or development and/or 2) if there is an actual change in conditions relating to zoning principles of the tract of land or the property surrounding it.

Attached is the applicant’s *Change in Request Letter*.

From: Trent Hyde
To: Brooks, Korey
Subject: Detached Garage
Date: Tuesday, November 21, 2017 2:14:28 PM
Attachments: Sig.bmp
Trent Hyde Business card.bmp

Hi Korey,
I would like to build a 720 foot detached garage on a concrete slab with drive way, and a waynes scott 3 or 4 feet tall. I will be moving my 10 x 20 existing building to the back of my property to make room for the new detached garage. Please let me know what I need to do next. Thank you for all your help.

Thank you,

Trent Hyde



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Austin Lewis of *Lewis Real Estate Investments, Inc.*

AGENDA ITEM: **Z2017-043**; *Amendment to PD-70 – Common Ground Subdivision*

SUMMARY:

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

PURPOSE AND BACKGROUND:

The *subject property*, which was annexed into the City on May 19, 1986 by *Ordinance No. 86-37*, is located at the southeast corner of the intersection of Greenway Drive and FM-552. It is a 5.28-acre tract of land that is currently vacant, and is zoned Planned Development District 70 (PD-70). On September 6, 2017, the applicant submitted an application requesting to amend PD-70 [*Ordinance No. 09-44*] for the purpose of incorporating a single-family subdivision consisting of 19 single-family residential lots. If approved, the amended *Concept Plan* and development standards will incorporate a designation for the proposed 19 single-family homes as the *Common Ground Subdivision* and the proposed 19 lots will count against the total 918 single-family lots currently permitted by PD-70. The current *Concept Plan* designates the subject property for 11 of the *Type 'E'* lots (i.e. 70' x 120'), which means that the applicant's request will increase the number of lots on the subject property by eight (8) lots.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is FM-552. Beyond this is the City Limits followed by an unincorporated area in the City's Extraterritorial Jurisdiction (ETJ) containing single-family homes.

South: Directly south of the *subject property* is a 12.003-acre vacant tract of land owned by the Rockwall Independent School District. Beyond this are single-family homes located within the Stone Creek Subdivision and zoned PD-70.

East: Directly east of the *subject property* is J. W. Williams Middle School, which is situated on a 25.569-acre tract of land zoned Single-Family 16 (SF-16) District.

West: Directly west of the *subject property* is an 8.223-acre tract of land dedicated as open space and zoned PD-70.

CHARACTERISTICS OF THE REQUEST:

According to the *Concept Plan,* the applicant is proposing to develop a pocket neighborhood, which is characterized as a community oriented small neighborhood with front porches fronting onto a common green space. The common area will include a trellis garden with a fire pit, a walking trail, and a screened porch area attached to the amenity center. Of the 19 single-family home sites, 17 lots will measure 37' x 100', or 3,700 SF in area. The remaining two (2) lots will measure 48' x 100' (*i.e. 4,800 SF*) and 60' x 100' (*i.e. 6,000 SF*). The applicant intends to establish separate design standards within PD-70 that would allow for the construction of farmhouse style homes ranging from 1,600 SF to 2,600 SF on each lot. Additionally, the applicant intends to provide a 30-foot private street for the community, and a dedicated 25-foot fire lane. The private street is required to meet City standards for neighborhood street design, measuring a minimum of 29-feet back-to- back. This type layout will also require the dedication of 20-foot easement for water and sewer services. Based on the *Concept Plan*, the layout of the lot configuration for the single-family residential lots does not meet the City's standards for subdivision. Under *Section 38.1*, of *Article I*, of *Chapter 38, Subdivision*, 'Lot' means an undivided tract or parcel of land that has frontage on a public street, and which is (or in the future may be) offered for sale, conveyance, transfer or improvement as a building site, that is designated as a distinct and separate tract. The applicant is requesting a w*aiver* to the *Subdivision Ordinance, Chapter 38*, of the Municipal Code of Ordinances to allow for not meeting the required lot frontage on a public street for the *subject property* as depicted on the proposed *Concept Plan*. Finally, it is also the intent of the applicant to create a separate Home Owners Association (HOA) for the proposed *Common Ground Subdivision* in order to service the private streets and common areas. With this being said, a *waiver* to the *Subdivision Ordinance* is a discretionary decision for the City Council.

A summary of the requested density and dimensional requirements is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width	37'	48'	60'
Minimum Lot Depth	100'	100'	100'
Minimum Lot Area	3,700 SF	4,800 SF	6,000 SF
Minimum Front Yard Setback	*15'*	*15'*	*15'*
Minimum Side Yard Setback	*5'*	*5'*	*5'*
Minimum Side Yard Setback (Adjacent to a Street)	*15'*	*15'*	*15'*
Minimum Length of Driveway Pavement	*N/A*	*N/A*	*N/A*
Maximum Height	36'	36'	36'
Minimum Rear Yard Setback	*20'*	*20'*	*20'*
Minimum Area/Dwelling Unit (SF)	1,600 SF	1,600 SF	1,600 SF
Maximum Lot Coverage	80%	80%	80%

SUMMARY OF WAIVERS:

The following is a summary of the requirements being requested with the amendment to Planned Development District 70 (PD-70) for the *Common Ground Subdivision* for the *subject property* that depart from the requirements of the UDC or Code of Ordinances:

1) *Masonry Requirements.* The UDC allows the exterior building façades to be composed of up to 50% cementaceous materials. In this case, the applicant is proposing a variation that could include up to 100% cementaceous material lap siding, which is an increase of 50%.

2) *Lot Size.* The UDC requires a minimum lot size of 10,000-SF in an SF-10 zoning district. Planned Development District 70 (PD-70) has an underlying zoning requirement of SF-10, ith the minimum lot size/area of 6,000-SF. One lot meets this standard (*i.e. Type 'C'*), with the remaining 18 lots less than 6,000-SF (*i.e. 3,700-SF and 4,800-SF*).

3) *Lot Frontage.* The Code of Ordinances requires all lots to have frontage on a public road. In this case, the applicant's request is to provide a private street within the community and front all of the lots onto the private street.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the *subject property* as *Public Uses* land designation. According to the Comprehensive Plan, a *Public Uses* designation is generally defined as a use operated exclusively by a public body having the purpose of serving the public health, safety or general welfare. This includes uses such as public schools, parks, playground, and administrative and service facilities. In this case, Planned Development District 70 (PD-70) is an established horizontal mixed use development with a lot mix establishing a maximum of 918 single-family units and designated on the Future Land Use Map as *Medium Density Residential.* According to the Comprehensive Plan, *Medium Density Residential* is areas that consist of the single-family developments that have typically been built in Rockwall. They may be two (2) to three (3) units per acre, but generally about three (3) units per acre. The current *Concept Plan* (*i.e. Master Plat for Stone Creek*) indicates a density of 2.33 units per acre based on 918 home sites. The applicants request for the *Common Ground Subdivision* will not have an effect on the total number of units allowed for the development based on a variation to the lot composition as established in *Exhibit 'C', Development Standards*, of PD-70, and as outlined in staff's report. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

NOTIFICATION:

On September 29, 2017, staff mailed 888 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed notices to the Quail Run Valley, The Shores/Ray Hubbard, Lakeview Summit, and Promenade Harbor Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the *subject property* participating in the notification program. Additionally, staff posted a sign adjacent to the *subject property* along FM-552 and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received five (5) notices in favor of, fourteen (14) notices opposed, and one (1) notice neutral to the request.

RECOMMENDATIONS:

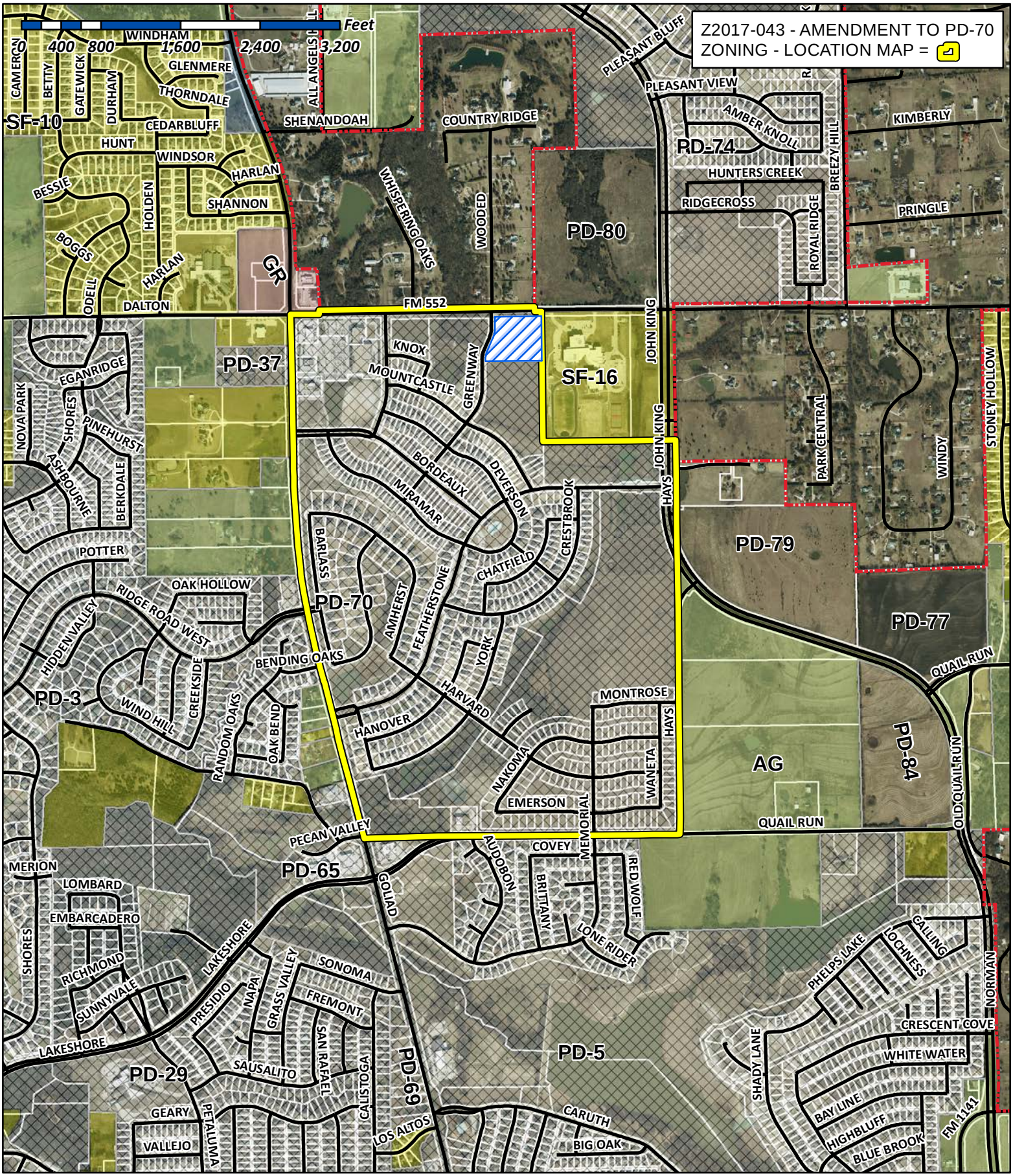
If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District No. 70 (PD-70) for the *subject property*, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance; and,

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Public Uses* designation to a *Medium Density Residential* designation; and,

3) Approval of a waiver by the City Council for not meeting the lot frontage requirements on a public street as established in the *Subdivision Ordinance, Chapter 38* of the City of Rockwall Municipal Code of Ordinances; and,

4) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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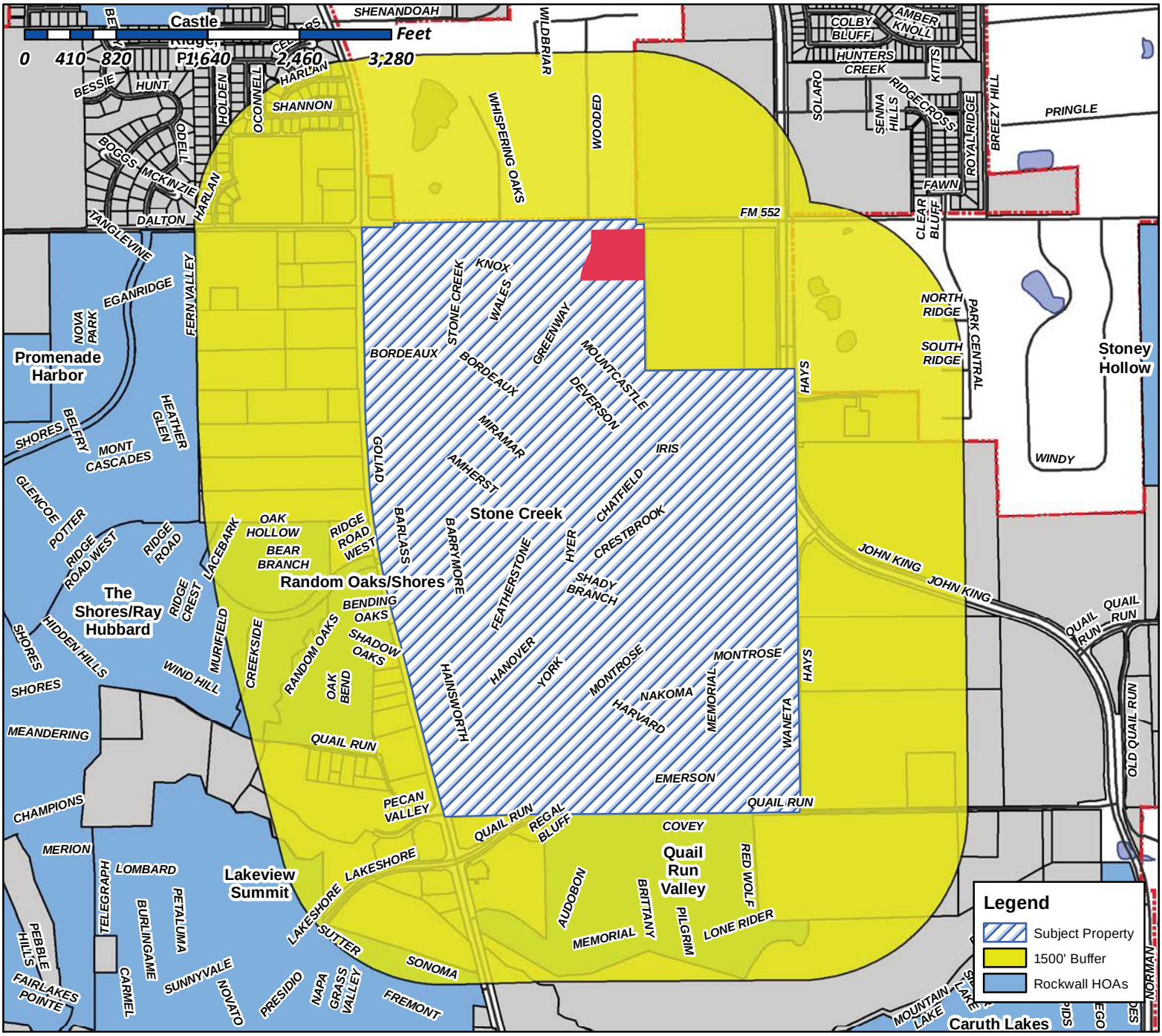
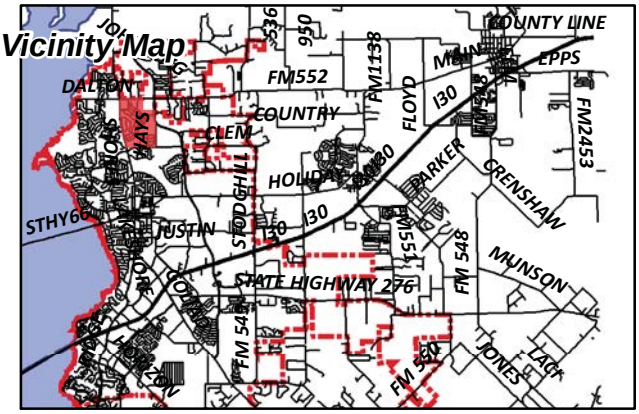


Case Number: Z2017-043
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: PD-70
Case Address: Southeast corner of the intersection of Greenway Drive and FM-552

Date Created: *09/15/2017*
For Questions on this Case Call (972) 771-7745

Vicinity Map



Gonzales, David

From: Morales, Laura
Sent: Friday, September 29, 2017 4:26 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***September 29, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 10/10/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 10/16/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

Z2017-043- Amendment to PD-70
Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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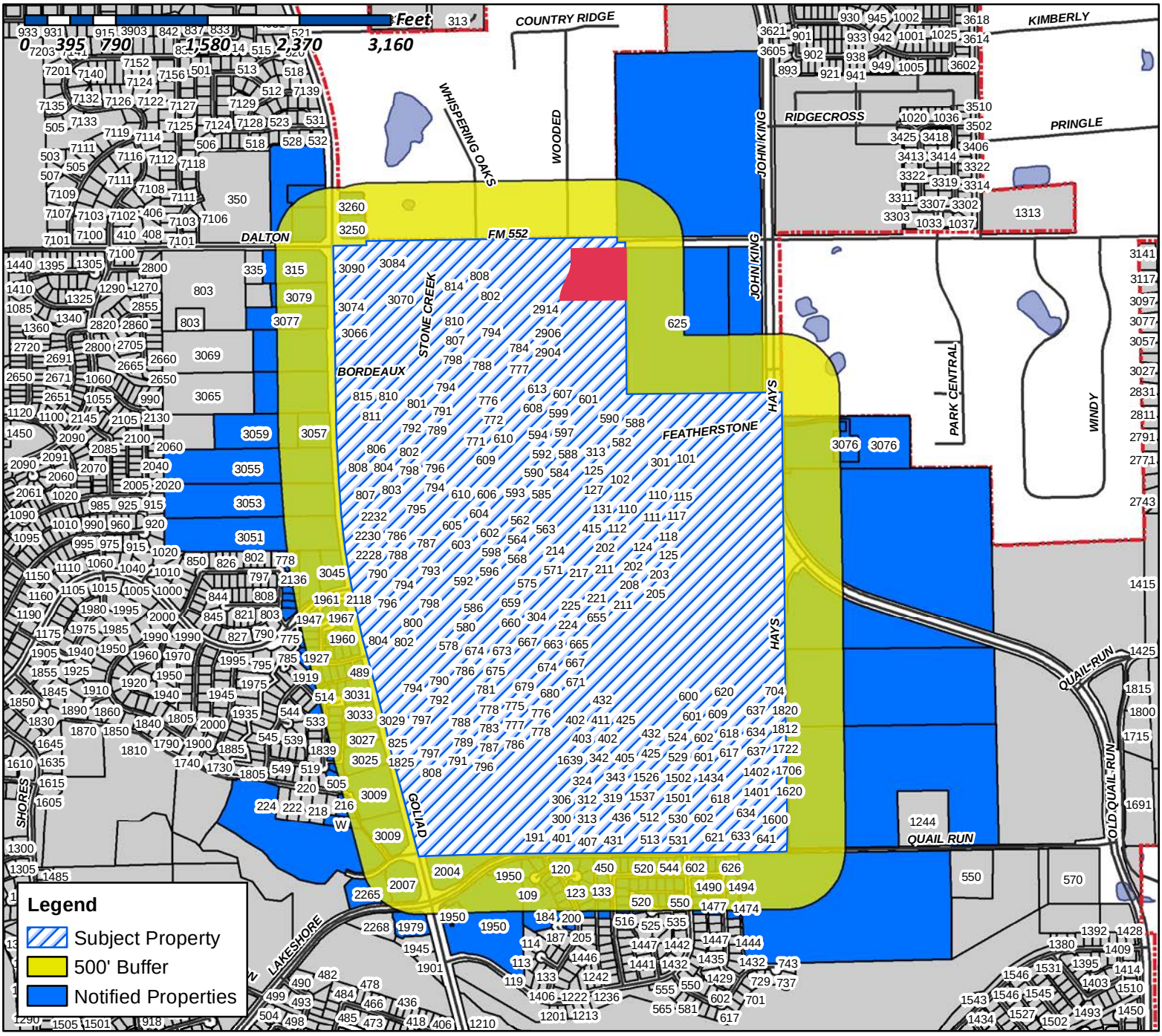

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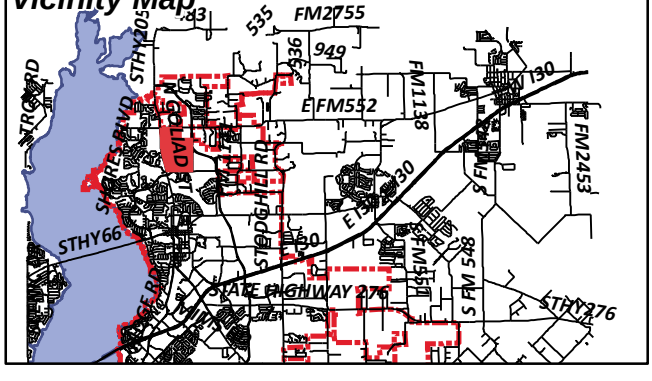

ASONG REAL PROPERTIES - TX LLC
1006 NADINE ST
HOUSTON, TX 77009

CHIZZONITE CAROL AND RALPH
101 CRESTBROOK DR
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

PARKS ROBERT
102 CHATFIELD
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

SENSOY CENK AND MARNI
103 CRESTBROOK DR
ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M
104 CHATFIELD DRIVE
ROCKWALL, TX 75087

SHAW KIM A & BETH ANN
105 CHATFIELD DRIVE
ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN
105 CRESTBROOK DR
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM
106 CHATFIELD DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
ROCKWALL, TX 75087

MOHOTTIGE SHAMANI CHAMPIKA
106 SUNBIRD LN
SUNNYVALE, TX 75182

CARRAZCO JUAN B & MIRIAN
107 CHATFIELD DRIVE
ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN
107 CRESTBROOK DR
ROCKWALL, TX 75087

CAMPION THOMAS R
108 CHATFIELD DR
ROCKWALL, TX 75087

REEG STEPHEN A & AMY N
109 CHATFIELD DR
ROCKWALL, TX 75087

BEERS ALBERT A AND ROBERTA E
109 CRESTBROOK DR
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

ZUBIK JASON FOSTER
110 CHATFIELD DRIVE
ROCKWALL, TX 75087

WANLESS ERIC & EILEEN
110 CRESTBROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
111 CRESTBROOK DR
ROCKWALL, TX

LEUGERS CHESTER THOMAS & DANI LYNN
111 CHATFIELD DRIVE
ROCKWALL, TX 75087

MACKEY EVA M
112 CHATFIELD DR
ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R
112 CRESTBROOK DR
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

STEPHENSON ROSS J
113 CHATFIELD DR
ROCKWALL, TX 75087

LAWING JOHN K
113 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ZAHARA MARK WAYNE AND JENNIFER M
114 CRESTBROOK DR
ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN
115 CHATFIELD DR
ROCKWALL, TX 75087

HAYNES ANTHONY
115 CRESTBROOK DR
ROCKWALL, TX 75087

HOWLETT BILLY FRANK & NEVA RAE
115 REGAL BLF
ROCKWALL, TX 75087

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1150 POTTER AVE
ROCKWALL, TX 75087

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

KUMAR MINU & NITEN
116 CRESTBROOK DRIVE
ROCKWALL, TX 75087

OD TEXAS D LLC
116 NEW MONTGOMERY STREET #820
SAN FRANCISCO, CA 94105

REED RICHARD R AND LINDA S
117 CHATFIELD DR
ROCKWALL, TX 75087

TOWNLEY TRACY L
117 CRESTBROOK DR
ROCKWALL, TX 75087

REINHARDT JASON AND AMBER
118 CRESTBROOK DR
ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND
JAMIE LEEANN LYNCH
119 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
120 CRESTBROOK DR
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE
121 CRESTBROOK DRIVE
ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY
121 DEVERSON DR
ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R
122 CRESTBROOK DR
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CURRENT RESIDENT
123 CRESTBROOK DR
ROCKWALL, TX

REID DOUGLAS CHARLES AND ELIZABETH
123 DEVERSON DR
ROCKWALL, TX 75087

MILLS JASON AND KARI
123 IRELAND CT
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

SCHWARZ BRADLEY
124 CRESTBROOK DRIVE
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L
125 CRESTBROOK DR
ROCKWALL, TX 75087

CORLEY SHARRON J
125 DEVERSON DRIVE
ROCKWALL, TX 75087

KNEE DANIEL AND SARAH
127 CRESTBROOK DR
ROCKWALL, TX 75087

GRAHAM PENELOPE C AND
DANIEL ESTRADA
127 DEVERSON DRIVE
ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M
129 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WILKE LORETTA AND DAVID
129 DEVERSON DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

LAVALLEE EDWARD J
131 DEVERSON DR
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1402 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1406 HARVARD DR
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1427 HARVARD DR
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CURRENT RESIDENT
1430 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1434 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX

PORTER HOWARD L & WANDA LEE
1468 RED WOLF DR
ROCKWALL, TX 75087

RICHARDS LARRY QUAY & LINDA FAYE
1471 RED WOLF DR
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

SMITH ELIZABETH A
1474 RED WOLF DR
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

VICKERS DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
14801 QUORUM DR SUITE 160
DALLAS, TX 75254

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX

GONZALEZ VIEDA
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
PATRICK & GILDA GRANT TRUSTEES
1494 RED WOLF DR
ROCKWALL, TX

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1502 HARVARD DR
ROCKWALL, TX

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1508 HARVARD DR
ROCKWALL, TX

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

BACCHESCHI MICHELLE
1511 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1514 HARVARD DR
ROCKWALL, TX

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1520 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1526 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1531 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1537 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX

WELLS FARGO BANK NA
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1600 DOUGLASS RD SUITE 200 A
ANAHEIM, CA 92806

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1616 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1620 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1624 WANETA DR
ROCKWALL, TX

BOGERT WILLIAM PAUL AND RENEE
1625 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1639 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1645 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1651 HARVARD DR
ROCKWALL, TX

HUDGENS GERALD FRANK & ROCHELLE EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1702 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1706 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1710 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1714 WANETA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

CURRENT RESIDENT
1718 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1721 HARVARD DR
ROCKWALL, TX

CURRENT RESIDENT
1722 WANETA DR
ROCKWALL, TX

HP TEXAS I LLC
DBA HPA TX LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

STONE CREEK SF LTD
1800 VALLEY VIEW LANE SUITE 400
DALLAS, TX 75234

CURRENT RESIDENT
1804 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1808 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1812 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1816 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1820 WANETA DR
ROCKWALL, TX

CURRENT RESIDENT
1821 HAINSWORTH DR
ROCKWALL, TX

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA
1827 HAINSWORTH DR
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX

CURRENT RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

DEARING JAMES DAVID AND KANESHA DAWN
184 RAINTREE CT
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX

LEE THERESE M & GREGORY H
1862 OAK BEND DR
ROCKWALL, TX 75087

BURGIN BRADLEY J & LORI E
1868 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1875 OAK BEND DR
ROCKWALL, TX

CARUTH GAIL D
1876 OAK BEND DR
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX

WYNNE MATTHEW B AND SAMANTHA C
1910 RANDOM OAKS DR
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

MURPHY ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W
1935 RANDOM OAKS DR
ROCKWALL, TX 75087

KELLEY ROBERT E & ERIN B
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

MARSH JAMES C & JOANN
1947 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX

MICHAELS RICHARD A & AUDREY
1953 RANDOM OAKS DR
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

NICHOLS DAWN
1960 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST
1961 RANDOM OAKS DR
ROCKWALL, TX

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX

BAUDOIN ZANDRA
200 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX

CLARK KEVIN & MARY
201 CHATFIELD DRIVE
ROCKWALL, TX 75087

BARRICK JONATHAN T
202 CHATFIELD DR
ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R
202 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FRANCO MICHAEL R
203 CHATFIELD DRIVE
ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I
203 CRESTBROOK DRIVE
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

MURPHY NATHANIEL T & KRISTAL L
204 CHATFIELD DRIVE
ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L
204 CRESTBROOK DRIVE
ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E
205 CHATFIELD DRIVE
ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA N
205 CRESTBROOK DR
ROCKWALL, TX 75087

LOVETT TERESA
206 CHATFIELD DRIVE
ROCKWALL, TX 75087

PARK KYOUNG WON
206 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BRYANT THOMAS HENRY AND LEA ANN
207 CHATFIELD DR
ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J
207 CRESTBROOK DR
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

CHARVOZ ROBERT M
208 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GASTON DAVID L & CARRIE A
209 CHATFIELD DRIVE
ROCKWALL, TX 75087

SMITH KYMBERLY D
209 CRESTBROOK DRIVE
ROCKWALL, TX 75087

SPEIGHT REBECCA L
210 CHATFIELD DRIVE
ROCKWALL, TX 75087

DODD TIMM & JAMIE C
210 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
211 CRESTBROOK DR
ROCKWALL, TX

PAULSEN GORGAS R & SHERRY C
211 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J
2112 TWIN CREEK LN
ROCKWALL, TX 75087

TURNER CHRIS & YUNELL
2114 BARLASS DRIVE
ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE
212 CHATFIELD DR
ROCKWALL, TX 75087

WALLACE JAMES & BRENDA
212 CRESTBROOK DR
ROCKWALL, TX 75087

WICH PAUL H AND LAINE Q STRUSIS-WICH
2120 BARLASS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX

WHITEHOUSE TIMOTHY B & HEIKE I
213 CHATFIELD DRIVE
ROCKWALL, TX 75087

JOHANNESEN TRACE AND AMY
213 CRESTBROOK DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
HOME OWNERS ASSOCIATION
2136 TWIN CREEK LN
ROCKWALL, TX

PANG JOHN J & SUE W
214 CHATFIELD DR
ROCKWALL, TX 75087

NANCE TODD A & CYNTHIA G
214 CRESTBROOK DRIVE
ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A
215 CHATFIELD DR
ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D
215 CRESTBROOK DRIVE
ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE
216 CRESTBROOK DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

VASQUEZ JUAN J & BECKY M
217 CHATFIELD DR
ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN
217 CRESTBROOK DR
ROCKWALL, TX 75087

CONFIDENTIAL
218 CRESTBROOK DR
ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R
219 CRESTBROOK DRIVE
ROCKWALL, TX 75087

BURROWS REBECCA
220 CRESTBROOK DRIVE
ROCKWALL, TX 75087

GLEASON JAMES AND ANGELA
221 CRESTBROOK DR
ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M
2215 HYER DRIVE
ROCKWALL, TX 75087

TYREE JEFF & AMBER
2217 HYER DR
ROCKWALL, TX 75087

SHOWS STEPHEN
2219 HYER DR
ROCKWALL, TX 75087

JOBE BRYAN AND
KAREN JOHNSTON
222 CRESTBROOK DRIVE
ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY
2220 BARLASS DR
ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE
2221 HYER DR
ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN
2223 HYER DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

LARSON MELISSA AND
ROBERT BRYANT
2226 BARLASS DR
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

GRAVES JOHN RICHARD AND KAREN ANN
224 SHADY BRANCH DR
ROCKWALL, TX 75087

WALKER RODGER L
225 CRESTBROOK DRIVE
ROCKWALL, TX 75087

FODGE MATTHEW AND KAILEE
226 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
2265 NORTH LAKESHORE DR
ROCKWALL, TX

CURRENT RESIDENT
227 CRESTBROOK DR
ROCKWALL, TX

MOOMJIAN ASHLEY L AND CHAD A
228 SHADY BRANCH DR
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

LITTLE CREEK REAL ESTATE LLC AND
PAIGE FLOYD
2326 W WALNUT ST
GARLAND, TX 75042

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

COSLEY STEVEN M
25821 TULIP GROVE ST
STEVENSON RANCH, CA 91381

CURRENT RESIDENT
2904 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2906 GREEN WAY DR
ROCKWALL, TX

RUIZ JOHN R III & PATRICIA GREENE
2908 GREEN WAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2910 GREEN WAY DR
ROCKWALL, TX

CURRENT RESIDENT
2912 GREEN WAY DR
ROCKWALL, TX

SHERMAN CHRISTOPHER ALLEN
2914 GREEN WAY DRIVE
ROCKWALL, TX 75087

75032 INVESTMENTS LLC
3 ROCKINGHAM COURT
HEATH, TX 75032

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX

KHAN ABDUL AND MAIMOONA REVOCABLE LIVING TRUST
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3008 DOVE CREEK LN
RICHARDSON, TX 75082

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
301 FEATHERSTONE DR
ROCKWALL, TX

CHIU THOMAS C
301 CRESTBROOK DR
ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K
302 IRIS DR
ROCKWALL, TX 75087

FREE METHODIST CHURCH OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY
302 SHADY BRANCH DR
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
303 FEATHERSTONE DR
ROCKWALL, TX

LEONE STEVEN AND ANDREA JEAN
303 CRESTBROOK DR
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

SAUER THOMAS MARK AND REBECCA MARIE
304 IRIS DR
ROCKWALL, TX 75087

DELEON JANA AND RENE
304 SHADY BRANCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
3045 N GOLIAD RD
ROCKWALL, TX

CURRENT RESIDENT
305 FEATHERSTONE DR
ROCKWALL, TX

THOMPSON BENJAMIN K AND JESSICA S
305 CRESTBROOK DR
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX

DRISCOLL SEAN T & SARAH E
306 IRIS DR
ROCKWALL, TX 75087

STEED JOEL & ELIZABETH
3065 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX

JACOBS JEFF AND LAURA
3069 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
307 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3070 N GOLIAD ST
ROCKWALL, TX

CURRENT RESIDENT
3074 N GOLIAD
ROCKWALL, TX

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J
308 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3084 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
309 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
3090 N GOLIAD
ROCKWALL, TX

BAKER CHRISTOPHER D
310 IRIS DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
311 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
312 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
313 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
313 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
OF NORTH AMERICA
315 DALTON RD
ROCKWALL, TX

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
318 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
324 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
3260 N GOLIAD
ROCKWALL, TX

CURRENT RESIDENT
330 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
336 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
337 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
342 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
343 NAKOMA DR
ROCKWALL, TX

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3O57 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
402 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
402 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
403 MONTROSE DR
ROCKWALL, TX

NGUYEN HOAI K
4030 CEDAR SPRINGS RD
DALLAS, TX 75219

CURRENT RESIDENT
405 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
408 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
408 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
411 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
414 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
414 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
415 NAKOMA DR
ROCKWALL, TX

TAYLOR MATTHEW A & MELINDA M
415 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZIEGLER RENEE A
417 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
419 MONTROSE DR
ROCKWALL, TX

DEFORD JAMES M & MICAELA
419 MIRAMAR DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

CURRENT RESIDENT
420 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
420 NAKOMA DR
ROCKWALL, TX

CLARK MOLLYE N
421 MIRAMAR DRIVE
ROCKWALL, TX 75087

NEWTON KEEGAN B AND DIANA T
423 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
425 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
425 NAKOMA DR
ROCKWALL, TX

MITCHELL JONATHAN & AMY
425 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
426 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
426 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
432 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
432 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
435 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
436 EMERSON DR
ROCKWALL, TX

LITTLE GENIUS OF TEXAS LLC
436 QUAIL CREEK DR
MURPHY, TX 75094

CURRENT RESIDENT
437 EMERSON DR
ROCKWALL, TX

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
489 BENDING OAKS TRL
ROCKWALL, TX

CURRENT RESIDENT
490 BENDING OAKS TR
ROCKWALL, TX

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL LOUIS & SHYRLEE
496 BENDING OAKS TRL
ROCKWALL, TX 75087

SMITH DAVID WILLIAM JAMES AND LESLIE RENO
4N650 HIGH MEADOW ROAD
SAINT CHARLES, IL 60175

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
500 NAKOMA DR
ROCKWALL, TX

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

STREETER JAMES C & ELIZABETH A
502 COVEY TRL
ROCKWALL, TX 75087

HANUS JENNY L AND BRYAN D
505 COVEY TR
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
506 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
506 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX

BORN MARK I & SHELLEY L
507 BENDING OAKS TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX

CURRENT RESIDENT
509 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX

CURRENT RESIDENT
512 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
512 NAKOMA DR
ROCKWALL, TX

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX

SARMIENTO FAMILY LIV REV TRUST
ALICIA SARMIENT TRUSTEE
513 BENDING OAKS TRL
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

BLACKWELL NARWEEN
514 SHADOW OAKS CT
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
517 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
518 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
518 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
523 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
524 NAKOMA DR
ROCKWALL, TX

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

ELROD GARY L
526 SAVANAH CT
ROCKWALL, TX 75087

CURRENT RESIDENT
529 NAKOMA DR
ROCKWALL, TX

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

LONGEWAY LARA H
562 FEATHERSTONE DR
ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M
563 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVIS DEREK LINN & AMIE LYNN
564 FEATHERSTONE DR
ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE
565 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J
566 FEATHERSTONE DR
ROCKWALL, TX 75087

CAUGHEY ANDREW R AND KATHERINE
567 FEATHERSTONE DR
ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL
568 FEATHERSTON DR
ROCKWALL, TX 75087

REED SHANNON AND HEATHER
569 FEATHERSTONE DR
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE
570 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M
571 FEATHERSTONE DR
ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F
572 FEATHERSTONE DR
ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J
573 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKS MITCHELL AND HEIDI
574 FEATHERSTONE DR
ROCKWALL, TX 75087

MONACO ROCCO & LISA A
575 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD
576 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

PATTERSON RICHARD
578 AMHERST DR
ROCKWALL, TX 75087

BURKE MICHAEL B
580 AMHERST DR
ROCKWALL, TX 75087

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

NGUYEN THIEN AN NGOC AND
VAN THUY DANG
582 AMHERST DRIVE
ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM
ROBERTS
582 DEVERSON DR
ROCKWALL, TX 75087

MUSTAFA MUSTAFA & DIANA AQRABAWI AND
MOHAMMAD AQRABAWI
582 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
583 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
584 MOUNTCASTLE DR
ROCKWALL, TX

VALLEJO GERARDO AND LINA GONZALEZ
584 AMHERST DR
ROCKWALL, TX 75087

RIZKALLA MAGDY I AND ANGIE N
584 BORDEAUX DR
ROCKWALL, TX 75087

INGLE BRADY AND LAUREN
584 DEVERSON DR
ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD
584 MIRAMAR DR
ROCKWALL, TX 75087

WARREN JEREMY J AND ALYSE M
585 BORDEAUX DR
ROCKWALL, TX 75087

ALLEN JOHN D & AMY C
585 DEVERSON DR
ROCKWALL, TX 75087

SATERY JAMES RUSSELL
585 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

ESPARZA EZEQUIEL JR AND ANGELA MARIE
586 AMHERST DR
ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E
586 BORDEAUX DR
ROCKWALL, TX 75087

ESCANDOR ROMMEL A
586 DEVERSON DRIVE
ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA
586 MIRAMAR DR
ROCKWALL, TX 75087

COOK STEPHEN & JO-ANN
586 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

SOUZA LEVY AND LILI
587 BORDEAUX DR
ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR
587 DEVERSON DR
ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M
587 MOUNTCASTLE DR
ROCKWALL, TX 75087

MILLER STEVEN & AINE
588 AMHERST DR
ROCKWALL, TX 75087

VALLADARES ELIA AND YAN
588 BORDEAUX DR
ROCKWALL, TX 75087

DOUGLAS SHAWN & ANDRIA
588 DEVERSON DRIVE
ROCKWALL, TX 75087

CULLEN KEVIN M & SHARON T
588 MIRAMAR DR
ROCKWALL, TX 75087

HALE WILLIE & AMY
588 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
589 MOUNTCASTLE DR
ROCKWALL, TX

REID RANDY GILBERT AND ELLE FRANKLIN CASHEN
589 BORDEAUX DR
ROCKWALL, TX 75087

PULTORAK JAMES
589 DEVERSON
ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY
589 MIRAMAR DRIVE
ROCKWALL, TX 75087

YOUSFI SHARIQ AND SHAZIA BASIT
590 AMHERST DR
ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III
590 BORDEAUX DR
ROCKWALL, TX 75087

JONES MURRAY A & TERRI L
590 DEVERSON DRIVE
ROCKWALL, TX 75087

NOEL MARY YVONNE
590 MIRAMAR DRIVE
ROCKWALL, TX 75087

SKAGGS JUSTIN & KELLY
590 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
591 MOUNTCASTLE DR
ROCKWALL, TX

WARREN ANDREW JAMES AND CHRISTINE
591 BORDEAUX DR
ROCKWALL, TX 75087

CHUMLEY ALAN G
591 DEVERSON DR
ROCKWALL, TX 75087

LUNGER JOHNNY A AND ANNA B
591 MIRAMAR DR
ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE
592 AMHERST DRIVE
ROCKWALL, TX 75087

VANPELT RAYMOND J AND PAMELA J
592 BORDEAUX DR
ROCKWALL, TX 75087

CRADY KEVIN & APRIL
592 DEVERSON DR
ROCKWALL, TX 75087

SCHERER PAMELA RINAY
592 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
593 MOUNTCASTLE DR
ROCKWALL, TX

DENT VICKIE L
593 BORDEAUX DR
ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M
593 DEVERSON DR
ROCKWALL, TX 75087

MCKINNEY KAREN DIANN
593 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
594 MIRAMAR DR
ROCKWALL, TX

VO KIMBERLY AND
KHANH LINH TRAN
594 AMHERST DR
ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE
594 BORDEAUX DR
ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L
594 DEVERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
595 MOUNTCASTLE DR
ROCKWALL, TX

ROBB JENNIFER S AND MATTHEW D
595 BORDEAUX DR
ROCKWALL, TX 75087

LEE CARLIE HENDRICKSON & ARON
595 DEVERSON DRIVE
ROCKWALL, TX 75087

LESSARD ANNA
595 MIRAMAR DR
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE
596 AMHERST DR
ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H
596 BORDEAUX DR
ROCKWALL, TX 75087

ZHANG QIAO
596 DEVERSON DR
ROCKWALL, TX 75087

GRADY ANJELA S
596 MIRAMAR DR
ROCKWALL, TX 75087

GOLD STAR PROS LLC
5967 FM 36 S
QUINLAN, TX 75474

CURRENT RESIDENT
597 MOUNTCASTLE DR
ROCKWALL, TX

BRADFORD TODD D AND KARA R
597 BORDEAUX DR
ROCKWALL, TX 75087

WARD MATTHEW DAVID
597 DEVERSON DRIVE
ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA
597 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
598 BORDEAUX DR
ROCKWALL, TX

DELONG ERIC AND JENNIFER
598 AMHERST DR
ROCKWALL, TX 75087

TAYLOR MELISSA SUMMER & JOHN
598 DEVERSON DRVIE
ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M
598 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
599 MIRAMAR DR
ROCKWALL, TX

CURRENT RESIDENT
599 MOUNTCASTLE DR
ROCKWALL, TX

MIGLIACCIO JOSEPH AND KIMBERLY
599 BORDEAUX DR
ROCKWALL, TX 75087

ASH KRISTIN
599 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
600 MONTROSE DR
ROCKWALL, TX

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
601 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
601 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
601 NACOMA DR
ROCKWALL, TX

ARAIZA RODOLFO A MARES AND KRISTA KAYLEEN MARES
601 BORDEAUX DR
ROCKWALL, TX 75087

CLAUSSEN BRIAN L
601 DEVERSON DR
ROCKWALL, TX 75087

GERMER JOHN
601 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
602 NACOMA DR
ROCKWALL, TX

BORTZ BRIAN R AND TIFFANY A
602 AMHERST DR
ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL
602 BORDEAUX DR
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE
GEORGE KIGER JR INDEPENDENT EXECUTOR
602 DEVERSON DR
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN
602 MIRAMAR DRIVE
ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT
603 AMHERST DR
ROCKWALL, TX 75087

WELLS MICHAEL JR AND DAWN
603 BORDEAUX DR
ROCKWALL, TX 75087

VO KEVIN & GIANG KIEU PHAM
603 DEVERSON DR
ROCKWALL, TX 75087

SOLDATOVIC DRAGANA & CEDOMIR
603 MIRAMAR LN
ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN
603 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 MONTROSE DR
ROCKWALL, TX

SAUER WAYNE & CARMEN MONIQUE
604 AMHERST DRIVE
ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V
604 BORDEAUX DR
ROCKWALL, TX 75087

BOELENS DAVID AND RACHEL
604 DEVERSON DR
ROCKWALL, TX 75087

BERNHARDT KATHY K
604 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
605 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
605 NACOMA DR
ROCKWALL, TX

NGUYEN TRACY
605 AMHERST DRIVE
ROCKWALL, TX 75087

NEECE DAVID JR
605 BORDEAUX DR
ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH
605 DEVERSON DR
ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE
605 MIRAMAR DR
ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY
605 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
606 NACOMA DR
ROCKWALL, TX

WEIDEMAN RANDY L & DIANNE M
606 AMHERST DRIVE
ROCKWALL, TX 75087

KING BRYAN J AND SHELLY
606 BORDEAUX DR
ROCKWALL, TX 75087

BEASLEY COREY BRYAN AND ALICIA DIANE
606 DEVERSON DR
ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND
VIRGINIA CHERYL TALKINGTON
606 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 DEVERSON DR
ROCKWALL, TX

KISTLER DANIEL & STACY
607 AMHERST DRIVE
ROCKWALL, TX 75087

CARVAJAL CARLOS H & CYNTHIA H
607 BORDEAUX DRIVE
ROCKWALL, TX 75087

MONTGOMERY ANDREW J & MAGDALENE G
607 MIRAMAR DRIVE
ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL
607 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 MONTROSE DR
ROCKWALL, TX

HUNT ROBERT PRESTON
608 AMHERST DRIVE
ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L
608 BORDEAUX DR
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

KAUR KAMALJEET AND
AJEET SINGH
608 DEVERSON DR
ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J
608 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
PAIGE FLOYD
609 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
609 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
609 NACOMA DR
ROCKWALL, TX

SMITH JAMES M & SHIRLEY LYNN
609 AMHERST DRIVE
ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER
609 BORDEAUX DR
ROCKWALL, TX 75087

LUVISI JOHN & DONNA
609 MIRAMAR DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
609 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
610 NACOMA DR
ROCKWALL, TX

WILCOX GRANTLEY & KELLY
610 AMHERST DRIVE
ROCKWALL, TX 75087

COBB ARTHUR C II AND DEIDRA K
610 BORDEAUX DR
ROCKWALL, TX 75087

KAPPER KRISTAN
610 DEVERSON DRIVE
ROCKWALL, TX 75087

BURGIEL BROOKE
610 MIRAMAR DR
ROCKWALL, TX 75087

CUNNINGHAM ELISA
611 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
612 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
612 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
613 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
613 NACOMA DR
ROCKWALL, TX

CONFIDENTIAL
613 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
614 NACOMA DR
ROCKWALL, TX

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
616 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
617 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
617 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
618 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX

CURRENT RESIDENT
620 MONTROSE DR
ROCKWALL, TX

HAVENS JAMES
6202 CORAL GABLES
HOUSTON, TX 77069

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
621 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
621 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
622 NACOMA DR
ROCKWALL, TX

DREES CUSTOM HOMES LP
6225 N HWY 161 #150
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N ST HWY 161 #150
IRVING, TX 75038

CURRENT RESIDENT
624 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
625 FM552
ROCKWALL, TX

CURRENT RESIDENT
625 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
625 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
626 NACOMA DR
ROCKWALL, TX

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
628 MONTROSE DR
ROCKWALL, TX

PUGH WILLIAM C AND DIANA L
628 PIPPIN LANE
KINGSVILLE, TX 78363

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
629 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
629 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
630 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
632 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
633 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
633 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
634 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
636 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX

CURRENT RESIDENT
637 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
637 NACOMA DR
ROCKWALL, TX

CURRENT RESIDENT
640 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX

ANDERSON RYAN Z & GEORGIANNA N
655 YORK DRIVE
ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN
657 YORK DR
ROCKWALL, TX 75087

CONFIDENTIAL
658 FEATHERSTONE DR
ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG
659 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND
DANIEL GRANT SHIRLEY
659 YORK DR
ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A
660 FEATHERSTONE DR
ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M
660 HANOVER DR
ROCKWALL, TX 75087

TEAGUE GREGORY CHARLES
661 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CARTER FAMILY TRUST
RICHARD CARTER AND MARY CARTER TRUSTEES
661 YORK DR
ROCKWALL, TX 75087

LLOYD MARK S AND ANGIE L
662 FEATHERSTONE DR
ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH
REBECCA
662 HANOVER DR
ROCKWALL, TX 75087

GARCIA SANTIAGO DIAZ
662 YORK DR
ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A
663 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON
MICHAEL
663 HANOVER DR
ROCKWALL, TX 75087

OPITZ JEFF AND CAROL
663 YORK DR
ROCKWALL, TX 75087

JETER JAMES D AND CAROL L
664 FEATHERSTONE DR
ROCKWALL, TX 75087

MOSS MICHAEL ANDREW AND BETH ANN
664 HANOVER DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA R
664 YORK DR
ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN
665 FEATHERSTONE DR
ROCKWALL, TX 75087

HALL BRYAN PATRICK
665 HANOVER DR
ROCKWALL, TX 75087

IONITA MIHAI AND LAURA
665 YORK DR
ROCKWALL, TX 75087

WADDELL AMY I & KEITH A
667 FEATHERSTONE DR
ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L
667 HANOVER DR
ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P
667 YORK DR
ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK
668 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A
668 HANOVER DR
ROCKWALL, TX 75087

WEISS DANIEL HERMAN
668 YORK DR
ROCKWALL, TX 75087

WINCHEL TANYA M
669 FEATHERSTONE DR
ROCKWALL, TX 75087

WILLIAMS ROBERT SHAWN AND AMY MICHELLE
669 HANOVER DR
ROCKWALL, TX 75087

COTTEN JAMES MICHAEL AND DEBRAH LEE
669 YORK DR
ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L
670 FEATHERSTONE DR
ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E
670 HANOVER DRIVE
ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER
670 YORK DR
ROCKWALL, TX 75087

BOWERS DON
671 FEATHERSTONE DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
671 HANOVER
ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID
671 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
672 HANOVER DR
ROCKWALL, TX

WILLIAMS DONALD AND TAMMY
672 FEATHERSTONE DR
ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE
672 YORK DRIVE
ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU
673 FEATHERSTONE DR
ROCKWALL, TX 75087

VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA
673 HANOVER DR
ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L
674 FEATHERSTONE DR
ROCKWALL, TX 75087

MILLER JAMES RYAN
674 HANOVER DRIVE
ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A
674 YORK DRIVE
ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE
675 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ
675 HANOVER DR
ROCKWALL, TX 75087

MUELLER BRYAN SCOTT
676 HANOVER DRIVE
ROCKWALL, TX 75087

DORTCH TOMMY C & ELLEN D
676 YORK DRIVE
ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER
677 HANOVER DRIVE
ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN
678 HANOVER DR
ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU
678 YORK DR
ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE
679 HANOVER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
680 YORK DR
ROCKWALL, TX

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

CURRENT RESIDENT
700 MONTROSE DR
ROCKWALL, TX

CURRENT RESIDENT
704 MONTROSE DR
ROCKWALL, TX

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

CURRENT RESIDENT
771 BORDEAUX DR
ROCKWALL, TX

LUPER JUSTIN GARRET
7718 VISTA RIDGE LANE
SACHSE, TX 75048

MCLAREN ROGER V AND LYSA H
772 BORDEAUX DR
ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE
774 DEVERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
775 BORDEAUX DR
ROCKWALL, TX

ATINC MAHMUT GUCLU AND MURUVVET
YASEMIN OCAL-
775 DEVERSON DR
ROCKWALL, TX 75087

SUN WEI AND
BAO AN LI
775 HANOVER DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
776 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
776 YORK DR
ROCKWALL, TX

MCDONALD SONDRA S
776 BORDEAUX DR
ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE
776 DEVERSON DR
ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D
776 MIRAMAR DRIVE
ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE
777 BORDEAUX DR
ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y
777 DEVERSON DR
ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE
777 HANOVER DRIVE
ROCKWALL, TX 75087

CLEVENGER WANDA
777 MIRAMAR DR
ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E
777 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
778 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
778 MOUNTCASTLE DR
ROCKWALL, TX

GOTTLEABER STEVEN AND TERRI
778 BORDEAUX DR
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

BAILEY LANCE & KALI
778 MIRAMAR DRIVE
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA
778 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
779 MOUNTCASTLE DR
ROCKWALL, TX

FREEMAN COLBY C AND NEISHA E
779 BORDEAUX DR
ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH NGUYEN
779 DEVERSON DR
ROCKWALL, TX 75087

BOYD STEPHEN & SUSAN
779 MIRAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
780 MOUNTCASTLE DR
ROCKWALL, TX

CURRENT RESIDENT
780 YORK DR
ROCKWALL, TX

LEE NICHOLAS Q AND SABRINA BH PHUNG
780 BORDEAUX DR
ROCKWALL, TX 75087

CONFIDENTIAL
780 DEVERSON DRIVE
ROCKWALL, TX 75087

PANKEY CHARLES AND AIMEE MICHELLE
780 HANOVER DR
ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V
780 MIRAMAR DRIVE
ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH
781 BORDEAUX DR
ROCKWALL, TX 75087

SANDEN MELISSA & JEFFREY
781 DEVERSON DR
ROCKWALL, TX 75087

JACKSON SHANNON D
781 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND
MADELEINE N HIESTER
781 HANOVER DRIVE
ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI
781 MIRAMAR DRIVE
ROCKWALL, TX 75087

HOLLOWAY SHERYLL
781 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

PHELAN RYAN PATRICK
782 BORDEAUX DR
ROCKWALL, TX 75087

WING ABIGAIL E
782 DEVERSON DR
ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

GENTILE JOSEPH C
782 MIRAMAR DRIVE
ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE
782 MOUNTCASTLE DR
ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE
782 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
783 MOUNTCASTLE DR
ROCKWALL, TX

OLSON JAMES A AND JEAN V
783 BORDEAUX DR
ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A
783 DEVERSON DR
ROCKWALL, TX 75087

DANG TANYA AND
BRYANT TRAN
783 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

MYERS SHELLI
783 HANOVER DRIVE
ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA
783 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
HEATHER A CAMUNE
784 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
784 YORK DR
ROCKWALL, TX

STANDEN DARREN JOSEPH AND KAREN BONNIE
784 BORDEAUX DR
ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA
784 DEVERSON DR
ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA
784 HANOVER DR
ROCKWALL, TX 75087

JOHNSON EMMA G
784 MIRAMAR DRIVE
ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE
784 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
785 MOUNTCASTLE DR
ROCKWALL, TX

WALSH DEREK AND MICHELLE
785 BORDEAUX DR
ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE
785 DEVERSON DR
ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M
785 FEATHERSTONE DR
ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN
785 HANOVER DRIVE
ROCKWALL, TX 75087

EMERSON JAIME
785 MIRAMAR DRIVE
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN
786 BORDEAUX DR
ROCKWALL, TX 75087

HARDWICK GLENDA
786 DEVERSON DR
ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE
786 FEATHERSTONE DR
ROCKWALL, TX 75087

BAILEY ALAN W & SHIRLEY Y
786 HANOVER DR
ROCKWALL, TX 75087

WENDEL PAUL AND TERRI
786 MIRAMAR DRIVE
ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE
KEHOE
786 MOUNTCASTLE DR
ROCKWALL, TX 75087

RUSSELL WILLIAM
786 YORK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
787 BARRYMORE DR
ROCKWALL, TX

CURRENT RESIDENT
787 DEVERSON DR
ROCKWALL, TX

CURRENT RESIDENT
787 FEATHERSTONE DR
ROCKWALL, TX

YATES LISA AND CLINTON D
787 BORDEAUX DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

COLLIER MELODEE
787 MIRAMAR DRIVE
ROCKWALL, TX 75087

OWUSU JOSEPH AND
FLAVIA FRIMPONG
787 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
DBA HPA TX LLC
788 DEVERSON DR
ROCKWALL, TX

MCDONALD BRADLEY NEAL AND JULIE LYNN
788 BARRYMORE DR
ROCKWALL, TX 75087

PODINA STEVEN L
788 BORDEAUX DR
ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C
788 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
788 HANOVER DR
ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS
788 MIRAMAR DR
ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI
788 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

BLACKETER LARRY M ANDM ARY GWENDOLYN
788 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
789 FEATHERSTONE DR
ROCKWALL, TX

CANTU MATTHEW P AND NICOLE C
789 BORDEAUX DR
ROCKWALL, TX 75087

CRUMP GUY AND MELISSA
789 DEVERSON DR
ROCKWALL, TX 75087

LORTS NANCY J
789 HANOVER DRIVE
ROCKWALL, TX 75087

MURRAY BRYAN A & SHANNON
789 MIRAMAR DR
ROCKWALL, TX 75087

DEAN SHELLY & ROBERT
789 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
790 MIRAMAR DR
ROCKWALL, TX

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N
790 BORDEAUX DR
ROCKWALL, TX 75087

JACOBUS ADAM J AND TALIA G
790 DEVERSON DR
ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN
790 FEATHERSTONE DR
ROCKWALL, TX 75087

BAUER JAMES W
790 HANOVER DR
ROCKWALL, TX 75087

FOSTER DONALD AND MARILYN
790 MOUNTCASTLE DR
ROCKWALL, TX 75087

HUNTON STEPHEN ERIC AND KRISTINE MARIE
790 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
791 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
791 MOUNTCASTLE DR
ROCKWALL, TX

BAWCUM ROSS AND TIFFANY
791 BARRYMORE DR
ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE
791 BORDEAUX DR
ROCKWALL, TX 75087

KINSEY DONALD AND SHEARON
791 DEVERSON DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

SCHWISTER TODD J AND APRIL D
791 MIRAMAR DR
ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI
792 BARRYMORE DRIVE
ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI
792 DEVERSON DR
ROCKWALL, TX 75087

MOMSEN LEO & KIMBERLY
792 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

KIESCHNICK ROGER
792 MIRAMAR DR
ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA
792 MOUNTCASTLE DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
793 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
793 MOUNTCASTLE DR
ROCKWALL, TX

REEVES ERIC
793 BARRYMORE DR
ROCKWALL, TX 75087

WEBB CAROLYN K
793 DEVERSON DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L
793 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
794 BORDEAUX DR
ROCKWALL, TX

HALE ALAN LEE AND RITA M
794 AMHERST DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D
794 DEVERSON DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN
794 HANOVER DR
ROCKWALL, TX 75087

VALK CATHLEEN A
794 MIRAMAR DRIVE
ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA
794 MOUNTCASTLE DR
ROCKWALL, TX 75087

NELSON BRUCE FRANK AND REBECCA SUE
794 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
795 FEATHERSTONE DR
ROCKWALL, TX

CURRENT RESIDENT
795 MOUNTCASTLE DR
ROCKWALL, TX

CHINN MARK & ELENA
795 AMHERST DR
ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER
795 BARRYMORE
ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA
795 DEVERSON DR
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C
795 MIRAMAR DRIVE
ROCKWALL, TX 75087

DACUS BRIAN & STACIE
796 AMHERST DRIVE
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN
796 DEVERSON DR
ROCKWALL, TX 75087

TURNER JIMMIE L
796 FEATHERSTONE DR
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA
796 MIRAMAR DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
797 AMHERST DR
ROCKWALL, TX

CURRENT RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX

LIVINGSTON ERIKA S & JACK E
797 DEVERSON DRIVE
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L
797 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX

LOGWOOD CLINTON G II & DANA C
798 AMHERST DR
ROCKWALL, TX 75087

IANNELLI VINCENT
798 BARRYMORE DR
ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM
798 DEVERSON DR
ROCKWALL, TX 75087

TINDALL JACOB
798 MIRAMAR DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA
799 MIRAMAR DRIVE
ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX

CURRENT RESIDENT
801 MOUNTCASTLE DR
ROCKWALL, TX

CAMUNE CHRISTOPHER
801 AMHERST DRIVE
ROCKWALL, TX 75087

SHULTZ ZACHARY
801 MIRAMAR DRIVE
ROCKWALL, TX 75032

LOFTIS JAMES D & CHRISTINE C
802 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

COSS MARCUS H & KRISTIN N
802 KNOX DRIVE
ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE
802 MIRAMAR DR
ROCKWALL, TX 75087

DURAN MARCO AND KATIE
802 MOUNTCASTLE DR
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN
802 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
803 MOUNTCASTLE DR
ROCKWALL, TX

MURPHY MARK R AND BRANDI L
803 AMHERST DR
ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN
803 KNOX DR
ROCKWALL, TX 75087

ANTINOZZI LAWRENCE R & DEBORAH
803 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
804 MOUNTCASTLE DR
ROCKWALL, TX

VINING KAREN
804 AMHERST DRIVE
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

ANDERSON JEANETTE
804 KNOX DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA
804 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 MOUNTCASTLE DR
ROCKWALL, TX

ABOUCHEDID CHARLES A
805 KNOX DRIVE
ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W
805 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
806 MOUNTCASTLE DR
ROCKWALL, TX

EVANS DOUGLAS E
806 AMHERST DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
806 KNOX DRIVE
ROCKWALL, TX 75087

WACKER JOINT REVOCABLE LIVING TRUST
ROBERT W & KATHRYN WACKER CO TRUSTEES
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA
807 KNOX DRIVE
ROCKWALL, TX 75087

AGEE JAMES M & ELLYN L
807 MIRAMAR DR
ROCKWALL, TX 75087

RANKIN CARLA S
807 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
808 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
808 YORK DR
ROCKWALL, TX

WIEBEL JAIME L AND MICHAEL J
808 AMHERST DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

CREW CHRISTINA
808 MOUNTCASTLE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
809 KNOX DR
ROCKWALL, TX

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

CURRENT RESIDENT
810 KNOX DR
ROCKWALL, TX

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

MALONE VICKI MARLA
810 MOUNTCASTLE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
811 KNOX DR
ROCKWALL, TX

HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
812 KNOX DR
ROCKWALL, TX

CURRENT RESIDENT
813 KNOX DR
ROCKWALL, TX

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
814 KNOX DR
ROCKWALL, TX

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
COPPELL, TX 75019

CONFIDENTIAL
HEATHER A CAMUNE
892 STEGER TOWNE DR. #20
ROCKWALL, TX 75032

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ANDERSON ROBERT C AND YULA L
PO BOX 1108
ROCKWALL, TX 75087

SARIC STEVEN
PO BOX 1112
ROCKWALL, TX 75087

MACLEOD BRUCE A AND NORMA J
PO BOX 128
ROCKWALL, TX 75087

MACNEW RICH A
PO BOX 1483
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1931
ROCKWALL, TX 75087

DOSS ROSEMARY O AND CLEOTIS
PO BOX 2019
ROCKWALL, TX 75087

GRANT LIVING TRUST
PATRICK & GILDA GRANT TRUSTEES
PO BOX 2067
SUNNYVALE, CA 94087

ALEJANDRO RAMON L OLIVO AND LISANDRA
VILLEGAS HENRIQUEZ
PO BOX 582
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/10/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 10/16/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/16/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Devalues the properties of original Stonecreek homeowners. Keep that land for the use of the future school."

Name: Amber & Chandler Johnson

Address: 503 Knox Dr. Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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NOTICE OF PUBLIC HEARING
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PHONE: (972) 771-7745
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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-043: Amendment to PD-70

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

North Rockwall doesn't need higher density housing. Additionaley, as the homes will be arranged facing a central green space, the existing homes in Stone Creek will view garages.

Name: Brad & Julie McDonald

Address: 788 Barrymore Dr. Rockwall, 75087

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-043: Amendment to PD-70

Hold a public hearing to discuss and consider a request by Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Meritage Homes of Texas, LLC for the approval of an amendment to Planned Development District 70 (PD-70) to incorporate a single-single family subdivision consisting of 19 single-family residential homes on a 5.28-acre tract of land identified as Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Greenway Drive and FM-552, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

RENTAL PROPERTIES BRING EVERY ONES HOUSE VALUE DOWN. AND WITHIN 10 YEARS MAINTENANCE WILL BECOME COSTLY AND HARD TO KEEP UP WITH!

Name: CHRISTOPHER J. CAMUNE

Address: 801 AMHERST DRIVE ROCKWALL, TX 75087

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Too Congested. 19 Homes on 5 Acres??

Name: Wavey L. Ferguson
Address: 3055 N. Goliad St.

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☒ I am opposed to the request for the reasons listed below.

Name: Dawn Wells

Address: 603 Bordeaux Drive

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☒ I am opposed to the request for the reasons listed below.

We are opposed to the amendment based on the density of the area. So many homes in such a small area will result in lower priced homes, impacting the surrounding property values, and more traffic in front of our home. We frequently witness wrecks in front of our home. Our fence has been hit more than once in these accidents.

Name: Don & Angie French

Address: 3079 N. Goliad

Nineteen more homes in this close proximity will yield twice that many vehicles and we are not equipped to handle the traffic we currently have. Because of the traffic issue and presumed negative impact on property values, we oppose the amendment

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change ... this subsection, the proposed change must receive, in order to take effect, the affirmative ... g body. The protest must be written and signed by the owners of at least 20 percent of ei... change; or (2) the area of the lots or land immediately adjoining the area covered by the pr...

PLEASE SEE LOCATION M...

Notice of Public Hearing • *City of Rockwall* • *385 So...* *...5* • *[F] (972) 771-7748*

Case No. Z2017-043: Amendment to PD-70

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Do not support high density communities within other subdivisions. Turtle Cove has the ammenities this proposal has.

Name: Jeffrey Brouse & Heather Camunez

Address: 784 Barrymore Dr. Rockwall, TX 75087

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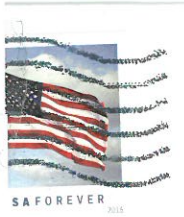

It is just another attempt to alter the original by individuals and companies that are good at changing their names

Name: Michael H. Albritton

Address: 791 Hanover Drive Rockwall Texas

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☒ I am opposed to the request for the reasons listed below.

School over crowding. Hays Elementary child to teacher Ratio continues to increase significantly. External Pods already in use.

Name: Renee Wells

Address: 563 Featherstone Dr Rockwall TX 75087

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Please no more homes! With the expansion of Stone Creek + Breezy Hill, class sizes are too large already. And traffic will be even worse. We are not in favor of this at all!! We chose the north side of Rockwall bc traffic south of I-30 is terrible. We don't want that to happen here.

Name: Scott + Miranda Gordon

Address: 794 Mountcastle Dr., Rockwall 75087

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seems like a great use of that property

Name: Cece Renner

Address: 783 Miramar Dr Rockwall TX 75087

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Name: Jeff West

Address: 3059 N. Goliad

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Name: Joe and Shirley Fergerson

Address: 596 Bordeaux Dr., Rockwall, Tx 75087

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☐ I am opposed to the request for the reasons listed below.

It will help support the business that I own in the area.
3260 N. Goliad St
Rockwall, TX 75087

Name: Richard Ervin

X **Address:** 3260 N. Goliad St Rockwall, TX 75087

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☐ I am opposed to the request for the reasons listed below.

Name: Kenneth Williams

Address: 7700 Eastern Ave #705, Dallas, TX 75209

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Z2017-043 - Amendment to PD-70 - AGAINST

Gonzales, David

From: Jennifer Huber [redacted]
Sent: Tuesday, October 10, 2017 4:43 PM
To: Gonzales, David
Cc: Pruitt, Jim
Subject: Corner of 552 & Greenway Drive

Mr. Gonzales,

My name is Jennifer Huber & I live at 400 Country Ridge which is across 552 from the corner you are discussing tonight. We are "county" so we aren't ever notified of these proposals, but fortunately we have neighbors on Wooded Trail who do notify us. So then we send emails & go to meetings & hope that maybe, someday, we will have city leaders that will develop Rockwall with integrity & pay attention to what the citizens want.

The last meeting we attended I found out that that particular scenario is a long way off. The topic of discussion before our issue came up was something that had actually been voted against by the P&Z Committee. However, there were no P&Z members there because this was an "emergency" meeting & it was 4 days before Christmas. To make a long story short, we now have 3 car washes within a half mile of each other on the same street. (The Mayor was the ONE & only person who agreed with p&z & thought maybe it was not a good idea to have 3 car washes in such close proximity)

Citizens are constantly baffled & frustrated by these decisions. The thing is, people are VERY busy just trying to stay afloat & we have to trust that good decisions are being made! We always hope that the decisions are in the best interest of the people who have chosen to live here or have lived here all of their lives.

If you have lived in this town very long you know how crowded it has become, you know how congested the schools are, you know our parks are severely lacking, you know how instead of what was once hills full of beautiful trees greeting you coming over the bridge into Rockwall, is now a huge, mostly empty, shopping & restaurant area.

The point of all of this is...why? Why is it MORE important to cram way too many homes on a tiny scrap of land than to just leave something alone? Or at the VERY least build what was originally planned. People move out here to enjoy their surroundings! Enjoy nature! Play outside with our kids without worrying about constant traffic!

It looks like John King will soon be filled with yet more homes on top of homes. The natural & historical beauty of this town is disappearing rapidly. Our roads can't accommodate the people that are here now & our schools certainly can't accommodate the amount of students that are here.

You don't hear from people because they know they can't change anything. That's really sad too! Almost always when these conversations come up, people are VERY quick to bring up the courthouse, which is one big reason they feel powerless.

I know this is way more information than you need & your job is planning & zoning so I'm sorry to go on about this, but it's a conversation that comes up SO often in my world (school, children & the YMCA) that I figured since I was letting you know how we feel about the corner I might as well tell you what people are feeling about other things too! Thanks for your time!

Jennifer Huber

Gonzales, David

From: Planning
Sent: Monday, October 16, 2017 11:44 AM
To: Gonzales, David
Subject: FW: Case no z2017-043 amendment to pd-70

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Laura Taylor [redacted]
Sent: Sunday, October 15, 2017 9:34 PM
To: Planning
Subject: Case no z2017-043 amendment to pd-70

I am GREATLY opposed to this. There is no need for additional homes in this area. The traffic is already horrific- and this will add to the problem.

The city needs to work strongly on infrastructure before approving any additional homes. The homes are simply the same thing as what we have-200-350k cookie cutter homes. Nothing for lower price points and nothing custom. We need to fix our city before we expand it.

Please consider your current residents before selling us out to yet another developer.

Please feel free to contact me should you have any questions.

Thank you.

Laura Taylor
778 Oak Hollow Lane
Rockwall, TX 75087
214-929-2466

Sent from my iPhone

Z2017-043 Amendment to PD-70 - AGAINST

Gonzales, David

From: Planning
Sent: Tuesday, October 10, 2017 11:38 AM
To: Gonzales, David
Subject: FW: Case Number Z2017-043

From: Stacey & Paul [redacted]
Sent: Tuesday, October 10, 2017 10:58 AM
To: Planning
Subject: Case Number Z2017-043

Planning and Zoning Commission:
We are writing in response to the letter we received regarding the proposed zoning change for Case Number Z2017-043 Admendment PD-70 at the SE corner of Greenway Drive and FM-552.

We are Paul and Stacey Buff and reside @
2906 Greenway Drive

We are NOT in favor of the propsed zonig change requested by Austin Lewis of Lewis Real Estate Investments. We closed on our home in June of 2017 and were told that a RRISD elementary school would be built on the property across the street from our home. That was a selling feature for us. We have a child attending Hays Elementary and after 11 years years, they have out grown the space and students are having to utilize pods for classrooms.
In order to accommodate the homeowners in our neighborhood and comintue with the growth in Rockwall, we are in need of a top notch school that RRISD can provide and not a small addition to the neighborhood. We have researched the propsed building plans from Lewis Real Estate Investments and do not believe what they are proposing will add value to the exhisting neighborhood and can potentially devalue our home instead of increasing the value with a school.

Thank you for your time and consideration to our concerns.
Paul and Stacey Buff

Gonzales, David

Z2017-043 Amendment to PD-70 - AGAINST

From: Planning
Sent: Tuesday, October 03, 2017 3:57 PM
To: Gonzales, David
Subject: FW: z2017-043 Hearing

From: P. Harris [redacted]
Sent: Tuesday, October 03, 2017 9:33 AM
To: Planning
Subject: z2017-043 Hearing

Dear Mr. Gonzales

This is Paul Harris , 1517 Audobon Lane, Rockwall, Tx.

I am opposed to the request due to lack of planning for traffic concerns. At this time , there is a growing problem with traffic in the area leading to the affected area.

Thank You Paul Harris 214-235-8587 cell

Z2017-043 Amendment to PD-70 - NEUTRAL

Gonzales, David

From: Miller, Ryan
Sent: Thursday, October 12, 2017 2:48 PM
To: Gonzales, David
Subject: FW: "Pocket Neighborhood" Concept Near Stone Creek Estates

I wasn't sure if I sent this to you but you should probably incorporate it into your packet. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

-----Original Message-----
From: Jim Smith [redacted]
Sent: Sunday, August 20, 2017 12:25 PM
To: Miller, Ryan
Cc: Jim's AOL; [redacted]
Subject: "Pocket Neighborhood" Concept Near Stone Creek Estates

Hi Ryan,

We spoke with Austin Lewis on Saturday. We have seen the "pocket neighborhood" concepts in Houston. Austin's project sounds like it would be a nice addition for this area.

If Skorburg had planned something like this over by CVS, we would have been pleased. I wanted to share with you that we told Austin that we would appreciate two items:

1) Have PD-70 amended to limit (lower) the development to 899 home sites, keeping the total home site count at 918 to include the "pocket neighborhood" count of 19 home sites plus the Stone Creek Estates home sites. This would insure that the density for this overall area would not be jeopardized.

2) Work with Skorburg to make the property on the west side of Greenway (city owned property) pretty to compliment his "pocket neighborhood" property.

Thank you for asking Austin to get in touch with us. We really enjoyed talking with him. We look forward to helping in any way possible.

Thanks,

Jim & Shirley Smith
(713) 501-5295

Second E-mail from the Smith's

Gonzales, David

From: Jim Smith [redacted]>
Sent: Monday, November 13, 2017 1:00 PM
To: Gonzales, David
Cc: [redacted]
Subject: Stone Creek Estates Pocket Homes

Importance: High

Hello David,

Following our conversation on 11/13/2017, we are providing our thoughts, considerations and requests regarding the proposed Pocket Home development being proposed for PD-70.
Please share this information with the P&Z committee members.

Thanks,

Jim & Shirley Smith

Pocket Homes

As homeowners, we have **two primary goals**:

- Protect our property value.
- Protection for ourselves and our neighbors for our quality of living which is heavily influenced by the environment of our neighborhood and city.

We have been on the fence about this project, never 100% *for* nor *against* Pocket Homes in PD-70.

For the **pros**:
1. The density is not much greater than that of 50-foot lots; 19 pocket homes verses 18 50-foot-lot homes.
2. Some residents, particularly retirees, would appreciate having high quality, maintenance-free homes.
3. Pocket Homes might be a good option for this small piece of property.
4. This proposal shows a minimum of 1,600 square feet on the first floor, which is desirable for many.
5. The proposal provides for two-car attached garages, which is important to maintain property values.
6. The developer, Austin Lewis, in a phone conversation, stated that improvement of the city-owned property on the west side of Greenway, across from the proposed project, would enhance the marketability of the Pocket Home property and that he was willing to clean it up, prepare it for mowing, and install a sidewalk. This would greatly improve the overall appearance into Stone Creek Estates at the Dalton Road entrance.
7. The developer has stated that the homes would be about $350,000, which is about $200 per square foot. This would maintain property values.

For the **cons**:

1. The major concern is that this proposal for Pocket Homes**, <u>does not follow the design principles for Pocket Homes</u>**, and is; therefore, not truly Pocket Homes. All the websites we have visited stated that a cluster in a Pocket Home development should have between 8 to 12 units, and one site recommended 8-12 units and advised that the number of units should NEVER exceed 16 units.

DOCUMENTION:

Pocket-Neighborhood.net defines pocket neighborhoods as: (http://pocket-neighborhoods.net/)

> Pocket neighborhoods are clustered groups of neighboring houses or apartments gathered around a shared open space — a garden courtyard, a pedestrian street, a series of joined backyards or a reclaimed alley — all of which have a clear sense of territory and shared stewardship. They can be in urban, suburban or rural areas.
>
> Pocket neighborhoods can take on a variety of shapes and sizes, but the most common types feature a garden or park with homes surrounding that shared outdoor space.
>
> In these neighborhoods, everyone tends to know everyone else. Neighbors have a sense of belonging and respect that comes from sharing outdoor spaces, and the residents tend to look out for each other.
>
> If you'd like to build homes in a pocket neighborhood you'll need to start by learning more about these special spaces. The design considerations are much different than they would be for a standard single family home, and doing your homework will set you up for successful development.
>
> The homes can be built in any style. They can be detached homes, apartments, townhomes or even a combination. However, the homes tend to be smaller, because this promotes spending time outside in the neighborhood's shared areas. Other design principles include:
>
> - A maximum of 12 homes in the neighborhood (but multiple clusters can be joined by walkways)
> - No cars or traffic in the common areas
> - Active rooms and spaces, like porches, facing the common areas
> - "Nesting" the homes is also common, where houses are built with the open side of one house facing the closed, windowless side of the next
>
> However, how you bring these principles to life will depend on a variety of factors — each pocket neighborhood is as unique as the community it serves.
> Additional sites:
> http://www.2-10.com/blog/pocket-neighborhoods-new-living-concept/
>
> http://www.crcog.net/vertical/sites/%7B6AD7E2DC-ECE4-41CD-B8E1-BAC6A6336348%7D/uploads/PocketNeighborhoods.pdf
>
> http://lifeedited.com/the-neighborhood-within-the-neighborhood/

2. There has been no documentation presented that specifically indicates that this developer brings experience in Pocket Home development.
3. There are no assurances that these properties will be able to command a value of $200 per square foot.
4. There are no assurances that the landscaping will block the view of the garages from the two school prosperities and mainly from Dalton Road.

Prior to approval of this project, if it is approved, we respectfully request that documentation is provided that makes guarantees for the current homeowners of Stone Creek Estates. Not sure what is possible to be done by the City; but the following assurances would facilitate a good outcome.

1. Limit the number of units to 16 so that it meets the design principles for Pocket Homes.
2. Documentation that the number of units in this project is part of the 918 total homes allowed in PD-70.
3. Documentation that no unit will have less than 1,600 square feet of **air-conditioned** space on the first floor.
4. Documentation that all units will have an attached two-car garage on the back of the unit.
5. Documentation that the developer will clean up and prepare for mowing the detention pond on the northeast corner of the “Pocket Home” property, so that it will have a "park-like" appearance that will add to the aesthetics and enjoyment of this development.
6. Documentation as to the type of exterior materials, ensuring that masonry and/or hardiplank type material is required.
7. Documentation that all counter tops will be granite, living area ceilings will be 9 feet or greater, and any other features that the city believes will enhance the quality of the project and will maintain the properties' value.
8. Documentation that each unit will have a front porch.
9. Documentation that each unit will have a personal fenced area.
10. Documentation to specify that the landscaping include
    a. Irrigation of all common areas.
    b. Sufficient number of shrubs to provide total blockage of the view of garages.
11. Documentation for the duties of the HOA to assure ongoing maintenance and control of the property.

September 6,, 2017

City of Rockwall
Planning & Zoning Department
385 South Goliad
Rockwall, Texas 75087

Re: Letter of Explanation for Re-Zoning

Lewis Real Estate Investments, Inc. is hereby making application to amend PD -70 which includes the subject 5.288 acre tract of land located at the southeast corner of FM 552 and Greenway Drive. Current permitted use is single-family lots ranging in size from 6,000-20,000 sq. ft. with 936 total dwelling units.

Lewis Real Estate Investments, Inc. and partner, David Dillard, noted senior housing architect are requesting an amendment to PD-70 in order to develop a "pocket neighborhood", a community oriented small neighborhood with 19 dwelling units with front porches fronting on a common green space. Lot sizes range from 3,700 sq. ft. to 6,000 sq. ft. The dwelling units ranging from 1,600 sq. ft. to 2,900 sq. ft. will be regulated by design standards to a cottage craftsman style home with different elevations. Residents will be able to walk around the green visiting with neighbors who are on the front porch. The neighborhood will include a community building equipped with kitchen to accommodate resident meetings, family gatherings, and other uses. Each residence will have two-car parking either in dwelling and/or separate garages depending on dwelling size. Visitor parking and a special entry feature adjoin the commons.

Thank you for your favorable consideration of this request.

Sincerely,

Austin Lewis
Lewis Real Estate Investments, Inc.
519 E I-30 #327
Rockwall, Texas 75087
972-948-0824
austinlrei@sbcglobal.net

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a ¾ inch iron rod found at the northwest corner of Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas, being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 448.41 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., also being the northeast corner of RISD Elementary School Addition Lot 1, an addition to the City of Rockwall, as described in Cab. H, Pg. 341-342 in said Plat Records;

THENCE, South 89°24'25" West, departing said west line and along the north line of said RISD Elementary School Addition Lot 1 , for a distance of 575.05 feet, to a ½ inch iron rod found with a yellow cap stamped Corwin Eng. Inc., at the northwest corner of said RISD Elementary School Addition Lot 1, and being in the east line of Green Way Drive (60' R.O.W.);

THENCE, North 00°23'36" West, along said east line, for a distance of 15.60 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being at the point of curvature of a curve to the right, having a radius of 220.00 feet, a central angle of 24°00'43", and a tangent of 46.79 feet;

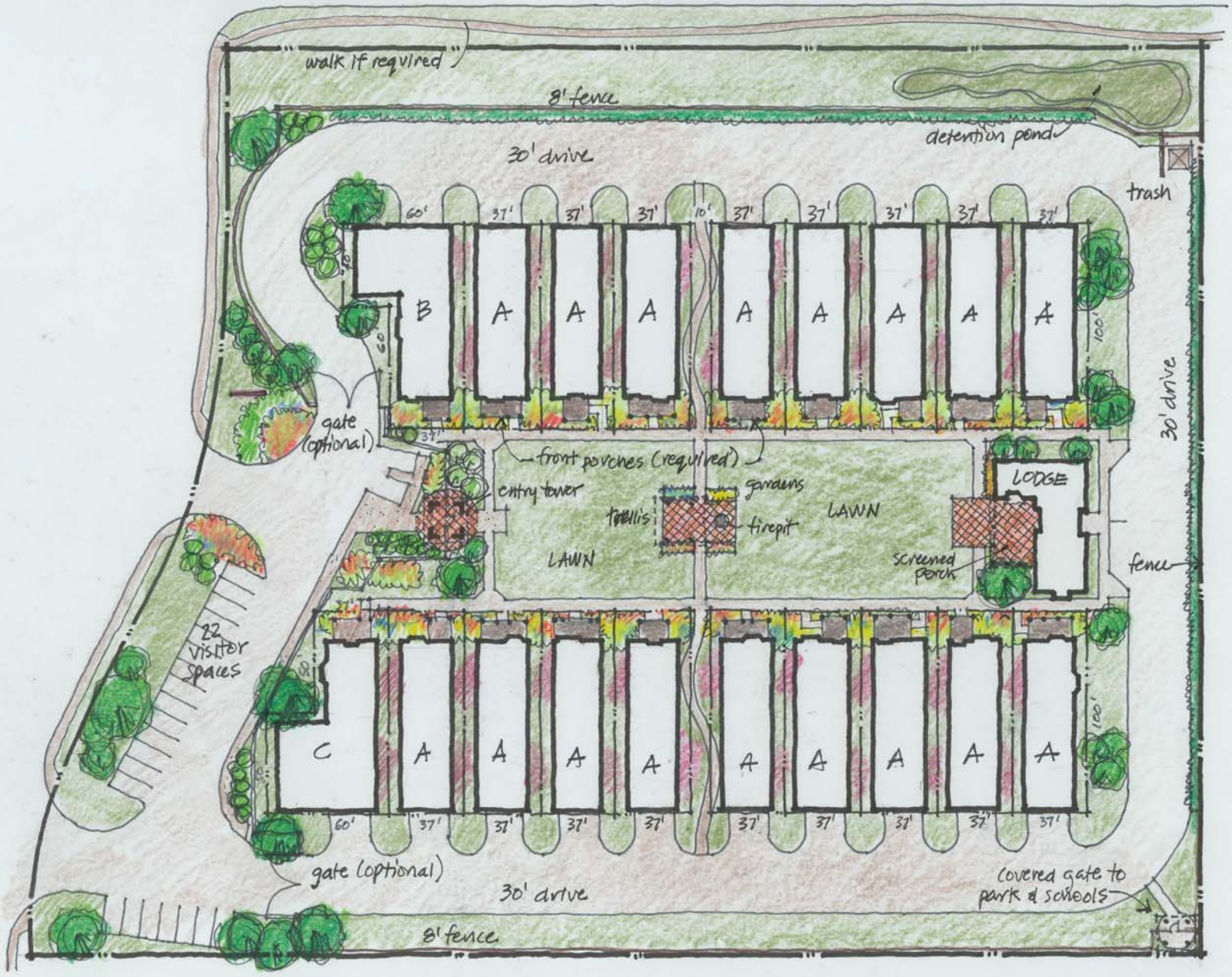
THENCE, continuing along said east line and with said curve to the right for an arc distance of 92.20 feet (Chord Bearing North 11°36'46" East – 91.53 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng., Inc. being the point of tangency;

THENCE, North 23°37'08" East, continuing along said east line, for a distance of 130.36 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being on a curve to the left, having a radius of 280.00 feet, a central angle 24°26'55", and tangent of 60.66 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 119.48 feet (Chord Bearing North 11°23'40" East – 118.57 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency;

THENCE, North 00°49'47" West, continuing along said east line, for a distance of 106.39 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the south line of said F.M. 552;

THENCE, North 89°09'25" East, along said south line, for a distance of 477.99 feet, to the POINT OF BEGINNING and containing 5.288 acres of land.


walk if required
8' fence
detention pond
30' drive
trash
60'
37'
10'
B
A
C
100'
120'
gate (optional)
front porches (required)
entry tower
trellis
gardens
firepit
LAWN
LODGE
screened porch
fence
22 visitor spaces
gate (optional)
covered gate to park & schools

N

0 150 300 600
SCALE: 1" = 300'



TRACT SUMMARY

- RETAIL - 31.0 ac.
- OPEN SPACE - 71.7 ac.
- 50's - 224 Lots
- 60's - 465 Lots
- 70's - 31 Lots
- 80's - 128 Lots
- 100's - 48 Lots

Total Lots 896 Lots

- - - - PROPOSED TRAIL

TRAIL EXHIBIT

STONE CREEK

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNERS

SKORBURG COMPANY

8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2014 SCALE 1" = 200'

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PD CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO.'S 07-13, 09-44 & 11-35, BEING A 395.075-ACRE TRACT OF LAND SITUATED IN THE W. T. DEWEESE SURVEY, ABSTRACT NO. 71 AND THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Austin Lewis of Lewis Real Estate Investments, Inc. on behalf of Stone Creek Balance, LTD for an amendment to Planned Development District 70 (PD-70) for the purpose of amending the *PD Concept* and *Development Standards* contained in *Ordinance No.'s 07-13, 09-44 & 11-35* and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 395.075-acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 [*Ordinance No.'s 07-13, 09-44 & 11-35*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 07-13, 09-44 & 11-35*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached

DRAFT ORD. 2017

hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That a master parks and open space plan for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master Plat
3. PD Development Plans (*required for retail areas only*)
4. PD Site Plans
5. Preliminary plats
6. Final plats

(c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.

(d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail*; however, the PD Development Plan application may be processed by the City concurrently with a *Preliminary Plat* application and a *PD Site Plan* application. No *Master Plat* is required for the area designated on the Concept Plan as *Retail*.

(e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.

DRAFT ORD. 2017-04

(f) A *Capital Facilities Agreement* in the form of *Exhibit 'D',* attached hereto and incorporated herein by reference as *Exhibit 'D',* shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. A PD Development Plan must be approved for the areas designated as *Retail* on the *Concept Plan* in *Exhibit 'B'*; however, the *PD Development Plan* application may be process by the City of Rockwall concurrently with a preliminary plat application and *PD Site Plan* application.

Section 8. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

Section 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 12. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF DECEMBER, 2017.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

DRAFT ORDINANCE 12.04.17

Frank J. Garza, *City Attorney*

1st Reading: *December 4, 2017*

2nd Reading: *December 18, 2017*

DRAFT ORDINANCE 12.04.2017

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

Being a 385.075-Acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being all of a called 385.075-acre tract of land conveyed to W. W. Caruth Jr. by Deed recorded in *Volume 54, Page 22* Deed Records, Rockwall County, Texas (DRRCT) and also being all of a called 2.25-acre tract of land conveyed to Soden H. Harris and wife Adrine V. Harris by deed recorded in *Volume 50, Page 375* (DRRCT) being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron pipe found for a northeast corner of aforesaid 392.938-acre tract and being the northwest corner of Rockwall Middle School No. 4 Addition to the County of Rockwall by plat recorded in *Cabinet F, Page 67*, Plat Records, Rockwall County, Texas and being on the south right-of-way line of FM-552 (a variable width right-of-way).

THENCE South 00 Degrees 35 Minutes 35 Seconds East along a east line of aforesaid 392.938-acre tract and the common west line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,270.02-feet to a ½-inch capped iron rod found for the inside corner of said 382-938-acre tract and the southwest corner of said Rockwall Middle School No. 4 Addition.

THENCE North 69 Degrees 25 Minutes 13 Seconds East along a north line of aforesaid 392.938-acre tract and the common south line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,331.00-feet to a PK Nail set for a northeast corner of said 392.938-acre tract in the approximate centerline of Hayes Road (a variable width prescriptive right-of-way) and being on the west line of a called 15.00-acre tract of land conveyed to Steve L. Branch and wife Judy C. Branch by deed recorded in *Volume 234, Page 527 D*eed Records, Rockwall County, Texas a ½-inch capped iron rod found bears North 87 Degrees 58 Minutes 03 Seconds a distance of 22.82-feet.

THENCE South 00 Degrees 35 Minutes 35 Seconds East along the east line of aforesaid 392.938-acre tract and the approximate centerline of aforesaid Hayes Road and the west line of aforesaid 15.00-acre tract and the west line of a called 11.126-acre tract of land conveyed to Leon A. Smith by deed recorded in *Volume 160, Page 1,* Deed Records, Rockwall County, Texas and the west line of a called 32.00-acre and 35.5-acre tracts of land conveyed to Roy Lee Hance by deed recorded in *Volume 68, Page 73*, Deed Records, Rockwall County, Texas, a distance of 3,980.56-feet to a PK Nail set for the southeast corner of said 392.938-acre tract and being on the north line of a called 38.639-acre tract of land conveyed to Roy L. Hance and wife, Randa B. Hance by deed recorded in *Volume 91, Page 107* Deed Records, Rockwall County, Texas.

THENCE along the south line of aforesaid 392.938-acre tract and the common north line of aforesaid 30.033-acre tract and the north line of Quail Run Valley No. 2 an addition to the City of Rockwall by plat recorded in *Cabinet E, Page 185*, Plat Records, Rockwall County, Texas and the north line of Quail Run Valley, No. 1 an addition to the City of Rockwall by Plat Recorded in *Cabinet E, Page 57,* Plat Records, Rockwall County, Texas the following courses and distances:

> South 89 Degrees 34 Minutes 36 Seconds West a distance of 2,364.65-Feet to a 5/8-inch iron rod with a yellow plastic cap stamped *Carter Burgress* set for corner.
>
> South 88 Degrees 24 Minutes 39 Seconds West a distance of 650.72-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgress* set for a southwest corner of aforesaid 392.938-acre tract.

THENCE North 54 Degrees 44 Minutes 21 Seconds West a distance of 165.14-feet to a ½-inch iron pipe found for corner on the east right-of-way of State Highway 205 (a 100-foot right-of-way).

THENCE along the west line of aforesaid 392.938-acre tract and the common east right-of-way of aforesaid State Highway 205 the following courses and distances:

Exhibit 'A':
Legal Description

North 14 Degrees 18 Minutes 45 Seconds West a distance of 1,942.08-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner and the beginning of a tangent curve to the right having a central angle of 10 Degrees 15 Minutes 35 Seconds a radius of 5,380.00-feet. A chord bearing of North 69 Degrees 11 Minutes 27 Seconds West and a chord length of 1,015.74-feet.

Along said tangent curve to the right an arc length of 1,017.09-feet to a concrete right-of-way monument found for corner.

North 04 Degrees 03 Minutes 51 Seconds West a distance of 379.29-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner, a concrete right-of-way monument found bears South 00 Degrees 29 Minutes 25 Seconds West a distance of 4.10-feet and being the beginning of a tangent curve to the right having a central angle of 03 Degrees 07 Minutes 00 Seconds a radius of 5,580.00-feet a cord bearing of North 02 Degrees 30 Minutes 27 Seconds West and a chord length of 305.93-feet.

Along said tangent curve to the right an arc length of 305.97-feet, to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 02 Degrees 45 Minutes 01 Seconds East a distance of 3.95-feet.

North 00 Degrees 56 Minutes 57 Seconds West a Distance of 1,499.13-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 10 Degrees 54 Minutes 38 Seconds East, a distance of 5.48-feet.

North 44 Degrees 58 Minutes 31 Seconds East a distance of 85.41-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner at the intersection of the east right-of-way of aforesaid State Highway 205 and the south right-of-way of aforesaid FM-552 a concrete right-of-way monument found bears South 83 Degrees 49 Minutes 06 Seconds West a distance of 16.86-feet.

THENCE along the north line of aforesaid 392.938-acre tract and the common south right-of-way of aforesaid FM-552 the following courses and distances:

North 89 Degrees 09 Minutes 25 Seconds East a distance of 1,890.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

South 00 Degrees 50 Minutes 35 Seconds East, a distance of 10.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

North 89 Degrees 09 Minutes 25 Seconds East a distance of 521.43-feet to the *Point of Beginning* and containing 395.075-acres of land, more or less.

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Exhibit 'B':
Concept Plans

Concept Plan: PD Areas

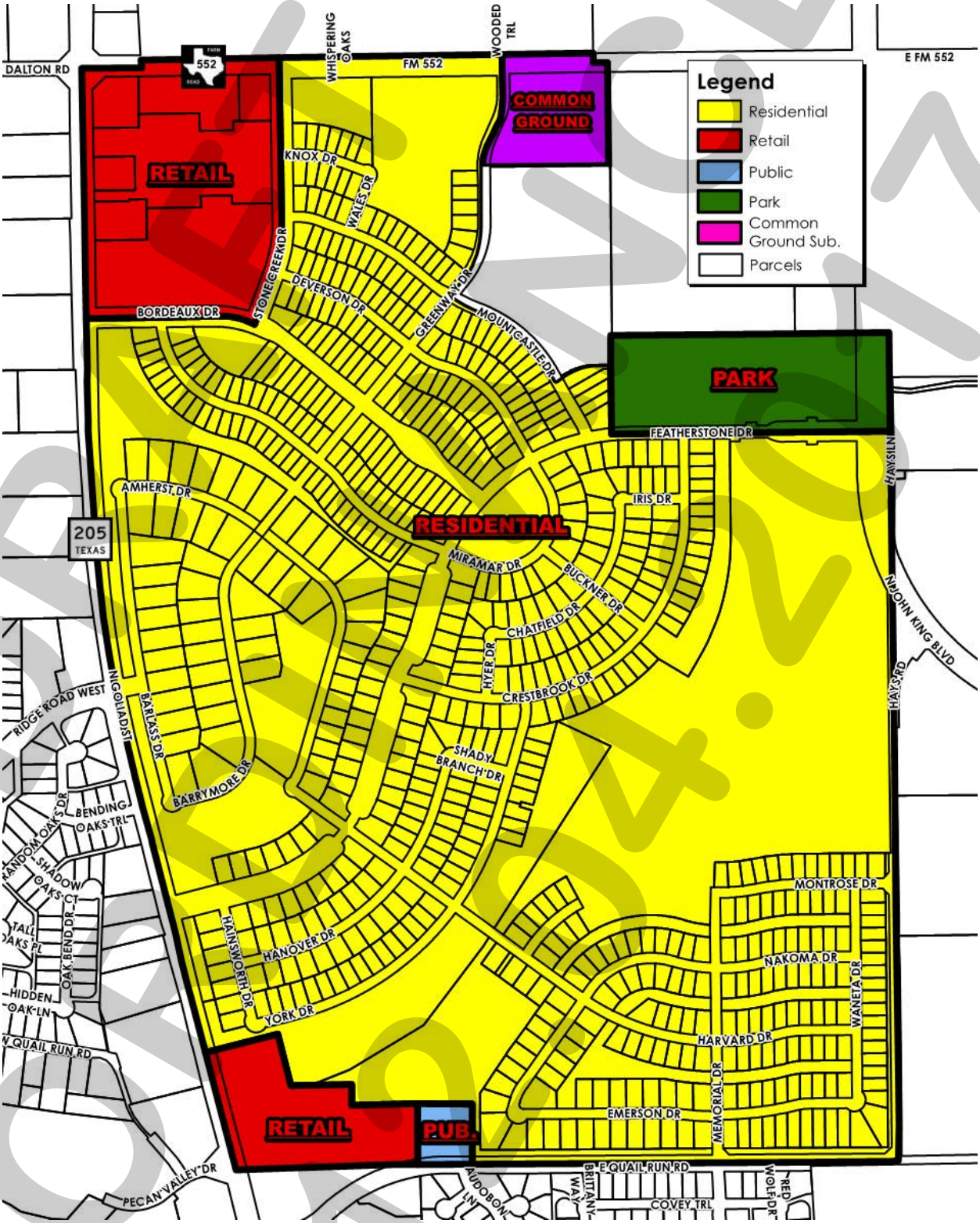

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Exhibit 'B':
Concept Plans

Concept Plan: Stone Creek Subdivision



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Exhibit 'B':
Concept Plans

Concept Plan: Common Ground Subdivision



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Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the *Subject Property*.

    a. *Residential Uses*. Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.

    b. *Common Ground Subdivision*. Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 7 (SF-7) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated as the *Common Ground Subdivision* on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 7 (SF-7) District regulations.

    c. *Retail uses*. Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*. of the Unified Development Code [*Ordinance No. 04-38*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

    - ☑ Animal Hospital/Clinic
    - ☑ Animal Boarding/Kennel without Outside Pens
    - ☑ Convent or Monastery
    - ☑ Hotel or Motel
    - ☑ Hotel, Residence
    - ☑ Cemetery/Mausoleum
    - ☑ Mortuary of Funeral Chapel
    - ☑ Social Service Provider
    - ☑ Billiard Parlor or Pool Hall
    - ☑ Carnival, Circus, or Amusement Ride
    - ☑ Commercial Amusement/Recreation (*Outside*)
    - ☑ Gun Club, Skeet or Target Range (*Indoor*)
    - ☑ Astrologer, Hypnotist, or Psychic Art and Science
    - ☑ Garden Supply/Plant Nursery
    - ☑ Night Club, Discotheque, or Dance Hall
    - ☑ Secondhand Dealer
    - ☑ Auto Repair Garage (*Minor*)
    - ☑ Car Wash, Self Service*
    - ☑ Service Station*
    - ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
    - ☑ Helipad
    - ☑ Railroad Yard or Shop
    - ☑ Transit Passenger Facility

    ** Not including a convenience store with an accessory car wash use or more than two (2) gas pumps, which accessory uses are permitted by SUP.*

    The following additional use shall be permitted of right in the PD District:

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☑ Grocery Store with a maximum building area of one hundred and 80,000 SF.

d. *Design of Non-Residential Uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

e. *Density and Lot Composition*. No more than 918 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	50' x 120'	6,000	Front	180	19.61%
B	60' x 120'	7,200	Front	513	55.88%
C	70' x 120'	8,400	Front	25	02.72%
D	80' x 125'	10,000	Front	134	14.60%
E	100' x 200'	20,000	Front	47	05.12%
F	37' x 100'	3,700	Rear	19	02.07%
AVERAGE LOT SIZE:		**8,678.21 SF**			
			MAXIMUM ALLOWED TOTAL UNITS:	**918**	**100%**

2. *Development Standards Applicable.*

(1) *Residential uses*. Except as may be modified by these *PD Development Standards*, areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) shall be subject to the development standards for the Single Family 10 (SF-10) District, as set forth in Section 3.4 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.

(2) *Common Ground Subdivision*. Except as may be modified by these *PD Development Standards*, areas designated for the *Common Ground Subdivision* shall be subject to the development standards for the Single Family 7 (SF-7) District, as set forth in Section 3.4 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance. In addition, the development shall generally adhere to the *Concept Plan* for the *Common Ground Subdivision* contained in *Exhibit B* of this ordinance.

(3) *Retail uses.* Except as may be modified by these *PD Development Standards*, areas designed for *Retail* land uses shall be subject to the development standards

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for the General Retail (GR) District, as set forth in Section 4.4 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.

3. *Homeowner's Association (HOA).* Separate Homeowner's Associations (HOA's) shall be formed and duly incorporated in the State of Texas for the areas designated as *Residential* and *Common Ground Subdivision* on the *Concept Plan* in *Exhibit B* of this ordinance. Membership shall be mandatory for the owner of each residential lots within these areas of the *Subject Property*. These HOA's shall be established to ensure the proper maintenance of all common areas for which the HOA's are either the owner or is the party designated as responsible for maintenance. The bylaws of these HOA's shall establish a system of payment of dues, a system of enforcement of its rules and regulations, and an explanation of the responsibility of each member with regard to the common areas/open spaces. The bylaws shall be submitted to the Director of Planning for review and approval, not to be unreasonably withheld, for conformity with this paragraph prior to the initial transfer to the HOA of ownership of any real property.

4. *Architectural Review.* All developments within the PD District shall be reviewed by an Architectural Review Committee (ARC) for the areas designed as *Residential* and *Common Ground Subdivision* on the *Concept Plan* in *Exhibit B* of this ordinance, which will be composed of *Developer* representatives, throughout the completion of development. The ARC's shall remain in effect until all new construction has concluded. City of Rockwall building permits shall not be issued prior to ARC approval. Certification of ARC approval shall be submitted with each building permit application, which shall comply with all anti-monotony standards as described in *Section B.4.*, *Anti-Monotony Features* of this document.

B. SPECIAL DEVELOPMENT STANDARDS

1. Dimensional Standards for Residential Uses.

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F
Maximum Building Height	36'	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,200	2,400	2,600 [2]	3,000	1,600
Minimum Front Yard Building Setback	15' [3]	20' [3]	20'	20' [3]	25'	15' [4]
Minimum Rear Yard Building Setback	10'	10'	15'	15'	15'	20'
Minimum Side Yard (*Interior*)	5'	5'	5'	6'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'	15'
Minimum Distance of Driveway (*from Property Line*)	*N/A*	20'	20'	20'	25'	N/A
Minimum Lot Area (*Square Feet*)	6,000	7,200	8,400	10,000	20,000	3,700
Minimum Lot Frontage [1]	50'	60'	70'	80'	100'	37'

Notes:

[1]: *Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.*

[2]: *A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.*

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[3]: *Front porch may encroach to within ten (10) feet of front property line.*

[4]: *Single-story front porches may occur within the fifteen (15) foot front yard.*

2. Development Standards for Residential Uses by Lot Product/Type

a. Detached Single Family Lot Type A

Development Standards	
Minimum Lot Size	6,000 SF
Minimum Lot Width (@ Front Building Line)	50'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	55'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	15'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	1,800 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to be accessed from the street; however, a minimum driveway length of 20-foot must be provided.
Maximum Lot Coverage	75%

b. Detached Single Family Lot Type B

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

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c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF [1]
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [*Brick, Stone, Cultured Stone, 3-Part Stucco*]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'D' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

[1]: *A maximum of 20% of the lots may have homes not less than 2,500 SF.*

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e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	25'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation [1]	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'E' lots shall have 3 car garages.
Maximum Lot Coverage	70%

f. *Detached Single Family Lot Type F*

Development Standards	
Minimum Lot Size	3,700 SF
Minimum Lot Width (@ Front Building Line)	37'
Minimum Lot Depth	100'
Minimum Lot Width (Corner Lot)	N/A
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	15'
Minimum Rear Yard Building Setback	20'
Minimum Air Conditioned Square Footage	1,600 SF
Minimum Roof Pitch	Roof Pitch may Range from 5:12 to 12:12
Minimum Masonry Requirement [*Cementaceous Siding (e.g. HardyPlank)*]	100%
Garage Orientation	Garages shall be rear entry accessible from a private street. All garage doors shall be upgraded wood/cedar door design.
Maximum Lot Coverage	80%

3. *Fencing.*

a. *Residential uses.* In areas designated as *Residential* on the *Concept Plan* in *Exhibit B* of the attached ordinance, all individual residential fencing for lots less than 20,000 SF shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 SF, lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear property line corner and terminates ten (10') feet behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear

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yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5') feet. The property owner shall maintain that portion of the property outside the fence. Fencing shall be consistent with the language described above and *Figure 1* below.



Figure 1: *Fence Example.*

b. *Common Ground Subdivision.* All fencing in the *Common Ground Subdivision* as depicted in *Exhibit B* of this ordinance shall be a minimum of a six (6) foot wood fence utilizing standard cedar fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property.

4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	50' x 120'	i., iv., v
B	60' x 120'	ii., iv., v
C	70' x 120'	ii., iv., v
D	80' x 125'	ii., iv., v
E	100' x 200'	ii., iv., v
F	37' x 100'	iii., iv, v

i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco, cementaceous siding). Identical brick blends may

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not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street or two (2) intervening homes on the opposite side of the street. All chimneys shall be constructed of masonry materials, excluding cementaceous siding.

ii. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). All chimneys shall be constructed of masonry materials, excluding cementaceous siding.

iii. Exterior facade may be composed of 100% cementaceous siding; however, a ***maximum*** of 20% natural stone or brick may be used on exterior walls. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (*to be determined by the ARC*) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). All chimneys shall be constructed of masonry materials, excluding cementaceous siding.

iv. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.

v. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots on the *Subject Property* shall be landscaped with large canopy trees.

(1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

(3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot for properties in the areas identified as *Residential* on the *Concept Plan* in *Exhibit B* of this ordinance.

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

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C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards as modified by *Street Buffer Strip Elevation and Street Cross-Section Elevations* below in *Figure 2*.

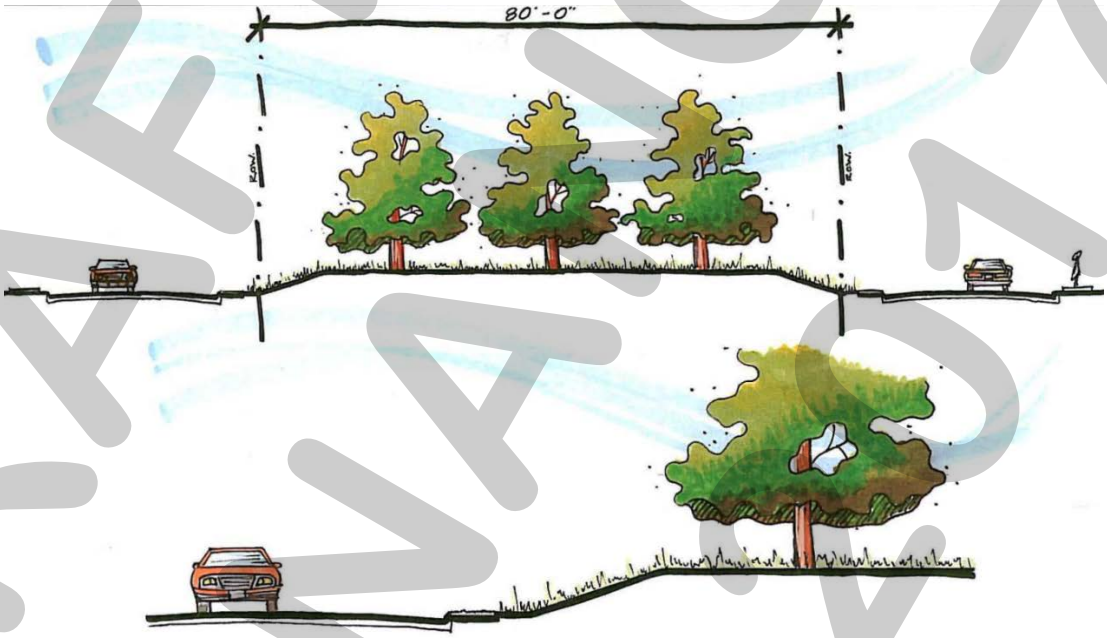

Figure 2: *Street Buffer Strip Elevation and Street Cross-Section Elevations.*

a. *Buffer-Strip for the North SH-205 Overlay (N. SH-205 OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 60-feet as illustrated below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

b. *Buffer-Strip for the SH-205 By-Pass Overlay (SH-205 BY-OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 50-feet as below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

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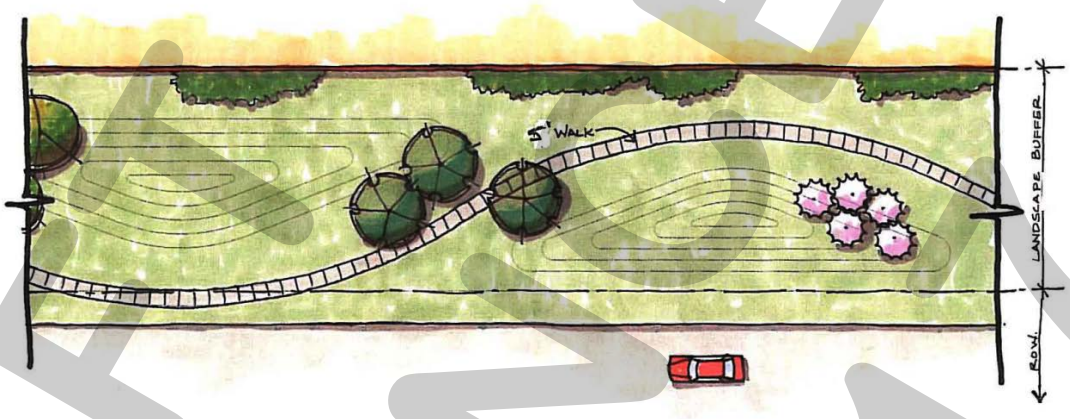

Figure 3: *Landscape Buffer Plan*

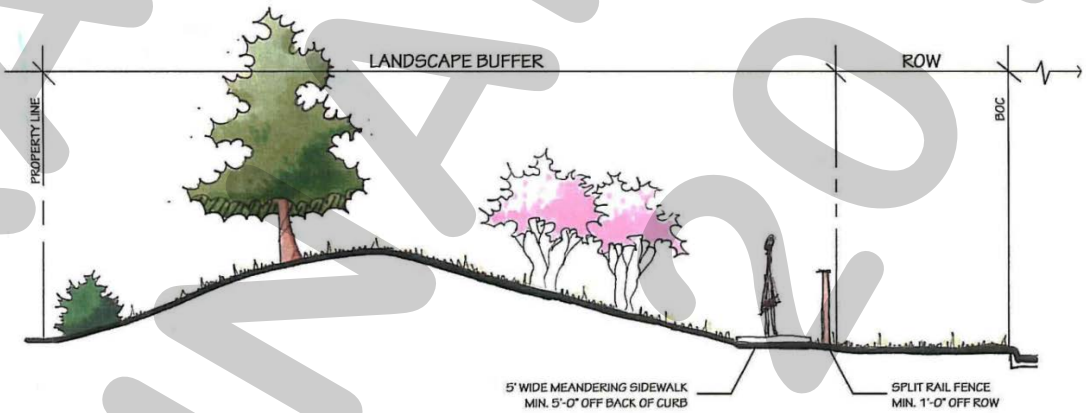

Figure 4: *Landscape Buffer Cross Section*

c. *Buffer-Strip (Outside of Overlay Districts)*. The landscape buffer strip shall be a minimum of ten (10) feet on Hays Road and Quail Run Road. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

d. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.

e. *HOA Maintained Fencing.* The Homeowner's Association will maintain all common area and perimeter fencing surrounding the *Subject Property*. Such perimeter fencing shall be composed of a six (6) foot tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.

f. *Curvilinear Walks. Curvilinear Walks* are to be a minimum of five (5) feet in width and a maximum of six (6) feet in width (*i.e. Hike & Bike Trails*) consistent with the approved *Open Space Master Plan*. *Collector Streets*, with or without center medians, may incorporate sidewalks six (6) feet in width adjacent to or within the *front yard* landscape easements. *Curvilinear Walks* may meander within the

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parkway and common areas; however, the edge of the walk shall be no closer than four (4) feet from the back-of-curb.

g. *Medians.* Any proposed median openings shall meet the City standards at the time of *PD Site Plan* approval.

2. *Lighting.* Light poles shall not exceed 20-feet in height, and all light fixtures shall direct light downward and be contained within the *Subject Property*.

3. *Sidewalks.* At a minimum, sidewalks located on streets shall begin four (4) feet behind the back of curb and shall be five (5) feet in overall width.

4. *Curbing.* Within *Lot Types A & B*, *roll-up-curbing* may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity. These *roll-up-curbs* shall be approved by the City of Rockwall Engineering Department with the approval of the final plat application.

5. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*, except along the SH-205 By-Pass (*i.e. John King Boulevard*). Additionally, if such above ground lines are installed along the perimeter of the *Subject Property* and adjacent to non-residential uses, then the lines shall be installed behind the non-residential buildings where the installation is possible. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.

6. *Parks and Open Space.* Allowing inclusion of approximately 50% of the school sites and floodplain shown on the *Development Plan* and approximately 20.0% of the land on the *Subject Property* shall constitute open space, which is hereby deemed sufficient if supported by the following standards and conditions.

a. The *Subject Property* shall contain not less than 79-acres of open space including approximately 26.6-acres of floodplain as shown on *Exhibit B* of this ordinance.

b. Allowable open space may include but is not limited to public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (*including any Homeowner's Association recreation center or similar facilities*) and other features depicted on the *Concept Plan*, as set forth in the *Open Space Master Plan* prepared in accordance with subparagraph (c) below. Street right-of-way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within 800-feet of a public or

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private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than 50-feet in width.

c. The *Developer* shall prepare the *Open Space Master Plan* to be consistent with the approved *Concept Plan*. The purpose of an *Open Space Master Plan* is to supplement the *Concept Plan* by providing an additional level of detail for public and private open space areas. The *Open Space Master Plan* shall identify the locations of and improvements to public parks, school sites and other public and private open space or common areas, taking into consideration the proximity of single-family dwellings, as required by subparagraph (a), and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the *Subject Property* to parks and open space within the *Subject Property* and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's *Master Park and Recreation Plan*. The *Open Space Master Plan* shall clearly differentiate public parks from private facilities and common lands to be maintained by the Homeowner's Association. The locations of public parks, school sites and other public and private open space or common areas shown on the *Open Space Master Plan* shall be in conformance with the *Concept Plan*, except as otherwise provided in Section 7 of Article II of the *Capital Facilities Agreement* pertaining to school sites. The *Open Space Master Plan* shall include a phasing plan for construction of all trails and parks, and common open space and facilities. The *Open Space Master Plan* shall be considered for approval if it complies with this section, the applicable City regulations, the *Concept Plan*, and generally accepted park-planning practices.

d. The District shall contain not less than 7.8 acres of land to be used as public or private parkland. A minimum of 7.8 contiguous acres shall be dedicated to the City in accordance with the City's *Neighborhood Parkland Dedication Ordinance* on approval of the final plat for the first phase of the development. This dedication shall include the dedication of a five (5) foot wide parcel to connect the *City Park* within the *Subject Property* to the existing City property to the east of the middle school. The remaining area will be retained as a private park within the *District*. Park improvements shall be constructed in accordance with the approved *Open Space Master Plan*. The site plan incorporating the design of park improvements and hike /bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding land dedication. At the time of recordation of final plats for each phase, *Developer* shall pay park improvement fees to the City. These fees shall be held in an escrow account until the commencement of *Phase 3*, at which time the *Developer* shall inform the City if the *Developer* wishes to use the escrowed fees as well as future fees to construct park improvements. Said improvements shall be approved by *Parks Director*, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to *Parks Director* for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire *District*

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applicable at that time, or improvement fees are paid. Thereafter, the *Developer* shall not be responsible for additional parkland dedication or park development fees associated with the *Subject Property*, except as otherwise may be provided in a *Capital Facilities Agreement* approved by the City.

The *Developer* shall provide a minimum of four (4) retention ponds in the *District* with hard edges and fountain features as generally shown on the *Concept Plan*. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown in *Figure 5* below.



Figure 5: *Retention Pond with Hardedge.*

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage elevations and plan shown below in *Figures 6 & 7*. Final design of entry features to be determined with the Planned Development Site Plan.

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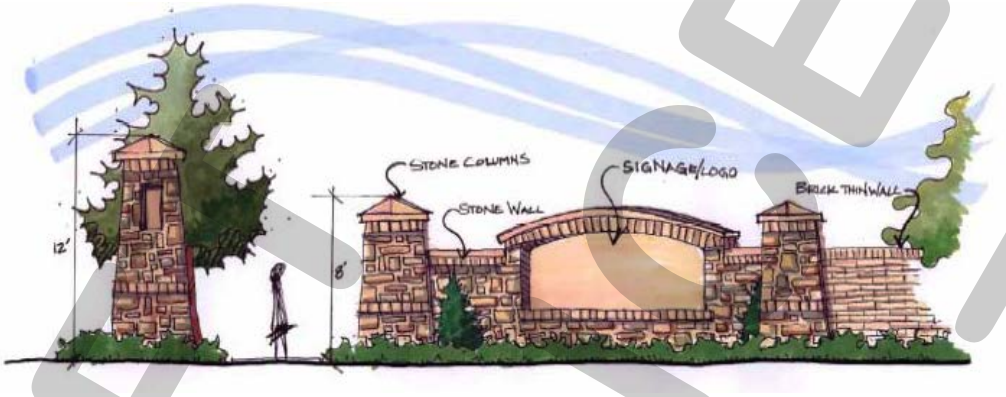

Figure 6: *Main Entry Subdivision Signage Elevations*



Figure 7: *Main Entry Subdivision Signage Plan*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code (UDC) shall apply to any application for variance(s) to this ordinance.

10. *Amenity Center.* Developer shall construct an amenity center in approximate size and detail as shown below in *Figure 8*.

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Figure 8: *Amenity Center*

11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper in size as measured six (6) inches above the root ball.

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CAPITAL FACILITIES AGREEMENT

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Estate of W.W. Caruth, Jr., the Estate of Mabel P. Caruth, Skorburg Retail Corporation., and the City of Rockwall, Texas.

I.

RECITALS

1. The Estate of W.W. Caruth, Jr. and the Estate of Mabel P. Caruth (collectively, "Caruth"), are the owners of approximately 395 acres of real property (the "Property") located within the corporate limits of the City of Rockwall, Rockwall County, Texas. Skorburg Retail Corporation ("Skorburg"), is a Texas corporation authorized and in good standing to do business in Texas. Skorburg and any successors or assigns of Skorburg or Caruth owning all or a portion of the Property (other than persons acquiring individual lots for development) are sometimes referred to herein as "Developer." The City of Rockwall, Texas ("City" or "Rockwall") is a home rule municipal corporation organized under the laws of the State of Texas. Caruth, the City and Developer are sometimes referred to collectively as the "Parties."

2. Skorburg has a contract to purchase the Property from Caruth for development purposes. The legal description of the Property is attached hereto and incorporated by reference herein as Exhibit A.

3. Skorburg seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Skorburg will submit an application to rezone the Property as a planned development (PD) district for a development currently known as Stone Creek (the "PD District").

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II.
ADEQUATE PUBLIC FACILITIES

1. ***General Provisions.***

a. ***Adequacy required.*** Development of the Property shall be supported with adequate levels of public facilities and services. Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments. The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. ***Proportionality.*** (1) The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Caruth and Skorburg expressly agree that each obligation of Caruth or Skorburg imposed by this Agreement to dedicate, construct or contribute fees for infrastructure improvements and the timing of such obligations is necessary to offset or mitigate the impacts on the City's utility and roadway systems that are directly attributable to developing the Property. Caruth and Skorburg further agree that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904, or successor statute, and that a court in determining rough proportionality may consider all of the Property. Caruth and

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Skorburg further agree that the construction of the public infrastructure at the times provided for in this Agreement substantially furthers the public health and safety, and that the City's conditioning of development approval on completion of such facilities is independent of any claim that Caruth's or Skorburg's obligation to construct such improvements is disproportional to the impacts created by development of a proposed plat.

(2) Each of Caruth and Skorburg hereby covenant not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute, or any similar claim brought pursuant to Tex. Loc. Gov't Code ch. 395. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Caruth and Skorburg. Should any successor-in-interest or assign of Caruth or Skorburg other than an affiliate of Caruth or Skorburg assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1(b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have vested under then existing state law shall be deemed to have been waived upon such event.. Should Caruth, Skorburg or an affiliate of either violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the

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remedies provided for herein that are applicable to successors or assigns other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Caruth or Skorburg.

c. ***No waiver.*** The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. ***Wastewater Services.***

a. ***City as provider.*** The City shall be the supplier of wastewater services to the Property. The City ultimately shall have sufficient wastewater capacity to serve the entirety of the Property. The City anticipates having sufficient wastewater capacity to begin service to the Property during 2009.

b. ***Line extensions.*** The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct additional pumps to increase the pumping capacity at the existing Quail Run Lift Station in order to serve the development within the PD District. The Developer shall be entitled to pro rata fees for the costs of oversizing the Quail Run Lift Station from other future developments using the lift station, calculated on an acreage basis, but the Developer shall not receive any reimbursement with respect to the Nelson Lakes and Dalton Ranch and Castle Ridge

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Estates Subdivisions, as such subdivisions are depicted on preliminary plat applications filed with the City. The installation of additional pumps shall constitute the only improvements required by this Property for the Quail Run Lift Station. Developer also shall be eligible for credits against, wastewater impact fees otherwise due for construction of improvements included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. ***Payment of impact fees***. Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. ***Water Services***

a. ***City as provider***. The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.

b. ***Line extensions***. The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall pay a pro-rata of $19.75 linear foot of frontage along FM 552 adjacent to the Property for the previously constructed 16" line, and shall construct a minimum a twelve-inch (12") water distribution main (or larger, as may be needed to adequate serve the property) located generally along SH 205 (but constructed within streets internal to the development) from FM 552 to Quail Run Road, and such mains shall connect to the City's existing water distribution system. The installation of these improvements and the payment of the pro-rata along FM 552 shall occur at

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time of final platting of sections of the Property adjacent to or including such improvements and the completion of the connection from FM 552 to Quail Run is not required until such time as the entire property is final platted and developed. The Developer shall be eligible for City participation in the costs of over sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. ***Payment of impact fees***. Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. ***Road Improvements***. The Developer shall make the following road improvements.

a. ***Highway 205 Bypass***. Caruth or the Developer shall dedicate rights-of-way for the planned Highway 205 Bypass adjacent to the Property, commencing from the northern boundary of the Property and extending south along the Property line, in accordance with the City's standards and specifications and the planned design of the bypass, and as shown on the Concept Plan for the PD District, which is attached hereto and incorporated herein by reference as Exhibit B. The Developer also shall provide a fifty-foot (50') landscape buffer designed in accordance with the 205 Bypass Overlay District in the City's Unified Development Code, as shown on Appendix "G", and indicated on Exhibit B which is attached hereto and incorporated herein by reference. The Developer shall dedicate rights-of-way for Highway 205 Bypass by separate instrument within sixty (60) calendar days from receipt of the legal description of the right-of-way approved by the City Engineer and consistent with the approved Concept Plan and shall grant right of entry to the City should construction of the Bypass be initiated by the City prior to the completion of the dedication documents. The Developer shall have no obligation with respect to construction of the Highway 205 Bypass other than as outlined herein regarding payment of road impact fees. Developer shall not receive credits or

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offsets against roadway impact fees specified in subsection (g) for dedication of rights-of-way for the planned Highway 205 Bypass.

b. ***FM 552/SH 205 intersection.*** Developer shall dedicate rights-of-way for and construct a left turn lane with 150 feet of stacking for westbound FM 552 traffic onto South SH 205 in accordance with City and TxDOT standards at the time of approval of the first final plat for any site in the Retail Area shown on the Concept Plan for the PD District. The Developer shall not be responsible for signalization of the intersection.

c. ***FM 552 improvements.*** Following approval by TXDOT, the Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes along FM 552 adjacent to the Retail Area shown on the Concept Plan for the PD District (unless otherwise constructed pursuant to another agreement), concurrent with installation of improvements for the first final plat approved within the Retail Area. Such construction shall be in accordance with City standards and specifications. At time of platting along the roadway or within 60 days of notification that the roadway is scheduled to be widened by the City or by TxDOT, whichever occurs first, Developer will dedicate to the City the necessary right of way to accommodate the widening in accordance with the City's adopted Thoroughfare Plan.

d. ***Business SH 205 improvements.*** Following approval by TXDOT, the Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes along Business SH 205 at intersections created by platting, concurrent with installation of improvements for the plat for land adjacent to the intersection. At time of platting along the roadway or within 60 days of notification that the roadway is scheduled to be widened by the City or by TxDOT, whichever occurs first, Developer will dedicate to the City the necessary

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right of way to accommodate the widening in accordance with the City's adopted Thoroughfare Plan.

e. ***Hays Road improvements***. The Developer shall dedicate thirty feet (30') of right-of-way for Hays Road and shall construct a twenty-four and one-half foot (24.5') concrete pavement section and appurtenances (including curb and gutter and underground storm drain system to collect existing conditions runoff) adjacent to the east side of the Property from Quail Run Road north to the point where future Hays Road departs from the Property to intersect with the future Highway 205 Bypass, as shown in Exhibit C, section H-1, which is attached hereto and incorporated herein by reference. The Developer shall dedicate thirty feet (30') of right-of-way for Hays Road and shall construct a twenty-four foot (24') of 6" thick , or as designed by the engineer for the roadway, asphalt pavement section and a bar ditch adjacent to the Property from the northeast corner of the Property, or the southeast corner of the Highway 205 Bypass, if the Bypass already has been constructed, south to the new concrete pavement section as shown in Exhibit C, section H-2.

The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') adjacent to the right-of-way for Hays Road, designed in accordance with the requirements of the PD District then in effect for a minor collector. Dedication of rights-of-way shall be at the time of final plat approval of lots abutting the planned roadway. The Developer shall construct improvements to Hays Road and to the landscape buffer at the time of installing improvements serving the adjacent lots. The need for the landscape buffer along temporary Hays Road may be evaluated and waived by the City Council at the time of preliminary plat approval. The Developer may construct its initial street connection to Hays Road and final plat lots adjacent to the roadway without triggering the necessity to construct the entire section of Hays

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Road, provided that such lots lie adjacent to section H-2 of Exhibit C; final platting of lots outside of area H-2 along Hays Road shall require construction of the entire remaining sections of Hays Road with installation of improvements serving such lots. The City shall evaluate whether a landscape buffer is needed along temporary sections of Hays Road at the time of approval for the preliminary plat containing such temporary sections. The City shall obtain the off-site right-of-way for the section of Hays Road from the Property to the proposed SH 205 Bypass.

f. ***Quail Run Road improvements***. Caruth or the Developer shall dedicate forty-two and half feet (42.5') of right-of-way for the north half of the ultimate eighty-five foot (85') right-of-way for Quail Run Road abutting the Property by separate instrument within ninety (90) days of the effective date of this Agreement. The Developer shall construct a twenty-five foot (25') , 8" thick concrete pavement section within such right-of-way, with curb. The foregoing improvements shall be installed in conjunction with improvements serving the lots abutting Quail Run Road. The Developer also shall construct left turn lanes for the Quail Run Road median, as required by the City at approved locations.

g. ***Payment of roadway impact fees***. Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. The Developer shall pay to the City $2,000 per single-family dwelling unit for any unit for which a building permit has been issued by the City up to 36 months after the execution of this Agreement, until the City adopts and may impose roadway impact fees. Should the actual roadway impact fee adopted be less that $2,000 per single-family dwelling unit, the Developer shall receive credit against roadway impact fees for future plats equal to the amount that was overpaid. Should the actual roadway impact fee be greater that $2,000 per single-family dwelling unit, the Developer

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agrees to pay to the City the difference between the actual amount per single-family dwelling unit and $2000 per unit at the time of final platting the next phase of the development.

5. ***Drainage improvements.*** Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.

6. ***Parks and open space.***

a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

7. ***School site.*** The Developer shall reserve an approximately ten-acre tract of land for use as a school site at the location shown on the Concept Plan. The Developer agrees to sell the land to the School District at fair market value for undeveloped single-family land at the time of such sale. The Developer shall provide utilities to the school site with the second phase of development within the PD District, subject to cost-sharing agreed to by the Developer and the School District, if the School District has not commenced construction of the school by that time. In the event that the Developer fails to sell the land to the School District or the School District declines to purchase the land, the Developer shall dedicate approximately five (5) acres of the

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reserved school site to the City as a public park, and the balance of the site shall be available to Developer for other development as approved by the City Council If Developer elects to propose a different equivalent site for dedication of public parkland, the City Council must first approve the location.

III.

GENERAL PROVISIONS

1. ***Notice on sale.*** The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087.

2. ***Recording.*** This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.

3. ***Term of Agreement.*** This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of Caruth or Developer, to execute a termination of this Agreement in recordable form.

4. ***Effective Date.*** This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Skorburg and Caruth shall execute this Agreement no later than five (5) business days following the effective date of the PD zoning ordinance for the Property. If either Skorburg or Caruth fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may

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thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. ***Severability.*** Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.

6. ***Enforcement.*** This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

7. ***Venue.*** Venue for this Agreement shall be in Rockwall County, Texas.

8. ***Execution.*** This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.

9. ***Amendment.*** This Agreement may only be amended in writing upon mutual consent of the City and the Developer.

10. ***Joint preparation***. This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.

11. ***Recitals incorporated***. Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.

12. ***Construction***. All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.

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13. ***Authority.*** Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement. Caruth expressly warrants that no other person or entity other than Skorburg has an executory or contingent interest in the Property affecting the terms of this Agreement. Proof of legal title to the Property in Caruth shall be evidenced by a title commitment presented contemporaneous with the execution of this Agreement by Caruth.

14. ***Conflicts.*** In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

15. ***No Waiver.*** Except as to claims relating to road impact fees, as provided in Article II, paragraph 4 of this Agreement, Caruth and Developer retain the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Caruth or Developer prevail in such a claim, impact fees shall be applied to the development of the Property and paid by Caruth or the Developer, as applicable, in accordance with the court order.

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ATTORNEYS FOR SKORBURG

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PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

SWORN AND SUBSCRIBED TO BEFORE ME, by said _____, who in his capacity as _____ for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this ___ day of March 2007, to certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

DRAFT ORDINANCE 12.04.2017

THE ESTATE OF W.W. CARUTH, JR.,

_____

By: **VESTER T. HUGHES, JR.**
Sole Independent Executor

STATE OF TEXAS §
§
COUNTY OF _____ §

SWORN AND SUBSCRIBED TO BEFORE ME, by said Vester T. Hughes, Jr., who in his capacity as sole executor for the Estate of W. W. Caruth, Jr., acknowledges that he was authorized to execute the foregoing document this ___ day of March 2007, to certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

DRAFT ORDINANCE 12.04.2017

THE ESTATE OF MABEL P. CARUTH

By: **VESTER T. HUGHES, JR.**
Co-Executor

By: **PAUL M. MOSER**
Co-Executor

STATE OF TEXAS §
§
COUNTY OF _____ §

SWORN AND SUBSCRIBED TO BEFORE ME, by said Vester T. Hughes, Jr., who in his capacity as co-executor for the Estate of Mabel P. Caruth, acknowledges that he was authorized to execute the foregoing document this ___ day of March 2007, to certify witness my hand and seal of office.

Notary Public in and for the State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

SWORN AND SUBSCRIBED TO BEFORE ME, by said Paul M. Moser, who in his capacity as co-executor for the Estate of Mabel P. Caruth, acknowledges that he was authorized to execute the foregoing document this ___ day of March 2007, to certify witness my hand and seal of office.

Notary Public in and for the State of Texas

DRAFT ORDINANCE 12.04.2017

SKORBURG RETAIL CORPORATION

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

SWORN AND SUBSCRIBED TO BEFORE ME, by said _____, who in his capacity as _____ of Skorburg Retail Corporation, acknowledges that he was authorized to execute the foregoing document this ___ day of March 2007, to certify witness my hand and seal of office.

_____
Notary Public in and for the State of Texas

DRAFT ORDINANCE 12.04.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Pat Atkins, *Saddlestar Land Development*

AGENDA ITEM: **Z2017-052**; *The Enclave (AG, C & HC to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on May 19, 1986 by *Case No. A1986-005* (*Ordinance No. 1986-37*). The *subject property* is currently zoned Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts, with the Agricultural (AG) District being located east of Mims Road, the Commercial (C) District designation being located adjacent to Mims Road and S. Goliad Street [*SH-205*] and the Heavy Commercial (HC) District designation being located on the interior of the *subject property*. In 2016, the Texas Department of Transportation (TXDOT) established a staging area for the SH-205 improvements at the southwestern corner of the subject property (*i.e. at the corner of Mims Road and S. Goliad Street*).

On October 13, 2017, the applicant -- *Pat Atkins of Saddlestar Land Development* -- submitted an application requesting to rezone the property from Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts to a Planned Development District for single-family, townhome and commercial land uses. Based on the concept plan, this will establish a horizontal mixed use development with commercial/retail on the northwest quadrant of S. Goliad Street and Mims Road, while transitioning to a 198 lot townhome (*i.e. 22' x 75' min. lot size*) development and continuing west to a 65 single-family lot (*i.e. 50' x 120' min. lot size*) development creating the Planned Development District.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the west side of S. Goliad Street [*SH-205*] at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property is a vacant, 24.818-acre tract of land zoned Heavy Commercial (HC) and Commercial (C) District. This property is owned by Rayburn Electric Cooperative, Inc. Beyond this are industrial/office/warehouse facilities for Rayburn Electric Cooperation and S&A Systems, and a trucking facility owned by Transam Trucking. These properties are zoned Heavy Commercial (HC), Planned Development District 43 (PD-43), and Planned Development District 44 (PD-44).

South: Directly south of the subject property is Mims Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a 140.50-acre tract of land (*i.e. Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Agricultural (AG) District. Also south of Mims Road are several industrial buildings zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a TXDOT 6D on the City's Master Thoroughfare Plan. Beyond this thoroughfare is Hickory Ridge, Phase 1, which is a 139-lot single-family subdivision, zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is Highland Meadows, Phase 1, which is a 101-lot single-family subdivision, zoned Single Family 7 (SF-7) District. Beyond this are additional phases of the Highland Meadows and Lynden Park Estates subdivisions.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards outlining the proposed development. The concept plan shows that an approximately 5.30-acre tract of commercial/retail land -- *identified as Tract 1 on the concept plan* -- will be situated at the hard corner of Mims Road and S. Goliad Street. North and west of the non-residential land uses will be a 16.89-acre tract of land designated for 198, 22' x 75' townhome lots. This is identified as *Tract 2* on the concept plan. Parking for the townhomes will be to the rear of the properties. Additionally, niche parking will be located at the front of the townhomes. East of the townhomes is *Tract 3* on the concept plan, which is composed of a 12.60-acre tract of land and a 2.21-acre tract of land reserved for the construction of 65 single-family home lots that will measure 50' x 150'. This portion of the development will be located adjacent to the Highland Meadows Subdivision.

In addition, the concept plan shows that approximately 21.5-acres of open space will be provided; however, staff should note that the majority of this open space is situated within existing floodplain and would only count at a rate of ½-acre for every acre (*i.e. 50%*) of the 20% open space requirement. The floodplain totals 17.6-acres and will equate to 8.8-acres total open space based on the 50% maximum allowed by the UDC; therefore, the adjusted acreage of open space for the development will equal 12.7-acres (*i.e. 19.9%*) and require a *waiver* to the Unified Development Code (UDC) for not meeting the minimum 20% requirement. Additionally, the applicant has indicated an amenity center at the northeast quadrant, and a proposed eight (8) foot hike and bike trail along the outer edge of the development, which provides access to SH-205 and Mims Road and is generally in conformance with the City Master Trail Plan. A summary of the proposed density and dimensional requirements for the single-family and townhome lots are as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
Tract 2	22' x 75'	1,650 SF	198	75.29%
Tract 3	50' x 120'	6,000 SF	65	24.71%
		Maximum Permitted Units:	*263*	*100.00%*

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***Tract 2***	***Tract 3***
Minimum Lot Width [1]	22'	50'
Minimum Lot Depth	75'	120'
Minimum Lot Area	1,650 SF	6,000 SF
Minimum Front Yard Setback [2]	5'	20'
Minimum Side Yard Setback	0'	5'

Minimum Side Yard Setback (Adjacent to a Street) [2]	5'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height [3]	35'	35'
Minimum Rear Yard Setback [4]	5'	10'
Minimum Area/Dwelling Unit (SF)	1,600 SF	2,000 SF
Maximum Lot Coverage	90%	70%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the structure.
[4]: As measured from the rear yard property line.

Staff should note that the requested overall density for this development would be 4.50-dwelling units per acre (*i.e. 263-units/63.72-acres – 5.30-commercial acres = 4.50 dwelling units/acre*), with the density of *Tract 2* (*i.e. the Townhomes*) being an estimated 7.50-dwelling units per acre and the density of *Tract 3 (i.e. Single-Family Residential)* being an estimated 2.68 dwelling units per acre.

On *Tract 1* the applicant is requesting limited General Retail (GR) District land uses. Specifically, the applicant is proposing to prohibit the following land uses, which are currently permitted *by-right* or by Specific Use Permit (SUP) within the General Retail (GR) District:

- ☑ Convent or Monastery
- ☑ Hotel or Motel
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Garden Supply/Plant Nursery
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

This property would be subject to the density and development standards for the General Retail (GR) District and the SH-205 Overlay (SH-205 OV) District. Following is a summary of the proposed density and development standards for this development:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*6,000 Sq. Ft.*
Minimum Lot frontage	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet*
Minimum Rear Yard Setback	*10-Feet*[1]
Minimum Side Yard Setback	*10-Feet*[2]
Maximum Building Height	*36-Ft w/o SUP*[3]
Max Building/Lot Coverage	*40%*

Ordinance Provisions	*Zoning District Standards*
Minimum Masonry Requirement	*90%*
Floor Area Ratio	*2:1*
Minimum Number of Parking Spaces	*28*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*
Minimum Landscaping Percentage	*15%*
Maximum Impervious Coverage	*85 to 90%*

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 100% *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) in lieu of alleyways, *J-Swing* and/or recessed garage formats.

- ☑ According to Section 1.2.B Open Space Standards, of Nature of PD Districts and Minimum Standards, of Article X, Planned Development Regulations, of the Unified Development Code (UDC), states:

    - *Public and private open space. Unless otherwise provided by the PD ordinance, a minimum of 20 percent of the gross land area within the entire PD District shall be devoted to open space, except where a floodplain exists in the proposed development in which case the dedicated floodplain shall be allowed to count for up to 50 percent of the 20 percent open space requirement, and shall be consistent with the open space requirements of the city's parks and open space plan. Open space for PD Districts may be satisfied by either public or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering. Public open space shall be dedicated to the city.*

  The applicant is proposing a total of 12.7-acres of open space (*i.e. 19.9%*), which is primarily flood plain. It should be noted that if the floodplain were calculated at 100% (*as opposed to 50%*) the development would exceed the minimum 20% requirement. With this being said, the proposed open space standard is a discretionary decision for the City Council.

By approving the proposed Planned Development District, the City Council is waiving these standards. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG), Commercial (C) and Heavy Commercial (HC) land uses. The Future Land Use Map, adopted with the Comprehensive Plan, designates the majority of the *subject property* for *Commercial/Industrial* land uses and a portion of *Tract 3 (i.e. 2.21-acres) located east of Mims Road* for *Medium Density Residential* land uses. The proposed zoning change would necessitate that the designation of *Tract 1* be changed from a *Commercial/Industrial* designation to a *Commercial* designation, *Tract 2* be changed from a *Commercial/Industrial* designation to a *High Density Residential* designation, and a portion of *Tract 3*

(i.e. 12.60-acre) from a *Commercial/Industrial* designation to a *Medium Density Residential* designation. The 2.21-acre portion of *Tract 3,* located east of Mims Road, would maintain its current designation as *Medium Density Residential*.

With regard to *Tract 1*, and according to the Comprehensive Plan, a *Commercial* land use is defined as an area "where commercial is indicated at the intersection of major roadways and development have not occurred." The Comprehensive Plan goes on to state that "(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods. Furthermore, the Comprehensive Plan states "(t)he amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development." In this case, the proposed development is adjacent to heavy commercial and single-family residential land uses, which is east of the *subject property* and buffered by S. Goliad Street. These existing land uses may warrant a transition of land uses.

With regard to *Tract 2,* and according to the Comprehensive Plan, a *High Density Residential* land use is defined as any development that exceeds three (3) units per gross acre. In this case, the density of the proposed townhome use is at 7.5-units per gross acre. The Comprehensive Plan goes on to state that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or existing retail*) use, or where it will serve as a logical extension of an existing high density development". In this case, the proposed development is adjacent to the proposed commercial/retail land use. Townhomes "should differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback."

With regard to *Tract 3*, and according to the Comprehensive Plan, a Medium Density Residential land use is defined as an area consisting of residential developments "that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about 3 units per acre." In this case, the density of the proposed single-family lots is at 2.68-units per gross acre. The zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan for a single-family residential development and the *Medium Density Residential* land use.

With regard to the overall development, the applicant's proposal of a townhome product provides a transition between the commercial/retail land use and the proposed single-family residential home lots. With this being said, the approval of any changes to the Future Land Use Map or the approval of an increased density would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

NOTIFICATION:

On October 27, 2017, staff mailed 160 notices to property owners and residents within 500-feet of the *subject property*. Staff also sent a notice to the Flagstone Estates, Lynden Park, Hickory Ridge, and Hickory Ridge East Homeowner's Association (HOA), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the *subject property*. Additionally, staff posted a sign along S. Goliad Street -- *adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) notices opposed to the applicant's request.

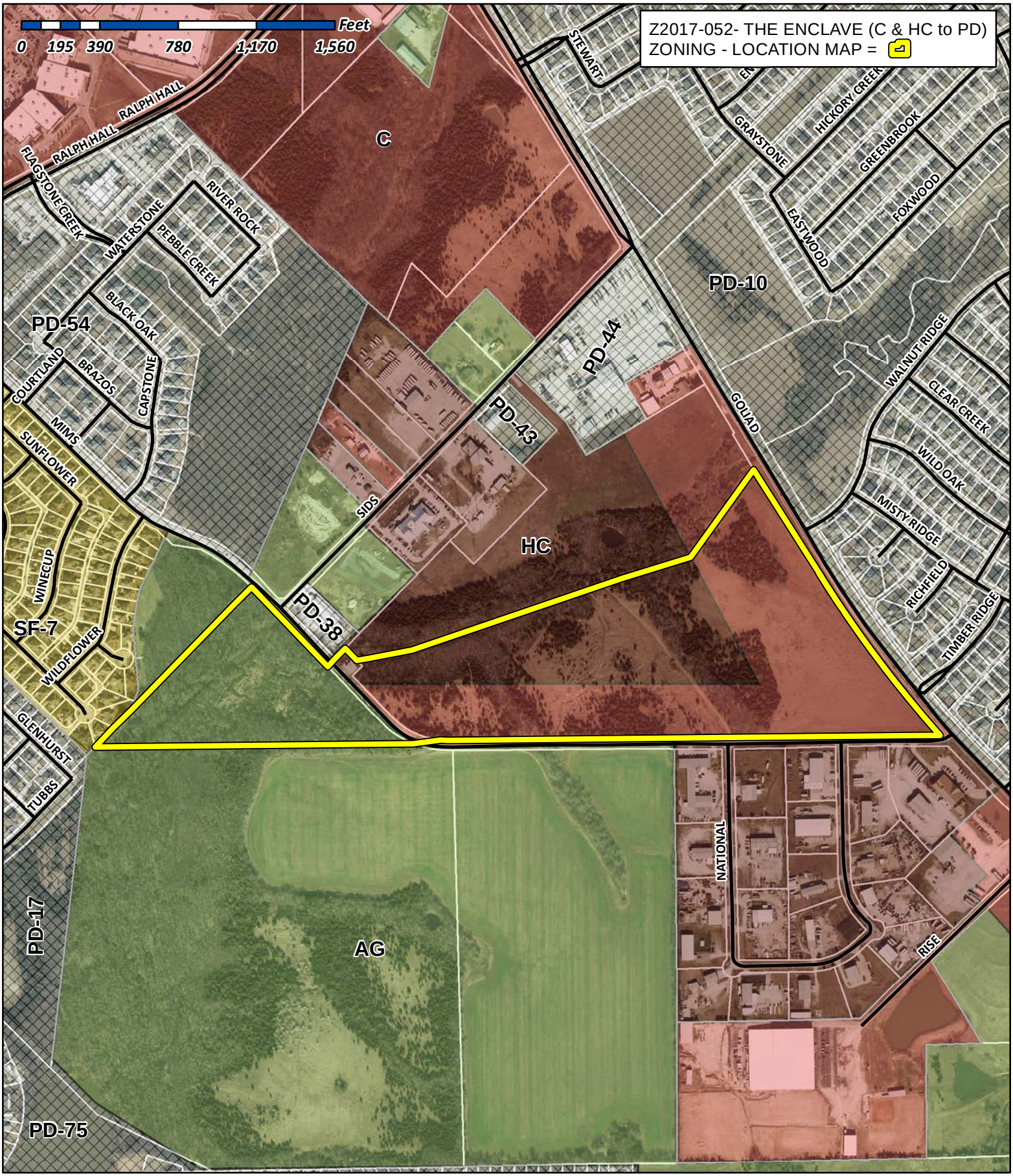
RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District for limited General Retail (GR) District, Single-Family 7 (SF-7) District and Townhome land uses, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of *Tract 1* from a *Commercial/Industrial* designation to a *Commercial* designation, *Tract 2* from a *Commercial/Industrial* designation to a *High Density Residential* designation, and a portion of *Tract 3 (i.e. 12.60-acre)* from a *Commercial/Industrial* designation to a *Medium Density Residential* designation; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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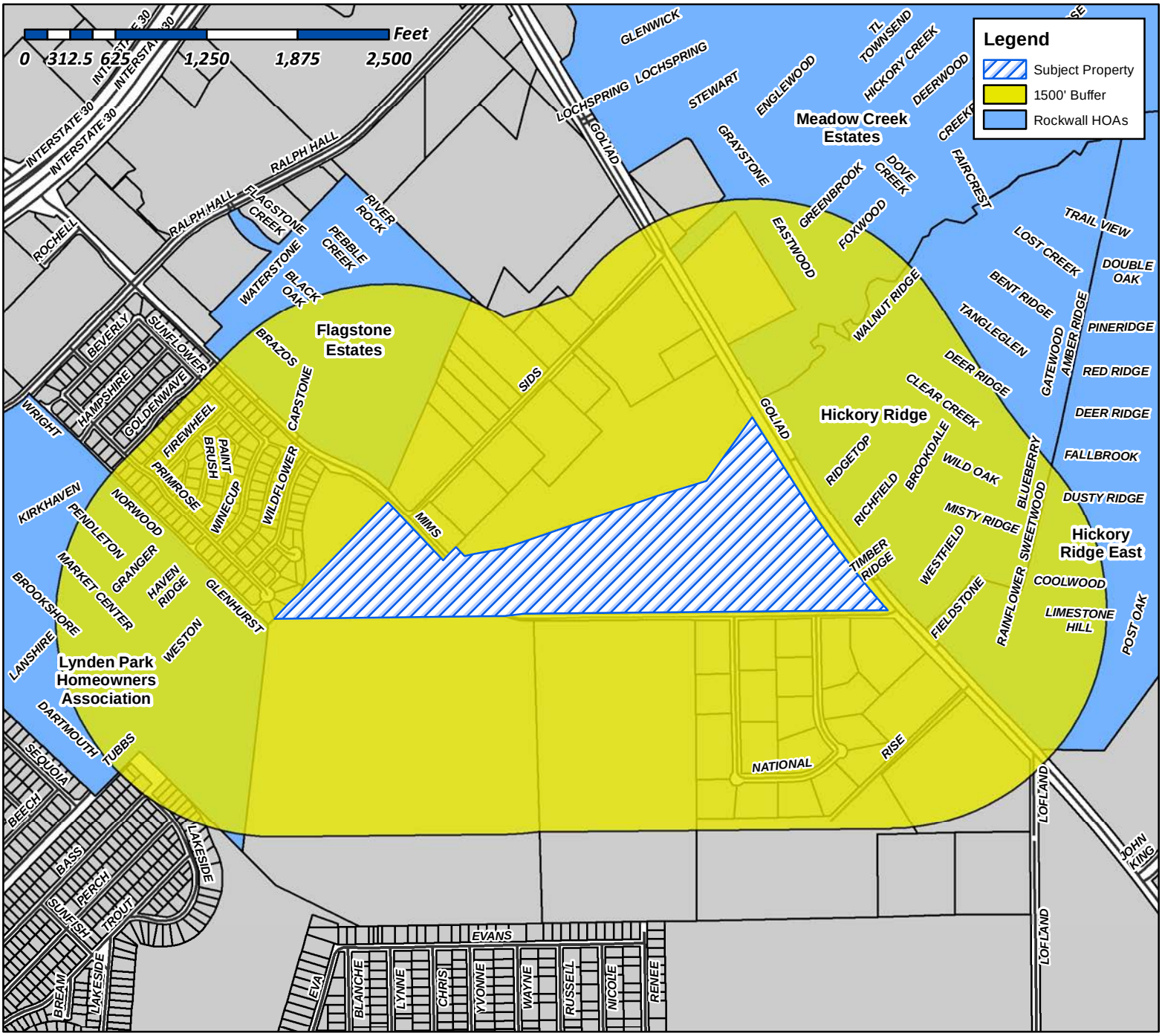
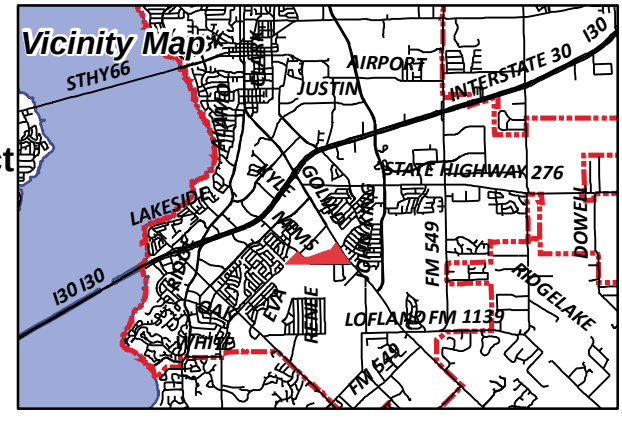


Case Number: Z2017-052
Case Name: Zoning Change (C & HC to PD)
Case Type: Zoning
Zoning: Commercial & Heavy Commercial District
Case Address: Northwest Corner of S. Goliad Street and Mims Road.

Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Thursday, October 26, 2017 3:03 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***October 27, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 11/14/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 11/20/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-052- Zoning Change C & HC to PD**
> **Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
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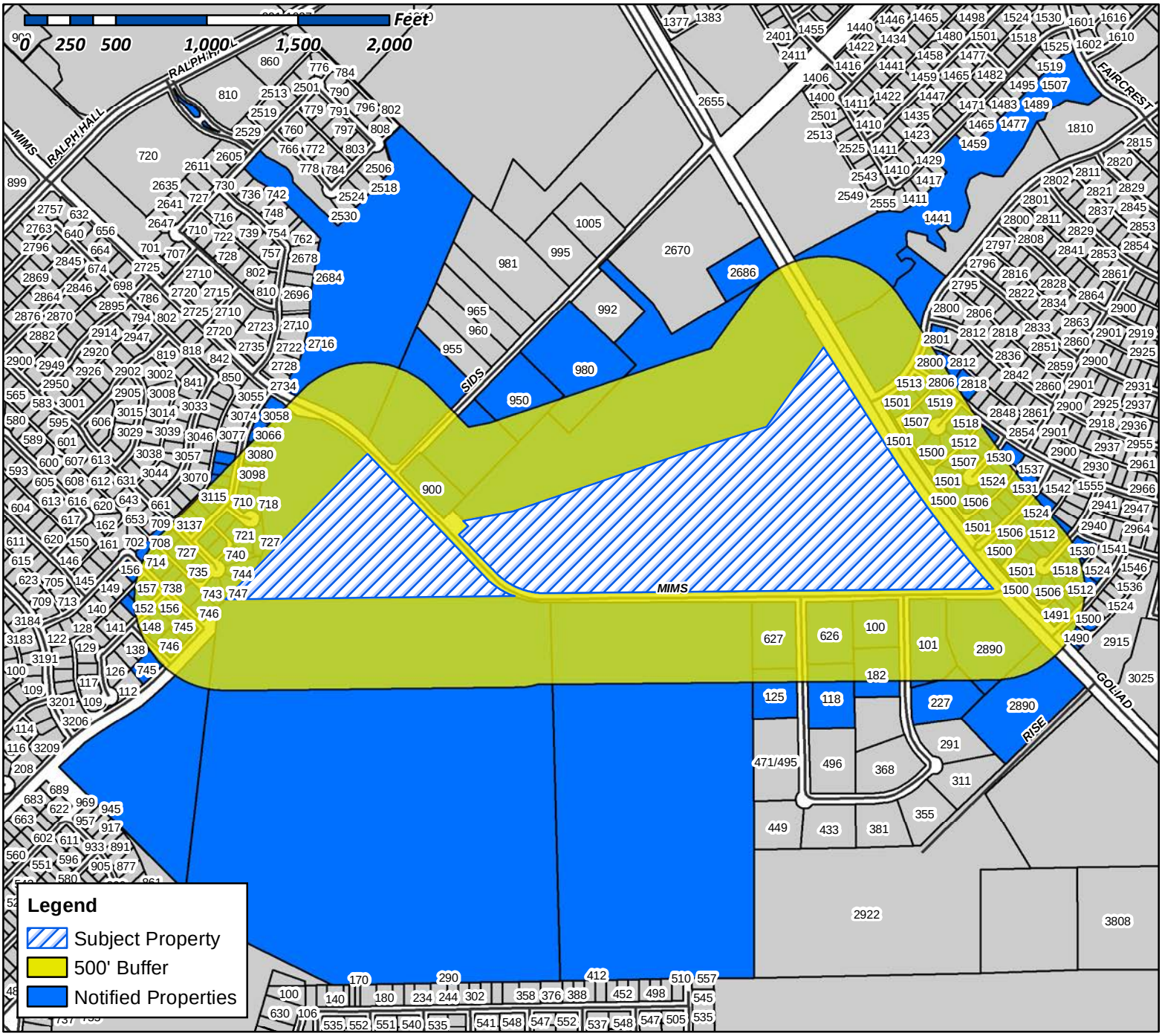

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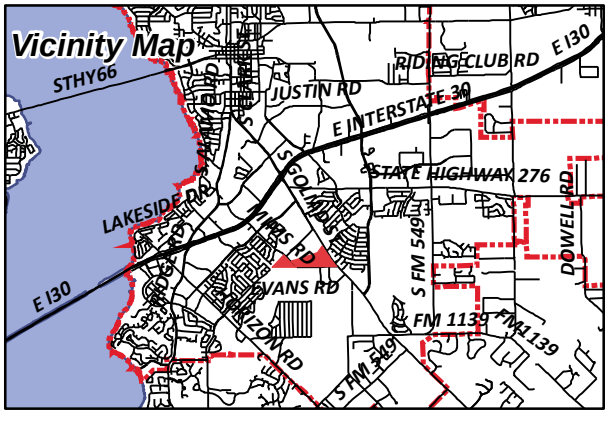

Date Created: 10/17/2017
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HWY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75087

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75087

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75087

ZIYADEH MUNEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75087

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75087

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

BROOKS CLINT E
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D & CLOTEAL M
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75087

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

CROSSWHITE MICHAEL B
1513 RICHFIELD CT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75087

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

HURLEY MARTHA AND DAVID
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75087

BURRISS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75087

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75087

SHAFER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75087

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75087

GREGORY COREY ALAN
2124 BURTON DR APT 207
AUSTIN, TX 78741

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75087

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75087

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2801 WILD OAK LN
ROCKWALL, TX 75087

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

PRICE BETTY L
2812 MISTY RIDGE LN
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75087

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75087

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

SILVA GLADYS E
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75087

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75087

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURT DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75087

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-052: The Enclave (C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from a Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/14/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 11/20/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **11/20/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-052: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Planning
Sent: Tuesday, November 07, 2017 8:11 AM
To: Gonzales, David
Subject: FW: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

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From: David Naylor [redacted]
Sent: Tuesday, November 07, 2017 6:38 AM
To: Planning
Cc: Miller, Ryan
Subject: RE: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

I plan to attend the P&Z meeting on the 14th but, in reading the instructions again, it looks like I need to email my comments to the Planning Department in general.

Rayburn's address is 950 Sids Road, Rockwall. We own almost all of the property that will be immediately to the north of the proposed subdivision. As described below, we are not currently taking a position on the proposed development but we would like to ensure there are sufficient security measures between us.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
[redacted]
469.402.2118

From: Miller, Ryan [mailto:RMiller@rockwall.com]
Sent: Wednesday, November 1, 2017 2:21 PM
To: David Naylor [redacted]
Subject: RE: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

David … At this point attending the P&Z meeting would be the best way to engage the developer concerning his request. If you have any additional question please let me know.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: David Naylor [redacted]
Sent: Tuesday, October 31, 2017 2:58 PM
To: Miller, Ryan
Subject: Proposed Zoning Change -- Case No. Z2017-052: The Enclave

Good afternoon Ryan,

We received the notice of the zoning change regarding the property to the south of us. While Rayburn is not necessarily opposed to the development, we do have security concerns with our shared property line. With the various regulatory and compliance requirements we have, we will need to make sure that there is a sufficient barrier between our properties to minimize our security concerns. We are already in the process of constructing a wrought iron fence; however, for a planned development, that may not be sufficient. We would like to visit with the developer to try and address these concerns.

I can attend the PNZ meeting if that would be the best course of action; however, I wasn't sure the proper way to voice our concerns.

Thanks.

David Naylor
President / CEO
Rayburn Electric Cooperative
[redacted]
469.402.2118

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-052: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: P.T. ISSAC AND LEELAMMA ISSAC

Address: 1415 MURPHY ROCKWALL. TX. 75087.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-052: The Enclave (C and HC to PD)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

IN ROCKWALL WE NEED MORE BIG BUSINESS TO CREATE MORE JOBS. THAT IS WHAT THIS LAND SHOULD BE USED FOR

Name: KEVIN WINTERS

Address: 745 GLENHURST DR, ROCKWALL, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

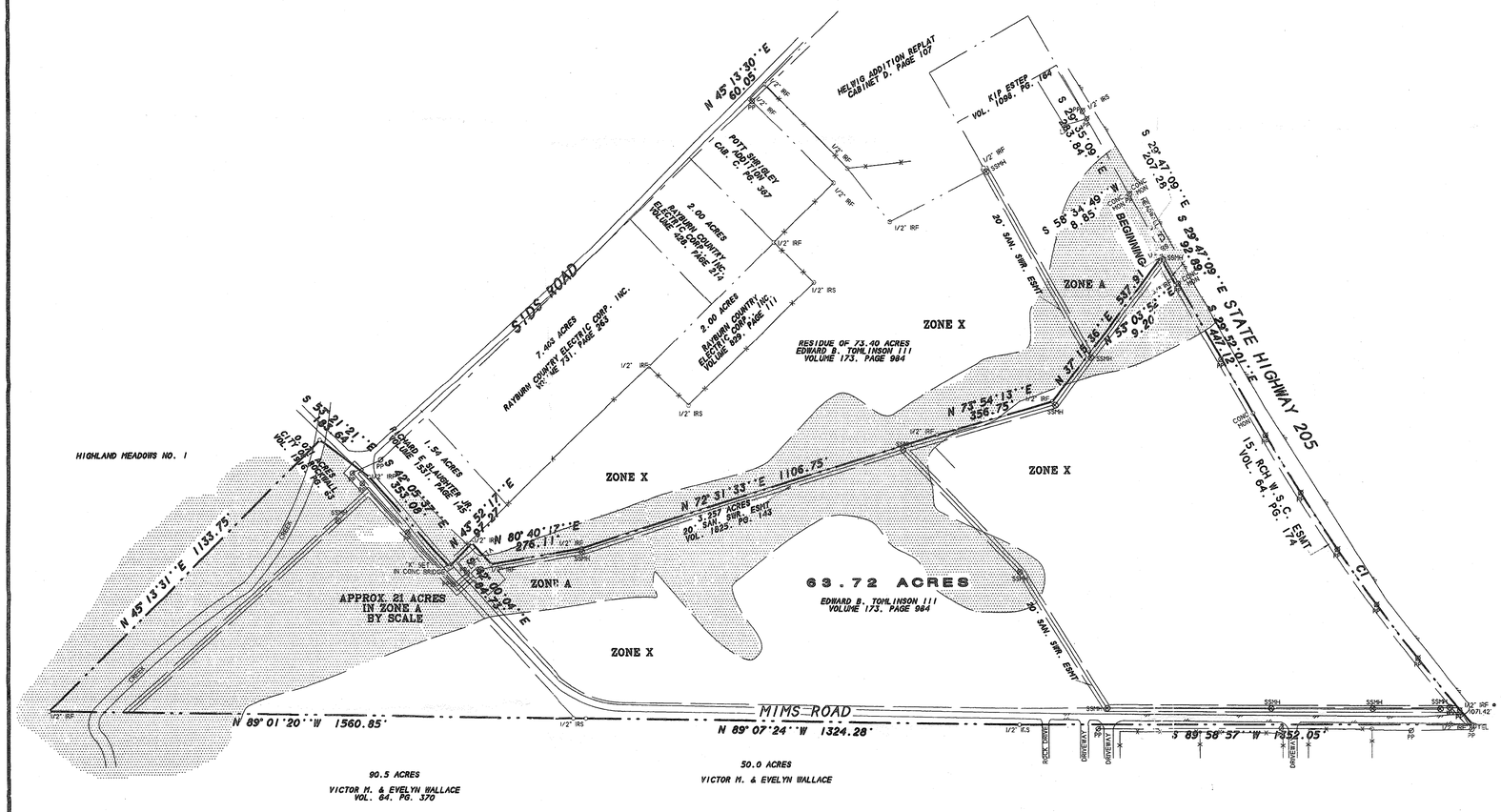
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

DEVELOPMENT OUTLINE

The property consists of 63.72 Acres of Land, adjacent to S.H 205 a 120' Major Thoroughfare, also Mims Road a 65' Major Collector , South of and adjacent to Buffalo Creek consisting of 19 acres of open space. The property is sparsely vegetated on the southern 63 acres with native tree's. The Planned Development will create a pedestrian oriented neighborhood allowing for residential access to retail office and opens pace amenity areas. New homes construction will range from $250K Enclave Villas Townhouse and Enclave Urban Housing $350k and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 129 million dollars to the City of Rockwall tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential retail-office development to this area which surpasses expectations required in your Comprehensive Master Plan . A master trail system , along with the required Landscape Buffer along S.H. 205 , Mims Road and Buffalo Creek will be implemented which will encourage pedestrian access to all uses.

LINE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	11°12'22"	5779.60	1130.41	567.01	1128.61	S 35°14'01"E



DESCRIPTION

All that certain lot, tract or parcel of land situated in the W. H. BARNES SURVEY, ABSTRACT NO. 26, City of Rockwall, Rockwall County, Texas, and being part of that tract of land as described in a deed to Edward B. Tomlinson II recorded in Volume 173, Page 984 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southwest right-of-way of State Highway 205, at the intersection of the North line of a 20' sanitary sewer easement to the City of Rockwall, Texas, and being in the Northeast line of said Tomlinson tract, said point bears S. 29 deg. 35 min. 09 sec. E., 293.84 feet, S. 58 deg. 34 min. 49 sec. W., 8.85 feet and S. 29 deg. 47 min. 09 sec. E., 207.26 feet from a fence corner post at the East corner of a tract of land as described in a Deed to Kip Estep, as recorded in Volume 1098, Page 164 of the Real Property Records of Rockwall County, Texas;

THENCE S. 29 deg. 47 min. 09 sec. E. along said right-of-way line, a distance of 92.89 feet to a 3/8" iron rod found for corner;

THENCE N. 53 deg. 03 min. 52 sec. E. along said right-of-way line, a distance of 9.20 feet to a concrete highway monument found for corner;

THENCE S. 29 deg. 52 min. 01 sec. E. (CONTROLLING BEARING LINE) along said highway a distance of 447.12 feet to a concrete highway monument found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 10 deg. 37 min. 17 sec., a radius of 5779.90 feet, a tangent of 537.25 feet, a chord of S. 34 deg. 56 min. 28 sec. E. 1069.88 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner on the Southeast margin of Mims Road at the Southeast corner of said Tomlinson tract;

THENCE S. 89 deg. 58 min. 37 sec. W. along the South margin of Mims Road, a distance of 1352.05 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 07 min. 24 sec. W. along the South margin of Mims Road, a distance of 1324.28 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 01 min. 20 sec. W. a distance of 1560.85 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 13 min. 31 sec. E. a distance of 1133.75 feet to 1/2" iron rod found in a creek for corner and being in the Southwest margin of Mims Road;

THENCE S. 53 deg. 21 min. 21 sec. E. a distance of 183.64 feet to a 1/2" iron rod found for corner in the center of Mims Road

THENCE S. 42 deg. 05 min. 37 sec. E. along the center of Mims Road, a distance of 353.08 feet to an "X" set in concrete bridge for corner at the South corner of a 1.54 acres tract of land as described in a Deed to Richard Slaughter as recorded in Volume 1531, Page 145 of the Real Property Records of Rockwall County, Texas;

THENCE N. 43 deg. 52 min. 17 sec. E. a distance of 97.27 feet to a 1/2" iron rod found for corner;

THENCE along the Northeast line of a 20' sanitary sewer easement to the City of Rockwall, Texas, as recorded in Volume 1825, Page 143, of the Real Property Records of Rockwall County, Texas, as follows:

S. 42 deg. 00 min. 04 sec. E. a distance of 84.73 feet to a 1/2" iron rod found for corner;

N. 80 deg. 40 min. 17 sec. E. a distance of 276.11 feet to a 1/2" iron rod found for corner;

N. 72 deg. 31 min. 33 sec. E. a distance of 1106.75 feet to a 1/2" iron rod found for corner;

N. 73 deg. 54 min. 13 sec. E. a distance of 356.75 feet to a 1/2" iron rod found for corner;

N. 37 deg. 15 min. 36 sec. E. a distance of 537.91 feet to the POINT OF BEGINNING and containing 63.72 acres of land, of which 5.0 acres lies within the margins of Mims Road and approximately 21 acres lies within the 100 year flood plain, leaving a net area of 40.82 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X & A. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 173, PG. 984, D.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) THE FOLLOWING EASEMENT DO NOT LIE ON THIS TRACT: (i) V. 51, PG. 108 (ii) V. 88, PG. 211 (iii) V. 107, PG. 374

SURVEYOR'S CERTIFICATE

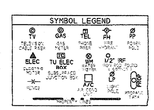
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE and VINCENT J. STAGLIANO at STATE HIGHWAY 205 & MIMS ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 9th day of April, 2004.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

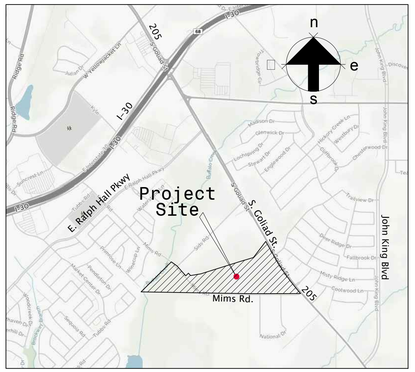
SURVEY ACCEPTED BY:
DATE
DATE

SYMBOL LEGEND



SURVEY DATE: APRIL 9, 2004
SCALE 1" = 200' FILE = 20040583-A
CLIENT: STAGLIANO GF # 7800022

R.S.C.I.
ROCKWALL SURVEYING CO., INC.
LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX



Vicinity Map
n. t. s.

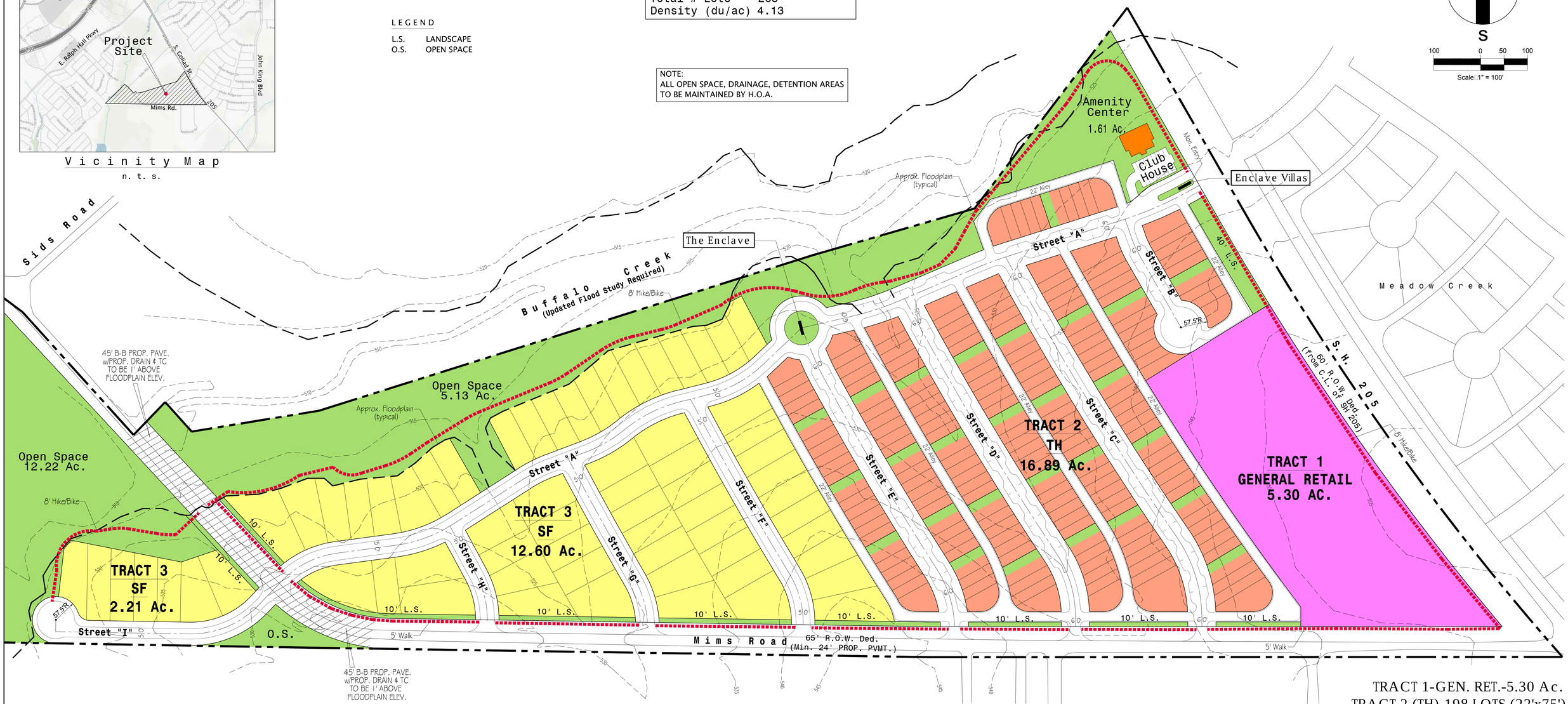
Land Use Data

Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Open Space	21.5 Ac. (33%)
Total # Lots	263
Density (du/ac)	4.13

LEGEND

L.S. LANDSCAPE
O.S. OPEN SPACE

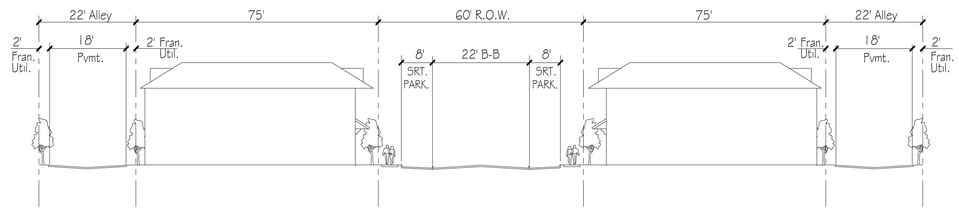
NOTE:
ALL OPEN SPACE, DRAINAGE, DETENTION AREAS TO BE MAINTAINED BY H.O.A.



TRACT 1-GEN. RET.-5.30 Ac.
TRACT 2 (TH)-198 LOTS (22'x75')
TRACT 3 (SF)-65 LOTS (50'x120')
63.72 Ac.



Townhouse Front Elevation
n.t.s.



Tract 2 - TH - Typical Section
n.t.s.

Z2017-052
Concept Plan for
the enclave
city of rockwall, rockwall county, texas

Developer:
SADDLESTAR LAND DEV.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

ENGINEERING CONCEPTS & DESIGN, L.P.
Civil Engineering / Project Management / Construction Services
Firm Registration #F-001145
201 Windco Circle, Suite 200, Wylie, TX 75098
972.941.8400 www.ecdlp.com fax: 972.941.8401

Nov. 21, 2017

Scale: 1" = 100'










CB JENI
BRICK ROW
MODEL HOME
628 MATTHEW PLACE
cbjenihomes.com
Private Residence
REDFIN

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 28, 2017

SUBJECT: Z2017-054: Text Amendment to Article IX, *Tree Preservation*, of the UDC

At staff's request, the City Council remanded *Case No. Z2017-054* back to the Planning and Zoning Commission on November 20, 2017. The purpose of this request was to allow staff more time to review *HB007* to ensure compliance to all new requirements, and to ensure the City Attorney had proper time to review the amendment prior to adoption. As a result of this review, staff has made some minor changes to the ordinance and sent the revisions to the City Attorney. Due to the holiday, the City Attorney's comments are not included in the attached packet; however, staff will provide a hard copy to the Planning and Zoning Commission at the meeting on Tuesday, November 28, 2017. Attached to this memorandum is a copy of staff's proposed changes and an updated draft ordinance. The projected City Council public hearing will be held on December 4, 2017 pending a recommendation from the Planning and Zoning Commission.

H.B. No. 7

AN ACT

relating to municipal regulation of the removal of trees on private property.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 212, Local Government Code, is amended by adding Section 212.905 to read as follows:

Sec. 212.905. REGULATION OF TREE REMOVAL. (a) In this section:

(1) "Residential structure" means:

(A) a manufactured home as that term is defined by Section 1201.003, Occupations Code;

(B) a detached one-family or two-family dwelling, including the accessory structures of the dwelling;

(C) a multiple single-family dwelling that is not more than three stories in height with a separate means of entry for each dwelling, including the accessory structures of the dwelling; or

(D) any other multifamily structure.

(2) "Tree mitigation fee" means a fee or charge imposed by a municipality in connection with the removal of a tree from private property.

(b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

(1) is located on a property that is an existing one-family or two-family dwelling that is the person's residence; and

(2) is less than 10 inches in diameter at the point on the trunk 4.5 feet above the ground.

(c) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

(d) An application for a credit under Subsection (c) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

(e) For purposes of Subsection (d)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.

(f) The amount of a credit provided to a person under this section must be applied in the same manner as the tree mitigation fee assessed against the person and:

(1) equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the person's residence;

(2) at least 50 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is a residential structure or

pertains to the development, construction, or renovation of a residential structure; and

(B) the person is developing, constructing, or renovating the property not for use as the person's residence; or

(3) at least 40 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is not a residential structure; or

(B) the person is constructing or intends to construct a structure on the property that is not a residential structure.

(g) As long as the municipality meets the requirement to provide a person a credit under Subsection (c), this section does not affect the ability of or require a municipality to determine:

(1) the type of trees that must be planted to receive a credit under this section, except as provided by Subsection (d);

(2) the requirements for tree removal and corresponding tree mitigation fees, if applicable;

(3) the requirements for tree-planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity; or

(4) the amount of a tree mitigation fee.

(h) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:

(1) is diseased or dead; or

(2) poses an imminent or immediate threat to persons or property.

(i) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

SECTION 2. The changes in law made by this Act apply only to a tree mitigation fee assessed by a municipality on or after the effective date of this Act.

SECTION 3. This Act takes effect December 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 7 was passed by the House on July 28, 2017, by the following vote: Yeas 130, Nays 9, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 7 on August 15, 2017, by the following vote: Yeas 119, Nays 23, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 7 was passed by the Senate, with amendments, on August 15, 2017, by the following vote: Yeas 17, Nays 14.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

Language to be Added
~~Language to be Removed~~

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. *Purpose.*

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the constructions process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.~~ ~~The purpose of this [this article], the tree preservation ordinance, is to ensure for the preservation of mature, healthy trees and natural areas and to consider protected trees during the design of streets, alleys, utilities, drainage and proposed structures that are part of any development and to require replacement of trees when removal is necessary. It is intended to protect trees during construction, development and redevelopment, and to control the removal of protected trees when necessary. It also establishes rules for replacement and replanting of trees that have been necessarily removed during construction. The [article] shall protect any property from indiscriminate clearing and maintain and enhance a positive image as well as attract new business enterprises to the city.

Section 1.2. Applicability.

The terms and provisions of this article ***shall*** apply to all real property within the City's corporate limits ***that meets one (1) of the following criteria ~~as follows~~***:

1. ***~~All new subdivisions of land at the time of preliminary and or final platting;~~ The establishment of a new subdivision of land.***
2. ***~~All replatting of undeveloped land;~~ The replatting of undeveloped land for the purpose of combining and/or subdividing real property.***
3. ***~~All unplatted and undeveloped residential tracts of land greater than three acres;~~ The development of a residential tract of land that is greater than or equal to three (3) acres.***
4. ***~~All unplatted and undeveloped nonresidential tracts of land greater than one acre;~~ The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.***
5. ***~~All nonresidential parcels of land at the time of site plan approval.~~ A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.***

~~Section 1.2. Plan Required.~~

~~No person, directly or indirectly, shall cut down, destroy, remove or move or effectively destroy through damaging, any protected or feature tree situated on a property regulated by this [article] without first submitting and receiving approval of a treescape plan unless otherwise specified in this [article].~~

~~Section. 1.3. Builders/Contractors.~~

~~All builders/contractors should verify if there is a treescape plan approved on a parcel of land before work begins. All builders/contractors who have not submitted a request for a building permit as of the effective date of the ordinance [from which this article is derived] are subject to the requirements herein.~~

~~Section 2. Exemptions~~

Section 1.3. Exemptions.

~~Tree protection and replacement requirements shall not be required if the following conditions exist.~~ The terms and provisions of this article shall not apply if the following conditions exist:

~~A.~~1. *Agricultural* ***Property***. Property zoned Agricultural (AG) ***District*** and being actively used for agricultural purposes shall be exempt from the requirements ***specified by this article ~~herein.~~; however, ~~C~~***clear-

cutting of land~~, as defined herein,~~ **on property** zoned Agricultural (AG) **District** that is not being actively used for agricultural purposes is prohibited.

~~B.~~2. *Damaged/Diseased Trees.* **If a certified arborist establishes that the ~~The~~** tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling **the tree maybe removed**.

~~C.~~3. **Residential Property ~~Homeowners~~.** The owner of a **~~residence~~ property with an existing single-family home** shall be exempt from the tree protection and replacement requirements **specified by this article ~~of this [article]~~** as it pertains to that property on which the home is located.

~~D.~~4. *Public Safety.* **If the City determines that a ~~The~~** tree **or trees** create**~~s~~** unsafe vision clearance or conflicts with other ordinances or regulations, or the tree **or trees are ~~is~~** determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare **of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance**.

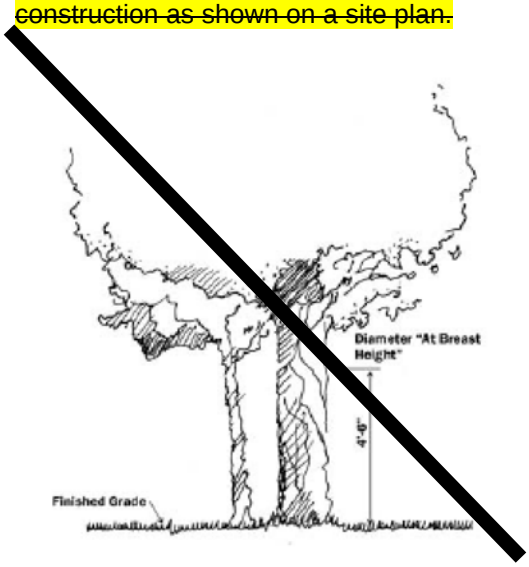
~~E.~~5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree **that ~~which~~** is found necessary to be removed to reestablish and maintain the utility service.

~~F.~~6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this **article ~~[article]~~** when establishing distribution and transmission lines. When establishing new utility service, services should **be** routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of **a** protected **of feature** tree**~~s~~**. All right**~~s~~**-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements **~~in~~ of** this **article ~~[article]~~**.

~~G.~~7. *Public Property.* All right**~~s~~**-of-way, easements or similar types of public property maintained by the city shall not be subject to **the terms and provisions of this article. ~~tree protection or replacement requirements in this [article].~~**

Section **~~3.~~ 2.** Definitions.

~~*Buildable Area.* That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure, driveway, parking lot, pool and other construction as shown on a site plan.~~



~~*Building Pad.* The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transition.~~

~~*Construction Drawings.* Engineering or architectural drawings which have been prepared by an authorized individual and approved by the authorized authority, that describe in detail by measurements and specifications the method and manner in which a building, structure, utility, street or physical alteration to land or structure is to be accomplished.~~

Critical Root Zone (CRZ). The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than **a** one **(1)** foot radius for each one **(1)** inch DBH.

Clear-Cutting. The removal of all trees or a significant majority of the trees within an area.

Diameter at Breast Height (DBH). The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

Drip Line. A vertical line run***ning*** through the outermost portion of the crown of a tree and extending down to the ground.

Feature Tree. Any ~~***oak, pecan or elm***~~ ***tree -- excluding non-protected trees --*** that has a DBH of ***greater than 25-inches*** ~~***four inches or greater or any tree that has a dbh of 30 inches or greater***~~. Feature Trees may not be removed without approval of the Planning and Zoning Commission. ~~***Feature Trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry.***~~

Limits of Construction. A delineation on the Treescape Plan ~~***which***~~ ***that*** shows the boundary of the area within which all construction activity will occur.

Non-Protected Tree. All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

Primary Protected Tree. Any tree -- excluding non-protected trees and Hackberry and Cedar trees -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

Protective/Temporary Fencing. Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four ***(4)*** foot approximate height. The Director of Planning and Zoning or his***/her*** designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

Replacement Tree. A tree from the ***Reclamation/Tree Preservation*** ~~***replacement tree***~~ list ***contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code*** with a minimum caliper size of three ***(3)*** inches and height of seven ***(7)*** feet. For the purpose of determining size***,*** replacement trees should be measured at ~~***DBH a point six inches above the ground***~~.

Secondary Protected Tree. Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

Tree. Any self-support***ed*** ~~***ing***~~ woody perennial plant ***that*** ~~***which***~~ will attain a trunk diameter of three ***(3)*** inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one ***(1)*** main stem or trunk and many branches. ~~***It may appear to have stems or trunks as in several varieties of oaks.***~~

~~***Tree, protected. A tree which has a diameter of four inches dbh or larger. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at dbh to one-half the diameter of each additional trunk. Protected or feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry. In addition, Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree.***~~

~~***Treescape plan. A graphic representation drawn to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of all protected and feature trees and indication of which trees are to be removed and or replaced. The treescape plan should include the following:***~~

1. ~~***Location of all existing or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to property lines.***~~
2. ~~***Setback and yard requirements.***~~
3. ~~***Existing and proposed site elevations, grades, major contour and limits of construction.***~~
4. ~~***Location of existing or proposed utilities and easements.***~~
5. ~~***Location of all protected trees and trees to be removed from the site and the location of all replacement trees.***~~
6. ~~***Columnar listing of all protected trees by species, location key shown on the plat, diameter breast height (dbh), physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.***~~
7. ~~***Title block stating street address, lot and block, subdivision name, and date.***~~

~~*8. Name, address, and phone number of person preparing the plan.*~~

Section ~~*4.*~~ *3.* ~~*Plan Review and Approval.*~~ *Treescape Plan.*

Section 3.1. Treescape.

A Treescape Plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A Treescape Plan shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

1. ***The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.***
2. ***The building setbacks.***
3. ***All existing and proposed site elevations, grades, major contour lines and the limits of construction.***
4. ***The location of all existing or proposed utilities and easements.***
5. ***The location of all protected and feature trees.***
6. ***The location of all trees to be removed from the site and the location of all replacement trees.***
7. ***A spreadsheet indicating all trees by species, location key shown on the Treescape Plan, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.***
8. ***A title block stating street address, lot and block, subdivision name, date and project number.***
9. ***The name, address, and phone number of person preparing the plan and the developer/property owner.***

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a Treescape Plan unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, Violations.

Staff may administratively approve any Treescape Plan or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for Treescape Plans shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a Treescape Plan conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A Treescape Plan may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section ~~*4.1.*~~ *3.4.* ~~*Authority of Review and Approval.*~~ *Treescape Plan Review Process.*

The Director of Planning ***and Zoning,*** or his***/her*** designee***, shall*** ~~***will***~~ review the Treescape Plan ***and approve the plan per the requirements of this article***, ***or forward any*** ~~***report and make***~~ recommendations to the Planning and Zoning Commission. As part of the Treescape Plan review ***process***, the city has the right to request changes or adjustments in the layout and design of ***a*** ~~***the***~~ development to save ~~***protected and feature***~~ trees. The Planning and Zoning Commission will review and approve or disapprove the Treescape Plan. The decision of the Planning and Zoning Commission may be appealed to the City Council.

~~***Section 4.2. Treescape Plan Application Required/Application Process.***~~

~~***Consideration of a treescape plan shall be obtained by making application to the director of community development or his designee. The application and treescape plan shall be accompanied by a written***~~

~~*document indicating the reasons for removal of any protected trees. The required treescape plan will accompany all preliminary plats, final plats, site plans and landscape plans. In those instances where very few protected trees exists on a property, the treescape plan can be incorporated and shown on the preliminary plat, site plan or landscape plan and the fee can be waived at the discretion of the staff.*~~

~~*Section 4.3. No Protected Trees.*~~

~~*For property being platted or site planned, the property owner may submit a letter certifying that there are no protected trees on the property. This letter will be submitted with the understanding that if it is determined that there are protected trees on the property, the violation provisions and fines adopted as part of this [article] will be in full force and effect.*~~

~~*Section 4.4. Appeals.*~~

~~*Decisions of the planning and zoning commission may be appealed to the city council.*~~

Section ~~*4.5.*~~ *3.5.* Treescape Plan Expiration.

A Treescape Plan~~*s*~~ shall be valid for two *(2)* years ~~*from after*~~ the approval date. *A* Treescape Plan~~*s which are that is*~~ approved in conjunction with *a* preliminary plat~~*s*~~, final plat~~*s*~~, site plan~~*s*~~, *and/*or building permit~~*s*~~ shall be valid for the same amount of time as ~~*those the*~~ corresponding plan~~*s*~~ and*/or* permit~~*s*~~.

Section ~~*4.6.*~~ *3.6.* ~~*Building Permit.*~~ *Builder/Contractor Responsibility.*

~~*All builders/contractors should determine if there is an approved treescape plan before work begins on a parcel. The city will verify this statement. No building permit shall be issued unless the applicant signs an application for permit request which states that all construction activities shall meet the requirements of the tree preservation ordinance. Before issuing the building permit, the city shall obtain a signature from applicant acknowledging receipt of the tree preservation ordinance.*~~

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved Treescape Plan prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section ~~*5.*~~ *4.* Tree Removal Permit.

~~*Section 5.1. Tree Removal Permit.*~~

Once a Treescape Plan *has been* ~~*is*~~ approved *for a property*, a *Tree Removal Permit* will be required *to remove any tree(s).* ~~*under the following conditions:*~~

~~*A. If it is determined by the property owner that a protected tree needs to be removed; except as covered in section 2.C, Exemptions.*~~
~~*B. An addition to an existing nonresidential structure requires that a protected tree be removed.*~~

Tree Removal Permits ~~*will*~~ *may* be approved administratively by the Director of Planning and Zoning or ~~*a*~~ *his/her* designee*, or forwarded on to the Planning and Zoning Commission for approval*. Feature trees may not be removed without *the* approval of the Planning and Zoning Commission. All trees removed through this process will require *mitigation in accordance with the Sections contained in this article* ~~*replacement as described in section 6 below*~~.

Section ~~*6.*~~ *5.* Tree ~~*Replacement and Planting Requirements.*~~ *Mitigation Requirements.*

~~*If it is necessary to remove protected or feature tree(s), the applicant as condition of approval will be required to replace the tree(s) being removed with trees selected from the list of approved trees on the replacement tree list. Replacement trees must be a minimum of three caliper inches measured six inches above the root ball when planted. The following replacement rules apply:*~~

~~*A. Protected tree(s) measuring four inches through 29 inches dbh shall be replaced with caliper inches equal to the total diameters of the tree(s) removed, except as shown in item F below.*~~
~~*B. Protected feature tree(s) (30 inches dbh and larger) if approved for removal will be replaced with twice the number of inches as the tree(s) removed.*~~

~~C. The replacement tree must be maintained in a healthy growing condition for a minimum of two years after planting.~~

~~D. A replacement tree shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines.~~

~~E. No tree shall be planted within five feet of a fire hydrant, water or sewer line.~~

~~F. Hackberry and Cedar trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed. Protected or feature trees shall not include the following species: Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry. In addition, Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree.~~

If a Treescape Plan or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).*
2. *Secondary Protected Trees. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed).*
3. *Featured Trees. Featured trees (i.e. all trees greater than 25-inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).*
4. *Non-Protected Tree. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.*

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit).*
6. *Mitigation Balance. The Total Mitigation Balance (i.e. mitigation balance – tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:*

   (a) The developer/property owner can provide the required number of trees -- three (3) inch caliper DBH minimum -- on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements).

   (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- three (3) inch caliper DBH minimum -- to offset the total mitigation balance (e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.

   (c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches). In addition, if the developer/property owner plants a tree -- that is above and beyond the required landscaping -- on the property for which the tree preservation credit was assessed, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

(d) Trees required by Article VIII, Landscape Standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. Alternative Tree Mitigation Settlement Agreements. In certain cases, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

~~Section 7. Tree Replacement Credits.~~

~~Tree replacement credits may be granted to reduce the number of replacement inches required. The following guidelines apply.~~

~~A. Preservation credits. Each saved oak (any type), pecan or elm tree(s) 24 inches dbh or greater will earn a credit. The maximum credit under this provision is 20 percent of the total replacement inches in the development.~~

~~B. Locations for planting replacement trees. The preferred location for the planting of replacement trees is the development from which trees were removed. However, if the site is too small to accommodate the number of replacement trees required, credits can be earned for trees planted elsewhere within the corporate city limits. Credit on an inch-per-inch basis will be granted for trees planted in parks, medians, street rights-of-way, or other areas determined by the parks and recreation department. The location shall be within one mile of the area where the trees are being removed.~~

~~C. Purchase of credits. Tree replacement credits not exceeding 20 percent of the total replacement inches can also be purchased. Payments of $125.00 per caliper inch may be paid to the City of Rockwall Tree Fund. Funds will be used for the planting of trees, but not limited to city parks, medians, and along street rights-of-way more than one mile from the area where the trees are being removed. Replacement credits purchased in a private community development with no public streets or parks can be used for the planting of trees elsewhere in that development.~~

~~D. Types of trees. Replacement trees shall be selected from the following list and shall be a minimum of three caliper inches as measured six inches above the root ball.~~

~~Canopy Trees~~

~~1. Afghan Pine.~~
~~2. Bald Cypress.~~
~~3. Burr Oak.~~
~~4. Caddo Maple.~~
~~5. Cedar Elm.~~
~~6. Chinquapin Oak.~~
~~7. Eastern Red Cedar.~~
~~8. Homestead Elm.~~
~~9. Lace Bark Elm.~~
~~10. Leyland Cypress.~~
~~11. Little Gem Magnolia.~~
~~12. Live Oak.~~
~~13. October Glory Maple.~~
~~14. Pecan.~~
~~15. Red Oak.~~
~~16. Texas Ash.~~
~~17. Texas Red Oak.~~

~~Accent Trees~~

~~1. Desert Willow.~~
~~2. Downy Hawthorn.~~
~~3. Eastern Redbud.~~
~~4. Eve's Necklace.~~
~~5. Mexican Buckeye.~~
~~6. Possumhaw Holly.~~
~~7. Shantung Maple.~~
~~8. Yaupon Holly.~~

~~*(Ord. No. 15-32, § 3, 12-7-2015)*~~

Section ~~*8. 6.*~~ Tree ***Planting and*** Transplanting ***Requirements***.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. ***All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.***
2. ***Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.***
3. ***Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', Landscape Guidelines and Requirements, of the Unified Development Code.***
4. ***All replacement trees shall be a minimum of three (3) caliper inches DBH.***

Section 6.2. Transplanting Trees.

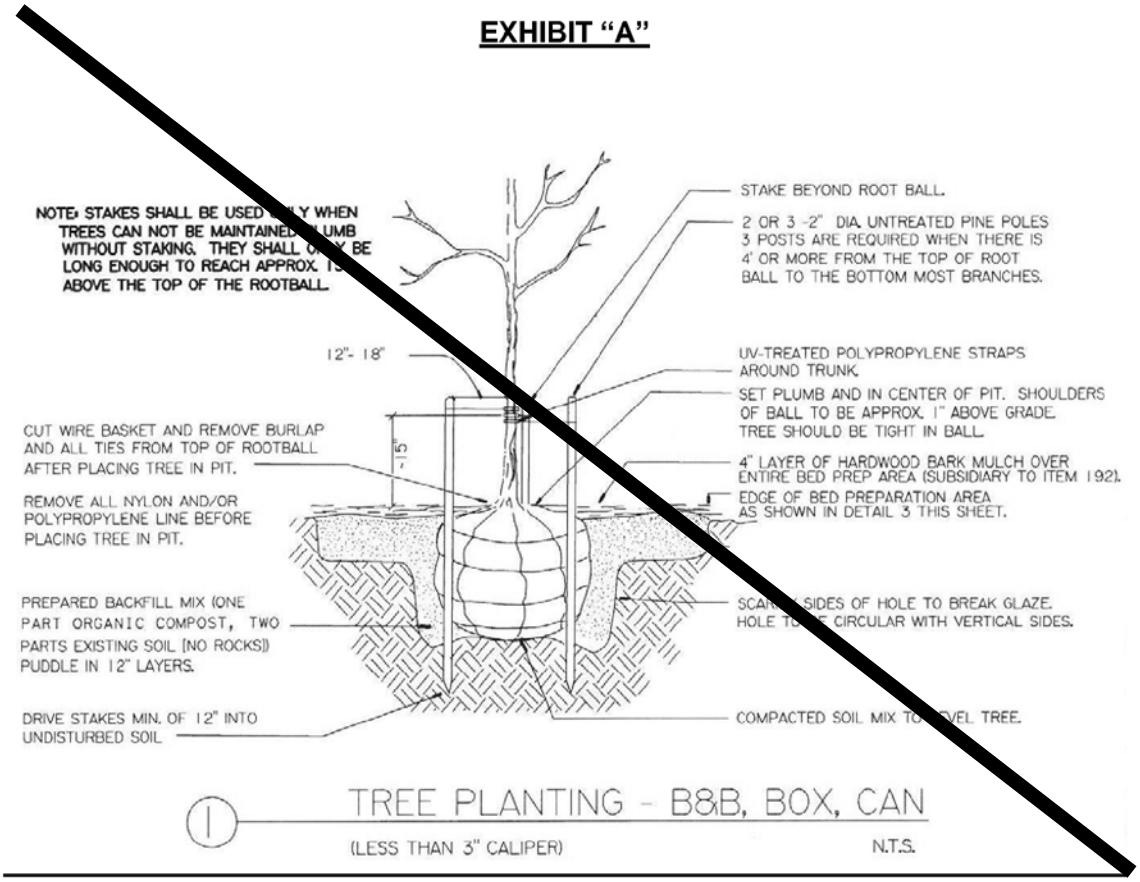
~~***Existing trees of the variety listed in section 7.D above can be transplanted to meet the replacement requirements under the following conditions.***~~

All trees conforming to the species permitted in the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', Landscape Guidelines and Requirements, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

~~***1. Trees of at least three caliper inches but not exceeding six inches dbh are eligible for transplanting.***~~

1. ***All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.***
2. ***All t***ransplanted trees must survive and be ***maintained*** in a healthy condition for a ***minimum*** ~~***period***~~ of two **(2)** years ***from the date of transplanting***. The developer***/property owner*** who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

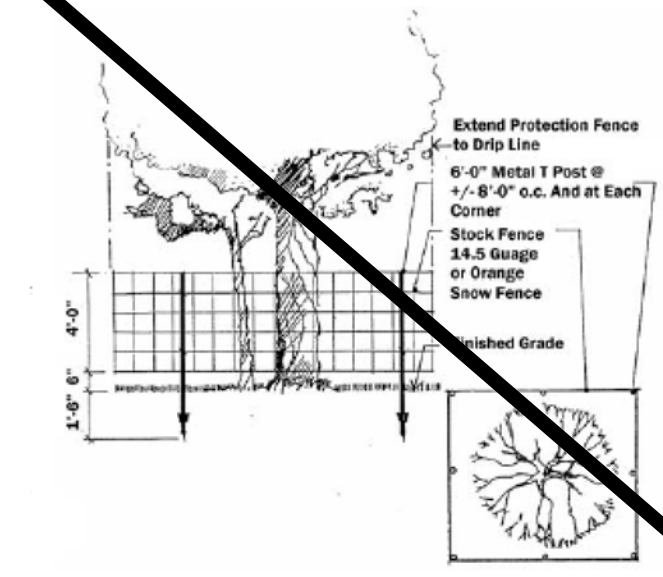
EXHIBIT "A"



(Ord. No. 13-24, § 1, 8-5-2013)

Section ***~~9.~~ 7.*** Tree Protection ***~~Prior To and~~*** During Construction.

Section ***~~9.~~ 7.***1. Tree Protection.



A. Prior to any construction or land development, the developer shall ***clearly*** mark ***all protected and feature trees*** with an aluminum tag ***~~which indicates~~ -- indicating the trees its~~*** relationship to the Treescape Plan ***--*** and ***~~clearly~~*** flag ***~~with~~ (i.e.*** bright fluorescent red vinyl tape***) ~~all protected trees~~***. The red tape should be wrapped around the main trunk of the protected ***and/or feature*** tree at a height of approximately five **(5)** feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

B. ***The developer or p***roperty owner shall be responsible for ***~~protecting~~ preserving all protected and*** feature trees ***during construction. This includes hiring ~~including the use of~~*** an arborist, ***if ~~as~~*** necessary.

Section ***~~9.~~ 7.***2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected ***or featured*** tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of a***ny ~~protected~~*** tree ***scheduled to be preserved on an approve Treescape Plan***. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section ***~~9.~~ 7.***3. Signs.

No signs, wire or other attachments shall be ***~~attached~~ affixed*** to ***~~the~~ any ~~protected~~*** tree***~~s~~ scheduled to be preserved on an approve Treescape Plan.***

Section ***~~9.~~ 7.***4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of a***ny ~~protected~~*** tree ***~~other than on an~~ unless on*** existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section ***~~9.~~ 7.***5. Grade.

No grade change in excess of two ***(2)*** inches shall be allowed within the drip line of any protected ***or featured*** tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two ***[2]*** inches or greater) within the critical root zone of a protected ***or featured*** tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section ***~~9.~~ 7.***6. Tree Flagging.

At the time of submittal of ***~~the~~ a*** Treescape Plan all protected trees ***or feature trees*** should be marked with an aluminum tag which indicates its relationship to the Treescape Plan, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four ***(4)*** feet so that the tape is clearly visible.

Section ***~~9.~~ 7.***7. Boring.

Boring of utilities under protected ***or feature*** trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected ***or feature*** tree. When required, the length of the bore shall be the width of the critical root zone plus two ***(2)*** feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section ***~~9.~~ 7.***8. Damage.

Any physical damage to a tree ***being*** preserved for ***a tree*** credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section ***~~10.~~ 8.*** Tree Pruning.

Section ***~~10.~~ 8.***1. General.

No protected ***or featured*** tree shall be pruned in a manner***~~, which~~ that would*** significantly disfigure***~~s~~*** the tree, or in ***a ~~any~~*** manner ***~~which~~ that*** would ***~~reasonably~~*** lead to the death of the tree.

Section ***~~10.~~ 8.***2. ***~~Permit Requirement.~~ Pruning by Utility Companies.***

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit. ~~***Utility companies shall inform the city of their routine pruning schedules and are encouraged to prune trees in accordance with the National Arborist Association standards for pruning shade trees.***~~

Section ~~***10.***~~ ***8.***3. Allowed Pruning.

A protected ***or featured*** tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected ***or featured*** trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree ***or lead to the death of the tree***.

~~***Section 10.4. Required Pruning.***~~

~~***The owner of all trees adjacent to public rights-of-way shall be required to maintain a minimum clearance of 12 feet above the traveled pavement or curb of a public street. The city shall also have the right to prune trees overhanging the public rights-of-way as necessary to preserve public safety. Trees shall be pruned to allow signs to be seen.***~~

Section ~~***11.***~~ ***9.*** Tree Fund.

Section ~~***11.***~~ ***9.***1. ~~***Tree Fund***~~ Administration ***of the Tree Fund***.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (including the equipment or labor necessary to install the plant materials) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section ~~***11.***~~ ***9.***2. Collection of Money ***for the Tree Fund***.

Money contributed to the tree fund shall be paid prior to the issuance of a~~***ny construction or***~~ building permit and***/or*** prior to ***the*** filing of a Final Plat.

Section ~~***12.***~~ ***10.*** Violation***s***.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ***article*** ~~***[article]***~~ shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. ~~***A separate offense shall be deemed committed on each day during which a violation occurs.***~~ The unlawful damage, destruction or removal of each ~~***protected***~~ tree shall be considered a separate incident and each ~~***incident***~~ ***offence*** subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this ***article*** ~~***[article]***~~ have been paid to the city.

PROPOSED CHANGES TO:

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.
7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.

9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

If a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees*. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. *Secondary Protected Trees*. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits*. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. *Mitigation Balance*. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

   (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).
   (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
   (c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). In addition, if the developer/property owner plants a tree -- *that is above and beyond the required landscaping* -- on the property for which the tree preservation credit was assessed, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.
   (d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. *Alternative Tree Mitigation Settlement Agreements.* In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.

2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape Plan* -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.
2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section 8. Tree Pruning.

Section 8.1. General.

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IX, *TREE PRESERVATION*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IX, *District Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Article IX, *Tree Preservation,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF DECEMBER, 2017.

_____

Jim Pruitt, *Mayor*

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ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: December 4, 2017

2nd Reading: December 18, 2017

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Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

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Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

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1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.
7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.
9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

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Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

If a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees*. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. *Secondary Protected Trees*. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits*. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. *Mitigation Balance*. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

   (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).

   (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.

(c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). In addition, if the developer/property owner plants a tree -- *that is above and beyond the required landscaping* -- on the property for which the tree preservation credit was assessed, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

(d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. Alternative Tree Mitigation Settlement Agreements. In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape*

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Plan -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

DRAFT ORDINANCE 17-23

Section 8. Tree Pruning.

Section 8.1. General.

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be guilty of a misdemeanor and upon conviction hereof shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

DRAFT ORDINANCE 17-23

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/28/2017

APPLICANT: Steven J. Goldberg; *Cogent Realty Advisors, LLC*

AGENDA ITEM: **MIS2017-014**; *4 Emma Jane Lane; Special Request*

SUMMARY:

Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of three (3) single-family homes on a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Street and Sam Houston Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a special request for approval of a deviation from the minimum front yard setback, minimum lot depth, and minimum lot size stipulated for properties in the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose of this request is to allow for the subdivision of two (2) lots into three (3) lots for the construction of three (3) single-family homes. The subject property is located at the southeast corner of Emma Jane Road and Sam Houston Street and situated within the Southside Residential Neighborhood Overlay (SRO) District.

According to the applicant, the lots were purchased after reviewing the ownership lines depicted by the Rockwall Central Appraisal District (RCAD), which makes the properties appear to be in three (3) parcels of land; however, two (2) of the properties were subdivided by metes and bounds, and these lots are not buildable in their current format (i.e. they do not meet the lot depth and lot size requirements). In addition, the lots are currently platted into two (2) lots. Staff should note that this property is located within the Southside Residential Neighborhood Overlay (SRO) District, which allows for less restrictive development standards than a typical single-family, residentially zoned property.

The concept plan submitted by the applicant, Tracts 1 & 2 will each have a single-family home oriented toward Houston Street and Tract 3 will have a single-family home oriented toward Emma Jane Street. The applicant is requesting a special exception to the minimum lot size for the two (2) proposed lots adjacent to Sam Houston Street [*i.e. Tracts 1 & 2*] with the two (2) proposed lots being ~3,360 SF [*i.e. ~1,640 SF smaller than the minimum requireme*nt]. The applicant is also requesting a special exception to the minimum lot depth for Tracts 1 & 2. In its current configuration, Tracts 1 & 2, are ~56-feet to 60-feet deep [*i.e. 40-feet to 44-feet more shallow than the minimum requirement*]. The applicant is requesting a special exception to the side-yard setback from 20-feet to 10-feet for the proposed lot [*i.e. Tract 1*] on the corner of Houston Street and Sam Houston Street. It should be noted that since Tract 1 is on the corner of two (2) streets [*i.e. Sam Houston Street and Emma Street*], it is considered to have dual frontage, therefore subject to the front-yard setback for both frontages. Finally, the applicant is requesting a special exception to construct three (3) single-family homes with front-entry garages. Although this request is typical of neighboring homes, staff should note that this is a discretionary decision.

The Southside Residential Overlay (SRO) District was created to provide flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood. According to Subsection 6.4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential

properties located within the Southside Residential Neighborhood Overlay (SRO) District are subject to the following development standards:

		Conformance to the Standards		
Ordinance Provisions	*Zoning District Standards*	*Tract 1*	*Tract 2*	*Tract 3*
Minimum Lot Area	*5,000 SF*	*X~3,360 SF; Not In Conformance*	*X~3,360 SF; Not In Conformance*	*X~6,750 SF; In Conformance*
Minimum Lot Frontage	*50-Feet*	*X~56-Feet; In Conformance*	*X~56-Feet; In Conformance*	*X~60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~60-Feet; Not In Conformance*	*X~60-Feet; Not In Conformance*	*X~112-Feet; In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=20-Feet; In Conformance*	*X=20-Feet; In Conformance*	*X=20-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*	*X=10-Feet; In Conformance*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*[1]	*X=10-Feet; Not In Conformance*	*X=6-Feet; In Conformance*	*X=6-Feet; In Conformance*

NOTES:[1]: Side setback is 6-feet for internal lots and 20-feet when abutting a street.

In addition, Section 6.4.D of Article V, *District Development Standards*, of the UDC grants the City Council the ability to grant, "…special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district [*i.e. Southside Residential Neighborhood Overlay (SRO) District*]." The approval of any such request shall preempt any underlying zoning restrictions stipulated by the UDC. The approval of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) The property will need to be replatted prior to the issuance of building permits.

2) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	MIS2017-014	**Owner**	LOSANES, LOU & RUBY	**Applied**	11/19/2017 LM
Project Name	304 Emma Jane	**Applicant**	STEVEN J. GOLDBERG	**Approved**	
Type	MISCELLANEOUS			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/19/2017 LM

Site Address	**City, State Zip**	**Zoning**
304 EMMA JANE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CANUP	W PT OF 33	NULL	W PT OF 33	3230-0000-0033-A0-0R	

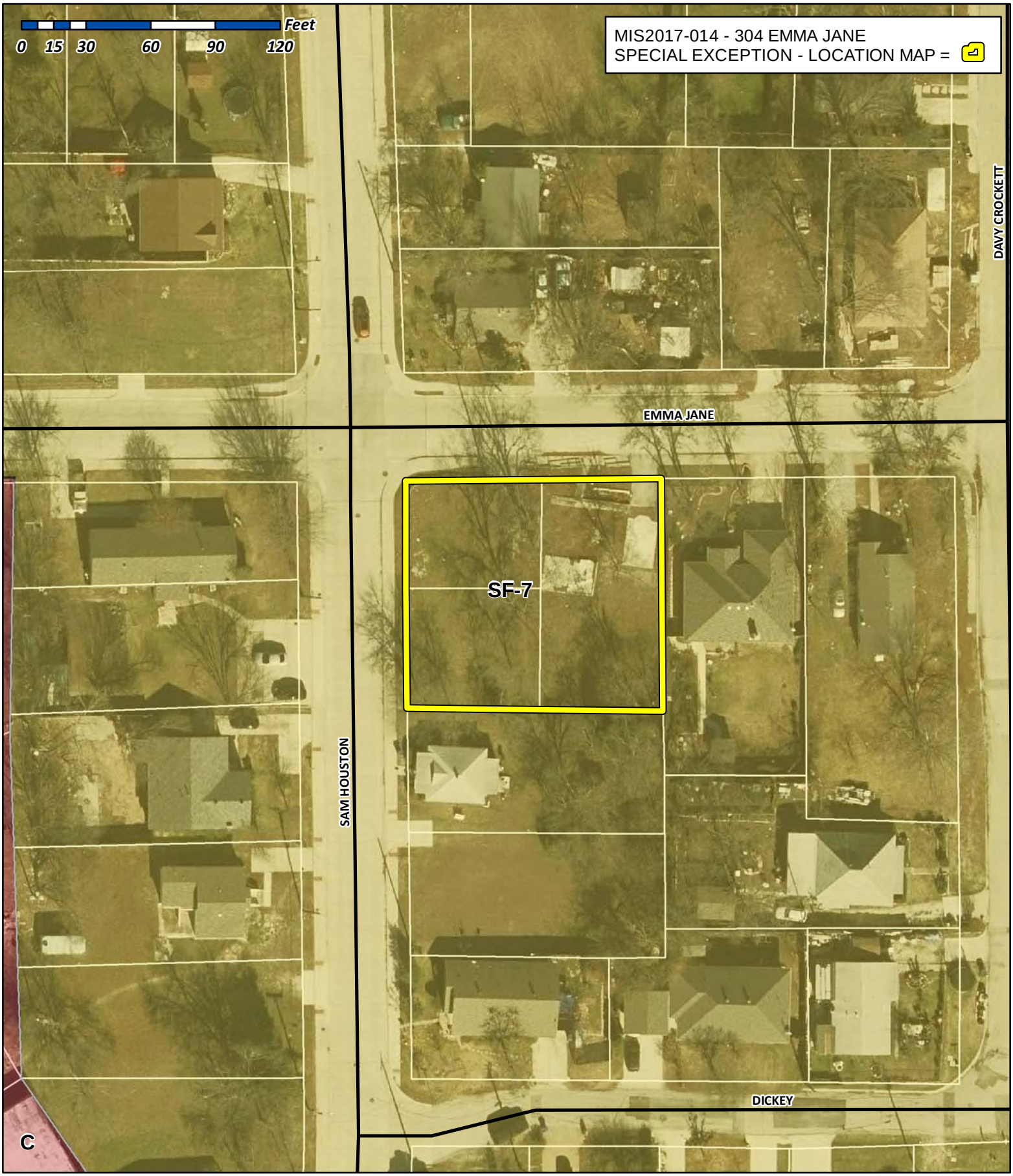
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections D	<none>	11/22/2017					
Engineering Departme	Amy Williams	11/22/2017		11/22/2017		COMMENTS	See Comment

(11/22/2017 10:54 AM AW)
Lot 33 will need an exception for driveway spacing and move driveway further away from Emma Jane (closer to Lot 34). The driveway should be 50' from Emma Jane.
If there isn't water and/or sewer service for these three lots, the developer/builder will responsible for water and/or sewer connections along with full street paving panel replacement along with any impact fees for new services.

Fire Department	<none>	11/22/2017					
Planning Department	Korey Brooks	11/22/2017		11/22/2017		COMMENTS	Comments

MIS2017-014 304 Emma Jane Lane Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of three (3) single-family homes on a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (MIS2017-014) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Worksession for this case is November 28. The Planning and Zoning Meeting for this case is December 12, 2017
I.5 The City Council meeting date for this case is December 18, 2017.
I.6 A representative is required to attend all meetings.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

COGENT

November 17, 2017

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032

Re: 304 Emma Jane Street (Southeast corner of Sam Houston and Emma Jane)
Rockwall, Texas 75032

Dear Mr. Miller:

We are requesting consideration of special request in furtherance of neighborhood preservation. The property of concern is situated at the southeast corner of Sam Houston and Emma Jane Streets and per the Rockwall Central Appraisal District consists of three (3) ownership tax parcels that are identified as Account Numbers 14828, 14829 and 14830 (see attached tax map for an illustration of ownership division lines). Our request is to develop each of the three ownership tax parcels with a single family detached residential dwelling unit.

The property was recently purchased with the expressed intent of developing three homes. Due diligence conducted by the current owner prior to acquisition revealed the existence of a water meter and sewer cleanout on each of the ownership tax parcels, suggesting that each parcel was previously improved. Furthermore, a site survey obtained by the current owner illustrates that the overall property is comprised of three ownership parcels (see attached site survey) and discussions with personnel at the planning and zoning department (that took place prior to the current owner's purchase of the property) confirmed that the overall property could be developed with three houses. Subsequent to their purchase of the property, current ownership was informed that although the site is comprised of three ownership parcels, the site consists of only two platted lots that will not allow for the development of three houses.

It is our request that the overall property be re-platted in accordance with the ownership division lines as illustrated in Rockwall Central Appraisal District tax map and attached site survey to allow for the development of three houses. Furthermore, we are requesting a variance to the minimum lot size requirement for the two ownership parcels that front Sam Houston Street, a variance to the front yard setback requirement applicable to the ownership parcel situated at the immediate corner of Sam Houston Street and Emma Jane Street (we are asking for a side yard variance from 20 feet to 10 off Emma Jane Street as illustrated in the attached "Proposed Site Plan") and approval to construct three houses with front entry garages that face the street (as is typical of other existing and under construction houses in the immediate area).

COGENT Realty Advisors, LLC
Real Estate Development, Consultation, Due Diligence
P.O. Box 25245, Dallas, Texas 75225
Tel: 214.212.9060

We appreciate your consideration to the above noted items. Please do not hesitate to contact the undersigned with any questions.

Respectfully submitted,

COGENT REALTY ADVISORS, LLC



By: Steven J. Goldberg
Manager

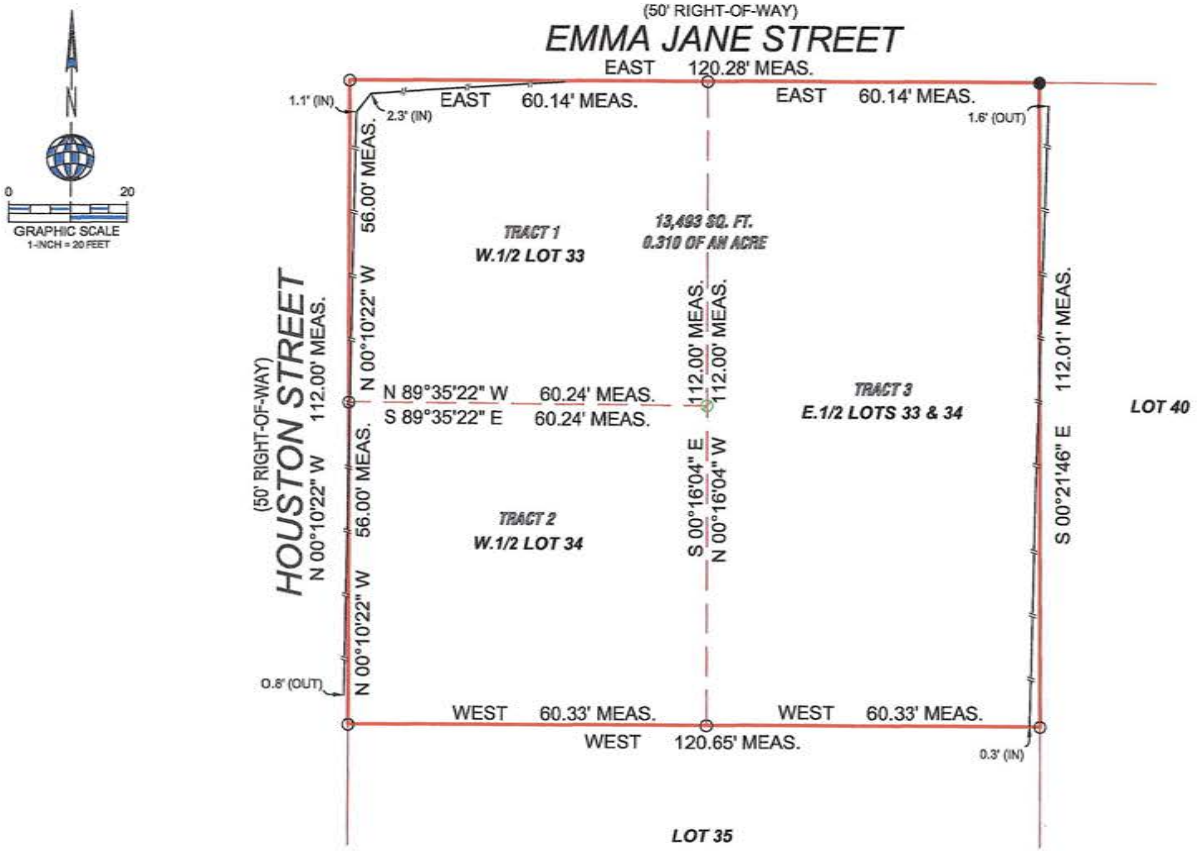
cc: Mr. Eden Chen, Property Owner
Move In and On, LLC

COGENT Realty Advisors, LLC
Real Estate Development, Consultation, Due Diligence
P.O. Box 25245, Dallas, Texas 75225
Tel: 214.212.9060

TAX MAP


46866
46865
14847
538 ft
14849
14853
14850
E Ross St
14841
14839
14838
14840
EMMA JANE
LYMA JANE
14827
14826
14806
14825
50542
14824
809
14823
14855
SAM HOUSTON
14828
14829
14830
14837
14836
14831
14834
14832
14833
61961
14835
DAVY CROCKETT
HOUSTON
DICKEY ST
30m
100ft

SURVEY PLAT: 304 EMMA JANE



LEGAL DESCRIPTION - TRACT 1

Being the West 1/2 of Lot 33, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Volume 39, Page 244, Map/Plat Records, Rockwall County, Texas.

LEGAL DESCRIPTION - TRACT 2

Being the West 1/2 of Lot 34 of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Volume 39, Page 244, Map/Plat Records, Rockwall County, Texas.

LEGAL DESCRIPTION - TRACT 3

Being the East 1/2 of Lots 33 and 34, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Volume 39, Page 244, Map/Plat Records, Rockwall County, Texas.

FLOOD

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-08. The property is located in Zone "X".

NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

LEGEND

X-FOUND	TELE. BOX	WATER VALVE	LIGHT POLE	PLASTIC FENCE	BOUNDARY	CONCRETE
X-SET	CABLE BOX	FIRE HYDRANT	TRAFFIC SIGN	ASPHALT	HIGH BANK LINE	GRAVEL
1/2" IR FOUND	ELECTRIC BOX	GUARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BUILDING LINE	BRICK
1/2" IR SET	BRICK COLUMN	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	EASEMENT	STONE
5/8" IR FOUND	1" IR FOUND	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	WOOD DECK
3/8" IR FOUND	1" IP FOUND	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	BUILDING WALL
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	TRANS. BOX	CHAIN LINK FENCE	STONE RET. WALL	TILE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	P.E. POOL EQUIP.	WOOD FENCE	CON. RET. WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.		PIPE RAIL FENCE	STUC. RET. WALL	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

John S. Turner
JOHN S. TURNER RPLS 5350

STATE OF TEXAS REGISTERED JOHN S. TURNER #5350 PROFESSIONAL LAND SURVEYOR

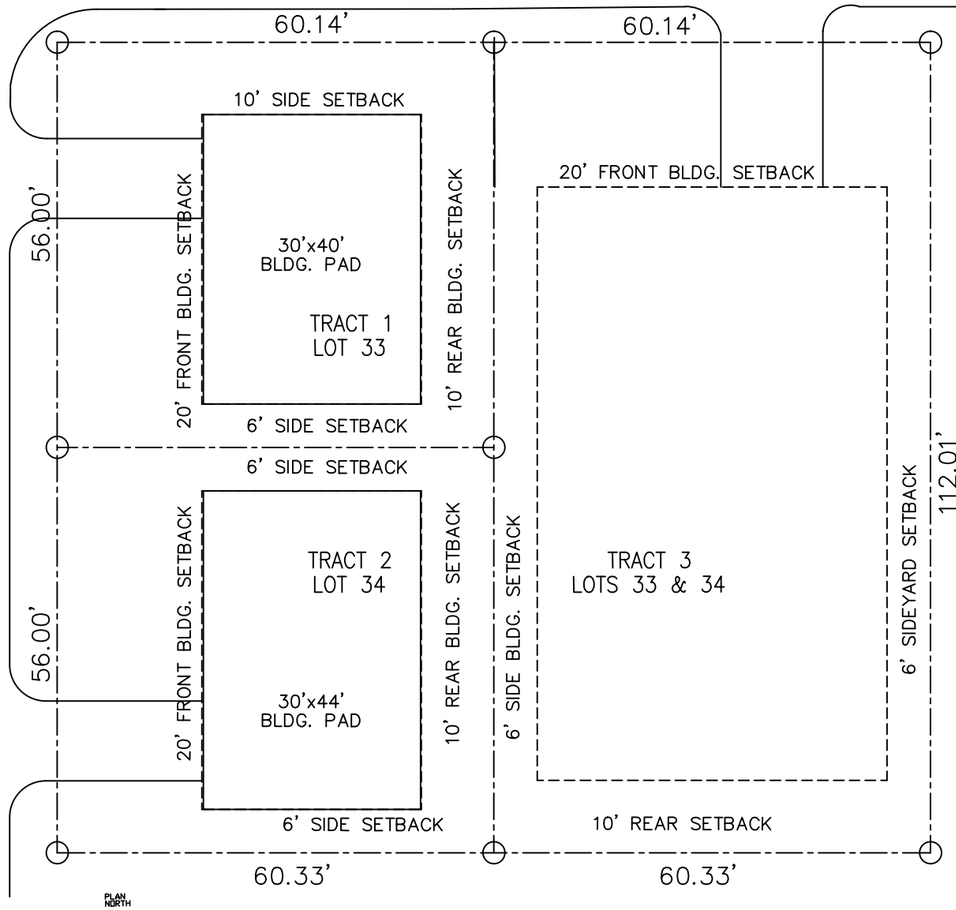
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB NO: 16-0054	DRAWN BY: 999
DATE: 01-22-2016	CERTIFY TO: M&D REAL ESTATE

"A professional company operating in your best interest"

EMMA JANE STREET

HOUSTON STREET



PLAN NORTH

PROPOSED SITE PLAN

20 10 0 20 40

15 | 5 | 20 | 20

1" = 20'

PSA Design Development
RESIDENTIAL & COMMERCIAL
CUSTOM SERVICES

Patrick Saucedo
Associate AIA

(817) 808-2664
Dallas, FTW/TEXAS
patmanwill@gmail.com

Design Build by :

Singko Builders

New Residence Project:

Private Residence
NEW BUILD Projects

304 EMMA JANE ST. @ HOUSTON ST., ROCKWALL, TX 75087

REVISION

ISSUE FOR OWNER REVIEW
2-28-2017

DRAWN BY: PS	CHEC. ED BY: DB
ORIG. DATE: 10-1-14	REV. DATE:
JOB NO: 1422	SHEET NO: SP1
SCALE: 1/8"	

SAMPLE ILLUSTRATIONS OF PROPOSED HOUSING





CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 28, 2017

SUBJECT: Proposed Changes to *Section 6.2, Article II, UDC*

At the November 20, 2017 City Council meeting, the City Council directed staff to amend the postponement procedures for public hearings to reduce the number of times an applicant can request the postponement of a public hearing. Section 6.2, *Public Hearing Postponement, Recess and Continuations*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) lays the current procedures for postponing a public hearing stating, "(a) public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin … (i)f a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required." Under these current procedures, if an applicant requests to postpone a public hearing, staff -- *at the direction of the City Attorney* -- has taken the position that since the public hearing is a posted and advertised meeting, official action is required by the acting body to either accept or deny the postponement request. A denial of the request would allow the acting body to hold a public hearing and take action on the case, as long as the case meets all other procedural requirements stipulated by the UDC. These procedures typically allow an applicant the ability to request up to three (3) to four (4) postponements under the 60-day rule based on the City's typical meeting schedule. At the end of the 60-days staff considers the application to be voluntarily withdrawn and the applicant would need to resubmit a new application to reinstate the case. Staff should note that this process does not have any approvals at the staff level and does not allow staff to initiate a postponement; however, in cases where the applicant has not provided sufficient information to staff to allow the case to move forward staff may ask the applicant or acting body to consider postponing the case to allow more time for the applicant to provide the requested information.

Based on the direction of the City Council, staff has drafted an amendment to the UDC that would reduce the number of times an applicant can request a postponement to two (2) by changing the 60-day rule to 30-days. In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Work Session]: November 28, 2017
Planning and Zoning Commission [Public Hearing]: December 12, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: December 18, 2017
City Council [2nd Reading of the Ordinance]: January 2, 2018

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Possible Code Amendment:

Key:
Additions
~~*Deletions*~~

Section 6.2. Public Hearing Postponement, Recess, and Continuations.

A. A public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.

B. A public hearing may be recessed and continued any time after the hearing has commenced.

C. If a postponement or continuance of a public hearing is to a specific date and time no later than 30 ~~60~~ days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required.

D. Postponed or continued public hearing shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.

E. In the event that any request or amendment is being considered, whether or not a public hearing is involved, and it is continued at the request of the applicant more than one time, an additional fee shall be required to cover the reasonable costs to the city, including the cost of any additional advertising cost and the cost of the city's consultants due to the postponement.

F. If the applicant is not present at a meeting where the request is being considered and the request cannot be considered, then an additional fee, as described in 6.2.E above, shall also be required.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.2, *PUBLIC HEARING POSTPONEMENT, RECESS AND CONTINUATIONS*, OF ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6.2, *Public Hearing Postponement, Recess and Continuations,* of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Section 6.2, *Public Hearing Postponement, Recess and Continuations,* of Article II, *Authority and Administrative Procedures,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 01.02.18

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Key:
Additions
~~*Deletions*~~

Section 6.2. Public Hearing Postponement, Recess, and Continuations.

A. A public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.

B. A public hearing may be recessed and continued any time after the hearing has commenced.

C. If a postponement or continuance of a public hearing is to a specific date and time no later than 30 ~~60~~ days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required.

D. Postponed or continued public hearing shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.

E. In the event that any request or amendment is being considered, whether or not a public hearing is involved, and it is continued at the request of the applicant more than one time, an additional fee shall be required to cover the reasonable costs to the city, including the cost of any additional advertising cost and the cost of the city's consultants due to the postponement.

F. If the applicant is not present at a meeting where the request is being considered and the request cannot be considered, then an additional fee, as described in 6.2.E above, shall also be required.

DRAFT ORDINANCE 01.02.2018

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 28, 2017

SUBJECT: Proposed Changes to *Subsection 2.1.11, Section 2, Article IV, UDC*

At the November 20, 2017 City Council meeting, the City Council directed staff to prepare a text amendment allowing replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP). This direction was the result of an appointment with David Naylor, *President and CEO of Rayburn Electric*, who requested the ordinance change to accommodate the replacement of a 320-foot telecommunications tower on the property at 950 & 980 Sids Road. Section 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the UDC an *Antenna, Commercial – Freestanding, Other* requires that the antenna installation comply with the height and area regulations of the applicable zoning district and the support structure not exceed a maximum height of 125-feet. Based on the City Council's direction staff has drafted an amendment that can accommodate Mr. Naylor's request by adding a provision to the current ordinance that would allow a legally recognized, non-conforming telecommunications tower to be replaced with a tower of comparable height by Specific Use Permit (SUP). In addition, staff has further restricted these types of replacements to more intense or industrial zoning districts (*i.e. the Heavy Commercial [HC], Light Industrial [LI] and Heavy Industrial [HI] Districts*).

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Work Session]: November 28, 2017
Planning and Zoning Commission [Public Hearing]: December 12, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: December 18, 2017
City Council [2nd Reading of the Ordinance]: January 2, 2018

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Possible Code Amendment:

Key:
Additions
~~*Deletions*~~

Section 2.1.11. Utilities, Communications and Transportation.

Antenna.

1. *Definitions*.

   ~~For the purpose of this section, an antenna~~ Antenna mast is defined as an antenna, mast or tower, or all or any two of these combined to constitute a structure designed for radio and television reception or transmission.

   Antenna means a device or apparatus consisting of one or more wires or rods arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one antenna.

   Antenna, accessory, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, electromagnetic or microwave signals as part of and directly related to a principal activity within an office, retail or industrial building and which itself is not a principal use or unrelated to any principal use on the property.

   Antenna, amateur radio, means a radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission (FCC). An amateur radio antenna shall be allowed as an accessory use in any zoning district, under the following guidelines:

   (a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.

   (b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70 feet provided the setback from side and rear setback lines is increased by one foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the city council may consider approval of a specific use permit for any amateur antenna support structure or antenna that is proposed to exceed these height limits.

   (c) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit.

   (Ord. No. 10-14, § 23, 7-6-2010)

   Antenna, commercial, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

   Antenna, commercial—freestanding, means a commercial antenna supported by or affixed to a freestanding pole, tower, tripod, frame or other similar structure.

   Antenna, commercial—mounted, means a commercial antenna permanently affixed to the roof or other portion of a building.

2. *Antenna standards.*

   (a) Antenna, accessory.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district.

(2) Administrative approval of the antenna installation shall be required.

(b) *Antenna, commercial*. Located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color with the principal building and the equipment building.

(3) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.

(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(5) No more than three separate equipment buildings shall be located on a single lot.

(c) *Antenna, commercial—freestanding*, when attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.

(3) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(4) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

(6) At least one paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.

(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(d) Antenna, commercial—freestanding, other.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

(2) The antenna shall not extend more than ten feet above the maximum height of the support structure. (3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(3) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(4) At least one paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(5) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(6) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(e) Antenna, commercial—mounted, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

(2) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(5) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(f) *Replacement of an existing Antenna, commercial – freestanding, other*. Where an antenna installation has not been permitted under this chapter but that is considered to be a legally recognized, non-conforming structure or facility, the replacement of the antenna installation may be approved by the City Council on a case-by-case basis through a Specific Use Permit (SUP) pending the request conforms to the following criteria:

(1) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts.

(2) The replacement antenna installation shall be setback a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.

(3) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.

(4) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.

(5) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.

(6) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.

(7) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one (1) of the spaces required for the principal use on the property.

3. *Construction and maintenance requirements.* All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the following requirements:

(a) All electrical specifications of such antenna masts, towers and supports shall comply with the National Electrical Code, the electrical code of the city, Standard Building Code, and the building code of the city.

(b) Antenna structures shall be designed in accordance with section 1205.1 of the Standard Building Code. 4. Permit required. Any person desiring to erect or have erected an antenna more than 25 feet in height above ground level, or an antenna mast 25 feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the chief building official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

4. *Restrictions and limitations.* All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(a) No such antenna system shall be more than 99 feet in height.

(b) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.

(Ord. No. 10-14, § 24, 7-6-2010)

(c) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.

(d) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 2.1.11, *UTILITIES, COMMUNICATIONS AND TRANSPORTATION*, OF SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Subsection 2.1.11, *Utilities, Communications and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Subsection 2.1.11, *Utilities, Communications and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT 01.02.2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Key:
Additions
~~Deletions~~

Section 2.1.11. Utilities, Communications and Transportation.

Antenna.

1. *Definitions*.

~~For the purpose of this section, an antenna~~ Antenna mast is defined as an antenna, mast or tower, or all or any two of these combined to constitute a structure designed for radio and television reception or transmission.

Antenna means a device or apparatus consisting of one or more wires or rods arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one antenna.

Antenna, accessory, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, electromagnetic or microwave signals as part of and directly related to a principal activity within an office, retail or industrial building and which itself is not a principal use or unrelated to any principal use on the property.

Antenna, amateur radio, means a radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission (FCC). An amateur radio antenna shall be allowed as an accessory use in any zoning district, under the following guidelines:

(a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.

(b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70 feet provided the setback from side and rear setback lines is increased by one foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the city council may consider approval of a specific use permit for any amateur antenna support structure or antenna that is proposed to exceed these height limits.

(c) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit.

(Ord. No. 10-14, § 23, 7-6-2010)

Antenna, commercial, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

Antenna, commercial—freestanding, means a commercial antenna supported by or affixed to a freestanding pole, tower, tripod, frame or other similar structure.

Antenna, commercial—mounted, means a commercial antenna permanently affixed to the roof or other portion of a building.

2. *Antenna standards.*

DRAFT ORDINANCE 04.02.18

(a) Antenna, accessory.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district.

(2) Administrative approval of the antenna installation shall be required.

(b) *Antenna, commercial*. Located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color with the principal building and the equipment building.

(3) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.

(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(5) No more than three separate equipment buildings shall be located on a single lot.

(c) *Antenna, commercial—freestanding*, when attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.

(3) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(4) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

(6) At least one paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.

DRAFT ORDINANCE 01.02.2018

(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(d) Antenna, commercial—freestanding, other.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

(2) The antenna shall not extend more than ten feet above the maximum height of the support structure. (3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(3) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(4) At least one paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(5) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(6) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(e) Antenna, commercial—mounted, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

(2) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(5) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

DRAFT ORDINANCE 01.02.2018

(f) *Replacement of an existing Antenna, commercial – freestanding, other*. Where an antenna installation has not been permitted under this chapter but that is considered to be a legally recognized, non-conforming structure or facility, the replacement of the antenna installation may be approved by the City Council on a case-by-case basis through a Specific Use Permit (SUP) pending the request conforms to the following criteria:

(1) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts.

(2) The replacement antenna installation shall be setback a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.

(3) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.

(4) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.

(5) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.

(6) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.

(7) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one (1) of the spaces required for the principal use on the property.

3. *Construction and maintenance requirements.* All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the following requirements:

(a) All electrical specifications of such antenna masts, towers and supports shall comply with the National Electrical Code, the electrical code of the city, Standard Building Code, and the building code of the city.

(b) Antenna structures shall be designed in accordance with section 1205.1 of the Standard Building Code. 4. Permit required. Any person desiring to erect or have erected an antenna more than 25 feet in height above ground level, or an antenna mast 25 feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the chief building official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

4. Restrictions and limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(a) No such antenna system shall be more than 99 feet in height.

DRAFT ORDINANCE

(b) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.

(Ord. No. 10-14, § 24, 7-6-2010)

(c) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.

(d) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

DRAFT ORDINANCE 01.02.2018

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 28, 2017

SUBJECT: Food Trucks/Trailers

At the November 20, 2017 City Council meeting, the City Council directed staff to prepare a text amendment adding *Food Trucks/Trailers* to the list of *Permissible Uses* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC). Currently, the City allows these types of uses under the *Beverage and/or Food Service Facility, Portable* by Specific Use Permit (SUP) in all non-residential zoning districts with the exception of the Neighborhood Services (NS) and Research and Technology (RT) Districts. The purpose of the change would be to allow *Food Trucks/Trailers* to operate *by-right* in certain zoning districts under a set of operational conditions. The amendment specifically allows the use in all non-residential zoning districts *by-right -- with the exception of the Residential Office (RO) and Neighborhood Services (NS) District which are typically closer to residential properties* -- under the following operational constraints:

1. The Food Truck/Trailer shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid Certificate of Occupancy (CO). Operation within the public right-of-way is prohibited.
2. Food Trucks/Trailers shall only operate between the hours of 7:00 AM and 10:00 PM, and the Food Truck/Trailer shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
3. The Food Truck/Trailer shall be equipped with trash receptacles approved by the City Health Inspector and that comply with all other applicable City codes. The outside storage of trash shall be prohibited.
4. The Food Truck/Trailer shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
5. The Food Truck/Trailer shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
6. All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a Food Truck/Trailer may be directed towards an adjacent property or onto a public right-of-way.
7. All signage must be attached to the Food Truck/Trailer with the exception of one (1) freestanding menu board no greater than eight (8) SF placed adjacent to the Food Truck/Trailer.

The City Council has asked that the Planning and Zoning Commission review the proposed text amendment and make recommendations concerning the operational conditions. Staff should point out that as part of this text amendment, staff has changed the *Beverage and/or Food Service Facility, Portable* land use to a *Beverage Service Facility, Portable*, to account for the overlap of the two (2) uses. Attached to this case memo is a copy of the proposed amendment to the UDC, a map showing were *Food Trucks/Trailers* would be able to operate within the City, and a draft ordinance. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Work Session]: November 28, 2017
Planning and Zoning Commission [Public Hearing]: December 12, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: December 18, 2017

City Council [2nd Reading of the Ordinance]: January 2, 2018

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Possible Code Amendment:

Key:
Additions
~~*Deletions*~~

Article IV, Permissible Uses
Unified Development Code

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Retail and Personal Service	*Residential*										*Mixed Use*		*Commercial*				*Industrial*		
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Food Trucks/Trailers +											P	S	S	P	P	P	P	P	P
Beverage ~~and/or Food~~ Service Facility, Portable +											S	S		S	S	S		S	P

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Section 2. Use Standards.
Section 2.1.6. Retail and Personal Service Use Conditions.

Beverage ~~and/or food~~ service facility, portable. A portable beverage ~~and/or food~~ service facility is an establishment that sells beverages ~~and/or food~~ from a structure ~~or trailer~~ that can be moved from place to place but that stays at one location during a normal business day; food sales are prohibited in these facilities~~.~~ A portable beverage ~~and/or food~~ facility shall meet the following minimum conditions:

1. The service shall be limited to snow cone stands, beverage ~~and/or food~~ stands serving nonalcoholic beverages such as coffee, juices or sodas ~~and/or prepared food products~~.
2. The maximum time limit of such temporary use shall not exceed 150 days annually or a time limit otherwise approved by the city council. At the end of the time period, the structure shall be removed from the property.
3. Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
4. No additional freestanding signage shall be permitted.
5. The temporary portable structure or trailer shall meet all health and electrical codes off the city.
6. Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
7. Any such temporary facility shall have permanent restrooms for employees available within 300 feet of the door of the portable beverage facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.
8. Any such temporary facility shall be located on an all-weather (asphalt or concrete) parking surface with adequate space for parking and circulation, unless alternatively approved by the city council.

Food Truck/Trailer. A *Food Truck* or *Trailer* is a *Mobile Food Vendor* that sells food and/or beverages that are either pre-packaged or prepared in the confines of a portable truck/trailer, which can be moved from place to place, but is typically in a fixed location for extended periods of time. A *Food Truck/Trailer* shall meet the following conditions:

1. The *Food Truck/Trailer* shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid Certificate of Occupancy (CO). Operation within the public right-of-way is prohibited.
2. *Food Trucks/Trailers* shall only operate between the hours of 7:00 AM and 10:00 PM, and the *Food Truck/Trailer* shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
3. The *Food Truck/Trailer* shall be equipped with trash receptacles approved by the City Health Inspector and that comply with all other applicable City codes. The outside storage of trash shall be prohibited.
4. The *Food Truck/Trailer* shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
5. The *Food Truck/Trailer* shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
6. All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a *Food Truck/Trailer* may be directed towards an adjacent property or onto a public right-of-way.
7. All signage must be attached to the *Food Truck/Trailer* with the exception of one (1) freestanding menu board no greater than eight (8) SF placed adjacent to the *Food Truck/Trailer*.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 1, *LAND USE SCHEDULE*, AND SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 1, *Land Use Schedule,* and Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Section 1, *Land Use Schedule,* and Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT 01.02.2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Key:
Additions
~~*Deletions*~~

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Retail and Personal Service	Residential										Mixed Use		Commercial				Industrial		
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Food Trucks/Trailers +											P	S	S	P	P	P	P	P	P
Beverage ~~and/or Food~~ Service Facility, Portable +											S	S		S	S	S		S	P

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

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DRAFT ORDINANCE

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DRAFT ORDINANCE 01.02.2018

City of Rockwall

Project Plan Review History

Project Number	Z2017-059	**Owner**	ROCKWALL, MARINA DEVELOPMENT LLC	**Applied**	11/16/2017 LM
Project Name	Amendment to PD 8 for Townhomes	**Applicant**	VPS CONSTRUCTION	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	11/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
HENRY M CHANDLER DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SPYGLASS HILL 4	134-12	NULL	134-12	0207-0000-0134-12-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Sarah Hager	11/16/2017	11/23/2017	11/22/2017	6	APPROVED	
FIRE	Ariana Hargrove	11/16/2017	11/23/2017	11/21/2017	5	APPROVED	See Comments
(11/21/2017 4:28 PM AA) Townhomes will require fire sprinkler protection.							
PLANNING	Ryan Miller	11/16/2017	11/23/2017	11/21/2017	5	APPROVED	See Comments

Z2017-059 (Amendment to PD-8 for Townhomes): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of an amendment to Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 On all future submittals please include the case number (Z2017-059) in the lower right hand corner.

I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on November 28, 2017.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on December 5, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2017 Planning & Zoning Meeting.

I.6 The projected City Council dates for this case are project to be: 1) December 18, 2017 [1st Reading], and 2) January 2, 2018 (Tuesday) [2nd Reading].

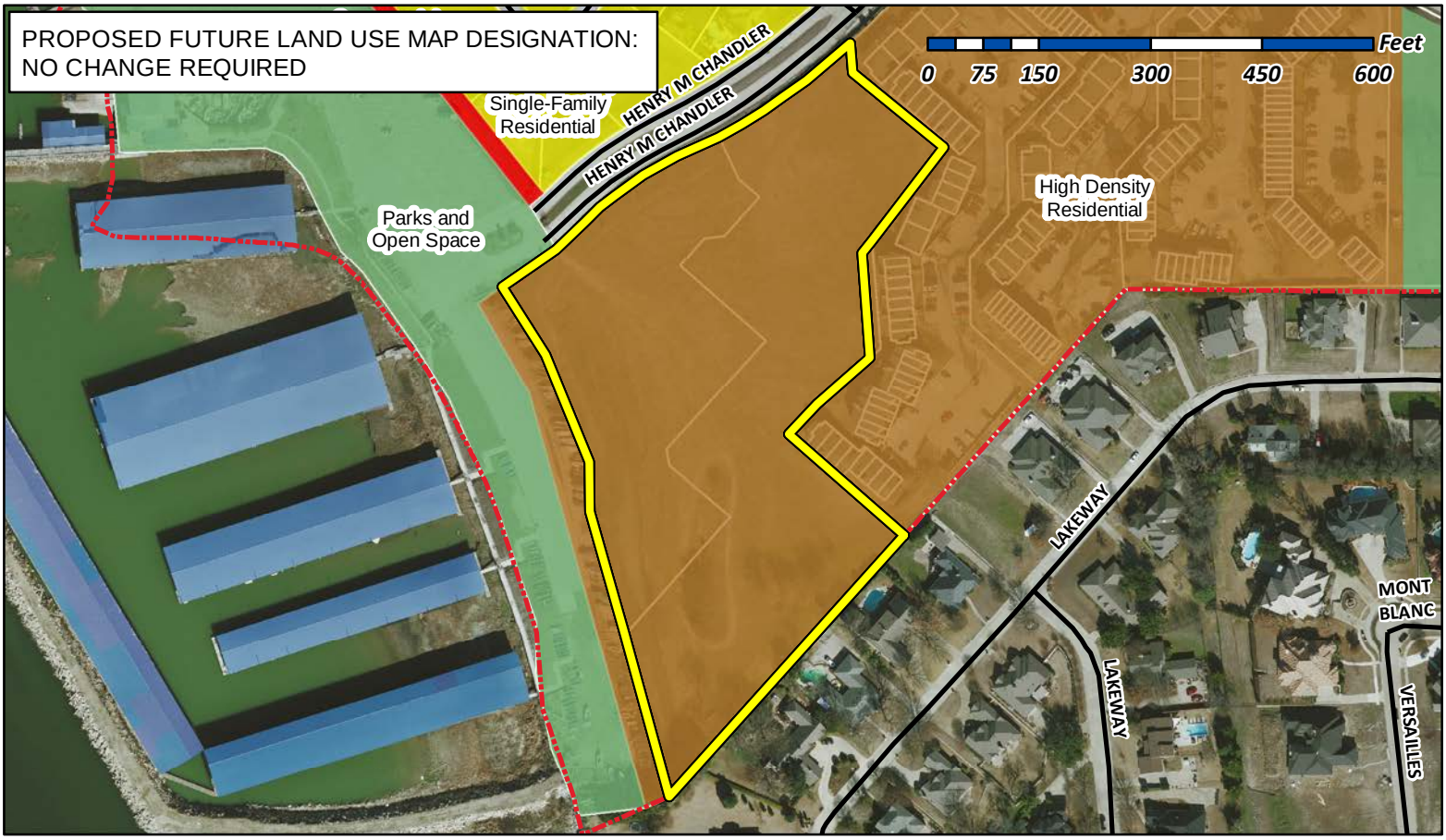


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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(W): www.rockwall.com

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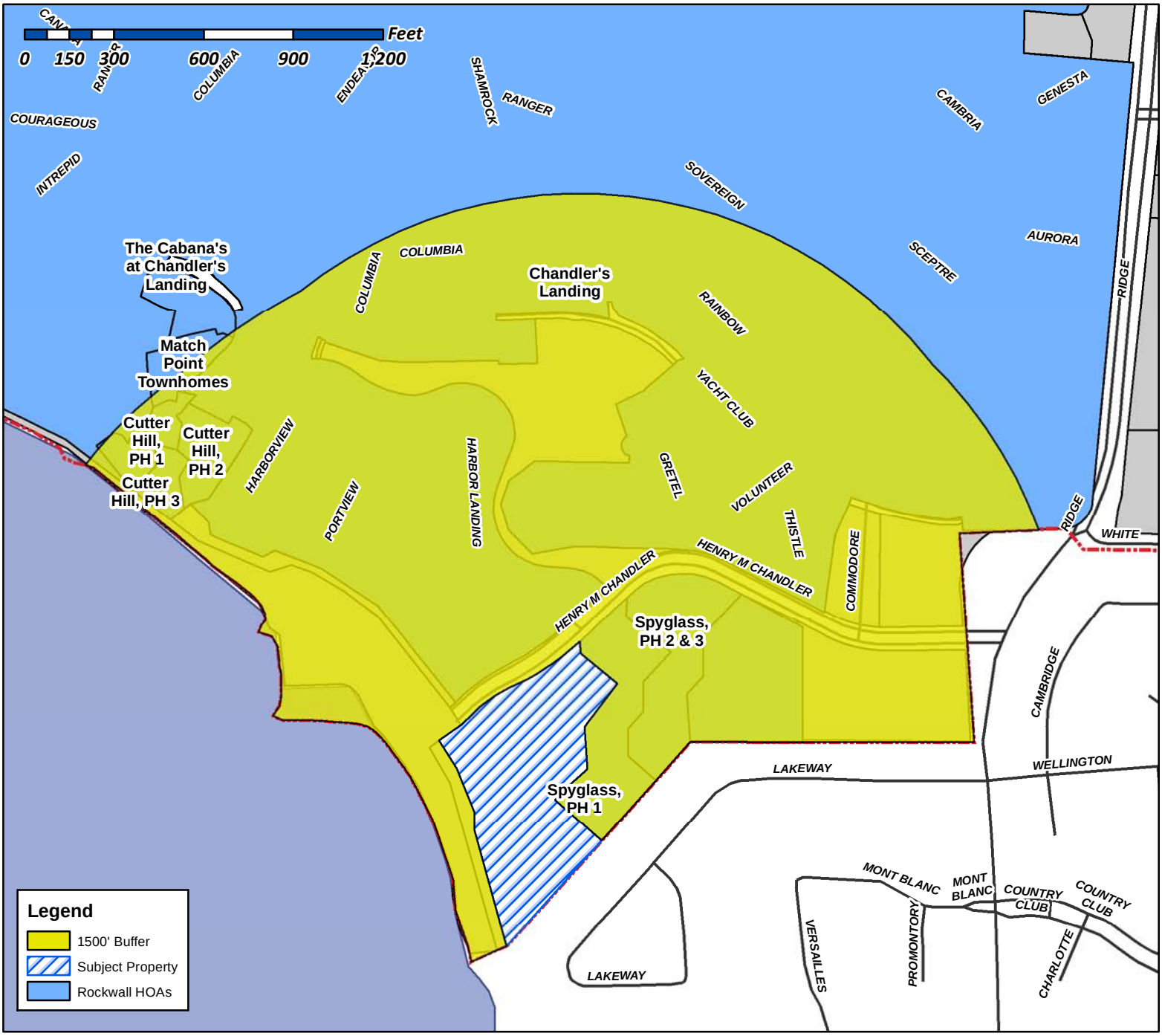
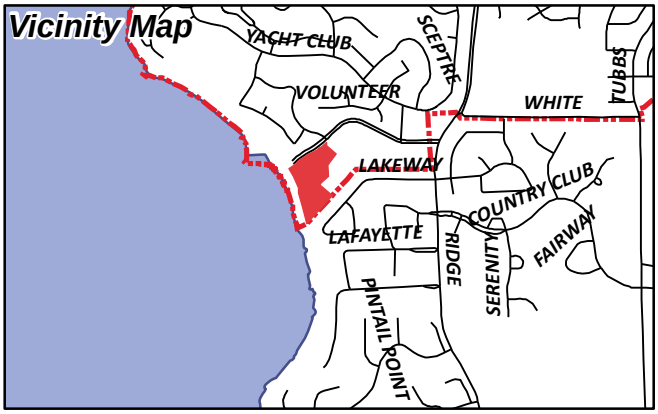


Case Number: Z2017-059
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: PD-8
Case Address: Henry M Chandler Dr

Date Created: *09/18/2017*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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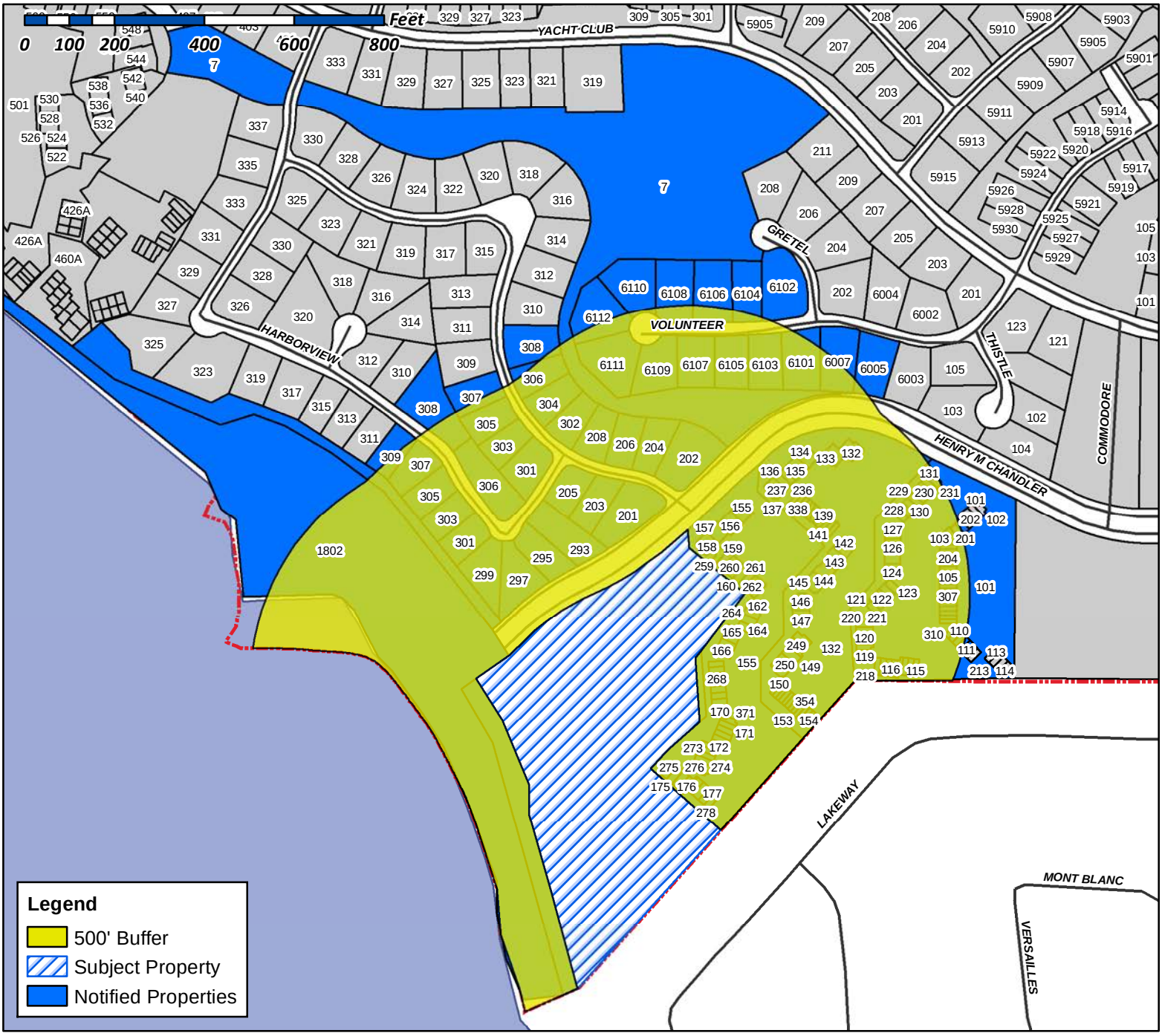

Case Number: Z2017-059
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: PD-8
Case Address: Henry M Chandler Dr



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

FARRAR ROBERT CARY & NANCY N
1 AUSTIN CORNERS ST
ROCKWALL, TX 75032

VOLKMAN DOLORES A
10057 SURREY OAKS DR
ROCKWALL, TX 75229

CURRENT RESIDENT
101 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHIVERS MARGARET ANN
103 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
104 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
106 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
107 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
108 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BROWN BRYAN K
108 E FORK RD
SUNNYVALE, TX 75182

CURRENT RESIDENT
109 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GIBBS CARL A & YOLANDA
110 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOK JEAN QUILL
1102 HERITAGE DRIVE
ROCKWALL, TX 75043

CURRENT RESIDENT
111 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER CT
ROCKWALL, TX 75032

CURRENT RESIDENT
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
117 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
ROCKWALL, TX 75216

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAGLE VICKIE
122 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CONFIDENTIAL
122 MISCHIEF LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CZS PROPERTY INVESTMENTS LLC
12376 SADDLE CLUB
ROCKWALL, TX 75126

CURRENT RESIDENT
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEWART JAMIE
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

CURRENT RESIDENT
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DOMAN DAVID SCOTT AND SUSAN LEE
12815 NOYES LN
ROCKWALL, TX 78732

CURRENT RESIDENT
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DRAELOS TIMOTHY J ETUX
13117 SANDSTONE PL NE
ROCKWALL, TX 87111

CURRENT RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HALL JANET R
134 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
ROCKWALL, TX 75126

GONZALES THERESA SULLIVAN
14 LOCKWOOD DR
ROCKWALL, TX 29401

CURRENT RESIDENT
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HOESER KURT ET UX
1402 CONCORD DR
ROCKWALL, TX 75081

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEWART BEVERLY AND JAMES
142 HENRY M CHANDLER
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA M
1420 PICKWICK LN
DENTON, TX 76209

CURRENT RESIDENT
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER MARY ANN
14621 LAKECREST DR
ROCKWALL, TX 75001

ST JOHN CHRISTIAN JILL
147 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
ROCKWALL, TX 75230

CURRENT RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
1517 BRANDY CIR
ROCKWALL, TX 75482

WOOLDRIDGE ALMA J
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
154 HENRY M CHANDLER DR
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CURRENT RESIDENT
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SURIANO CYNTHIA
16125 BLUE LAGOON ST
ROCKWALL, TX 91744

CURRENT RESIDENT
162 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASHLEE MARJORIE M
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KURKOWSKI ROY & MARILYN
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
1682 CHOTEAU CIR
ROCKWALL, TX 76051

CURRENT RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

CURRENT RESIDENT
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD CARLEY E JR & CHLOE
1907 LAKEVIEW DR
ROCKWALL, TX 75087

GASCOIGNE ANGUS & ELIZABETH
1910 CLUB LAKE CIR
ROCKWALL, TX 75087

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

MATTESON EVAN & VIRGINIA
AND LAURA MATTESON-RAY
202 GRETEL PLACE
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

TURNER ROXANNE L
204 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SANDKNOP REVOCABLE TRUST
LES T & CLAUDIA JO POORE SANDKNOP
TRUSTEES
204 SUMMER TANAGER
ROCKWALL, TX 75032

CURRENT RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ROCKWALL, TX 75013

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
ROCKWALL, TX 75182

CURRENT RESIDENT
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET
206 RAINBOW CIR
ROCKWALL, TX 75032

HENZEN CARLA
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CALHOUN DALE
208 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TAYLOR MARY
210 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
219 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GODAIR GREGORY A
221 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
228 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STAATS GARY & SUZETTE
229 BLUE HERON LN
ROCKWALL, TX 75032

CURRENT RESIDENT
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

CURRENT RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEARY TERENCE
2622 MICHIGAN AVE
ROCKWALL, TX 33916

CURRENT RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
269 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CURRENT RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
ROCKWALL, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

MCCLOY STEPHANIE JOAN
2850 SHORELINE TRL PMB 78
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

SLATE CRAIG M & TANYA
299 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

YANES DAVID AND CHRISTIE MARIE SCRIBNER
301 HARBOR LANDING DR
ROCKWALL, TX 75032

SMITH KERRY CRAWFORD
301 WILLIAMS RD
ROCKWALL, TX 76120

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

CARTER CHARLES & ALLENE 2/3 INT
TIM B HADDOCK 1/3 INT
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
305 HARBORVIEW DR
ROCKWALL, TX 75032

MAYES FAMILY TRUST
PATRICIA A MAYES TRUSTEE
305 HARBOR LANDING
ROCKWALL, TX 75032

MAYES FAMILY TR
JOHN H & PATRICIA A MAYES TRUSTEES
305 HARBOR LANDING DR
ROCKWALL, TX 75032

WADE KENNETH K
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA M
306 LAUREL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
307 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

M & H PROPERTIES INC
3125 RIDGE RD
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ENGEL MARIA AND MICHAEL
330 LAKE TRAIL CT
ROCKWALL, TX 75077

NEAL TERESA LOU
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
340 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
3409 BERMUDA DR
ROWLETT, TX 75088

CURRENT RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BERRY ROBERT N
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
3543 VANCOUVER DRIVE
ROCKWALL, TX 75229

RIGGS LELAND L & STELLA E
3547 REGENT DR
ROCKWALL, TX 75229

CURRENT RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT B & LINDA
3810 COVE RD
ROCKWALL, TX 75088

NELSON JERRY C & MARIBETH
410 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

GARDNER DAVID L REV LIV TR
4440 FAIRWAYS BLVD APT 410
ROCKWALL, TX 34209

GREEN JOHN & JULIE
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

ROCKWALL MARINA DEVELOPMENT LLC
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

DAVIS GEORGE
5 DARR RD
ROCKWALL, TX 75032

JOHNSON BRENT & LINDA
500 N CENTRAL EXPWY SUITE 103
ROCKWALL, TX 75074

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
512 PRIVATE RD 52444
ROCKWALL, TX 75451

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
540 NANCE RD
SUNNYVALE, TX 75182

MARTIN FREDERICK B & SONJA B
5601 RANGER DR
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

SCHRIMPF GEORGE R AND
RHODY L KENNEDY
6007 VOLUNTEER PLACE
ROCKWALL, TX 75032

ABLE RENTAL PROPERTIES LLC
608 DEVELOPMENT DR SUITE 150
ROCKWALL, TX 75074

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6103 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BROWN GWENDOLYN E
6105 VOLUNTEER PL
ROCKWALL, TX 75032

HUMPHREY JAY
6106 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
6107 VOLUNTEER PL
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
6111 VOLUNTEER PL
ROCKWALL, TX 75032

WILLIAMSON DAVID B
6112 VOLUNTEER PLACE
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
ROCKWALL, TX 75214

PATTERSON JAMES S & IRENE L
631 SILVERSTONE DR
ROCKWALL, TX 75080

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STRANGE LULA MAE ESTATE
7 CYPRESS CT
ROCKWALL, TX 75032

PATTERSON WILLIAM L & DWAYLA
782 HANOVER DR
ROCKWALL, TX 75087

DEL CID EVELYN CAROL JOHNSON
7926 ENCLAVE WAY
ROCKWALL, TX 75218

HUNT JOEL J AND RISA
801 COUNTRY CLUB DR
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
ROCKWALL, TX 75032

TARBERT LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

SOMERS WILLIAM STEPHEN
872 PARKWAY DR
ROCKWALL, TX 83221

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
892 STEGER TOWNE RD
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
9011 CLEARHURST DR
ROCKWALL, TX 75238

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

ENGEL MARIA
994 GREEN RIVER RD
ROCKWALL, TX 38485

VIERLING DENNIS A & LISA F
PO BOX 1506
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

VARUGHESE MINI
PO BOX 2381
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



RAMSAY & REYES LLC

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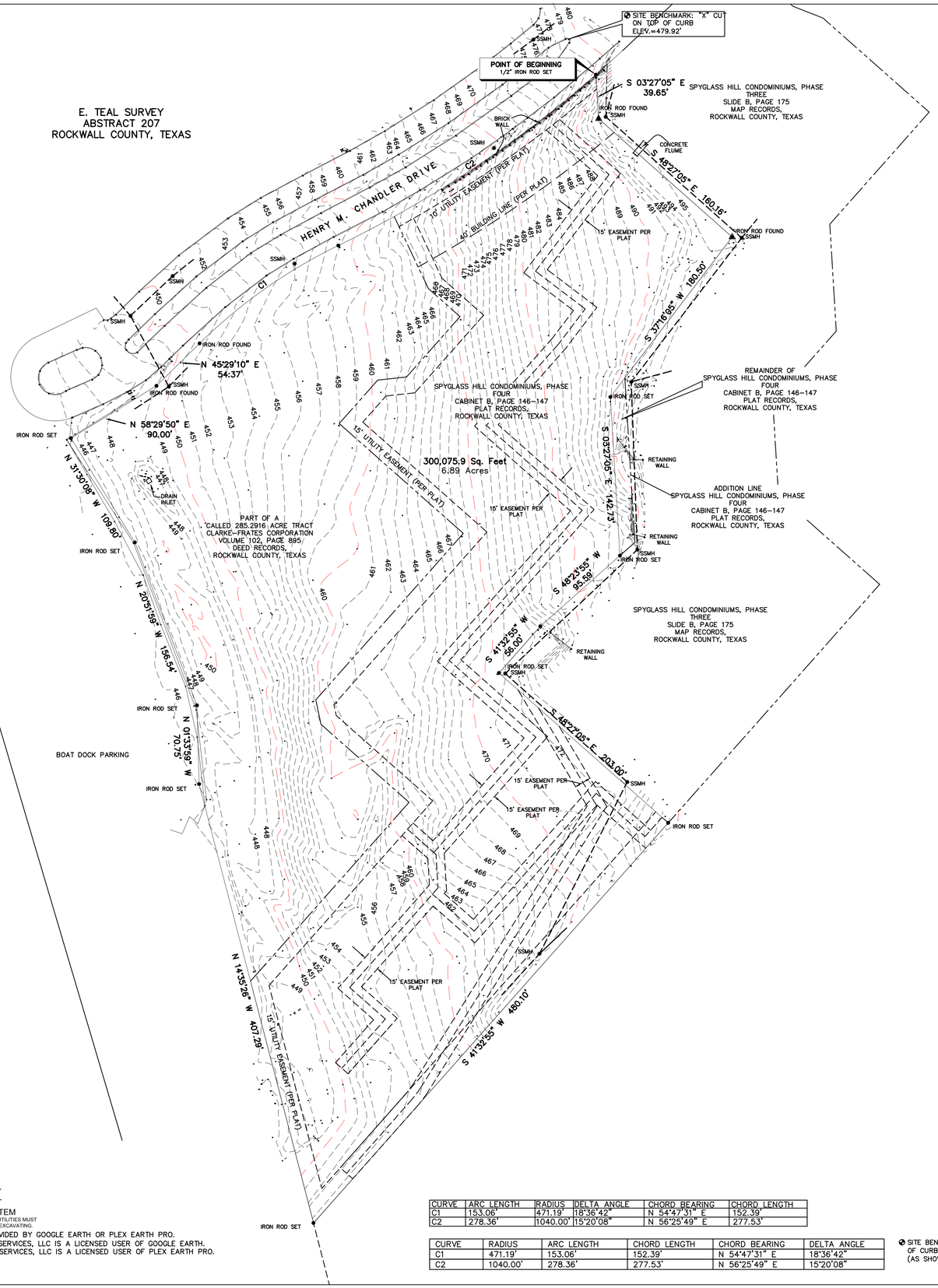
CONCEPTUAL PLAN - TOWNHOUSES
6.88 ACRES on HENRY M. CHANDLER DR.



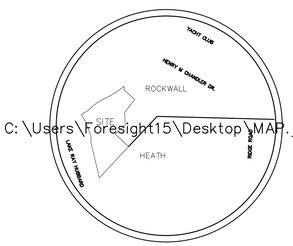
N
W E
S

SCALE: 1" = 50'

50 25 0 50 100

GRAPHIC SCALE

LOCATION MAP



NOT TO SCALE

LEGEND

- ▲ "CM" = CONTROLLING MONUMENT
- ● IRF = IRON ROD FOUND
- ● IRS = 5/8" IRON ROD SET "BCLS"
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- EP = ELECTRIC PEDESTAL
- PP = POWER POLE
- GM = GAS METER
- AC = AIR CONDITIONER
- —E— E = OVERHEAD ELECTRIC
- SSMH = SANITARY SEWER MANHOLE
- —o— CLF = CHAIN LINK FENCE
- —x— WF = WIRE FENCE
- —//— WDF = WOOD FENCE
- —xx— MF = METAL FENCE

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

1-800-245-4545
WWW.TEXASONECALL.COM
TEXAS ONE CALL SYSTEM
CONSTRUCTION NOTE: UNDER GROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATING.

AERIAL IMAGERY PROVIDED BY GOOGLE EARTH OR PLEX EARTH PRO.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF GOOGLE EARTH.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF PLEX EARTH PRO.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	153.06'	471.19'	18°36'42"	N 54°47'31" E	152.39'
C2	278.36'	1040.00'	15°20'08"	N 56°25'49" E	277.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	471.19'	153.06'	152.39'	N 54°47'31" E	18°36'42"
C2	1040.00'	278.36'	277.53'	N 56°25'49" E	15°20'08"

SITE BENCHMARK: "X" CUT ON TOP OF CURB ELEV.=479.92' (AS SHOWN WDS GNSS NETWORK)

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and Being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being part of Spyglass Hill Condominiums Phase Four as recorded in Cabinet B, Slides 146-147 of the Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, and addition to the City of Rockwall, Texas, as recorded in Slide B, Page 175, Map Records, Rockwall County, Texas, a 1/2 inch iron rod set for corner;

THENCE Along the Westerly line of said Spyglass Hill Condominiums, the following:
South 03 degrees 27 minutes 05 seconds East, a distance of 39.65 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;
South 37 degrees 16 minutes 05 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod set for corner;
South 03 degrees 27 minutes 05 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod set for corner;
South 48 degrees 23 minutes 55 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;
South 41 degrees 32 minutes 55 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod set for corner on the Northerly line of Windward Slope Addition;

THENCE South 41 degrees 32 minutes 55 seconds West, along the Northerly line of Windward Slope Addition, an addition to the City of Heath, Rockwall County, Texas, a distance of 480.10 feet to a 1/2 inch iron rod set for corner;

THENCE North 14 degrees 35 minutes 26 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degrees 33 minutes 59 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degrees 51 minutes 59 seconds West, a distance of 156.54 feet to a 1/2 inch iron rod set for corner;

THENCE North 31 degrees 30 minutes 08 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod found for corner on the Southerly right-of-way line of Henry M. Chandler Drive;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:
North 58 degrees 29 minutes 50 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;
North 45 degrees 29 minutes 10 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 40 seconds and a radius of 471.19 feet;
THENCE along said curve an arc length of 153.06 feet to a 1/2 inch iron rod found and being the beginning of a curve to the left having a central angle of 15 degrees 20 minutes 08 seconds and a radius of 1040.00 feet;

THENCE along said curve an arc length of 278.36 feet to the PLACE OF BEGINNING and containing 300,076 square feet or 6.89 acres of land.

TO:

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the _____ day of _____, 2017 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: _____
Bison Creek Land Services, LLC.
24443 IH 20
Wills Point, Texas 75169
Phone (903) 873-3600

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) Basis of Bearing (S 48°27'05" E 160.16') Northeasterly line of Rockwall Mararina Development, LLC tract as recorded in Instrument No. 2011-00452487 O.P.R.R.C.T.

3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

TITLE RESOURCRES GUARANTY COMPANY
GF. No. R171557R
Effective Date: June 21, 2017 Issued: July 18, 2017

SUBJECT TO THE FOLLOWING:

10)

b. Easements and building lines as shown on Plat recorded in Cabinet B, Envelope 146, Plat Records, Rockwall County, Texas.

c. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 37, Deed Records, Rockwall County, Texas.

d. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 60, Deed Records, Rockwall County, Texas

e. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 520, Deed Records, Rockwall County, Texas.

f. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 522, Deed Records, Rockwall County, Texas.

g. Easement dated November 22, 1982, from American Condominium Corporation of Texas to Stoner Communications recorded in Volume 169, Page 175, Deed Records, Rockwall County, Texas.

BISON CREEK
LAND SERVICES, LLC
WWW.BISONCREEK.COM
FIRM LICENSE NO. 10193880
COPYRIGHT © 2017

BOUNDARY SURVEY
BEING A 6.88 ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PART OF CALLED 285.2916 ACRES VOLUME 102, PAGE 895 D.R.R.C.T. SPYGLASS HILL CONDOMINIUMS, PHASE 4 CABINET B, SLIDES 146-147 P.R.R.C.T.

OWNER'S NAME
ADDRESS
????, TEXAS

BISON CREEK LAND SERVICES, LLC 24443 INTERSTATE 20, BLDG. 3, WILLS POINT, TEXAS 75169 PHONE 903-873-3600 WWW.BISON-CREEK.COM

REVISION:

SCALE: 1" = 50'
DATE: 09/08/2017
APPROVED BY: JPK
DRAWN BY: MP
CREW: BSM
PROJECT NO. 17-2858

SHEET 1 OF 1

RAMSAY & REYES LLC

PROJECT MANAGEMENT · ARCHITECTS · PLANNERS

Project : 6.88 ACRES on Henry M. Chandler Dr., Rockwall, Texas 75032

Owner: Ed Cavendish

Development Standards

Houses are scheduled to be from 1,900 sq. ft. to 2,200 sq. ft., and will sell from $325,000 to $375,000, producing a taxable value of approximately **$16,800,000.**

Description

Project will contain 48 houses - single lots and in groups of 3,4, and 5 with adjacent side walls.

Lot sizes:	Mostly 24' – 27' wide x 105' deep
Units per lot:	(1) One unit per lot
Lot setbacks:	Front - 20' Rear – 10' Side – (Varies) Zero – 25' Maintenance – 5' Minimum
Landscape:	(1) One tree per every 50' along Henry M. Chandler Dr. Wrought Iron Fence along perimeter of site.

The site is 6.88 acres with 2.88 acres of community park and open space (42%).

Highest top of roof elevation is 500' above sea level which is 8'-0" below the 1992 P&Z recommendation of 508' above sea level.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 92-39*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Ed Cavendish of Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*specifically contained within Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 09.06.18

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(d) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master Plat
3. Preliminary Plat
4. PD Site Plan
5. Final plats

(c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.

(d) A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 6. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

DRAFT ORDINANCE 01.02.2018

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

THENCE Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

THENCE South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

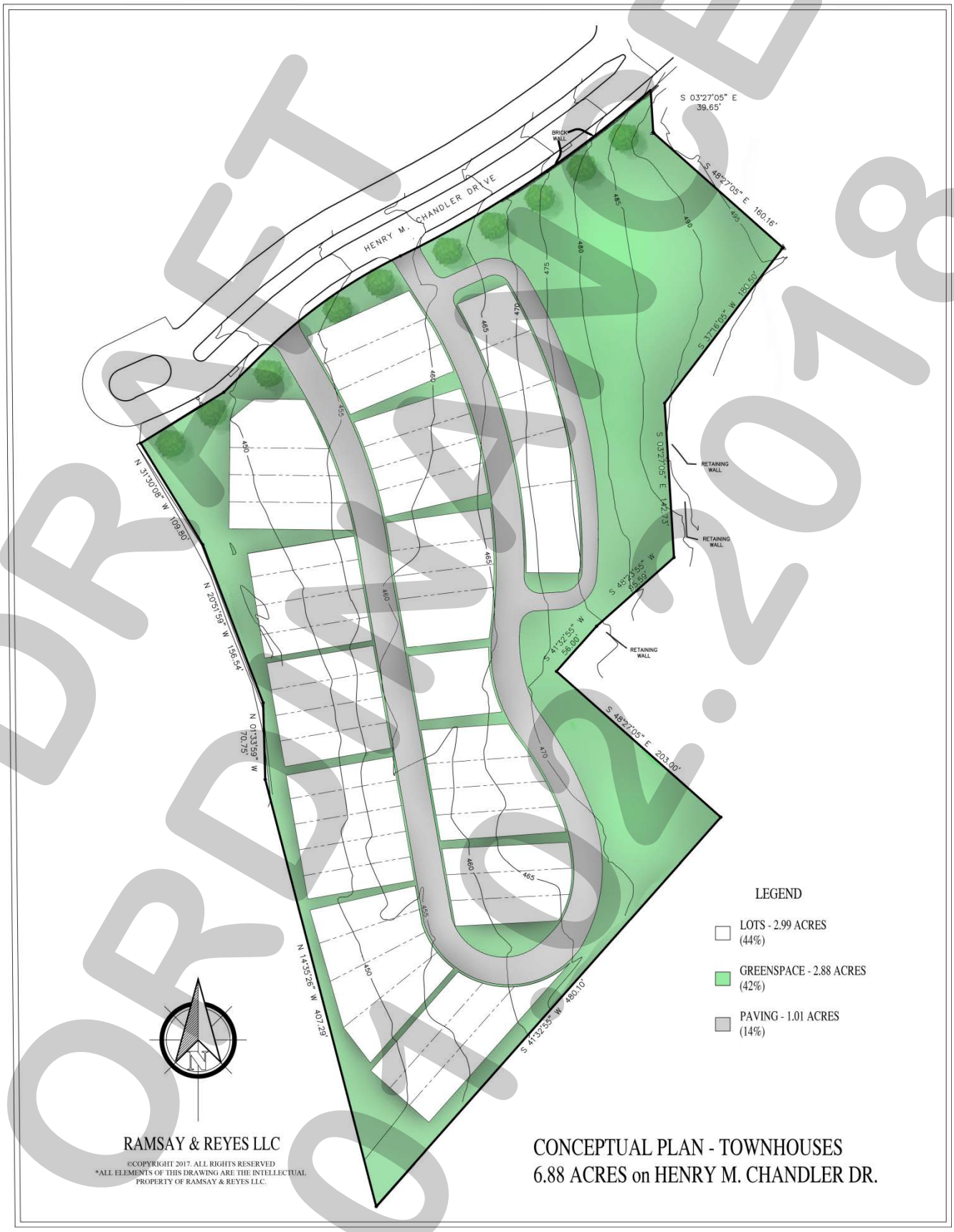
THENCE along the Southerly line of Henry M. Chandler Drive, the following:

North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

DRAFT ORDINANCE 01.02.2018

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 04.02.2018

Exhibit 'C':
PD Development Standards

PD Development Standards.

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be seven (7) dwelling units per gross acre of land; however, in no case should the proposed development exceed 48-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	24'
Minimum Lot Depth	105'
Minimum Lot Area	2,520 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/25'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [3]	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home, and in no case should any home exceed an elevation of 508-feet above sea level.

(3) *Garage Orientation.* All garages shall be permitted to be forward facing (i.e. facing onto a public street in a front entry configuration) provided they are setback three (3) feet from the front façade of the primary structure.

(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 70% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.

DRAFT ORDINANCE 01.02.2018

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards.*

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage.

(iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure.* If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space.* A minimum of 42% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision

DRAFT ORDINANCE 01.02.2018

Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

(11) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 01.02.2018

City of Rockwall

Project Plan Review History

Project Number	Z2017-060	**Owner**	RAYBURN COUNTRY ELECTRIC CORP	**Applied**	11/18/2017 LM
Project Name	950 Sids Road (AG to HC)	**Applicant**	RABURN COUNTRY ELECTRIVE COOPERATIVE	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

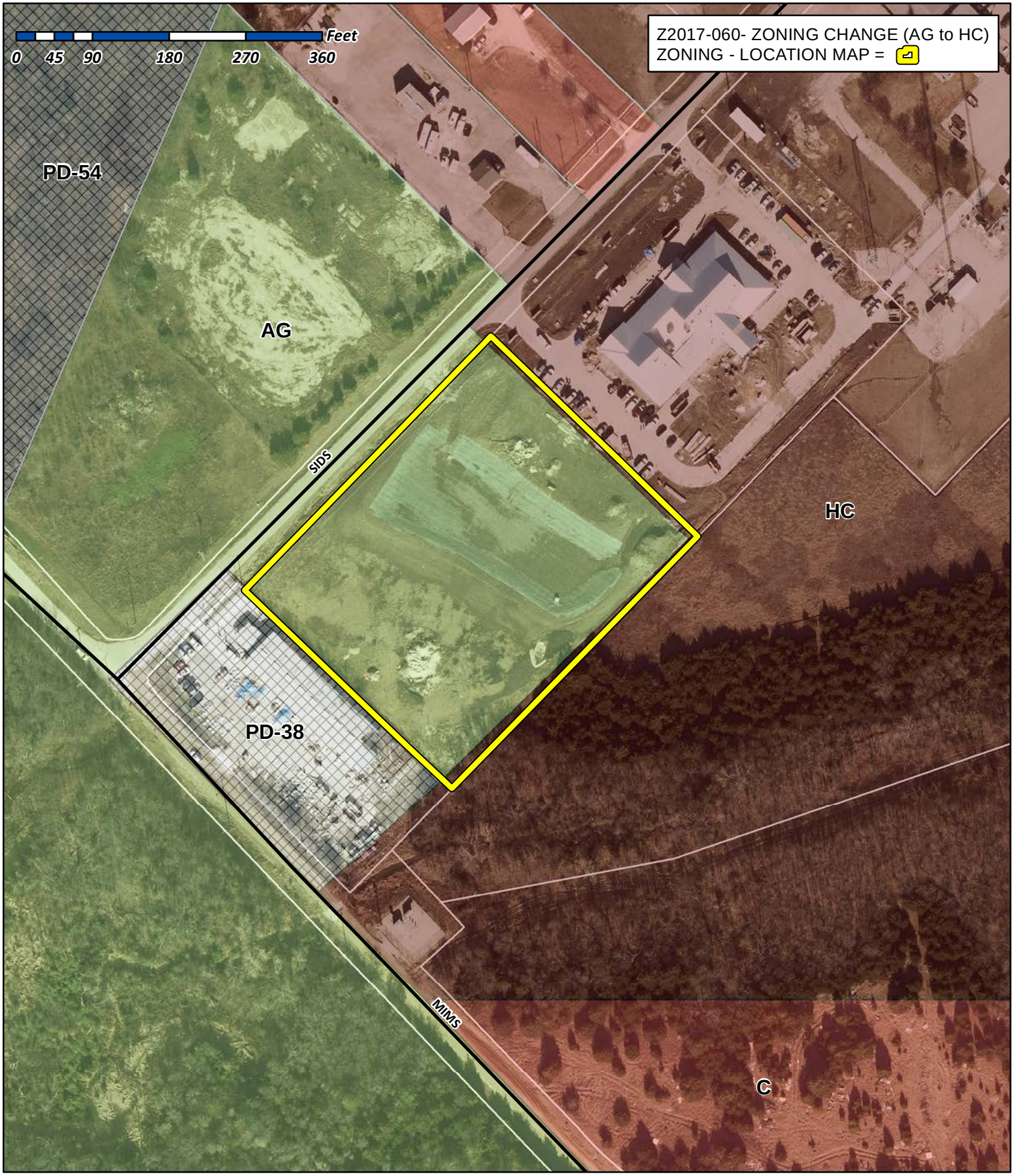
Site Address	**City, State Zip**	**Zoning**
950 SIDS RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAYBURN COUNTRY ADDITION	2	A	2	4733-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/22/2017	4	APPROVED	
FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	APPROVED	
PLANNING	Korey Brooks	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	Comments

Z2017-060 Zoning Change (AG to HC) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-060) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Worksession for this case is November 28. The Planning and Zoning Meeting for this case is December 12, 2017
I.5 The City Council meeting date for this case is December 18, 2017 and January 2, 2018
I.6 A representative is required to attend all meetings.

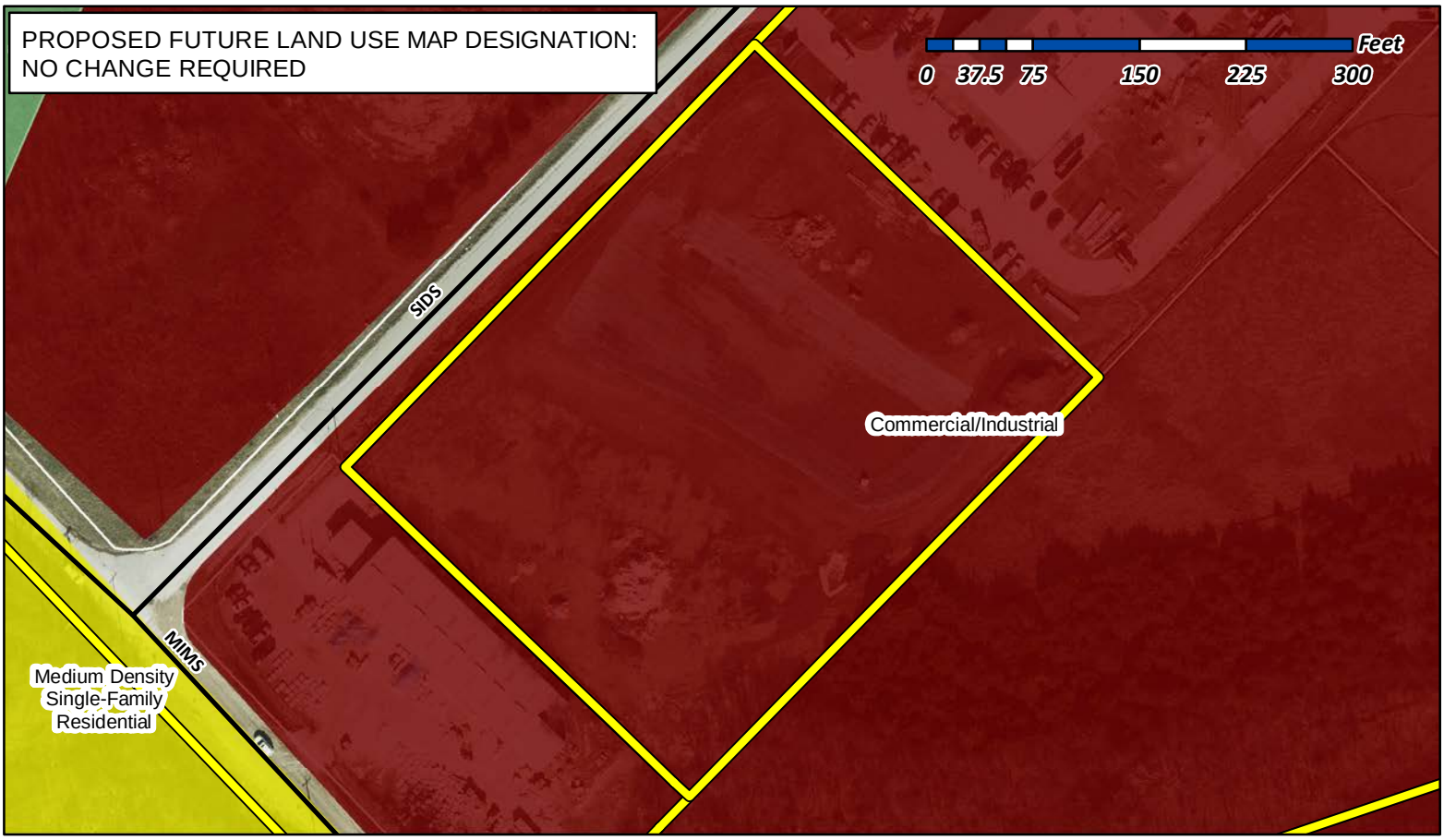


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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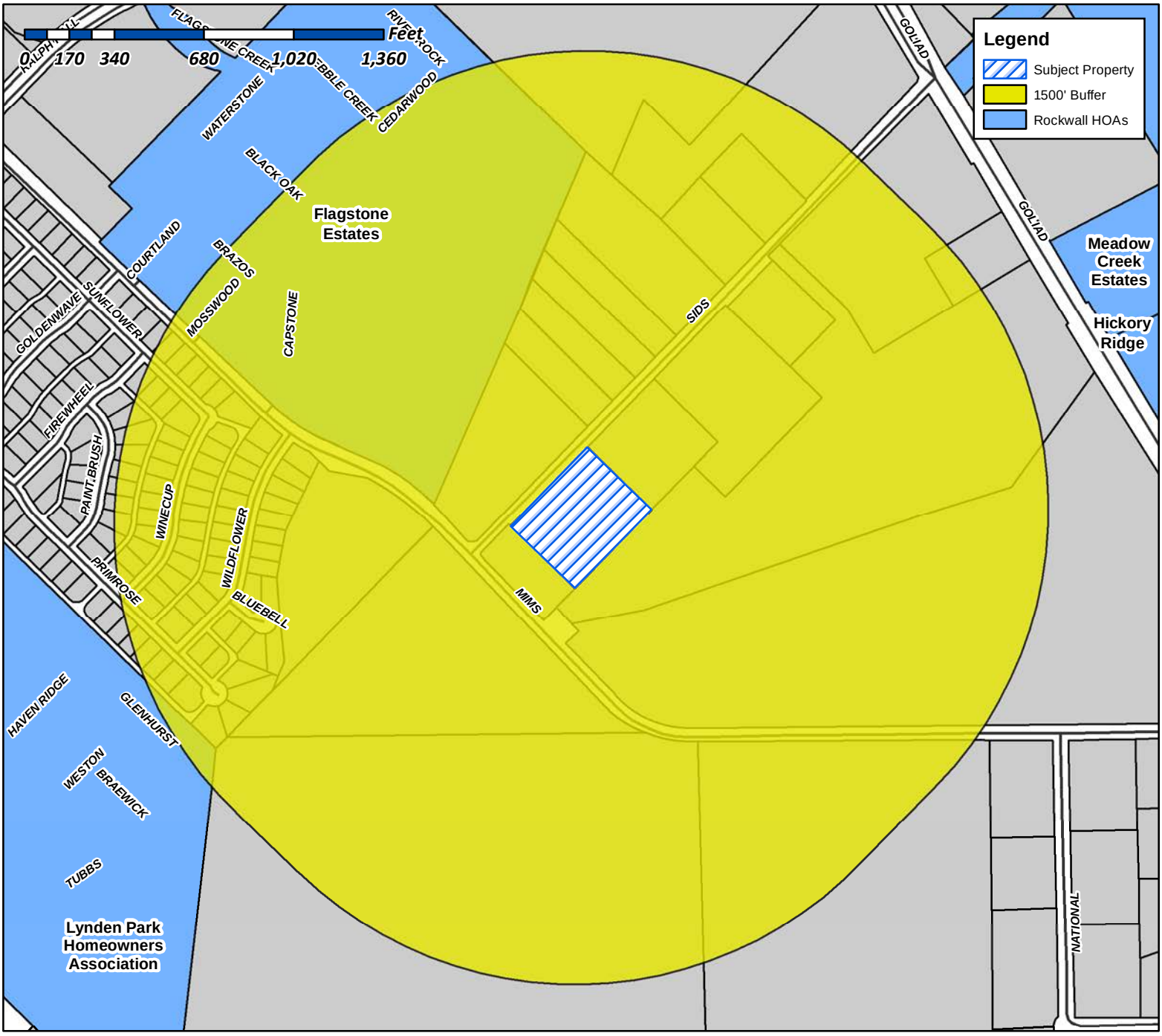
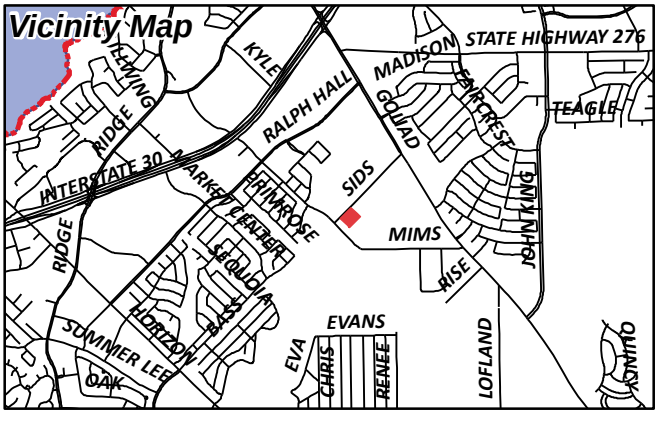


Case Number: Z2017-060
Case Name: Zoning Change (AG to HC)
Case Type: Zoning
Zoning: Agricultural (AG) Distirct
Case Address: Northeast of the Intersection of Mims Road and Sids Road.

Date Created: *11/17/2017*
For Questions on this Case Call (972) 771-7745



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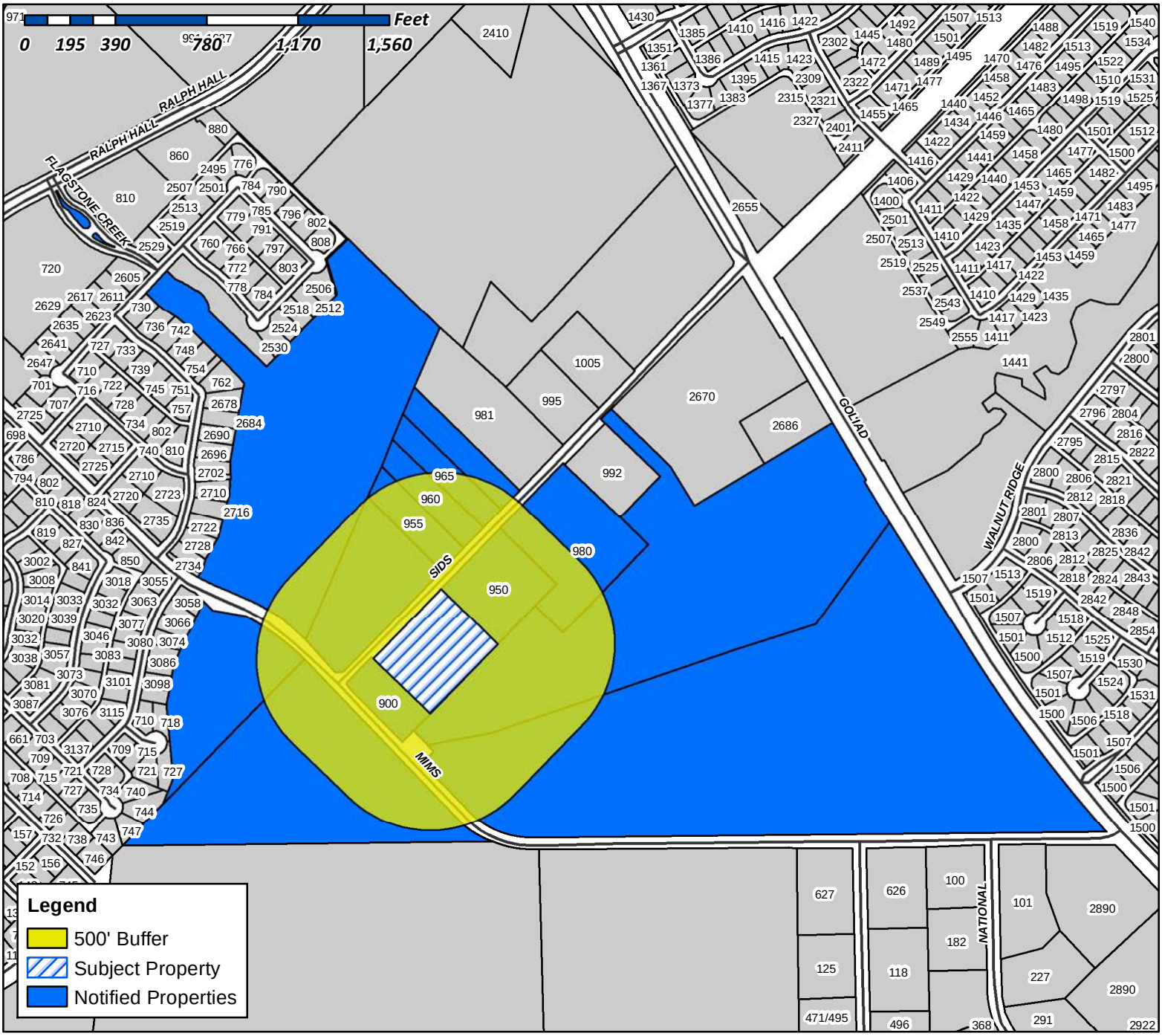
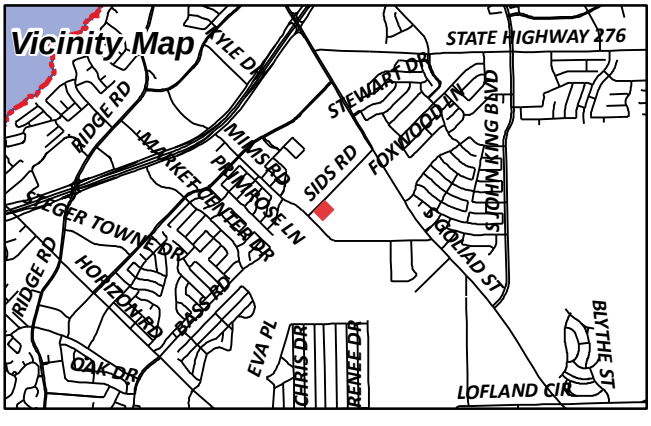


Case Number: Z2017-060
Case Name: Zoning Change (AG to HC)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Northeast of the Intersection of Mims Road and Sids Road.

Date Created: *11/18/2017*
For Questions on this Case Call (972) 771-7745



ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

CAMPERS 4 RENT LLC
518 WATERVIEW DRIVE
COPPELL, TX 75019

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

JOHN D. McFARLAND SURVEY
A-145

APPROX. LOCATION
A-145
A-26

ZONED: AG
5.0 ACRES
RUTLEDGE MARTIN LLC.

ZONED: HC
1.50 AC
ROBERT S. RANDALL JR.

ZONED: C
1.50 AC
RODD HANNAH'S AIR

ZONED: HC
ROCKWALL ISD

ZONED: AG
2.0 AC
ROBERT G. AND BETTY K. LOFLAND

ZONED: C

SIDS ROAD
(40' R.O.W.)

POINT OF BEGINNING

N 44°03'02" E 416.17'

SIDS ROAD
(62.5' R.O.W.)

WILLIAM H. BARNES SURVEY
A-26

ZONED: AG
63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

ZONED: PD-38
1.50 AC.
RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

MIMS ROAD

S 46°14'22" E
338.24

PROPOSED ZONING: HC
EXISTING ZONING: AG (S64)
140,565 SQ. FT.
3.227 ACRES

LOT 3 BLOCK A
RAYBURN COUNTRY ADDITION
CAB I, SLIDE 69
P.R.R.C.T.

N 45°56'58" W
338.67'

ZONED: HC

LOT 2 BLOCK A
RAYBURN COUNTRY ADDITION
CAB. I SLIDE 69,
P.R.R.C.T.

LOT 1 BLOCK A
RAYBURN COUNTRY ADDITION
CAB I, SLIDE 69
P.R.R.C.T.

ZONED: PD-43
LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367
P.R.R.C.T.

ZONED: HC

ZONED: PD-44

S 44°06'36" W
414.46'

ZONED: HC

AG ZONING
HC ZONING

BUFFALO CREEK
TRIBUTARY 3

ZONED: HC
63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

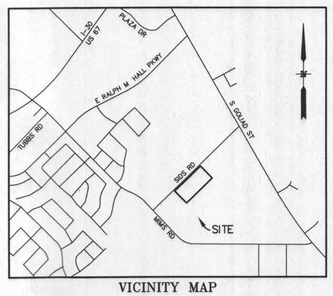
ZONED: HC
24.818 AC.
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
VOL. 2017, PG. 5360
D.R.R.C.T.

LEGEND	
I.R.F.	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEEDS RECORDS, ROCKWALL COUNTY, TEXAS

60 30 0 60 120
SCALE IN FEET
1" = 60'

LEGAL DESCRIPTION

BEING ALL OF LOT 3, BLOCK A OF THE RAYBURN COUNTRY ADDITION AS RECORDED IN CABINET I, SLIDE 69 P.R.R.C.T. AND CONTAINING 140,565 square feet or 3.227 acres of land.



NOTE:

Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).

Z2017 060

RECEIVED
NOV 20 2017
BY

FILE COPY

ZONING EXHIBIT
OF
3.227 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABST. NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

CASE NUMBER: Z2017-xxx DATE: NOVEMBER 14,, 2017

03560\DWG\3560 Exhibit Zoning.dwg

City of Rockwall

Project Plan Review History

Project Number	Z2017-061	**Owner**	PRESTON STATE BANK	**Applied**	11/19/2017 LM
Project Name	Rockwall School of Music	**Applicant**	SALSER DEVELOPMENT GROUP	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	11/19/2017 LM

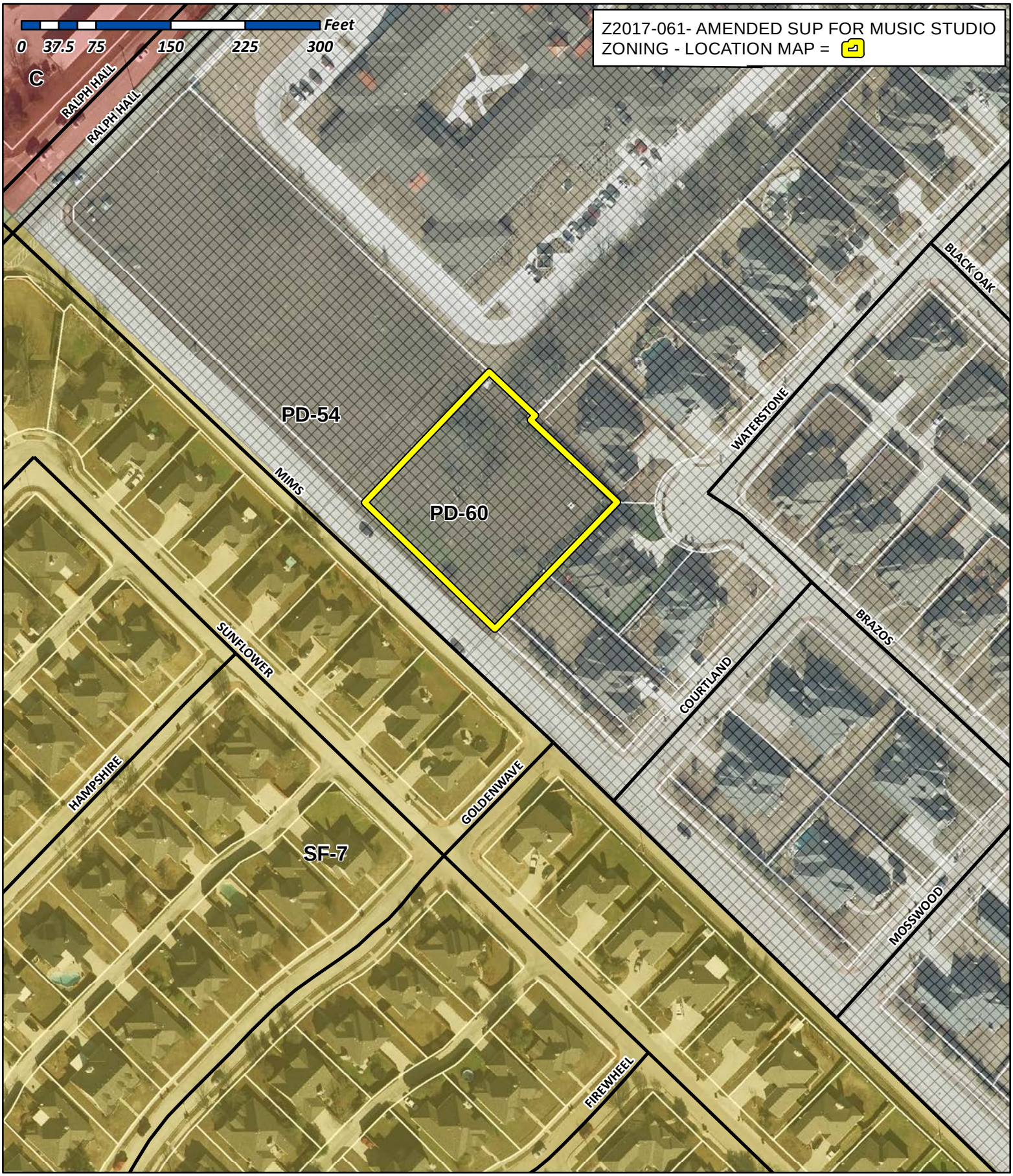
Site Address	**City, State Zip**	**Zoning**
RALPH HALL PKWY	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FLAGSTONE CORNERS	9	A	9	3683-000A-00069-00-0	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/19/2017	11/26/2017	11/20/2017	1	APPROVED	
ENGINEERING	Sarah Hager	11/19/2017	11/26/2017	11/22/2017	3	APPROVED	
FIRE	Ariana Hargrove	11/19/2017	11/26/2017	11/21/2017	2	APPROVED	
PLANNING	Korey Brooks	11/19/2017	11/26/2017	11/22/2017	3	COMMENTS	Comments

Z2017-061 Amended SUP- Rockwall School of Music: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an amendment to Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-061) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Worksession for this case is November 28. The Planning and Zoning Meeting for this case is December 12, 2017
I.5 The City Council meeting date for this case is December 18, 2017 and January 2, 2018
I.6 A representative is required to attend all meetings.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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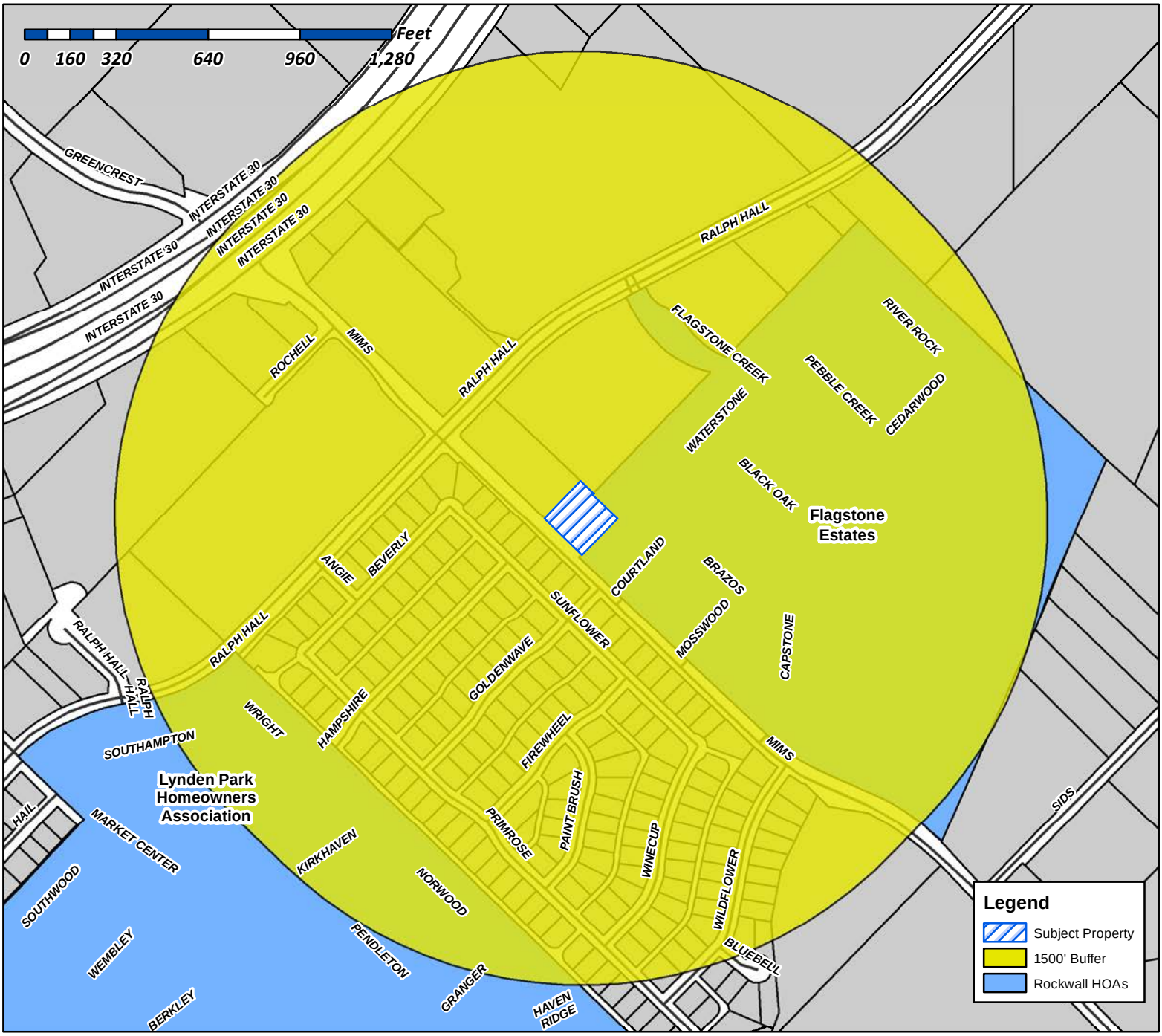
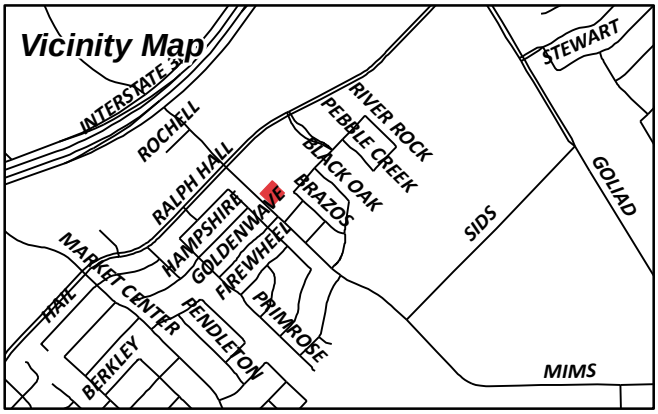


Case Number: Z2017-061
Case Name: Amended SUP for Music Studio
Case Type: Zoning
Zoning: PD-60
Case Address: 1830 and 1842 Mims Road



Date Created: 11/19/2017
For Questions on this Case Call (972) 771-7745

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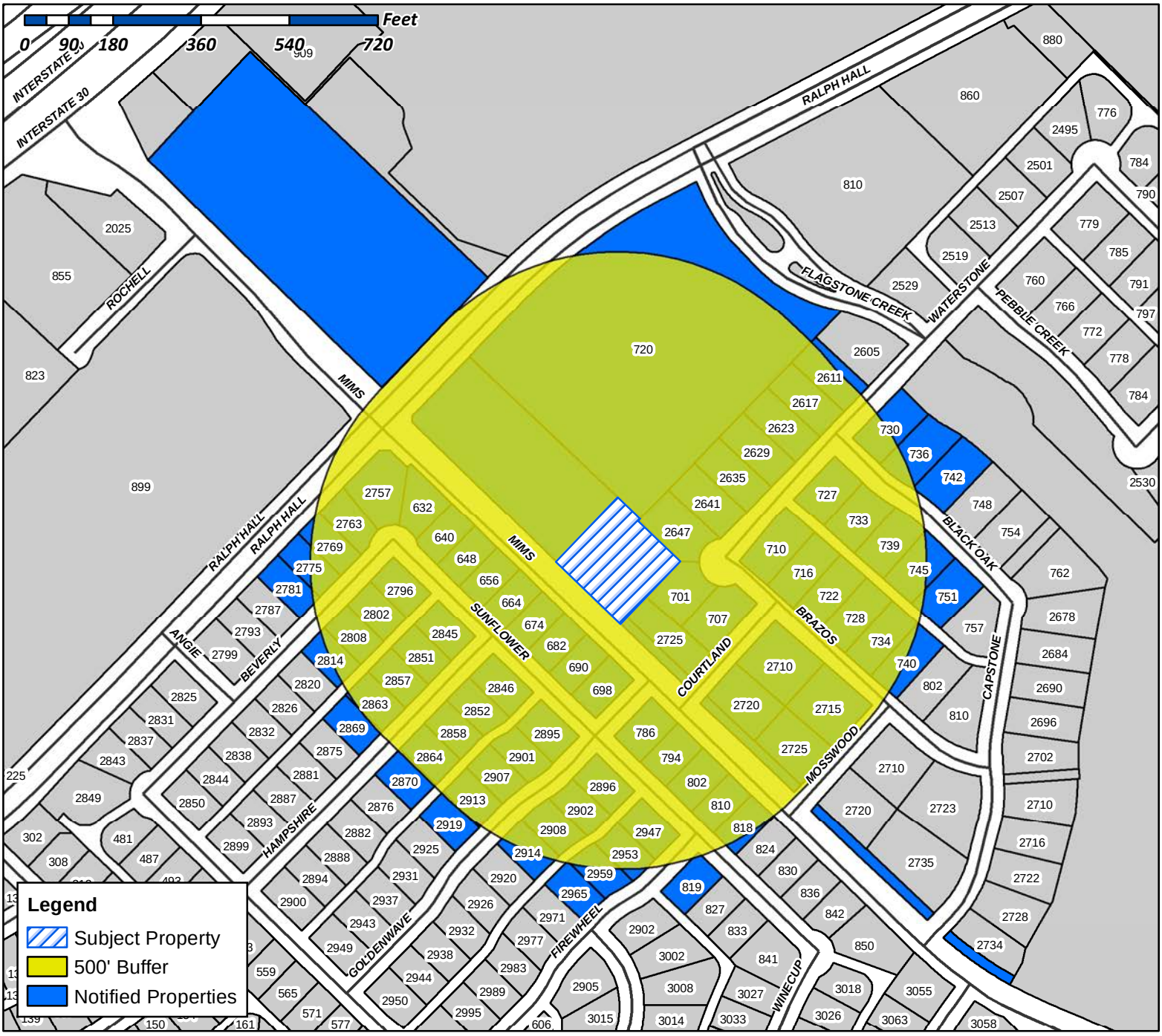

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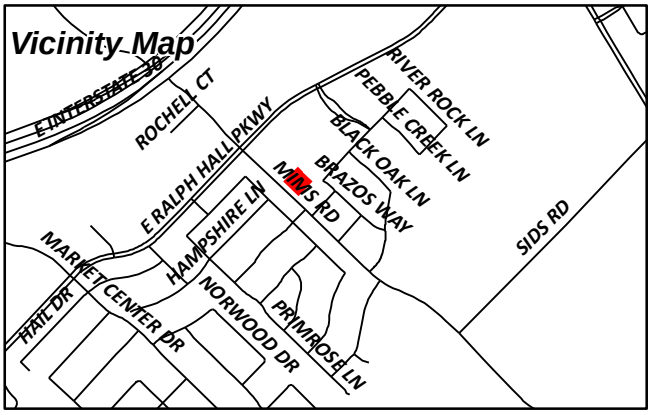


Date Created: 11/19/2017
For Questions on this Case Call (972) 771-7745

WEST PETER K
1530 S QUEBEC WAY APT 34
DENVER, CO 80231

SMIETANKO MAGDALENA
18-05 215TH STREET APT 150
BAYSIDE, NY 11360

BELL KIMBERLY
2 LOST VALLEY COURT
HEATH, TX 75032

CCAA INVESTMENT I LP
208 N MARKET STREET SUITE 385
DALLAS, TX 75202

JANKE JOEL
2415 TAYLOR ST APT 11202
DALLAS, TX 75201

CONLEY JORDAN & LAUREL
2611 WATERSTONE LN
ROCKWALL, TX 75032

WERNETTE LYNN
2617 WATERSTONE LN
ROCKWALL, TX 75032

SEARCY DONALD R & CAROLYN J
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

MEADE FAMILY REVOCABLE LIVING TRUST
2623 WATERSTONE LN
ROCKWALL, TX 75032

TRESHOCK WILLIAM
2629 WATERSTONE LN
ROCKWALL, TX 75032

OUNG BRYAN
2635 WATERSTONE LANE
ROCKWALL, TX 75032

MCCANN KELLY S & SHERRIE M GOLDACKER
2641 WATERSTONE LN
ROCKWALL, TX 75032

HOLMES KEVIN
2647 WATERSTONE LN
ROCKWALL, TX 75032

FIELDS KELLY M AND TAYLOR M
2710 COURTLAND WAY
ROCKWALL, TX 75032

HINES MICHAEL W & KAREN R
2715 MOSSWOOD LN
ROCKWALL, TX 75032

GARZA ARTEMIO
2720 COURTLAND WAY
ROCKWALL, TX 75032

WILKINSON ALANNAH AND RHONDA PRICE
2725 COURTLAND WAY
ROCKWALL, TX 75032

GONZALES SAM C AND BARBARA J
2725 MOSSWOOD LN
ROCKWALL, TX 75032

FUTRELL LAURIE GWEN
2757 BEVERLY DR
ROCKWALL, TX 75032

ROCKWALL SCIENTIFIC LLC
2763 BEVERLY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2769 BEVERLY DR
ROCKWALL, TX 75032

FANNING WANDA R
2775 BEVERLY DR
ROCKWALL, TX 75032

KINGSTON JASON M AND JOELLE N
2781 BEVERLY DR
ROCKWALL, TX 75032

RUIZ NORMA L
2796 BEVERLY DRIVE
ROCKWALL, TX 75032

MAEDGEN RONALD AND ANN
2802 BEVERLY DR
ROCKWALL, TX 75032

CAMPBELL ROCKY & KELI
2808 BEVERLY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2814 BEVERLY DR
ROCKWALL, TX 75032

DOWLING WAYNE & LACY
2845 HAMPSHIRE LN
ROCKWALL, TX 75032

WARNER RYAN P & JENNIFER MICHELLE
2846 HAMPSHIRE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2851 HAMPSHIRE LN
ROCKWALL, TX 75032

HUTCHINSON ESTER R
2852 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2857 HAMPSHIRE LN
ROCKWALL, TX 75032

SAWYER CAROLYN ANNETTE
2858 HAMPSHIRE LN
ROCKWALL, TX 75032

DESHAZO DONALD PETER AND SARA RAE
2863 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2864 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2869 HAMPSHIRE LN
ROCKWALL, TX 75032

ROBERTS KARI ELIZABETH
2870 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2895 GOLDENWAVE
ROCKWALL, TX 75032

WITCHER ELIZABETH A
2896 GOLDENWAVE
ROCKWALL, TX 75032

GEIST MICHAEL
2901 GOLDENWAVE LANE
ROCKWALL, TX 75032

KNIGHT KERRIANNA
2902 GOLDENWAVE
ROCKWALL, TX 75032

MCCLURE LINNIS & SANDRA
2907 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2908 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2913 GOLDENWAVE
ROCKWALL, TX 75032

HEIL FAYE S
2914 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2919 GOLDENWAVE
ROCKWALL, TX 75032

NEMC INVESTMENTS LLC
2931 RIDGE RD STE 1001
ROCKWALL, TX 75032

HERNANDEZ RAMIRO & ELISA
2947 FIREWHEEL DR
ROCKWALL, TX 75032

CHAMBERLIN LISA L
2953 FIREWHEEL DR
ROCKWALL, TX 75032

BLEDSOE JENNIFER
2959 FIREWHEEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2965 FIREWHEEL DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

RJ AMERICAN HOMES 4 RENT TWO LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

GRIGGS JUSTIN R
3674 FM 1569
GREENVILLE, TX 75401

SIGNATURE SENIOR LANDLORD LLC
4500 DORR ST
TOLEDO, OH 43615

DRAUGHON ROBERT G & NINA L
632 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
640 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
648 SUNFLOWER TRL
ROCKWALL, TX 75032

ZOMER JOHN
656 SUNFLOWER TR
ROCKWALL, TX 75032

GILL JOHN CLARK
664 SUNFLOWER TRL
ROCKWALL, TX 75032

VOELCKER GREG
674 SUNFLOWER TRAIL
ROCKWALL, TX 75032

SALAZAR VICTOR
682 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
690 SUNFLOWER TRL
ROCKWALL, TX 75032

TAYLOR KEVIN & NANCY
6938 WILDGROVE AVE
DALLAS, TX 75214

CURRENT RESIDENT
698 SUNFLOWER TRL
ROCKWALL, TX 75032

LASSANSKE THOMAS & RORAIMA
700 HEATHERGLEN DR
SOUTHLAKE, TX 76092

HANSELL SHELLEY KAY & JEFFREY ALAN
701 BRAZOS WAY
ROCKWALL, TX 75032

KENSOK GARY AND
707 BRAZOS WAY
ROCKWALL, TX 75032

ECHOLS JOSEPHINE
710 BRAZOS WAY
ROCKWALL, TX 75032

DEHAVEN CATHERINE L
716 BRAZOS WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
720 E RALPH HALL PKWY
ROCKWALL, TX 75032

MCCELLON TERRY
722 BRAZOS WAY
ROCKWALL, TX 75032

MORALES FRANK JR
727 BLACK OAK LN
ROCKWALL, TX 75032

ROSEBERRY SAMUEL S &
728 BRAZOS WAY
ROCKWALL, TX 75032

PAGE KEITH E
730 BLACK OAK LN
ROCKWALL, TX 75032

EITELMAN JIM A AND JENOYCE D
733 BLACK OAK LN
ROCKWALL, TX 75032

BAY TOM AND KRISTINA KEZAR
734 BRAZOS WAY
ROCKWALL, TX 75032

NORRIS DANIEL A JR
736 BLACK OAK LN
ROCKWALL, TX 75032

MATHEW CHACKO P & GRACY
739 BLACK OAK LANE
ROCKWALL, TX 75032

DODD REBECCA ANNE
740 BRAZOS LANE
ROCKWALL, TX 75087

MURPHY TIMOTHY D AND SHARI L
742 BLACK OAK LN
ROCKWALL, TX 75032

CLARK STEPHEN & PATRICIA M
745 BLACK OAK LN
ROCKWALL, TX 75032

D'ALESSANDRO PAUL
751 BLACK OAK LN
ROCKWALL, TX 75032

SALAZAR NOEL B AND ERIKA M
786 SUNFLOWER TR
ROCKWALL, TX 75032

CURRENT RESIDENT
794 SUNFLOWER TRL
ROCKWALL, TX 75032

CHRISTIAN MIKAL D & DLISA M
802 SUNFLOWER TRL
ROCKWALL, TX 75032

GAYTAN J ALFREDO & MARIA L
810 SUNFLOWER TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
818 SUNFLOWER TRL
ROCKWALL, TX 75032

ROBINSON DAVID J
819 SUNFLOWER TR
ROCKWALL, TX 75032

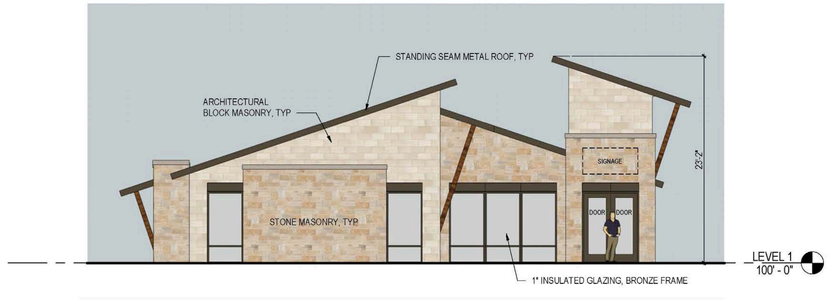
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

STATE HIGHWAY DEPT
I-30 RT 3 J L LOFLAND
ROCKWALL, TX 75087

PIN OAK REALTY HOLDINGS INC
PO BOX 1158
MT PLEASANT, TX 75456



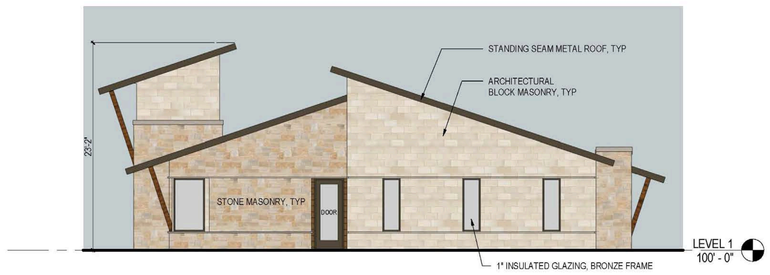
3 PERSPECTIVE - FRONT ENTRY
NTS



5 EXTERIOR ELEVATION - NORTHWEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTHWEST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

EXTERIOR ELEVATIONS

Scale

As indicated

Sheet Number

A-201

Project Status

SUP Submission

CITY OF ROCKWALL

ORDINANCE NO. 17-45
SPECIFIC USE PERMIT NO. S-174

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PORTION OF A LARGER 2.49-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Deric Salser of Salsar Development Group on behalf of Russ Porter of Rockwall School of Music, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Music Studio* in Planned Development District 60 (PD-60) on a 0.747-acre portion of a larger 2.49-acre parcel of land being described as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Music Studio* as stipulated by Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule,* of *Article IV, Permissible Uses, and Planned Development District 60 (PD-60)* [*Ordinance No. 05-05*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

1) The music studio shall generally conform to the concept plan shown in *Exhibit 'C'* and the concept building elevations shown in *Exhibit 'D'* of this ordinance.

2) A six (6)-foot masonry screening wall shall be provided adjacent to residential properties (*i.e. east and south property lines*).

3) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

4) Incidental display/outside storage is prohibited.

5) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

6) The dumpster enclosure doors shall not face towards any residential properties.

7) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

8) Music outside of the studio is prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF SEPTEMBER, 2017.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 21, 2017

2nd Reading: September 5, 2017

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
TEXAS STATE PLANE, NORTH CENTRAL ZONE,
GEODETIC BEARING ESTABLISHED BY GPS
MEASUREMENTS TAKEN ON 6/26/17

Exhibit 'B':
Survey



Exhibit 'C':
Concept Plan

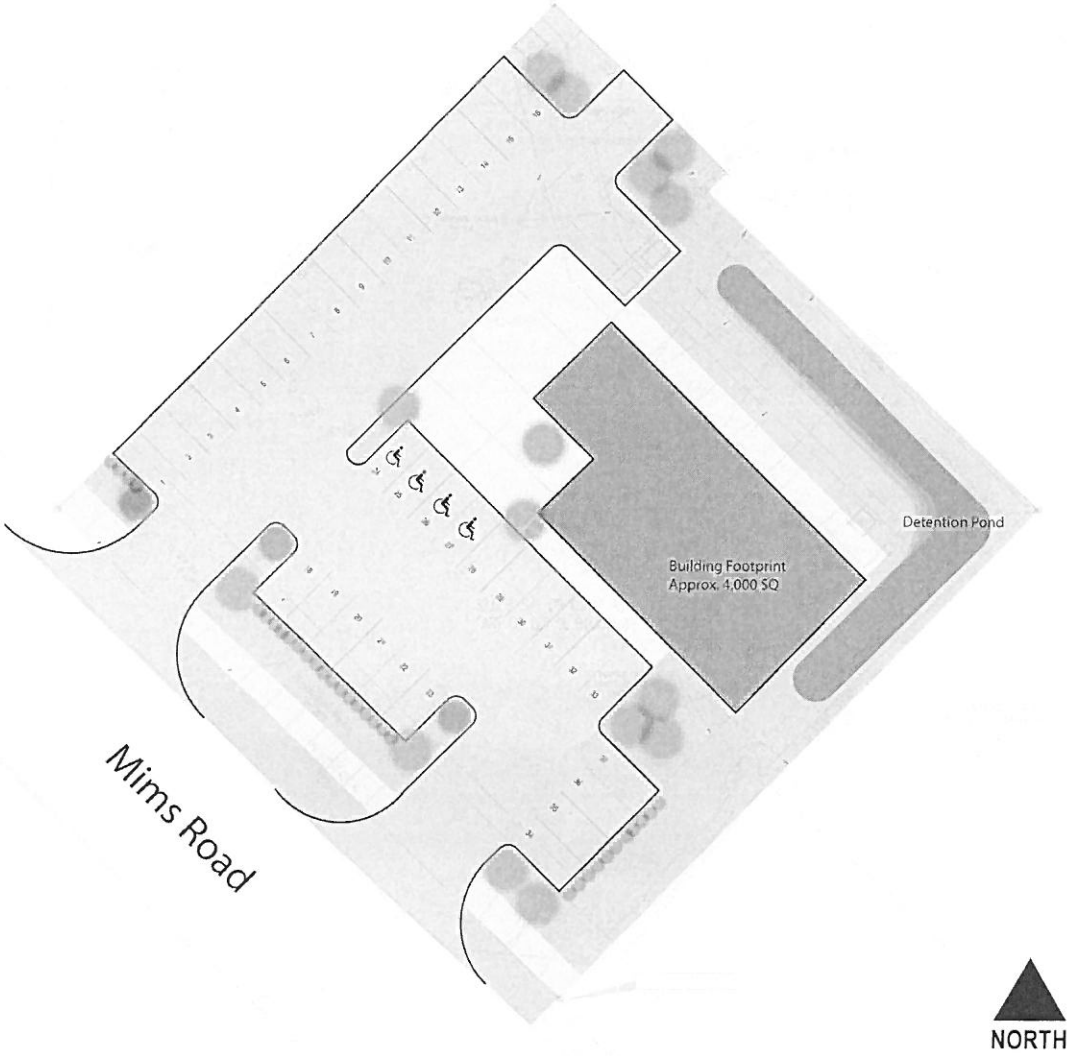
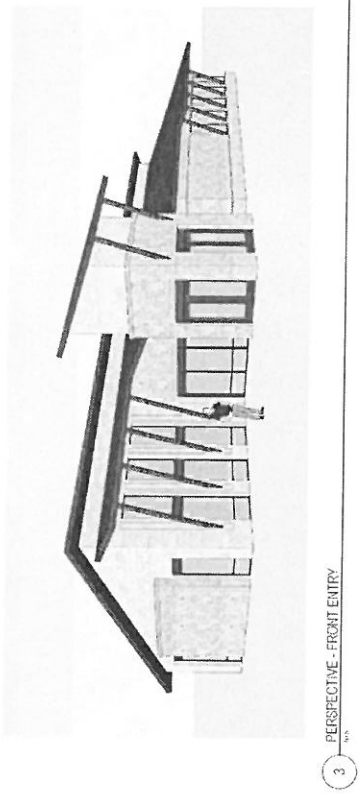
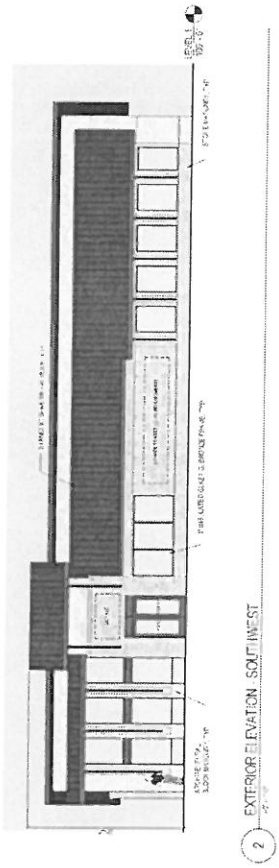
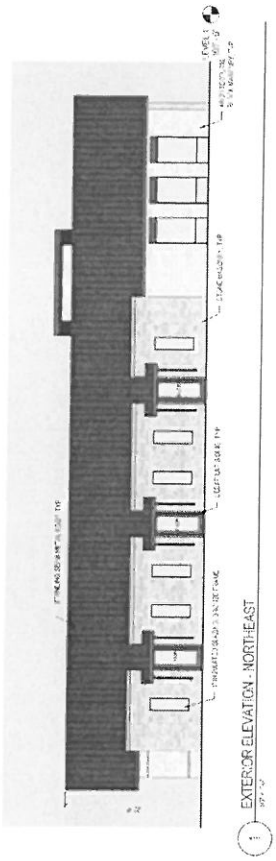
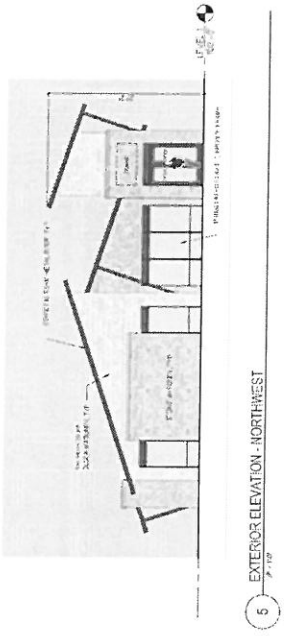


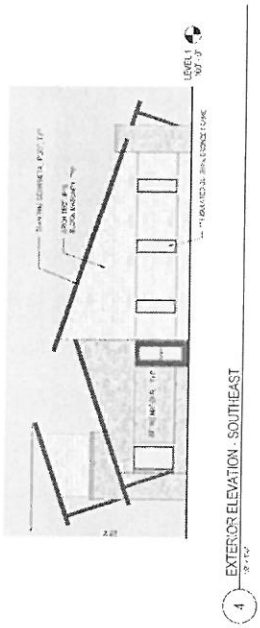
Exhibit 'D':
Concept Building Elevations











City of Rockwall

Project Plan Review History

Project Number	Z2017-062	**Owner**	BRYANT, JUDY GRACE & LINDA JEAN BRUNET	**Applied**	11/19/2017 LM
Project Name	SUP for a Hotel	**Applicant**	FC CUNY CORPORATION	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	11/19/2017 LM

Site Address	**City, State Zip**	**Zoning**
SUMMER LEE	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ECKERD ADDITION	2A	NULL	2A	3160-0000-002A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/19/2017	11/26/2017	11/20/2017	1	APPROVED	
ENGINEERING	Amy Williams	11/19/2017	11/26/2017	11/22/2017	3	APPROVED	See Comments
(11/22/2017 8:59 AM AW) See markup Driveway must be a minimum of 200' from Green Hill Way Parking to be 20'x9' Storm water pro-rata = $7226.59/acre Flood study required Waters of the US/Wetland determination required Must meet engineering requirements							
FIRE	Ariana Hargrove	11/19/2017	11/26/2017	11/21/2017	2	APPROVED	
PLANNING	Ryan Miller	11/19/2017	11/26/2017	11/21/2017	2	APPROVED	See Comments

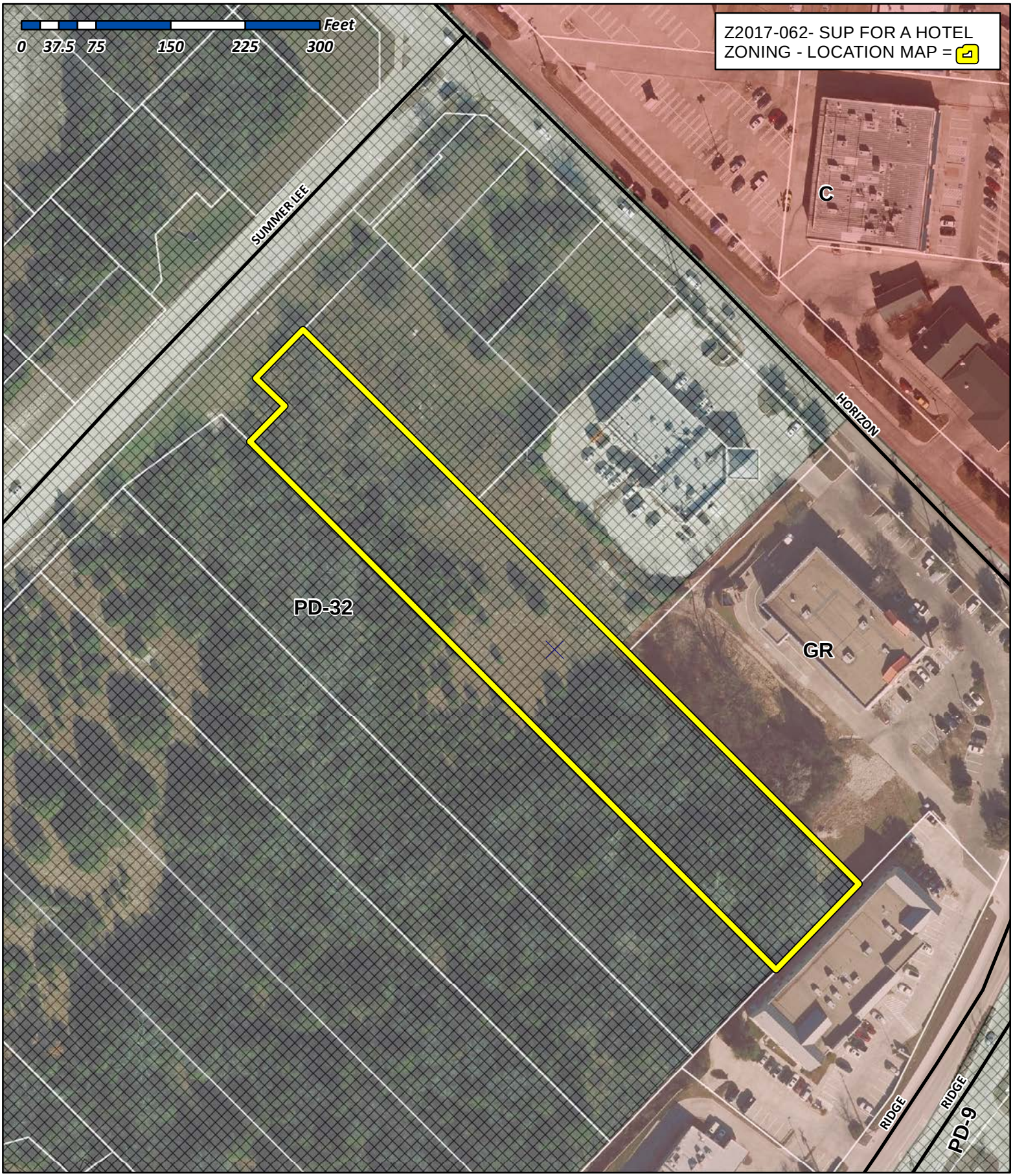
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2017-062 (SUP for TRU by Hilton): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This case is for the approval of a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, and located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097].
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 On all future submittals please include the case number (Z2017-062) in the lower right hand corner.
I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on November 28, 2017.
I.5 Please note that based on the current submittal the following operational conditions will be contained in the Specific Use Permit (SUP) ordinance:

1) Prior to the submission of a site plan, a PD Development Plan depicting a more detailed Concept Site Plan and Concept Building Elevations than those contained in this Specific Use Permit (SUP) ordinance shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
2) Nothing contained in this Specific Use Permit (SUP) ordinance shall be deemed to supersede the requirements of Ordinance No. 17-22.
3) The development of this property shall generally conform to the Concept Site Plan depicted in Exhibit 'B' of this Specific Use Permit (SUP) ordinance where not in conflict with Ordinance No. 17-22.
4) The proposed hotel shall generally conform to the Concept Building Elevations depicted in Exhibit 'C' of this Specific Use Permit (SUP) ordinance where not in conflict with Ordinance No. 17-22 and pending a recommendation from the Architectural Review Board (ARB).
5) This Specific Use Permit (SUP)ordinance shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, Special Use Standards, of Section 6.8, Scenic Overlay (SOV) District, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38].
6) The proposed hotel shall be limited to non-residence suites, which are considered to be standard hotel rooms that do not contain kitchen facilities.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due to staff on December 5, 2017 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2017 Planning & Zoning Meeting.
I.7 The projected City Council dates for this case are project to be: 1) December 18, 2017 [1st Reading], and 2) January 2, 2018 (Tuesday) [2nd Reading].



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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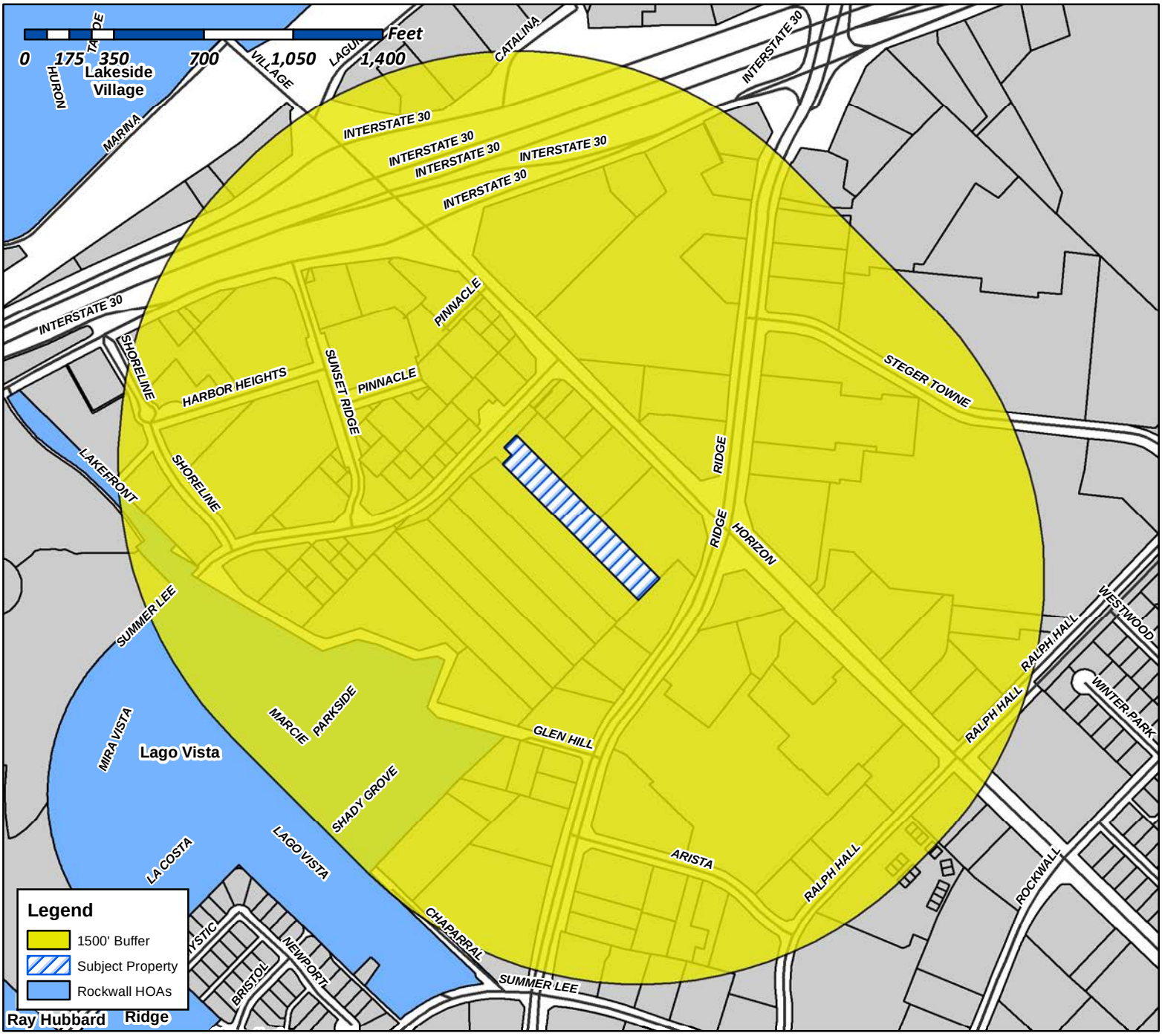
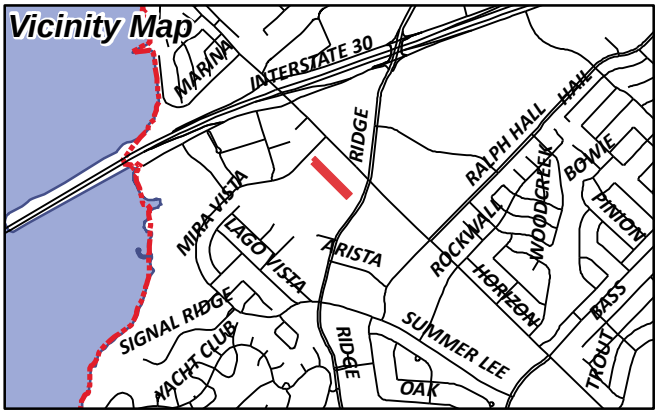


Case Number: Z2017-062
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: SUP
Case Address: Summer Lee Dr



Date Created: 11/20/2017

For Questions on this Case Call (972) 771-7745

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Rockwall, Texas 75087
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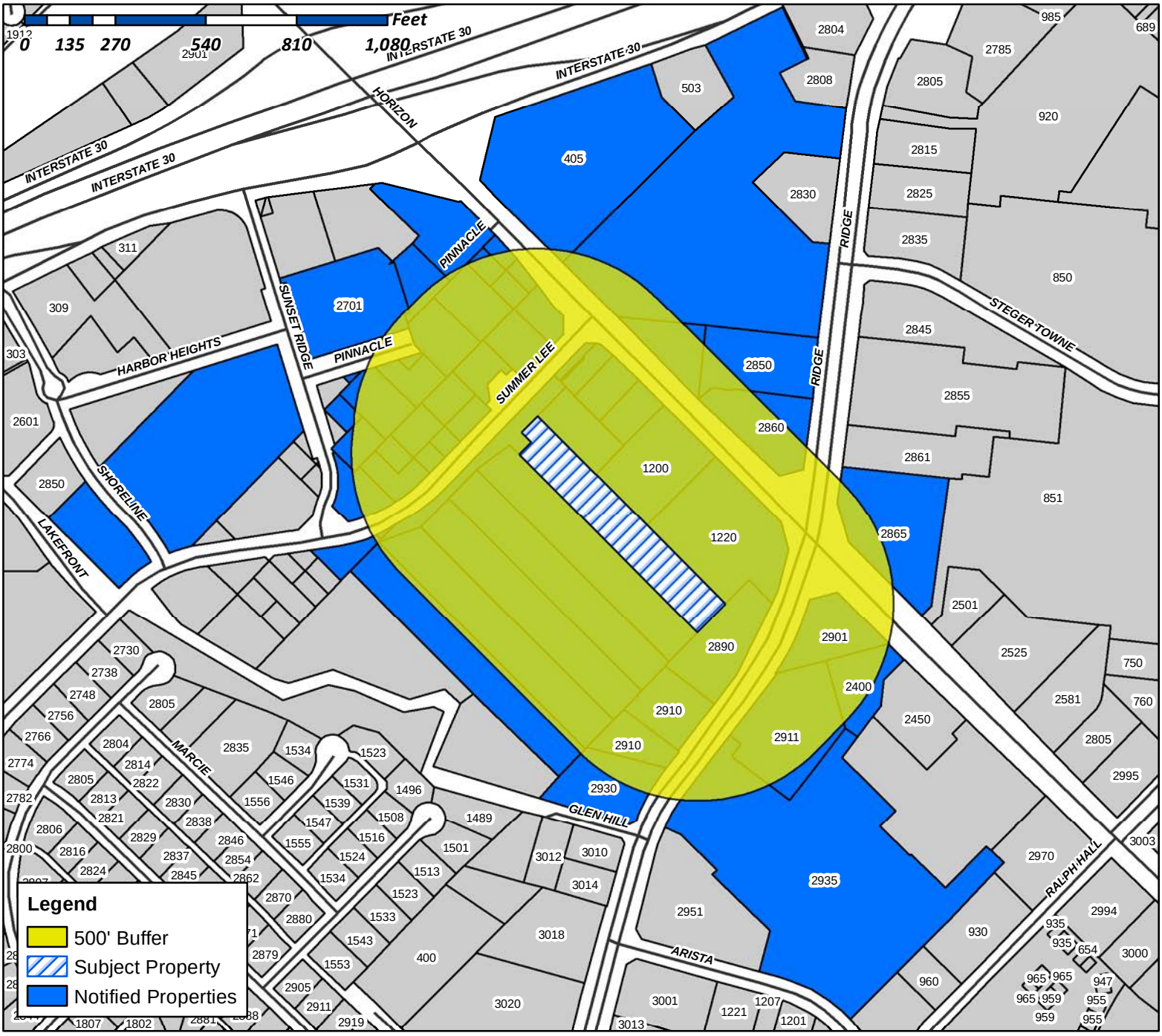

Case Number: Z2017-062
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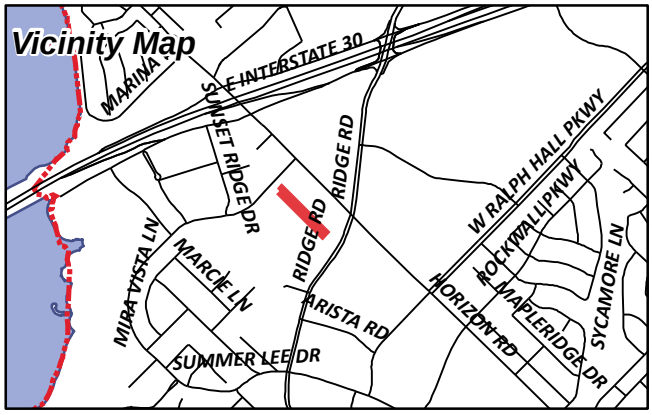

Date Created: 11/20/2017

For Questions on this Case Call (972) 771-7745

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS HARBOR VILLAGE LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

Legal Description

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being a part of Lot 2A of ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 57 of the plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way line of Summer Lee Drive at its intersection with the Northeast boundary line of said Lot 2A, said point being at the East corner of a 9,569 square foot tract as described in a Deed from William Dale Douglass to the City of Rockwall, Texas, as recorded in Volume 4967, Page 188 of the Real Property Records of Rockwall County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a ½" iron road with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the South corner of Lot 2A and the East corner of Lot 3A;

THENCE North 45 degrees 00 minutes 01 second West along the South line of said Lot 2A, a distance of 785.97 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way of Summer Lee Drive;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to the POINT OF BEGINNING and containing 94,351 square feet or 2.16 acres of land.



LOCATION MAP
N.T.S.

NOT FOR CONSTRUCTION

Revision	Date	Description

Owner/Developer:
McNEILL HOTEL COMPANY
1468 Kimbrough Rd., Suite 103
Germantown, TN 38138

Engineer:
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 506 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

SUMMER LEE DRIVE
ROCKWALL, TX

tru by HILTON

Sheet Title:
SUP
CONCEPT PLAN

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 11-17	Project No.:
Scale: 1"=30'	Sheet No.: 1 of 1

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises.
An offering will only be made in compliance with those regulations and laws, which may require providing you with a disclosure document.

A Distinctly Different Design



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP AND PLANNED DEVELOPMENT DISTRICT 32 [*ORDINANCE NO. 17-22*] TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN THE INTERIOR AND RESIDENTIAL SUBDISTRICTS OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) ON A 2.166-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2A OF THE ISSAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) to allow a *Hotel* on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32) and the Scenic Overlay (SOV) District, generally located southwest of the intersection of Summer Lee Drive and Horizon Road [*FM-3097*], and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for *Hotel* within a Planned Development District 32 (PD-32) as stipulated by *Ordinance No. 17-22* on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as set forth in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development

DRAFT 01.02.2018

Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Hotel* on the *Subject Property* and conformance to these stipulations are required for continued operations:

1) Prior to the submission of a site plan, a *PD Development Plan* depicting a more detailed *Concept Site Plan* and *Concept Building Elevations* than those contained in this Specific Use Permit (SUP) ordinance shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

2) Nothing contained in this Specific Use Permit (SUP) ordinance shall be deemed to supersede the requirements of *Ordinance No. 17-22*.

3) The development of this property shall generally conform to the *Concept Site Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22.*

4) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22* and pending a recommendation from the Architectural Review Board (ARB).

5) This Specific Use Permit (SUP) ordinance shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].

6) The proposed hotel shall be limited to non-residence suites, which are considered to be standard hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

DRAFT ORDINANCE 01.02.2018

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the *EDWARD TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 2A of *ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 57 of the plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way line of Summer Lee Drive at its intersection with the Northeast boundary line of said Lot 2A, said point being at the East corner of a 9,569 square foot tract as described in a Deed from William Dale Douglass to the City of Rockwall, Texas, as recorded in Volume 4967, Page 188 of the Real Property Records of Rockwall County, Texas;

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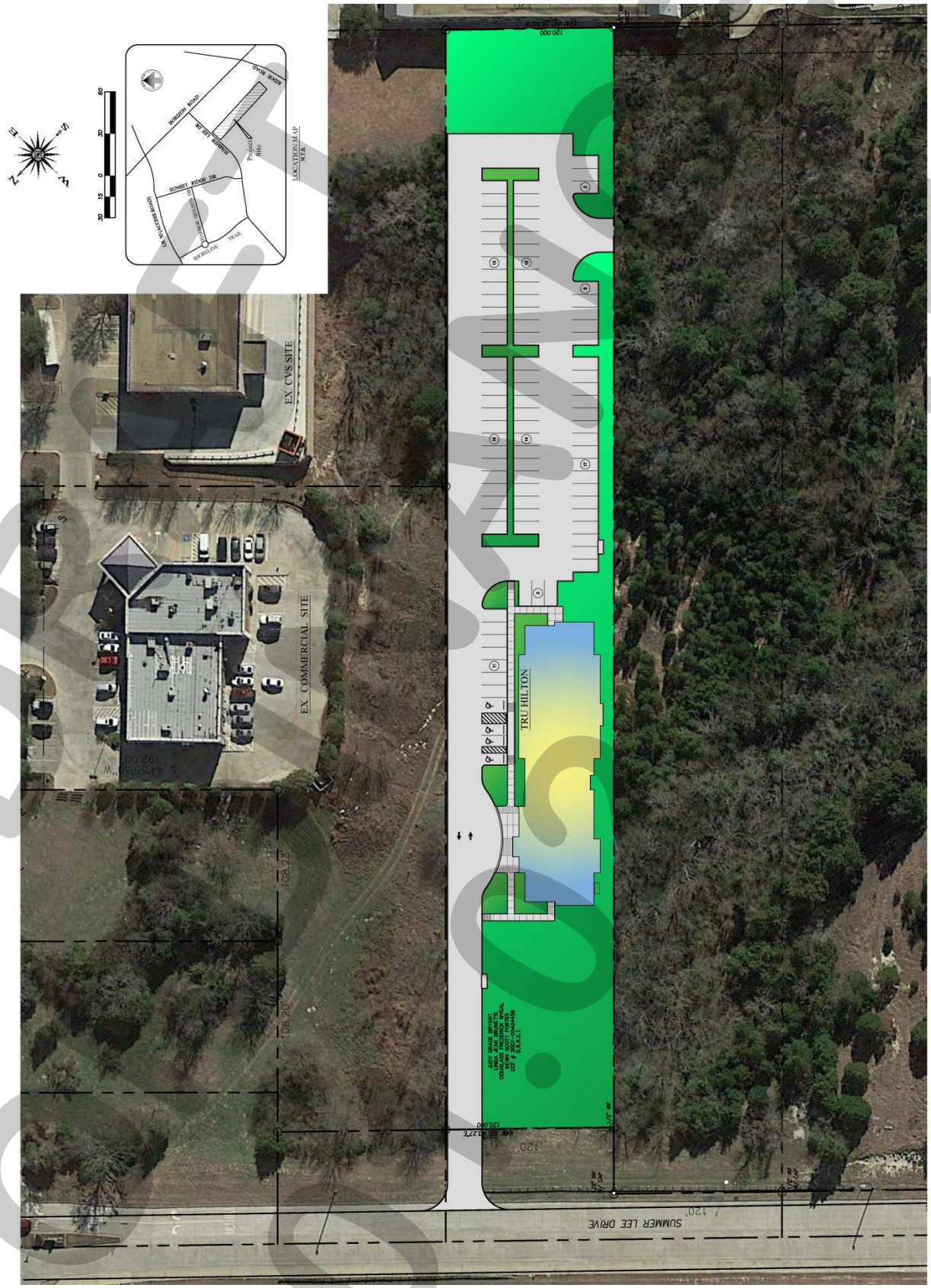
DRAFT ORDINANCE 01.02.2018

Exhibit 'B'
Concept Site Plan



DRAFT

Exhibit 'C'
Concept Building Elevations



DRAFT ORDINANCE 01.02.2018

Exhibit 'C'
Concept Building Elevations



DRAFT
ORDINANCE: 2018

City of Rockwall

Project Plan Review History

Project Number	Z2017-063	**Owner**	MCLENDON, COMPANY THE	**Applied**	11/19/2017 LM
Project Name	Amendment to PD-82	**Applicant**	DOUGLAS PROPERTIES INC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	STAFF REVIEW			**Status**	11/19/2017 LM

Site Address	**City, State Zip**	**Zoning**
ROCHELLE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
TIMBER CREEK ESTATES	8	NULL	8	0186-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Sarah Hager	11/19/2017	11/26/2017	11/22/2017	3	APPROVED	See comments.
(11/22/2017 9:18 AM SH) See mark ups. Timbercreek Lift Station upgrade/ construction. Sewer pro-rata.							
FIRE	Ariana Hargrove	11/19/2017	11/26/2017	11/21/2017	2	APPROVED	
PLANNING	David Gonzales	11/19/2017	11/26/2017	11/20/2017	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

The following staff comments are to be addressed and resubmitted no later than Tuesday, December 5, 2017 (three large copies FOLDED and one PDF version) for subsequent review by staff. For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

• On all future submittals please include the Case Number (Z2017-063) in the lower right hand corner.

• Please review the Draft Ordinance prior to the Planning & Zoning Meeting scheduled for December 12, 2017.

• Please make the following corrections/additions to the Concept Plan:
(1) Provide a colorized concept plan indicating lot types (different colors for each type), open space, trails, etc.

• The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:
(1) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

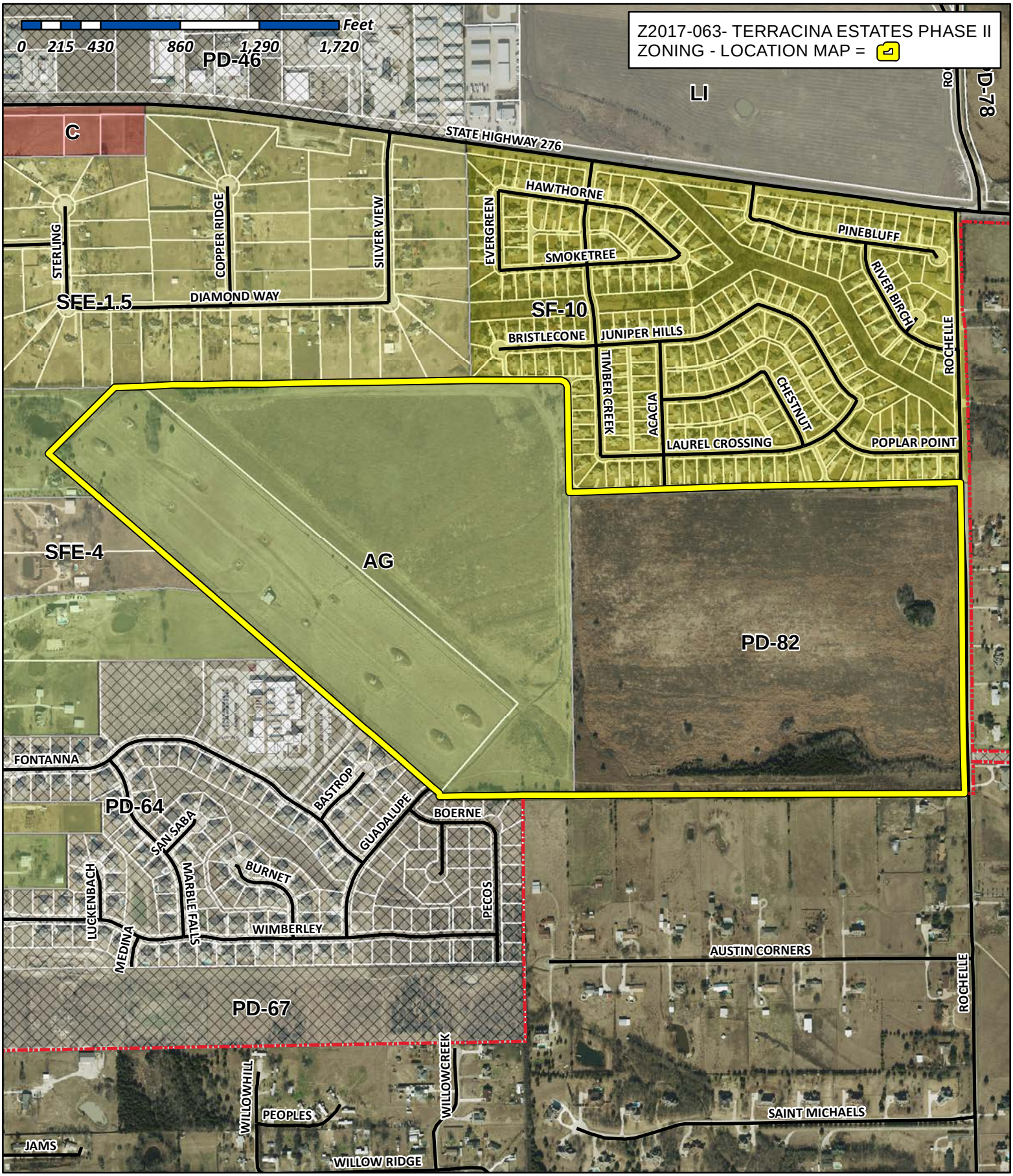
Meeting Dates to Attend:

Planning - Work Session: November 28, 2017 (6:00p.m.) [Applicant to present case to P&Z for discussion].

Planning - Public Hearing: December 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)

City Council - Pulblic Hearing: December 18, 2017 (6:00 p.m.) [1st Reading of Ordinance]

City Council - Action Item: January 2, 2018 (6:00 p.m.) [2nd Reading of Ordinance]

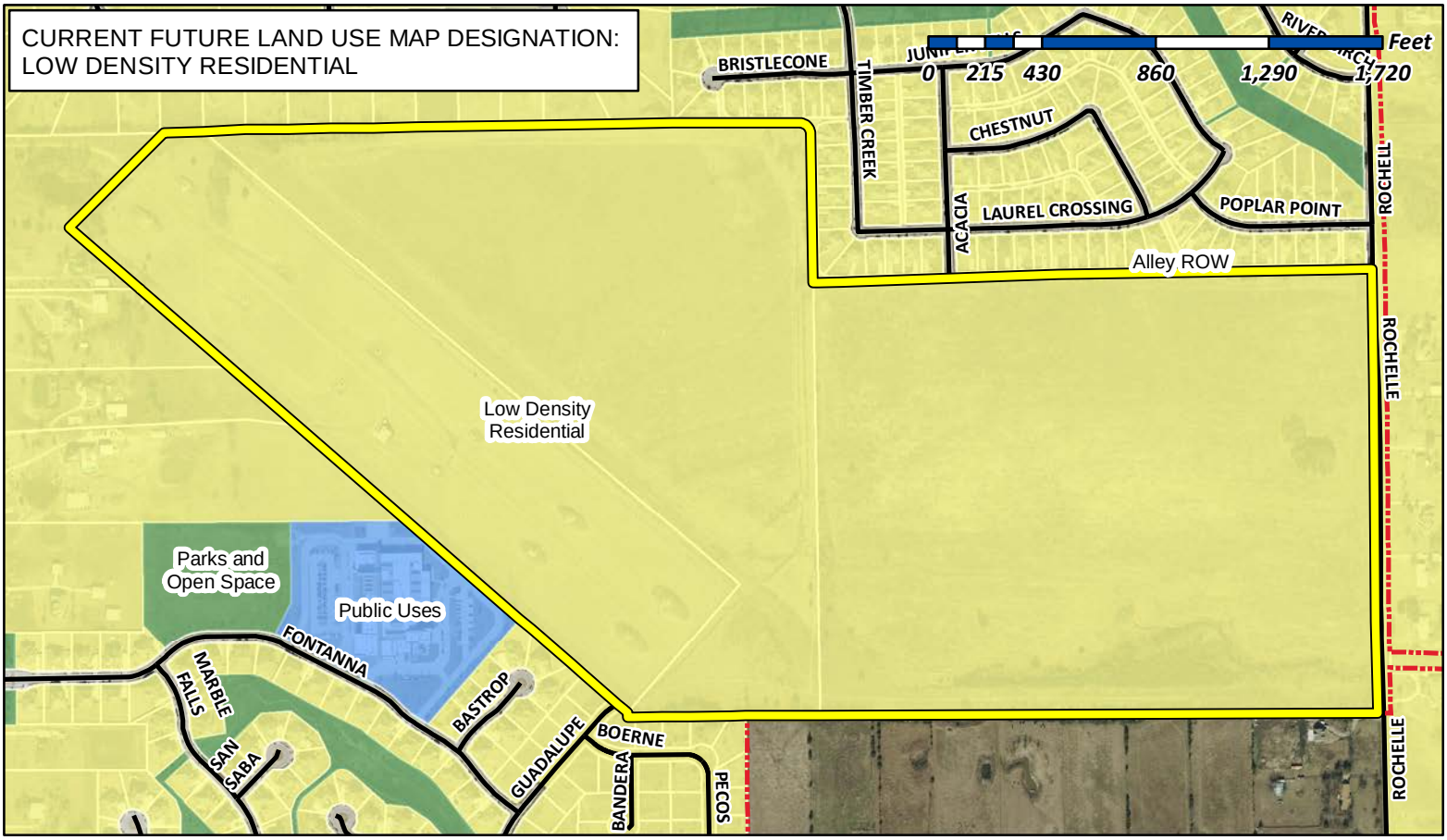


City of Rockwall

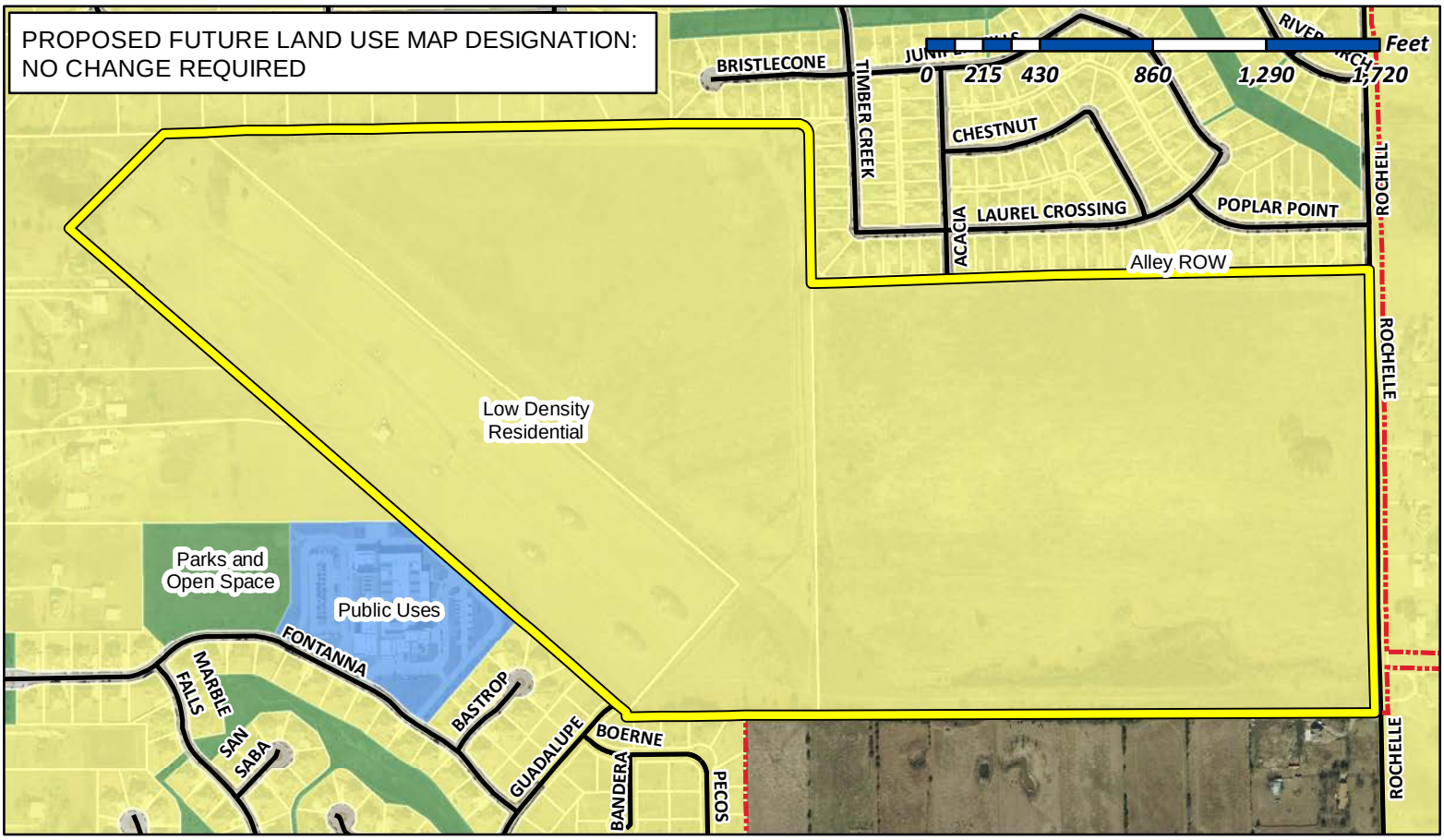
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

CURRENT FUTURE LAND USE MAP DESIGNATION:
LOW DENSITY RESIDENTIAL



PROPOSED FUTURE LAND USE MAP DESIGNATION:
NO CHANGE REQUIRED



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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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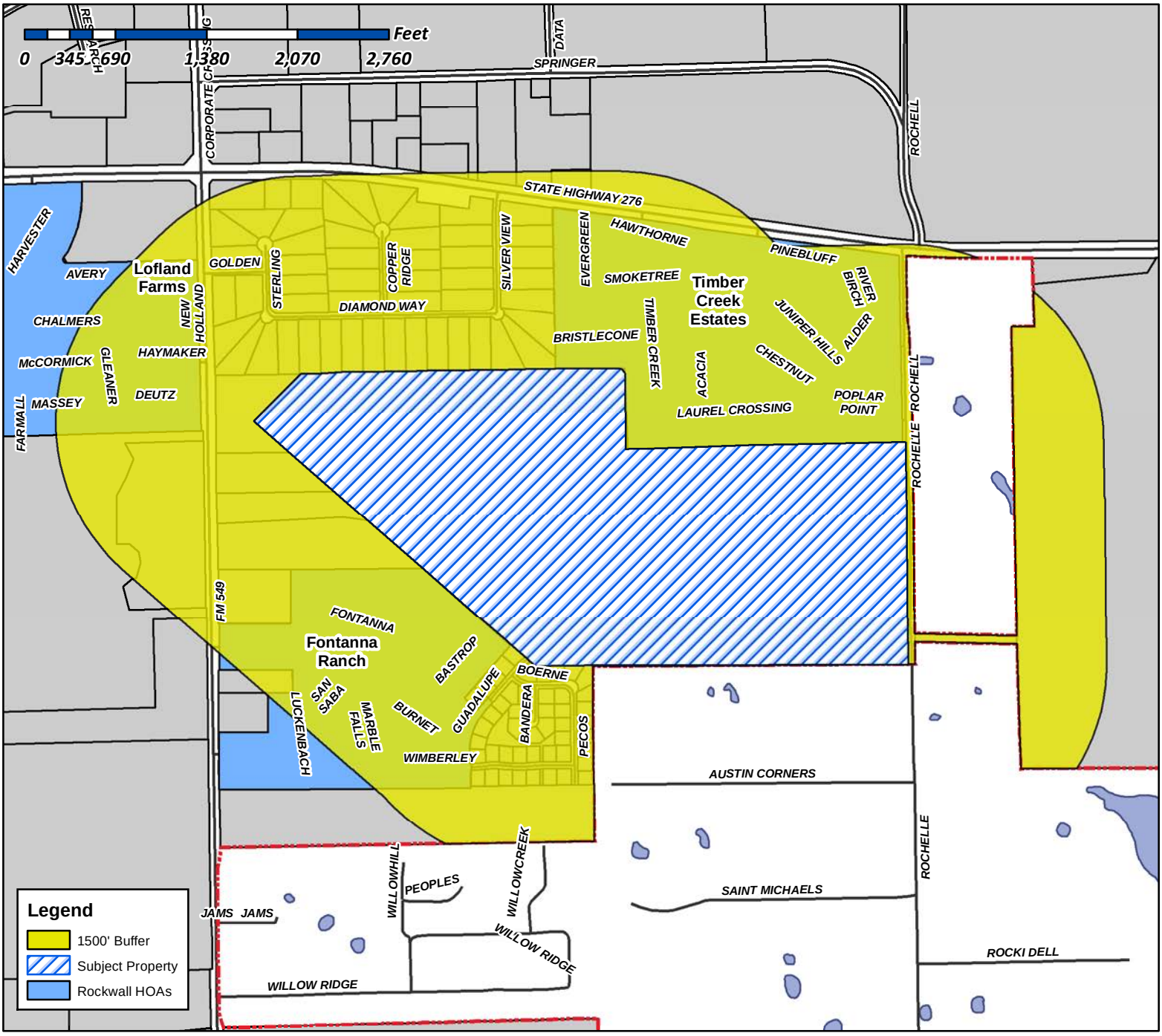
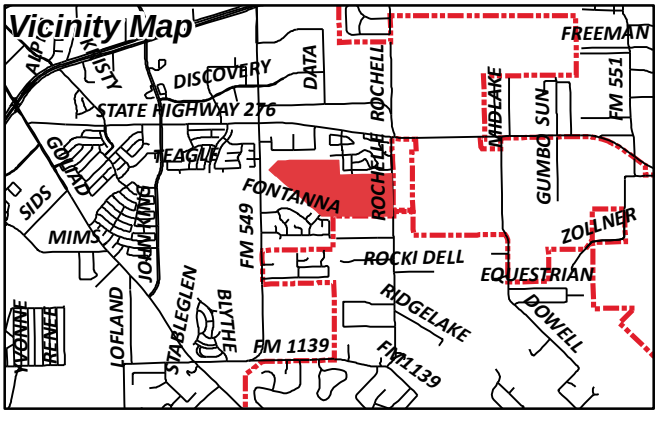


Case Number: Z2017-063
Case Name: Amendment to PD-82
Case Type: Zoning
Zoning: PD-82
Case Address: 2100' West of Rochelle Rd and North of Guadalupe Dr

Date Created: *11/20/2017*

For Questions on this Case Call (972) 771-7745



City of Rockwall

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Rockwall, Texas 75087
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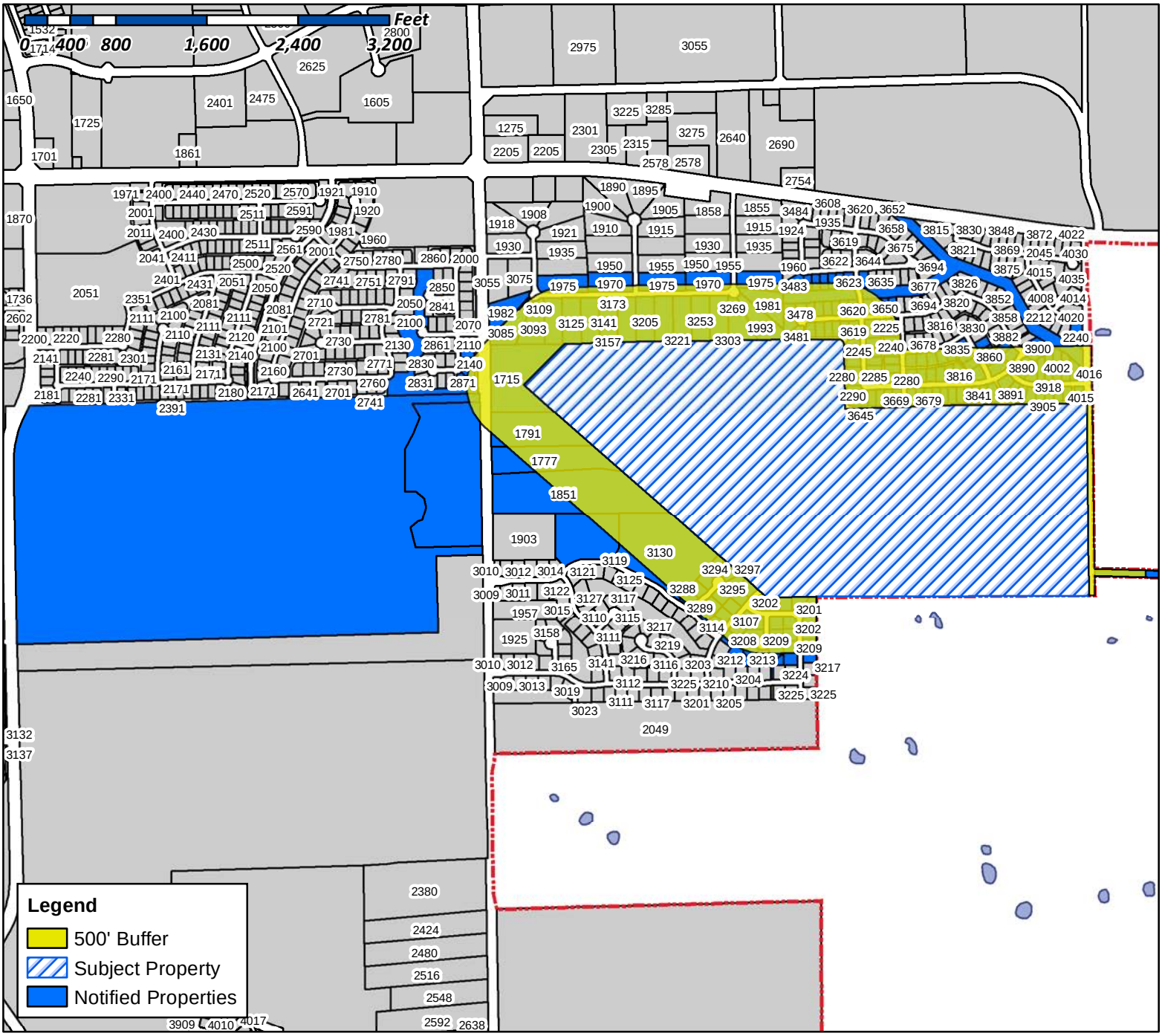

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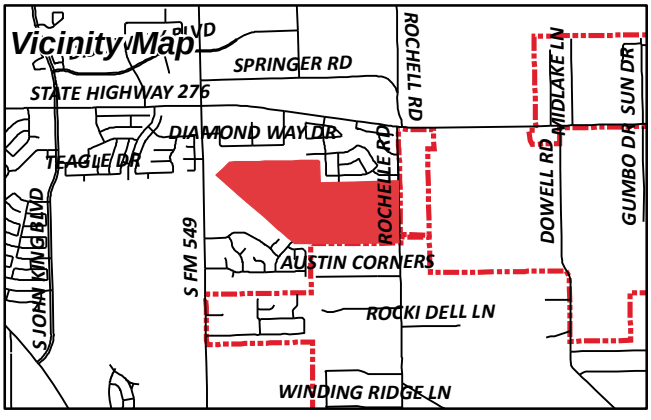


LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

GUAN HAIHUI & YUFENG TANG
1024 BUBB RD
CUPERTINO, CA 95014

TAFT GRANT A & BONNIE L
1040 PULLEN RD
ROCKWALL, TX 75032

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

PAPPAS NICHOLAS
11595 MINES RD
LIVERMORE, CA 94550

ROBERTSON JAMES E
1202 BAYSHORE DR
ROCKWALL, TX 75032

HOLMES NILES W & LINDA F
NILES HOLMES PC
122 JAMES DR
HEATH, TX 75032

CLIFTON STEPHEN E
1273 HIGHLAND DR
ROCKWALL, TX 75087

AMERICAN DREAM RENTALS LLC
A TEXAS LIMITED LIABILITY COMPANY
1285 NW PINE LAKE DR
STUART, FL 34994

MCLENDON COMPANY THE
13101 PRESTON RD STE 501
DALLAS, TX 75240

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

SUTKER ITAI
17353 HATTERAS ST
ENCINO, CA 91316

CURRENT RESIDENT
1777 FM549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

STEWART TOMMY & ANNETT
1970 SILVER VIEW LANE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

BAGGETT BARBARA
1975 SILVER VIEW LN
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

KIBIRA SHERRY
1981 SILVER VIEW LN
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

HARVEY DOUGLAS & DANA
1993 SILVER VIEW LN
ROCKWALL, TX 75032

KUREHA TOSHINARI
2084 QUEENS LN
SAN MATEO, CA 94402

CURRENT RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

SURLA DIOSDADO MACAPAGAL & GAIL ALADIE
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2220 ACACIA DR
ROCKWALL, TX 75032

COVINGTON JAMES & AMY
2225 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2230 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2235 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2240 ACACIA DR
ROCKWALL, TX 75032

HIGGINBOTHAM JANET R &
MELANIE A EDWARDS
2240 RIVERBIRCH LN
ROCKWALL, TX 75032

HILL STEVEN W & PAMELA L
2240 TIMBER CREEK DR
ROCKWALL, TX 75032

WADE JUSTIN J
2245 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2250 ACACIA DR
ROCKWALL, TX 75032

GIDDENS ANTHONY & JERELYNN
2250 TIMBER CREEK DR
ROCKWALL, TX 75032

HOWLE MICHELE
2255 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2260 ACACIA DR
ROCKWALL, TX 75032

ROBINSON MARCELLE & COREY
2260 TIMBER CREEK DRIVE
ROCKWALL, TX 75032

LUTTRELL OSCAR & JEAN
2265 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2270 TIMBER CREEK DR
ROCKWALL, TX 75032

MAAYEH SOUHELL
2270 ACACIA DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2275 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2285 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2290 TIMBER CREEK DR
ROCKWALL, TX 75032

WEST UNION INVESTMENT CO
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

HOCKINSON KIRK & KAREN
25 PRAIRIE FALCON DR
NOVATO, CA 94949

EMERY DIANE MEYER
2706 SUZANNE DR
ROWLETT, TX 75088

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

MCKINNEY BRIAN DALE & DEBORAH MICHELLE
30 WINDSOR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3020 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3024 GUADALUPE DR
ROCKWALL, TX 75032

SZYNDROWSKI FAMILY TRUST
DENNIS SZYNDROWSKI TRUSTEE
3027 HIGH MEADOW LANE
SAN JOSE, CA 95135

AMH 2015-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3106 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3107 GUADALUPE DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3110 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3113 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3114 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3117 GUADALUPE DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3130 FONTANNA BLVD
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

COLEMAN GREGORY D & PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3201 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3201 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3202 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3202 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3203 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3205 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3205 PECOS LN
ROCKWALL, TX 75032

MILLER ERROL D & VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3206 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3208 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3209 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3209 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3210 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3210 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3212 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3213 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3213 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3214 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3214 PECOS LN
ROCKWALL, TX 75032

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
SAN DIEGO, CA 92117

CURRENT RESIDENT
3217 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3218 PECOS LN
ROCKWALL, TX 75032

HALBROOK R D & MARLENE S
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

DURKEE DAVID M
3253 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

HUTTON RENELL AND JAMES
3269 DIAMOND WAY DR
ROCKWALL, TX 75032

PITTS JEREMY & LARA
3288 BASTROP CT
ROCKWALL, TX 75032

SINGLETARY JASON G & MONICA COGSWELL
3289 BASTROP COURT
ROCKWALL, TX 75032

RITTER DAVID W
3290 BASTROP CT
ROCKWALL, TX 75032

FOSTER MONTY AND KIMBERLEE
3291 BASTROP CT
ROCKWALL, TX 75032

MUMA JUSTIN D AND
JENNIFER L KING
3292 BASTROP CT
ROCKWALL, TX 75032

LANGFORD ROBERT S & JAIME
3293 BASTROP COURT
ROCKWALL, TX 75032

JENNINGS DONALD P & LINDA K
3294 BASTROP COURT
ROCKWALL, TX 75032

ELLIOTT JOHNNY Y &
JERUSHA L
3295 BASTROP CT
ROCKWALL, TX 75032

FREEMAN TODD M & JANA K
3297 BASTROP CT
ROCKWALL, TX 75032

HOGUE THOMAS E AND
MARGARET WILSON
3303 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

GRANGER KRISTIN & COREY
3475 BRISTLECONE CT
ROCKWALL, TX 75032

BROWN JOHN WENDELL
3478 BRISTLECONE COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
3481 BRISTLECONE CT
ROCKWALL, TX 75032

MORGAN PAUL R
3483 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3484 BRISTLECONE CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3489 BRISTLECONE CT
ROCKWALL, TX 75032

BINNS SHERI M & RONNIE
3490 BRISTLECONE CT
ROCKWALL, TX 75032

DIAZ ARMANDO N
3491 SMOKETREE DR
ROCKWALL, TX 75032

DWIRE JASON
3495 BRISTLECONE CT
ROCKWALL, TX 75032

GRADINARU IRINA M AND
ALEXANDRU GRADINARU
3496 BRISTLECONE COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
3497 SMOKETREE DR
ROCKWALL, TX 75032

BETTS LONNIE L
3601 BRISTLECONE CT
ROCKWALL, TX 75032

DUREAULT-SIMONS SUZANNE P & MALCOLM THOMAS SIMONS
3602 BRISTLECONE COURT
ROCKWALL, TX 75032

STEMBRIDGE VINCENT & ANGELA
3605 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3607 BRISTLECONE CT
ROCKWALL, TX 75032

HOLT BRETT F AND SUSAN L
3608 BRISTLECONE CT
ROCKWALL, TX 75032

DAVIS SABRINA
3611 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3613 BRISTLECONE CT
ROCKWALL, TX 75032

NORVELL MONTY G & TERESA A
3614 BRISTLECONE CT
ROCKWALL, TX 75032

MENDOZA DANIEL & KELLY
3617 SMOKETREE DR
ROCKWALL, TX 75032

DAVENPORT LINDSEY ELAINE AND DREW ALLEN CARSON
3619 BRISTLECONE CT
ROCKWALL, TX 75032

STEINFELS MATHEW WAYNE
3620 BRISTLECONE CT
ROCKWALL, TX 75032

KELLEY CHRISTOPHER & KELLY
3623 SMOKETREE DR
ROCKWALL, TX 75032

FLORENCE ROBERT J & CANDICE J
3635 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3645 LAUREL CROSSING DR
ROCKWALL, TX 75032

BROWN CHARLES W & MARIA S
3650 JUNIPER HILLS DR
ROCKWALL, TX 75032

CLARK JUSTIN L
3651 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3656 JUNIPER HILLS DR
ROCKWALL, TX 75032

COURTNEY SHANNON AND SHAMBRICA
3657 LAUREL CROSSING DR
ROCKWALL, TX 75032

KRANTZ LISA K WARE & ADAM L
3662 JUNIPER HILLS DR
ROCKWALL, TX 75032

KYLE LAURA
3663 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3668 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3669 LAUREL CROSSING DR
ROCKWALL, TX 75032

CROSSAN GEORGE N & JUDY A
3678 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3679 CHESTNUT TR
ROCKWALL, TX 75032

KILLINGSWORTH WILLIAM R AND MARY ANN PETTON
3679 LAUREL CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
3684 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3685 LAUREL CROSSING DR
ROCKWALL, TX 75032

KLESMIT ANN
3685 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3690 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 LAUREL CROSSING DR
ROCKWALL, TX 75032

BRECKENRIDGE BYRON LEE JR
3697 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

BARNES JENNIFER L
3801 CHESTNUT TRL
ROCKWALL, TX 75032

ANUAR MOSHE & KAREN
3801 NW 97TH AVE
HOLLYWOOD, FL 33024

CRAIG RANCE AUSTIN
3802 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

FIELDS GREGORY & TESSARA
3805 LAUREL CROSSING DR
ROCKWALL, TX 75032

MCCAIG LINDA S
3806 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3807 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3811 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3816 LAUREL CROSSING DR
ROCKWALL, TX 75032

COPPOCK MICHAEL & LANESSA
3817 LAUREL CROSSING
ROCKWALL, TX 75032

BEAN RUSSELL S & JESSICA D
3823 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

VENTURA CELYN A
3829 LAUREL CROSSING DR
ROCKWALL, TX 75032

SHARPE CHARLES & MYRA JO
3835 CHESTNUT TRL
ROCKWALL, TX 75032

JENKINS LOY S AND CAROL J
3835 LAUREL CROSSING DR
ROCKWALL, TX 75032

GRAHAM MORTGAGE CORPORATION
3838 OAK LAWN AVENUE SUITE 1250
DALLAS, TX 75219

MCCARTER CHARLES & MARIA C
3841 CHESTNUT TRAIL
ROCKWALL, TX 75032

GOMEZ OSCAR SR
3841 LAUREL CROSSING DR
ROCKWALL, TX 75032

HARRISON CLINTON
3842 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3847 CHESTNUT TR
ROCKWALL, TX 75032

MELLEN JUSTIN C & CRYSTAL R
3848 CHESTNUT TRL
ROCKWALL, TX 75032

BATEY DONALD J AND DONNA S
3854 CHESTNUT TR
ROCKWALL, TX 75032

NOTT PHILLIP
3855 CHESTNUT TRAIL
ROCKWALL, TX 75032

ROWELL ARNOLD B & JACQUELYN
3860 CHESTNUT TRL
ROCKWALL, TX 75032

GERSON AND LESSER REVOCABLE TRUST
RANDI T GERSON AND SARA R LESSER TRUSTEES
387 43RD ST
OAKLAND, CA 94609

SMITH OLIVER HUGHIE & NATASHA COLETTE
3885 JUNIPER HILLS DR
ROCKWALL, TX 75032

KNEAREM BEAU J
3885 POPLAR POINT DR
ROCKWALL, TX 75032

THOMAS JOHN SCOTT & TAMMY L
3890 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS MICHAEL AND MICHELLE
3891 POPLAR POINT DR
ROCKWALL, TX 75032

BENNETT CLAY
3893 JUNIPER HILLS DR
ROCKWALL, TX 75032

NEFF NATHANIEL J
3894 JUNIPER HILLS DR
ROCKWALL, TX 75032

ELLINGSON NATHAN AND ALISSA
3899 POPLAR POINT DR
ROCKWALL, TX 75032

DUMAS CAMERON
39 ALMADOR
IRVINE, CA 92614

FORTNER MICHAEL AND JENNIFER
3900 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3902 POPLAR POINT DR
ROCKWALL, TX 75032

BASHAM RYAN
3905 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3910 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3911 POPLAR POINT DR
ROCKWALL, TX 75032

COLLINSWORTH TERRY RAY & SHIRLEY ANN
3918 POPLAR POINT DRIVE
ROCKWALL, TX 75032

FERGUSON MONDE & JONATHAN
3919 POPLAR POINT DR
ROCKWALL, TX 75032

BATES DOUGLAS & ANITA
4001 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS DAVID R & LEAANN
4002 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4007 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4008 POPLAR POINT DR
ROCKWALL, TX 75032

NEEB ASHTON J AND BETHANY G
4015 POPLAR POINT DR
ROCKWALL, TX 75032

CANTU JUAN GABRIEL JR AND DOREEN N
4016 POPLAR POINT DR
ROCKWALL, TX 75032

CARR JIMMIE T
506 GILTIN DR
ARLINGTON, TX 76006

HOUCK BARBARA JOAN
5918 BUFFRIDGE TRAIL
DALLAS, TX 75252

MILLER HEATHER F AND
GARY W AND VICKI MILLER
616 PLANTATION ST
MESQUITE, TX 75150

FONTANNA RANCH PHASE II LP
6750 HILLCREST PLAZA DR SUITE 213
DALLAS, TX 75230

MCCUEN STEVE
714 BAXTER TR
FATE, TX 75087

EVERGREEN HOLDINGS LLC
716 COUNTRY CLUB DR
HEATH, TX 75032

IHEARTMEDIA TOWER CO I (AM) LLC
VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DR SUITE 200
BOCA RATON, FL 33487

ZHIXING REN & ZHIPU SHU
7572 BOLLINGER RD
CUPERTINO, CA 95014

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
9710 OCTOBER GLORY LN
ROWLETT, TX 75089

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

MALTEZ RAOUL A
PO BOX 1314
FAIR OAKS, CA 95628

LEVY ISAAC & SANDY
PO BOX 1332
ROCKWALL, TX 75087

MOORE WARD J
PO BOX 29068
SAN FRANCISCO, CA 94129

PROGRESS RESIDENTIAL 2015-3 BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

SHEN HANOANH MICHELLE
PO BOX 794977
DALLAS, TX 75379

MCCUEN STEVEN W
PO BOX 953
ROCKWALL, TX 75087

DESCRIPTION
98.341 acre
John A. Ramsey Survey AB- 127
City of Rockwall, Rockwall County, Texas

BEING a 98.341 acre tract of land located in the John A. Ramsey Survey AB- 127, in the City of Rockwall, Rockwall County, Texas, being a part of Tracts 1 and 2 as described in a deed to The McClendon Corporation as recorded in, Volume 91 Page 526, Deed Records Rockwall County Texas (DRRCT) and Tract 3 as described in a deed to Iheartmedia Tower Co. I(am), LLC as recorded in, Instrument No. 20150000005151, Deed Records Rockwall County Texas(DRRCT) and more particularly described as follows;

COMMENCING at a found 1/2-inch iron rod for the southwest corner of Sterling Farms Addition, an Addition to the City of Rockwall as recorded Slide C, Page 396, Plat Records Rockwall County Texas (PRRCT), said point being in the common north line of said Tract 2, and being in the East right of way line for Farm to Market Road 543;

THENCE N 88°52'38" E with the common line of said McClendon Tract 2, and said Addition a distance of 665.59 feet to the POINT OF BEGINNING, from said point a found iron rod for the common southerly corner of Lots 17 and 16 of said Sterling Farms Addition bears N 88°52' E, 136.53 feet;

THENCE N 88°04'30" E, a distance of 140.05 feet to a found ½-inch iron rod;

THENCE N 88°52'36" E, a distance of 1773.18 feet to a point for southeast corner of said Sterling Farms Addition, and the westerly southwest corner of Timber Creek Estates, Phase 2 & 3, an Addition to the City of Rockwall as recorded in Cabinet E, Slides 55-57, Plat Records Rockwall County Texas (PRRCT);

THENCE easterly and southerly with the line common to said Timber Creek Estates and said McClendon tract 2 as follows:

N 89°51'04" E, a distance of 523.95 feet to a point for a corner in said common line;

S 01°05'16" E, a distance of 612.61 feet to a 1/2-inch iron rod for the southerly southwest corner of said Timber Creek Estates;

THENCE S 01°01'20" E continuing with the east line of said McClendon tract and with the west line of that West Union Investments, Co. tract as described in Volume 377, Page 273, Deed Records Rockwall County Texas, at 1644.86 feet pass a found 3/8-inch iron rod, continuing for a total distance of 1648.36 feet to a found fence post for corner, being on the north line of Ridge Haven Estates, an Addition to the City of Rockwall as recorded in Book A, Slide 213, (PRRCT);

THENCE N 88°53'47" W with the north line of said Addition, a distance of 284.75 feet to a found 1/2-inch iron rod for the northwest corner of said Addition, same being the northeast corner of Fontanna Ranch Phase II, an Addition to the City of Rockwall as recorded in Instrument No. 20170000010844, Official Public Records Rockwall County Texas (OPRRCT);

THENCE S 89°19'19" W with the north line of Fontanna Ranch, a distance of 447.16 feet to a found 1/2-inch iron rod;

THENCE N 01°00'46" W, a distance of 18.05 feet to a found iron rod with Powell & Powell cap for a corner of said Fontanna Ranch and being the southwesterly corner of that tact described in a Special

Warranty Deed to iHeartMedia Tower Company, I, LLC, as recorded in Instrument No. 20150000005151, (OPRRCT);

THENCE N 48°51'10" W, a distance of 2825.34 feet to a found 5/8-inch iron rod with Powell & Powell cap for the northwest corner of said iHeartMedia Tower Company tract;

THENCE N 48°05'00" E, with the northwesterly line of said iHeartMedia Tower Company tract, a distance of 515.38 feet to the POINT OF BEGINNING, and containing 98.3415 acres of land, more or less.

EXHIBIT 'B'



LAND USE SUMMARY

TOTAL ACREAGE	98.341 AC.	
MAXIMUM DENSITY	1.50 D.U./AC.	
TOTAL LOTS - 148	122 LOTS (65'x125')	
	16 LOTS (80'x125')	
	10 LOTS (25,000 S.F.)	
TOTAL OPEN SPACE	50.46 AC. (51%)	
PARK AREA	2.24 AC.	(4%)
OPEN SPACE	45.16 AC.	(90%)
DETENTION	3.06 AC.	(6%)

LOCATION MAP N.T.S.

CASE NUMBER Z2017-000

OWNERS:
THE McCLENDON COMPANY
13101 PRESTON ROAD, SUITE 501, DALLAS, TEXAS 75240
ISABEL GARRETT 972-991-1825 isabel@mclendonco.com

VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DRIVE, SUITE 200, BOCA RATON, FL. 33487
BUDDY NORMAN 561-406-4028 BNorman@verticalbridge.com

APPLICANT:
DOUGLAS PROPERTIES INC.
2309 AVENUE K, SUITE 100, PLANO, TEXAS 75074
JIM DOUGLAS 972-422-1658 jim.douglasproperties@gmail.com

CONCEPT PLAN

TERRACINA ESTATES PHASE II

ROCKWALL, TEXAS

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.

NOVEMBER 17, 2017
SHEET NO. 3 OF 3
PROJECT #06537

TERRACINA ESTATES

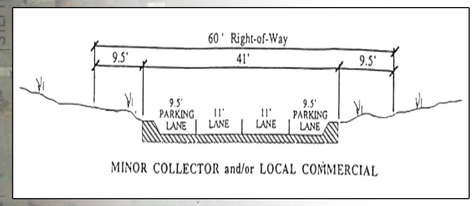
A CONCEPT PLAN



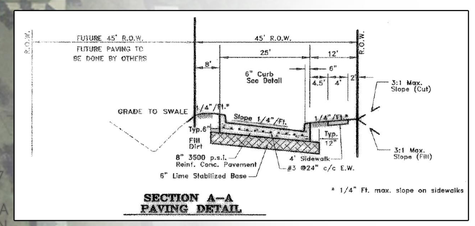
LAND USE SUMMARY

TOTAL ACREAGE	**81.49 AC.**	
MAXIMUM DENSITY	2.50 D.U/AC.	
TOTAL LOTS - 204	174 LOTS (65' X 125') 30 LOTS (80' X 125')	
TOTAL OPEN SPACE	**18.97 AC.**	(23.3%)
PARK AREA	9.4 AC.	(50%)
LANDSCAPE BUFFER	1.77 AC.	(9%)
DETENTION	7.8 AC.	(41%)

800' OFFSET FROM PARK
800' OFFSET FROM OPEN SPACE
INDICATES CANOPY TREE
(1 TREE/50 L.F. OF FRONTAGE)



MINOR COLLECTOR and/or LOCAL COMMERCIAL



SECTION A–A
PAVING DETAIL

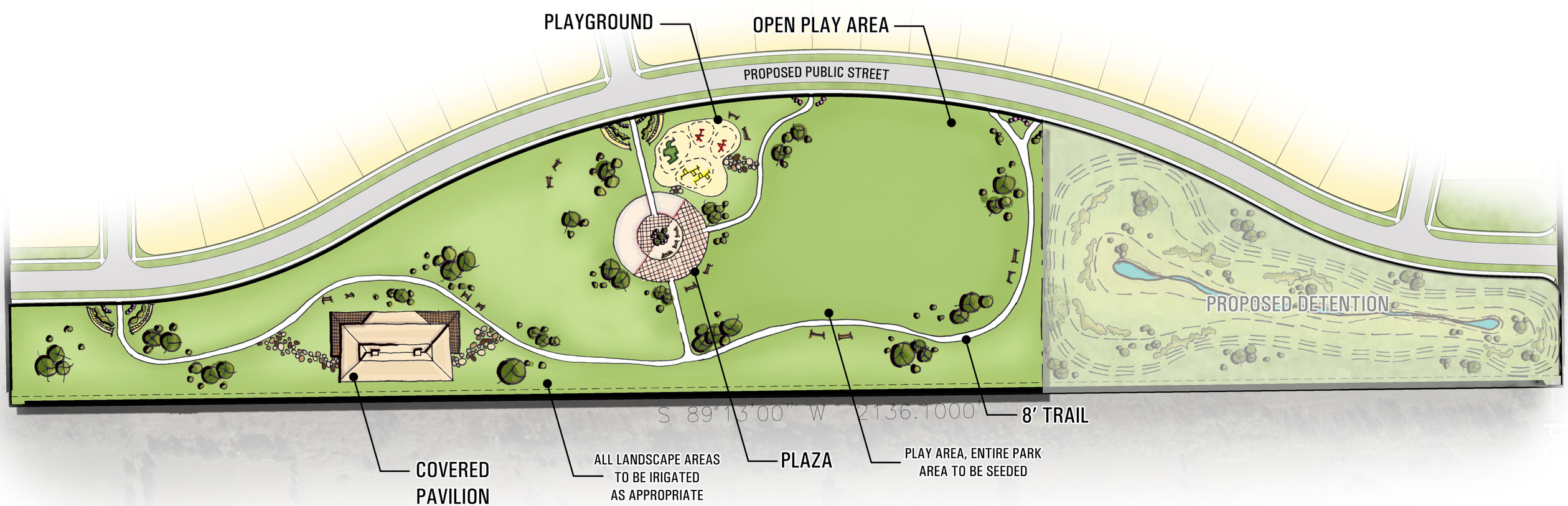
SCALE: 1"=100'
DATE: 5.10.2016

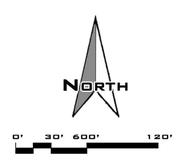
JONES | CARTER

Case Number Z2016-013

Terracina Estates

Park Concept Plan ± 9.0 AC





SCALE: 1"=60'
DATE: 5.10.2016

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Exhibit 'D':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Maximum Dwelling Units (#)*	*Dwelling Units (%)*
A	65' x 125'	8,125 SF	174	85.29%
B	80' x 125'	10,000 SF	30	14.71%
		Maximum Permitted Units:	*204*	*100%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.50* dwelling units per gross acre of land; however, in no case should the proposed development exceed *204* dwelling units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1] & [5]	65'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF
Minimum Front Yard Setback [2]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height [3]	36'	36'
Minimum Rear Yard Setback [4]	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	2,000 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

4. *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone.

Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

(b) *Roof Pitch.* A minimum of a *6:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) Garage Orientation. Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated equal to or behind the front building façade of the primary structure. All garage configurations that are not front entry shall meet the requirements of Article IV, Parking and Loading, of the Unified Development Code. A minimum of 30% lots must incorporate a Swing, Traditional Swing, or J-Swing garage configuration. Swing, traditional Swing, or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. All garage doors are required to be of cedar construction.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	65' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and three (3) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and three (3) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Rochell Road shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Porch and/or Sunroom Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

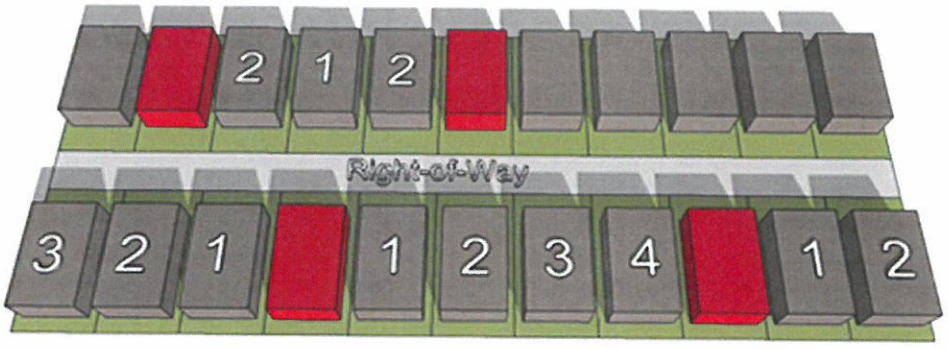
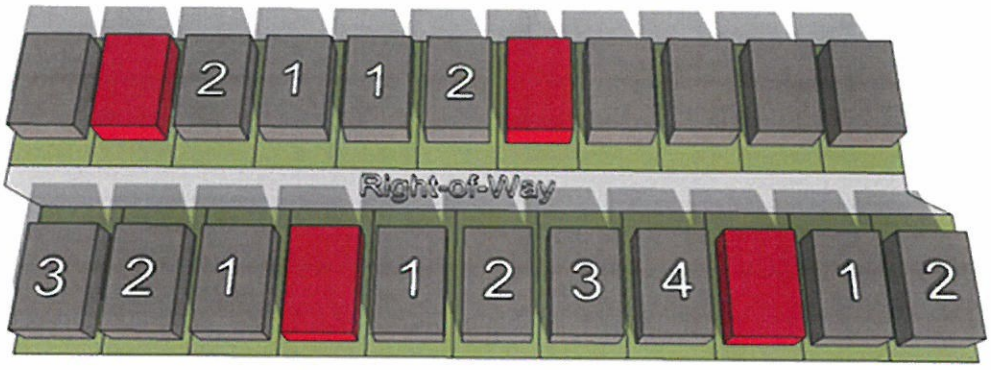


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

   (a) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

   (b) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

   (c) *Corner Lots.* Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) *Canopy/Shade Trees.* Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) *Landscape Buffer and Sidewalks (Rochell Road).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one canopy tree shall be planted per 50 linear feet of frontage. A minimum of a five (5) foot sidewalk shall be required along Rochell Road.

(3) *Street Trees.* Street trees shall generally be planted in conformance with the *Planned Development Concept Plan* as depicted in *Exhibits 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of a 14-foot vertical clearance height for all trees. All street trees shall be planted a minimum of five (5) feet from all water, sanitary sewer and storm lines.

(4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Public Park Improvements.* The development shall incorporate a nine (9) acre, fully established natural turf (*e.g. seeding process*) and irrigated public park as generally

depicted in the *Planned Development Park Concept Plan* of *Exhibit 'C'* of this ordinance. This area shall also incorporate the following improvements:

(a) 8-ft. concrete Hike & Bike trail
(b) Playground
(c) Plaza
(d) Covered Pavilion
(e) Picnic Area
(f) Benches
(g) Landscape features including trees and other vegetation

10. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

11. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

12. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

13. *Open Space.* The development shall consist of a minimum of 23.3% open space (*or 18.97-acres*), and generally conform to the *Planned Development Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. *Drainage Standards.* The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction* (*approved in August 2003 and updated in October 2007*). The proposed drainage areas, flow patterns (*not lot to lot drainage*), and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

17. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

City of Rockwall

Project Plan Review History

Project Number	Z2017-064	**Owner**	RASH, RANDALL L & KAREN	**Applied**	11/21/2017 KB
Project Name	4 Soapberry Lane	**Applicant**		**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	11/21/2017 KB

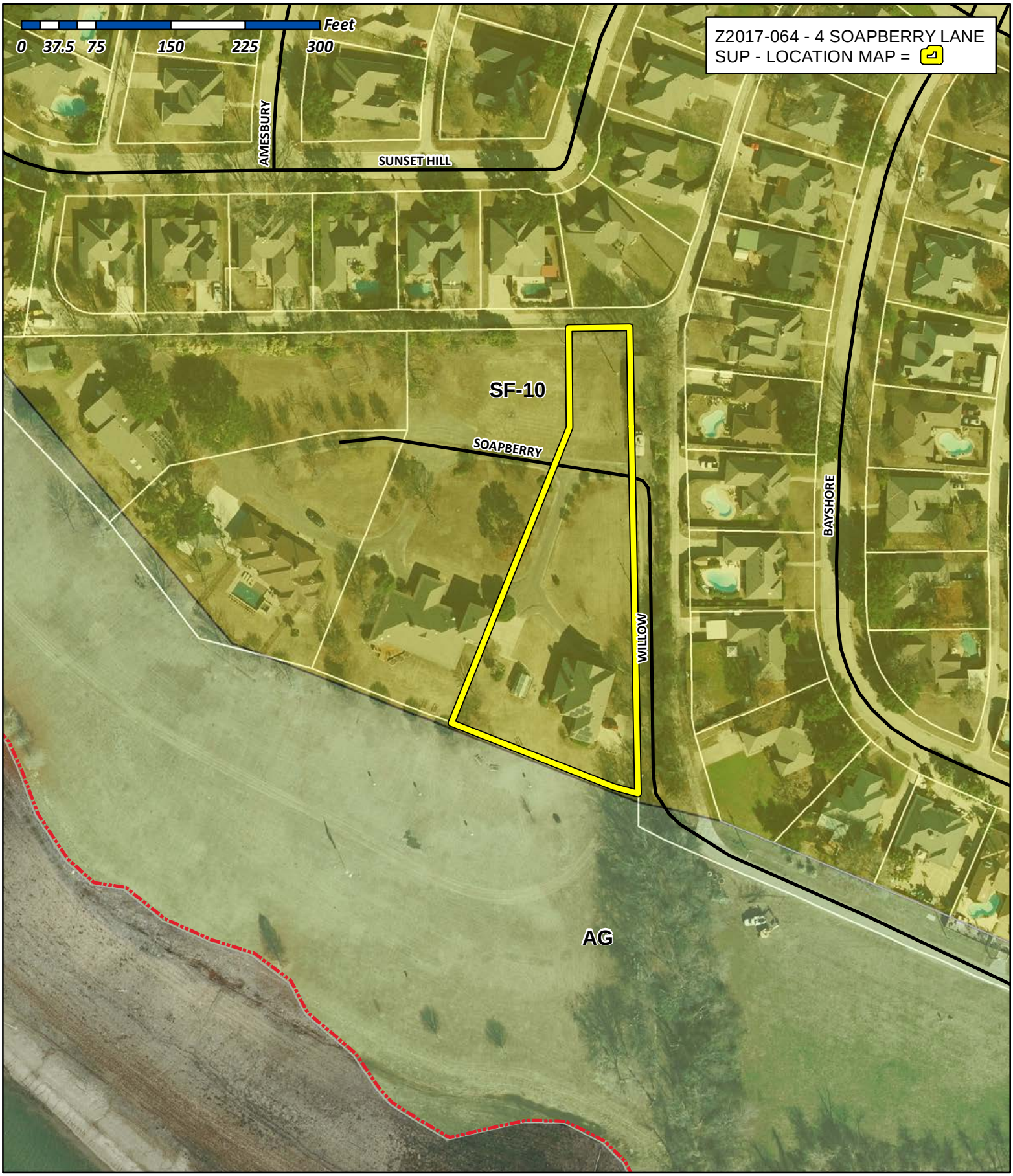
Site Address	**City, State Zip**	**Zoning**
4 SOAPBERRY LN	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PH 1A	5	A	5	4730-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	11/21/2017	11/28/2017				
FIRE	Ariana Hargrove	11/21/2017	11/28/2017				
PLANNING	Korey Brooks	11/21/2017	11/28/2017	11/22/2017	1	COMMENTS	Comments

Z2017-064 SUP- Accessory Building-4 Soapberry Lane: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Robert Rash for the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-064) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Worksession for this case is November 28. The Planning and Zoning Meeting for this case is December 12, 2017
I.5 The City Council meeting date for this case is December 18, 2017 and January 2, 2018
I.6 A representative is required to attend all meetings.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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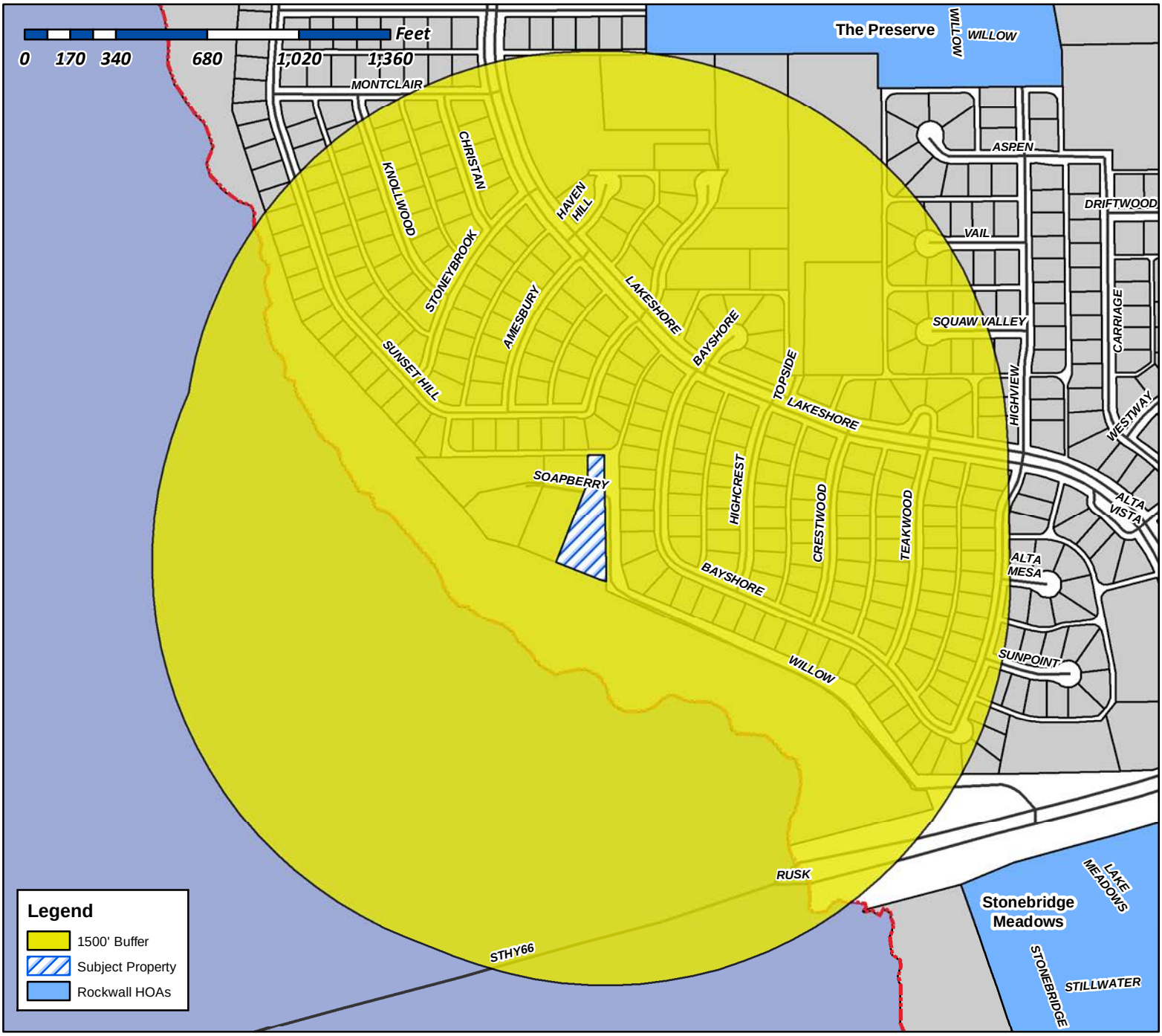
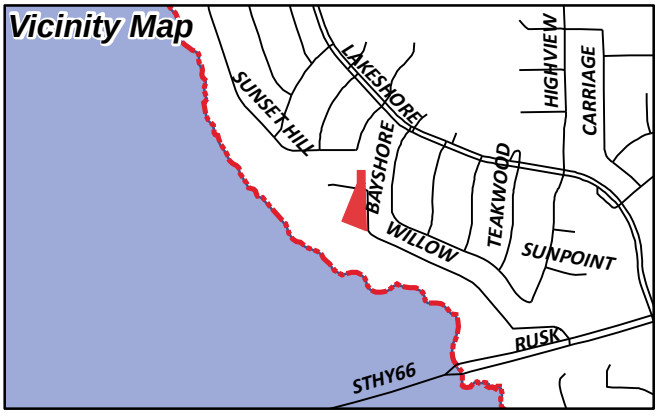


Case Number: Z2017-064
Case Name: 4 Soapberry Ln
Case Type: Zoning
Zoning: SUP
Case Address: 4 Soapberry Ln

Date Created: *11/21/2017*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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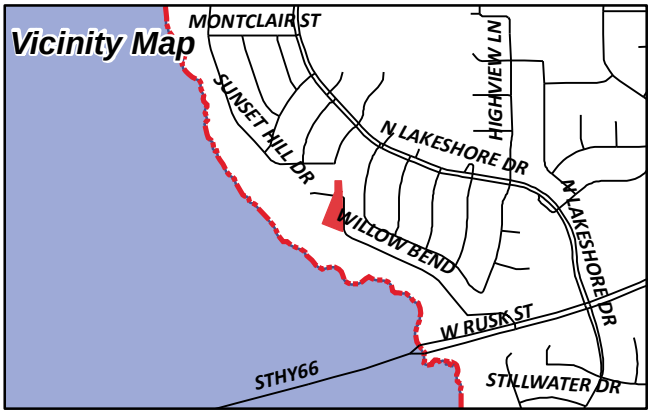


CURRENT RESIDENT
1 SOAPBERRY LN
ROCKWALL, TX 75032

PARKER KIM L
101 HIGHCREST LN
ROCKWALL, TX 75087

CURRENT RESIDENT
103 HIGHCREST LN
ROCKWALL, TX 75032

PATTERSON PAT A & JUDYE
105 HIGHCREST LN
ROCKWALL, TX 75087

CONFIDENTIAL
107 HIGHCREST LN
ROCKWALL, TX 75087

HOLCOMB GARY CHRIS
109 HIGHCREST LN
ROCKWALL, TX 75087

CURRENT RESIDENT
111 HIGHCREST LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1117 BAYSHORE DR
ROCKWALL, TX 75032

BAZARGANI AZRA
1119 BAYSHORE DRIVE
ROCKWALL, TX 75087

VIERLING DENNIS A AND LISA F
1121 BAYSHORE DR
ROCKWALL, TX 75087

MEIER CONNIE M
1123 BAYSHORE DR
ROCKWALL, TX 75087

VOLPERT JOHN
1125 BAYSHORE DR
ROCKWALL, TX 75087

MADDOX GAYLA
1126 BAYSHORE DR
ROCKWALL, TX 75087

ELDRIDGE CHARLES E II & SHELBY M
1127 BAYSHORE DR
ROCKWALL, TX 75087

BUTTS JORDAN M AND ELIZABETH
1128 BAYSHORE DR
ROCKWALL, TX 75087

WISE RICHARD ALLEN AND DONALD W RASBURY
REVOCABLE LIVING TRUSTE
RICHARD ALLEN WISE AND DONALD W RASBURY
TRUSTEES
1129 BAYSHORE DR
ROCKWALL, TX 75087

HELMS CHYL
113 HIGHCREST LN
ROCKWALL, TX 75087

EATMAN JAMES BERNARD AND GWENDOLYN
ESTHER
1130 BAYSHORE DR
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN
1131 BAYSHORE DR
ROCKWALL, TX 75087

PAYNE ALLAN CLARK ETUX
1132 BAYSHORE DR
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D
1133 BAYSHORE DR
ROCKWALL, TX 75087

SMITH JENNIFER E
1134 BAYSHORE DR
ROCKWALL, TX 75087

MARTIN JESSIE L
1135 BAYSHORE DR
ROCKWALL, TX 75087

KELLEY CLYDE EUGENE INDIVIDUAL LIVING
TRUST
1136 BAYSHORE DR
ROCKWALL, TX 75087

HAWKINS RONALD T & JENIREE R
1137 BAYSHORE DR
ROCKWALL, TX 75087

DOYLE LINDA M & MALCOLM P
1138 BAYSHORE DR
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M
1139 BAYSHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1140 BAYSHORE DR
ROCKWALL, TX 75032

GRAY JOE E ETUX
1141 BAYSHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1143 BAYSHORE DR
ROCKWALL, TX 75032

BERG KRISTINA
115 HIGHCREST LANE
ROCKWALL, TX 75087

MCCALLUM DARRELL A AND SHARON F
1535 E I-30
ROCKWALL, TX 75087

HESTER ROGER F II
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HANNA ANNA CHRISTINE
1602 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1603 SUNSET HILL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1604 SUNSET HILL DR
ROCKWALL, TX 75032

KLUTTS BEN ALLEN JR
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1605 SUNSET HILL DR
ROCKWALL, TX 75032

MULDER LINDA FAYE
1606 SUNSET HILL DR
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F
1607 AMESBURY LN
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX
1607 SUNSET HILL DR
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA
1608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 SUNSET HILL DR
ROCKWALL, TX 75032

BARTENSTEIN WILLIAM
1609 AMESBURY LN
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K
1610 AMESBURY LN
ROCKWALL, TX 75087

SCAMPERINO CHARLES
1611 AMESBURY LN
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE
1612 AMESBURY LN
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J
1613 AMESBURY LN
ROCKWALL, TX 75087

LYNCH PATRICIA A
1614 AMESBURY LN
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE
1615 AMESBURY LN
ROCKWALL, TX 75087

OFFUTT DENNIS O & GLENDA K
1616 AMESBURY LN
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND SHANNON
MCCORD VRZAK
2 SOAPBERRY LN
ROCKWALL, TX 75032

RASH ROBERT D
3 SOAPBERRY LN
ROCKWALL, TX 75087

RASH RANDALL L & KAREN
4 SOAPBERRY LN
ROCKWALL, TX 75087

FERRENTINO WAYNE J
501 SUNSET HILL DR
ROCKWALL, TX 75087

SNYDER TIMOTHY S
503 SUNSET HILL DR
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J
507 SUNSET HILL DR
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA
509 SUNSET HILL DR
ROCKWALL, TX 75087

KING MARILYN
511 SUNSET HILL DR
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND
STIEGELMAR JACK
542 YACHT CLUB DR
ROCKWALL, TX 75032

CLOVERDALE RANCH LLC
ONE BRIGHT MEADOW ROAD
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

WIENEKE ELAINE
PO BOX 1623
ROCKWALL, TX 75087

COOK DEBORAH SUE
PO BOX 261543
PLANO, TX 75026

November 10, 2010

The purpose of this request is to have permission to enclose an existing shed approved and built in 2003.

It was originally permitted as an "RV Shed". We are requesting permission now to enclose the structure for security purposes for the storage of trailers, tractors, and other yard equipment.

Attached are pictures of the existing structure, and our plans are to enclose it between the existing brick columns with R9 metal panels, with doors on the front of the structure. Plans are to use non-glossy green panels.

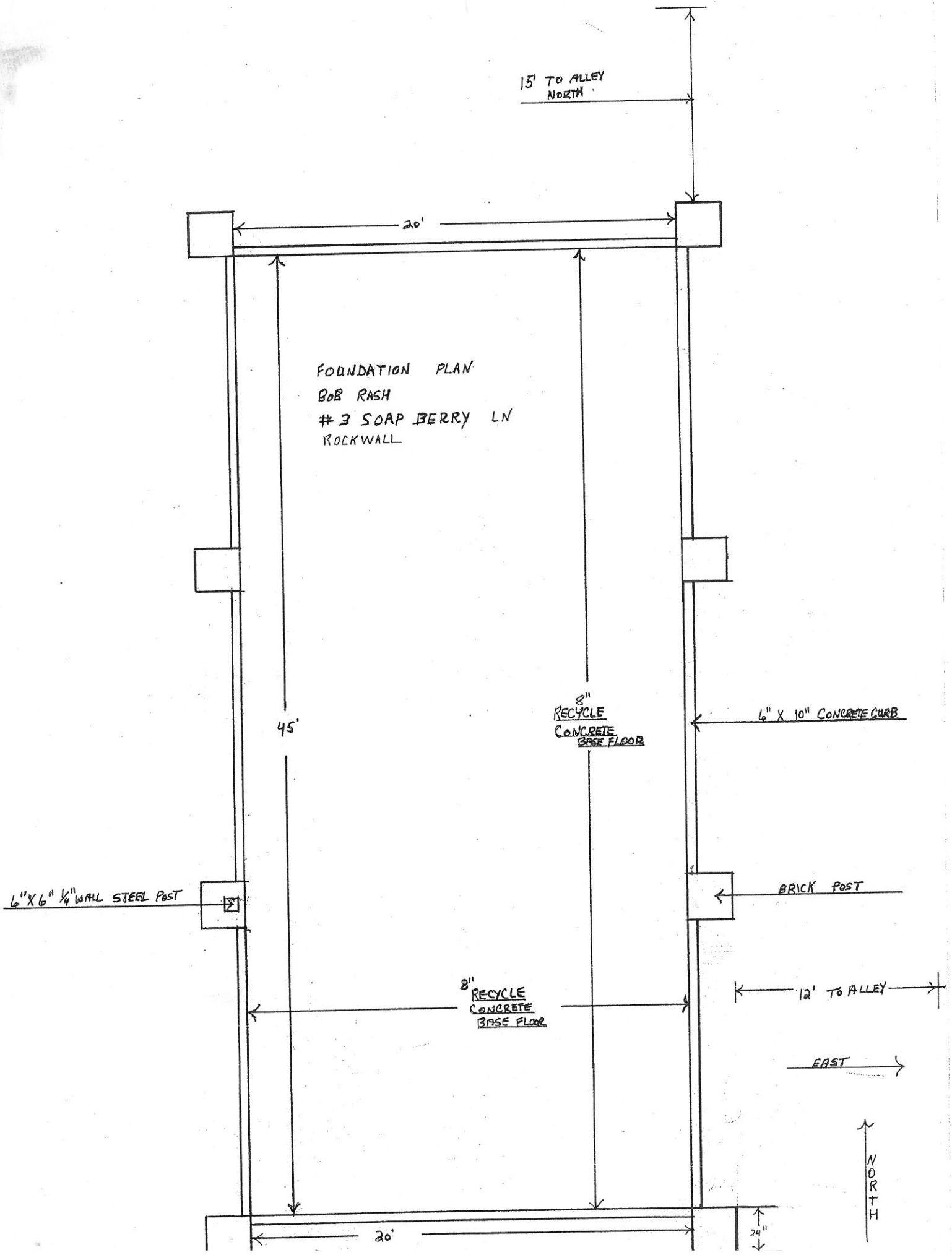
Please contact Robert (Bob) Rash with any questions, or other needed information.

Robert (Bob) Rash

3 Soapberry Lane

Rockwall, TX 78087

214-557-0537


15' TO ALLEY NORTH
20'
FOUNDATION PLAN
BOB RASH
#3 SOAP BERRY LN
ROCKWALL
45'
8" RECYCLE CONCRETE BASE FLOOR
6" X 10" CONCRETE CURB
6"X6" 1/4" WALL STEEL POST
BRICK POST
8" RECYCLE CONCRETE BASE FLOOR
12' TO ALLEY
EAST
NORTH
20'
24"


Willow Bend
4 Soapberry
Soapberry Ln



City of Rockwall

Project Plan Review History

Project Number	P2017-058	**Owner**	STONE, CREEK SF LTD	**Applied**	11/8/2017 LM
Project Name	Stone Creek Phase IX	**Applicant**	Corwin Engineering, Inc	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	11/8/2017 LM

Site Address	**City, State Zip**	**Zoning**
HAYS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
QUAIL RUN RETAIL	3	NULL	3	0131-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/8/2017	11/15/2017	11/20/2017	12	APPROVED	
ENGINEERING	Sarah Hager	11/8/2017	11/15/2017	11/20/2017	12	COMMENTS	See comments

(11/20/2017 3:44 PM SH)
Must show proposed water and sewer lines on preliminary plat.
Correct "Final Plat" to "Preliminary Plat."
Include the 25'x25' visibily easement on Block D lot 25.
What is the distance between Block E, Lot 7 and Block E, Lot 9?
Must show flood plane boundaries and studied cross sections.
Must include two GPS coordinates for tie in.
Temporary access easement on the north east corner is not permitted by engineering review. Water line must loop within the subdivision. A temporary access easement is required for a turn-around.

(11/21/2017 3:44 PM SH)
Must add a drainage easement north of Block FF, Lot 42 per engineering comments.

FIRE	Ariana Hargrove	11/8/2017	11/15/2017	11/21/2017	13	APPROVED	
GIS	Lance Singleton	11/8/2017	11/15/2017	11/22/2017	14	COMMENTS	See comments

(11/22/2017 9:01 AM LS)
1. Submit proposed street names for verification.
2. Tie two corners to State Plane Coordinate system (NAD83 North Central Texas 4202)

PLANNING	David Gonzales	11/8/2017	11/15/2017	11/20/2017	12	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Stone Creek Balance, LTD. for the approval of a preliminary plat for Stone Creek, Phase IX containing 63 single-family residential lots on a 17.418-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, generally located north of the northwest corner of the intersection of Hays Road and E. Quail Run Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

The following staff comments are to be addressed and resubmitted (as a preliminary plat) no later than Tuesday, December 5, 2017. Please provide two FOLDED large copies [24" X 36"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements stipulated by the PD Ordinance (PD-82) as amended.
2. The preliminary plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.
3. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. Approval of a final treescape plan will be required at final plat.
4. Provide a label indicating the width of the lot at the build line for the following Lots: 10, 13, 14, 15, 16, & 17, Block E and Lots 38, 39, & 40, Block FF (must be a minimum of 60-ft lot frontage at the build line for curviliner lots).
5. The preliminary plat shall conform to Park District No. 5 requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on December 5, 2017.
6. Provide a label indicating "Case No. P2017-058" on the lower right corner on all pages of the revised submittal.
7. Submittal and approval of civil engineering plans prior to submittal of final plat.
8. Provide dimensional data for rights-of-way, improvement, easements.
9. Provide a lable indiating the zoning (i.e. PD-70)
10. Provide a lot table indicating lot square footages, meeting PD-70 standards.
11. Provide topo at 2' intervals, any wooded areas, drainage and 100 year floodplain (if applicable).
12. Provide info for all proposed storm drainage - see engr requirements.
13. Provide proposed street names.
14. Re-submit page 1 and page 2 separately for the preliminary plat (24" x 36").
15. Change title block to read Preliminary Plat (not final plat).
16. Provide labels for open space areas indicating "To Be Maintained by HOA."
17. Use a lighter gray scale for all lots outside of plat area.

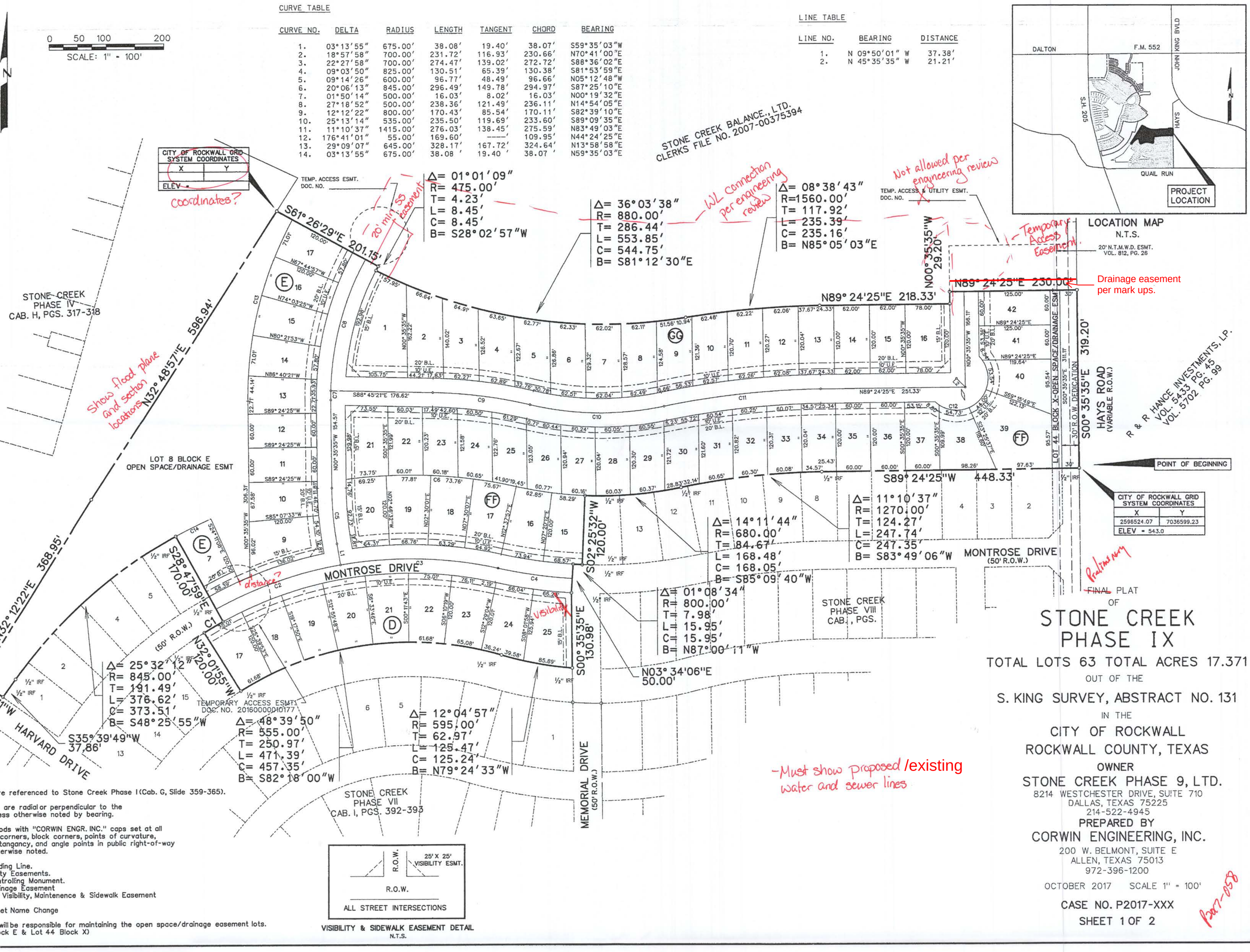
Although not requried staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: November 28, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

Parks Board Meeting: December 5,, 2017 (6:00 p.m.)

Planning - Regular Meeting: December 12, 2017 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)

City Council - Regular Meeting: December 18, 2017(6:00 p.m.) [City Council to take action]



Preliminary
~~FINAL~~ PLAT
OF

STONE CREEK PHASE IX

TOTAL LOTS 63 TOTAL ACRES 17.371

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 9, LTD.

8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OCTOBER 2017 SCALE 1" = 100'

CASE NO. P2017-XXX

SHEET 1 OF 2

Part-058

e referenced to Stone Creek Phase I (Cab. G, Slide 359-365).

are radial or perpendicular to the
ss otherwise noted by bearing.

ods with "CORWIN ENGR. INC." caps set at all
corners, block corners, points of curvature,
tangency, and angle points in public right-of-way
erwise noted.

ding Line.
ty Easements.
trolling Monument.
inage Easement
Visibility, Maintenence & Sidewalk Easement

et Name Change

will be responsible for maintaining the open space/drainage easement lots.
ck E & Lot 44 Block X)

S CERTIFICATE

HEREFORE, KNOW ALL MEN BY THESE PRESENTS:
OF TEXAS
OF ROCKWALL
undersigned owners of the land shown on this plat, and designated herein as the STONE PHASE IX, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein ed. We further certify that all other parties who have a mortgage or lien interest in the CREEK PHASE VIII, subdivision have been notified and signed this plat.

erstand and do hereby reserve the easement strips shown on this plat for the purposes and for the mutual use and accommodation of all utilities desiring to use or using same. We derstand the following:

ildings shall be constructed or placed upon, over, or across the utility easements as d herein.

ublic utility shall have the right to remove and keep removed all or part of any buildings, trees, shrubs, or other growths or improvements which in any way endanger or interfere with tion, maintenance or efficiency of their respective system on any of these easement strips; public utility shall at all times have the right of ingress or egress to, from and upon the said t strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and ding to or removing all or part of their respective system without the necessity of, at any curing the permission of anyone.

ity of Rockwall will not be responsible for any claims of any nature resulting from or ed by the establishment of grade of streets in the subdivision.

eveloper and subdivision engineer shall bear total responsibility for storm drain nents.

eveloper shall be responsible for the necessary facilities to provide drainage patterns and controls such that properties within the drainage area are not adversely affected by storm from the development.

etention drainage system is to be maintained, repaired and owend by the subdivision.

use dwelling unit, or other structure shall be constructed on any lot in this addition by the any other person until the developer and/or owner has complied with all requirements of livision Regulations of the City of Rockwall regarding improvements with respect to the ock on the street or streets on which property abuts, including the actual installation of with the required base and paving, curb and gutter, water and sewer, drainage structures, tructures, storm sewers, and alleys, all according to the specifications of the City of or

scrow deposit, sufficient to pay for the cost of such improvements, as determined by the gineer and/or city administrator, computed on a private commercial rate basis, has been h the city secretary, accompanied by an agreement signed by the developer and/or owner, ng the city to make such improvements at prevailing private commercial rates, or have the de by a contractor and pay for the same out of the escrow deposit, should the developer wner fail or refuse to install the required improvements within the time stated in such greement, but in no case shall the City be obligated to make such improvements itself. Such ay be used by the owner and/or developer as progress payments as the work progresses such improvements by making certified requisitions to the city secretary, supported by of work done; or

developer and/or owner files a corporate surety bond with the city secretary in a sum equal ost of such improvements for the designated area, guaranteeing the installation thereof within stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

er acknowledge that the dedications and/or exaction's made herein are proportional to t of the Subdivision upon the public services required in order that the development will with the present and future growth needs of the City; we, our successors and ereby waive any claim, damage, or cause of action that we may have as a result of the n of exactions made herein.

eek Phase 9, Ltd.
limited partnership
Creek Phase 9 GP Corporation,
corporation, its General Partner

korburg

TEXAS
OF DALLAS
e, the undersigned authority, on this day personally appeared RICHARD SKORBURG, me to be the person whose name is subscribed to the foregoing instrument, and ged to me that he executed the same for the purpose and consideration therein stated. n my hand and seal of office this_____day of_____, 2017.

blic in and for the State of Texas My Commission Expires: _____

hall be the policy of the City of Rockwall to withhold issuing building permits until all ater, sewer and storm drainage systems have been accepted by the City. The approval of the City does not constitute any representation, assurance or guarantee that any building h plat shall be approved, authorized or permit therefore issued, nor shall such approval any representation, assurance or guarantee by the City of the adequacy and availability for personal use and fire protection within such plat, as required under Ordinance 83-54.

Zoning Commission Date

ertify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the cil of the City of Rockwall on the_____day of_____, 2017.

oval shall be invalid unless the approved plat for such addition is recorded in the office of the Ccunrt Clerk of County, Texas, within one hundred eighty (180) days from said date of final approval.

OUR HANDS, this_____day of_____, 2017.

of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northeast corner of a 28.655 acre tract, as described in Doc. No. 20170000003301, in said Deed Records and being in Hays Road (Variable R.O.W.);

THENCE, South 89° 24'25" West, along the north line of said 28.655 acre tract, for a distance of 448.33 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 1270.00 feet, a central angle of 11° 10'37", and a tangent of 124.27 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 247.74 feet (Chord Bearing South 83° 49'06" West - 247.35 feet), to a ½ inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 680.00 feet, a central angle of 14° 11'44", and a tangent of 84.67 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 168.48 feet (Chord Bearing South 85° 19'40" West - 168.05 feet), to a ½ inch iron rod found at the northwest corner of said 28.655 acre tract;

THENCE, South 02° 25'32" West, along the west line of said 28.655 acre tract, for a distance of 120.00 feet, to a ½ inch iron rod found on a non-tangent curve to the right, having a radius of 800.00 feet, a central angle of 01° 08'34", and a tangent of 7.98 feet;

THENCE, continuing along said west line and with said curve to the right for an arc distance of 15.95 feet (Chord Bearing North 87° 00'11" West - 15.95 feet), to a ½ inch iron rod found;

THENCE, South 03° 34'06" West, continuing along said west line, for a distance of 50.00 feet, to a ½ inch iro rod found;

THENCE, South 00° 35'35" East, continuing along said west line, for a distance of 130.98 feet, to a ½ inch rod found at the northeast corner of Stone Creek Phase VII, an addition to the City of Rockwall, as described in Cab. I, Pgs. 392-393 in the Plat Records of Rockwall County, Texas, being on a curve to the right, having a radius of 595.00 feet, a central angle of 12° 04'57", and a tangent of 62.97 feet;

THENCE, departing the west line of said 28.655 acre tract and along the north line of said Stone Creek Phase VII and with said curve to the right for an arc distance of 125.47 feet (Chord Bearing North 79° 24'33" West - 125.24 feet), to a ½ inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 555.00 feet, a central angle of 48° 39'50", and a tangent of 250.97 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 471.39 feet (Chord Bearing South 82° 18'00" West - 457.35 feet), to a ½ inch iron rod found;

THENCE, North 32° 01'55" West, continuing along said north line, for a distance of 120.00 feet, to a ½ inch iron rod found on a non-tangent curve to the right, having a radius of 625.00 feet, a central angle of 03° 13'55", and a tangent of 19.40 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 38.08 feet (Chord Bearing North 59° 35'03" East - 38.07 feet), to a ½ inch iron rod found;

THENCE, North 28° 47'59" West, continuing along said north line, for a distance of 170.00 feet, to a ½ inch iron rod found at the most northerly corner of said Stone Creek Phase VII, being on a curve to the left, having a radius of 845.00 feet, a central angle of 25° 32'12", and a tangent of 191.49 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 376.62 feet (Chord Bearing South 48° 25'55" West - 373.51 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 35° 39'49" West, continuing along said north line, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 54° 20'11" West, continuing along said north line, for a distance of 51.41 feet, to a ½ inch iron rod found being in the easterly line of Stone Creek Phase IV, an addition to City of Rockwall as described in Cab. H, Pg. 317-318, in said Plat Records;

THENCE, North 32° 48'57" East, departing the north line of said Stone Creek Phase VII and along the easterly line of said Stone Creek Phase IV, for a distance of 596.94 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 61° 26'29" East, departing said easterly line, for a distance of 201.15 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 475.00 feet, a central angle of 01° 01'09", and a tangent of 4.23 feet;

THENCE, along said curve to the left for an arc distance of 8.45 feet (Chord Bearing South 28° 02'57" West - 8.45 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 880.00 feet, a central angle of 36° 03'38", and a tangent of 286.44 feet;

THENCE, continuing along said curve to the left for an arc distance of 553.85 feet (Chord Bearing South 81° 12'30" East - 544.75 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 1560.00 feet, a central angle of 08° 38'43", and a tangent of 117.92 feet;

THENCE, along said curve to the right for an arc distance of 235.39 feet (Chord Bearing North 85° 05'03" East -235.16 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 24'25" East, for a distance of 218.33 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 35'35" West, for a distance of 29.20 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 24'25" East, for a distance of 230.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said Stone Creek Balance Ltd. tract, being in said Hays Road;

THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance Ltd. tract and with said Hays Road, for a distance of 319.20 feet, to the POINT OF BEGINNING and containing 17.371 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2017.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of_____, 2017.

Notary Public in and for the State of Texas

f 2017 058

Preliminary
~~FINAL~~ PLAT
OF

STONE CREEK PHASE IX

TOTAL LOTS 63 TOTAL ACRES 17.371

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 9, LTD.

8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OCTOBER 2017

CASE NO. P2017-XXX SHEET 2 OF 2

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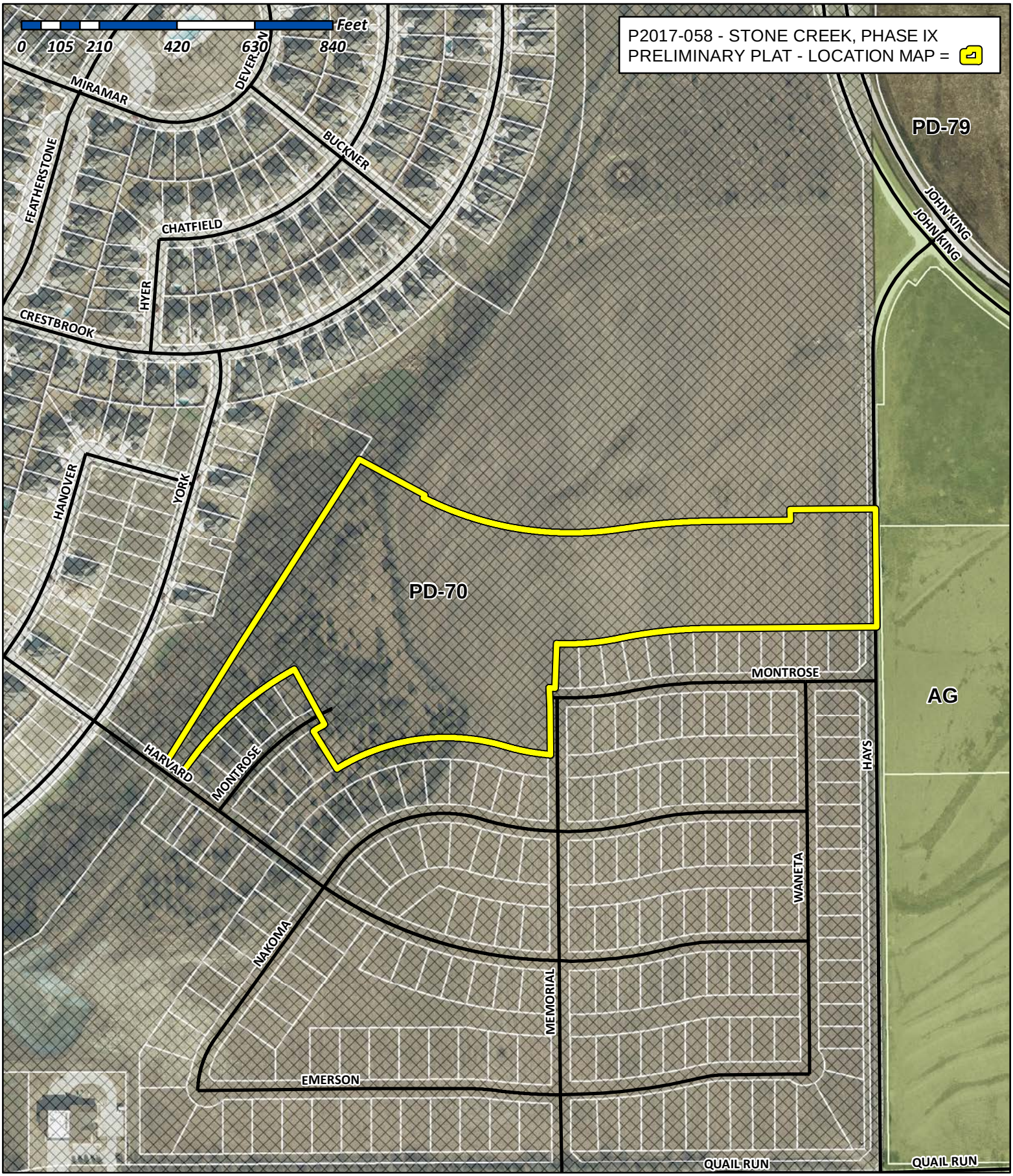
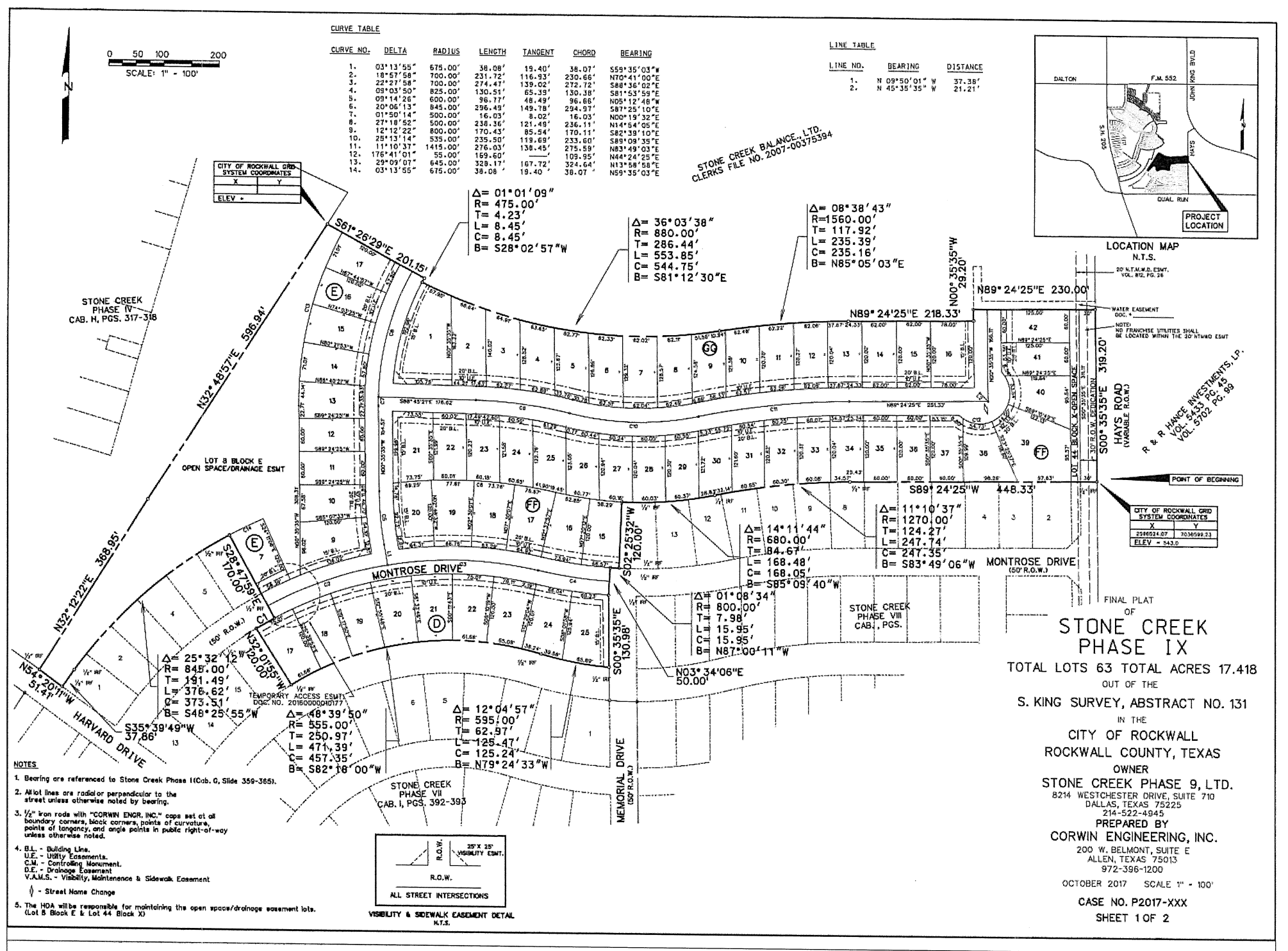


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.


0 50 100 200
SCALE: 1" = 100'
N
CURVE TABLE
CURVE NO. DELTA RADIUS LENGTH TANGENT CHORD BEARING
1. 03°13'55" 675.00' 38.08' 19.40' 38.07' S59°35'03"W
2. 18°57'58" 700.00' 231.72' 116.93' 230.66' N70°41'00"E
3. 22°27'58" 700.00' 274.47' 139.02' 272.72' S88°36'02"E
4. 09°03'50" 825.00' 130.51' 65.38' 130.38' S81°53'59"E
5. 09°14'26" 600.00' 96.77' 48.49' 96.66' N05°12'48"W
6. 20°06'13" 845.00' 296.49' 149.78' 294.97' S87°25'10"E
7. 01°50'14" 500.00' 16.03' 8.02' 16.03' N00°19'32"E
8. 27°18'52" 500.00' 238.36' 121.49' 236.11' N14°54'05"E
9. 12°12'22" 800.00' 170.43' 85.54' 170.11' S82°39'10"E
10. 25°13'14" 535.00' 235.50' 119.69' 233.60' S89°09'35"E
11. 11°10'37" 1415.00' 276.03' 138.45' 275.59' N83°49'03"E
12. 176°41'01" 55.00' 169.60' ——' 109.95' N44°24'25"E
13. 29°09'07" 645.00' 328.17' 167.72' 324.64' N13°58'58"E
14. 03°13'55" 675.00' 38.08' 19.40' 38.07' N59°35'03"E
LINE TABLE
LINE NO. BEARING DISTANCE
1. N 09°50'01" W 37.38'
2. N 45°35'35" W 21.21'
STONE CREEK BALANCE, LTD.
CLERKS FILE NO. 2007-00375394
DALTON
F.M. 552
JOHN KING BLVD
SH 205
HAYS
QUAIL RUN
PROJECT LOCATION
LOCATION MAP
N.T.S.
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X Y
ELEV =
Δ= 01°01'09"
R= 475.00'
T= 4.23'
L= 8.45'
C= 8.45'
B= S28°02'57"W
Δ= 36°03'38"
R= 880.00'
T= 286.44'
L= 553.85'
C= 544.75'
B= S81°12'30"E
Δ= 08°38'43"
R=1560.00'
T= 117.92'
L= 235.39'
C= 235.16'
B= N85°05'03"E
S61°26'29"E 201.15'
N00°35'35"W 29.20'
N89°24'25"E 230.00'
N89°24'25"E 218.33'
20' N.T.M.W.D. ESMT. VOL. 892, PG. 28
WATER EASEMENT DOC. #
NOTE: NO FRANCHISE UTILITIES SHALL BE LOCATED WITHIN THE 20' NTMWD ESMT
STONE CREEK PHASE IV CAB. H, PGS. 317-318
N32°48'57"E 596.94'
LOT 8 BLOCK E OPEN SPACE/DRAINAGE ESMT
N32°12'22"E 368.95'
S28°47'59"E 170.00'
N32°01'55"W 20.00'
N54°20'11"W 51.41'
HARVARD DRIVE
S35°39'49"W 37.86'
MONTROSE DRIVE
(50' R.O.W.)
TEMPORARY ACCESS ESMT. DOC NO. 20160000010177
Δ= 25°32'12"
R= 845.00'
T= 191.49'
L= 376.62'
C= 373.51'
B= S48°25'55"W
Δ= 48°39'50"
R= 555.00'
T= 250.97'
L= 471.39'
C= 457.35'
B= S82°18'00"W
Δ= 12°04'57"
R= 595.00'
T= 62.97'
L= 125.47'
C= 125.24'
B= N79°24'33"W
STONE CREEK PHASE VII CAB. I, PGS. 392-393
MEMORIAL DRIVE
(50' R.O.W.)
S00°35'35"E 130.98'
S02°25'32"W 120.00'
N03°34'06"E 50.00'
Δ= 01°08'34"
R= 800.00'
T= 7.98'
L= 15.95'
C= 15.95'
B= N87°00'11"W
Δ= 14°11'44"
R= 680.00'
T= 84.67'
L= 168.48'
C= 168.05'
B= S85°09'40"W
Δ= 11°10'37"
R= 1270.00'
T= 124.27'
L= 247.74'
C= 247.35'
B= S83°49'06"W
MONTROSE DRIVE
(50' R.O.W.)
S89°24'25"W 448.33'
POINT OF BEGINNING
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X Y
2596624.07 7036599.33
ELEV = 543.0
STONE CREEK PHASE VIII CAB. , PGS.
S00°35'35"E 319.20'
HAYS ROAD
(VARIABLE R.O.W.)
R & R HANCE INVESTMENTS, LP. VOL. 5433, PG. 45 VOL. 5702, PG. 99
LOT 44 BLOCK X-OPEN SPACE
30' R.O.W. DEDICATION
NOTES
1. Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- Street Name Change
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 8 Block E & Lot 44 Block X)
R.O.W.
25' X 25' VISIBILITY ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.
FINAL PLAT OF
STONE CREEK PHASE IX
TOTAL LOTS 63 TOTAL ACRES 17.418
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
STONE CREEK PHASE 9, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OCTOBER 2017 SCALE 1" = 100'
CASE NO. P2017-XXX
SHEET 1 OF 2

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE IX, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE VIII, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. The detention drainage system is to be maintained, repaired and owend by the subdivision.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Stone Creek Phase 9, Ltd.
an Texas limited partnership
By: Stone Creek Phase 9 GP Corporation,
a Texas corporation, its General Partner

_____
Richard Skorburg
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2017.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Count Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of_____, 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2017.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

FINAL PLAT
OF
STONE CREEK PHASE IX
TOTAL LOTS 62 TOTAL ACRES 14.574
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 9, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OCTOBER 2017

CASE NO. P2017-XXX SHEET 2 OF 2

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City of Rockwall

Project Plan Review History

Project Number	P2017-059	**Owner**	MERRITT CAPITAL PARTNERS	**Applied**	11/16/2017 LM
Project Name	The Standard Rockwall	**Applicant**	DOUPHRATE & ASSOCIATE INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	11/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HERRING ADDN	5	A	5	3581-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/16/2017	11/23/2017	11/20/2017	4	APPROVED	
ENGINEERING	Amy Williams	11/16/2017	11/23/2017	11/22/2017	6	COMMENTS	See Comments

(11/22/2017 9:24 AM AW)
See markups
Need letter from Rockwall Senior Community owner agreeing to waive the $11,968.87/acre sewer pro-rata or pay the pro-rata
Label lift station as a sewer easement on pre-plat
Make sure Lot 6 and Lot 4 have access to Victory Avenue
Need to connect a 24' fire lane/access paved driveway to the Evergreen drive to be maintained by the HOA
Driveway to Goliad may have issues due to the wall
See markup regarding question on force main to Goliad
Need 8" water tie in to Evergreen (see markup)

FIRE	Ariana Hargrove	11/16/2017	11/23/2017	11/21/2017	5	COMMENTS	see comments

(11/21/2017 4:37 PM AA)
Two means of fire apparatus access shall be provided for developments of one or two-family dwellings where the number of dwelling units exceeds 30. (Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

If utilizing emergency access as secondary access point, it shall be installed and approved prior to releasing of any lots in the development. Fire Marshal shall approve any access control devices being utilized across access points.

GIS	Lance Singleton	11/16/2017	11/23/2017	11/22/2017	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

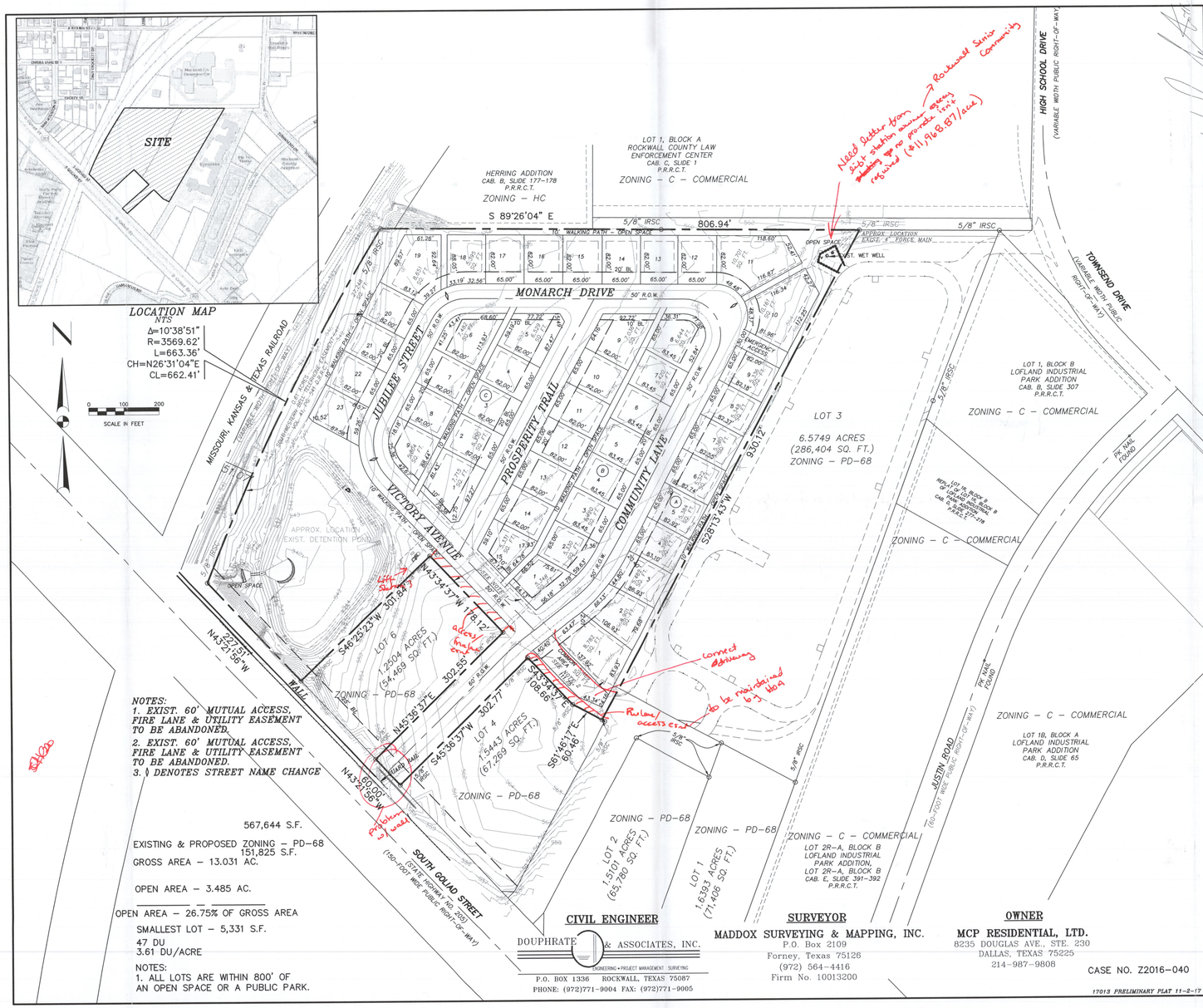
(11/22/2017 9:20 AM LS)
Please submit new replacement name for Victory Av. since we already have a Victory in the City.
All other proposed names are approved.

During final platting: Submitt cad file with parcels and street centerlines , closure report, and tie two corners to State Plane Coordinate system (NAD83 North Central Texas 4202).
Addressing of lots will begin at this phase.

PLANNING	Korey Brooks	11/16/2017	11/23/2017	11/22/2017	6	COMMENTS	Comments

P2017-59 The Standard Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Hickey of Merritt Capital Partners for the approval of a preliminary plat for an age/restricted senior living community consisting of 47 single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-059) in the lower right hand corner of all pages on future submittals.
M.4 Will need to provide tree screening at the north property line (adjacent to Lots 11-19)
M.5 Since this development will be done in one phase, no master plat is needed.
M.6 The 60-foot ROW between Lots 4 and 6 needs to be a public access, fire lane, utilities easement
M.7 Please provide an openspace master plan.
M.8 Please check the graphic scale. It seems to be off.
I.9 The min SF for each Lot is 5,330 SF—Please review the PD-68 Ordinance.
M.10 The min lot depth is 82-feet. Please check Lot 1, Block B
M.11 The min side yard setback adjacent to a street is 13-feet. Please check Lots 1, 8, 9 and 15, Block B and Lots 1, 5, 6, and 9, Block C.
M.12 The min lot width is 65-feet. Please check your lots in the curves and ensure that you are measuring the frontage at the front yard setback.
M.13 Are you building a wall in the ROW?
M.14 You are required to connect to the adjacent lot for Emergency Access. Your plat shows “Emergency Accessbut the Landscape Plans show “Openspace”
M.15 Your PD Ordinance limits you to no more than 46 units at 3.6 DU/Acre. You are showing 47 Units at 3.61 DU/Acre. You will need to subtract one lot or open the PD to ask for the additional lot and density.
M.16 Your Utility Plan title block says “Proposed Utility Utility Services”. Please remove the second “Utility”
M.17 Please provide a legend for the symbols on the Utility Plan.
M.18 On your Treescape Plan, Tree 3041 is 14 caliper inches and should be mitigated at 7-inches. You are showing 6-inches. Trees 3026 and 4021 are feature trees and require P&Z Approval to be removed. Additionally, they are Protected Feature Trees and require mitigation at twice the number of inches removed. Tre 3026 should be mitigated at 12-inches and tree 4021 should be mitigated at 20-inches.
M.19 There shall be a minimum of one tree for each 750 square feet of dry land area for the detention pond.
I.20 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning and Zoning Worksession for this case is November 28, 2017. The Planning and Zoning Meeting for this case is December 12, 2017. The Park Board Meeting for this case is December 5, 2017. The City Council Date for this case is December 18.



NOTES:
1. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
2. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
3. ◊ DENOTES STREET NAME CHANGE

567,644 S.F.

EXISTING & PROPOSED ZONING – PD-68
151,825 S.F.

GROSS AREA – 13.031 AC.

OPEN AREA – 3.485 AC.

OPEN AREA – 26.75% OF GROSS AREA

SMALLEST LOT – 5,331 S.F.

47 DU
3.61 DU/ACRE

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.

CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

CASE NO. Z2016-040

17013 PRELIMINARY PLAT 11-2-17

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOV. 15, 2017

W.L. DOUPHRATE II 60102 REGISTERED PROFESSIONAL ENGINEER

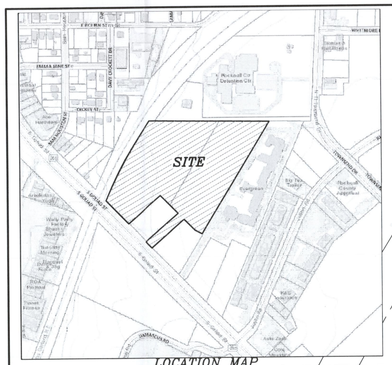
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY PLAT
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 15, 2017
PROJECT	17013
	1/1

P2017 059

RECEIVED
NOV 20 2017
BY:



LOCATION MAP
NTS

Δ=10°38'51"
R=3569.62'
L=663.36'
CH=N26°31'04"E
CL=662.41'

0 100 200
SCALE IN FEET

HERRING ADDITION
CAB. B, SLIDE 177-178
P.R.R.C.T.

ZONING – HC

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.

ZONING – C – COMMERCIAL

MODIFY EXIST. WET WELL BY
REMOVING PUMPS, INTERNAL
WIRING AND RAILS
CONNECT TO EXIST WET WELL

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

S 89°26'04" E 806.94'

5/8" IRSC

TO WALKING PATH – OPEN SPACE

APPROX. LOCATION
EXIST. 4" FORCE MAIN

EXIST. WET WELL

LOCATE & CUT EXIST. FORCE MAIN
CONNECT TO EXIST. FORCE MAIN
PLUG FORCE MAIN FROM LIFT STATION

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MONARCH DRIVE

PROP. 8" SEWER

EMERGENCY ACCESS

8" cut connection

JUBILEE STREET

PROSPERITY TRAIL

COMMUNITY LANE

VICTORY AVENUE

PROP. 8" WATER

PROP. 8" SEWER

PROP. FORCE MAIN

50' R.O.W.

10' WALKING PATH – OPEN SPACE

LOT 3
6.5749 ACRES
(286,404 SQ. FT.)
ZONING – PD-68

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.

ZONING – C – COMMERCIAL

PK NAIL FOUND

LOT 1R, BLOCK B
REPLAT OF LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. G, SLIDE 278
P.R.R.C.T.

ZONING – C – COMMERCIAL

MISSOURI, KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SOUTHERN 6/8 PACIFIC RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. M, PAGE 1

51.07'

APPROX. LOCATION
EXIST. DETENTION POND

PROP. LS

N43°54'37"W 178.12'

S28°13'43"W 90.12'

S46°25'21"W 301.84'

N43°21'36"W 227.51'

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)
ZONING – PD-68

S45°34'37"E 302.55'

N45°36'37"E 302.77'

108.66'

BOMMON AREA

Bottom of Bank 533.4'

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)
ZONING – PD-68

S45°36'37"W 302.77'

S61°46'17"E 60.46'

PROP. 8" WATER
PROP. FORCE MAIN

LOAD RAMP

water is here don't show tie-in

N43°23'36"W 60.00'

PROP. 12" WATER

SOUTH GOLIAD STREET
(150'-FOOT WIDE PUBLIC RIGHT-OF-WAY)
(STATE HIGHWAY NO. 205)

LOT 2
1.5101 ACRES
(65,780 SQ. FT.)

LOT 1
1.6393 ACRES
(71,406 SQ. FT.)

ZONING – PD-68

ZONING – C – COMMERCIAL

LOT 2R-A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R-A, BLOCK B
CAB. E, SLIDE 391-392
P.R.R.C.T.

JUSTIN ROAD
(80'-FOOT WIDE PUBLIC RIGHT-OF-WAY)

PK NAIL FOUND

ZONING – C – COMMERCIAL

LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.

47 DU
3.61 DU/ACRE

GROSS AREA – 13.031 AC.
567,644 S.F.

OPEN AREA – 3.485 AC.
151,825 S.F.

OPEN AREA – 26.75% OF GROSS AREA

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.
2. THIS PROJECT WILL BE SERVED BY CONNECTING TO EXISTING CITY UTILITIES THAT HAVE ADEQUATE CAPACITY TO SERVE THE DEVE;OPMENT.

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

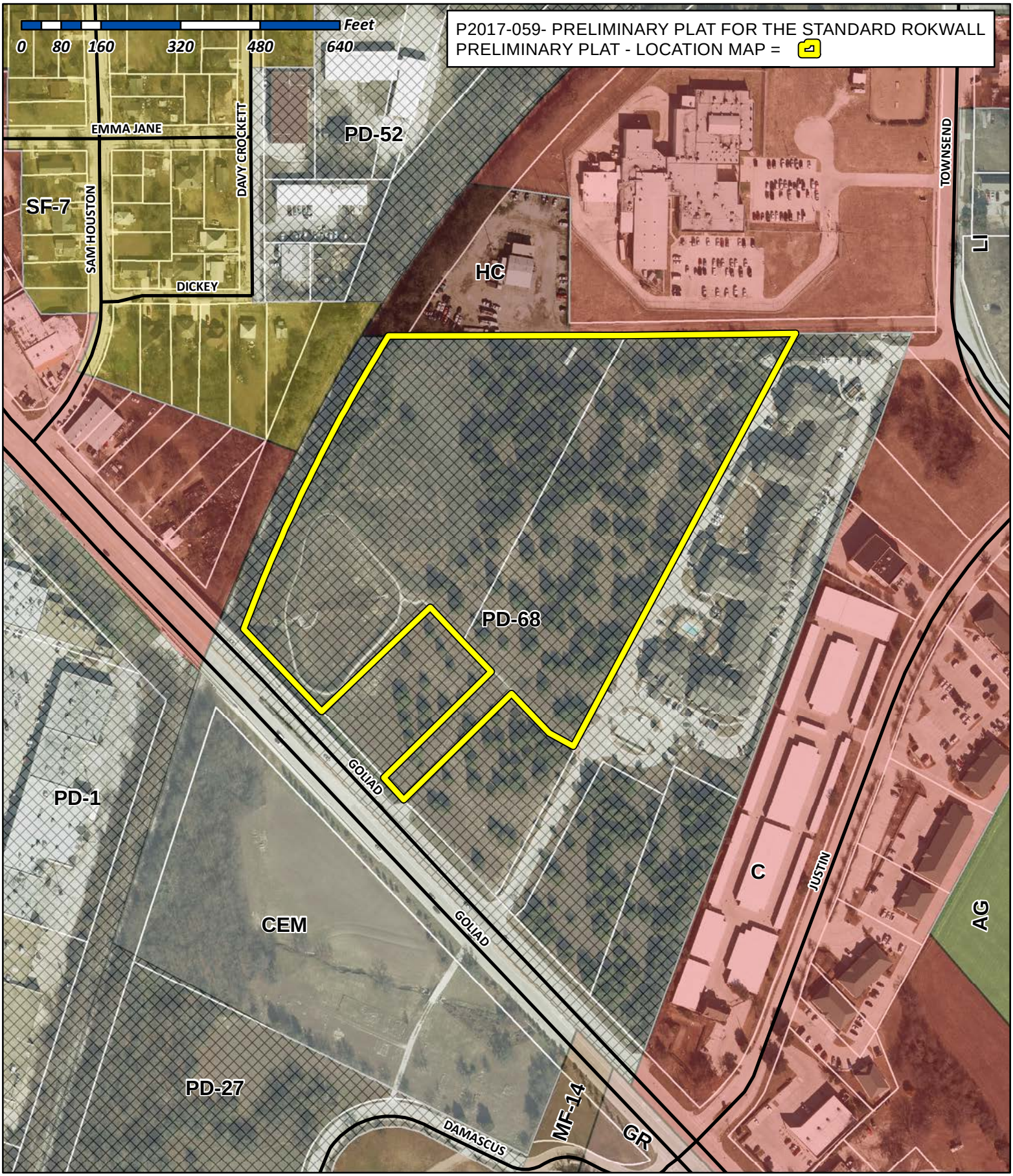
CASE NO. Z2016-040

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, TEXAS P.E. NO. 60102, ON THE DATE: NOV. 15, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PROPOSED UTILITY UTILITY SERVICES
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

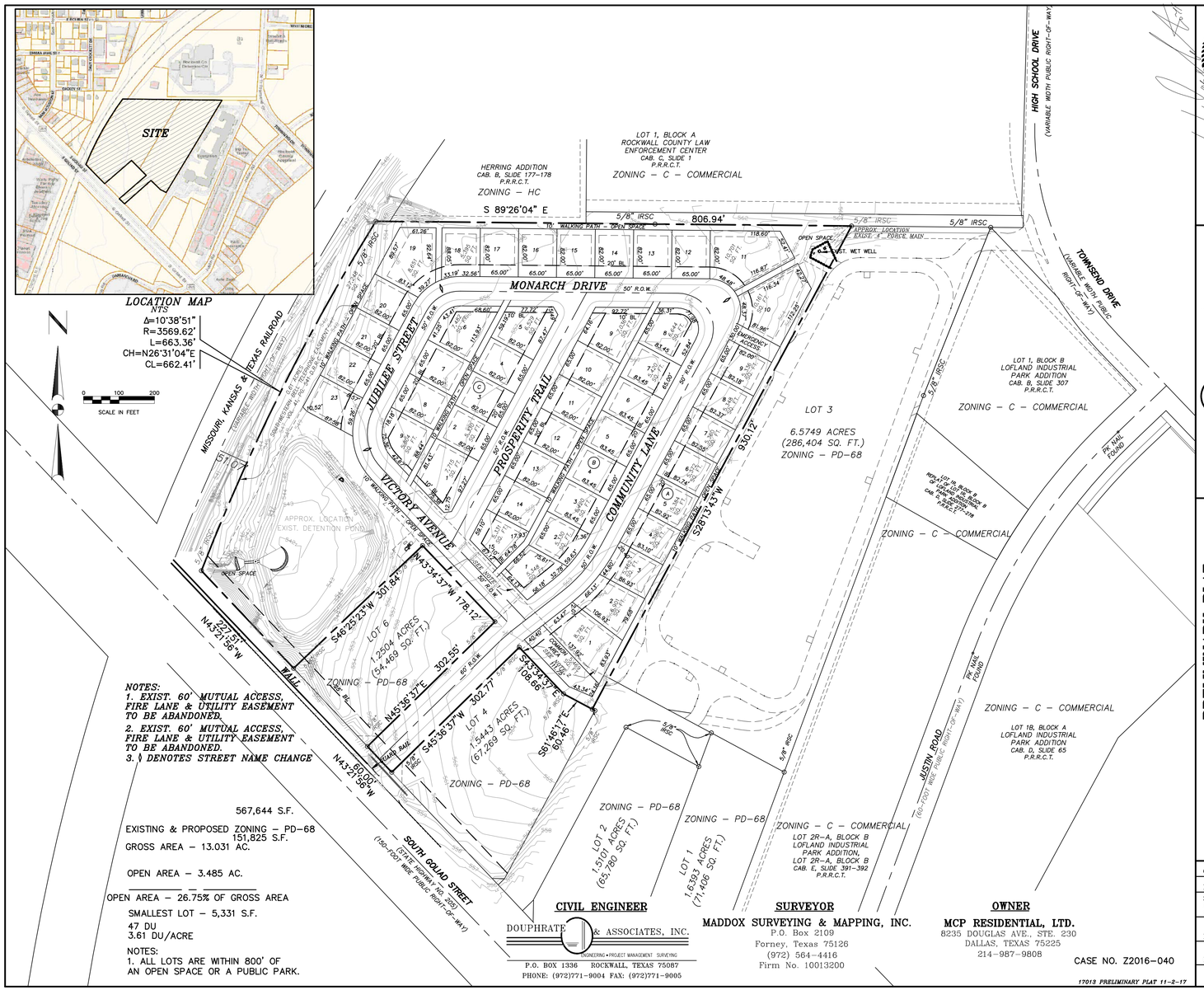
CHKD.	W.L.D.
DRAWN	Q.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 2017
PROJECT	1703
	1/1



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



NOTES:
1. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
2. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
3. ◊ DENOTES STREET NAME CHANGE

567,644 S.F.

EXISTING & PROPOSED ZONING - PD-68
151,825 S.F.

GROSS AREA - 13.031 AC.

OPEN AREA - 3.485 AC.

OPEN AREA - 26.75% OF GROSS AREA

SMALLEST LOT - 5,331 S.F.

47 DU
3.61 DU/ACRE

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.

CIVIL ENGINEER

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SURVEYOR

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(972) 564-4416
Firm No. 10013200

OWNER

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8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

CASE NO. Z2016-040

17013 PRELIMINARY PLAT 11-2-17

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOV. 15, 2017

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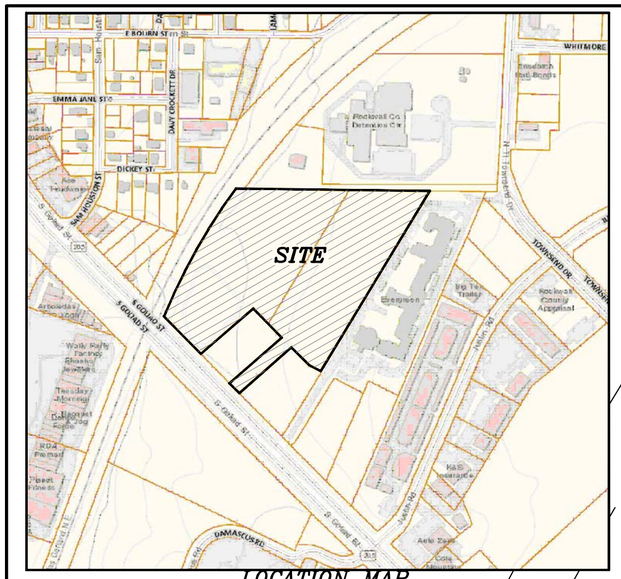
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY PLAT
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 15, 2017
PROJECT	17013
	1/1



LOCATION MAP
NTS

Δ=10°38'51"
R=3569.62'
L=663.36'
CH=N26°31'04"E
CL=662.41'

0 100 200
SCALE IN FEET

HERRING ADDITION
CAB. B, SLIDE 177–178
P.R.R.C.T.
ZONING – HC

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.
ZONING – C – COMMERCIAL

S 89°26'04" E
806.94'
5/8" IRSC
10' WALKING PATH – OPEN SPACE
OPEN SPACE

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)

MONARCH DRIVE
50' R.O.W.

JUBILEE STREET
50' R.O.W.

PROSPERITY TRAIL
50' R.O.W.

COMMUNITY LANE
50' R.O.W.

VICTORY AVENUE
50' R.O.W.

10' WALKING PATH – OPEN SPACE

EMERGENCY ACCESS

MISSOURI, KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT–OF–WAY)

SOUTHWESTERN BELL TELEPHONE EASEMENT
0.61 ACRES
VOL. 1, PG. 341 D.R.R.C.T.
10' WALKING PATH – OPEN SPACE

51.07'

APPROX. LOCATION
EXIST. DETENTION POND
EXIST. CONC. WALKWAY
OPEN SPACE
PROP. LS

N43°34'37"W 178.12'
N43°34'37"W 301.84'
N43°21'56"W 227.51'
S46°25'23"W
S45°36'37"W 302.77'
S45°36'37"W 302.55'
N45°36'37"E
S43°34'37"E 108.66'
S61°46'17"E 60.46'
N43°21'56"W 60.00'
S28°13'43"W 930.12'

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)
ZONING – PD–68

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)
ZONING – PD–68

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(65,780 SQ. FT.)
ZONING – PD–68

LOT 1
1.6393 ACRES
(71,406 SQ. FT.)
ZONING – PD–68

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.
ZONING – C – COMMERCIAL

LOT 1R, BLOCK B
REPLAT OF LOT 1R, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 277–278
P.R.R.C.T.
ZONING – C – COMMERCIAL

LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.
ZONING – C – COMMERCIAL

LOT 2R–A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R–A, BLOCK B
CAB. E, SLIDE 391–392
P.R.R.C.T.
ZONING – C – COMMERCIAL

JUSTIN ROAD
(60–FOOT WIDE PUBLIC RIGHT–OF–WAY)

PK NAIL FOUND

5/8" IRSC

25' B.L.

WALL

GUARD RAIL

COMMON AREA

SEE NOTE 1

SEE NOTE 2

43.34'

SOUTH GOLIAD STREET
(STATE HIGHWAY No. 205)
(150–FOOT WIDE PUBLIC RIGHT–OF–WAY)

NOTES:
1. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
2. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
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47 DU
3.61 DU/ACRE

NOTES:
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CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

SURVEYOR
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Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214–987–9808

CASE NO. Z2016–040

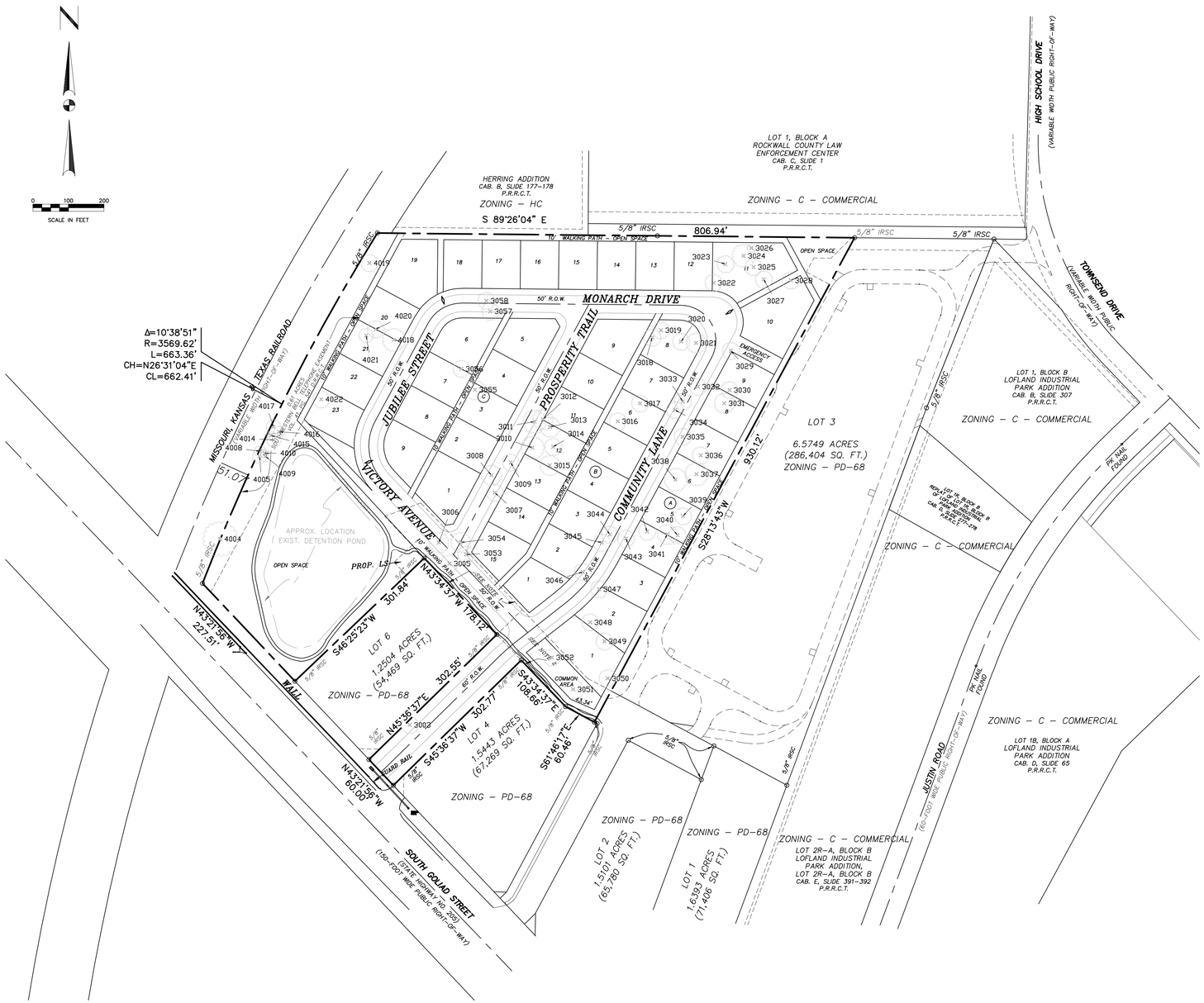
STATE OF TEXAS
REGISTERED PROFESSIONAL
W.L. DOUPHRATE II
60102

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F–886, ON DATE: NOV. 15, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

MASTER PLAT
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 15, 2017
PROJECT	17013
	1/1



THE STANDARD - ROCKWALL						
TREE LIST						
NO.	TYPE	SIZE (IN.)		REMOVE		MITIGATED IN.
3003	CEDAR	12		12		6
3005	CEDAR	12		12		6
3006	CEDAR	14		14		6
3007	CEDAR	12		12		6
3008	CEDAR	14		14		7
3009	CEDAR	12		12		6
3010	CEDAR	16		16		8
3011	CEDAR	16		16		8
3012	CEDAR	14		14		7
3013	CEDAR	14		14		7
3014	CEDAR	12		12		6
3015	CEDAR	14		14		7
3016	CEDAR	12		12		6
3017	CEDAR	12		12		6
3018	CEDAR	12		12		6
3019	CEDAR	12		12		6
3020	CEDAR	12		12		6
3021	CEDAR	14		14		7
3022	CEDAR	12		12		6
3023	CEDAR	12		12		6
3024	CEDAR	16		16		8
3025	CEDAR	12		12		6
3026	ELM	6		6		6
3027	CEDAR	12		12		6
3028	CEDAR	12		12		6
3029	CEDAR	12		12		6
3030	CEDAR	12		12		6
3031	CEDAR	14		14		7
3032	CEDAR	12		12		6
3033	CEDAR	12		12		6
3034	CEDAR	12		12		6
3035	CEDAR	12		12		6
3036	CEDAR	12		12		6
3037	CEDAR	16		16		8
3038	CEDAR	16		16		8
	S.T. TREE IN.	448	S.T. TREE IN. REMOVED	448	S.T. MITIGATED IN.	226

NO.	TYPE	SIZE (IN.)	S.T. TREE IN. REMOVED	REMOVE	S.T. MITIGATED IN.	
	S.T. TREE IN.	448		448		226
3039	CEDAR	12		12		6
3040	CEDAR	12		12		6
3041	CEDAR	14		14		6
3042	CEDAR	12		12		6
3043	CEDAR	12		12		6
3044	CEDAR	12		12		6
3045	CEDAR	12		12		6
3046	CEDAR	12		12		6
3047	CEDAR	12		12		6
3048	CEDAR	12		12		6
3049	CEDAR	12		12		6
3050	CEDAR	12		12		6
3051	CEDAR	14		14		7
3052	CEDAR	12		12		6
3053	CEDAR	12		12		6
3054	CEDAR	14		14		7
3055	CEDAR	14		14		7
3056	CEDAR	12		12		6
3057	CEDAR	12		12		6
3058	CEDAR	12		12		6
4004	ELM	24		SAVE		
4005	CEDAR ELM	10		SAVE		
4008	CEDAR ELM	8		SAVE		
4009	CEDAR ELM	8		SAVE		
4010	CEDAR ELM	6		SAVE		
4014	CEDAR ELM	10		10		10
4015	CEDAR ELM	6		SAVE		
4016	CEDAR ELM	8		SAVE		
4017	CEDAR ELM	10		SAVE		
4018	CEDAR	16		16		8
4019	CEDAR ELM	12		SAVE		
4020	CEDAR	12		12		6
4021	ELM	10		10		10
4022	CEDAR	12		12		6
	TOTAL TREE IN.	848	TOTAL IN. REMOVED	756	TOTAL MITIGATED IN.	389

CIVIL ENGINEER

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
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SURVEYOR

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Firm No. 10013200

OWNER

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CASE NO. Z2016-040

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ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE P.E. NO. 60102, F-886, ON DATE: NOVEMBER 15, 2017

TREE SURVEY
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

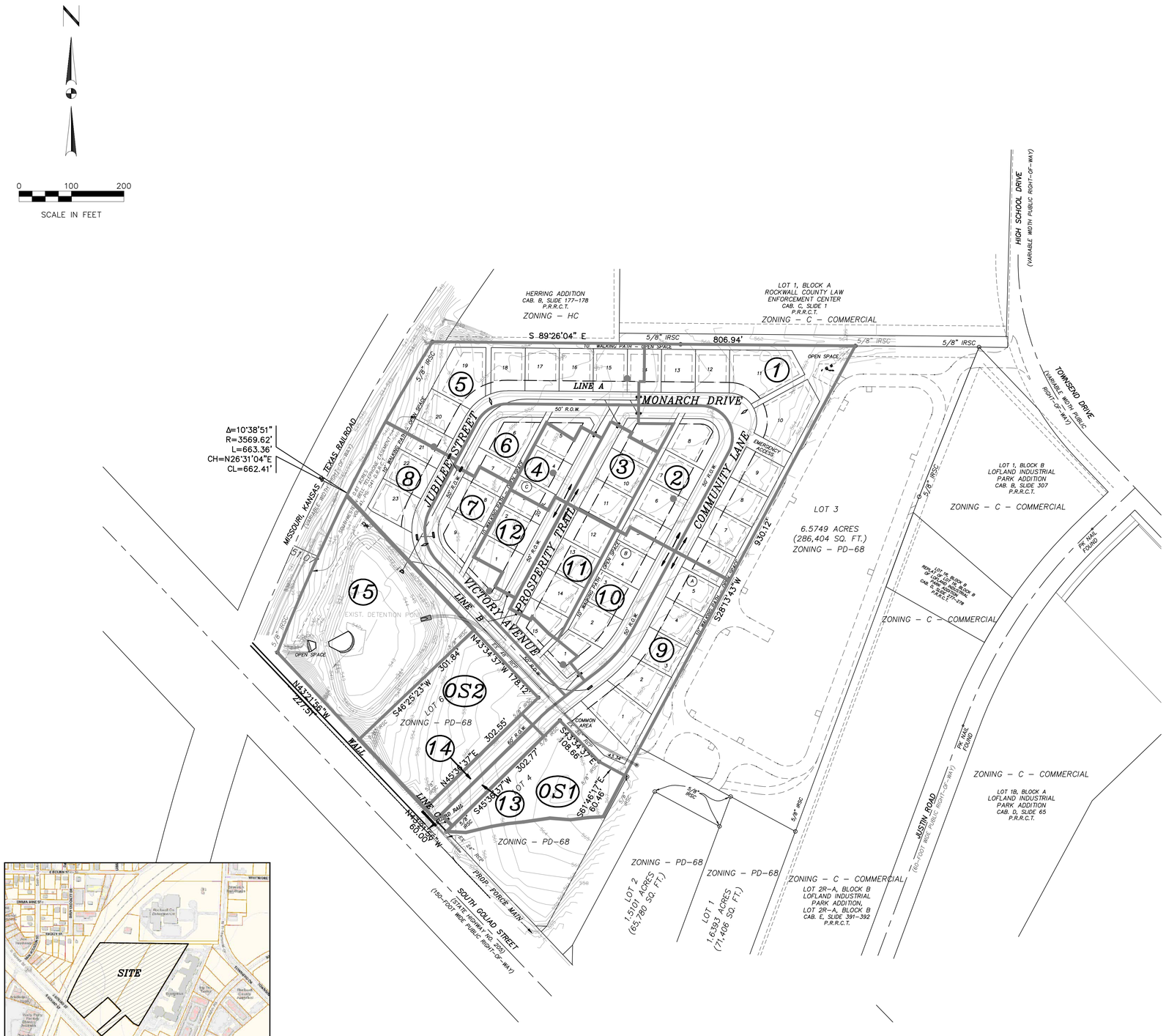
G.C.W.
DRAWN

SCALE
1"=100'H
1"= V

NOV. 15, 2017
DATE

17013
PROJECT

1



LOCATION MAP
NTS

PRE-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
TOTAL SITE	15.07	10	0.35	9.8	51.69		
INCLUDING OFF-SITE							

POST-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
LINE A							
1	1.99	10	0.5	9.8	9.75	9.75	
2	0.79	"	"	"	3.87	13.62	
3	0.42	"	"	"	2.06	15.68	
4	0.36	"	"	"	1.76	17.44	
5	1.46	"	"	"	7.15	22.59	
6	0.66	"	"	"	3.23	25.82	
7	0.89	"	"	"	4.36	30.18	
8	1.07	"	"	"	5.24	35.42	
FROM LINE B					14.75	50.17	
LINE B							
9	1.31	10	0.5	9.8	6.42	6.42	
10	0.72	"	"	"	3.53	9.95	
11	0.57	"	"	"	2.79	12.74	
12	0.41	"	"	"	2.01	14.75	TO LINE A
LINE C							
OS-1	0.79	10	0.9	9.8	6.75	6.75	OFF SITE
13	0.17	"	"	"	1.50	8.25	
OVERALL							TO DETENTION
LINES A, B & C						58.42	
14	0.18	10	0.9	9.8	1.56	59.98	
OS-2	1.25	"	"	"	11.03	71.01	OFF SITE
15	2.03	"	"	"	17.90	88.91	

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OWNER
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214-987-9808

CASE NO. Z2016-040

17013 PREL DRAINAGE MAP

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PRELIMINARY DRAINAGE MAP
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

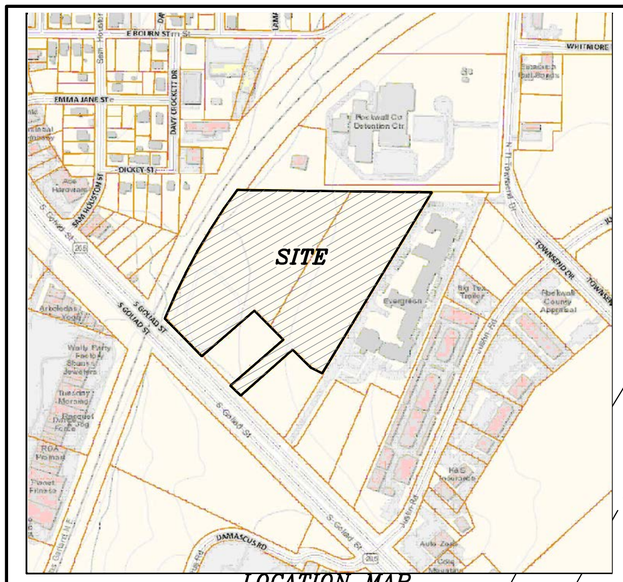
D.A.C.
DRAWN

SCALE
1"=100' H
1"= V

NOVEMBER 15, 2017
DATE

17013
PROJECT

1.0



LOCATION MAP
NTS

Δ=10°38'51"
R=3569.62'
L=663.36'
CH=N26°31'04"E
CL=662.41'

0 100 200
SCALE IN FEET

MISSOURI KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SOUTHWESTERN BELL TELEPHONE EASEMENT
0.61 ACRES
VOL. 41, PG. 541 D.R.R.C.T.

10' WALKING PATH - OPEN SPACE

HERRING ADDITION
CAB. B, SLIDE 177-178
P.R.R.C.T.

ZONING - HC

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.

ZONING - C - COMMERCIAL

S 89°26'04" E
806.94'

5/8" IRSC

10' WALKING PATH - OPEN SPACE

MODIFY EXIST. WET WELL BY REMOVING PUMPS, INTERNAL WIRING AND RAILS
CONNECT TO EXIST WET WELL

APPROX. LOCATION
EXIST. 4" FORCE MAIN

EXIST. WET WELL

LOCATE & CUT EXIST. FORCE MAIN
CONNECT TO EXIST. FORCE MAIN
PLUG FORCE MAIN FROM LIFT STATION

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MONARCH DRIVE

JUBILEE STREET

PROSPERITY TRAIL

COMMUNITY LANE

VICTORY AVENUE

PROP. 8" SEWER
PROP. 8" WATER
50' R.O.W.
10' WALKING PATH - OPEN SPACE
PROP. FORCE MAIN
EMERGENCY ACCESS

LOT 3
6.5749 ACRES
(286,404 SQ. FT.)
ZONING - PD-68

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.

ZONING - C - COMMERCIAL

LOT 1R, BLOCK B
REPLAT OF LOT 1R, BLOCK B
OF LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 277-278
P.R.R.C.T.

PK NAIL FOUND

APPROX. LOCATION
EXIST. DETENTION POND

EX. 48" RCP

PROP. LS

EXIST. CREEK/WATERWAY

S28°13'43"W
930.12'

N43°34'37"W
178.12'

N43°21'56"W
301.84'

S46°25'23"W
227.31'

WALL

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)
ZONING - PD-68

N45°36'37"E
302.55'

PROP. 8" WATER 60' R.O.W.
PROP. FORCE MAIN

S43°34'37"E
108.66'

S45°36'37"W
302.77'

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)
ZONING - PD-68

S61°46'17"E
60.46'

GUARD RAIL

N43°21'56"W
60.00'

51.07'

COMMON AREA
36" RCP
43.34'

LOT 2
1.5101 ACRES
(65,780 SQ. FT.)
ZONING - PD-68

LOT 1
1.6393 ACRES
(71,406 SQ. FT.)
ZONING - PD-68

ZONING - C - COMMERCIAL

LOT 2R-A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R-A, BLOCK B
CAB. E, SLIDE 391-392
P.R.R.C.T.

JUSTIN ROAD
(60-FOOT WIDE PUBLIC RIGHT-OF-WAY)

ZONING - C - COMMERCIAL

LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.

PROP. 12" WATER

SOUTH GOLIAD STREET
(STATE HIGHWAY NO. 205)
(150-FOOT WIDE PUBLIC RIGHT-OF-WAY)

EXIST. 12" WATER

47 DU
3.61 DU/ACRE

GROSS AREA - 13.031 AC.
567,644 S.F.

OPEN AREA - 3.485 AC.
151,825 S.F.

OPEN AREA - 26.75% OF GROSS AREA

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.
2. THIS PROJECT WILL BE SERVED BY CONNECTING TO EXISTING CITY UTILITIES THAT HAVE ADEQUATE CAPACITY TO SERVE THE DEVE;OPMENT.

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

OWNER

MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

CASE NO. Z2016-040

STATE OF TEXAS
W.L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOV. 15, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PROPOSED UTILITY UTILITY SERVICS
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV., 2017
PROJECT	17013
	1/1

City of Rockwall

Project Plan Review History

Project Number	SP2017-037	**Owner**	E, Z MART #77	**Applied**	11/17/2017 LM
Project Name	Chick-fil-a	**Applicant**	WIER & ASSOCIATES, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
2000 S GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MUCKLEROY ADDITION	2	A	2	4650-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/17/2017	11/24/2017	11/20/2017	3	APPROVED	
ENGINEERING	Sarah Hager	11/17/2017	11/24/2017	11/22/2017	5	COMMENTS	See comments

(11/22/2017 8:53 AM SH)
See mark ups.
All easements must be a minimum of 20' wide.
The driveway entrance to the property line must match the design of Yellowjacket.
Fire lanes are required to be 24' wide.
Label curb inlets.
Min. spacing between sewer and inlet is 10'.
No curbs in fire lane.
Is the divide between drive-thru lanes striped or raised? If raised, the lanes must be min. 11' wide.
Required TxDOT driveway permit on S Goliad.
No trees within 5' of any public utility.
Move bushes away from the meters.
4% engineering fees
Impact fees

FIRE	Ariana Hargrove	11/17/2017	11/24/2017	11/21/2017	4	APPROVED	
GIS	Lance Singleton	11/17/2017	11/24/2017	11/22/2017	5	APPROVED	See comment

(11/22/2017 9:29 AM LS)
Please use existing ste address of:
2000 S. Goliad Street, Rockwall, TX 75087
Contact lsingleton@rockwall.com with any questions.

PLANNING	Korey Brooks	11/17/2017	11/24/2017	11/22/2017	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-037 Chick-Fil-A: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-037) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is zoned Commercial (C) District and situated in the SH 205 Overlay (SH205 OV) District.

M.6 Site Plan. Please provide Lot Coverage Percentage as well as pervious v.s. impervious % on the Site Data Table.

M.7 Site Plan. Please check your driveway width—24-feet is the minimum

M.8 Site Plan. Try to angle the dumpsters more toward the building. They cannot face SH-205. As shown, they may face SH-205.

M.9 Site Plan. Please indicate if there will be a walk-up window and label, showing access to the window.

M.10 Site Plan. Please check with franchise utilities before any easements can be abandoned. This will be taken care of at final plat.

M.11 Site Plan. Please show property linetype in legend.

M.12 Site Plan. Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.

M.13 Landscape Plan. Please provide the same Site Data Table as provided on the Site Plan.

M.14 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.15 Landscape Plan. Please indicate the landscape buffer. You refer to it in the landscape requirements, however it is not shown. Additionally, it appears that you will not be able to meet the 20-foot landscape buffer requirement.

M.16 Landscape Plan. The canopy tree shown adjacent to Yellow Jacket Lane appears to be outside of the landscape buffer. Additionally, you do not appear to be meeting the canopy tree requirement along Yellow Jacket. Please check the SH-205 Overlay (SH-205 OV) District standards as well as the Commercial (C) District standards.

M.17 Landscape Plan. Please “call out” the sod by name on the landscape plan and show it as a hatch pattern.

M.18 Landscape Plan. Please show centerlines for Yellow Jacket Lane and Goliad.

M.19 Landscape Plan. No parking space shall be more than 80-feet away from a canopy tree. Please show an 80-foot circular buffer from the three trees closest to the parking to ensure that each space is adequately covered.

M.20 Landscape Plan. Please show visibility triangles at drive entrances.

M.21 Landscape Plan. Please ensure the monument sign is not in an easement.

M.22 Photometric Plan. Please show and indicate property line on photometric plan.

M.23 Photometric Plan. Please show centerline of Yellow Jacket and Goliad.

M.24 Building Elevations. Please show non-rendered, B/W building elevations in addition to the elevations provided.

M.25 Building Elevations. Please note that as shown, the building will require a variance to 4 sided architecture and stone requirements. Additionally, a variance may be required for the amount of secondary material (red metal panel)

M.26 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Up to 50% can be Hardi Board. Please provide material percentages for each façade.

M.27 Building Elevations.Please indicate the elevation that faces the street.

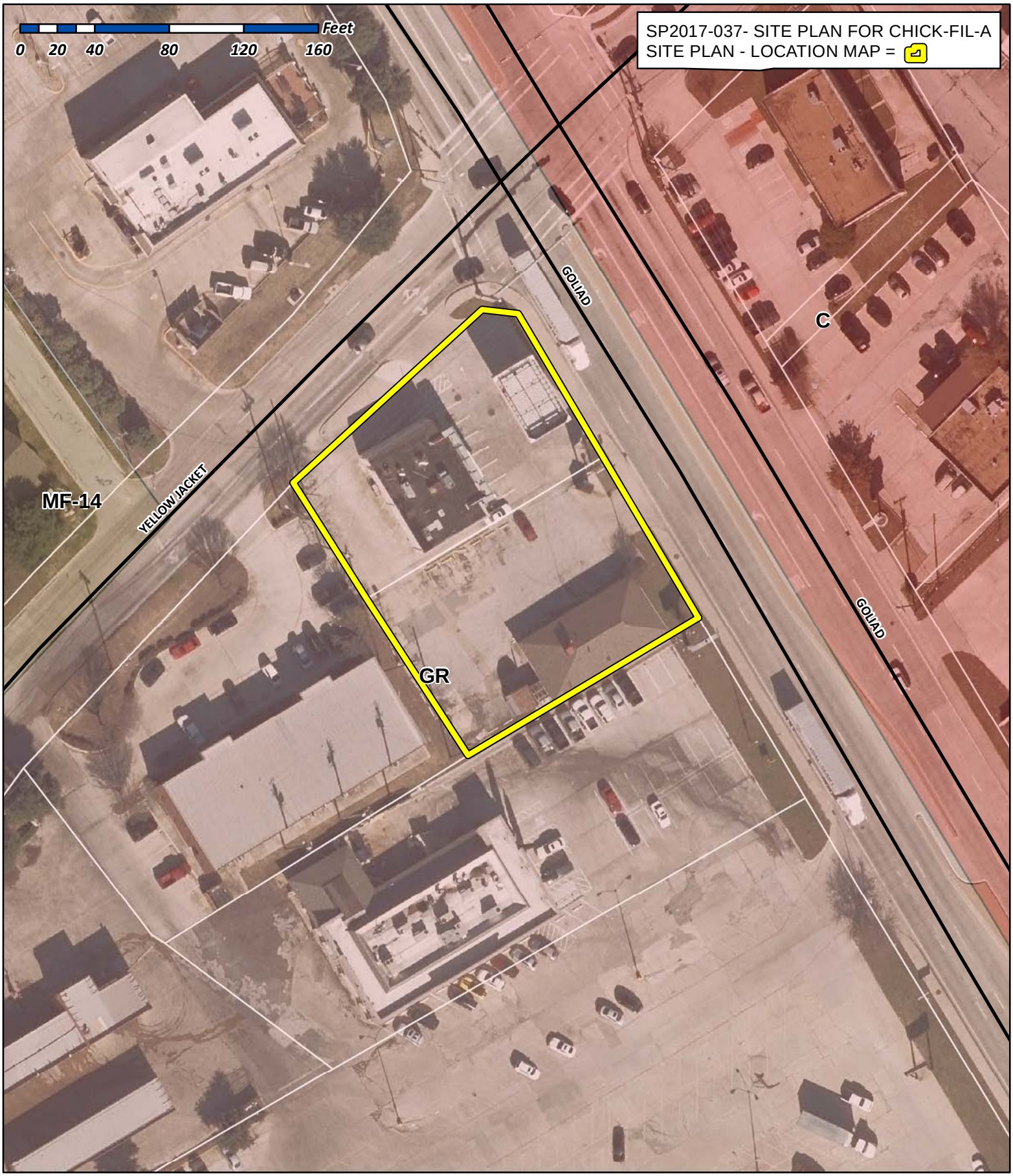
M.28 Building Elevations. Please provide dumpster enclosure elevation and perspective renderings of the building.

M.29 Building Elevations. Please remove “Chick-Fil-A” from the side of the building and indicate “Signage”. Signage approval is done through a separate process through Building Inspections.

I.30 The Architectural Review Board (ARB) meeting for this case will be held on November 28, 2017 at 5:00 p.m.

I.31 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
additional information that is requested. Revisions for this case will be due on December 5, 2016. The Planning and Zoning Worksession for this case will be November 28, 2014 at 6:00 p.m. The Planning and Zoning Meeting will be December 12, 2017. A representative is required to attend all meetings.							
I.32 If necessary the projected City Council meeting date for this case will be December 18, 2017.							



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

November 17, 2017

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

Re: Chick-fil-A # 04222 at the SWC of SH 205 & Yellow Jacket Variance Request

Dear Planning Department,

In conjunction with our Site Plan submittal package, we request the following two (2) variances for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and West Yellow Jacket Lane:

Landscape Buffer along SH 205
Section 6.7.E.1 of the Unified Land Development Code (ULDC) requires that sites within the SH 205 Overlay District provide a minimum 20-ft wide buffer strip along SH 205. The former uses that existed on this site included a convenience store/gas station and a restaurant, both of which provided minimal ground cover and landscaping along SH 205.

The development plan for the proposed Chick-fil-A provides a minimum 10-ft wide buffer strip along SH 205. Within this buffer, a variety of trees and shrubs are provided to enhance the frontage of this lot.

We request a variance to provide a 10-ft landscape buffer along SH 205 in lieu of the 20-ft landscape buffer specified in Section 6.7.E.1 of the ULDC.

Roof Design Standard
Section 6.7.C.2 of the Unified Land Development Code requires that structures with less than a 6,000 sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a variance to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Site Plan submittal, and request your recommendation to the Planning and Zoning Commission and City Council for the approval of these variances. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO SOUTH & WEST PROPERTY LINES.

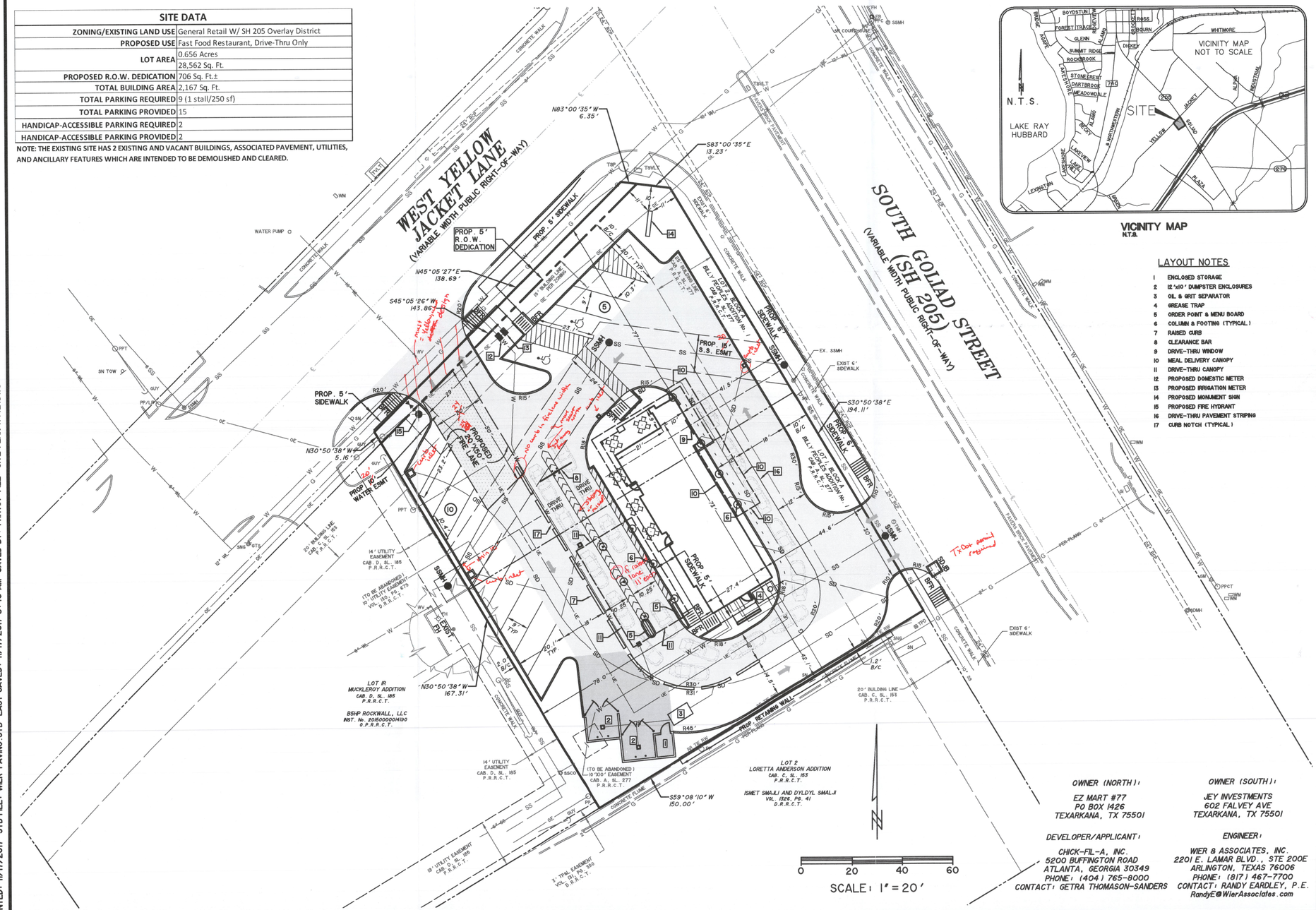
CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE DATA	
ZONING/EXISTING LAND USE	General Retail W/ SH 205 Overlay District
PROPOSED USE	Fast Food Restaurant, Drive-Thru Only
LOT AREA	0.656 Acres 28,562 Sq. Ft.
PROPOSED R.O.W. DEDICATION	706 Sq. Ft.±
TOTAL BUILDING AREA	2,167 Sq. Ft.
TOTAL PARKING REQUIRED	9 (1 stall/250 sf)
TOTAL PARKING PROVIDED	15
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2

NOTE: THE EXISTING SITE HAS 2 EXISTING AND VACANT BUILDINGS, ASSOCIATED PAVEMENT, UTILITIES, AND ANCILLARY FEATURES WHICH ARE INTENDED TO BE DEMOLISHED AND CLEARED.



VICINITY MAP
N.T.S.

LAYOUT NOTES

1. ENCLOSED STORAGE
2. 12'x10' DUMPSTER ENCLOSURES
3. OIL & GRIT SEPARATOR
4. GREASE TRAP
5. ORDER POINT & MENU BOARD
6. COLUMN & FOOTING (TYPICAL)
7. RAISED CURB
8. CLEARANCE BAR
9. DRIVE-THRU WINDOW
10. MEAL DELIVERY CANOPY
11. DRIVE-THRU CANOPY
12. PROPOSED DOMESTIC METER
13. PROPOSED IRRIGATION METER
14. PROPOSED MONUMENT SIGN
15. PROPOSED FIRE HYDRANT
16. DRIVE-THRU PAVEMENT STRIPING
17. CURB NOTCH (TYPICAL)

SITE LEGEND

- PROPOSED FIRE LANE
- 5" – 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT min 6.5 sack mix
- 6" – 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT min 6.5 Sack mix
- 7" – 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT min 6.5 Sack mix
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- PROPOSED GRATE INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- SDJB — STORM DRAIN JUNCTION BOX

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN"S"	SIGN
SNT"S"	UNDERGROUND TELEPHONE SIGN
SNG"S"	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #04222

SW CORNER OF YELLOW JACKET & GOLIAD

LOT 1 & LOT 2, BLOCK A BILLY PEOPLES ADDITION No. 1 CITY OF ROCKWALL, TEXAS

CASE # _____

SUBMITTAL DATE: 11/17/2017

OWNER (NORTH):
EZ MART #77
PO BOX 1426
TEXARKANA, TX 75501

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

OWNER (SOUTH):
JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

8 2017 037

RECEIVED
NOV 20 2017
BY:

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randall Eardley, PE Texas Registration No. 104857 On Date Shown Below.

LOT 1 & LOT 2, BLOCK A BILLY PEOPLES ADDITION YELLOW JACKET LN. & GOLIAD ST. ROCKWALL, TEXAS

STORE# 04222

STORE SERIES GEN3-LONG-DTO

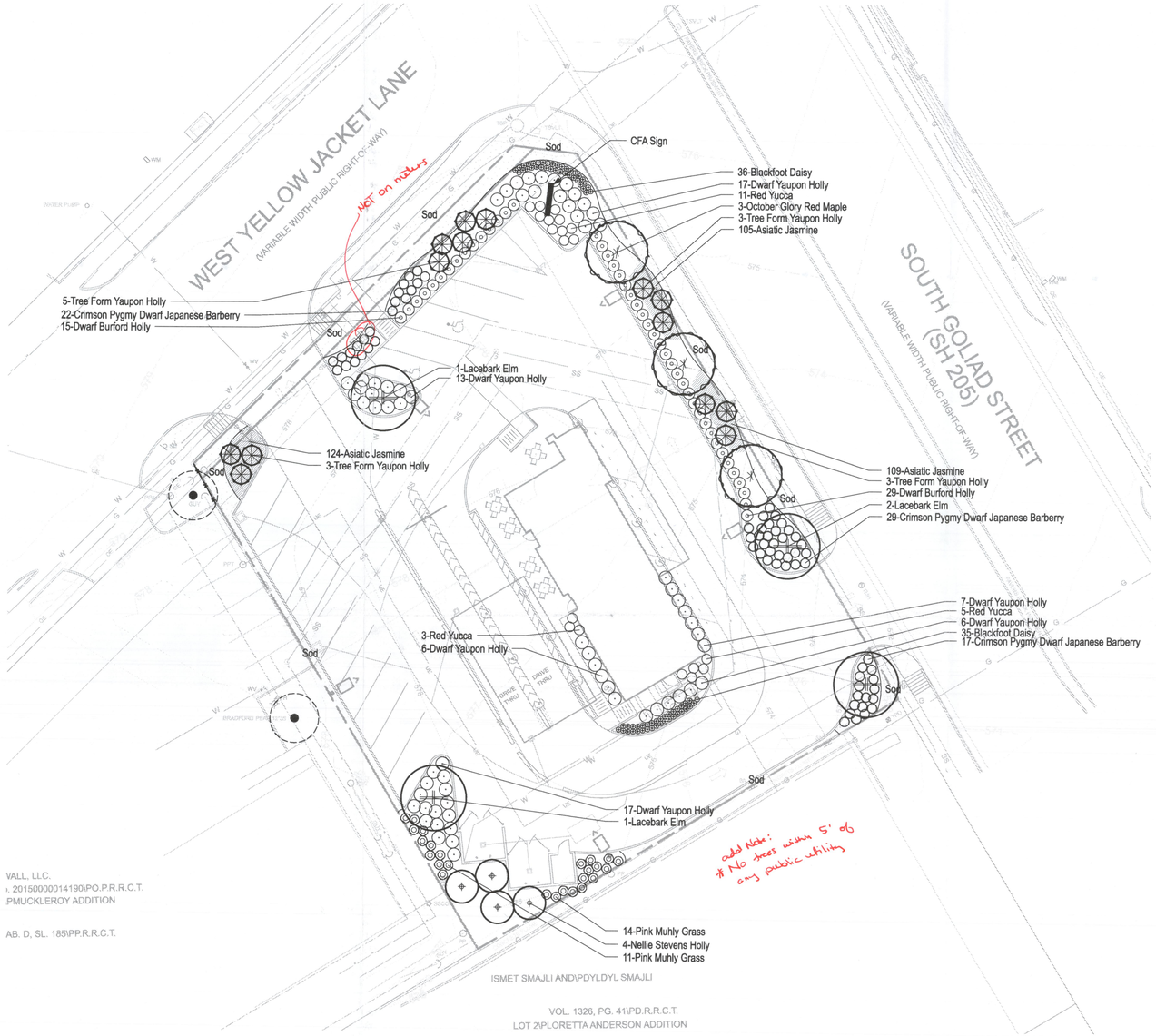
SHEET TITLE: SITE PLAN

☐For Permit
☐For Bid
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/17/2017
Drawn By : RRW
Checked By: PNA

Sheet C-2

PRINTED: 11/17/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 11/17/2017 8:49 AM SAVED BY: PRYAA FILE: SITE PLAN 17142.DWG



N

0 20 40 FT

LEGEND

EXISTING TREE TO REMAIN

LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landsacpe Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of rock mulch.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
3	Acer rubrum 'October Glory'	October Glory Red Maple	Min. 4" Cal.; 14'-16' Hgt	B & B; Single Straight Leader
14	Ilex Vomitoria	Tree Form Yaupon Holly	Min. 6' Hgt.	B & B; Tree Form
4	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	Min. 6' Hgt.	B & B; Full to Ground
4	Ulmus parvifolia	Lacebark Elm	Min. 4" Cal.; 14'-16' Hgt	B & B
	Shrubs			
68	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	Min. 15" Hgt; Min. 2 Gal.	
19	Hesperaloe perviflora	Red Yucca	Min. 12" Hgt; Min. 2 Gal.	
44	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Min. 12" Hgt; Min. 2 Gal.	
66	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Min. 12" Hgt; Min. 2 Gal.	
25	Muhlenbergia capillaris	Pink Muhly Grass	Min. 15" Hgt; Min. 2 Gal.	
	Groundcovers			
71	Melampodium leucanthum	Blackfoot Daisy	Min. 1 Gal.	
2438	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	

LANDSCAPE REQUIREMENTS

A. SH 205 OVERLAY DISTRICY

REQUIRED

1. 20' buffer strip with 2 Canopy and 4 Accent Trees along street frontage.
   W. Yellow Jacket Ln: 99 LF / 100 = 2 Canopy, 4 Accent Trees
   S. Goliad St (SH 205): 145 LF / 100 = 3 Canopy, 6 Accent Trees
2. Continuous screen hedge required along street frontage
3. Canopy trees min. 4" Cal; Accent trees min. 4' hgt
4. Deciduous shrubs min. 15" hgt, min. 2 gal.; Evergreen shrubs min. 12" hgt, min. 2 gal.

PROVIDED

1. W. Yellow Jacket Ln: 8 Yaupon Holly (overhead power present)
   S. Goliad St (SH 205): 3 Maple, 6 Yaupon Holly
2.
3. Trees specified at minimum required sizes
4. Shrubs specified at minimum required sizes

B. PARKING LOT

REQUIRED

1. Min. 5% of VUA must be interior landscape area.
   18,240 SF x 5% = 912 SF Required
2. Min. 15% of total site to be landscape area
   28,562 SF x 15% = 4,284 SF Required

PROVIDED

1. 3,084 SF interior landscape area provided
2. 6,562 SF of total landscape area provided

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CHICK-FIL-A
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FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2017175
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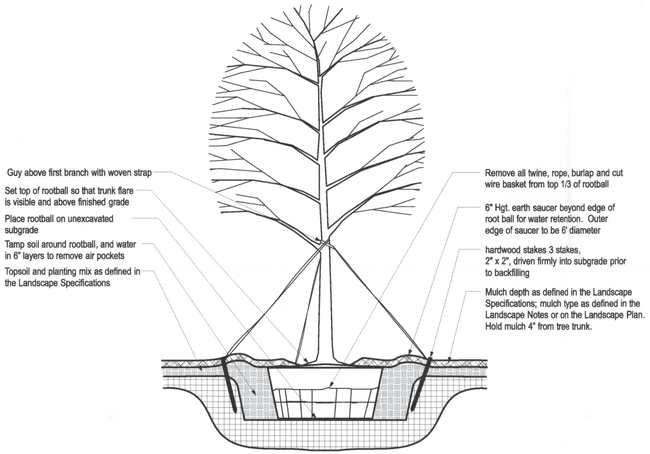
SHEET

Permit

Landscape Plan

SHEET NUMBER

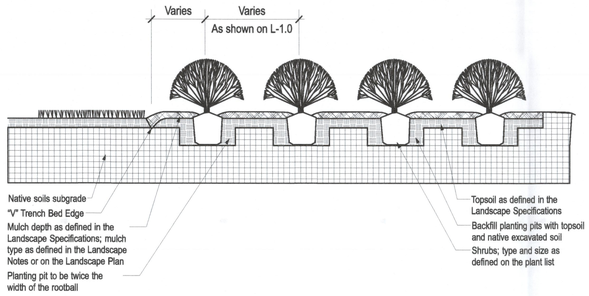
L-100



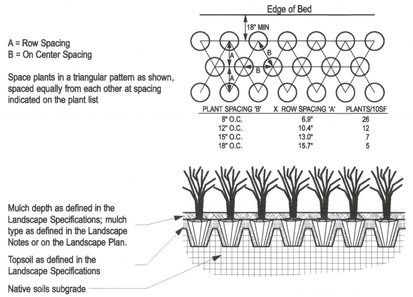
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



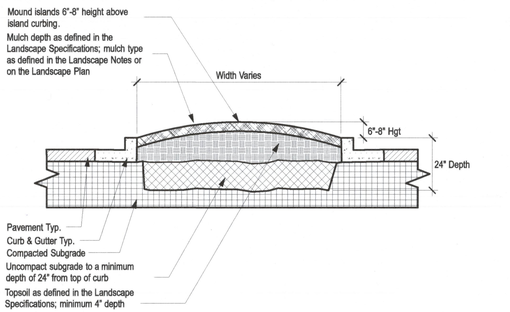
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

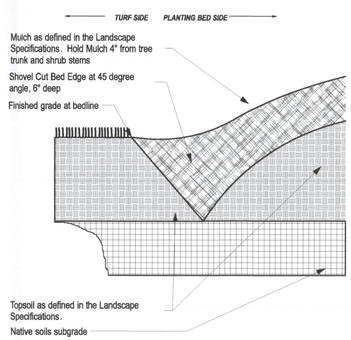
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



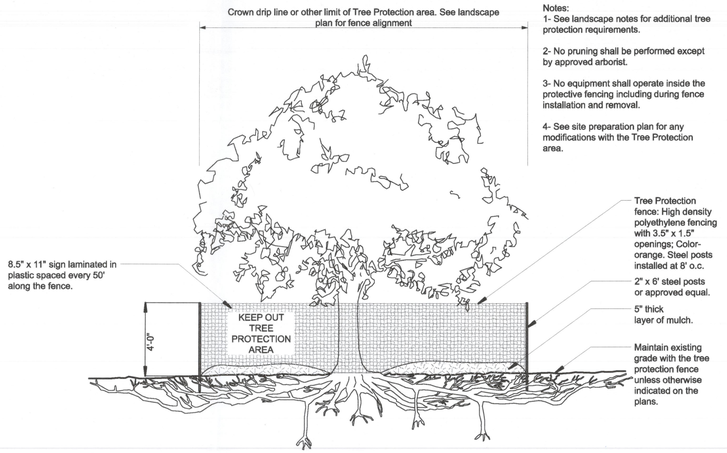
NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS



5 "V" TRENCHED BED DETAIL
SCALE: NTS



SECTION VIEW

URBAN TREE FOUNDATION © 2014
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6 TREE PROTECTION FENCING DETAIL
SCALE: NTS

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FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2017175
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SHEET

Permit

Landscape Details

SHEET NUMBER

L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground covar plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ¼ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, illacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in "WEEDING" above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGourty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE

1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

manley
LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT
MANOLO MANLEY
3260
STATE OF TEXAS

CHICK-FIL-A
Yellow Jacket & Goliad DTO
1902 S. Goliad Street
Rockwall, TX 75087

FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2017175
PRINTED FOR	Permit
DATE	11.17.17
DRAWN BY	SLG

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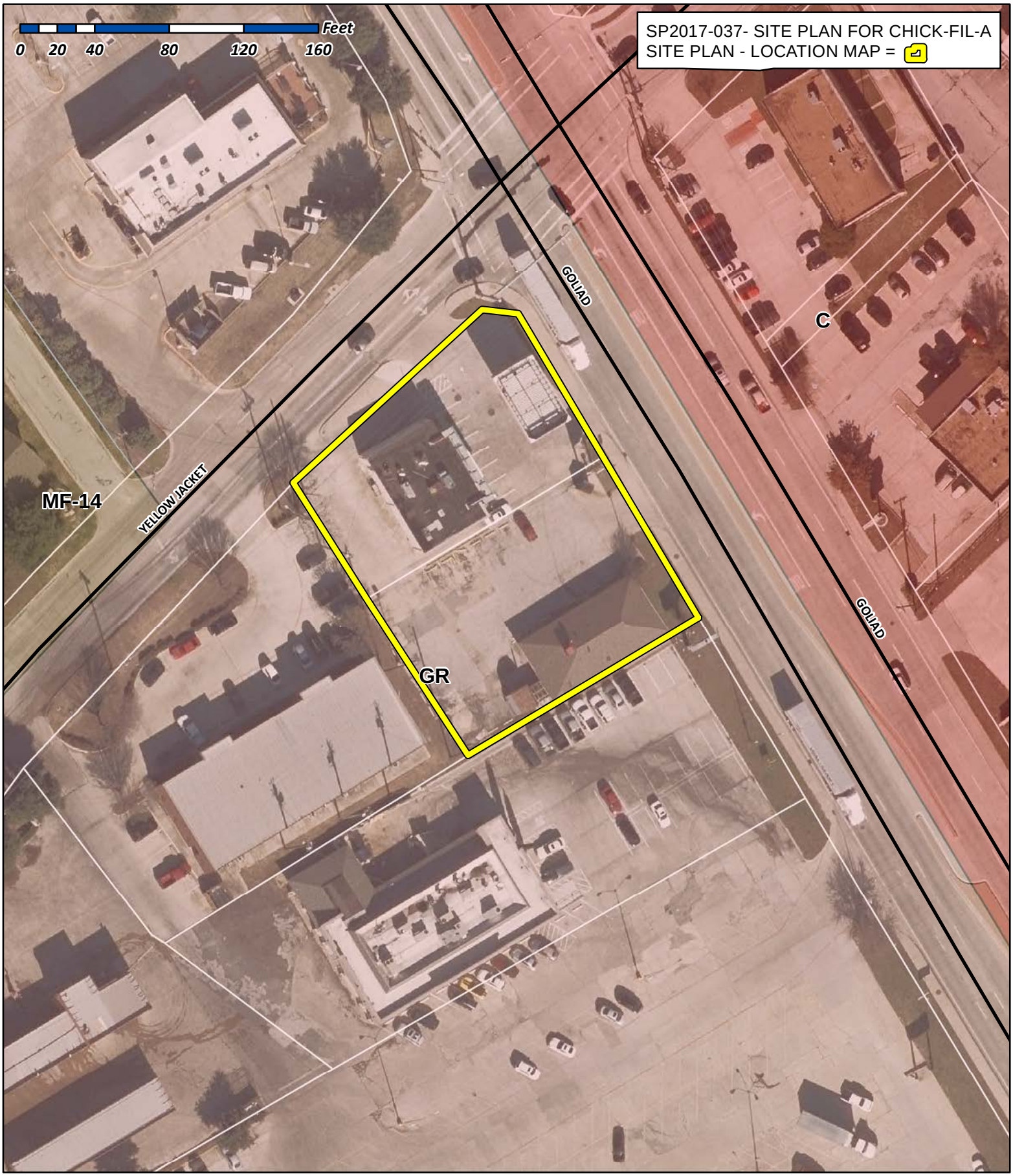
SHEET

Permit

Landscape & Maintenance Specifications

SHEET NUMBER

L-102



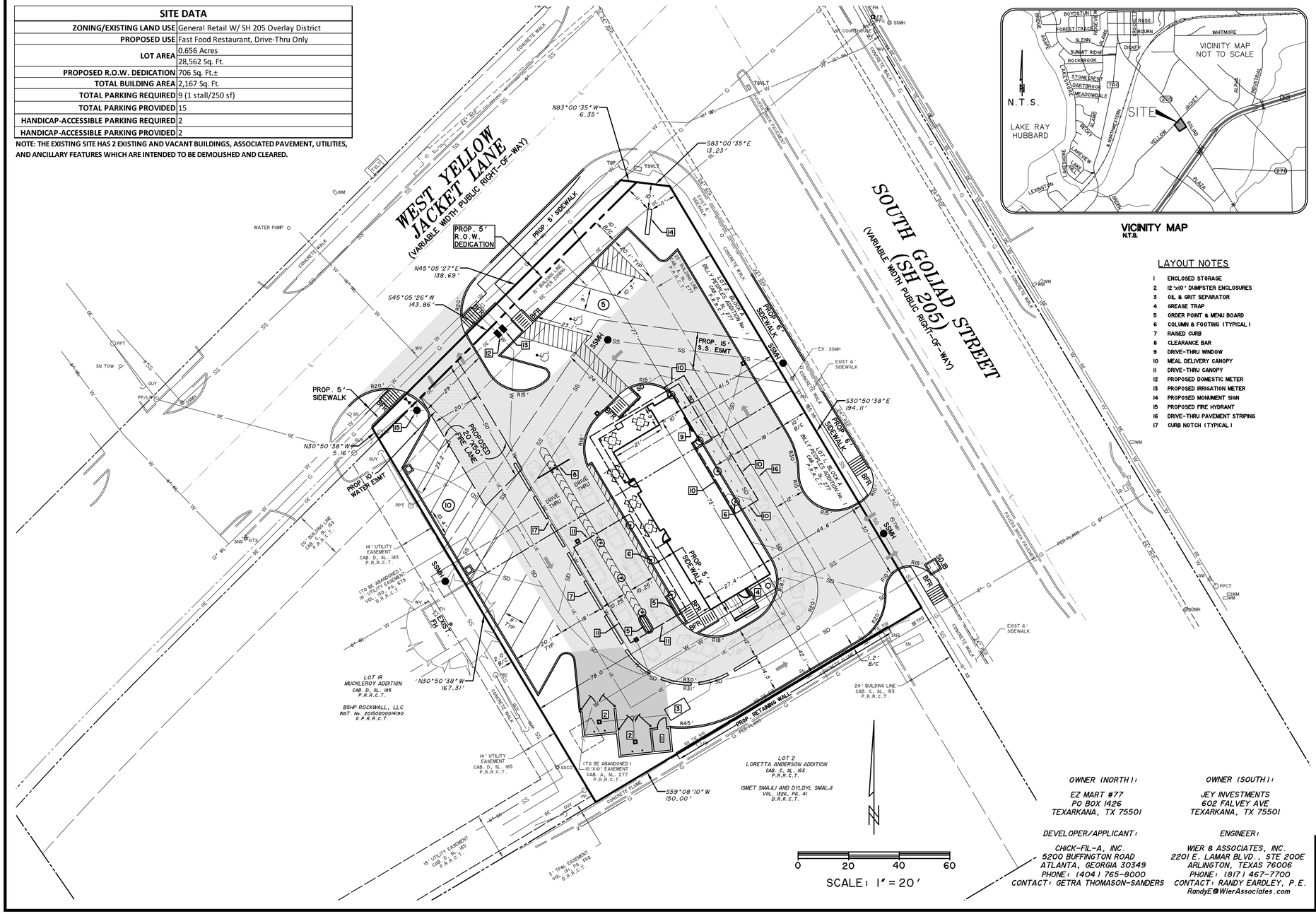
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SITE DATA	
ZONING/EXISTING LAND USE	General Retail W/ SH 205 Overlay District
PROPOSED USE	Fast Food Restaurant, Drive-Thru Only
LOT AREA	0.656 Acres
	28,562 Sq. Ft.
PROPOSED R.O.W. DEDICATION	706 Sq. Ft.±
TOTAL BUILDING AREA	2,167 Sq. Ft.
TOTAL PARKING REQUIRED	9 (1 stall/250 sf)
TOTAL PARKING PROVIDED	15
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2

NOTE: THE EXISTING SITE HAS 2 EXISTING AND VACANT BUILDINGS, ASSOCIATED PAVEMENT, UTILITIES, AND ANCILLARY FEATURES WHICH ARE INTENDED TO BE DEMOLISHED AND CLEARED.



NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO SOUTH & WEST PROPERTY LINES.

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

VICINITY MAP
N.T.S.

LAYOUT NOTES

1. ENCLOSED STORAGE
2. 12'x10' DUMPSTER ENCLOSURES
3. OIL & GRIT SEPARATOR
4. GREASE TRAP
5. ORDER POINT & MENU BOARD
6. COLUMN & FOOTING (TYPICAL)
7. RAISED CURB
8. CLEARANCE BAR
9. DRIVE-THRU WINDOW
10. MEAL DELIVERY CANOPY
11. DRIVE-THRU CANOPY
12. PROPOSED DOMESTIC METER
13. PROPOSED IRRIGATION METER
14. PROPOSED MONUMENT SIGN
15. PROPOSED FIRE HYDRANT
16. DRIVE-THRU PAVEMENT STRIPING
17. CURB NOTCH (TYPICAL)

SITE LEGEND

- PROPOSED FIRE LANE
- 5" - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
- 6" - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
- 7" - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- PROPOSED GRATE INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- SDJB — STORM DRAIN JUNCTION BOX

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPED	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT

ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.

ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #04222

SW CORNER OF YELLOW JACKET & GOLIAD

LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL, TEXAS

CASE # _____

SUBMITTAL DATE: 11/17/2017

OWNER (NORTH):
EZ MART #77
PO BOX 1426
TEXARKANA, TX 75501

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

OWNER (SOUTH):
JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Randall Eardley, PE
Texas Registration No. 104957 On Date Shown Below.

LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION
YELLOW JACKET LN. & GOLIAD ST.
ROCKWALL, TEXAS
STORE# 04222

STORE
SERIES
GEN3-LONG-DTO

SHEET TITLE
SITE PLAN

☐For Permit
☐For Bid
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/17/2017
Drawn By : RRW
Checked By: PNA

Sheet
C-2

PRINTED: 11/17/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 11/17/2017 8:49 AM SAVED BY: PRIYAA FILE: SITE PLAN 17142.DWG



1 DRIVE-THRU ELEVATION
NTS



2 FRONT ELEVATION
NTS



3 SIDE ELVATION
NTS



4 REAR ELEVATION
NTS

EXTERIOR FINISH SCHEDULE

BR-1	BRICK #1 (MODULAR SIZE) ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	EXTERIOR PAINT REFUSE ENCLOSURE SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
BR-2	BRICK #2 (MODULAR SIZE) ACME BRICK COLOR- GLACIER WHITE VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLASS FINISH
EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS COLOR TO MATCH MP-1 COLOR - ED680 - CUSTOM	PT-10	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS, #SW7075 "WEB GRAY" SEMI-GLOSS ON METAL CHANNEL AND POST
MP-1	METAL PANEL NICHIHA - ILLUMINATION COLOR- RED	ST-1	STOREFRONT YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

Seal

REGISTERED ARCHITECT GREGORY I. DASHEW 13282 STATE OF TEXAS

11-16-17

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management
14850 Quorum Dr. Suite 201
Dallas, Texas 75254
Phone: (972) 386-0338 Fax: (972) 386-0379

STORE
Yellow Jacket & Goliad

Rockwall, TX

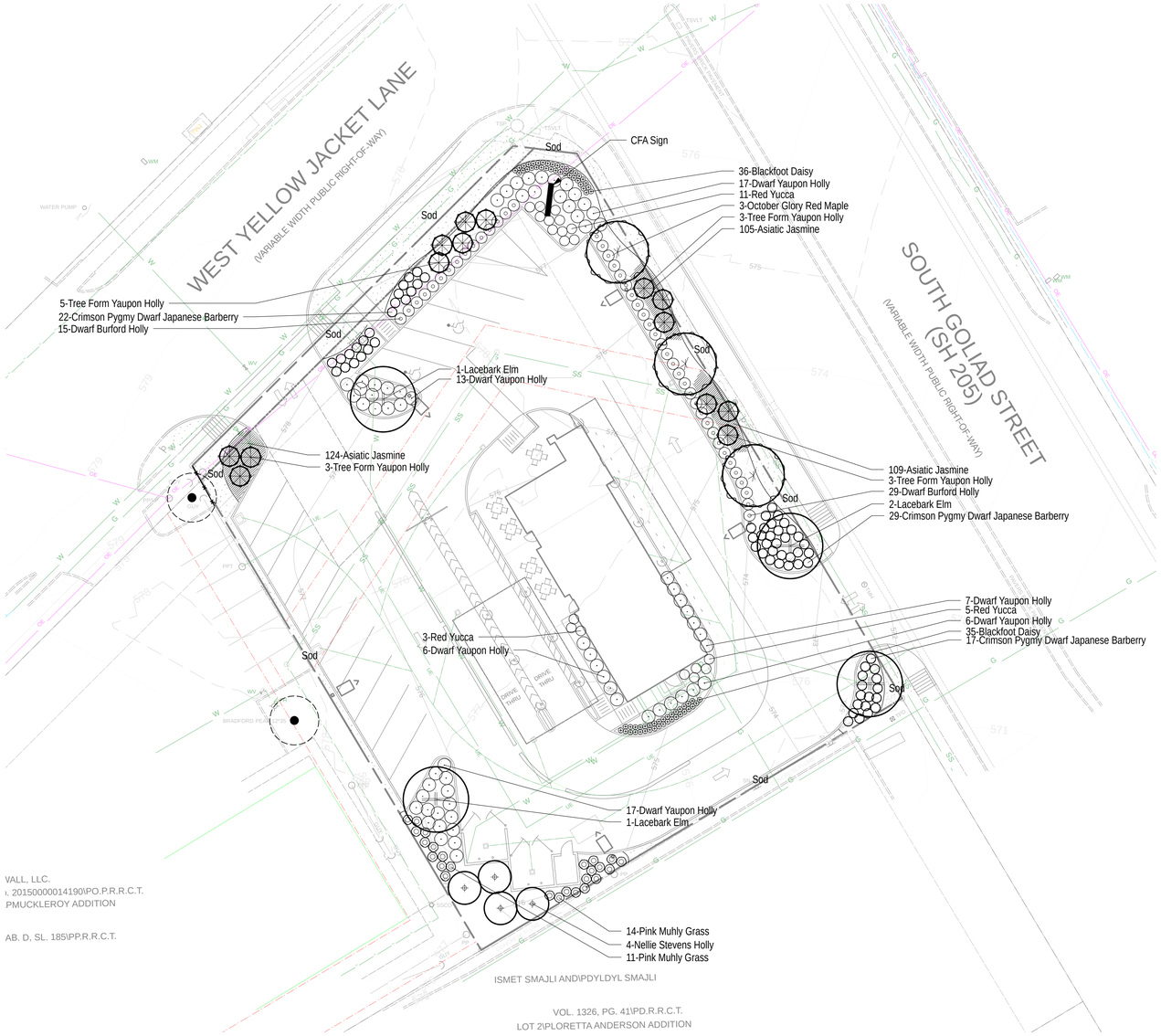
SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
Store : 04222
Date : 11-16-17
Drawn By : BN
Checked By: _____

Sheet
A-2.3

Saved By: aaron Modify Date: Wednesday, November 15, 2017 11:15 PM Printed By: Aaron Watson Thursday, November 16, 2017 11:15 PM



N

0 20 40 FT

LEGEND

EXISTING TREE TO REMAIN

LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landsacpe Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of rock mulch.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
3	Acer rubrum 'October Glory'	October Glory Red Maple	Min. 4" Cal.; 14'-16' Hgt	B & B; Single Straight Leader
14	Ilex Vomitoria	Tree Form Yaupon Holly	Min. 6' Hgt.	B & B; Tree Form
4	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	Min. 6' Hgt.	B & B; Full to Ground
4	Ulmus parvifolia	Lacebark Elm	Min. 4" Cal.; 14'-16' Hgt	B & B
	Shrubs			
68	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	Min. 15" Hgt; Min. 2 Gal.	
19	Hesperaloe perviflora	Red Yucca	Min. 12" Hgt; Min. 2 Gal.	
44	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Min. 12" Hgt; Min. 2 Gal.	
66	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Min. 12" Hgt; Min. 2 Gal.	
25	Muhlenbergia capillaris	Pink Muhly Grass	Min. 15" Hgt; Min. 2 Gal.	
	Groundcovers			
71	Melampodium leucanthum	Blackfoot Daisy	Min. 1 Gal.	
2438	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	

LANDSCAPE REQUIREMENTS

A. SH 205 OVERLAY DISTRICY

REQUIRED

1. 20' buffer strip with 2 Canopy and 4 Accent Trees along street frontage.
   W. Yellow Jacket Ln: 99 LF / 100 = 2 Canopy, 4 Accent Trees
   S. Goliad St (SH 205): 145 LF / 100 = 3 Canopy, 6 Accent Trees
2. Continuous screen hedge required along street frontage
3. Canopy trees min. 4" Cal; Accent trees min. 4' hgt
4. Deciduous shrubs min. 15" hgt, min. 2 gal.; Evergreen shrubs min. 12" hgt, min. 2 gal.

PROVIDED

1. W. Yellow Jacket Ln: 8 Yaupon Holly (overhead power present)
   S. Goliad St (SH 205): 3 Maple, 6 Yaupon Holly
2.
3. Trees specified at minimum required sizes
4. Shrubs specified at minimum required sizes

B. PARKING LOT

REQUIRED

1. Min. 5% of VUA must be interior landscape area.
   18,240 SF x 5% = 912 SF Required
2. Min. 15% of total site to be landscape area
   28,562 SF x 15% = 4,284 SF Required

PROVIDED

1. 3,084 SF interior landscape area provided
2. 6,562 SF of total landscape area provided

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CHICK-FIL-A
Yellow Jacket & Goliad DTO
1902 S. Goliad Street
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FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT # 2017175
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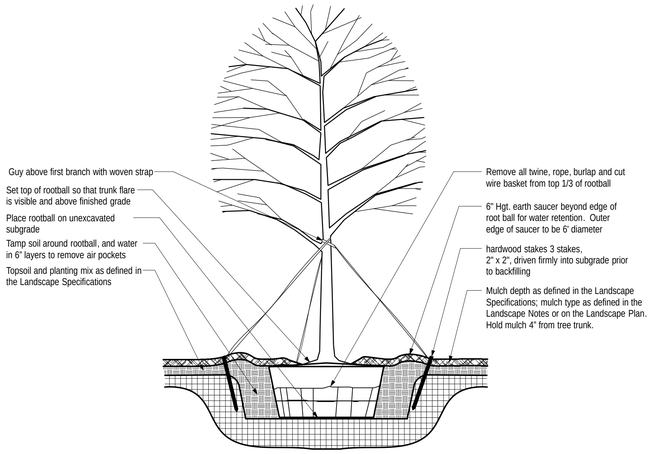
SHEET

Permit

Landscape Plan

SHEET NUMBER

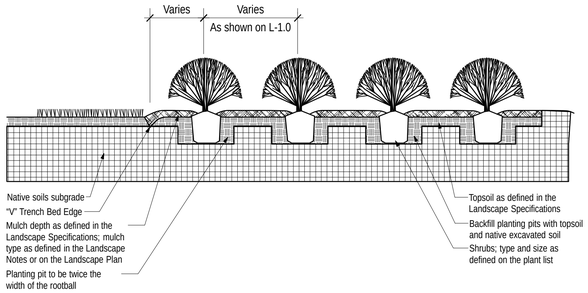
L-100



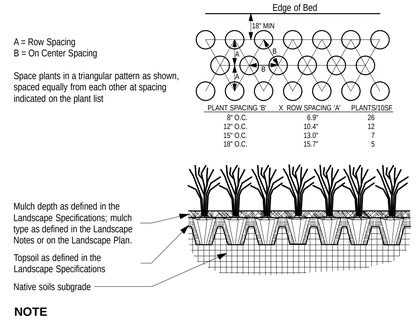
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



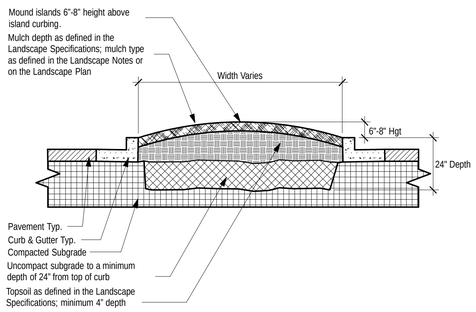
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

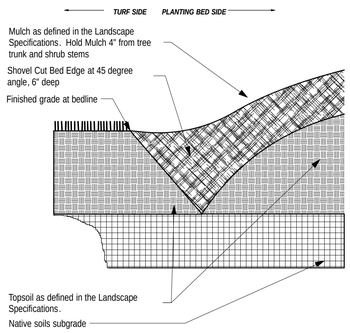
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



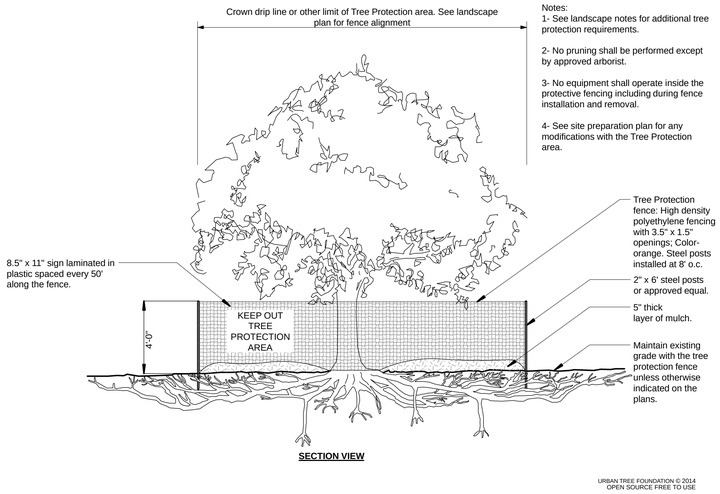
NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS



5 "V" TRENCHED BED DETAIL
SCALE: NTS



SECTION VIEW

URBAN TREE FOUNDATION © 2014
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6 TREE PROTECTION FENCING DETAIL
SCALE: NTS

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FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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SHEET

Permit Landscape Details

SHEET NUMBER

L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of ***1 year*** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertiilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in "WEEDING" above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGouty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE

1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT · AMONG NATIVE TREES · 3280 · STATE OF TEXAS

CHICK-FIL-A
Yellow Jacket & Goliad DTO
1902 S. Goliad Street
Rockwall, TX 75087

FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	**2017175**
PRINTED FOR	Permit
DATE	11.17.17
DRAWN BY	SLG

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SHEET

Permit

Landscape & Maintenance Specifications

SHEET NUMBER

L-102

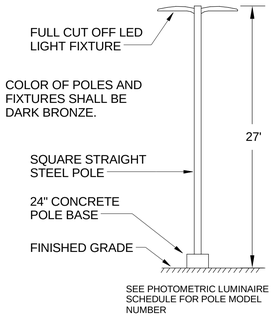
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	0.8 fc	2.5 fc	0.0 fc	N / A	N / A
Lot Light Summary	✳	1.2 fc	2.5 fc	0.0 fc	N / A	N / A
Parking Lot Summary	×	1.3 fc	2.5 fc	0.1 fc	25.0:1	13.0:1

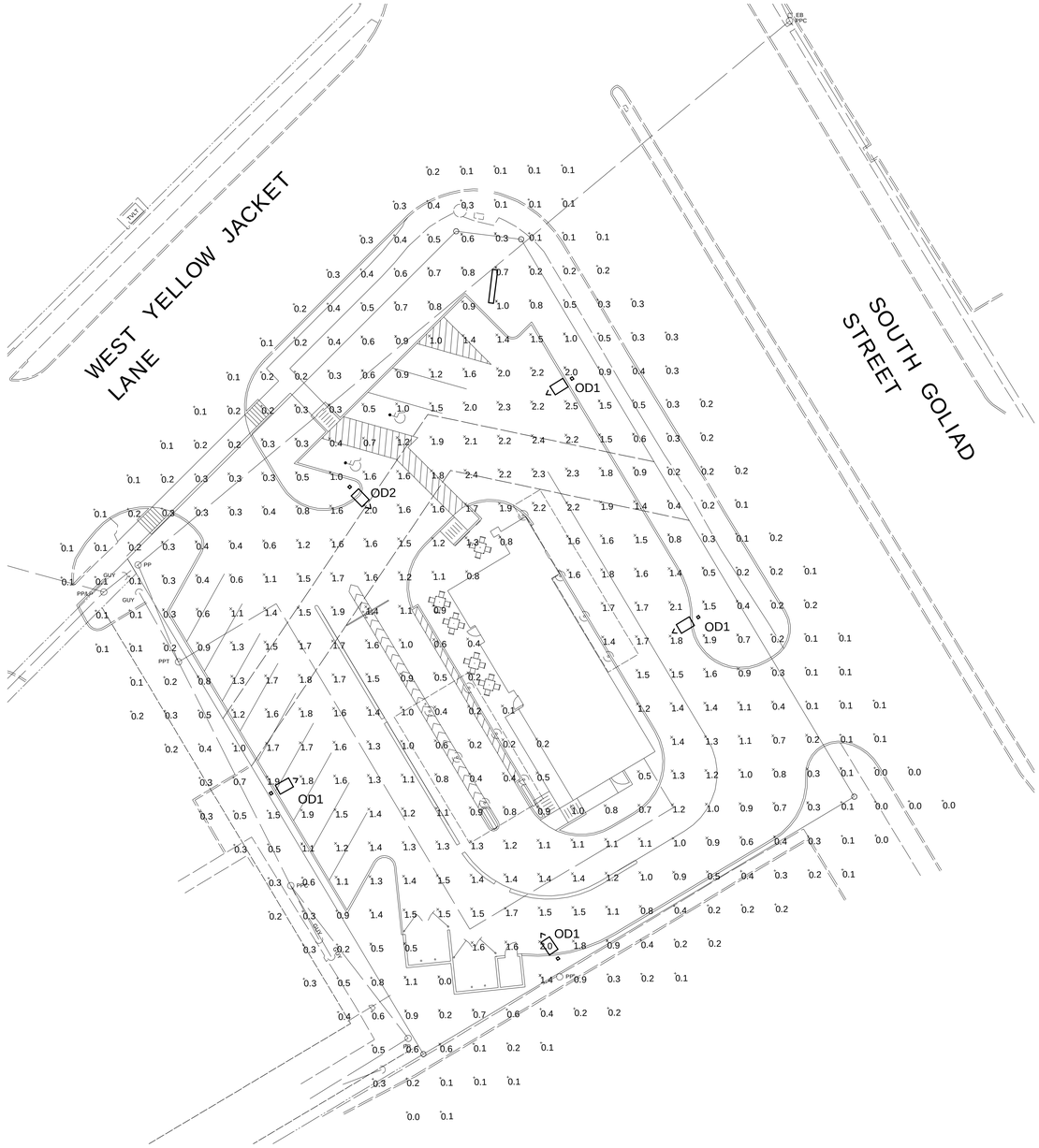
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
▫▭>	OD1	4	LITHONIA LIGHTING DSX0-LED-P4-40K T3M-MVOLT-HS	DSX0 LED P4 40K T3M MVOLT WITH HOUSE SIDE SHIELD	LED	Absolute	0.94	92
▫▭>	OD3	1	LITHONIA LIGHTING DSX0-LED-P4-40K T3M-MVOLT	DSX0 LED P4 40K T3M MVOLT	LED	Absolute	0.94	92

OD POLE SHALL BE A 25' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-25-4G-DM19/28AS-DDB



A3 SITE LIGHTING POLE DETAIL
N.T.S.



A1 PHOTOMETRIC PLAN
1" = 20'-0"

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Kurzynske & Associates
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mail@kurzynske.com

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NUMBER 10225

STATE OF TEXAS · MARK TRENTON KURZYNSKE · 83106 · LICENSED · PROFESSIONAL ENGINEER

11/16/17

CHICK-FIL-A
Yellow Jacket & Goliad
1902 S. Goliad Street
Rockwall, TX 75087

FSR# 04222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PERMIT

CURRENT DESIGN NOTE APPLIED	2017-041
ENGINEER'S PROJECT #	17171.MA.S
PRINTED FOR	PERMIT
DATE	11/16/17
DRAWN BY	BTS

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SHEET
PHOTOMETRIC PLAN

SHEET NUMBER
E-102.

City of Rockwall

Project Plan Review History

Project Number	SP2017-038	**Owner**	CONSTANTINE, SAMI E	**Applied**	11/17/2017 LM
Project Name	Ranch Trail Retail Center	**Applicant**	J HOUSON CONSTRUCTION	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
5633 FM3097	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MAVERICK RANCH					

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/17/2017	11/24/2017	11/20/2017	3	APPROVED	
ENGINEERING	Sarah Hager	11/17/2017	11/24/2017	11/22/2017	5	COMMENTS	See comments.
(11/22/2017 8:58 AM SH) See mark ups. 4% Engineering Fees. Impact fees must be paid. Include trees in detention pond. 1/750sf. Trash recepticle must drain to an oil/water separator. No concentrated flow alloed off of site. Eight inch water line must be 10' off of curb. All utility esaements must be 20' wide. Existing driveway to be removed before CO. 10' ROW dedication for FM 3097.							
FIRE	Ariana Hargrove	11/17/2017	11/24/2017	11/21/2017	4	APPROVED	
GIS	Lance Singleton	11/17/2017	11/24/2017	11/22/2017	5	APPROVED	See comments
(11/22/2017 9:34 AM LS) Assigned address will be: 5633 HORIZON RD, ROCKWALL, TX 75032 (Use ascending 1XX suite numbers such as 101, 102, 103..)							
PLANNING	David Gonzales	11/17/2017	11/24/2017	11/20/2017	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.22.2017

All staff comments are to be addressed and resubmitted by Tuesday, December 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-038" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.
4. Irrigation Plan submitted is not considered an accepted plan with the site plan and has not been reviewed. This would be submitted during the building permit process.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Trash dumpster enclosure. Provide a self-latching gate mechanism. Gate to be opaque. Provide Detail.
2. Re-label all easements as 24-ft firelane, public access, & drainage easements for site.

Landscape Plan:
1. Plan meets or exceeds UDC standards as submitted.

Photometric Plan:
1. Provide a photometric plan for all exterior lighting and cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures).
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines.

BuildingElevations:
1. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: November 28, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: November 28, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Architectural Review Board: December 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]							
Planning - Action: December 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]							



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

N 45°46'23" W
80.00'

EXISTING METAL BUILDING

EXISTING DRIVE CONNECTION

1/2" I.R.S. W/CAP

PROPOSED OUTLET STRUCTURE

PROPOSED DETENTION POND. DRY AREA 7,905 SQFT

N 10°18'02" E 84.59'

ZONED "C"

DETENTION & DRAINAGE ESMT.

S 45°08'33" E 215.29'

PROPOSED TRASH RECEPTACLE & SCREENING. REF TO ARCH. PLANS.

LANDSCAPE AREA

15.0' W.E.

14 PARKING SPACES (9'X18')

PROPOSED 8" WATER LINE

PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT

PROPOSED FIRE HYDRANT

PROP FIRE LINE

PROP 1" WATER SERVICE

6 PARKING SPACES (9'X18')

15'x15' W.E.

7 PARKING SPACES (9'X20')

LOADING AREA (12'X65')

EXISTING TRASH RECEPTACLE

24' FIRELANE

PROPOSED 5' SIDEWALK

A/C UNITS

LSA

10' LANDSCAPE BUFFER

EXISTING 25' DRIVE CONNECTION

RANCH TRAIL ROAD

EXISTING SEWER LINE

EXISTING WATER LINE

SCREEN WALL REF. ARCH. PLANS

FDC

PROPOSED CONNECTION TO EXISTING SEWER LINE

15.9'

100.1'

ZONED "C"

149.0'

74.0'

66.0'

CONCRETE

EXISTING 6,645 SQFT 1 STORY BUILDING FF=546.60

20' DRIVE AISLE

S 28°27'59" W 307.70'

PROPOSED 10,998 SQFT 1 STORY BUILDING FF = 545.63

PROPOSED 5' SIDEWALK

15.5'

PROPOSED 6' SIDEWALK

EXISTING SIDEWALK

16 PARKING SPACES (9'X20')

EXISTING 9 PARKING SPACES (9'X18')

HANDICAP PARKING SPACES

EXISTING 2 PARKING SPACES (9.5'X25')

EXISTING FIRE HYDRANT

15' B.L. & U.E.

PROPOSED IRRIGATION METER

PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT

12 PARKING SPACES (9'X18')

EXISTING SEWER LINE

24' FIRELANE

EXISTING 25' DRIVE CONNECTION

POINT OF BEGINNING

10' LANDSCAPE BUFFER

EXISTING WATER LINE

LANDSCAPE AREA

N 45°31'02" W 405.61'

EXISTING SANITARY SEWER LINE

SSMH

EXISTING DRIVE TO REMAIN. BARRICADE TO PREVENT USE.

ASPHALT

WILLIAM M. FORD SURVEY A-80

EDWARD TEAL SURVEY A-207

A-80
A-207

HORIZON RD (FM 3097)
100' R.O.W.

LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.

N 44°13'37" E 503.36'

296.92'

ZONED "C"

ZONED "C"

20 10 0 20 40
SCALE IN FEET
1" = 20 FT

PARKING LEGEND

STANDARD SINGLE PARKING ADJACENT TO BLDG. (9'x20')

BACK OF CURB
9' 9' 20'

STANDARD SINGLE PARKING STALL (9'x18')

BACK OF CURB
9' 9' 18'

HANDICAP PARKING STALL (9'x20')

BACK OF CURB
9' 5' 9' 20'

SITE INFORMATION

LOT COVERAGE (MAX 60%) = (10,943+6,645)/92060 = 19.1%
IMPERVIOUS AREA (MAX 90%) = 65,688/92,060 = 71.4%
FLOOR TO AIR RATIO (4:1 MAX) = 19.1%
LANDSCAPE AREA = 26,372/92,060 = 28.6%

HEIGHT OF PROP STRUCTURES: 27'
PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL

PARKING REQ: 1/250SF = 71 SPACES
PARKING PROP = 86 SPACES

SITE SETBACK PER 'C' ZONING

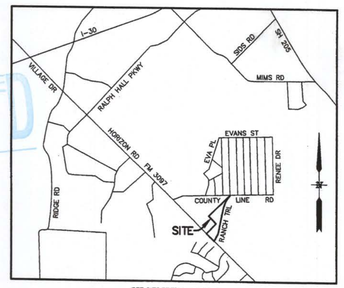
FRONT: 15'
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF
6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

LSA - LANDSCAPE AREA

ARCHITECT
VIOSCA ARCHITECTS
DAVID VIOSCA
8000 WARREN DR.
BLDG.1 STE. 100
FRISCO, TX 75034
(214) 618-3376

OWNER/DEVELOPER
JERRY KISSICK CUSTOM HOMES
17223 CLUB HILL DRIVE
DALLAS, TX 75248
(972) 380-9012



VICINITY MAP
N.T.S.

RECEIVED
NOV 20 2017
BY:

2017 038

FILE COPY

BENCHMARK:

ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.
NORTHING: 7011544.252 EASTING: 2590135.160
ELEVATION: 567.704
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

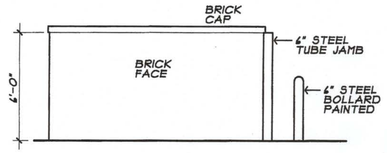
REVISIONS:	
DRAWN: JMK	DATE: 4-9-12
CHECKED: TW	DATE: 4-9-12
PROJECT NO.: 05210	
DWG FILE NAME: 5210 SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW.
IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WINTTERS, P.E. 87085

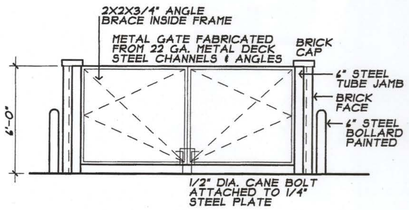
STATE OF TEXAS
TODD D. WINTTERS
87085
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A, MAVERICK RANCH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

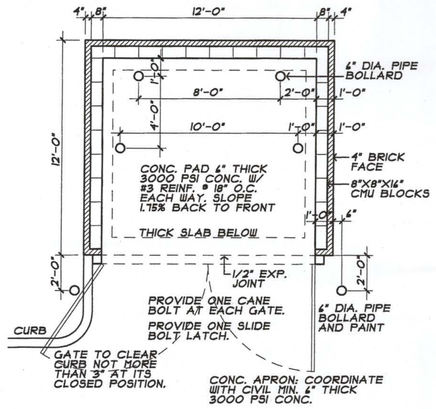
SHEET 1 OF 1



Dumpster Side Elev.
1/4" = 1'-0"

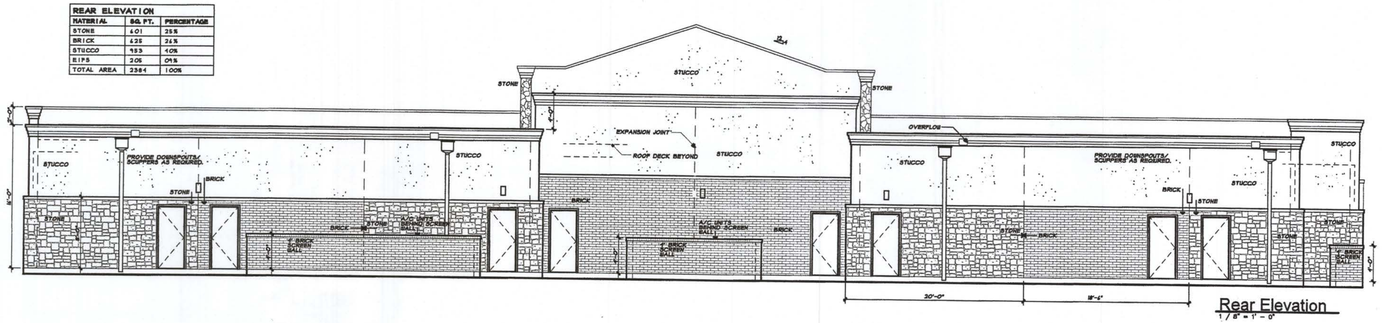


Dumpster Front Elev.
1/4" = 1'-0"



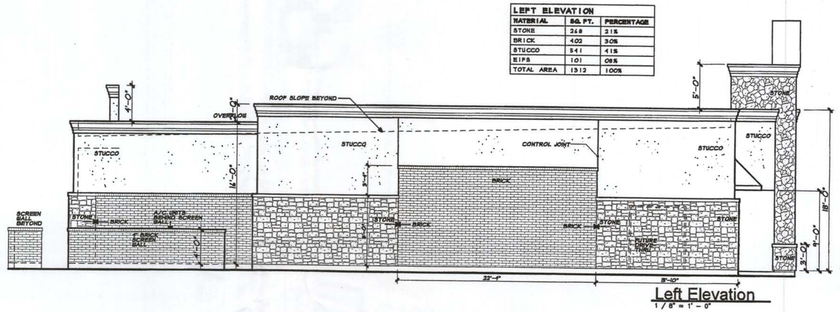
Dumpster Plan
1/4" = 1'-0"

REAR ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	601	25%
BRICK	635	26%
STUCCO	953	40%
EIFS	205	09%
TOTAL AREA	2384	100%



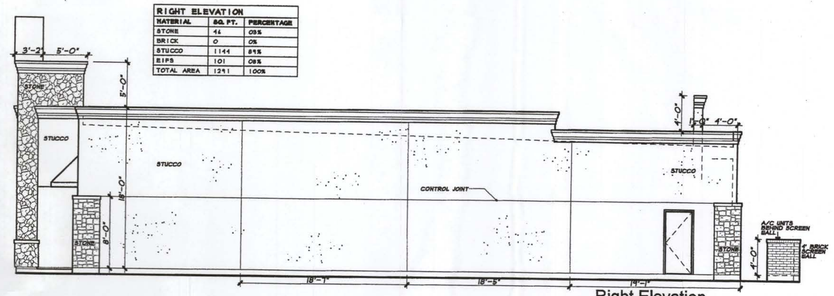
Rear Elevation
1/8" = 1'-0"

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	368	31%
BRICK	402	34%
STUCCO	341	29%
EIFS	101	08%
TOTAL AREA	1212	100%



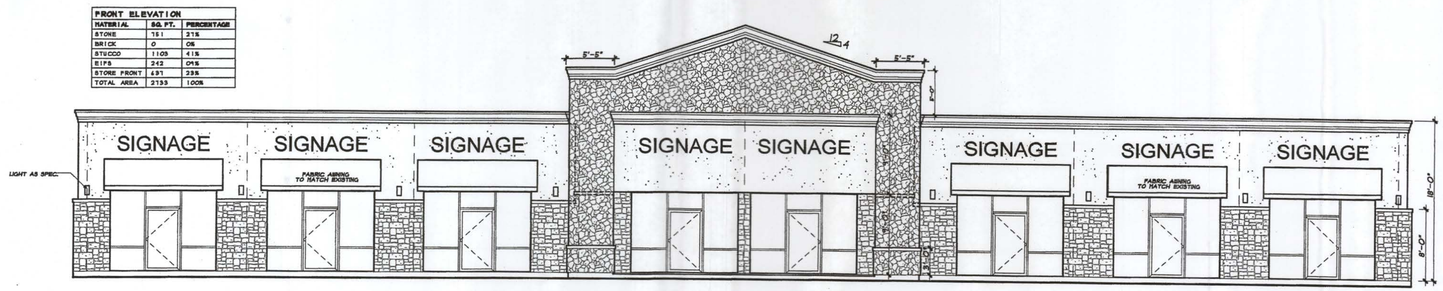
Left Elevation
1/8" = 1'-0"

RIGHT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	46	03%
BRICK	0	0%
STUCCO	1144	89%
EIFS	101	08%
TOTAL AREA	1291	100%



Right Elevation
1/8" = 1'-0"

FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	151	31%
BRICK	0	0%
STUCCO	1109	41%
EIFS	242	09%
STORE FRONT	491	23%
TOTAL AREA	2133	100%



Front Elevation
1/8" = 1'-0"

viosca architects ltd.
8000 warren pkwy. bldg. 1 suite 100 frisco, tx. 75034
(214) 618-3376

RANCH TRAIL RETAIL CENTER
LOT 4, BLK. A, MAVERICK RANCH
CITY OF ROCKWALL, ROCKWALL CO., TX.
PROJECT

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9-21-11 date
11009 job ref.
A2 sheet

N 45°46'23" W
80.00'

EXISTING METAL BUILDING

EXISTING DRIVE CONNECTION

1/2" I.R.S. W/CAP

N 10°18'02" E
84.59'

PROPOSED OUTLET STRUCTURE

LOT 5
67,517 SQ. FT.
1.550 ACRES

ZONED "C"

72.89'

PROPOSED DETENTION POND.
DRY AREA 7,905 SQFT

LIMIT OF SOD

S 45°08'33" E 215.29'

Chinese Pistache (4)

14 PARKING SPACES (9'X18')

15' W.E.

EDGE OF EXISTING CONCRETE

PROPOSED TRASH RECEPTACLE

PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT

PROPOSED FIRE HYDRANT

PROPOSED 8" WATER LINE

6 PARKING SPACES (9'X18')

RANCH TRAIL ROAD

EXISTING SEWER LINE

EXISTING WATER LINE

N 44°13'37" E 503.36'

Dwarf Southern Magnolia (1)

PROPOSED 8" WATER LINE

15'x15' W.E.

7 PARKING SPACES (9'X20')

LOADING AREA (12'X65')

EXISTING TRASH RECEPTACLE

Bermuda Grass (71 sf)

PROPOSED 5' SIDEWALK

A/C UNITS

PROPOSED 5' SIDEWALK

A/C UNITS

PROP FIRE LINE

PROP 1" WATER SERVICE

PROPOSED 24' FIRELANE

EXISTING 25' DRIVE CONNECTION

EXISTING CONCRETE PAD

LOT 6
2.113 ACRES
92,060 SQ. FT.

ZONED "C"

FDC

PROPOSED CONNECTION TO EXISTING SEWER LINE

15.9'

PROPOSED 10,998 SQFT
1 STORY BUILDING
FF = 545.63

CONCRETE

EXISTING 6,845 SQFT 1 STORY BUILDING FF=546.60

307.70'

S 28°37'59" W

2 PARKING SPACES (9'X18')

EXISTING WATER LINE

EXISTING FIRE HYDRANT

Live Oak (4)

Bermuda Grass (70 sf)

Dwarf Southern Magnolia (1)

PROPOSED 5' SIDEWALK

15.5'

Dwarf Southern Magnolia (1)

Bermuda Grass (80 sf)

PROPOSED 6' SIDEWALK

PROPOSED 6' SIDEWALK

EXISTING SIDEWALK

Bermuda Grass (12,631 sf)

Live Oak (3)

16 PARKING SPACES (9'X20')

16 PARKING SPACES (9'X20')

EXISTING 9 PARKING SPACES (9'X18')

PROPOSED 8" WATER LINE

HANDICAP PARKING SPACES

HANDICAP PARKING SPACES

EXISTING 25' DRIVE CONNECTION

PROPOSED FIRE HYDRANT

PROPOSED IRRIGATION METER

PROPOSED 24' FIRELANE ACCESS & UTILITY ESMT

EXISTING SEWER LINE

PROPOSED 24' FIRELANE

EXISTING CONCRETE PAD

Don's Dwarf Wax Myrtle (33)

12 PARKING SPACES (9'X18')

PROPOSED 8" WATER LINE

16 PARKING SPACES (9'X18')

15' W.E.

POINT OF BEGINNING

EXISTING WATER LINE

10w LANDSCAPE BUFFER

Bermuda Grass (158 sf)

Shumard Red Oak (1)

Chinese Pistache (4)

N 45°31'02" W 405.61'

SSMH

EXISTING SHRUB ROW

1/2" I.R.S. W/CAP

EXISTING SANITARY SEWER LINE

SSMH

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

STEEL EDGE

Bermuda Grass (135 sf)

Shumard Red Oak (1)

ASPHALT

EXISTING DRIVE TO REMAIN UN-IMPROVED AND BARRICADED TO PREVENT USE.

WILLIAM M. FORD SURVEY
A-80

EDWARD TEAL SURVEY
A-207

A-80
A-207

HORIZON RD (FM 3097)
100' R.O.W.

EXISTING WATER LINE

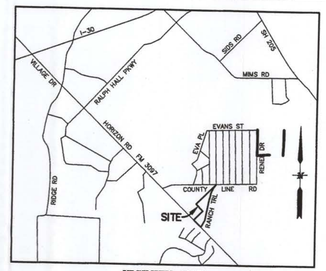
LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.

ZONED "C"

NOTE: NO TREE SHALL BE PLANTED WITHIN 5' OF ANY UTILITY

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	11	Chinese Pistache / Pistacia chinensis	45 gal	3"Cal	10-12' HT
	3	Shumard Red Oak / Quercus shumardii	45 gal	3"Cal	10-12' HT
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	3	Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	15 gal		
	7	Live Oak / Quercus virginiana	65 gal	3"Cal	10-12' HT
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	33	Don's Dwarf Wax Myrtle / Myrica cerifera 'Don's Dwarf'	3 gal		
SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	14,510 sf	Bermuda Grass / Cynodon dactylon	sod		



VICINITY MAP
N.T.S.

LANDSCAPE CALCULATIONS

92,060 SF SITE AREA
15% OF SITE AREA MUST BE LANDSCAPED
13,809 SF REQUIRED
49,276 SF PROVIDED

NO EXISTING TREES ON SITE
1 TREE 3" CALIPER/ 50 LF REQUIRED
RANCH TRAIL
4 TREES REQUIRED
4 TREES PROVIDED
HORIZON RD
9 TREES REQUIRED
9 TREES PROVIDED

PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF
1 LARGE TREE / 10 SPACES IS REQUIRED
87 SPACES ON SITE = 9 TREES REQUIRED
9 TREES PROVIDED

DETENTION POND
1 TREE / 750 SF OF DRY AREA REQUIRED
11 TREES REQUIRED
11 TREES PROVIDED

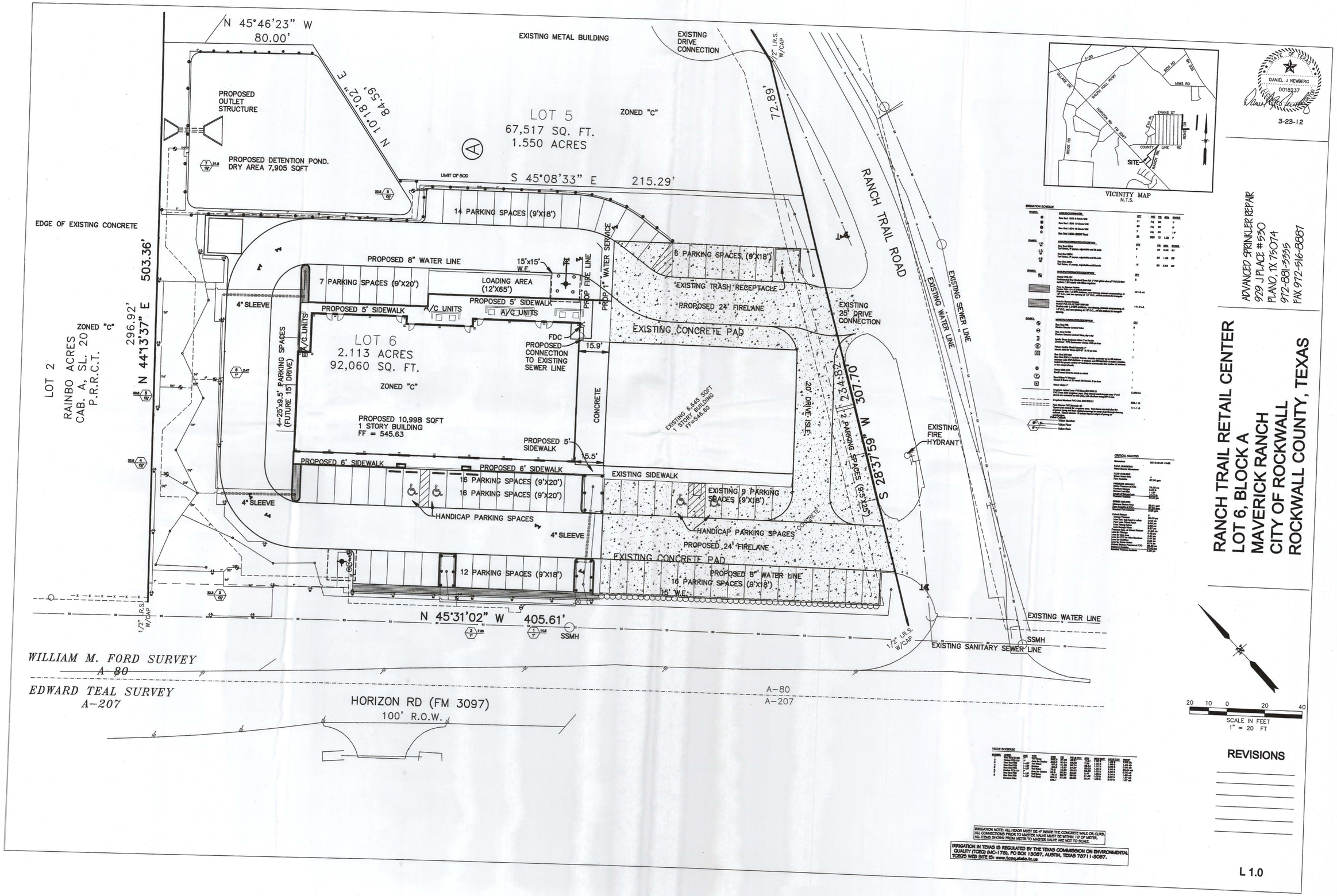
ADVANCED SPRINKLER REPAIR
929 J PLACE #550
PLANO, TX 75074
972-881-5555
FAX 972-516-8887

RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A
MAVERICK RANCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

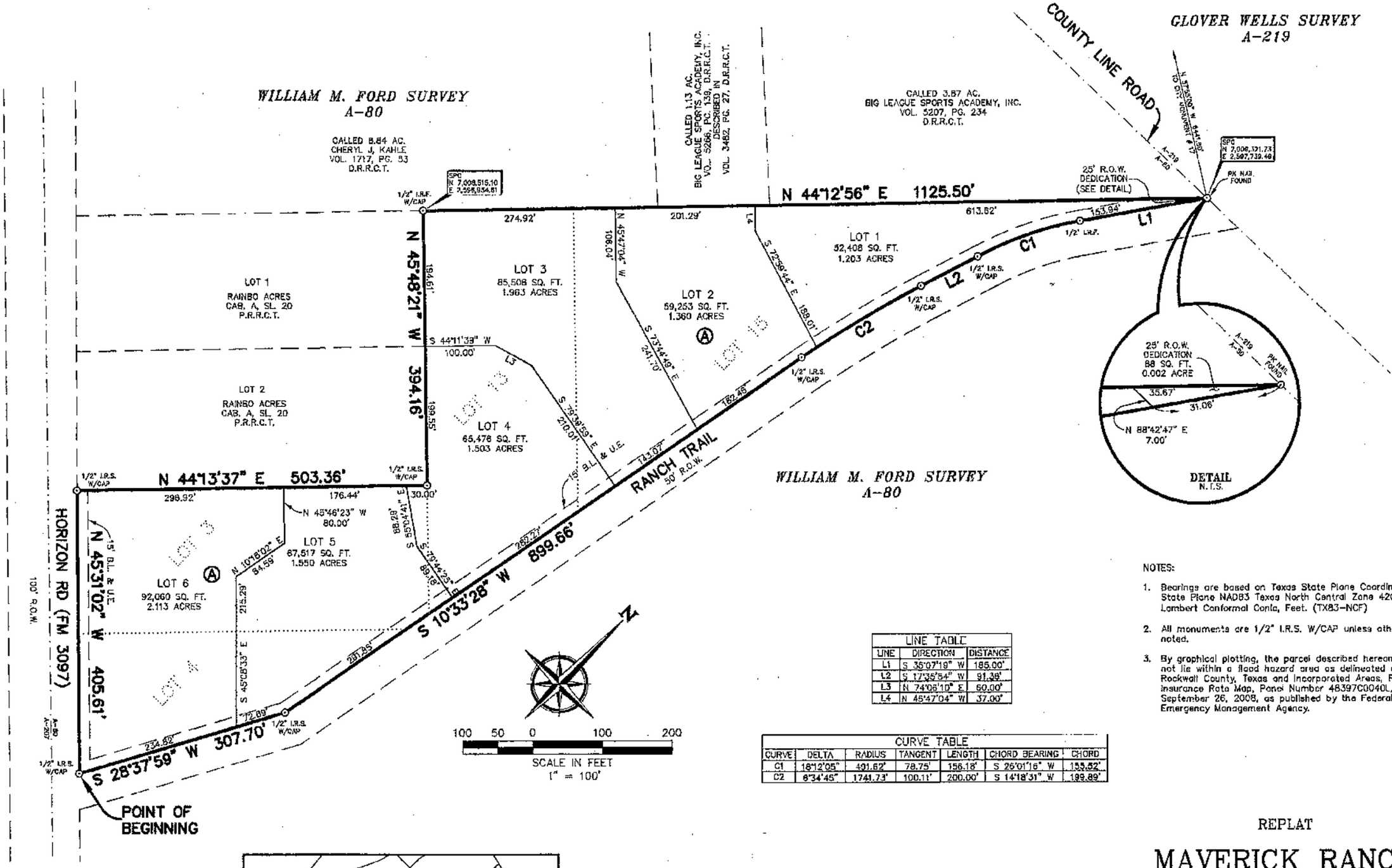
20 10 0 20 40
SCALE IN FEET
1" = 20 FT

REVISIONS
1-20-12 CITY COMMENTS
2-22-12 CITY COMMENTS
2-28-12 CITY COMMENTS
3-12-12 CITY COMMENTS
3-13-12 CITY COMMENTS
3-14-12 CITY COMMENTS

L 1.0



N 45°46'23" W
80.00'
EXISTING METAL BUILDING
EXISTING DRIVE CONNECTION
1/2" I.R.S. W/CAP
72.89'
PROPOSED OUTLET STRUCTURE
N 10°18'02" E
84.59'
LOT 5
67,517 SQ. FT.
1.550 ACRES
ZONED "C"
PROPOSED DETENTION POND. DRY AREA 7,905 SQFT
LIMIT OF SOD
S 45°08'33" E 215.29'
14 PARKING SPACES (9'X18')
RANCH TRAIL ROAD
EDGE OF EXISTING CONCRETE
503.36'
PROPOSED 8" WATER LINE
15'x15' W.E.
PROP FIRE LINE
PROP 1" WATER SERVICE
6 PARKING SPACES (9'X18')
7 PARKING SPACES (9'X20')
LOADING AREA (12'X65')
EXISTING TRASH RECEPTACLE
PROPOSED 24' FIRELANE
EXISTING 25' DRIVE CONNECTION
EXISTING WATER LINE
EXISTING SEWER LINE
4" SLEEVE
PROPOSED 5' SIDEWALK
A/C UNITS
EXISTING CONCRETE PAD
ZONED "C"
296.92'
N 44°13'37" E
LOT 2
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.
LOT 6
2.113 ACRES
92,060 SQ. FT.
FDC
PROPOSED CONNECTION TO EXISTING SEWER LINE
15.9'
4~25'x9.5' PARKING SPACES (FUTURE 15' DRIVE)
ZONED "C"
CONCRETE
EXISTING 6,645 SQFT 1 STORY BUILDING FF=546.60
20' DRIVE ISLE
234.82'
S 28°37'59" W 307.70'
2 PARKING SPACES (9'X25')
EXISTING FIRE HYDRANT
PROPOSED 10,998 SQFT 1 STORY BUILDING FF = 545.63
PROPOSED 5' SIDEWALK
15.5'
PROPOSED 6' SIDEWALK
PROPOSED 6' SIDEWALK
EXISTING SIDEWALK
16 PARKING SPACES (9'X20')
16 PARKING SPACES (9'X20')
EXISTING 9 PARKING SPACES (9'X18')
4" SLEEVE
HANDICAP PARKING SPACES
4" SLEEVE
HANDICAP PARKING SPACES
CONCRETE
PROPOSED 24' FIRELANE
EXISTING CONCRETE PAD
12 PARKING SPACES (9'X18')
PROPOSED 8" WATER LINE
16 PARKING SPACES (9'X18')
15' W.E.
1/2" I.R.S. W/CAP
N 45°31'02" W 405.61'
SSMH
EXISTING WATER LINE
SSMH
EXISTING SANITARY SEWER LINE
1/2" I.R.S. W/CAP
WILLIAM M. FORD SURVEY
A-80
EDWARD TEAL SURVEY
A-207
A-80
A-207
HORIZON RD (FM 3097)
100' R.O.W.
VICINITY MAP
N.T.S.
SITE
DANIEL J NEWBERG
0018237
3-23-12
ADVANCED SPRINKLER REPAIR
929 J PLACE #530
PLANO, TX 75074
972-881-3355
FAX 972-516-8887
RANCH TRAIL RETAIL CENTER
LOT 6, BLOCK A
MAVERICK RANCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SCALE IN FEET
1" = 20 FT
REVISIONS
IRRIGATION NOTE: ALL HEADS MUST BE 4" INSIDE THE CONCRETE WALK OR CURB. ALL CONNECTIONS PRIOR TO MASTER VALVE MUST BE WITHIN 10' OF METER. ALL ITEMS SHOWN FROM METER TO MASTER VALVE ARE NOT TO SCALE.
IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178), PO BOX 13087, AUSTIN, TEXAS 78711-3087. TCEQ'S WEB SITE IS: www.tceq.state.tx.us
L 1.0



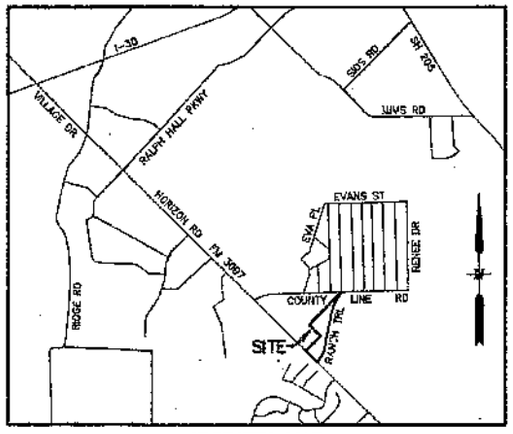
NOTES:

1. Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
2. All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
3. By graphical plotting, the parcel described hereon does not lie within a flood hazard area as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 35°07'19" W	185.00'
L2	S 17°35'54" W	91.38'
L3	N 74°06'10" E	60.00'
L4	N 45°47'04" W	37.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	18°12'05"	491.62'	78.75'	156.18'	S 26°01'16" W	155.52'
C2	6°34'45"	1741.73'	100.11'	200.00'	S 14°18'31" W	199.89'

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

OWNER/DEVELOPER
JERRY KISSICK CUSTOM HOMES
17223 CLUB HILL DRIVE
DALLAS, TX 75248
(972) 380-9012

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL STREET
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

REPLAT

MAVERICK RANCH

BEING A REPLAT OF

LOTS 3, 4, 13 & 16
RAINBO ACRES
CAB. A, SL. 20, P.R.R.C.T.

AND BEING

9.695 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

DATE: APRIL 24, 2009

05210/dwg/5210 Replat.dwg

H-19

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS JERRY KISSICK CUSTOM HOMES, INC. PROFIT SHARING TRUST, BEING THE OWNER OF a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.695 acre tract of land situated in the William M. Ford Survey, Abstract 80, Rockwall County, Texas, and being all of Lots 13 and 15 and part of Lots 3 and 4, Rainbo Acres, an addition to Rockwall County, as recorded in Cabinet A, Slide 20, Plat Records Rockwall County, Texas and also being all of a called 3.685 acre tract of land described in deed to Jerry Kissick Custom Homes Profit Sharing Trust., as recorded in Volume 3492, Page 150, Deed Records Rockwall County, Texas and all of a called 6.010 acre tract of land described in deed to Jerry Kissick Custom Homes Profit Sharing Trust., as recorded in Volume 3500, Page 48, of said Deed Records, said 9.695 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set for the south corner of said 3.685 acre tract, said corner being on the northeast right-of-way line of Horizon Road (FM 3097), a 100 ft. right-of-way and the southeast boundary line of said Lot 4;

THENCE North 45 degrees 31 minutes 02 seconds West, with the northeast right-of-way line of said Horizon Road and the southwest boundary line of said 3.668 acre tract, a distance of 405.61 feet to a 1/2-inch iron rod with cap set for the west corner of said 3.685 acre tract, said corner being in the common boundary line of said Lot 3 and Lot 2 of said Rainbo Acres;

THENCE North 44 degrees 13 minutes 37 seconds East, with the common boundary line of said Lot 2 and said Lot 3 and the northwest boundary line of said 3.685 acre tract, a distance of 503.36 feet to a 1/2-inch iron rod set for the north corner of said Lot 3, the east corner of said Lot 2 and the north corner of said 3.685 acre tract, said corner being in the southwest boundary line of said Lot 13 and said 3.010 acre tract;

THENCE North 45 degrees 48 minutes 21 seconds West, with the common boundary lines of said Lots 13, Lot 2 and Lot 1 of said Rainbo Acres and the southwest boundary line of said 6.010 acre tract, a distance of 394.16 feet to a 1/2-inch iron rod with cap stamped "3963" found for the north corner of said Lot 1, the west corner of said Lot 13 and the west corner of said 6.010 acre tract, said corner being in the southeast boundary line of a called 8.84 acre tract described in deed recorded in Volume 1717, Page 53 of said Deed Records;

THENCE North 44 degrees 12 minutes 56 seconds East, with the northwest boundary lines of said Lot 13, said Lot 15 and said 6.010 acre tract and the southeast boundary lines of said 8.84 acre tract, a called 1.13 acre tract described in deed recorded in Volume 3482, Page 27 of said Deed Records and a called 3.87 acre tract described in deed recorded in deed recorded in Volume 5207, Page 234, a distance of 1125.50 feet to a PK Nail found for the north corner of said Lot 15 and said 6.010 acre tract and the east corner of said 3.87 acre tract, said corner being near the center of County Line Road and being in the westerly right-of-way line of Ranch Trail, a 50 ft. right-of-way;

THENCE Southwesterly, with the westerly right-of-way lines of said Ranch Trail and the easterly boundary lines of said Lots 3, 4, 13 and 15, and the easterly boundary lines of said 3.685 acre tract and said 6.010 acre tract the following courses and distances;

South 35 degrees 07 minutes 19 seconds West, a distance of 185.00 feet to a 1/2-inch iron rod found for the beginning of a curve to the left having a radius of 491.62 feet, a chord bearing of South 26 degrees 01 minutes 16 seconds West and a chord distance of 155.52 feet;

Southwesterly, with said curve to the left, through a central angle of 18 degrees 12 minutes 05 seconds, an arc distance of 156.18 feet to a 1/2-inch iron rod with cap set for the end of said curve;

South 17 degrees 35 minutes 54 seconds West, a distance of 91.36 feet to a 1/2-inch iron rod with cap set for the beginning of a curve to the left having a radius of 1741.73 feet, a chord bearing of South 14 degrees 18 minutes 31 seconds West and a chord distance of 199.89 feet;

Southwesterly, with said curve to the left, through a central angle of 18 degrees 12 minutes 05 seconds, an arc distance of 200.00 feet to a 1/2-inch iron rod with cap set for the end of said curve;

South 10 degrees 33 minutes 28 seconds West, a distance of 899.66 feet to a 1/2-inch iron rod with cap set for corner;

South 28 degrees 37 minutes 59 seconds West, a distance of 307.70 feet to the POINT OF BEGINNING AND CONTAINING 422,311 square feet or 9.695 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as MAVERICK RANCH, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in MAVERICK RANCH, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any wa endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

FOR: JERRY KISSICK CUSTOM HOMES, INC. PROFIT SHARING TRUST

BY: JERRY KISSICK

STATE OF TEXAS Colorado
COUNTY OF ROCKWALL Archuleta

Before me, the undersigned authority, on this day personally appeared Jerry Kissick, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 21 day of May, 2009.

Notary Public in and for the State of ~~Texas~~ Colorado
My Commission Expires: 5/14/2011

TAMARA HAWERTON
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 5/14/2011

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF_____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this _____ Day of _____, 2009.

Notary Public in and for the State of Texas
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date: 04-14-09

APPROVED

I hereby certify that the above and foregoing plat of MAVERICK RANCH, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of April, 2009.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 2nd day of July, 2009.

Mayor, City of Rockwall — City Secretary — City Engineer 9-10-09

CITY OF ROCKWALL TEXAS
SEAL

OWNER/DEVELOPER
JERRY KISSICK CUSTOM HOMES
17223 CLUB HILL DRIVE
DALLAS, TX 75248
(972) 380-9012

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL STREET
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 24TH DAY OF APRIL, 2009.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

STATE OF TEXAS REGISTERED CHRIS E. GRIFFITH 4846 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24TH DAY OF APRIL, 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2011

SUSAN G MURRA
Notary Public, State of Texas
My Commission Expires
February 14, 2011

REPLAT

MAVERICK RANCH

BEING A REPLAT OF

LOTS 3, 4, 13 & 15
RAINBO ACRES
CAB. A, SL. 20, P.R.R.C.T.

AND BEING

9.695 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75098
(972) 941-8408 (972) 941-8401 FAX

DATE: APRIL 24, 2009

05210/dwg/5210 Replat.dwg

H-20

City of Rockwall

Project Plan Review History

Project Number	SP2017-039	**Owner**	Hacienda Car Wash Inc.	**Applied**	11/18/2017 LM
Project Name	Hacienda Car Wash	**Applicant**	DOUPHRATE & ASSOCIATES INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
2215 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE WOODS AT ROCKWALL	1	A	1	5172-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/18/2017	11/25/2017	11/20/2017	2	APPROVED	
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	See comments

(11/22/2017 9:05 AM SH)
See mark ups.
All utility easements must be 20' wide.
Where is the irrigation service going to be connected?
Dumpster to drain to an oil/water separator.
No structures allowed in easements.
20' min radius for curves.
Label fire lane.
Show detention.
4% Engineering Fees. Impact fees must be paid.
Headwall is not being built by Racetrac, this site detention must pick up flow.
Parking spaces must be 20'x9'.
Label sewer service as Private.
Show a double clean out near FM 740.
Drive lines must be a minimum of 12' wide.
Show utilities on landscape plan.
No trees within 5' of utilities.
No landscaping in city ROW.

FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	APPROVED	
GIS	Lance Singleton	11/18/2017	11/25/2017	11/22/2017	4	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/22/2017 9:36 AM LS) Assigned address will be: 2215 RIDGE RD, ROCKWALL, TX 75087							
PLANNING	David Gonzales	11/18/2017	11/25/2017	11/20/2017	2	COMMENTS	See comnents

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, December 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-039" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
-- As a note, all variances to Scenic OV Districts require approval by a 3/4 majority vote of City Council:

The following is considered to be a request to the Scenic OV Districts:

1. Per Sec. 6.8.D.1.a, of Article V, of the UDC, Stucco is limited to a maximum of 50% of the exteriors finish. The front elevation indicates 55% and exceeds this requirement for the OV district.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Trash dumpster enclosure. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque. Provide Detail.
2. Re-label all easements as 24-ft firelane, public access, drainage & utility easements (as appropriate) for entire site. You may want to hatch or use heavier gray scale to better delineate.
3. The parking for this site should be calculated as 1:250 sq. ft. Provide adjustment, if necessary.
4. Indicate parking spaces under the covered parking areas.
5. Where are the HAVC units? Dash-in RTU's.

Landscape Plan:
1. Per SUP Ordinance - provide a wrought irion fence with live screening along the southern property boundary.
2. Provide number of trees being planted. This will also help reduce the total number of inches being mitigated.

Treescape Plan:
1. Reduce the total mitigation balance for on site plantings from landscape plan. Current Mitigation Balance = 1,224 caliper inches. 30 inches added due to tree no. 5759 being a 30" Oak -- requires double mitigation or 60 inches. The mitigation balance may be satisfied by either purchaseing tree credits equal to 20% of the

mitigation balance at $125 per inch with the remainder balance due by establishing a delivery method for trees (get with the Parks Dept. for logistics). Or you may request an alternative tree mitigation plan to be approved by the City Council.

Photometric Plan:
1. Provide cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures) provide lighting pole detail.
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines. Light levels along the south and southeastern property lines exceed 0.2-FC - must be reduced.

Building Elevations:
1. Provide Elevations for covered parking. Standards to meet building design materials for overlay district. Provide elevations and indicate materials to be used.
1. See compliance standards for variance as listed above.
2. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
3. Metal roof "R" panel is prohibited within the Scenic Overlay district is visible from the rights-of-way. Provide site study indicating compliance or submit approved roofing material.
4. Provide a materials sample board with small samples of the exterior materials to be used. (eletronic copy does not meet this requirement).
3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: November 28, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: November 28, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board: December 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: December 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: December 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

SCALE IN FEET
0 20 40

F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)

UT = UNDERGROUND UTILITY POLE
SP = SERVICE POLE
PP = POWER POLE

PORTION OF
LOT 1, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343
ZONING – C (COMMERCIAL)

LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343

MOUNTAINPRIZE, INC.
INST. NO. 20140000002884
O.P.R.R.C.T.

PROPOSED RACE TRACK CURB LINE

10' COSERV ESMT

15' DRAINAGE EASEMENT VOLUME 3042, PAGE 48

10'X5' VACUUM EQUIP.

APPROX. LOCATION EXIST. 6" SEWER

APPROX. LOCATION EXIST. 16" WATER

12" PROP. WATER SERVICE

PROPOSED SEWER SERVICES

PROP. 8" FH LEAD

PROP. FH

EXIST. FH TO BE R/R

1/2" IRF W/CAP "TXHS"

5/8" IRF W/CAP R.P.L.S. 5430

1/2" IRF

1/2" IRF W/CAP X.X.X.S.

R = 846.36'
Δ = 00°07'06"
L = 1.75'
CB = N 87°20'15" E
CD = 1.75'

R = 536.81'
Δ = 30°19'15"
L = 284.08'
CB = N 72°10'42" E
CD = 280.77'

N 45°47'27" E 168.98'

S 44°11'03" E 128.95'

N 80°45'15" E 137.61'

S 29°20'09" W 237.93'

N 78°10'56" W 154.03'

S 81°08'41" W 87.98'

N 46°24'06" W 9.80'

EXIST. 24" WAL-MART OUTFALL

N 45°56'00" W 119.96'

N 43°44'13" E 99.83'

S 43°35'54" W 238.43'

N 45°38'40" W 98.44'

10' BL

20' R

30' R

23' R

56' R

5' R

25' BL, CAB. E, SLIDE 343

CONC. WALK

CONC. DRIVE

CONC. WALL

DUMPSTER

COVERED PARKING
5 SPACES

COVERED PARKING
60'

COVERED PARKING
80'

BRICK BLDG.

BOLLARDS

5 SPACES

DBL CO

5' WALK

AREA TOTALS
LOBBY AREA 1525.5 S.F.
CAR WASH 2,000 S.F.
EQUIPMENT ROOM 770 S.F.
RESTROOM 100 S.F.

LOBBY

CAR WASH
80'

EQUIPMENT ROOM
70'

REST. ROOM
10'

CANOPY
30'

RECLAIM
11'

12' BC

70' BC

LAYAN INVESTMENTS, INC.
VOL. 7066, PG. 140
O.P.R.R.C.T.
ZONING – C (COMMERCIAL)

LOT 1, BLOCK A
LAKEWOOD PARK
CAB. B, SLIDE 10
ZONING – C (COMMERCIAL)

WAL-MART SUPERCENTER ADDITION
CAB. E, SLIDE 333
ZONING – C (COMMERCIAL)

DRAINAGE EASEMENT TO WAL-MART REAL ESTATE BUSINESS TRUST VOL. 5141, PAGE 105 D.R.R.C.T.

PORTION OF
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343

WAL-MART SUPERCENTER ADDITION
CAB. E, SLIDE 333
ZONING – C (COMMERCIAL)

CONCRETE PARKING

TRANS. FORMER

10' UTILITY EASEMENT CAB. B, PG. 10 & CAB. E, PG. 343

1/2" IRF

5/8" IRF

Not being built w/ Eastern... this dumpster will need to pickup flow

- Label binder
- Show detention
- 90 angles
- Impact fees

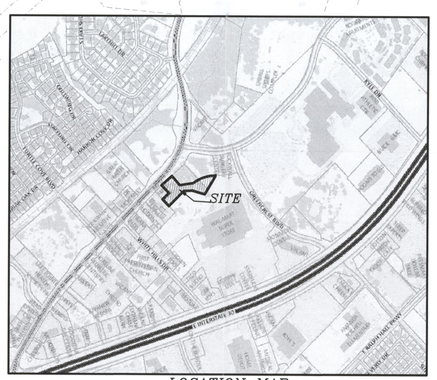
SITE DATA SUMMARY

ZONING	C (COMMERCIALL) RIDGE ROAD OVERLAY DISTRICT
PROPOSED USE	CAR WASH
LOT AREA	2.008 ACRES
BUILDING SQUARE FOOTAGE	4,396 SQ. FT.
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.05%
PARKING REQUIRED	1 SPACE/200 S.F. = 22 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	21 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (13,120 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	49,273 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

2017 039

RECEIVED
NOV 20 2017
BY:



LOCATION MAP
NTS

TAX ROLL DESCRIPTION:
ABSTRACT 0064 – E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

87,469 SQ. FT.
2.008 ACRES

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

SP2014-006

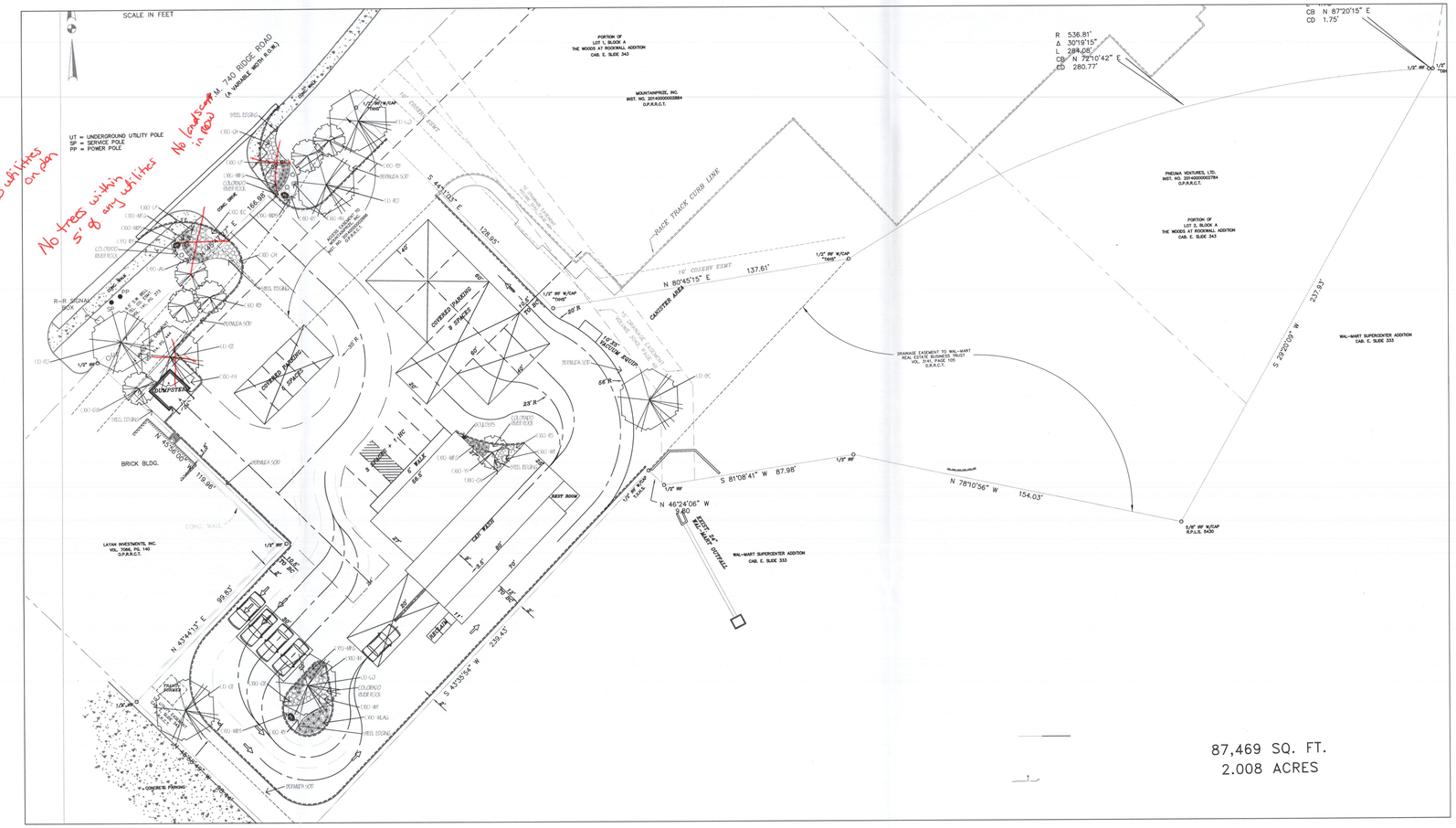
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE IL TEXAS REG. NO. 1001-E-606, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	CHECKED
G.C.W.	DRAWN
SCALE 1"= 20'H 1"= 4'V	
AUG. 30, 2017	DATE
14026	PROJECT
5.0	

14026 PP1



PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	XX	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	XX	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
RB	XX	CERCIS CANADENSIS EASTERN RED BUD	30 GAL., 8' HT.
DW	XX	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL., 8' HT., 3' SPREAD
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
CH	XX	ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
LP	XX	CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
FH	XX	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	30 GAL., 6' HT., 3' SPD., 36" O.C., FULL TO GD.
AN	XX	YUCCA GLORIOSA 'VARIEGATA' ADAM'S NEEDLE	3 GAL., MIN. 15" HT., A.S.
RS	XX	PEROVSKIA ATRIPLICFOLIA RUSSIAN SAGE	5 GAL., MIN. 15" HT.
RY	XX	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.
BB	XX	DASYLIRION TEXANUM BUTTERFLY BUSH	5 GAL., MIN. 15" HT.
GC	XX	COTONEASTER GLAUCOPHYLLUS GRAY COTONEASTER	5 GAL., MIN. 15" HT.
TS	XX	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE 'COMPACTA'	5 GAL., MIN. 24" HT.
WT	XX	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 24" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**BLOOMING COLOR DESCRIPTION**	**SIZE**
GL	XX	GAURA LINDHEIMERI GAURA 'WHIRLING BUTTERFLIES'	1 GAL., FULL PLANT 18" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 16" O.C.
BA	XX	BOUTELOUA GRACILIS 'BLOND AMBITION' BLOND AMBITION	1 GAL., FULL PLANT 16" O.C.
MLAG	XX	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	1 GAL., FULL PLANT 16" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS: COMMERCIAL = 0.15 X 41,080 S.F. = 6,162 S.F. REQUIRED	7,505 SF. (18% OF TOTAL AREA OF THE LANDSCAPE AREA PROVIDED)
ANY PARKING LOT WITH MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 5% OF 200 S.F. LANDSCAPED PLANTER AT THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.	702 SF (10% OF TOTAL LANDSCAPE AREA)
REQUIRED FOR WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF F.M. 740 RIDGE ROAD AND 20' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ADJOINS EITHER AN ALLEY OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT, EXCLUDING DRIVEWAYS AND ACCESS WAYS.	
F.M. 740 RIDGE ROAD 167' L.F. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE REQUIRED = 3 TREES	F.M. 740 RIDGE ROAD 167' L.F. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE PROVIDED = 3 PROPOSED TREES
NO PARKING SPACE SHALL BE FURTHER THAN 120 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE WITHIN 120 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF AND ALONG SIDE BUILDINGS WITH STREET FRONTAGE IN "SP" DISTRICTS. LANDSCAPE REQUIREMENTS = 6,268 SF. @ 50% = 3,134 SF.	LANDSCAPE PROVIDED = 8,514 SF. (57% OF 5,474 SF.
LANDSCAPE BUFFER STRIP - MINIMUM 50 FT. WIDE ALONG ENTIRE LENGTH OF PUBLIC STREET	LANDSCAPE BUFFER STRIP PROVIDED: 20 FT. WIDE
OVERLAY DISTRICTS (OV) - 4 TREES: 2 CAT. UNDER AND / OR UNDERSTORY TREES (SCP) - 40FT. (5) 4" CAL. TREES FOR EA 100 L.F. OF STREET FRONTAGE = 4 TREES (4) 4 FT. CAL. ACCENT TREES FOR EA 100 L.F. OF STREET FRONTAGE = 4 TREES	28 FT. SHEARWOOD ROW PROVIDED (4) 4" CAL. CANOPY TREES PROVIDED (4) 4 FT. CAL. ACCENT TREES PROVIDED

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-620-4036

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPE PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

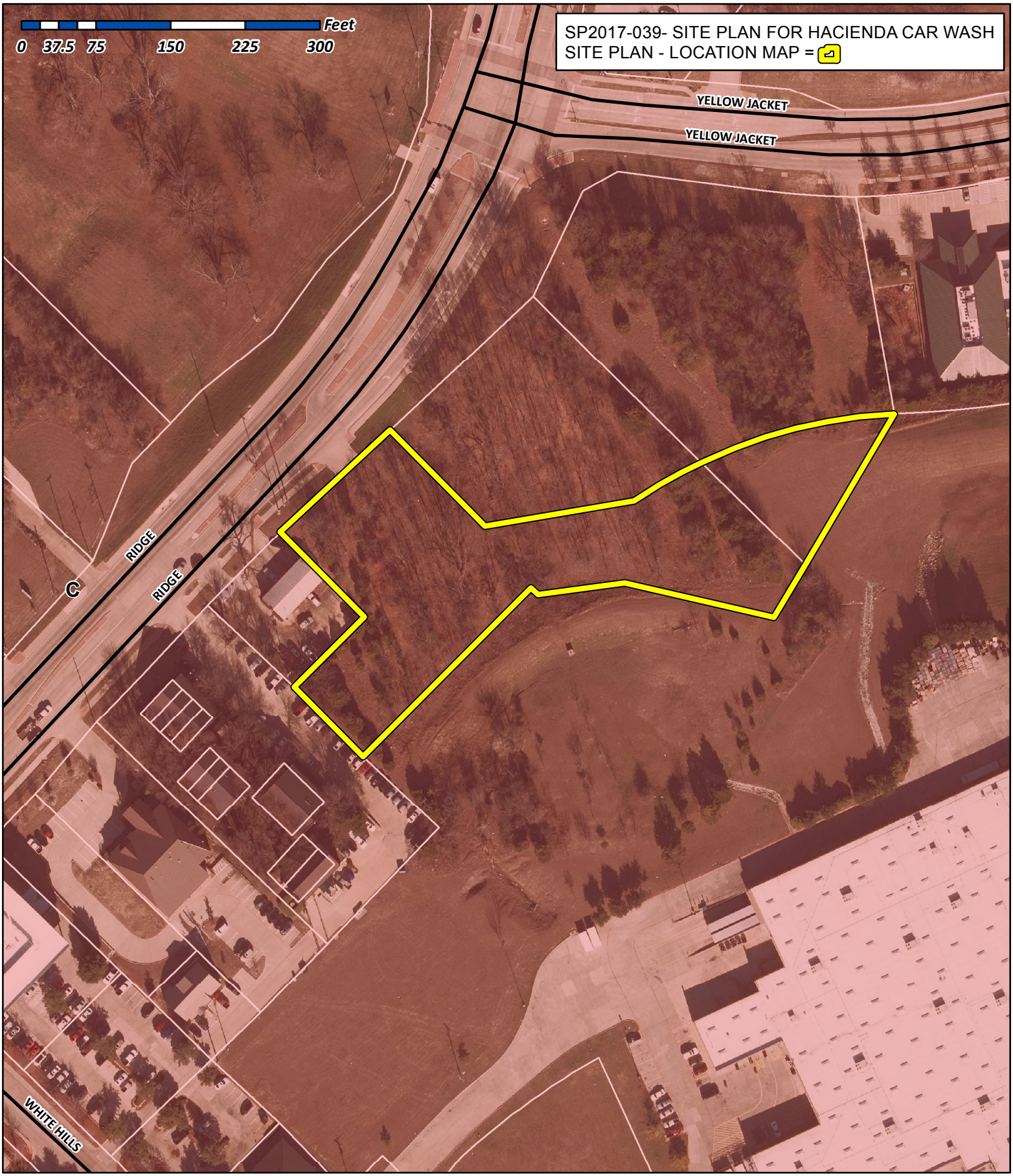
REVISION
J.C.L.
CHECKED

SCALE
1"= 20'H

OCT. 16, 2017
DATE

14026
PROJECT

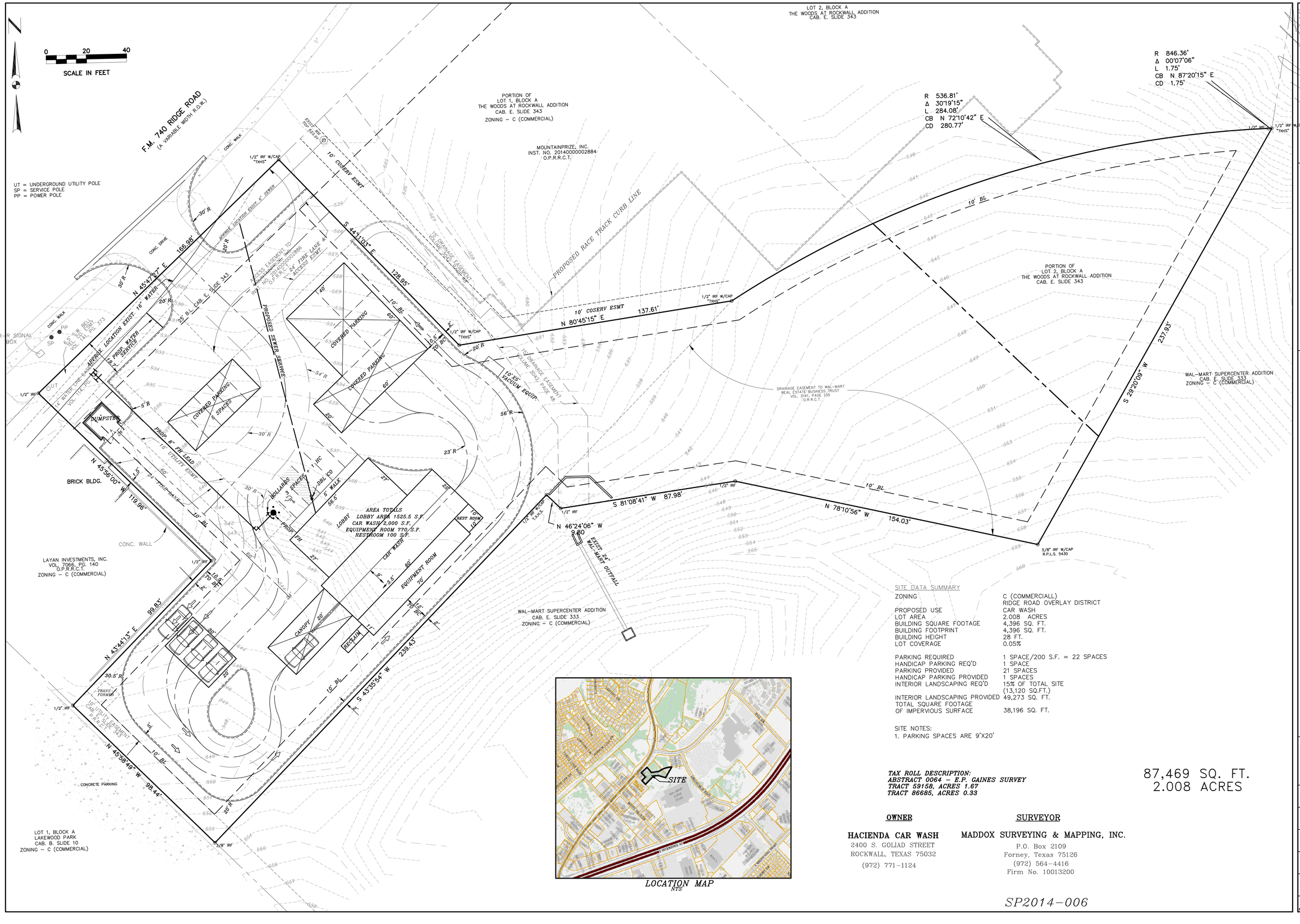
L1.01



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



SITE DATA SUMMARY

ZONING	C (COMMERCIALL) RIDGE ROAD OVERLAY DISTRICT
PROPOSED USE	CAR WASH
LOT AREA	2.008 ACRES
BUILDING SQUARE FOOTAGE	4,396 SQ. FT.
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.05%
PARKING REQUIRED	1 SPACE/200 S.F. = 22 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	21 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (13,120 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	49,273 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

LOCATION MAP
NTS

TAX ROLL DESCRIPTION:
ABSTRACT 0064 – E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

87,469 SQ. FT.
2.008 ACRES

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

SP2014-006

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL W. LEE, R.P.L.S. P.E. NO. 60102, F-886, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

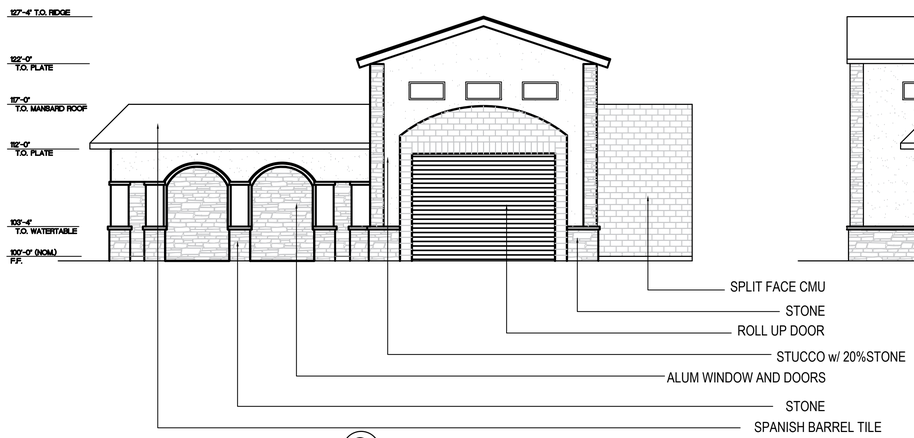
REVISION	
W.L.D.	CHECKED
G.C.W.	DRAWN
SCALE 1"= 20'H 1"= 4'V	
AUG. 30, 2017	DATE
14026	PROJECT
5.0	14026 PP1

EXTERIOR MATERIAL CALCULATIONS

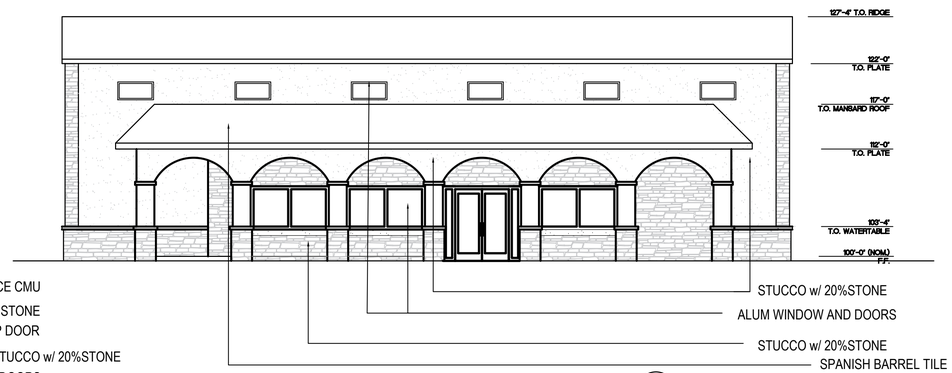
FACADE PRIMARY / SECONDARY	01 REAR ELEVATION SECONDARY FACADE		02 FRONT ELEVATION PRIMARY FACADE		03 SIDE ENTRY ELEVATION PRIMARY FACADE		04 SIDE EXIT ELEVATION SECONDARY FACADE		TOTAL OF ALL ELEVATIONS	
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,523SQ FT	100%	1,541 SQ FT	100%	1,161 SQ FT	100%	1,161 SQ FT	100%	7,110 SQ FT	100%
DOORS & WINDOWS	368 SQ FT	24%	198 SQ FT	13%	312 SQ FT	27%	218 SQ FT	6%	1,096 SQ FT	15%
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,849 SQ FT	76%	1,343 SQ FT	87%	849 SQ FT	73%	1,108 SQ FT	94%	6,014 SQ FT	85%
SPLIT FACE CMU	543 SQ FT	36%	0 SQ FT	0%	185 SQ FT	16%	654 SQ FT	56%	3,920 SQ FT	55%
STONE	84 SQ FT	6%	489 SQ FT	32%	395 SQ FT	34%				
STONE IN STUCCO @ 20%	101 SQ FT		170 SQ FT		84 SQ FT		86 SQ FT		0 SQ FT	
STUCCO	503SQ FT	34%	854 SQ FT	55%	422 SQ FT	36%	436 SQ FT	38%	2,094 SQ FT	30%

MATERIAL LEGEND

	MATERIAL	COLOR	NOTES:
ST - 1	STONE : ACME NATURAL STONE	MOSS BUILDERS	TYP. FIELD STONE
STC - 1	STUCCO : DRYVIT - SAND PEBBLE	SW 2858 HARVEST GOLD	TYP. FIELD STUCCO
STC - 2	STUCCO : DRYVIT - SAND PEBBLE	SW2833 ROYCROFT VELLUM	TYP. ACCENT STUCCO
P - 1	EXTERIOR PAINT: TO MATCH STUCCO	TOMATCH STUCCO	TYP. PAINT FOR ALL PAINTED ELEMANTS
CMU - 1	SPLIT FACE CMU : FEATHERLITE	SAHARA TAN	TYP. SPLIT FACE CMU
RF - 1	BARREL TILE : GERARD - BARREL VAULT TILE	SANTA FE	TYP. ROOFING MATERIAL
RF - 2	METAL ROOFING:MEULER R-PANEL	GALVALUME	TYP. WINDOW AND DOOR FINSH
AL - 1	DOOR / WINDOW:	POWDER COAT BRONZE	TYP. WINDOW AND DOOR FINSH
AL - 2	ROLL UP DOORS:	GALVALUME	TYP. ROLL UP DOOR FINSH



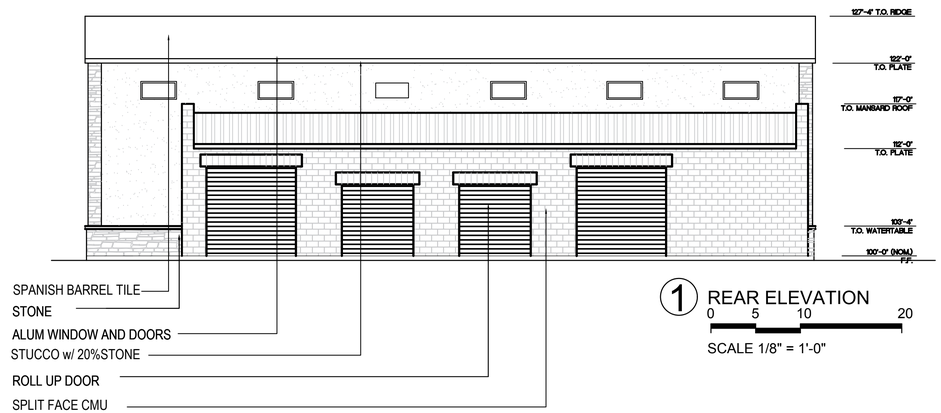
3 SIDE (ENTRY) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



4 SIDE (EXIT) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"

WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA
DATE: 11-06-2017

11/6/2017

HACIENDA CAR WASH
ROCKWALL, TX

Drawn By	RLB
Checked By	GAW
Project No.	17-16
Issue Date	UNKNOWN

Revisions

No.	Date	Description

Issued DESIGN SET

Sheet Title

ELEVATIONS

A3.00

Sheet Number

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	01 REAR ELEVATION		02 FRONT ELEVATION		03 SIDE ENTRY ELEVATION		04 SIDE EXIT ELEVATION		TOTAL OF ALL ELEVATIONS	
	SECONDARY FACADE		PRIMARY FACADE		PRIMARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
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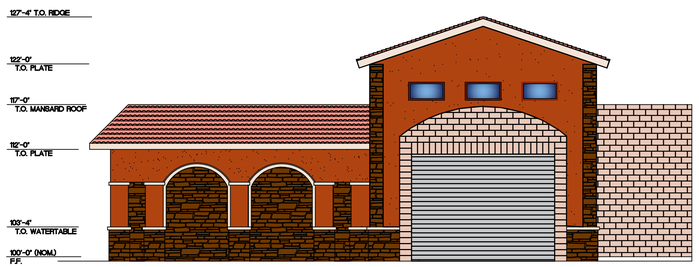

3 SIDE (ENTRY) ELEVATION
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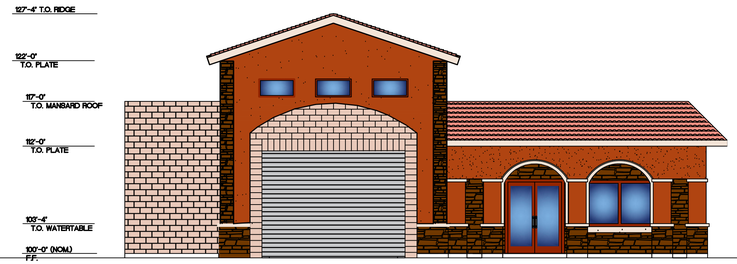
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



4 SIDE (EXIT) ELEVATION
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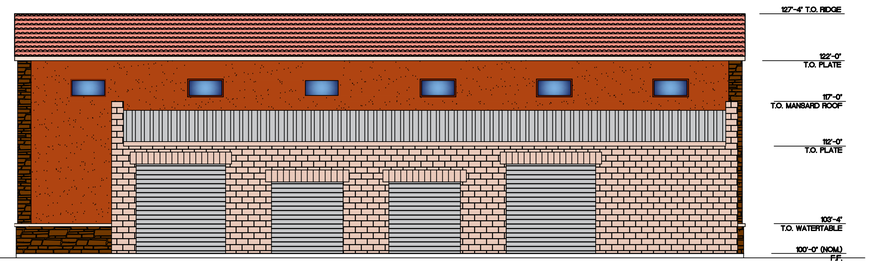
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
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WARD ARCHITECTURE PLLC
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GERALD A. WARD, AIA
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11/6/2017

HACIENDA CAR WASH
ROCKWALL, TX

Drawn By	RLB
Checked By	GAW
Project No	17-16
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Revisions

No.	Date	Description

Issued DESIGN SET

Sheet Title

ELEVATIONS

A3.00

Sheet Number

Ward Architecture

Material Concept Board: Hacienda Car Wash
Rockwall, Texas



4 SIDE (EXIT) ELEVATION

0 5 10 20

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

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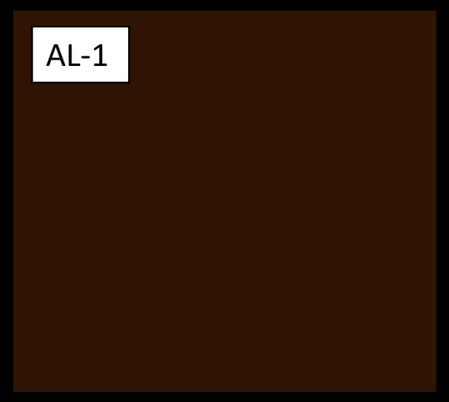
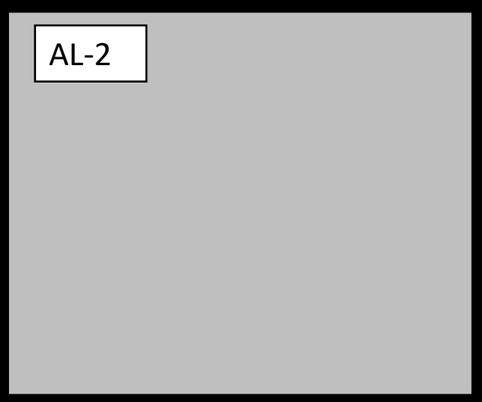
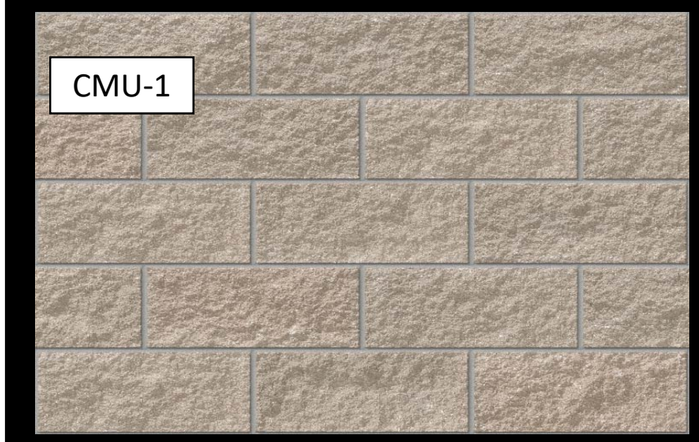
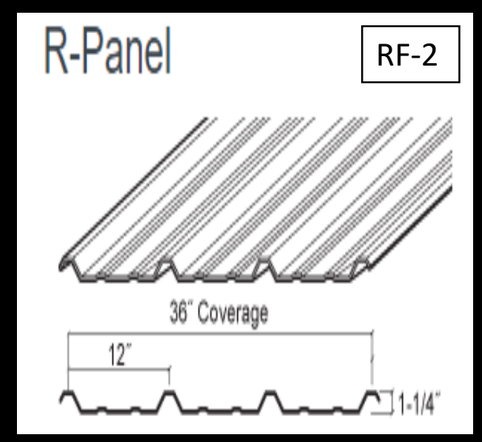


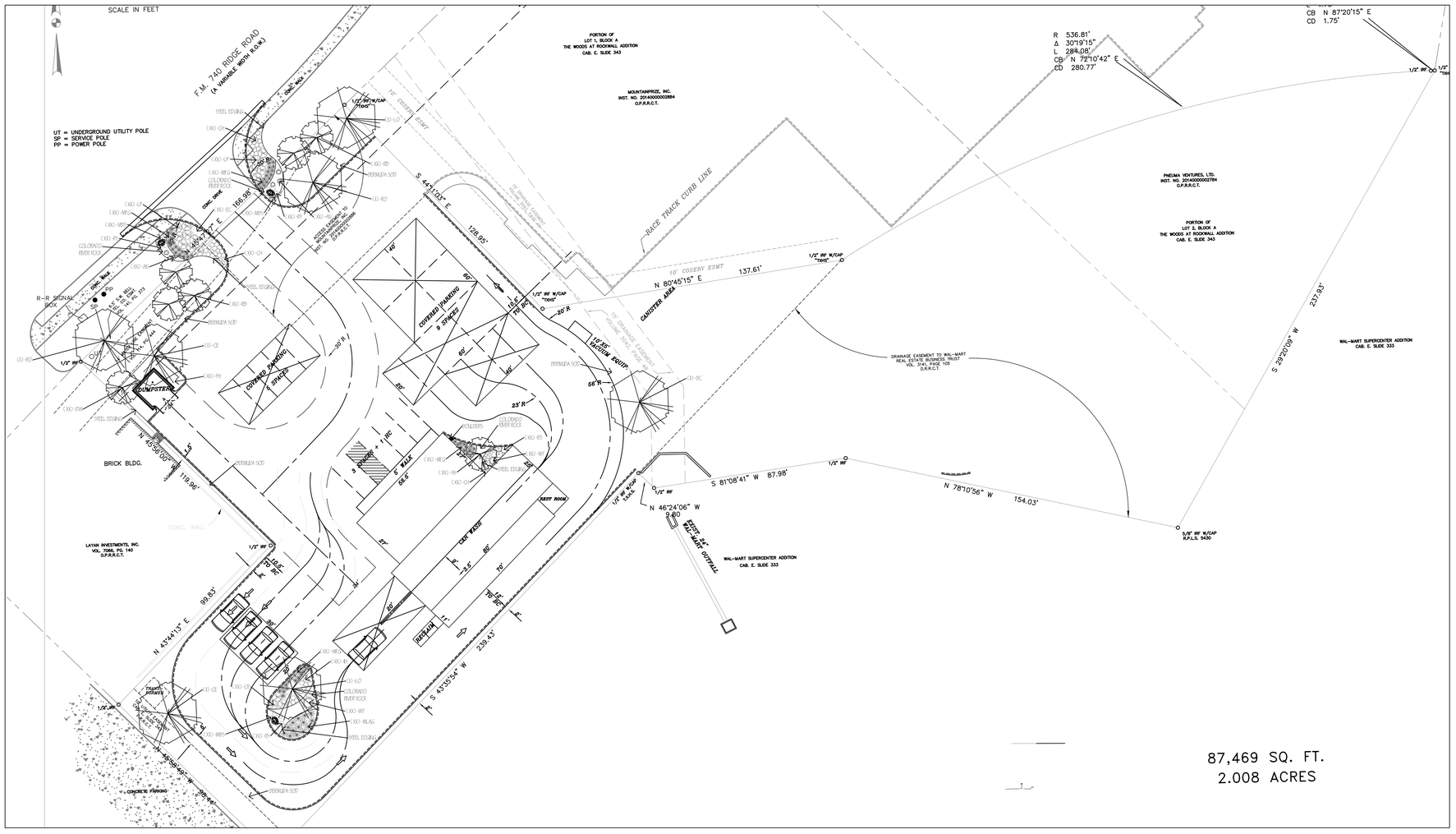












PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	XX	TAXODIUM DISTICHUM	4" CAL., MIN. 4'
		BALD CYPRESS	SPREAD, MIN. 12 FT. HT.
CE	XX	ULMUS CRASSIFOLIA	4" CAL., MIN. 4'
		CEDAR ELM	SPREAD, MIN. 12 FT. HT.
LO	XX	QUERCUS VIRGINIANA	4" CAL., MIN. 4'
		LIVE OAK	SPREAD, MIN. 12 FT. HT.
RO	XX	QUERCUS SHUMARDII	4" CAL., MIN. 4'
		RED OAK	SPREAD, MIN. 12 FT. HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
RB	XX	CERCIS CANADENSIS	30 GAL., 8' HT.
		EASTERN RED BUD	
DW	XX	CHILOPSIS LINEARIS	30 GAL., 8' HT.,
		DESERT WILLOW	3' SPREAD
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
CH	XX	ILEX BURFORDII 'CARISSA'	5 GAL., MIN. 15" HT.,
		CARISSA HOLLY	24" O.C.
LP	XX	CHINESE FRINGEFLOWER 'PURPLE	5 GAL., MIN. 15" HT.,
		DIAMOND'	24" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY'	5 GAL., MIN. 15" HT.,
		INDIAN HAWTHORN	30" O.C.
FH	XX	ILEX X ATTENUATA 'FOSTERI'	30 GAL., 6' HT., 3' SPD.,
		FOSTER HOLLY	36" O.C., FULL TO GD.
AN	XX	YUCCA GLORIOSA 'VARIEGATA'	3 GAL., MIN. 15" HT.,
		ADAM'S NEEDLE	A.S.
RS	XX	PEROVSKIA ATRIPLICFOLIA	
		RUSSIAN SAGE	5 GAL., MIN. 15" HT.
RY	XX	HESPERALOE PARVIFOLIA	
		RED YUCCA	5 GAL., MIN. 15" HT.
BB	XX	DASYLIRION TEXANUM	
		BUTTERFLY BUSH	5 GAL., MIN. 15" HT.
GC	XX	COTONEASTER GLAUCOPHYLLUS	
		GRAY COTONEASTER	5 GAL., MIN. 15" HT.
TS	XX	LEUCOPHYLLUM FRUTESCENS	
		TEXAS SAGE 'COMPACTA'	5 GAL., MIN. 24" HT.
WT	XX	AGAVE OVATIFOLIA	
		WHALE'S TONGUE	5 GAL., MIN. 24" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS'	4" POT, FULL PLANT
		PURPLE WINTERCREEPER	10" O.C.
KEY	**QUANTITY**	**BLOOMING COLOR DESCRIPTION**	**SIZE**
GL	XX	GAURA LINDHEIMERI	1 GAL., FULL PLANT
		GAURA 'WHIRLING BUTTERFLIES'	18" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL	1 GAL., FULL PLANT
		MIST' AUTUMN BLUSH MUHLY	16" O.C.
BA	XX	BOUTELOUA GRACILIS 'BLOND	1 GAL., FULL PLANT
		AMBITION' BLOND AMBITION	16" O.C.
MLAG	XX	MUHLENBERGIA LINDHEIMERI	1 GAL., FULL PLANT
		AUTUMN GLOW	16" O.C.
MFG	XX	NASSELLA TENUISSIMA	1 GAL., FULL PLANT
		MEXICAN FEATHER GRASS	16" O.C.

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

REQUIREMENTS	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS: COMMERCIAL = 15% x 49,069 SF. = 6,760 SF. REQUIRED	7,505 SF. (16% OF 100% AREA) OF THE LANDSCAPE AREA PROVIDED.
ANY PARKING LOT WITH MORE THAN 2 ROWS SHALL HAVE A MINIMUM OF 9% OF 200 SF., WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.	702 SF (100% OF TOTAL LANDSCAPE AREA)
REQUIRES 10' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF F.M. 740 RIDGE ROAD AND 20' WIDE LANDSCAPE BUFFER STRIP MUST BE PROVIDED ALONG THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR INDUSTRIAL LOT THAT ADJOIN, WHETHER AN ALLEY OR DRIVE SEPARATION, OR IS DIRECTLY ACROSS A PUBLIC STREET FROM A RESIDENTIAL ZONING DISTRICT, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS.	
F.M. 740 RIDGE ROAD, MIN 1 LF. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE REQUIRED = 5 TREES	F.M. 740 RIDGE ROAD, MIN 1 LF. @ 1 TREE PER 50 L.F. OF STREET FRONTAGE PROVIDED = 5 PROPOSED TREES
NO PARKING SPACE SHALL BE FURTHER THAN 80 FEET FROM AT LEAST ONE TREE.	ALL PARKING SPACES ARE WITHIN 80 FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.	TREES ARE LOCATED AT LEAST FIVE FEET FROM WATER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPE REQUIREMENT SHALL BE LOCATED IN FRONT OF AND ALONG SITE BUILDING WITH STREET FRONTAGE IN "LI" DISTRICTS. LANDSCAPE REQUIREMENTS = 6,281 SF. @ 50% = 3,174 SF.	LANDSCAPE PROVIDED = 87,469 SF. @ 9,474 SF.
LANDSCAPE BUFFER STRIP - MINIMUM 10 FT. WIDE ALONG ENTIRE LENGTH OF PUBLIC STREET	LANDSCAPE BUFFER STRIP PROVIDED, 20 FT. WIDE
OVERLAY DISTRICT IN SCI - @ 156 L.F. 20 FT. BERM AND / OR SHRUBBERY ROW (30" - 48") (5) 4" CAL. TREES FOR EA 100 L.F. OF STREET FRONTAGE = 8 TREES (4) 4 FT. TALL ACCENT TREES FOR EA 100 L.F. OF STREET FRONTAGE = 6 TREES	28 FT. SHRUBBERY ROW PROVIDED (4) 4" CAL. CANOPY TREES PROVIDED (6) 4 FT. TALL ACCENT TREES PROVIDED

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1017C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-502-4036

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPE PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

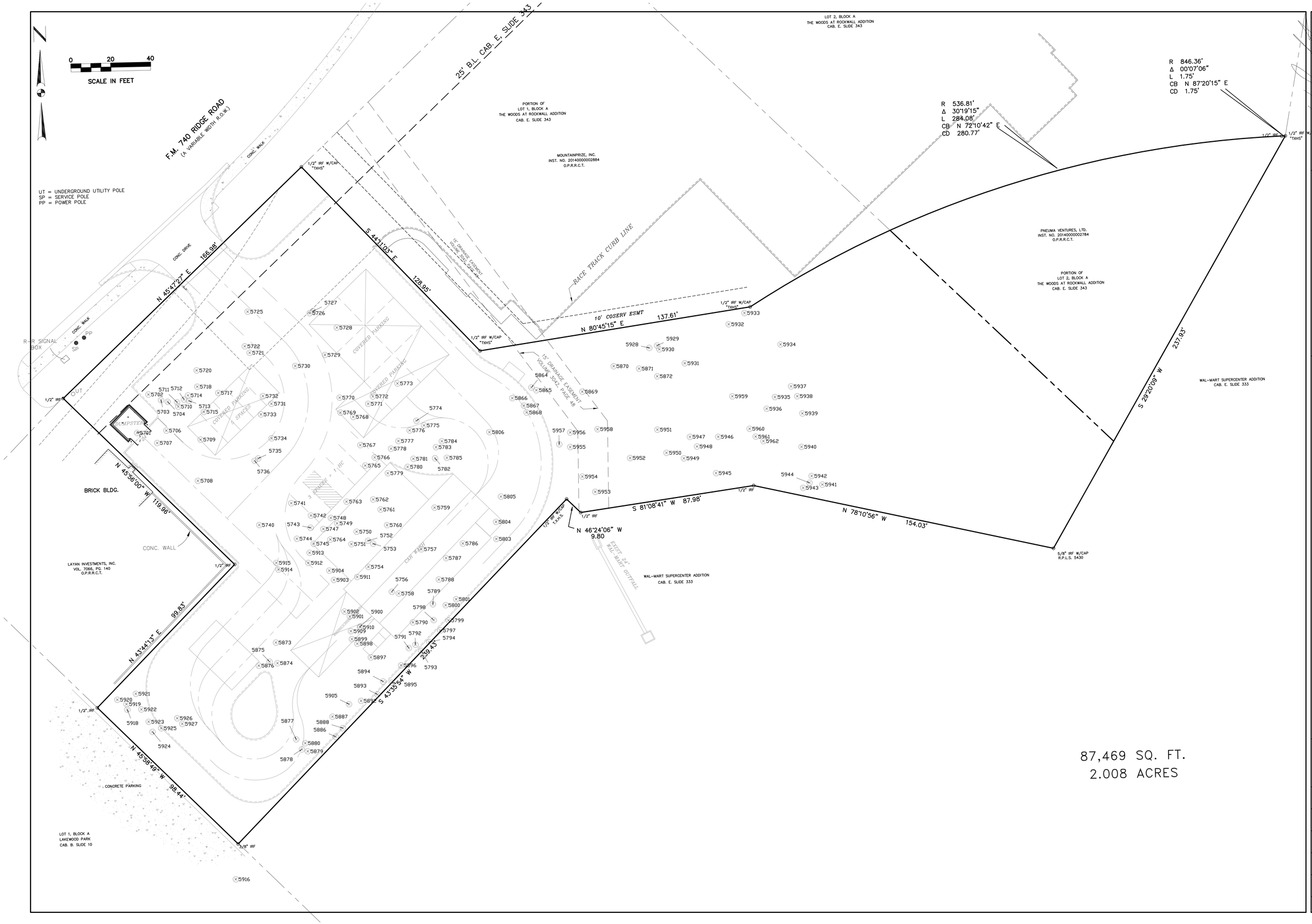
J.C.L.
CHECKED

SCALE
1"= 20'H

OCT. 16, 2017
DATE

14026
PROJECT

L1.01



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE PRESERVATION PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE
1"= 20'H
1"= 4'V
AUG. 30, 2017
DATE
14026
PROJECT
5.0
14026 PV1

Hacienda Carwash Tree List

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
5701	18	OAK	18
5702	20	OAK	20
5703	12	OAK	12
5704	12	OAK	12
5706	10	OAK	10
5707	12	CEDAR	12
5708	12	OAK	12
5709	12	OAK	12
5710	16	OAK	16
5711	6	OAK	6
5712	10	OAK	10
5713	6	OAK	6
5714	4	OAK	4
5715	4	OAK	4
5717	8	OAK	8
5718	6	OAK	6
5720	6	OAK	6
5721	12	OAK	12
5722	8	OAK	8
5725	8	OAK	8
5726	10	OAK	10
5727	10	OAK	10
5728	12	CEDAR	12
5729	10	OAK	10
5730	12	OAK	12
5731	4	OAK	4
5732	4	OAK	4
5733	12	OAK	12
5734	4	OAK	4
5735	8	OAK	8
5736	4	OAK	4
5740	10	OAK	10
5741	8	OAK	8
5742	6	OAK	6
5743	8	OAK	8
5744	6	OAK	6
5745	8	OAK	8
5746	16	OAK	16
5747	8	OAK	8
5748	4	OAK	4
5749	6	OAK	6
5750	4	ELM CEDAR	4
5751	8	OAK	8
5752	8	OAK	8
5753	8	OAK	8
5754	14	OAK	14
5756	4	OAK	4
5757	8	OAK	8
5758	6	OAK	6
5759	30	OAK	30
5760	8	OAK	8
5761	6	OAK	6
5762	6	OAK	6
5763	10	ELM CEDAR	10
5765	6	OAK	6
5766	6	OAK	6
5767	10	OAK	10

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	638		638
5781	6	OAK	6
5782	14	OAK	14
5783	8	OAK	8
5784	14	ELM CEDAR	14
5785	8	OAK	8
5786	6	ELM CEDAR	6
5787	4	OAK	4
5788	10	OAK	10
5789	12	OAK	12
5790	6	OAK	6
5791	6	ELM CEDAR	6
5792	4	OAK	4
5793	14	ELM CEDAR	14
5794	4	ELM CEDAR	4
5797	4	ELM CEDAR	4
5798	6	ELM CEDAR	6
5799	14	OAK	14
5800	4	ELM CEDAR	4
5801	6	ELM CEDAR	6
5803	6	OAK	6
5804	10	OAK	10
5805	12	OAK	12
5806	4	OAK	4
5864	8	OAK	8
5865	4	OAK	4
5866	6	OAK	6
5867	4	OAK	4
5868	6	OAK	6
5869	8	OAK	
5870	12	OAK	
5871	10	ELM CEDAR	
5872	14	ELM CEDAR	
5873	16	OAK	16
5874	6	OAK	6
5875	8	OAK	8
5876	4	OAK	4
5877	6	OAK	6
5878	6	OAK	6
5879	8	ELM CEDAR	8
5880	4	OAK	4
5886	4	OAK	4
5887	4	OAK	4
5888	6	ELM CEDAR	6
5891	4	OAK	4
5892	4	OAK	4
5893	10	OAK	10
5894	8	OAK	8
5895	8	OAK	8
5896	12	OAK	12
5897	16	OAK	16
5898	8	ELM CEDAR	8
5899	10	OAK	10
5900	18	OAK	18
5901	4	ELM CEDAR	4
5902	12	ELM CEDAR	12
5903	10	ELM CEDAR	10
5904	10	OAK	10
5905	6	ELM CEDAR	6

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	1180		1136
5923	10	OAK	10
5924	6	OAK	6
5925	10	OAK	10
5926	4	OAK	4
5927	12	CEDAR	12
5928	12	CEDAR	
5929	12	CEDAR	
5930	12	CEDAR	
5931	12	OAK	
5932	10	OAK	
5933	10	OAK	
5934	10	OAK	
5935	12	OAK	
5936	12	CEDAR	
5937	10	OAK	
5938	8	OAK	
5939	10	OAK	
5940	10	OAK	
5941	16	OAK	
5942	10	OAK	
5943	10	OAK	
5944	10	OAK	
5945	8	OAK	
5946	12	ELM CEDAR	
5947	8	ELM CEDAR	
5948	14	OAK	
5949	14	OAK	
5950	16	ELM CEDAR	
5951	6	ELM CEDAR	
5952	8	OAK	
5953	16	OAK	
5954	14	OAK	
5955	10	OAK	10
5956	8	OAK	
5957	6	OAK	6
5958	8	OAK	
5959	12	ELM CEDAR	
5960	10	OAK	
5961	10	OAK	
5962	10	OAK	
TOTAL INCHES	1598	TOTAL INCHES TO BE REMOVED	1194

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, DOUPHRATE TX, 60102, P.E. NO. 60102, F-886, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE LIST
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

G.C.W.
DRAWN

SCALE
1"= 20'H
1"= 4'V

AUG. 30, 2017
DATE

14026
PROJECT

5.0

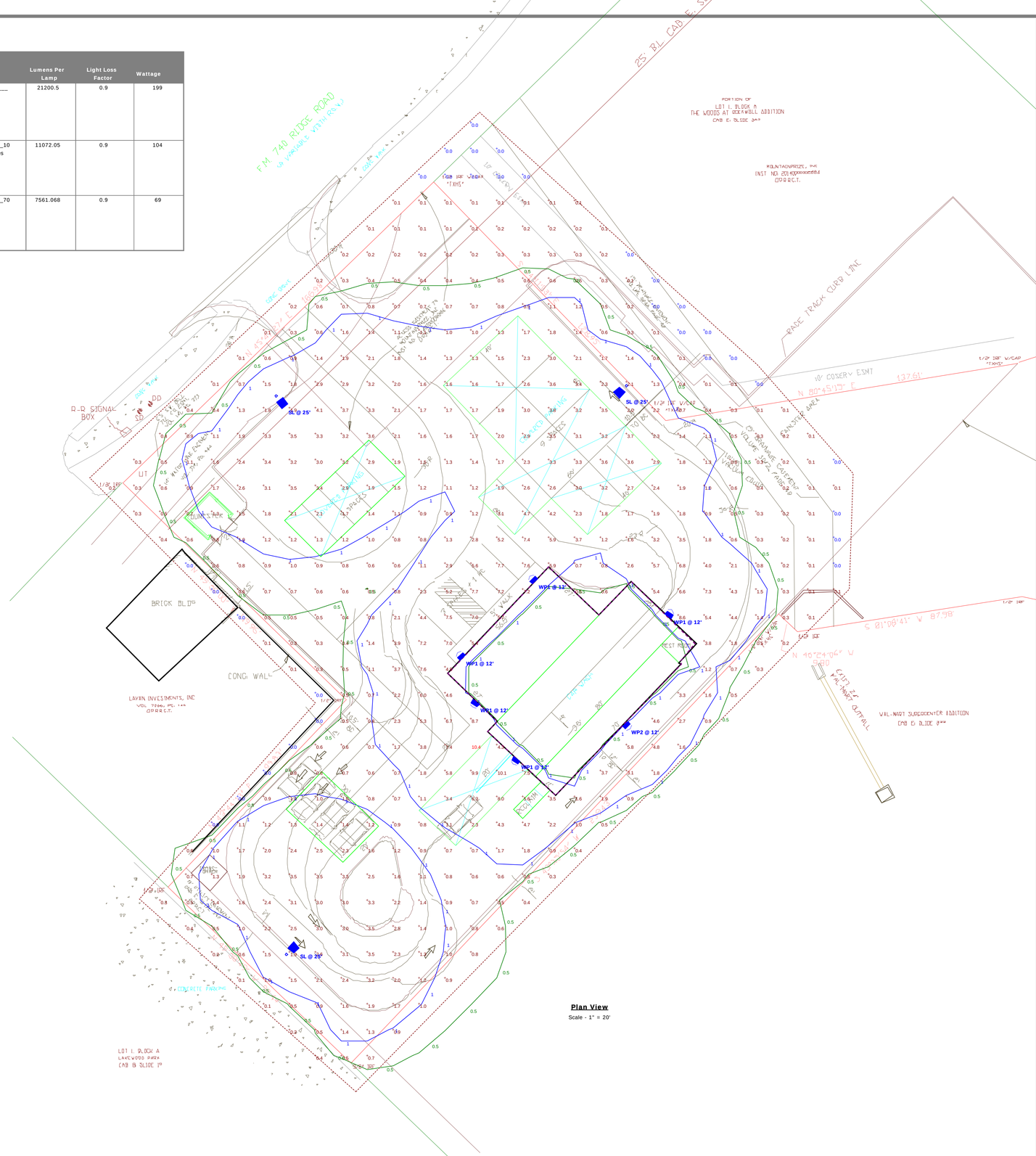
14026_PV1

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SL	3	GE LIGHTING SOLUTIONS	EASC_H4F540_____	EVOLVE AREA SCALABLE C	LED	1	EASC_H4F540_____.IES	21200.5	0.9	199
	WP1	5	Lithonia Lighting	CSXW LED 30C 1000 40K TFTM	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	LED	1	CSXW_LED_30C_1000_40K_TFTM.ies	11072.05	0.9	104
	WP2	1	Lithonia Lighting	CSXW LED 30C 700 40K T2M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE II LENS	LED	1	CSXW_LED_30C_700_40K_T2M.ies	7561.068	0.9	69

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Calc Zone #1	+	1.7 fc	10.4 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20'

Designer

Date
10/12/2017
Scale
Not to Scale
Drawing No.

Summary

City of Rockwall

Project Plan Review History

Project Number	SP2017-040	**Owner**	DFW, DISTRIBUTOR	**Applied**	11/18/2017 LM
Project Name	DFW Distributor PetrolEUM	**Applicant**	DFW DISTRIBUTOR PETROLEUM	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
STERLING FARMS ADDITION	2-1	NULL	2-1	0186-0000-0002-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/18/2017	11/25/2017	11/20/2017	2	APPROVED	
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	See comments.

(11/22/2017 9:16 AM SH)
See mark ups.
Must design an 8" sewer line from east to west across the site. Include a 20' easement.
Area under canopy and dumpster to drain to an oil/water separator.
Extand fire lane to FM 549.
Parking spaces must be 20'x9'.
Pole sign is not allowed.
No structures in easements. Curbs included.
Stripe the south drive isle as no parking.
No vertical walls in detention. Max. side slope is 4:1. Need a variance if wanting to use vertical walls.
Upgrade water line to fire hydrant to 8". Include a 20' easement.
Add an O to "Proposed Fire Lane."
Will need to complete a TIA.
TxDOT permits required.
Impact fees.
4% Engineering

Engineering fees.
Sewer pro-rata 979.14/acre.
Must upgrade Mims Lift Station or pro-rata, whoever builds first.

FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/21/2017 4:32 PM AA) Fire lanes shall be clearly indicated width, radii, and construction details. Update plans to reflect the 2015 I-codes An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. (1,000 gpm) Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. Location of Backflow prevention device on the fire sprinkler water supply line shall be indicated on the plans.							
GIS	Lance Singleton	11/18/2017	11/25/2017	11/22/2017	4	APPROVED	See comments
(11/22/2017 9:43 AM LS) Address assignments will be: 2210 STATE HIGHWAY 276 (Gas Station), ROCKWALL, TX 75032 2220 STATE HIGHWAY 276 (Retail Strip), ROCKWALL, TX 75032 (*use ascending 1XX suite numbers such as 102, 104, 106 etc..)							
PLANNING	David Gonzales	11/18/2017	11/25/2017	11/20/2017	2	COMMENTS	See comments

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, December 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-040" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
*** As a note, all variances to the SH-276 OV and FM-549 OV Districts require approval by a 3/4 majority vote of City Council:

The following are considered to be a request to Sec. 6.13 & Sec. 6.14 (Overlay District Standards), of Article V, of the UDC:

1. Secondary materials are not to exceed 10% on any facade. On both buildings, the front facade as submitted indicates the use of 31% EIFS and does not meet the standard establihed for the OV districts.
2. A minimum of 20% natural (or quarried) stone is required on all facades. The south elevation of the Retail Center building indicates 12% and does not meet the standards for the OV districts.
3. Building design is to be architecturally finished on all four (4) sides (i.e. same materials, detail, and features) with a row of trees at the rear. The front elevation of both building meet this requirement; however, the remaining facades for both buildings do not meet this standard (south, east & west elevations). Also, provide a row of trees at the rear of both buildings.
4. Building design is to provide Vertical and Horizontal articulation on all facades. Both buildings do not meet the intent of this requirement for the front and rear facades. (requires approval by a simple majority vote of City Council)

EXCEPTIONS TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 6.13 & Sec. 6.14, of Article V, of the UDC, a natural or quarried stone product is required on all facades.
The applicant is requesting the use of a cultured stone product (i.e. Dutch Quality Stone). The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

* That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

* That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

* That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

* That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

* That the manufactured stone product shall have a minimum warranty of 75 years.

The request to allow for a cultured stone product requires a recommendation from the Architectural Review Board. Please provide a manufacures cut sheet/product description indicating compliance with the standards as listed above.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Trash dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque. Provide Detail.
2. Re-label all easements as 24-ft firelane, public access, drainage & utility easements (as appropriate) for entire site.
3. Pole sige requries a separate permit through the building inspections department.

Landscape Plan:
1. Add tree icons to the Plant Schedule to easily identfy each tree species on the plan.
2. Minimum tree size within the overlay districts are four (4) inch trees. Change table to reflect 4-inches.
3. Overlay district standards require 2 large canopy trees (4-inch) per 100 linear feet within the landscape buffer. SH-276 requires a minimum of 9 - 4" trees. Provide one (1) additional tree.
4. Overlay district standards require 4 accent trees (4-ft height) per 100 linear feet within the landscape buffer. SH-276 & FM-549 do not indicate accent trees - provide the minimums required within each landscape buffer.
5. Provide one row large canopy trees at the rear of the the property.
6. Parking lot landscapeing requires 1 large canopy tree per 10 parking spaces. 84 parking spaces requires a minimum of 9 trees. Provide additional trees within the site.
7. Provide a row of shrubs along Hwy 276 and FM-549 for head light screening.
8. Will there be any additionallandscape materials around the building (e.g. flowers, shrubs, etc.)?

Photometric Plan:
1. Provide foot candle readings for the entire site to the property lines. Maximum intensity of the lighing is not to exceed 0.2-FC at the property lines. Will re-evaluate new plan for compliance.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures). Provide detail.
3. Maximum under canopy light levels are not to exceed 35-FC. Reduce canopy lighting. Also, all lighting fixtures are to be recessed into thecanopy.
4. Maximum light levels for the site not to exceed 20-FC in order to control glare. Reduce all light levels exceeding this standard.

Building Elevations:
1. See compliance standards for all Variances and Exception as listed above.
2. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

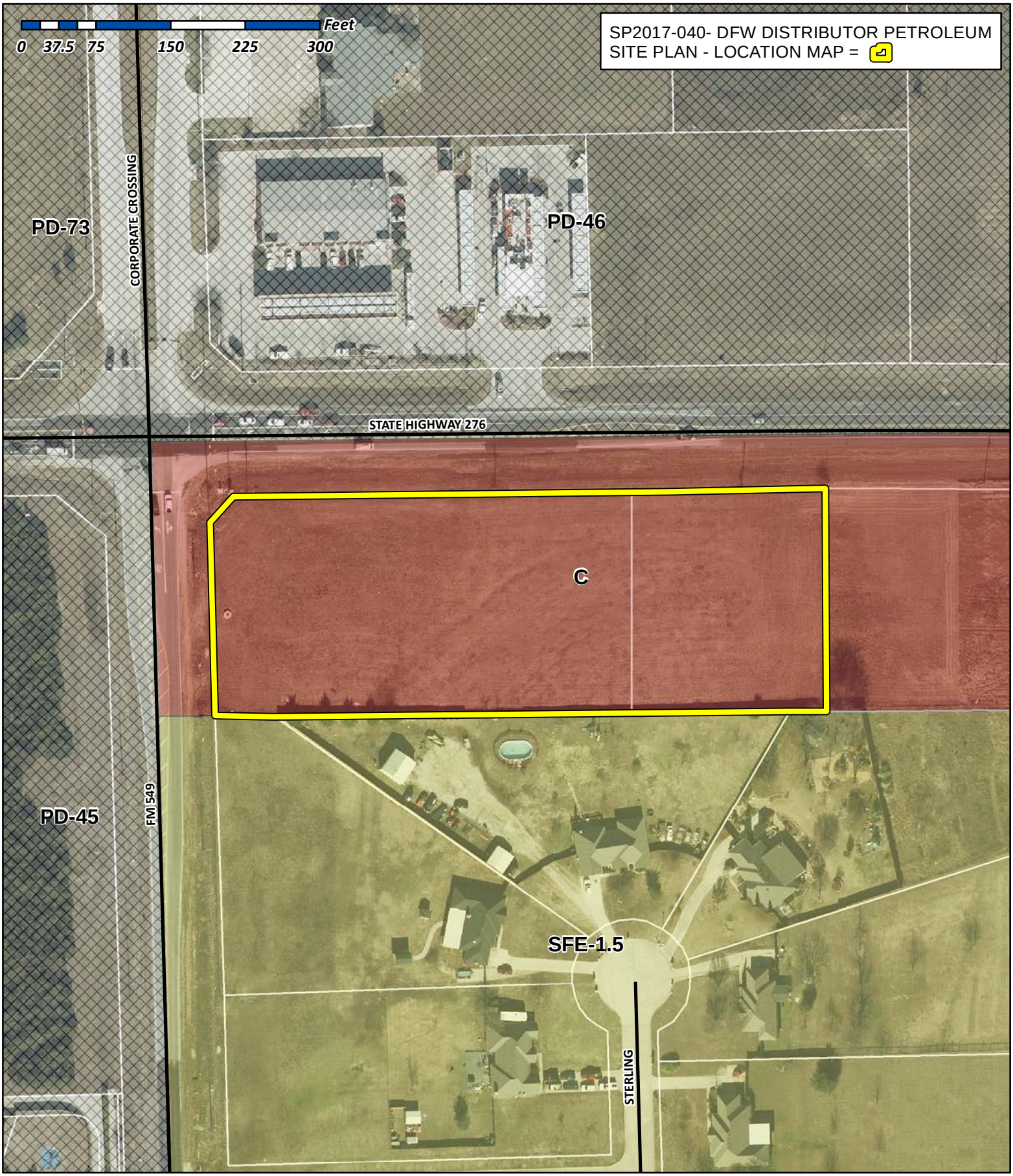
Architectural Review Board: November 28, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: November 28, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board: December 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: December 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: December 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

NOTES:
1. ALL WORK MUST CONFORM TO THE CITY OF ROCKWALL &NCTCOG STANDARDS AND DETAILS.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND DETAILS.

GENERAL NOTES:

1. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. FIRE LANES SHALL BE DESIGNED AS PER CITY STANDARDS.
4. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
5. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES ANS EASEMENT PRIOR TO START OF OPERATIONS. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

LEGEND

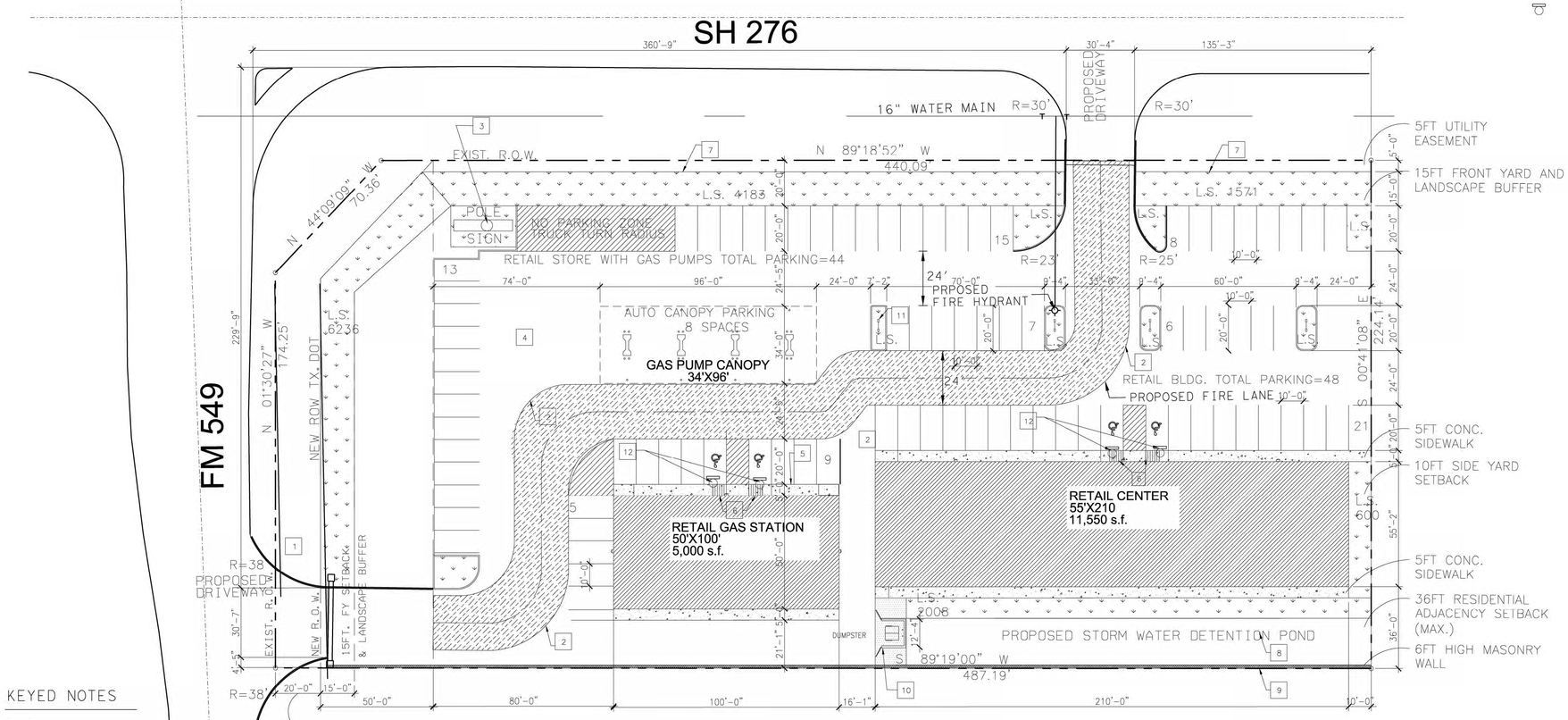
- PROPOSED BUILDINGS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CANOPY LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED WALL PACK
- PROPOSED 6FT HIGH MASONRY WALL
- FIRE HYDRANT
- SIGN POLE (HANDICAP PARKING SIGN)

N

SITE PLAN

GRAPHIC SCALE

0 15 30 60
(IN FEET)
1 inch = 30 ft.



KEYED NOTES

1. PROPOSED INGRESS/EGRESS LANE
2. MIN. 24FT WIDE FIRE LANE
3. PROPOSED POLE SIGN
4. PROPOSED CONCRETE PAVING
5. PROPOSED 5FT CONCRETE SIDEWALK
6. PROPOSED ADA CURB RAMP SLOPE 1:12 MAX. FLARED SIDES SLOPE: 1:10 MAX.
7. PROPOSED LANDSCAPE AREA
8. PROPOSED LOCATION OF DETENTION POND
9. PROPOSED 6FT HIGH MASONRY WALL
10. PROPOSED DUMPSTER ENCLOSURE MATERIALS SHALL MATCH BUILDINGS
11. PROPOSED LIGHTING SEE FIXTURE SCHEDULE
12. PROPOSED HANDICAP SIGN

SITE DATA:

PROJECT ADDRESS: SE CORNER SH 276 & FM 549 ROCKWALL, TEXAS

ZONED: C (COMMERCIAL)

PROPERTY: LOT N/A, BLOCK N/A (2.47 ACRES)

FLOOR AREA RATIO:
TOTAL BUILDINGS AREA * PROPERTY AREA
16,550 * 107,687 S.F. = .15 15%

BUILDING USAGE:
PROPOSED CONVENIENT STORE WITH GAS PUMPS AND RETAIL CENTER

BUILDING CODES: 2009 I-CODES; 2011 NEC

RETAIL BUILDING HEIGHT: 26FT TOP OF PARAPET

CANOPY HEIGHT: 16FT

REFER TO LANDSCAPE PLAN 107,687 s.f. x 15% = 16,153 s.f.

PARKING DATA:

RETAIL BUILDING: PROPOSED CONVENIENT STORE AND RETAIL CENTER

AREA UNDER ROOF BUILDINGS	16,550 S.F.
PARKING CALCULATIONS	1 SPACE PER 250 SF
PARKING REQUIRED (CODE)	67 SPACES
PARKING PROVIDED	92 SPACES
ACCESSIBLE PKG PROVIDED	2 VAN ACCESSIBLE SPACE
ACCESSIBLE PKG PROVIDED	4 REG. ACCESSIBLE SPACE

TYPICAL PAVING SECTION

CONCRETE PAVEMENT:

6" -4000 PSI CLASS "C" CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W

6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

FIRE LANE:

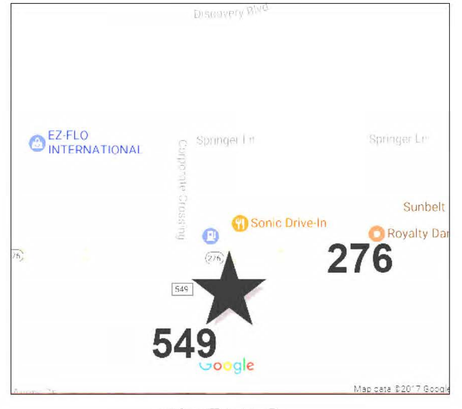
7" -4500 PSI CONCRETE PAVEMENT WITH #3 BAR AT 12" O.C.E.W

6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

DUMPSTER:

7" -4000 PSI CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W

6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.



VICINITY MAP
NTS

NO.	DATE	REVISION
1	11-17-17	SITE PLAN APPLICATION

PRELIMINARY
NOT FOR CONSTRUCTION OR BIDDING PROCESS
PREPARED UNDER SUPERVISION OF
FIROZE SHAMS, P.E.
TEXAS REGISTRATION 97215

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

OWNER: DFW DISTRIBUTOR PETROLIUM, INC.
ADDRESS: 11551 FOREST CENTRAL DR.
DALLAS, TX 75243
214-319-9100

PROJECT TITLE:
FM 549/SH 276
PROJECT ADDRESS:
Vol. 1799, pg 302 ORRCT
ROCKWALL, TX 75032

SHEET TITLE
SITE PLAN
SHEET NO.
C-1

FILENAME: P:\Jobs\2017\06-FM549+SH276\CAD\Civil\FM549_SITE PLAN_01.dgn
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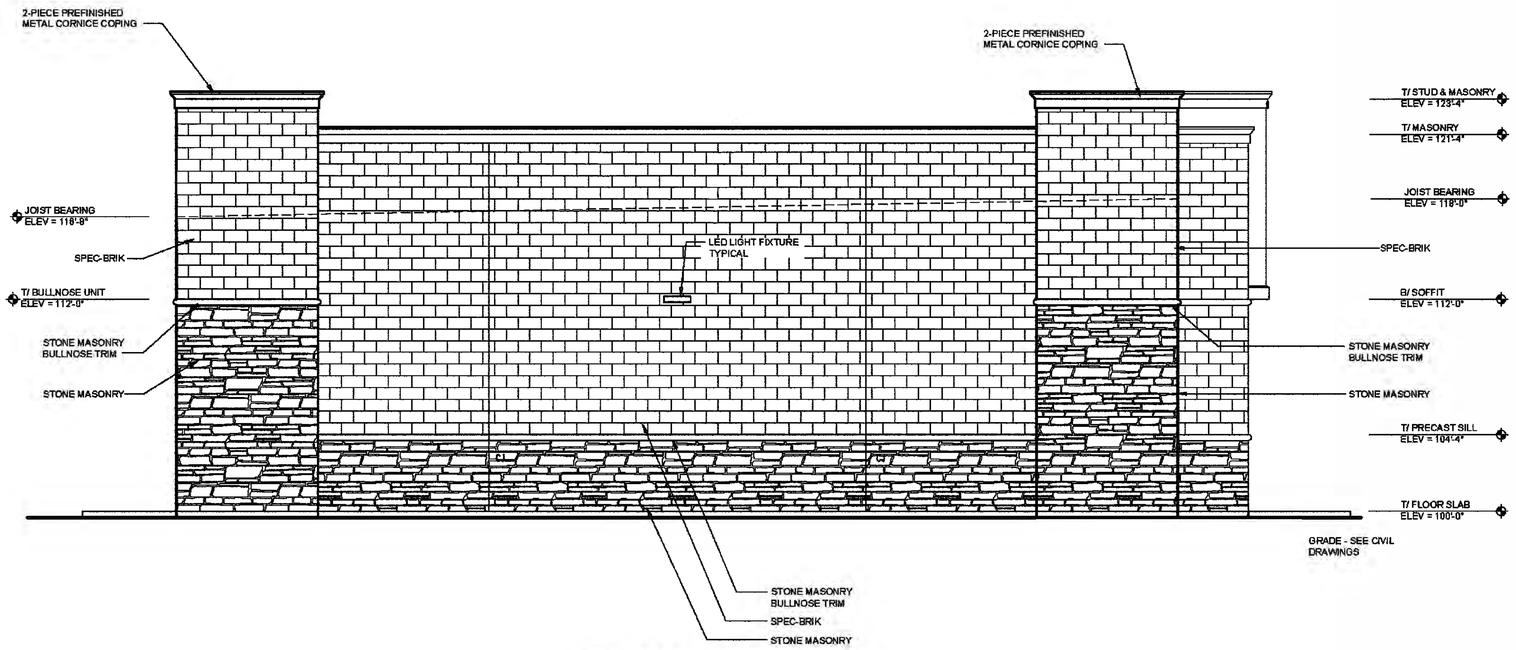
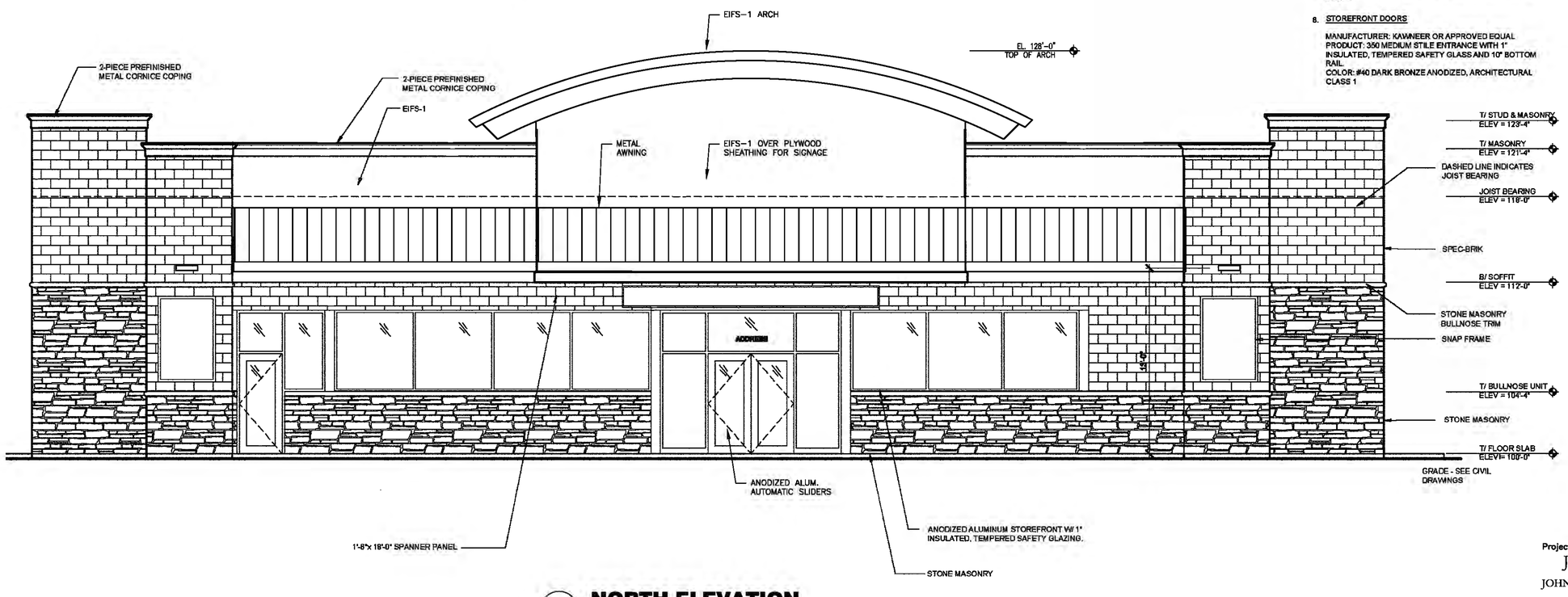


2 EAST ELEVATION

SCALE 1/4"= 1'0"



1 NORTH ELEVATION

SCALE 1/4"= 1'0"

EXTERIOR FINISHES:

1. **METAL COPING**

   MANUFACTURER: METAL ERA
   PRODUCT: CREATIVE DESIGN CORNICE
   COLOR: DARK BRONZE

2. **MASONRY & MORTAR**

   MANUFACTURER: OBERFEILDS
   PRODUCT: SPEC-BRIK
   COLOR: CONCORD BLEND

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 55-C KEYSTONE

3. **STONE MASONRY**

   MANUFACTURER: DUTCH QUALITY STONE
   PRODUCT: WEATHER LEDGE
   COLOR: NATURAL BLEND
   PATTERN: ASHLAR
   PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 10C-IVORY

4. **EIFS**

   MANUFACTURER: DRIVIT
   PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
   COLORS: E-1 SW 6115 TOTALLY TAN
   E-2 SW6000 JAVA
   E-3 SW4061 SAFETY RED

5. **PAINTED HOLLOW METAL DOORS AND FRAMES**

   MANUFACTURER: SHERWIN WILLIAMS
   PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
   COLOR: SW6095 TOASTY

6. **GLAZING**

   MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
   PRODUCT: PPG 1" INSULATING GLASS
   SOLARBAN60 (2) CLEAR + CLEAR
   CAVITY: 1/2" AIR FILL

7. **STOREFRONT**

   MANUFACTURER: KAWNEER
   PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

8. **STOREFRONT DOORS**

   MANUFACTURER: KAWNEER OR APPROVED EQUAL
   PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

BUILDING MATERIAL CALCULATIONS:

SIDE ELEVATION

TOTAL = 1296 S.F.
STONE MASONRY = 387 S.F. 30%
BRICK MASONRY = 909 S.F. 70%

REAR ELEVATION

TOTAL = 2085 S.F.
STONE MASONRY = 431 S.F. 21%
BRICK MASONRY = 1634 S.F. 79%

SIDE SERVICE ELEVATION

TOTAL = 1296 S.F.
DOORS = 25 S.F. 2%
STONE MASONRY = 374 S.F. 29%
BRICK MASONRY = 897 S.F. 69%

FRONT ELEVATION

TOTAL = 2064 S.F.
STOREFRONT WINDOWS/ DOORS = 413 S.F. 20%
EIFS = 648 S.F. 31%
STONE MASONRY = 433 S.F. 21%
BRICK MASONRY = 570 S.F. 28%

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	xxx	xxxxx
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JOHN A. VILLARREAL 11-508

Project Consultant:
JV CADD
JOHN A. VILLARREAL

P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV

Project: 17-122

Date: 2017, NOVEMBER 17

Scale: AS INDICATED

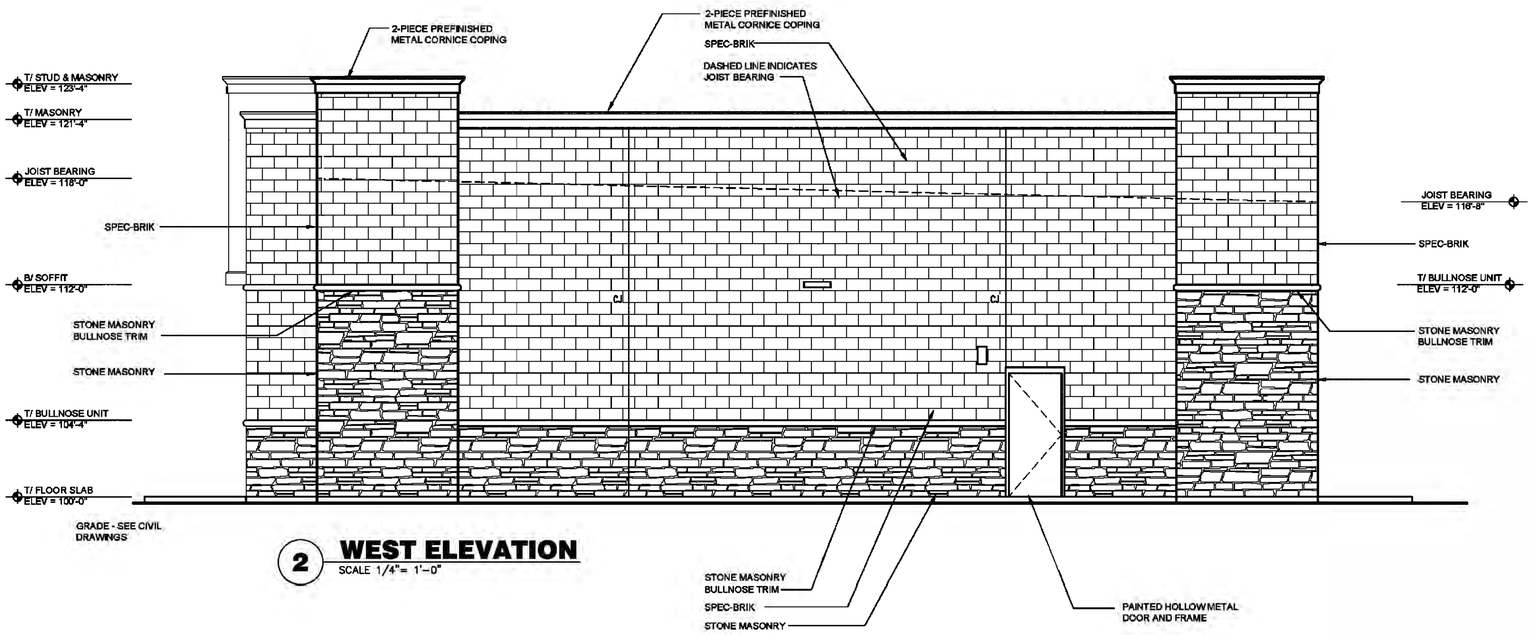
Sheet: **A201**

of .

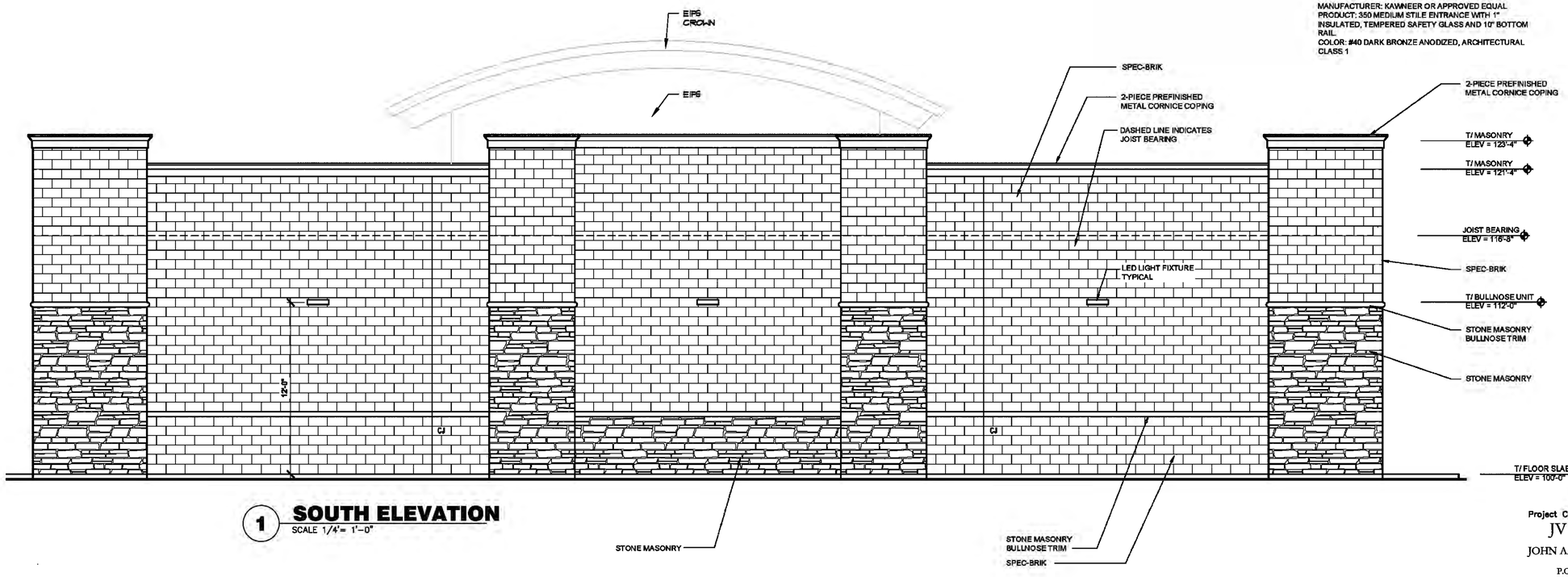
Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

Nov 17, 2017 - 7:19am - USER JAV-Gameroom
X:_2017 JV CADD Projects\17-122 Rockwall Site Plan Submittal\Exterior Elevations\17-122 Ext Elevs.dwg



2 WEST ELEVATION
SCALE 1/4"= 1'-0"



1 SOUTH ELEVATION
SCALE 1/4"= 1'-0"

EXTERIOR FINISHES:

1. **METAL COPING**

   MANUFACTURER: METAL ERA
   PRODUCT: CREATIVE DESIGN CORNICE
   COLOR: DARK BRONZE

2. **MASONRY & MORTAR**

   MANUFACTURER: OBERFEILDS
   PRODUCT: SPEC-BRIK
   COLOR: CONCORD BLEND

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 55-C KEYSTONE

3. **STONE MASONRY**

   MANUFACTURER: DUTCH QUALITY STONE
   PRODUCT: WEATHER LEDGE
   COLOR: NATURAL BLEND
   PATTERN: ASHLAR
   PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

   MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
   COLOR: 10C-IVORY

4. **EIFS**

   MANUFACTURER: DRIVIT
   PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
   COLORS: E-1 SW 6115 TOTALLY TAN
   E-2 SW6090 JAVA
   E-3 SW4081 SAFETY RED

5. **PAINTED HOLLOW METAL DOORS AND FRAMES**

   MANUFACTURER: SHERWIN WILLIAMS
   PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
   COLOR: SW6095 TOASTY

6. **GLAZING**

   MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
   PRODUCT: PPG 1" INSULATING GLASS
   SOLARBAN90 (2) CLEAR + CLEAR
   CAVITY: 1/2" AIR FILL

7. **STOREFRONT**

   MANUFACTURER: KAWNEER
   PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

8. **STOREFRONT DOORS**

   MANUFACTURER: KAWNEER OR APPROVED EQUAL
   PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL.
   COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

BUILDING MATERIAL CALCULATIONS:

SIDE ELEVATION

TOTAL = 1296 S.F.
STONE MASONRY = 387 S.F. 30%
BRICK MASONRY = 909 S.F. 70%

REAR ELEVATION

TOTAL = 2085 S.F.
STONE MASONRY = 431 S.F. 21%
BRICK MASONRY = 1634 S.F. 79%

SIDE SERVICE ELEVATION

TOTAL = 1296 S.F.
DOORS = 25 S.F. 2%
STONE MASONRY = 374 S.F. 29%
BRICK MASONRY = 897 S.F. 69%

FRONT ELEVATION

TOTAL = 2084 S.F.
STOREFRONT WINDOWS/ DOORS = 413 S.F. 20%
EIFS = 648 S.F. 31%
STONE MASONRY = 433 S.F. 21%
BRICK MASONRY = 570 S.F. 28%

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	xxx	xxxxx
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR, PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JOHN A. VILLARREAL 14-508

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV

Project: 17-122

Date: 2017, NOVEMBER 17

Scale: AS INDICATED

Sheet: **A202**

of .

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

Nov 16, 2017 - 5:26pm - USER JAV-Cameroom
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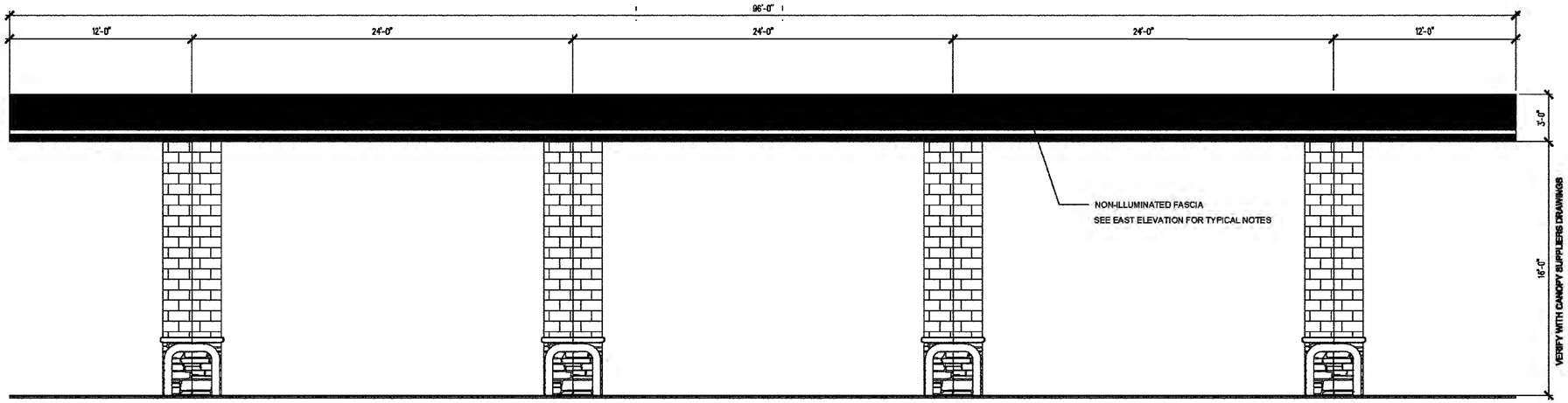
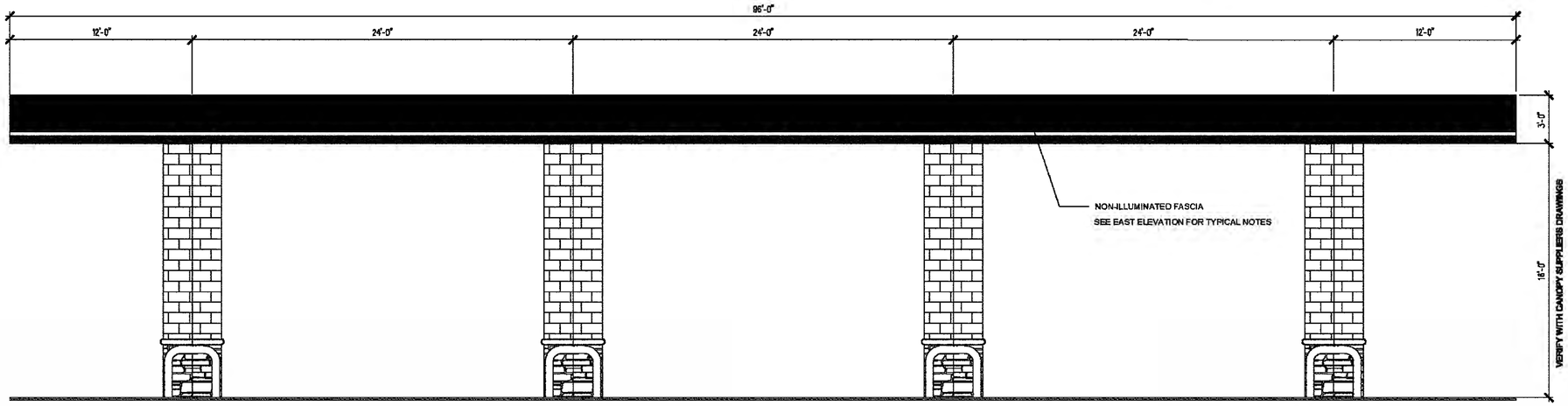
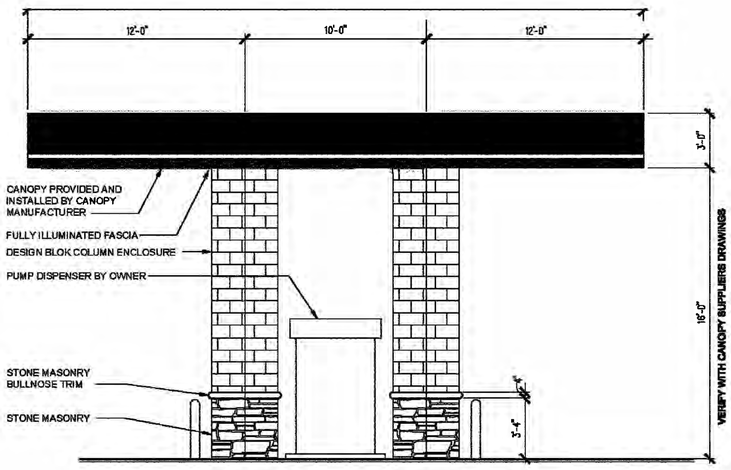


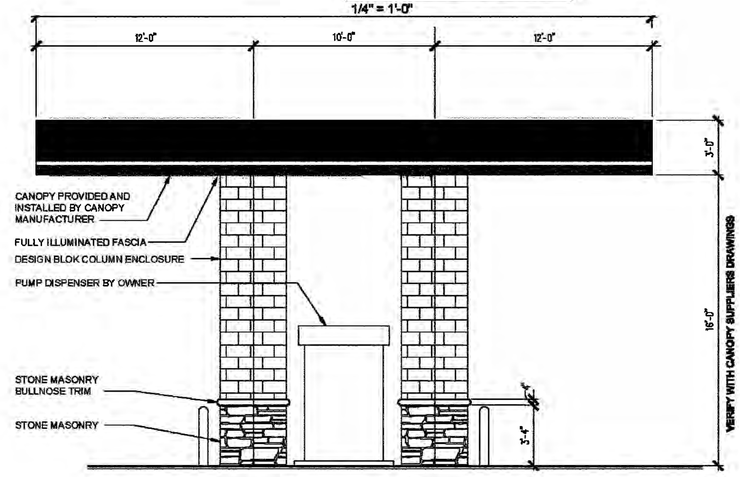
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION



EAST ELEVATION

EXTERIOR FINISHES:

MASONRY & MORTAR

MANUFACTURER: OBERFEILDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 55-C KEYSTONE

STONE MASONRY

MANUFACTURER: DUTCH QUALITY STONE
PRODUCT: WEATHER LEDGE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10C-IVORY

PAINTED BOLLARDS AND MISCELLANEOUS

MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PRO-INDUSTRIAL DTM ACRYLIC
PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
TWO (2) COATS SHERWIN-WILLIAMS PRO-INDUSTRIAL DTM ACRYLIC
COLOR - B66W311KG CK GRAY

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	xxx	xxxxx
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR, INC.
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGN CERTIFICATION
JOHN A. VILLARREAL 14-508

Project Consultant:
JV CADD
JOHN A. VILLARREAL

P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV

Project: 17-122

Date: 2017, NOVEMBER 17

Scale: AS INDICATED

Sheet: **A204**

of .

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
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(214) 319-9100

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RETAIL CENTER
BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA	PERCENT
NORTH ELEVATION FRONT	TOTAL	4843	100%
	STONE MASONRY	542	22%
	BRICK MASONRY	1359	28%
	EIFS	366	8%
	GLASS STOREFRONT	1038	21%
	METAL CANOPIES	500	10%
SOUTH ELEVATION REAR	TOTAL	4843	100%
	STONE MASONRY	562	12%
	BRICK MASONRY	4022	83%
	METAL DOORS	49	1%
	EIFS CROWN	210	4%
EAST ELEVATION	TOTAL	1335	100%
	STONE MASONRY	735	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%
WEST ELEVATION	TOTAL	1335	100%
	STONE MASONRY	735	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%

EXTERIOR MATERIAL FINISHES

M1 METAL COPING

MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR

MANUFACTURER: OBERFEILDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 55-C KEYSTONE

M3 STONE MASONRY

MANUFACTURER: DUTCH QUALITY STONE
PRODUCT: WEATHER LEDGE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10C-IVORY

M4 EIFS

MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4061 SAFETY RED

M5 PAINTED HOLLOW METAL DOORS AND FRAMES

MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING

MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

M7 STOREFRONT

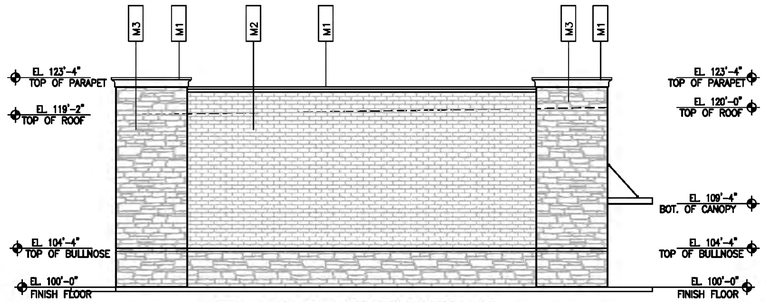
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M8 STOREFRONT DOORS

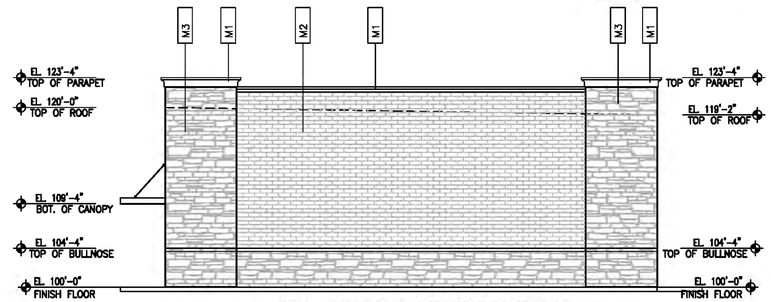
MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA

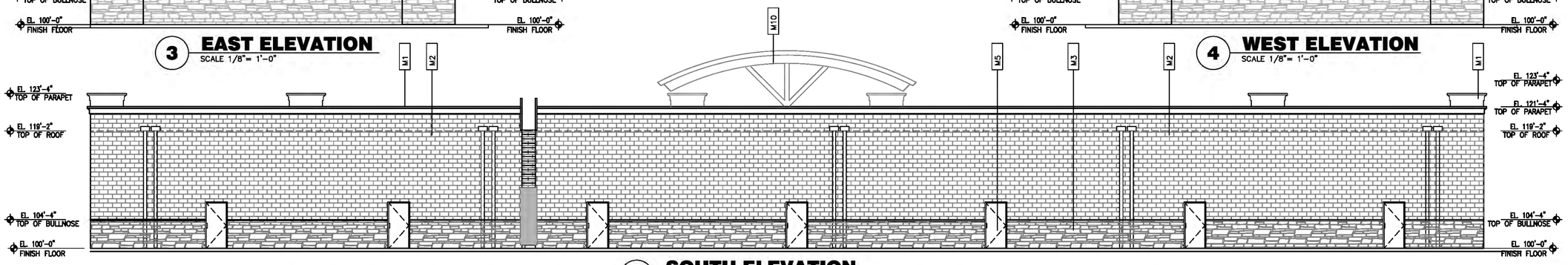
M10 GALVANIZED STEEL ARCH SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL



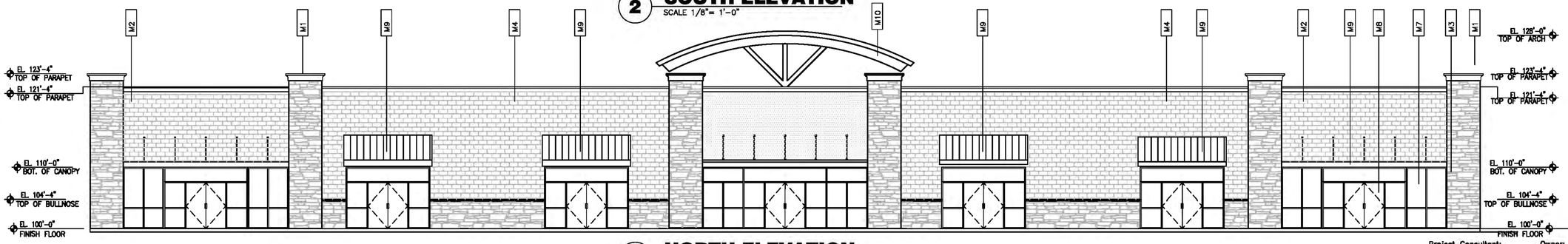
3 EAST ELEVATION
SCALE 1/8"= 1'-0"



4 WEST ELEVATION
SCALE 1/8"= 1'-0"



2 SOUTH ELEVATION
SCALE 1/8"= 1'-0"



1 NORTH ELEVATION
SCALE 1/8"= 1'-0"

No.	Revision/Issue	Date
4		
3		
2	xxx	xxxxx
1	ISSUED FOR Site Plan Application	11-17-17

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JOHN A. VILLARREAL
44-508

Project Consultant:
JV CADD
JOHN A. VILLARREAL

P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV

Project: 17-122

Date: 2017, NOVEMBER 17

Scale: AS INDICATED

Sheet: **A203**

of .

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

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COLOR SAMPLE BOARD



Dark Bronze

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE



M2 MASONRY & MOTAR
MANUFACTURER: OBERFIELDS
PRODUCT: SPEC-BRIK
COLOR: CONCORD BLEND

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE



M3 STONE MASONRY
MANUFACTURER: DUTCH QUALITY STONE
PRODUCT: WEATHER LEDGE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS



E-1 E-2 E-3

M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED



M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL



M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1



M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

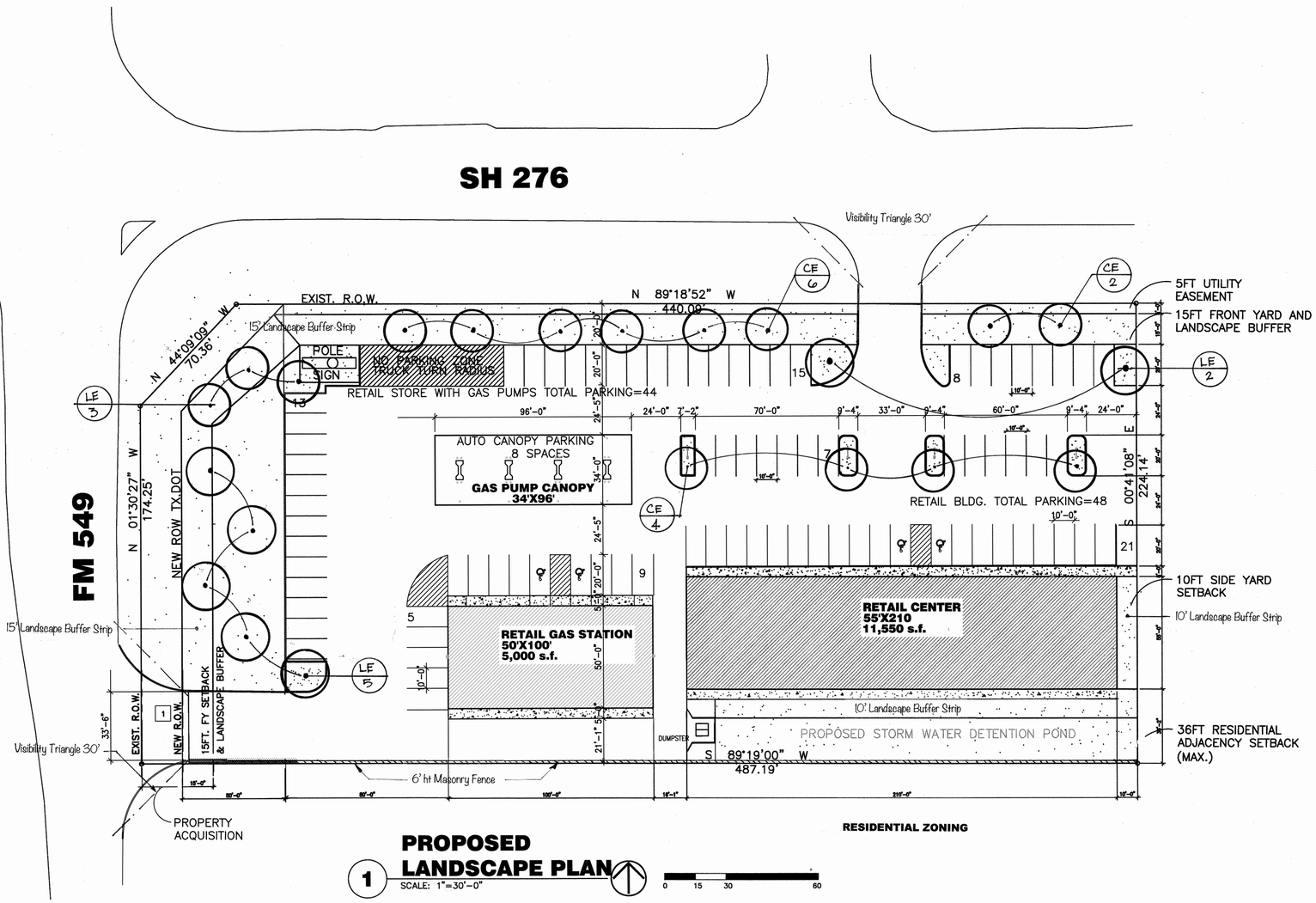


BUILDING COLOR AND MATERIAL SAMPLE

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim

11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264, Wylie, Texas 75098
972-429-9096



PROPOSED LANDSCAPE PLAN

1 SCALE: 1"=30'-0"

0 15 30 60

PLANT MATERIALS

Key	Common Name	Scientific Name	Quantity	Size	Specs
CE	Cedar elm	Ulmus crassifolia	15	3" cal	6/7' ht, 3-4' sp, b&b
LE	Lacebark Elm	Ulmus parvifolia	7	3" cal	6/7' ht, 3-4' sp, b&b
	Common Bermuda	Cynadon dactylon	as noted		solid sod

GENERAL NOTES:

Irrigation: Shall be provided to all landscape areas. Irrigation to provide 100% coverage to all planted areas. Irrigation to be maintained and kept operational at all times to provide for efficient water distribution.

Landscape Maintenance: The Owner, tenant, or agent shall be responsible for providing, protecting and maintaining all landscape in a healthy growing condition. Replacements to be made in a timely manner to ensure continuous performance per the landscape requirements, and within the warrantee period. All landscape areas to be kept free of debris and trash in accordance to applicable codes of the city.

SUSAN KLEIN LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL
2115 Flat Creek Dr Richardson, TX 75080 214-769-3228

LANDSCAPE PLAN DATA

Site Landscape Area: 15% of total Site Area
15% of 107,687 sf = 16,153 sf required
27,507 sf provided

Landscape of Parking Lot:
1 tree/10 parking spaces required = 66 spaces required
66/10 = 6.6 = 7 parking lot trees required, 8 provided
1530 sf of landscape islands provided

Landscape Buffer Strip:
10' wide buffer required along street frontage
15' wide buffer strip provided
1 canopy tree/50' of street frontage
685'/50 = 13.69 = 14 Canopy trees required/provided

10' wide landscape buffer strip provided along the perimeter of the proposed commercial building adjacent to Residential Zoning.

No.	Revision/Issue	Date
4		
3		xxxxx
2	xxx	
1	ISSUED FOR Site Plan Application	11-17-17

Consultant:

SUSAN J. KLEIN
REGISTERED LANDSCAPE ARCHITECT
7506
STATE OF TEXAS

Owner:
DFW OIL PETROLEUM

11551 FOREST CENTRAL DRIVE
DALLAS TEXAS 75243

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS

Designer:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096
FAX: 972-429-8788

Drawn By: JAV
Checked By: JAV

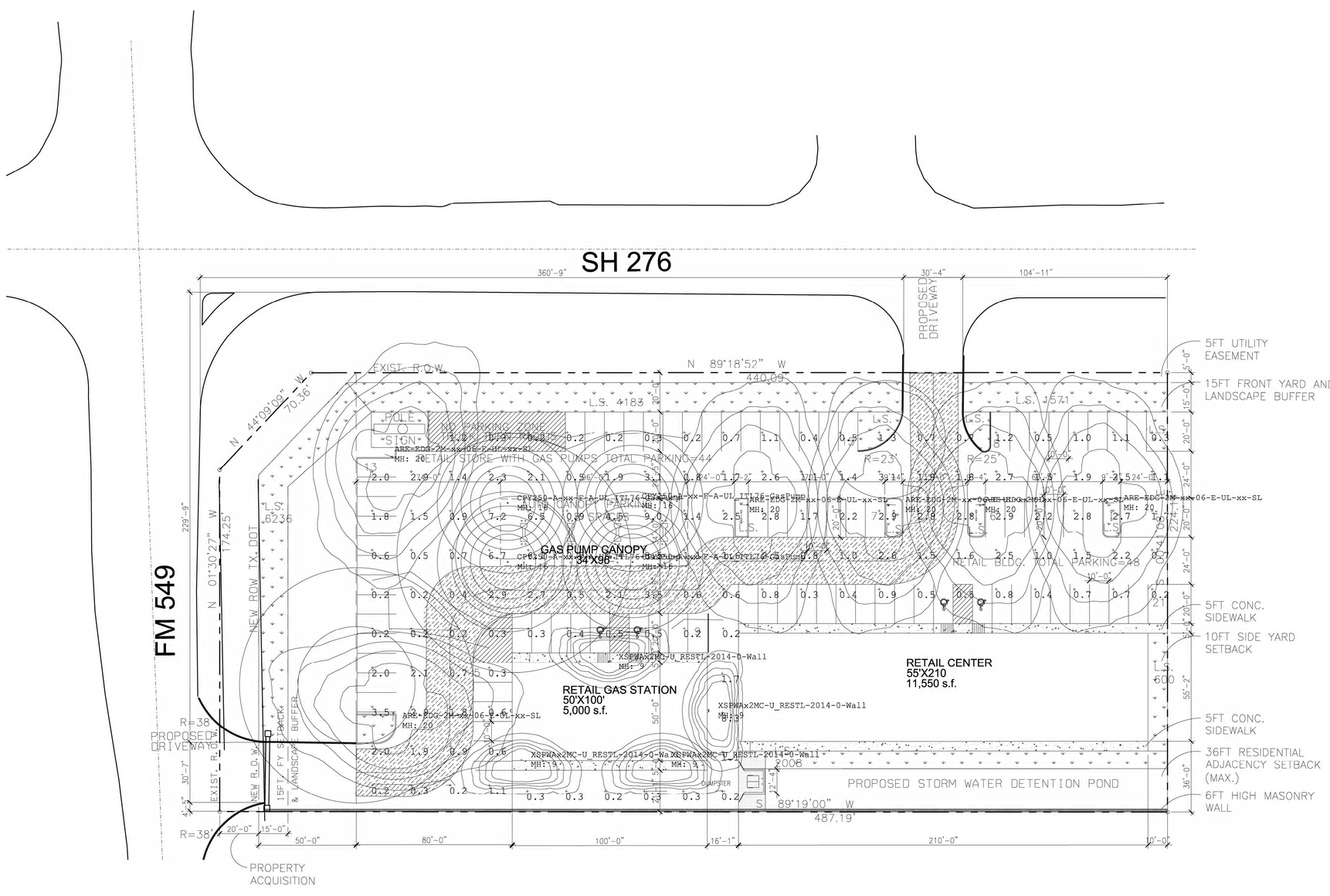
Project: 17-122

Date: 2017, NOVEMBER 17

Scale: 1"=30'-0"

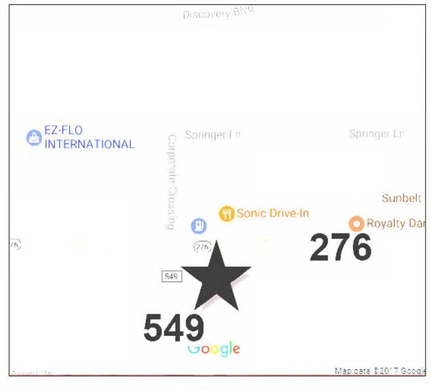
Sheet: **LS-1**

of.



ILLUMINATION FIXTURE SCHEDULE:

LABEL	DESCRIPTION	QUANTITY	MOUNTING HEIGHT	LOCATION
A1	ARE-EDG-2M-xx-06-E-UL-xx(LED FIXTURE)	6	20'	PARKING AREA
C1	CPY250-AA-xx-F-A-UL_ITL76(LED FIXTURE)	4	16'	CANOPY GAS PUMP
C2	XSPWAx2MC-U_RESTL-2014-0(LED FIXTURE)	4	9'	BUILDING WALL MOUNT



VICINITY MAP
NTS

N

SITE PLAN

GRAPHIC SCALE

0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION
1	11-17-17	SITE PLAN APPLICATION

PRELIMINARY
NOT FOR CONSTRUCTION OR BIDDING PROCESS
PREPARED UNDER SUPERVISION OF
FIROZE SHAMS, P.E.
TEXAS REGISTRATION 97215

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

OWNER: DFW DISTRIBUTOR
PETROLIUM, INC.
ADDRESS: 11551 FOREST CENTRAL DR.
DALLAS, TX 75243
214-319-9100

PROJECT TITLE:
FM 549/SH 276
PROJECT ADDRESS:
Vol. 1799, pg 302 ORRCT
ROCKWALL, TX 75032

SHEET TITLE
PHOTOMETRIC PLAN
SHEET NO.
C-2

FILENAME: P:\Jobs\2017\6-FM549&SH276\CADD\Civil\FM549_PHOTOMETRIC.dgn
PLOTTED: 11/16/2017 5:15:10 PM

CPY Series

CPY250™ LED Canopy/Soffit Luminaire

Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, low-medium bay general lighting, soffits

Performance Summary

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,784

Efficacy: Up to 143 LPW

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 300K) Standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed

Direct Mount Luminaires
Canopy Upgrade Kits (10 ga. steel)
XA-EDCCWW – for use with Jet-Pt/Bpt, 31.49" (800mm) square
XA-EDCCWH – for use with Class Frenciaan, 22.04" (560mm H) square
XA-EDCCPW – for use with LSI Dakota or Mantare, 22.05" (572mm) square
XA-EDCCDW – for use with Wh Heavy Riviera or Rig-A-Lite, 20.40" (520mm) square
XA-EDCCDH – for use with Elaco Merrit, 18.54" (485mm) square
XA-EDCCDW – for use with LSI Richmond or Wh Heavy Chic, 23.00" (584mm) L x 13.39" (330mm) W
Direct Mount Junction Box/Stem Kit
XA-EDCCJBDE – 4.0" (102mm) H x 3/4" (19 mm) NPT Stem
- Watertight
- Rated for feed through 6 (4 in, 4 and) #12 AWG conductors

Direct Mount Beauty Plates
XA-EDCBPW – 24.11" (645mm) Beauty Plate (18 ga. steel)
XA-EDCBPB12W – 24.13" (645mm) Beauty Plate (18 ga. steel) w/12" (305mm) Boxer Plate (16 ga. steel)
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 13" (183mm x 329mm)

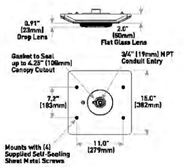
XA-EDCBPB16W – 24.13" (645mm) Beauty Plate (18 ga. steel) w/16" (406mm) Boxer Plate (16 ga. steel)
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 13" (305mm x 329mm)

Pendant Mount Luminaires
Pendant Mount Kits
XA-PS12X3T* – 9" (229mm) pendant
XA-PS18X3T* – 11" (279mm) pendant
XA-PS22X3T* – 15" (381mm) pendant
- Includes two conduit fittings and 3/4–14 NPT x pe threaded on two ends

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

DM Mount





Weight
12.5 Lbs. (5.7kg)

Ordering Information

Example: CPY250-A-DM-S-A-UL-SV

CPY250	A							
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**Voltage**		**Color Options**	**Options**
CPY250	A	DM Direct PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 52W B 76W C 42W D 142W E 142W	UL Universal 120-277V UH Universal 347-480V	• Available with A, B, D, & E Input Power Designators only	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming • Available with B, D, & F Input Power Designators only • Control by others • Refer to Dimming spec sheet for details • Can't exceed wattage of specified Input Power Designator HZ NSF/ANSI 2 Certification • Not available with DIM, ML, NSF or PML options ML Multi-Level • Available with B, D, & E Input Power Designators only • Available with UL voltage only • Refer to ML spec sheet for details NSF NSF 2 Certification • Lum ratings include NSF certification mark. • Available with the DM mount only • Not available with the HZ, ML or PML options PML Programmable Multi-Level • Available with B, D, & E Input Power Designators only • Available with UL voltage only • Refer to PML spec sheet for details 40K 4000K Color Temperature • Minimum 70 CRI • Color temperature per luminaire

*Must specify color

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Drop lens is 0.157" molded borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.7" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) mounting hole, is secured in place with self-sealing screws that provide a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit (by others) and secures with a 1/4"–20 set screw
- Exclusive ColorBest DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- Weight: 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60 Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA
- **Operating Temperature Range:** Applications Requiring Class I, Division 2 Hazardous Location Ratings: -40 °C – +25 °C: A Input Power Designator -40 °C – +40 °C (direct mount to plywood), -40 °C – +45 °C (direct mount to sheet metal/suspended): B & E Input Power Designators: -40 °C – +35 °C (plywood), -40 °C – +40 °C (sheet metal/suspended), C Input Power Designator: -40 °C – +45 °C (plywood), -40 °C – +50 °C (sheet metal/suspended), D Input Power Designators: -40 °C – +35 °C (sheet metal/suspended only)

WARNING: Exceeding maximum operating temperature may result in thermal foldback

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations when ordered with DM mount
- Suitable for damp locations when ordered with PD mount
- Suitable for wet locations when ordered with PD mount and HZ option
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- DLC and DLC Premium qualified versions available. Please refer to www.designlights.org/QPL for most current information
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the HZ option. Not available with DIM, ML, NSF or PML options. Consult factory for additional details
- NSF Certified when ordered with DM mount. Not available with HZ, ML or PML options. Refer to http://info.nsf.org/Certified/Food/ for additional details

Electrical Data*

Input Power Designator	System Watts 120–277V	System Watts 347–480V	Total Current (A) 120V	208V	240V	277V	347V	480V
A	82	84	0.69	0.40	0.35	0.32	0.24	0.18
B	96	96	0.82	0.47	0.40	0.35	0.28	0.23
C	43	N/A	0.35	0.21	0.19	0.17	N/A	N/A
D	140	145	1.24	0.71	0.62	0.54	0.44	0.29
E	145	145	1.22	0.70	0.61	0.53	0.43	0.30

*Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120–480V +/- 10%

Recommended CPY Series Lumen Maintenance Factors (LMF)†

Ambient	Input Power Designator	Initial LMF	25K hr Projected‡ LMF	50K hr Projected‡ LMF	75K hr Projected‡ LMF	100K hr Projected‡ LMF
5°C (41°F)	A & C	1.05	1.00	0.93	0.87	0.81
	D	1.05	0.98	0.92	0.83	0.74
	B & E	1.04	1.00	0.97	0.91	0.85*
15°C (59°F)	A & C	1.04	0.99	0.92	0.86	0.80
	D	1.04	0.98	0.89	0.82	0.75
	B & E	1.03	0.99	0.96	0.94	0.95*
15°C (59°F)	A & C	1.02	0.97	0.91	0.86	0.79
	D	1.02	0.96	0.88	0.80	0.74
	B & E	1.02	0.98	0.95	0.93	0.91*
25°C (68°F)	A & C	1.01	0.96	0.90	0.84	0.78
	D	1.01	0.95	0.87	0.80	0.73
	B & E	1.01	0.97	0.95	0.93	0.91*
35°C (77°F)	A & C	1.00	0.95	0.89	0.83	0.77
	D	1.00	0.94	0.86	0.79	0.72
	B & E	1.00	0.96	0.94	0.91	0.89*
40°C (86°F)	A & C	0.99	0.94	0.88	0.82	0.76
	D	0.99	0.93	0.85	0.78	0.72
	B & E	0.99	0.95	0.92	0.90	0.88*

†Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing as shown above.
‡In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within up to two (2) times (2X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
*In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 300K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.cree.com/lighting/products/warranty for warranty terms

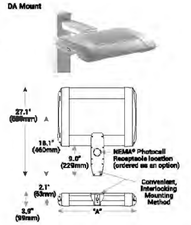
Accessories

Field-Installed

Shirt Option	Backlight Control Shields
XA-SHIRT4	XA-SHLD-4
Hand-Held Remote	• Five-pack
XA-SENSREM	• Unpainted stainless steel

• For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

DA Mount



LED Count (x10)	Dim. 'A'	Weight
02	13.7" (348mm)	21 lbs. (10kg)
04	13.7" (348mm)	24 lbs. (11kg)
06	14.7" (373mm)	27 lbs. (12kg)
08	16.7" (424mm)	29 lbs. (13kg)
10	16.7" (424mm)	32 lbs. (15kg)
12	20.7" (526mm)	34 lbs. (15kg)
14	23.7" (602mm)	37 lbs. (17kg)
16	24.7" (631mm)	41 lbs. (19kg)

AM/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-640-SV-350

Product	Optic			Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M 2 Type II Medium 2MB Type II Medium w/BLS 2MF Type II Medium w/Partial BLS 2MP Type II Medium w/Partial BLS 3M Type III Medium 3MB Type III Medium w/BLS 4M Type IV Medium 4MB Type IV Medium w/BLS	4MF Type IV Medium w/Partial BLS 4MP Type IV Medium w/Partial BLS 5M Type V Medium 5MB Type V Medium 5MF Type V Short	AA Adjustable Arm DA Direct Arm DL Direct Long Arm SA Side Arm • Available with 3M-MA12W	06 06 08 08 10 10 12 12 14 14 16 16	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA • Available with 10-16 LEDs	DIM 0-10V Dimming • Ordered by others • Refer to Dimming spec sheet for details • Don't exceed specified drive current F Fuse • Refer to ML spec sheet for availability with ML options • Available with UL voltage only • When cree drivers failing, see new daisy fuse HL Hi-Lume Dual Circuit (opt) • Refer to HL spec sheet for details • Sensor not included ML Multi-Level • Refer to ML spec sheet for details • Intended for downlight applications at 7'-10' P Photocell • Refer to ML spec sheet for availability with ML options • Available with UL voltage only PML Programmable Multi-Level, 20-40' Mounting Height • Refer to PML spec sheet for details • Intended for downlight applications at 7'-10' PML2 Programmable Multi-Level, 10-20' Mounting Height • Refer to PML spec sheet for details • Intended for downlight applications at 7'-10' R NEMA® Photocell Receptacle • Intended for downlight applications with maximum 40' (12m) mounting height • Provided by others • Refer to ML spec sheet for availability with ML options ADC ADDRESSABLE CONTROLS • Minimum 70 CRI • Color temperature per luminaire

*Reference EPA and pole configuration selection data beginning on page 19
NOTE: Pole adder may apply depending on configuration

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilize a convenient, interlocking mounting method. Mounting is rugged die cast aluminum. It mounts to 3-4" (76-102mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51 mm) IP 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive ColorBest DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- Weight: See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60 Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (120V–208V) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- Maximum 10V Source Current: 20 LED (350mA): 16mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, SA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with 0-10 backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA							
02	35	0.31	0.18	0.11	0.10	0.08	0.07
04	46	0.38	0.23	0.21	0.20	0.15	0.11
06	65	0.62	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.19
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.62	0.55	0.48	0.38	0.28
14	150	1.32	0.77	0.65	0.62	0.47	0.35
16	170	1.40	0.81	0.77	0.69	0.53	0.39
525mA							
02	47	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.15
06	101	0.84	0.49	0.43	0.38	0.28	0.21
08	133	1.13	0.66	0.58	0.51	0.38	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.58	0.44
14	232	1.94	1.12	0.98	0.87	0.66	0.49
16	260	2.23	1.27	1.11	0.97	0.77	0.55
700mA							
02	60	0.41	0.29	0.22	0.20	0.15	0.12
04	93	0.79	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.38	0.29

*Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120–480V +/- 10%.

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)†

Ambient	Initial LMF	25K hr Projected‡ LMF	50K hr Projected‡ LMF	75K hr Calculated* LMF	100K hr Calculated* LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
15°C (59°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.96	0.93	0.91
25°C (77°F)	1.01	0.96	0.94	0.92	0.90
35°C (77°F)	1.00	0.95	0.93	0.91	0.89

†Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
‡In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within up to two (2X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)
*In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)

LR6-18L

6" LED Downlight

Product Description

The LR6-18L LED downlight delivers 1800 lumens of exceptional 90+ CRI light while achieving 90 lumens per watt. This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology, with an integrated driver and thermal management design. The LR6-18L is available in warm or neutral color temperatures and has a variety of trim options. It easily installs into Cree six-inch GU24 housings or may be retrofitted with a GU24 whip adapter.

Applications: Commercial new construction and retrofit

Performance Summary

UL®Cree CREE TrueWhite® Technology

Active Color Management

Delivered Light Output: 1800 lumens

Input Power: 20 watts

CRI: 90

CCT: 2700K, 3000K, 3500K, 4000K

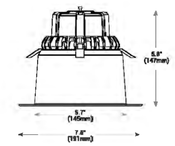
Limited Warranty*: 10 years

Lifetime: Designed to last 50,000 hours

Dimming: Dimmable to 5%+

Suitable for non-insulated ceilings only





Housing & Accessories

Reference Housing & Accessory documents for more details.

Trims

LTA6-DB Diffuse anodized finish	TRM6-DB Black anodized finish
LTA6WH-DB Wheat diffuse anodized finish	LTRM6-SB Smooth white
LTA6P-DB Powder diffuse anodized finish	LTR6B-DB Flat black finish trim and reflector

Housing (Ordsem or G123-I)

H6 Architectural	SC6 Cylindrical Surface Mount
NC6 New Construction	SC6-CM Cylindrical Cast Mount
R6 Retrofit	SC6-WM Cylindrical Wall Mount

Ordering Information

Example: LR6-18L-35K-120V-A-DB

LM6*	18L		120V	A	DB
Series	**Lumen Output**	**Color Temperature**	**Voltage**	**Version**	**Options**
LM6*	18L 20W 1800 lumens - 90 LPW	27K 2700 Kelvin 30K 3000 Kelvin 35K 3500 Kelvin 40K 4000 Kelvin	120V 120 Volts - GU24 Base	A Yes-UL	DB Deep Reveal - 23°Shield

*Reference www.cree.com/lighting for recommended dimmers
† See www.cree.com/lighting/products/warranty for warranty terms

Product Specifications

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy - a true no-compromise solution.

CONSTRUCTION & MATERIALS
- Durable aluminum housing protects the light source. Adjustable flip clips provide robust retention for flush ceiling fit
- Thermal management system uses integral heat sink to conduct heat away from LEDs for optimal performance. LED junction temperatures stay below specified maximum even when installed in with worst case installations
- Suitable for non-insulated ceilings only
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates LT6 snap-in trims

OPTICAL SYSTEM
- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation, hot spots and minimizing glare
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness
- Deep set diffusing lens shields direct view of LEDs and provides greater visual cut-off

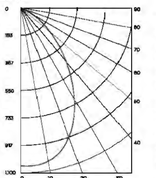
ELECTRICAL SYSTEM
- Integral, high-efficiency driver and power supply
- Power Factor: > 0.9
- Input Voltage: 120V, 60Hz
- Dimming: Dimmable to 5% with certain incandescent dimmers*

REGULATORY & VOLUNTARY QUALIFICATIONS
- ENERGY STAR® qualified
- cULus Listed
- Exceeds California Title 24 high efficacy luminaire requirements
- Suitable for damp locations

*Reference www.cree.com/lighting for recommended dimmers

Photometry

LR6-18L



Intensity (Candlepower) Summary	
Angle	Mean CP
0°	1059
5°	1050
15°	1007
25°	946
35°	862
45°	753
55°	613
65°	455
75°	68
85°	10
90°	0

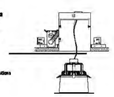
Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fix
0-30	434	42.42%	42.42%
0-40	629	62.25%	62.25%
0-60	897	89.71%	89.71%
0-90	1003	100%	100%

Reference www.cree.com/lighting for detailed photometric data

Installation

- Designed to easily install in standard 6" housings from Cree and other manufacturers*
- Quick install system utilizes a unique retention feature. Simply attach socket to LR6-18L. Mate light to ready position and slide into housing



NOTE: Reference www.cree.com/lighting for detailed installation instructions
*Reference www.cree.com/lighting for a list of compatible housings

Application Reference

Open Space

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4				0.55	50
5 x 5	1800	20	90	0.31	27
8 x 8				0.20	18

10' Ceiling, 80/50/20 Reflectances, 3 Λ workplane, LLF: 1.0 Initial, Open Space: 80' x 40' x 10'

Corridor

Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' on Center				0.83	38
6' on Center	1800	20	90	0.46	18
8' on Center				0.33	16

10' Ceiling, 80/50/20 Reflectances, Light levels on the ground, LLF: 1.0 Initial, Corridor: 8' Wide x 100' Long

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Project Consultant:
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972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11–17–17
2	xxx	xxxxx
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATIONS
JOHN A. VILLARREAL
44-508

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1284
Wylie, Texas 75098
PH: 972–429–9096

Drawn By:
JAV
Checked By:
JAV

Project
17–122

Date
2017, NOVEMBER 17

Scale
AS INDICATED

Sheet
C-3
of.

Nov 16, 2017 – 6:53pm – USER: JAV–Cameron
X:_2017 JV CADD Projects\17–122 Rockwall Site Plan Submitto\Exterior Elevations\17–122 Ext Elevs.dwg

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 12, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2017-059** (Korey)
   Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Hickey of Merritt Capital Partners for the approval of a preliminary plat for an age/restricted senior living community consisting of 47 single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [*S. SH-205*] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

APPOINTMENTS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

3. **Z2017-052** (David) **[*Request to Postpone to January 9, 2017*]**
   Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

4. **Z2017-054** (Ryan)
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, *Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of making general corrections and clarifications to the code, and take any action necessary.

5. **Z2017-056** (Ryan)
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 6.2, *Public Hearing Postponement, Recess and Continuations*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of amending the time period for postponing or continuing a public hearing, and take any action necessary.

6. **Z2017-057** (Ryan)
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of changing the antenna standards to allow replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP), and take any action necessary.

7. **Z2017-058** (Ryan)
   Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of creating a land use and use standards for the *Food Truck/Trailer* land use, and take any action necessary.

8. **Z2017-059** (Ryan)
   Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an

amendment to Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

9. **Z2017-060** **(Korey)**
   Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

10. **Z2017-061** **(Korey)**
    Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an amendment to Specific Use Permit (SUP) No. 174 (*S-174*) [*Ordinance No. 17-45*] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

11. **Z2017-062** **(Ryan)**
    Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary.

12. **Z2017-063** **(David)**
    Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

13. **Z2017-064** **(Korey)**
    Hold a public hearing to discuss and consider a request by Robert Rash for the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary.

ACTION ITEMS

14. **Z2017-055** **(Ryan)**
    Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

15. **MIS2017-015** **(Korey)**
    Discuss and consider a special request by Michael Hunter of the North East Texas Community Development Corporation for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a duplex on a 0.1120-acre tract of land identified as a portion of Lot 4B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Multi Family 14 (MF-14) District, situated within the Southside Residential Neighborhood

Overlay (SRO) District, located at the northeast corner of Peters Colony and E. Bourn Street, and take any action necessary.

16. **MIS2017-016** (Korey)
Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

17. **SP2017-037** (Korey)
Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

18. **SP2017-038** (David) **[*Postponed to December 26, 2017*]**
Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

19. **SP2017-039** (David)
Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

20. **SP2017-040** (David) **[*Postponed to December 26, 2017*]**
Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

DISCUSSION ITEMS

21. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2017-060: Lot 4, Block A, Briscoe/Hillcrest Addition [*Approved*]
- ✓ P2017-061: Lot 4, Block A, Wal-Mart Addition [*Approved*]
- ✓ P2017-062: Lots 4 & 5, Block A, Dalton Goliad Addition [*Approved*]
- ✓ P2017-063: Lots 4-7, Block A, Rayburn Country Addition [*Approved*]
- ✓ P2017-064: Lot 27, Block C, Harbor Landing, Phase 2 Addition [*Approved*]
- ✓ P2017-050: Lots 22 & 23 of the Rainbo Acres Addition [*Approved*]
- ✓ Z2017-043: Amendment to PD-70 (*1st Reading*) [*Denied*]
- ✓ Z2017-052: Zoning Change (C & HC to PD) (*1st Reading*) [*Postponed to December 18, 2017*]
- ✓ Z2017-054: Amendment to Article IX, *Tree Preservation* of the UDC (*1st Reading*) [*Remanded Back to P&Z*]
- ✓ Z2017-055: Amendment to PD Development Plan [*Ordinance No. 13-16*] (*2nd Reading*) [*Remanded Back to P&Z*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of December, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 12, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-037** (Korey)
   Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

2. **SP2017-038** (David) **[*Postponed to December 26, 2017*]**
   Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

3. **SP2017-039** (David)
   Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

4. **SP2017-040** (David) **[*Postponed to December 26, 2017*]**
   Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

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I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of December, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Dub Duphrate; *Duphrate & Associates, Inc.*

AGENDA ITEM: **P2017-059**; *The Standard Subdivision*

SUMMARY:

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Hickey of Merritt Capital Partners for the approval of a preliminary plat for an age/restricted senior living community consisting of 46 single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

☑ The objective of this request is to preliminary plat a 13.097-acre tract of land [*i.e. Lots 5 & 7, Block A, Eastshore Addition*] into 46 single-family lots for the purpose of establishing the necessary fire lane, utility, public access, detention and drainage easements, master open space plan, and lot layout for the proposed 46 lots. The site is located on the east side of S. Goliad Street [S. SH-205], north of the intersection of S. Goliad Street and Justin Road. A summary of the density and dimensional requirements is as follows:

Lot Dimensional Requirements:

Minimum Lot Width [1]	65’
Minimum Lot Depth	82’
Minimum Lot Area	5,330 SF
Minimum Front Yard Setback [2]	20’
Minimum Side Yard Setback	6’
Minimum Side Yard Setback (Adjacent to a Street)	13’
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	20’
Maximum Height [3]	36’
Minimum Rear Yard Setback [4]	10’
Minimum Area/Dwelling Unit (SF) [5]	1,300 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10’

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
[4]: As measured from the rear yard property line.
[5]: The minimum area/dwelling unit only includes air conditioned square space.

☑ On December 5, 2017, the Park Board reviewed the preliminary plat and the master open space plan and made a recommendation to approve the plat with the following condition:

1) The developer is to pay pro-rata equipment fees in the amount of $51,244.00 [*i.e. $1,114.00 x 46 lots*] and cash-in-lieu of land fees in the amount of $38,318.00 [*i.e. $833.00 x 46 lots*] for a total amount of $88,562.00. This amount will be due at time of final plat.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary plats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this preliminary plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the *preliminary plat* for *The Standard Subdivision,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-059	**Owner**	MERRITT CAPITAL PARTNERS	**Applied**	11/16/2017 LM
Project Name	The Standard Rockwall	**Applicant**	DOUPHRATE & ASSOCIATE INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	11/16/2017 LM

Site Address	**City, State Zip**	**Zoning**
GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HERRING ADDN	5	A	5	3581-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/16/2017	11/23/2017	11/20/2017	4	APPROVED	
ENGINEERING	Amy Williams	11/16/2017	11/23/2017	11/22/2017	6	COMMENTS	See Comments

(11/22/2017 9:24 AM AW)
See markups
Need letter from Rockwall Senior Community owner agreeing to waive the $11,968.87/acre sewer pro-rata or pay the pro-rata
Label lift station as a sewer easement on pre-plat
Make sure Lot 6 and Lot 4 have access to Victory Avenue
Need to connect a 24' fire lane/access paved driveway to the Evergreen drive to be maintained by the HOA
Driveway to Goliad may have issues due to the wall
See markup regarding question on force main to Goliad
Need 8" water tie in to Evergreen (see markup)

FIRE	Ariana Hargrove	11/16/2017	11/23/2017	11/21/2017	5	COMMENTS	see comments

(11/21/2017 4:37 PM AA)
Two means of fire apparatus access shall be provided for developments of one or two-family dwellings where the number of dwelling units exceeds 30. (Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.)

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

If utilizing emergency access as secondary access point, it shall be installed and approved prior to releasing of any lots in the development. Fire Marshal shall approve any access control devices being utilized across access points.

GIS	Lance Singleton	11/16/2017	11/23/2017	11/22/2017	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

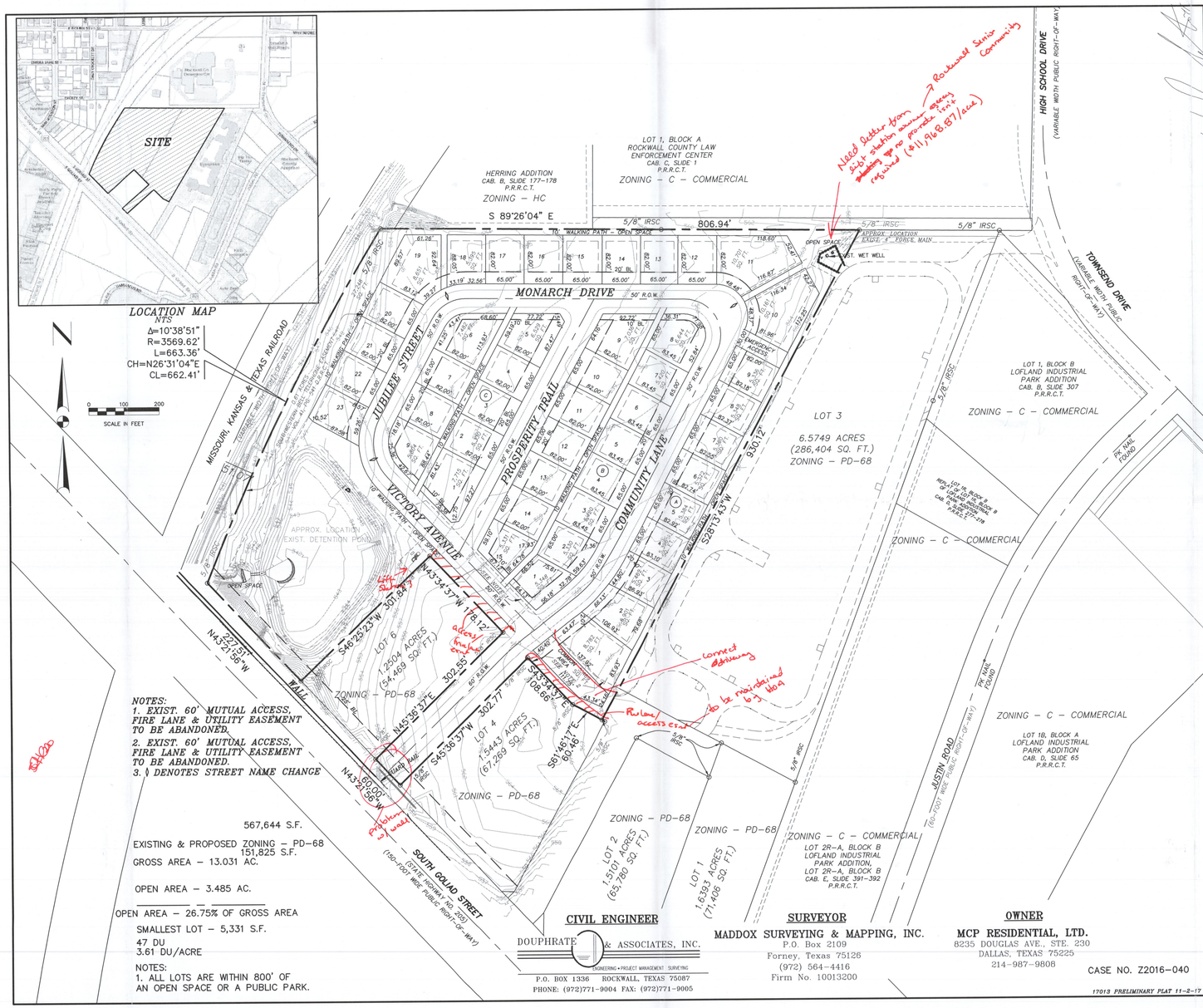
(11/22/2017 9:20 AM LS)
Please submit new replacement name for Victory Av. since we already have a Victory in the City.
All other proposed names are approved.

During final platting: Submitt cad file with parcels and street centerlines , closure report, and tie two corners to State Plane Coordinate system (NAD83 North Central Texas 4202).
Addressing of lots will begin at this phase.

PLANNING	Korey Brooks	11/16/2017	11/23/2017	11/22/2017	6	COMMENTS	Comments

P2017-59 The Standard Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Hickey of Merritt Capital Partners for the approval of a preliminary plat for an age/restricted senior living community consisting of 47 single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-059) in the lower right hand corner of all pages on future submittals.
M.4 Will need to provide tree screening at the north property line (adjacent to Lots 11-19)
M.5 Since this development will be done in one phase, no master plat is needed.
M.6 The 60-foot ROW between Lots 4 and 6 needs to be a public access, fire lane, utilities easement
M.7 Please provide an openspace master plan.
M.8 Please check the graphic scale. It seems to be off.
I.9 The min SF for each Lot is 5,330 SF—Please review the PD-68 Ordinance.
M.10 The min lot depth is 82-feet. Please check Lot 1, Block B
M.11 The min side yard setback adjacent to a street is 13-feet. Please check Lots 1, 8, 9 and 15, Block B and Lots 1, 5, 6, and 9, Block C.
M.12 The min lot width is 65-feet. Please check your lots in the curves and ensure that you are measuring the frontage at the front yard setback.
M.13 Are you building a wall in the ROW?
M.14 You are required to connect to the adjacent lot for Emergency Access. Your plat shows “Emergency Accessbut the Landscape Plans show “Openspace”
M.15 Your PD Ordinance limits you to no more than 46 units at 3.6 DU/Acre. You are showing 47 Units at 3.61 DU/Acre. You will need to subtract one lot or open the PD to ask for the additional lot and density.
M.16 Your Utility Plan title block says “Proposed Utility Utility Services”. Please remove the second “Utility”
M.17 Please provide a legend for the symbols on the Utility Plan.
M.18 On your Treescape Plan, Tree 3041 is 14 caliper inches and should be mitigated at 7-inches. You are showing 6-inches. Trees 3026 and 4021 are feature trees and require P&Z Approval to be removed. Additionally, they are Protected Feature Trees and require mitigation at twice the number of inches removed. Tre 3026 should be mitigated at 12-inches and tree 4021 should be mitigated at 20-inches.
M.19 There shall be a minimum of one tree for each 750 square feet of dry land area for the detention pond.
I.20 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning and Zoning Worksession for this case is November 28, 2017. The Planning and Zoning Meeting for this case is December 12, 2017. The Park Board Meeting for this case is December 5, 2017. The City Council Date for this case is December 18.



NOTES:
1. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
2. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
3. ◊ DENOTES STREET NAME CHANGE

567,644 S.F.

EXISTING & PROPOSED ZONING – PD-68
151,825 S.F.

GROSS AREA – 13.031 AC.

OPEN AREA – 3.485 AC.

OPEN AREA – 26.75% OF GROSS AREA

SMALLEST LOT – 5,331 S.F.

47 DU
3.61 DU/ACRE

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.

CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

CASE NO. Z2016-040

17013 PRELIMINARY PLAT 11-2-17

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOV. 15, 2017

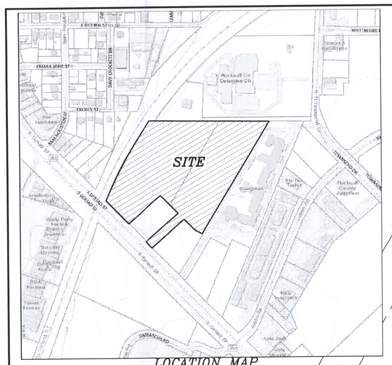
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY PLAT
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 15, 2017
PROJECT	17013
	1/1

P2017 059

RECEIVED
NOV 20 2017
BY:



LOCATION MAP
NTS

Δ=10°38'51"
R=3569.62'
L=663.36'
CH=N26°31'04"E
CL=662.41'

0 100 200
SCALE IN FEET

HERRING ADDITION
CAB. B, SLIDE 177-178
P.R.R.C.T.

ZONING – HC

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.

ZONING – C – COMMERCIAL

MODIFY EXIST. WET WELL BY
REMOVING PUMPS, INTERNAL
WIRING AND RAILS
CONNECT TO EXIST WET WELL

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

S 89°26'04" E 806.94'

5/8" IRSC

TO WALKING PATH – OPEN SPACE

APPROX. LOCATION
EXIST. 4" FORCE MAIN

EXIST. WET WELL

LOCATE & CUT EXIST. FORCE MAIN
CONNECT TO EXIST. FORCE MAIN
PLUG FORCE MAIN FROM LIFT STATION

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MONARCH DRIVE

PROP. 8" SEWER

EMERGENCY ACCESS

8" cut connection

JUBILEE STREET

PROSPERITY TRAIL

COMMUNITY LANE

VICTORY AVENUE

PROP. 8" WATER

PROP. 8" SEWER

PROP. FORCE MAIN

50' R.O.W.

10' WALKING PATH – OPEN SPACE

LOT 3
6.5749 ACRES
(286,404 SQ. FT.)
ZONING – PD-68

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.

ZONING – C – COMMERCIAL

PK NAIL FOUND

LOT 1R, BLOCK B
REPLAT OF LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. G, SLIDE 278
P.R.R.C.T.

ZONING – C – COMMERCIAL

MISSOURI, KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SOUTHERN 6/8 PACIFIC RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. M, PAGE 1

51.07'

APPROX. LOCATION
EXIST. DETENTION POND

PROP. LS

N43°54'37"W 178.12'

S28°13'43"W 90.12'

S46°25'21"W 301.84'

N43°21'36"W 227.51'

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)
ZONING – PD-68

S45°34'37"E 302.55'

N45°36'37"E 302.77'

108.66'

BOMMON AREA

Bottom of Bank 533.4'

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)
ZONING – PD-68

S45°36'37"W 302.77'

S61°46'17"E 60.46'

PROP. 8" WATER
PROP. FORCE MAIN

LOAD RAMP

water is here don't show tie-in

N43°23'36"W 60.00'

PROP. 12" WATER

SOUTH GOLIAD STREET
(150'-FOOT WIDE PUBLIC RIGHT-OF-WAY)
(STATE HIGHWAY NO. 205)

LOT 2
1.5101 ACRES
(65,780 SQ. FT.)

LOT 1
1.6393 ACRES
(71,406 SQ. FT.)

ZONING – PD-68

ZONING – C – COMMERCIAL

LOT 2R-A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R-A, BLOCK B
CAB. E, SLIDE 391-392
P.R.R.C.T.

JUSTIN ROAD
(80'-FOOT WIDE PUBLIC RIGHT-OF-WAY)

PK NAIL FOUND

ZONING – C – COMMERCIAL

LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.

47 DU
3.61 DU/ACRE

GROSS AREA – 13.031 AC.
567,644 S.F.

OPEN AREA – 3.485 AC.
151,825 S.F.

OPEN AREA – 26.75% OF GROSS AREA

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.
2. THIS PROJECT WILL BE SERVED BY CONNECTING TO EXISTING CITY UTILITIES THAT HAVE ADEQUATE CAPACITY TO SERVE THE DEVE;OPMENT.

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

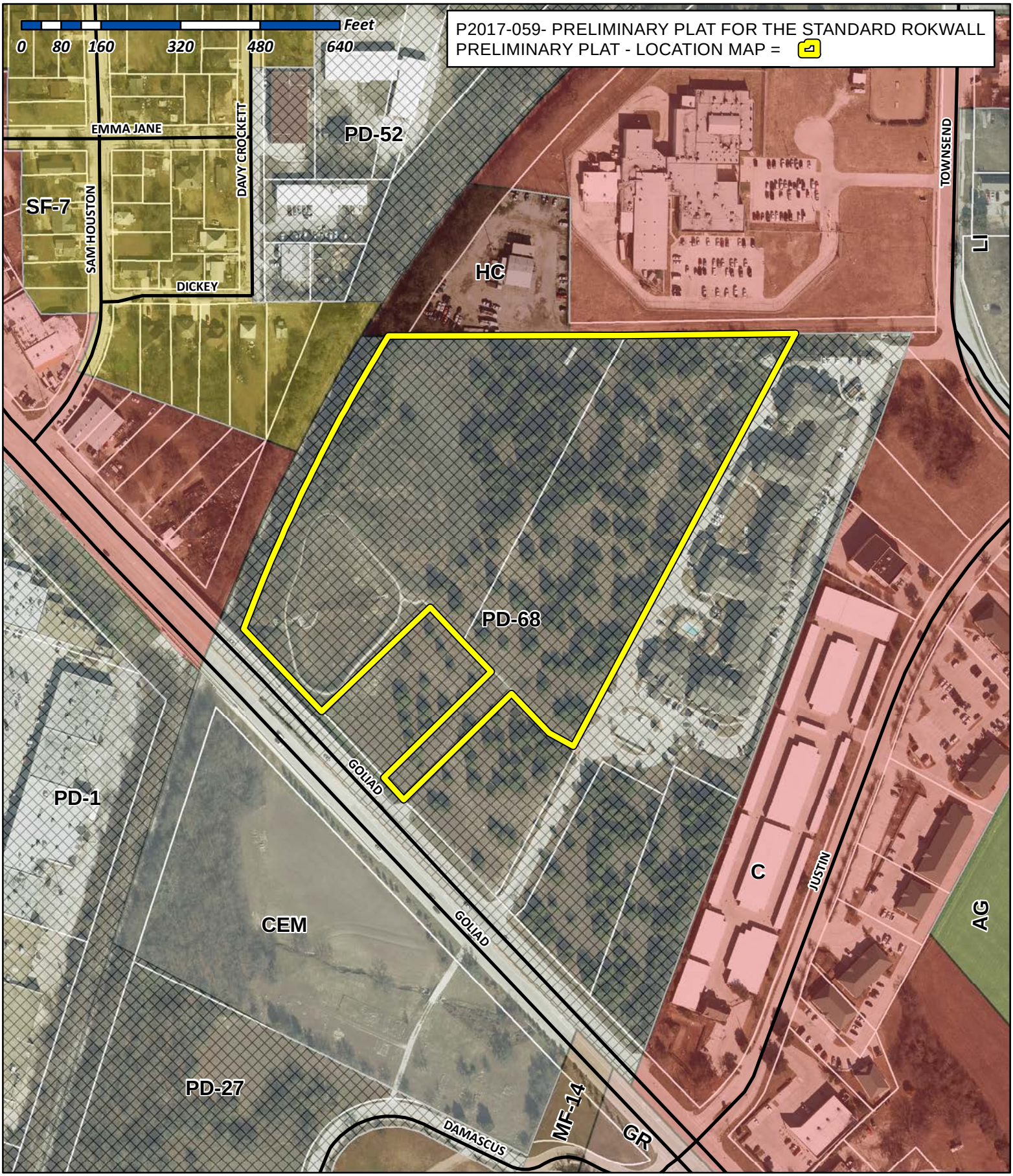
CASE NO. Z2016-040

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, TEXAS P.E. NO. 60102, ON THE DATE: NOV. 15, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PROPOSED UTILITY UTILITY SERVICES
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

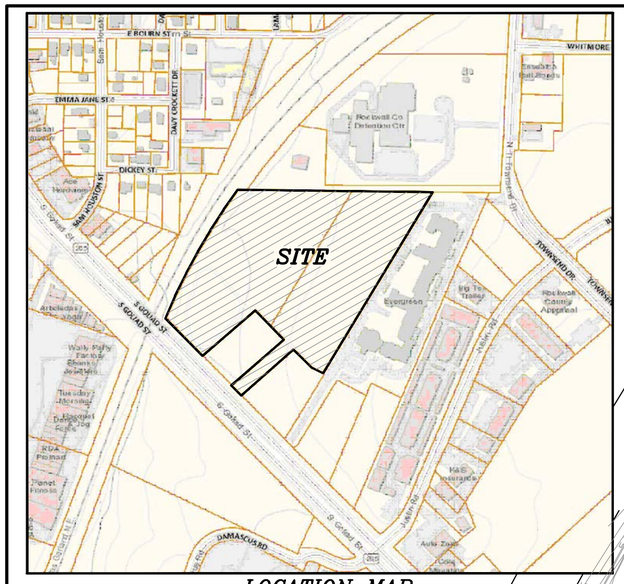
CHKD.	W.L.D.
DRAWN	Q.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 2017
PROJECT	1703
	1/1



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LOCATION MAP
NTS

Δ=10°38'51"
R=3569.62'
L=663.36'
CH=N26°31'04"E
CL=662.41'

0 100 200
SCALE IN FEET

HERRING ADDITION
CAB. B, SLIDE 177–178
P.R.R.C.T.
ZONING – HC

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.
ZONING – C – COMMERCIAL

S 89°26'04" E
806.94'
5/8" IRSC
10' WALKING PATH – OPEN SPACE

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)

OPEN SPACE
APPROX. LOCATION
EXIST. 4" FORCE MAIN
EXIST. WET WELL

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC
RIGHT–OF–WAY)

MONARCH DRIVE
50' R.O.W.

JUBILEE STREET
50' R.O.W.

PROSPERITY TRAIL
50' R.O.W.

REGENCY DRIVE
50' R.O.W.

COMMUNITY LANE
50' R.O.W.

MISSOURI, KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT–OF–WAY)
SOUTHWESTERN BELL TELEPHONE EASEMENT
0.67 ACRES
VOL. A, PG. 241, D.R.R.C.T.

10' WALKING PATH – OPEN SPACE
15' WALKING PATH – OPEN SPACE
20' BL
25' BL
13' BL
SEE NOTE 1
SEE NOTE 2

LOT 3
6.5749 ACRES
(286,404 SQ. FT.)
ZONING – PD–68

S28°13'43"W
930.12'

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.
ZONING – C – COMMERCIAL

PK NAIL FOUND

LOT 1R, BLOCK B
REPLAT OF LOT 1R, BLOCK B
OF LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 277–278
P.R.R.C.T.
ZONING – C – COMMERCIAL

5/8" IRSC

51.01'

APPROX. LOCATION
EXIST. DETENTION POND

OPEN SPACE

N43°34'57"W 178.12'
S46°25'23"W 301.84'
PROP. LIFT STATION
SEWER EASMT.

227.51'
N43°21'56"W

WALL

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)
ZONING – PD–68

N45°36'37"E 302.55'

60' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT

S45°36'37"W 302.77'

N43°21'56"W 60.00'

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)
ZONING – PD–68

S43°34'37"E 108.66'

S61°46'17"E 55.37'

VARIABLE WIDTH FIRE LANE,
ACCESS, UTILITY AND
DRAINAGE EASEMENT

EXIST GUARD RAIL
TO BE REMOVED, & RET WALL
TO BE ADJUSTED OUTSIDE OF
NEW DRIVE APPROACH

EXIST DRIVE APPROACH
TO BE REMOVED

SOUTH GOLIAD STREET
(STATE HIGHWAY NO. 205)
(150–FOOT WIDE PUBLIC RIGHT–OF–WAY)

LOT 2
1.5101 ACRES
(65,780 SQ. FT.)
ZONING – PD–68

LOT 1
1.6393 ACRES
(71,406 SQ. FT.)
ZONING – PD–68

ZONING – C – COMMERCIAL
LOT 2R–A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R–A, BLOCK B
CAB. E, SLIDE 391–392
P.R.R.C.T.

JUSTIN ROAD
(60–FOOT WIDE PUBLIC RIGHT–OF–WAY)

PK NAIL FOUND

ZONING – C – COMMERCIAL
LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.

NOTES:
1. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
2. EXIST. 60' MUTUAL ACCESS, FIRE LANE & UTILITY EASEMENT TO BE ABANDONED.
3. ◊ DENOTES STREET NAME CHANGE

EXISTING & PROPOSED ZONING – PD–68

GROSS AREA – 13.031 AC. 567,644 S.F.
OPEN AREA – 3.50 AC. 152,415 S.F.

OPEN AREA – 26.86% OF GROSS AREA

SMALLEST LOT – 5,330 S.F.
46 DU
3.53 DU/ACRE

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.

CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564–4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214–987–9808

CASE NO. P2017–059

17013 PRELIMINARY PLAT 11–2–17

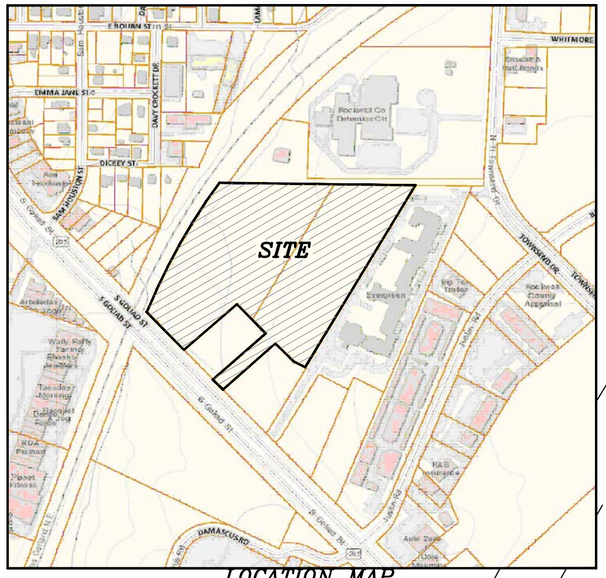
STATE OF TEXAS
W.L. DOUPHRATE II
60102
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F–886, ON DATE: NOV. 27, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

PRELIMINARY PLAT
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 25, 2017
PROJECT	17013
	1/1



LOCATION MAP
NTS

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L=663.36'
CH=N26°31'04"E
CL=662.41'

0 100 200
SCALE IN FEET

HERRING ADDITION
CAB. B, SLIDE 177–178
P.R.R.C.T.
ZONING – HC

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.
ZONING – C – COMMERCIAL

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)

S 89°26'04" E
806.94'
5/8" IRSC
10' WALKING PATH – OPEN SPACE
OPEN SPACE
EMERGENCY ACCESS

MONARCH DRIVE
50' R.O.W.

JUBILEE STREET
50' R.O.W.

PROSPERITY TRAIL
50' R.O.W.

COMMUNITY LANE
50' R.O.W.

REGENCY DRIVE
50' R.O.W.

10' WALKING PATH – OPEN SPACE
15' WALKING PATH – OPEN SPACES

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)

MISSOURI, KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT–OF–WAY)

SOUTHWESTERN BELL TELEPHONE EASEMENT
0.61 ACRES
VOL. 41, PG. 54 D.R.R.C.T.
10' WALKING PATH – OPEN SPACE

51.07'

APPROX. LOCATION
EXIST. DETENTION POND
EXIST. CONC. WALKWAY
OPEN SPACE
PROP. LS

N43°34'37"W 178.12'
N43°21'56"W 227.51'
S46°25'23"W 301.84'

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)
ZONING – PD–68

25' B.L.
WALL

N45°36'37"E 302.55'
S45°36'37"W 302.77'
60' R.O.W.
ACCESS AND UTILITY EASEMENT
FIRE LANE, PUBLIC

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)
ZONING – PD–68

S43°34'37"E 105.66'
S61°46'17"E 55.37'
N43°21'56"W 60.00'

S28°13'43"W 930.12'

LOT 3
6.5749 ACRES
(286,404 SQ. FT.)
ZONING – PD–68

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.
ZONING – C – COMMERCIAL

LOT 1R, BLOCK B
REPLAT OF LOT 1, BLOCK B
OF LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 277–278
P.R.R.C.T.
ZONING – C – COMMERCIAL

PK NAIL FOUND

JUSTIN ROAD
(60–FOOT WIDE PUBLIC RIGHT–OF–WAY)

ZONING – C – COMMERCIAL
LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.

LOT 2
1.5101 ACRES
(65,780 SQ. FT.)
ZONING – PD–68

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1.6393 ACRES
(71,406 SQ. FT.)
ZONING – PD–68

ZONING – C – COMMERCIAL
LOT 2R–A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R–A, BLOCK B
CAB. E, SLIDE 391–392
P.R.R.C.T.

◊ DENOTES STREET NAME CHANGE

GROSS AREA – 13.031 AC. 567,644 S.F.
OPEN AREA – 3.50 AC. 152,415 S.F.
OPEN AREA – 26.86% OF GROSS AREA

46 DU
3.53 DU/ACRE

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.

SOUTH GOLIAD STREET
(STATE HIGHWAY No. 205)
(150–FOOT WIDE PUBLIC RIGHT–OF–WAY)

CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564–4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214–987–9808

CASE NO. P2017–059

STATE OF TEXAS
W.L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F–886, ON DATE: NOV. 27, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

OPEN SPACE MASTER PLAN
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 25, 2017
PROJECT	17013
	1/1

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

November 30, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
Rockwall, Texas 75087

Re: The Standard- Rockwall Tree Preservation Plan

Dear Ryan,

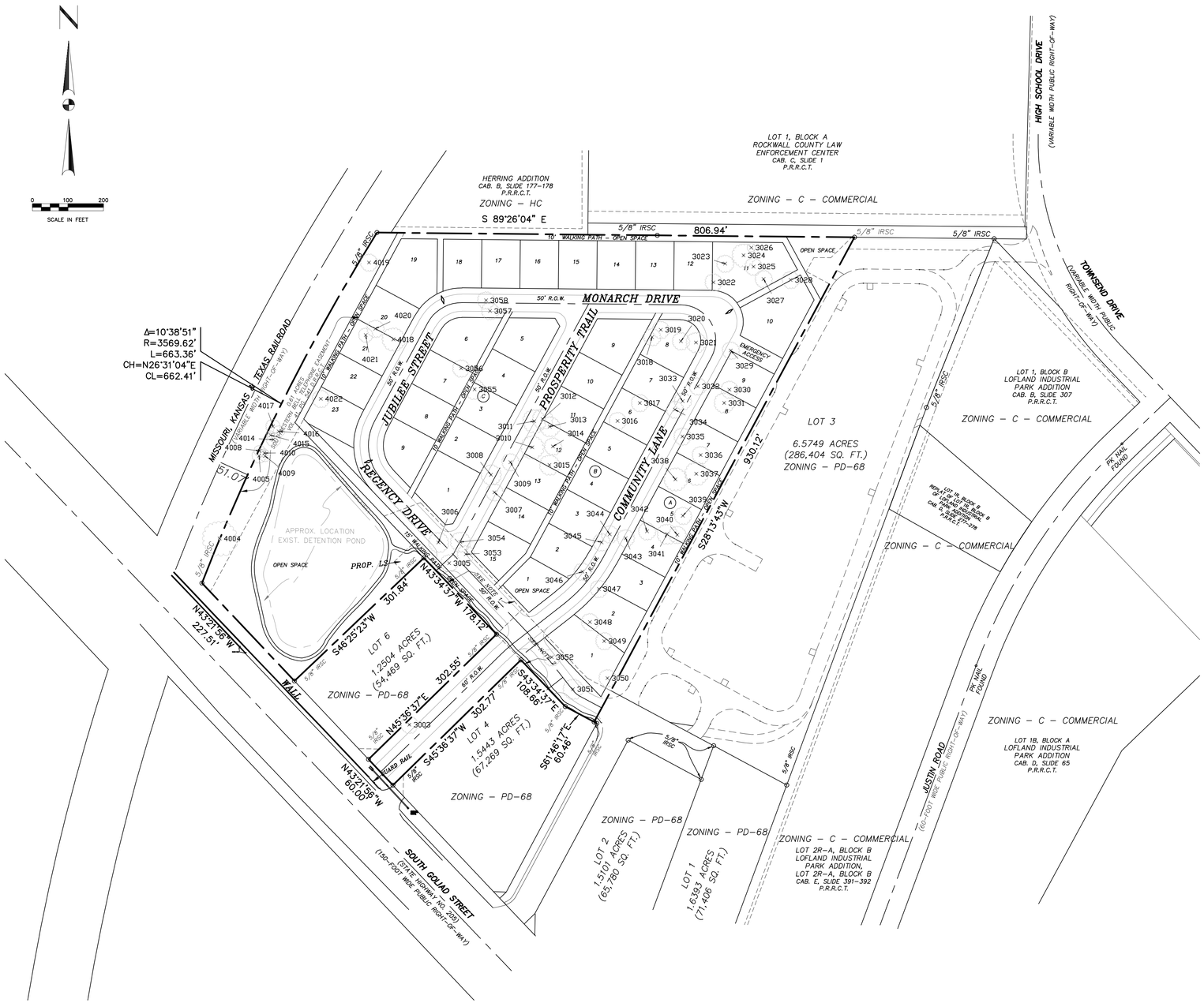
Our client Merritt Capital, Ltd., who is developing the Standard – Rockwall, a single-family senior living community, respectfully requests for our current Tree Preservation Plan application to be reviewed and evaluated based on the proposed Updated Tree Ordinance of which will soon become adopted by the City of Rockwall.

Your consideration of this request will be greatly appreciated.

Sincerely,

W.L. Douphrate II, P.E.

President



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OWNER

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8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

THE STANDARD - ROCKWALL

TREE LIST

NO.	TYPE	SIZE (IN.)		REMOVE		MITIGATED IN.
3003	CEDAR	12		12		6
3005	CEDAR	12		12		6
3006	CEDAR	14		14		6
3007	CEDAR	12		12		6
3008	CEDAR	14		14		7
3009	CEDAR	12		12		6
3010	CEDAR	16		16		8
3011	CEDAR	16		16		8
3012	CEDAR	14		14		7
3013	CEDAR	14		14		7
3014	CEDAR	12		12		6
3015	CEDAR	14		14		7
3016	CEDAR	12		12		6
3017	CEDAR	12		12		6
3018	CEDAR	12		12		6
3019	CEDAR	12		12		6
3020	CEDAR	12		12		6
3021	CEDAR	14		14		7
3022	CEDAR	12		12		6
3023	CEDAR	12		12		6
3024	CEDAR	16		16		8
3025	CEDAR	12		12		6
3026	ELM	6		6		12
3027	CEDAR	12		12		6
3028	CEDAR	12		12		6
3029	CEDAR	12		12		6
3030	CEDAR	12		12		6
3031	CEDAR	14		14		7
3032	CEDAR	12		12		6
3033	CEDAR	12		12		6
3034	CEDAR	12		12		6
3035	CEDAR	12		12		6
3036	CEDAR	12		12		6
3037	CEDAR	16		16		8
3038	CEDAR	16		16		8
	S.T. TREE IN.	448	**S.T. TREE IN. REMOVED**	448	**S.T. MITIGATED IN.**	232

NO.	TYPE	SIZE (IN.)	**S.T. TREE IN. REMOVED**	REMOVE	**S.T. MITIGATED IN.**	
	S.T. TREE IN.	448		448		232
3039	CEDAR	12		12		6
3040	CEDAR	12		12		6
3041	CEDAR	14		14		7
3042	CEDAR	12		12		6
3043	CEDAR	12		12		6
3044	CEDAR	12		12		6
3045	CEDAR	12		12		6
3046	CEDAR	12		12		6
3047	CEDAR	12		12		6
3048	CEDAR	12		12		6
3049	CEDAR	12		12		6
3050	CEDAR	12		12		6
3051	CEDAR	14		14		7
3052	CEDAR	12		12		6
3053	CEDAR	12		12		6
3054	CEDAR	14		14		7
3055	CEDAR	14		14		7
3056	CEDAR	12		12		6
3057	CEDAR	12		12		6
3058	CEDAR	12		12		6
4004	ELM	24		SAVE		
4005	CEDAR ELM	10		SAVE		
4008	CEDAR ELM	8		SAVE		
4009	CEDAR ELM	8		SAVE		
4010	CEDAR ELM	6		SAVE		
4014	CEDAR ELM	10		10		10
4015	CEDAR ELM	6		SAVE		
4016	CEDAR ELM	8		SAVE		
4017	CEDAR ELM	10		SAVE		
4018	CEDAR	16		16		8
4019	CEDAR ELM	12		SAVE		
4020	CEDAR	12		12		6
4021	ELM	10		10		20
4022	CEDAR	12		12		6
	TOTAL TREE IN.	848	**TOTAL IN. REMOVED**	756	**TOTAL MITIGATED IN.**	406

CASE NO. P2017-059

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE TEXAS P.E. NO. 60102 ON THE DATE: NOVEMBER 27, 2017

TREE SURVEY
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

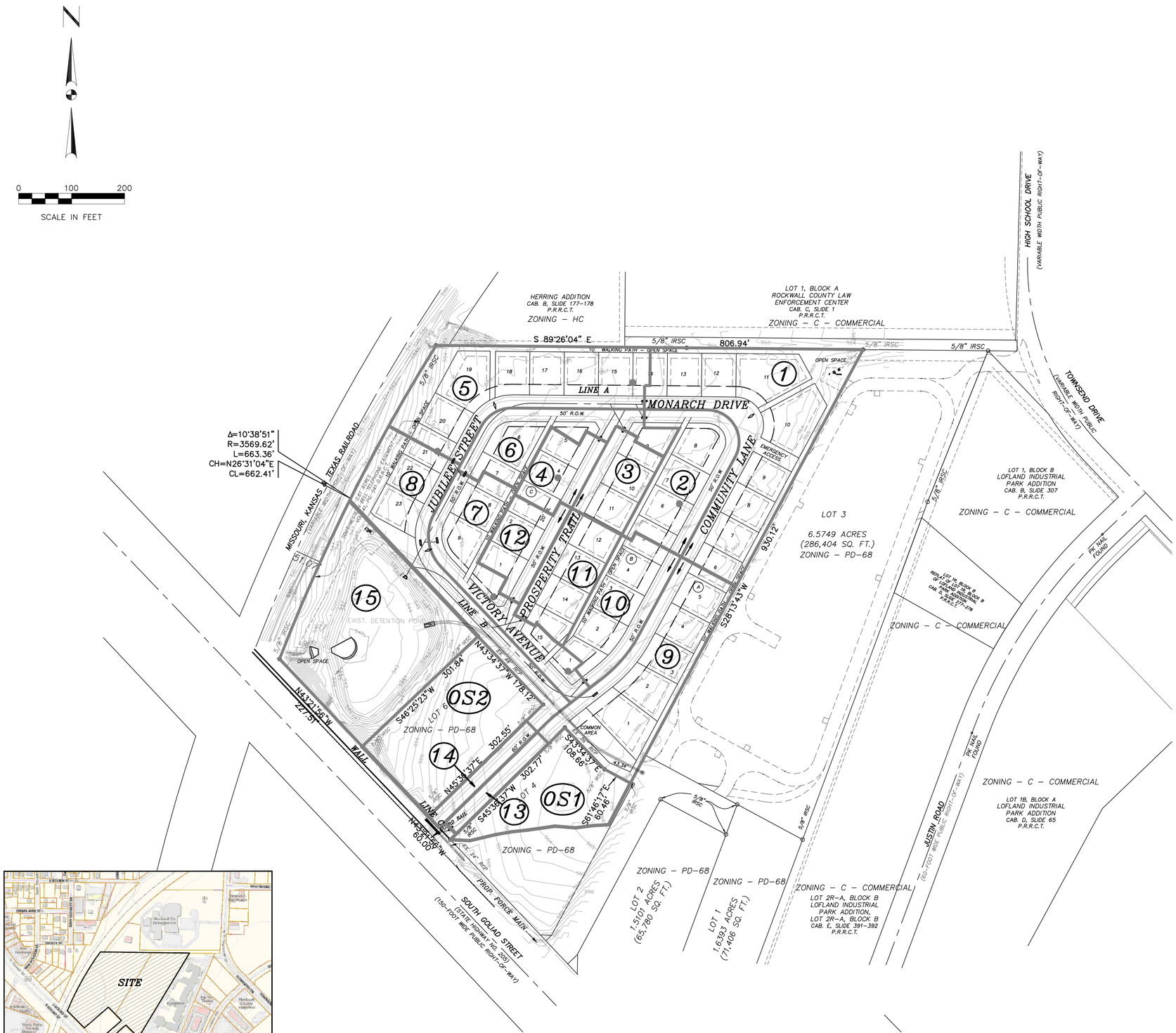
G.C.W.
DRAWN

SCALE
1"=100'H
1"= V

NOV. 25, 2017
DATE

17013
PROJECT

1



LOCATION MAP
NTS

PRE-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
TOTAL SITE	15.07	10	0.35	9.8	51.69		
INCLUDING OFF-SITE							

POST-CONSTRUCTION DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C.	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
LINE A							
1	1.99	10	0.5	9.8	9.75	9.75	
2	0.79	"	"	"	3.87	13.62	
3	0.42	"	"	"	2.06	15.68	
4	0.36	"	"	"	1.76	17.44	
5	1.46	"	"	"	7.15	22.59	
6	0.66	"	"	"	3.23	25.82	
7	0.89	"	"	"	4.36	30.18	
8	1.07	"	"	"	5.24	35.42	
FROM LINE B					14.75	50.17	
LINE B							
9	1.31	10	0.5	9.8	6.42	6.42	
10	0.72	"	"	"	3.53	9.95	
11	0.57	"	"	"	2.79	12.74	
12	0.41	"	"	"	2.01	14.75	TO LINE A
LINE C							
OS-1	0.79	10	0.9	9.8	6.75	6.75	OFF SITE
13	0.17	"	"	"	1.50	8.25	
OVERALL							TO DETENTION
LINES A, B & C						58.42	
14	0.18	10	0.9	9.8	1.56	59.98	
OS-2	1.25	"	"	"	11.03	71.01	OFF SITE
15	2.03	"	"	"	17.90	88.91	

CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214-987-9808

CASE NO. Z2016-040

17013 PREL DRAINAGE MAP

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: NOVEMBER 15, 2017

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

PRELIMINARY DRAINAGE MAP
THE STANDARD
ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

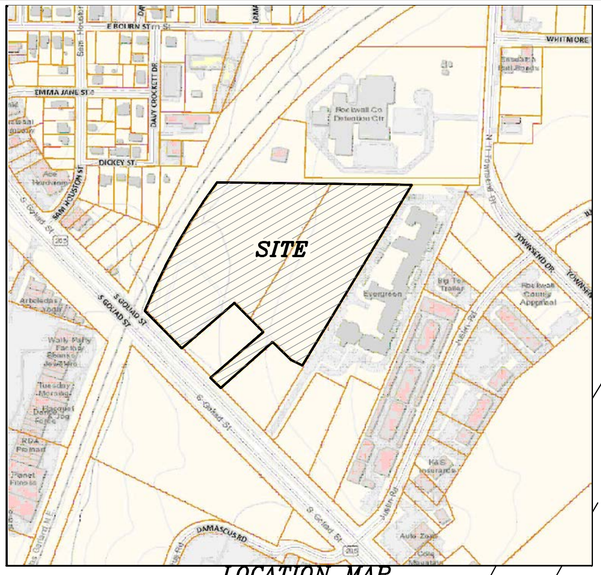
D.A.C.
DRAWN

SCALE
1"=100' H
1"= V

NOVEMBER 15, 2017
DATE

17013
PROJECT

1.0



LOCATION MAP
NTS

Δ=10°38'51"
R=3569.62'
L=663.36'
CH=N26°31'04"E
CL=662.41'

0 100 200
SCALE IN FEET

HERRING ADDITION
CAB. B, SLIDE 177–178
P.R.R.C.T.
ZONING – HC

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
CAB. C, SLIDE 1
P.R.R.C.T.

ZONING – C – COMMERCIAL

S 89°26'04" E 806.94'

5/8" IRSC

10' WALKING PATH – OPEN SPACE

MODIFY EXIST. WET WELL BY REMOVING PUMPS, INTERNAL WIRING AND RAILS CONNECT TO EXIST WET WELL

APPROX. LOCATION EXIST. 4" FORCE MAIN

EXIST. WET WELL

LOCATE & CUT EXIST. FORCE MAIN CONNECT TO EXIST. FORCE MAIN PLUG FORCE MAIN FROM LIFT STATION

HIGH SCHOOL DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)

TOWNSEND DRIVE
(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)

MONARCH DRIVE

JUBILEE STREET

PROSPERITY TRAIL

COMMUNITY LANE

REGENCY DRIVE

PROP. 8" SEWER
PROP. 8" WATER
PROP. FORCE MAIN
EXIST. 8" SEWER
EXIST. 12" WATER
50' R.O.W.
60' R.O.W.
15' WALKING PATH – OPEN SPACE
30' EMERGENCY ACCESS & UTIL. EASE.
60' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
VARIABLE WIDTH FIRE LANE ACCESS, UTILITY AND DRAINAGE EASEMENT

MISSOURI KANSAS & TEXAS RAILROAD
(VARIABLE WIDTH RIGHT–OF–WAY)

SOUTHWESTERN BELL TELEPHONE EASEMENT
VOL. 41, PG. 541 D.R.R.C.T.
0.61 ACRES

51.07'

APPROX. LOCATION EXIST. DETENTION POND

EX. 48" RCP

PROP. LS SEWER ESMT.

N43°34'37"W 178.12'

N43°21'56"W 227.51'

S46°25'23"W 301.84'

WALL

N43°21'55"W 60.00'

LOT 6
1.2504 ACRES
(54,469 SQ. FT.)
ZONING – PD–68

N45°36'37"E 302.55'

S45°36'37"W 302.77'

LOT 4
1.5443 ACRES
(67,269 SQ. FT.)
ZONING – PD–68

S43°34'37"E 108.66'

S61°46'17"E 55.37'

EX. 36" RCP

LOT 3
6.5749 ACRES
(286,404 SQ. FT.)
ZONING – PD–68

S28°13'43"W 930.12'

LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 307
P.R.R.C.T.

ZONING – C – COMMERCIAL

LOT 1R, BLOCK B
REPLAT OF LOT 1, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. B, SLIDE 277–278
P.R.R.C.T.

PK NAIL FOUND

ZONING – C – COMMERCIAL

LOT 1B, BLOCK A
LOFLAND INDUSTRIAL
PARK ADDITION
CAB. D, SLIDE 65
P.R.R.C.T.

JUSTIN ROAD
(60–FOOT WIDE PUBLIC RIGHT–OF–WAY)

LOT 2
1.5101 ACRES
(65,780 SQ. FT.)
ZONING – PD–68

LOT 1
1.6393 ACRES
(71,406 SQ. FT.)
ZONING – PD–68

LOT 2R–A, BLOCK B
LOFLAND INDUSTRIAL
PARK ADDITION,
LOT 2R–A, BLOCK B
CAB. E, SLIDE 391–392
P.R.R.C.T.

ZONING – C – COMMERCIAL

47 DU
3.61 DU/ACRE

GROSS AREA – 13.031 AC. 567,644 S.F.
OPEN AREA – 3.50 AC. 152,415 S.F.
OPEN AREA – 26.86% OF GROSS AREA

EXIST GUARD RAIL & DRIVE APPROACH TO BE REMOVED, EXIST RET WALL TO BE ADJUSTED

SOUTH GOLIAD STREET
(STATE HIGHWAY NO. 205)
(150–FOOT WIDE PUBLIC RIGHT–OF–WAY)

NOTES:
1. ALL LOTS ARE WITHIN 800' OF AN OPEN SPACE OR A PUBLIC PARK.
2. THIS PROJECT WILL BE SERVED BY CONNECTING TO EXISTING CITY UTILITIES THAT HAVE ADEQUATE CAPACITY TO SERVE THE DEVE;OPMENT.

LEGEND

- FIRE HYDRANT
- MANHOLE
- CLEANOUT
- DIRECTION OF FLOW
- STREET NAME CHANGE

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564–4416
Firm No. 10013200

OWNER
MCP RESIDENTIAL, LTD.
8235 DOUGLAS AVE., STE. 230
DALLAS, TEXAS 75225
214–987–9808

CASE NO. P2017–059

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F–886, ON DATE: NOV. 27, 2017

STATE OF TEXAS
W.L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL ENGINEER

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771–9004 FAX: (972)771–9005

PRELIMINARY UTILITY PLAN
THE STANDARD ROCKWALL
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CHKD.	W.L.D.
DRAWN	G.C.W.
SCALE	1"=100' H 1"= V
DATE	NOV. 25, 2017
PROJECT	17013
	1/1

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: December 12, 2017

SUBJECT: Z2017-052; Zoning Change for The Enclave (*C and HC to PD*)

The applicant, Pat Atkins, is requesting to postpone the public hearing for *Case No. Z2017-052*, which is scheduled for December 12, 2017. As you may recall from the last meeting held on November 28, 2017, the Planning and Zoning Commission tabled this item for the purpose of allowing the applicant time to provide a *Traffic Impact Analysis* (TIA) for the proposed development. Mr. Atkins has notified staff that he is need of additional time to prepare the TIA and should have the report ready for the January 9, 2018 meeting. If granted, this means that the projected Planning and Zoning Commission public hearing would be held on *Tuesday, January 9, 2018* and the City Council public hearing would be held on *Monday, January 16, 2018.*

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane,
Rockwall ,
Texas 75038

972.388.6383
kpatatkins@yahoo.com

12-6-17

ENCLAVE ROCKWALL

63.72 ACRES-Z2017-052

ROCKWALL , TEXAS

RE: P&Z MEETING 12-12-17

DEAR MR. GONZALES ,

AS AUTHORIZED REPRESENATIVE AND APPLICANT FOR THE 63.72 ACRES , WE ARE HEREBY FORMALLY REQUESTING TABLING OF SAID ITEM UNTIL THE FIRST MEETING IN JANUARY.

WE WERE TABLED AT OUR LAST MEETING SUBJECT TO T.I.A. STUDY WHICH WE ARE IN NEED OF MORE TIME TO COMPLETE THE STUDY WITH OUR TRAFFIC ENGINEER .

SINCERELY

PAT ATKINS –DIRECTOR

SADDLE STAR LAND DEVELOPMENT L.L.C.

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 12, 2017

SUBJECT: Z2017-054: Text Amendment to Article IX, *Tree Preservation*, of the UDC

At the December 4, 2017 City Council meeting, the City Council remanded the Tree Preservation ordinance back to the Planning and Zoning Commission for the purpose of allowing staff to make three (3) changes. These changes are as follows:

1) Section 5.6.(C) staff removed the following statement: "… that is above and beyond the required landscaping …". This means that if the developer/property owner plants a tree on site -- *required or not* -- they will be eligible for the *Tree Preservation Credit*.

2) Section 1.3.4 was changed from:

   If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance.

   to:

   If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a diseased, dead, hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City or property owner may remove the tree or trees without being required to follow the terms and provisions of this ordinance.

   This change will address the ability of a property owner to remove a tree that: (1) is diseased or dead, or (2) poses an imminent or immediate threat to persons or property.

3) Section 10 was changed to remove "… shall be guilty of a misdemeanor and upon conviction here of …" This section now reads:

   Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

Attached to this memorandum is a copy of staff's proposed changes and an updated draft ordinance. The projected City Council public hearing will be held on *December 18, 2017* pending a recommendation from the Planning and Zoning Commission.

H.B. No. 7

AN ACT

relating to municipal regulation of the removal of trees on private property.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 212, Local Government Code, is amended by adding Section 212.905 to read as follows:

Sec. 212.905. REGULATION OF TREE REMOVAL. (a) In this section:

(1) "Residential structure" means:

(A) a manufactured home as that term is defined by Section 1201.003, Occupations Code;

(B) a detached one-family or two-family dwelling, including the accessory structures of the dwelling;

(C) a multiple single-family dwelling that is not more than three stories in height with a separate means of entry for each dwelling, including the accessory structures of the dwelling; or

(D) any other multifamily structure.

(2) "Tree mitigation fee" means a fee or charge imposed by a municipality in connection with the removal of a tree from private property.

(b) A municipality may not require a person to pay a tree mitigation fee for the removed tree if the tree:

(1) is located on a property that is an existing one-family or two-family dwelling that is the person's residence; and

(2) is less than 10 inches in diameter at the point on the trunk 4.5 feet above the ground.

(c) A municipality that imposes a tree mitigation fee for tree removal on a person's property must allow that person to apply for a credit for tree planting under this section to offset the amount of the fee.

(d) An application for a credit under Subsection (c) must be in the form and manner prescribed by the municipality. To qualify for a credit under this section, a tree must be:

(1) planted on property:

(A) for which the tree mitigation fee was assessed; or

(B) mutually agreed upon by the municipality and the person; and

(2) at least two inches in diameter at the point on the trunk 4.5 feet above ground.

(e) For purposes of Subsection (d)(1)(B), the municipality and the person may consult with an academic organization, state agency, or nonprofit organization to identify an area for which tree planting will best address the science-based benefits of trees and other reforestation needs of the municipality.

(f) The amount of a credit provided to a person under this section must be applied in the same manner as the tree mitigation fee assessed against the person and:

(1) equal to the amount of the tree mitigation fee assessed against the person if the property is an existing one-family or two-family dwelling that is the person's residence;

(2) at least 50 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is a residential structure or

pertains to the development, construction, or renovation of a residential structure; and

(B) the person is developing, constructing, or renovating the property not for use as the person's residence; or

(3) at least 40 percent of the amount of the tree mitigation fee assessed against the person if:

(A) the property is not a residential structure; or

(B) the person is constructing or intends to construct a structure on the property that is not a residential structure.

(g) As long as the municipality meets the requirement to provide a person a credit under Subsection (c), this section does not affect the ability of or require a municipality to determine:

(1) the type of trees that must be planted to receive a credit under this section, except as provided by Subsection (d);

(2) the requirements for tree removal and corresponding tree mitigation fees, if applicable;

(3) the requirements for tree-planting methods and best management practices to ensure that the tree grows to the anticipated height at maturity; or

(4) the amount of a tree mitigation fee.

(h) A municipality may not prohibit the removal of or impose a tree mitigation fee for the removal of a tree that:

(1) is diseased or dead; or

(2) poses an imminent or immediate threat to persons or property.

(i) This section does not apply to property within five miles of a federal military base in active use as of December 1, 2017.

SECTION 2. The changes in law made by this Act apply only to a tree mitigation fee assessed by a municipality on or after the effective date of this Act.

SECTION 3. This Act takes effect December 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 7 was passed by the House on July 28, 2017, by the following vote: Yeas 130, Nays 9, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 7 on August 15, 2017, by the following vote: Yeas 119, Nays 23, 1 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 7 was passed by the Senate, with amendments, on August 15, 2017, by the following vote: Yeas 17, Nays 14.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

PROPOSED CHANGES TO:

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a diseased, dead, hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City or property owner may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.

7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.
9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

The Tree Mitigation requirements shall apply for all properties that do not fall under the exemptions listed in Section 1.3, *Exemptions*, of this Article. In addition, if a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees*. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. *Secondary Protected Trees*. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits*. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. *Mitigation Balance*. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

   (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).
   (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
   (c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the City and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.
   (d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. *Alternative Tree Mitigation Settlement Agreements.* In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape Plan* -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.
2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

Section 8. Tree Pruning.

Section 8.1. General.

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IX, *TREE PRESERVATION*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IX, *District Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That Article IX, *Tree Preservation,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY 2018.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 12-4-17

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: December 18, 2017

2nd Reading: January 2, 2018

DRAFT ORDINANCE 12.12.2017

Article IX, Tree Preservation, of the Unified Development Code

Section 1. Purpose, Applicability and Exemptions.

Section 1.1. Purpose.

The purpose of this article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This article also provides protection for the indiscriminate clearing of any property within the City.

Section 1.2. Applicability.

The terms and provisions of this article shall apply to all real property within the City's corporate limits that meets one (1) of the following criteria:

1. The establishment of a new subdivision of land.
2. The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
3. The development of a residential tract of land that is greater than or equal to three (3) acres.
4. The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one (1) acre.
5. A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

Section 1.3. Exemptions.

The terms and provisions of this article shall not apply if the following conditions exist:

1. *Agricultural Property.* Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
2. *Damaged/Diseased Trees.* If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
3. *Residential Property.* The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this article as it pertains to that property on which the home is located.
4. *Public Safety.* If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a diseased, dead, hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City or property owner may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
5. *Utility Service Interruption.* The tree has disrupted a public utility service due to tornado, flood or other act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
6. *Utility Companies, Utility Service and or Distribution/Transmission Lines.* Utility companies shall not be subject to the tree protection or replacement requirements in this article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this article.
7. *Public Property.* All right-of-way, easements or similar types of public property maintained by the city shall not be subject to the terms and provisions of this article.

DRAFT ORDINANCE 4.26.17

Section 2. Definitions.

- ☑ *Critical Root Zone (CRZ).* The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one (1) foot radius for each one (1) inch DBH.

- ☑ *Clear-Cutting.* The removal of all trees or a significant majority of the trees within an area.

- ☑ *Diameter at Breast Height (DBH).* The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

- ☑ *Drip Line.* A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

- ☑ *Feature Tree.* Any tree -- *excluding non-protected trees* -- that has a DBH of greater than 25-inches. Feature Trees may not be removed without approval of the Planning and Zoning Commission.

- ☑ *Limits of Construction.* A delineation on the *Treescape Plan* that shows the boundary of the area within which all construction activity will occur.

- ☑ *Non-Protected Tree.* All Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry regardless of size and Hackberry and Cedar trees less than 11-inches shall be considered non-protected trees and do not require mitigation to be removed.

- ☑ *Primary Protected Tree.* Any tree -- *excluding non-protected trees and Hackberry and Cedar trees* -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Protective/Temporary Fencing.* Snow fencing, chainlink fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director of Planning and Zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

- ☑ *Replacement Tree.* A tree from the Reclamation/Tree Preservation list contained in Table 1.1, Required Trees by District, of Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code with a minimum caliper size of three (3) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

- ☑ *Secondary Protected Tree.* Any Hackberry or Cedar tree that measures 11-inches or more. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

- ☑ *Tree.* Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one (1) main stem or trunk and many branches.

Section 3. Treescape Plan.

Section 3.1. Treescape.

A *Treescape Plan* is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A *Treescape Plan* shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

DRAFT ORDINANCE 12.12.2017

1. The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
2. The building setbacks.
3. All existing and proposed site elevations, grades, major contour lines and the limits of construction.
4. The location of all existing or proposed utilities and easements.
5. The location of all protected and feature trees.
6. The location of all trees to be removed from the site and the location of all replacement trees.
7. A spreadsheet indicating all trees by species, location key shown on the *Treescape Plan*, the DBH, the physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
8. A title block stating street address, lot and block, subdivision name, date and project number.
9. The name, address, and phone number of person preparing the plan and the developer/property owner.

Section 3.2. Treescape Plan Required.

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this article without first submitting and receiving approval of a *Treescape Plan* unless otherwise allowed by this article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this article shall be subject to the violation provisions and fines stipulated in Section 10, *Violations*.

Staff may administratively approve any *Treescape Plan* or letter that does not involve the removal of any protected or feature trees.

Section 3.3. Treescape Plan Application.

All applications for *Treescape Plans* shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit 1) a *Treescape Plan* conforming to the requirements of this article and 2) a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A *Treescape Plan* may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

Section 3.4. Treescape Plan Review Process.

The Director of Planning and Zoning, or his/her designee, shall review the *Treescape Plan* and approve the plan per the requirements of this article, or forward any recommendations to the Planning and Zoning Commission. As part of the *Treescape Plan* review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the *Treescape Plan*. The decision of the Planning and Zoning Commission may be appealed to the City Council.

Section 3.5. Treescape Plan Expiration.

A *Treescape Plan* shall be valid for two (2) years from the approval date. A *Treescape Plan* that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

DRAFT ORDINANCE 11.27.2017

Section 3.6. Builder/Contractor Responsibility.

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved *Treescape Plan* prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this article.

Section 4. Tree Removal Permit.

Once a *Treescape Plan* has been approved for a property, a Tree Removal Permit will be required to remove any tree(s). Tree Removal Permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the Sections contained in this article.

Section 5. Tree Mitigation Requirements.

The Tree Mitigation requirements shall apply for all properties that do not fall under the exemptions listed in Section 1.3, *Exemptions*, of this Article. In addition, if a *Treescape Plan* or Tree Removal Permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

1. *Primary Protected Trees*. Primary protected trees measuring four (4) inches through 25-inches DBH shall be replaced on an inch-for-inch basis (*i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed*).
2. *Secondary Protected Trees*. Hackberry and Cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half (½) inch for every inch removed (*i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed*).
3. *Featured Trees*. Featured trees (*i.e. all trees greater than 25-inches*) shall be replaced with twice the number of inches being removed (*i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed*).
4. *Non-Protected Tree*. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11-inches DBH for Hackberry and Cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, Willow, Cottonwood, Locust and Chinaberry trees.

Table 1: Summary of Mitigation Requirements

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1":1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25"	1":½" or 1":0.5"	A 20-inch tree would require ten (10) inches of mitigation.
Featured Trees	Greater Than 25"	1":2"	A 30-inch tree would require 60-inches of mitigation.

5. *Tree Preservation Credits*. For each saved Oak, Pecan or Elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. Total Mitigation Balance x 20% = Total Eligible Tree Preservation Credit*).
6. *Mitigation Balance*. The Total Mitigation Balance (*i.e. mitigation balance – tree preservation credits = total mitigation balance*) may be satisfied through one or a combination of the following:

    (a) The developer/property owner can provide the required number of trees -- *three (3) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be planted on-site to satisfy the mitigation requirements*).

    (b) The developer/property owner may petition the Parks and Recreation Department to accept the required number of trees -- *three (3) inch caliper DBH minimum* -- to offset the total mitigation balance (*e.g. if the total mitigation balance is nine [9] inches then three [3], three [3] inch caliper trees could be submitted to the Parks and Recreation Department to satisfy the mitigation requirements*). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.

(c) Tree Preservation Credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches (*e.g. if total mitigation required was 100-inches the developer/property owner could pay a total of $4,000.00 [i.e. (20% x 100) x $200.00 = $4,000.00] into the City's Tree Fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches*). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the City and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

(d) Trees required by Article VIII, *Landscape Standards*, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

7. Alternative Tree Mitigation Settlement Agreements. In certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the *City's Tree Mitigation Fund* and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.

Section 6. Tree Planting and Transplanting Requirements.

Section 6.1. Replacement Trees.

All replacement trees shall be subject to the following planting requirements:

1. All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
2. Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
3. Replacement trees shall be selected from the Reclamation/Tree Preservation section of Table 1.1: Required Trees by District contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code.
4. All replacement trees shall be a minimum of three (3) caliper inches DBH.

Section 6.2. Transplanting Trees.

All trees conforming to the species permitted in the *Reclamation/Tree Preservation* section of *Table 1.1: Required Trees by District* contained in Appendix 'F', *Landscape Guidelines and Requirements*, of the Unified Development Code can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

1. All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.
2. All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
3. Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

Section 7. Tree Protection During Construction.

Section 7.1. Tree Protection.

1. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- *indicating the trees relationship to the Treescape*

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Plan -- and flag (*i.e. bright fluorescent red vinyl tape*). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

2. The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

Section 7.2. Material and Equipment Storage.

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approve *Treescape Plan*. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

Section 7.3. Signs.

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approve *Treescape Plan*.

Section 7.4. Traffic.

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

Section 7.5. Grade.

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

Section 7.6. Tree Flagging.

At the time of submittal of a *Treescape Plan* all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the *Treescape Plan*, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

Section 7.7. Boring.

Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

Section 7.8. Damage.

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

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Section 8. Tree Pruning.

Section 8.1. General.

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

Section 8.2. Pruning by Utility Companies.

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

Section 8.3. Allowed Pruning.

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree or lead to the death of the tree.

Section 9. Tree Fund.

Section 9.1. Administration of the Tree Fund.

The city shall administer the Tree Fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009; Ord. No. 15-13, § 1, 4-20-2015)

Section 9.2. Collection of Money for the Tree Fund.

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a Final Plat.

Section 10. Violations.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this article have been paid to the city.

DRAFT ORDINANCE 12.20.17

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 12, 2017

SUBJECT: Proposed Changes to *Section 6.2, Article II, UDC*

At the November 20, 2017 City Council meeting, the City Council directed staff to amend the postponement procedures for public hearings to reduce the number of times an applicant can request the postponement of a public hearing. Section 6.2, *Public Hearing Postponement, Recess and Continuations*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) lays the current procedures for postponing a public hearing stating, "(a) public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin … (i)f a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required." Under these current procedures, if an applicant requests to postpone a public hearing, staff -- *at the direction of the City Attorney* -- has taken the position that since the public hearing is a posted and advertised meeting, official action is required by the acting body to either accept or deny the postponement request. A denial of the request would allow the acting body to hold a public hearing and take action on the case, as long as the case meets all other procedural requirements stipulated by the UDC. These procedures typically allow an applicant the ability to request up to three (3) to four (4) postponements under the 60-day rule based on the City's typical meeting schedule. At the end of the 60-days staff considers the application to be voluntarily withdrawn and the applicant would need to resubmit a new application to reinstate the case. Staff should note that this process does not have any approvals at the staff level and does not allow staff to initiate a postponement; however, in cases where the applicant has not provided sufficient information to staff to allow the case to move forward staff may ask the applicant or acting body to consider postponing the case to allow more time for the applicant to provide the requested information.

Based on the direction of the City Council, staff has drafted an amendment to the UDC that would reduce the number of times an applicant can request a postponement to two (2) by changing the 60-day rule to 30-days. In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Public Hearing]: December 12, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: December 18, 2017
City Council [2nd Reading of the Ordinance]: January 2, 2018

Staff has sent a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Possible Code Amendment:

Key:
Additions
~~*Deletions*~~

Section 6.2. Public Hearing Postponement, Recess, and Continuations.

A. A public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.

B. A public hearing may be recessed and continued any time after the hearing has commenced.

C. If a postponement or continuance of a public hearing is to a specific date and time no later than 30 ~~60~~ days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required.

D. Postponed or continued public hearing shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.

E. In the event that any request or amendment is being considered, whether or not a public hearing is involved, and it is continued at the request of the applicant more than one time, an additional fee shall be required to cover the reasonable costs to the city, including the cost of any additional advertising cost and the cost of the city's consultants due to the postponement.

F. If the applicant is not present at a meeting where the request is being considered and the request cannot be considered, then an additional fee, as described in 6.2.E above, shall also be required.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.2, *PUBLIC HEARING POSTPONEMENT, RECESS AND CONTINUATIONS*, OF ARTICLE II, *AUTHORITY AND ADMINISTRATIVE PROCEDURES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 6.2, *Public Hearing Postponement, Recess and Continuations,* of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Section 6.2, *Public Hearing Postponement, Recess and Continuations,* of Article II, *Authority and Administrative Procedures,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE 01.02.18

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Key:
Additions
~~*Deletions*~~

Section 6.2. Public Hearing Postponement, Recess, and Continuations.

A. A public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin.

B. A public hearing may be recessed and continued any time after the hearing has commenced.

C. If a postponement or continuance of a public hearing is to a specific date and time no later than 30 ~~60~~ days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued shall be sufficient notice and no additional notice is required.

D. Postponed or continued public hearing shall be presumed to be held in the same location, unless a different location for the hearing is announced at the time of the postponement or continuance.

E. In the event that any request or amendment is being considered, whether or not a public hearing is involved, and it is continued at the request of the applicant more than one time, an additional fee shall be required to cover the reasonable costs to the city, including the cost of any additional advertising cost and the cost of the city's consultants due to the postponement.

F. If the applicant is not present at a meeting where the request is being considered and the request cannot be considered, then an additional fee, as described in 6.2.E above, shall also be required.

DRAFT ORDINANCE 01.02.2018

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 12, 2017

SUBJECT: Proposed Changes to *Subsection 2.1.11, Section 2, Article IV, UDC*

At the November 20, 2017 City Council meeting, the City Council directed staff to prepare a text amendment allowing replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP). This direction was the result of an appointment with David Naylor, *President and CEO of Rayburn Electric*, who requested the ordinance change to accommodate the replacement of a 320-foot telecommunications tower on the property at 950 & 980 Sids Road. Section 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the UDC states an *Antenna, Commercial – Freestanding, Other* requires that the antenna installation comply with the height and area regulations of the applicable zoning district and the support structure not exceed a maximum height of 125-feet. Based on the City Council's direction staff has drafted an amendment that can accommodate Mr. Naylor's request by adding a provision to the current ordinance that would allow a legally recognized, non-conforming telecommunications tower to be replaced with a tower of comparable height by Specific Use Permit (SUP). In addition, staff has further restricted these types of replacements to more intense or industrial zoning districts (*i.e. the Heavy Commercial [HC], Light Industrial [LI] and Heavy Industrial [HI] Districts*).

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Public Hearing]: December 12, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: December 18, 2017
City Council [2nd Reading of the Ordinance]: January 2, 2018

Staff has sent a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Possible Code Amendment:

Key:
Additions
~~*Deletions*~~

Section 2.1.11. Utilities, Communications and Transportation.

Antenna.

1. *Definitions*.

   ~~For the purpose of this section, an antenna~~ Antenna mast is defined as an antenna, mast or tower, or all or any two of these combined to constitute a structure designed for radio and television reception or transmission.

   Antenna means a device or apparatus consisting of one or more wires or rods arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one antenna.

   Antenna, accessory, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, electromagnetic or microwave signals as part of and directly related to a principal activity within an office, retail or industrial building and which itself is not a principal use or unrelated to any principal use on the property.

   Antenna, amateur radio, means a radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission (FCC). An amateur radio antenna shall be allowed as an accessory use in any zoning district, under the following guidelines:

   (a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.

   (b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70 feet provided the setback from side and rear setback lines is increased by one foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the city council may consider approval of a specific use permit for any amateur antenna support structure or antenna that is proposed to exceed these height limits.

   (c) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit.

   (Ord. No. 10-14, § 23, 7-6-2010)

   Antenna, commercial, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

   Antenna, commercial—freestanding, means a commercial antenna supported by or affixed to a freestanding pole, tower, tripod, frame or other similar structure.

   Antenna, commercial—mounted, means a commercial antenna permanently affixed to the roof or other portion of a building.

2. *Antenna standards.*

   (a) Antenna, accessory.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district.

(2) Administrative approval of the antenna installation shall be required.

(b) *Antenna, commercial*. Located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color with the principal building and the equipment building.

(3) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.

(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(5) No more than three separate equipment buildings shall be located on a single lot.

(c) *Antenna, commercial—freestanding*, when attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.

(3) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(4) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

(6) At least one paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.

(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(d) Antenna, commercial—freestanding, other.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

(2) The antenna shall not extend more than ten feet above the maximum height of the support structure. (3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(3) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(4) At least one paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(5) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(6) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(e) Antenna, commercial—mounted, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

(2) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(5) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(f) *Replacement of an existing Antenna, commercial – freestanding, other*. Where an antenna installation has not been permitted under this chapter but that is considered to be a legally recognized, non-conforming structure or facility, the replacement of the antenna installation may be approved by the City Council on a case-by-case basis through a Specific Use Permit (SUP) pending the request conforms to the following criteria:

(1) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts.

(2) The replacement antenna installation shall be setback a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.

(3) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.

(4) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.

(5) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.

(6) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.

(7) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one (1) of the spaces required for the principal use on the property.

3. *Construction and maintenance requirements.* All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the following requirements:

(a) All electrical specifications of such antenna masts, towers and supports shall comply with the National Electrical Code, the electrical code of the city, Standard Building Code, and the building code of the city.

(b) Antenna structures shall be designed in accordance with section 1205.1 of the Standard Building Code. 4. Permit required. Any person desiring to erect or have erected an antenna more than 25 feet in height above ground level, or an antenna mast 25 feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the chief building official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

4. *Restrictions and limitations.* All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(a) No such antenna system shall be more than 99 feet in height.

(b) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.

(Ord. No. 10-14, § 24, 7-6-2010)

(c) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.

(d) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 2.1.11, *UTILITIES, COMMUNICATIONS AND TRANSPORTATION*, OF SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Subsection 2.1.11, *Utilities, Communications and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Subsection 2.1.11, *Utilities, Communications and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT 01.02.2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Key:
Additions
~~Deletions~~

Section 2.1.11. Utilities, Communications and Transportation.

Antenna.

1. *Definitions*.

~~For the purpose of this section, an antenna~~ Antenna mast is defined as an antenna, mast or tower, or all or any two of these combined to constitute a structure designed for radio and television reception or transmission.

Antenna means a device or apparatus consisting of one or more wires or rods arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one antenna.

Antenna, accessory, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, electromagnetic or microwave signals as part of and directly related to a principal activity within an office, retail or industrial building and which itself is not a principal use or unrelated to any principal use on the property.

Antenna, amateur radio, means a radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission (FCC). An amateur radio antenna shall be allowed as an accessory use in any zoning district, under the following guidelines:

(a) Amateur antenna support structures, antenna, or support wires must be located behind the front facade of the main building, and no amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback.

(b) No amateur antenna support structure or antenna may be greater than the maximum height of the underlying zoning district. However, the height of such antenna support structure or antenna may be increased up to 70 feet provided the setback from side and rear setback lines is increased by one foot for every foot the height exceeds the limit specified in the underlying zoning district. In addition, the city council may consider approval of a specific use permit for any amateur antenna support structure or antenna that is proposed to exceed these height limits.

(c) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit.

(Ord. No. 10-14, § 23, 7-6-2010)

Antenna, commercial, means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

Antenna, commercial—freestanding, means a commercial antenna supported by or affixed to a freestanding pole, tower, tripod, frame or other similar structure.

Antenna, commercial—mounted, means a commercial antenna permanently affixed to the roof or other portion of a building.

2. *Antenna standards.*

DRAFT ORDINANCE 04.02.18

(a) Antenna, accessory.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district.

(2) Administrative approval of the antenna installation shall be required.

(b) *Antenna, commercial*. Located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

(1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

(2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color with the principal building and the equipment building.

(3) At least one paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property.

(4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(5) No more than three separate equipment buildings shall be located on a single lot.

(c) *Antenna, commercial—freestanding*, when attached to a utility installation or a light pole in a public park or on public school property:

(1) The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

(2) The antenna shall extend no more than ten feet above the maximum height of the utility structure.

(3) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(4) A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

(5) Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven feet in height and 75 square feet in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

(6) At least one paved parking space with paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one of the spaces provided for the principal use on the property, if any.

DRAFT ORDINANCE 01.02.2018

(7) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(8) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(d) Antenna, commercial—freestanding, other.

(1) The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

(2) The antenna shall not extend more than ten feet above the maximum height of the support structure. (3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(3) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six feet at maturity or by a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(4) At least one paved parking space with paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(5) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

(6) No more than three separate antennas and three equipment buildings shall be located on a single lot or structure.

(e) Antenna, commercial—mounted, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

(1) The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

(2) A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

(3) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

(4) The antenna and any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity or a masonry screening wall at least eight feet in height, compatible in color and character with the principal building and the equipment building.

(5) At least one paved parking space with paved access thereto shall be provided at the antenna location; said space need not be reserved exclusively for use in conjunction with the antenna facility and may be one of the spaces required for the principal use on the property.

(6) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

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(f) *Replacement of an existing Antenna, commercial – freestanding, other*. Where an antenna installation has not been permitted under this chapter but that is considered to be a legally recognized, non-conforming structure or facility, the replacement of the antenna installation may be approved by the City Council on a case-by-case basis through a Specific Use Permit (SUP) pending the request conforms to the following criteria:

(1) The replacement of any legally recognized, non-conforming antenna installation shall only be permitted within the Heavy Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI) Districts.

(2) The replacement antenna installation shall be setback a minimum distance equal to the height of the proposed structure from any residential property or residentially zoned property.

(3) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.

(4) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.

(5) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.

(6) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.

(7) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one (1) of the spaces required for the principal use on the property.

3. *Construction and maintenance requirements.* All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the following requirements:

(a) All electrical specifications of such antenna masts, towers and supports shall comply with the National Electrical Code, the electrical code of the city, Standard Building Code, and the building code of the city.

(b) Antenna structures shall be designed in accordance with section 1205.1 of the Standard Building Code. 4. Permit required. Any person desiring to erect or have erected an antenna more than 25 feet in height above ground level, or an antenna mast 25 feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the chief building official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.

4. Restrictions and limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:

(a) No such antenna system shall be more than 99 feet in height.

DRAFT ORDINANCE

(b) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.

(Ord. No. 10-14, § 24, 7-6-2010)

(c) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.

(d) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.

DRAFT ORDINANCE 01.02.2018

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 28, 2017

SUBJECT: Food Trucks/Trailers

At the November 20, 2017 City Council meeting, the City Council directed staff to prepare a text amendment adding *Food Trucks/Trailers* to the list of *Permissible Uses* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC). Currently, the City allows these types of uses under the *Beverage and/or Food Service Facility, Portable* by Specific Use Permit (SUP) in all non-residential zoning districts with the exception of the Neighborhood Services (NS) and Research and Technology (RT) Districts. The purpose of the change would be to allow *Food Trucks/Trailers* to operate *by-right* in certain zoning districts under a set of operational conditions. The amendment specifically allows the use in all non-residential zoning districts *by-right -- with the exception of the Residential Office (RO) and Neighborhood Services (NS) District which are typically closer to residential properties* -- under the following operational constraints:

1. The Food Truck/Trailer shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid Certificate of Occupancy (CO). Operation within the public right-of-way is prohibited.
2. Food Trucks/Trailers shall only operate between the hours of 7:00 AM and 10:00 PM, and the Food Truck/Trailer shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
3. The Food Truck/Trailer shall be equipped with trash receptacles approved by the City Health Inspector and that comply with all other applicable City codes. The outside storage of trash shall be prohibited.
4. The Food Truck/Trailer shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
5. The Food Truck/Trailer shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
6. All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a Food Truck/Trailer may be directed towards an adjacent property or onto a public right-of-way.
7. All signage must be attached to the Food Truck/Trailer with the exception of one (1) freestanding menu board no greater than eight (8) SF placed adjacent to the Food Truck/Trailer.

The City Council has asked that the Planning and Zoning Commission review the proposed text amendment and make recommendations concerning the operational conditions. Staff should point out that as part of this text amendment, staff has changed the *Beverage and/or Food Service Facility, Portable* land use to a *Beverage Service Facility, Portable*, to account for the overlap of the two (2) uses. In addition, per staff's conversation with the Planning and Zoning Commission at the November 28, 2017 Work Session meeting, staff has included a map showing the locations that a *Food Truck/Trailer* would be permitted under the proposed ordinance (*i.e. the areas indicated in red and blue*). Staff has also depicted a 300-foot buffer of all existing restaurants on the map to give the Planning and Zoning Commission an idea about what the inclusion of a proximity requirement would do to the permissible areas. Should the

Planning and Zoning Commission choose to incorporate this requirement into the attached ordinance this will need to be added to any motion for approval. Attached to this case memo is a copy of the proposed amendment to the UDC and a draft ordinance. The schedule for this text amendment is as follows:

Planning and Zoning Commission [Public Hearing]: December 12, 2017
City Council [Public Hearing/1st Reading of the Ordinance]: December 18, 2017
City Council [2nd Reading of the Ordinance]: January 2, 2018

Staff sent a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

Possible Code Amendment:

Key:
Additions
~~*Deletions*~~

Article IV, Permissible Uses
Unified Development Code

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Retail and Personal Service	*Residential*										*Mixed Use*		*Commercial*				*Industrial*		
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Food Trucks/Trailers +											P	S	S	P	P	P	P	P	P
Beverage ~~and/or Food~~ Service Facility, Portable +											S	S		S	S	S		S	P

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

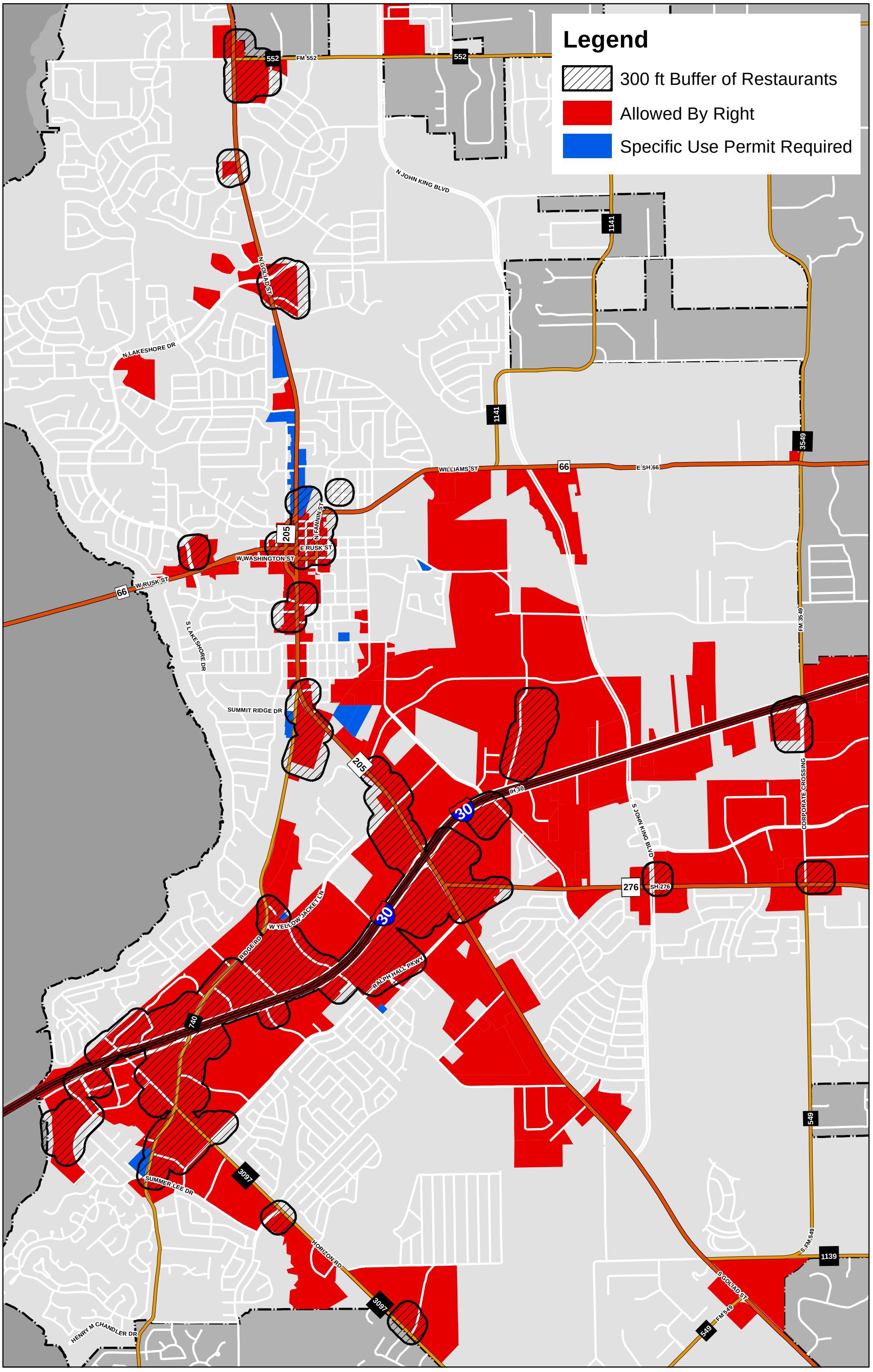
Section 2. Use Standards.
Section 2.1.6. Retail and Personal Service Use Conditions.

Beverage ~~and/or food~~ service facility, portable. A portable beverage ~~and/or food~~ service facility is an establishment that sells beverages ~~and/or food~~ from a structure ~~or trailer~~ that can be moved from place to place but that stays at one location during a normal business day; food sales are prohibited in these facilities~~.~~ A portable beverage ~~and/or food~~ facility shall meet the following minimum conditions:

1. The service shall be limited to snow cone stands, beverage ~~and/or food~~ stands serving nonalcoholic beverages such as coffee, juices or sodas ~~and/or prepared food products~~.
2. The maximum time limit of such temporary use shall not exceed 150 days annually or a time limit otherwise approved by the city council. At the end of the time period, the structure shall be removed from the property.
3. Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
4. No additional freestanding signage shall be permitted.
5. The temporary portable structure or trailer shall meet all health and electrical codes off the city.
6. Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
7. Any such temporary facility shall have permanent restrooms for employees available within 300 feet of the door of the portable beverage facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.
8. Any such temporary facility shall be located on an all-weather (asphalt or concrete) parking surface with adequate space for parking and circulation, unless alternatively approved by the city council.

Food Truck/Trailer. A *Food Truck* or *Trailer* is a *Mobile Food Vendor* that sells food and/or beverages that are either pre-packaged or prepared in the confines of a portable truck/trailer, which can be moved from place to place, but is typically in a fixed location for extended periods of time. A *Food Truck/Trailer* shall meet the following conditions:

1. The *Food Truck/Trailer* shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid Certificate of Occupancy (CO). Operation within the public right-of-way is prohibited.
2. *Food Trucks/Trailers* shall only operate between the hours of 7:00 AM and 10:00 PM, and the *Food Truck/Trailer* shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
3. The *Food Truck/Trailer* shall be equipped with trash receptacles approved by the City Health Inspector and that comply with all other applicable City codes. The outside storage of trash shall be prohibited.
4. The *Food Truck/Trailer* shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
5. The *Food Truck/Trailer* shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
6. All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a *Food Truck/Trailer* may be directed towards an adjacent property or onto a public right-of-way.
7. All signage must be attached to the *Food Truck/Trailer* with the exception of one (1) freestanding menu board no greater than eight (8) SF placed adjacent to the *Food Truck/Trailer*.


Legend
300 ft Buffer of Restaurants
Allowed By Right
Specific Use Permit Required
552
FM 552
N JOHN KING BLVD
1141
N GOLIAD ST
N LAKESHORE DR
WILLIAMS ST
66
E SH 66
3549
205
N FANNIN ST
E RUSK ST
W WASHINGTON ST
W RUSK ST
S LAKESHORE DR
SUMMIT RIDGE DR
IH 30
30
S JOHN KING BLVD
CORPORATE CROSSING
276
SH 276
W YELLOW JACKET LN
RIDGE RD
RALPH HALL PKWY
740
3097
SUMMER LEE DR
HORIZON RD
HENRY M CHANDLER DR
549
FM 549
S FM 549
1139
S GOLIAD ST

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 1, *LAND USE SCHEDULE*, AND SECTION 2, *USE STANDARDS*, OF ARTICLE IV, *PERMISSIBLE USES*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 1, *Land Use Schedule,* and Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Section 1, *Land Use Schedule,* and Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____

Jim Pruitt, *Mayor*

DRAFT 01.02.2018

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Key:
Additions
~~*Deletions*~~

Section 1. Land Use Schedule.
Section 1.1 Use of Land and Buildings.

Retail and Personal Service	Residential										Mixed Use		Commercial				Industrial		
	AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	DT	R-O	NS	GR	C	HC	RT	LI	HI
Food Trucks/Trailers +											P	S	S	P	P	P	P	P	P
Beverage ~~and/or Food~~ Service Facility, Portable +											S	S		S	S	S		S	P

P=Permitted; A=Accessory Use; S=SUP; +=Permitted with Conditions

Section 2. Use Standards.
Section 2.1.6. Retail and Personal Service Use Conditions.

Beverage ~~and/or food~~ service facility, portable. A portable beverage ~~and/or food~~ service facility is an establishment that sells beverages ~~and/or food~~ from a structure ~~or trailer~~ that can be moved from place to place but that stays at one location during a normal business day; food sales are prohibited in these facilities. A portable beverage ~~and/or food~~ facility shall meet the following minimum conditions:

1. The service shall be limited to snow cone stands, beverage ~~and/or food~~ stands serving nonalcoholic beverages such as coffee, juices or sodas ~~and/or prepared food products~~.
2. The maximum time limit of such temporary use shall not exceed 150 days annually or a time limit otherwise approved by the city council. At the end of the time period, the structure shall be removed from the property.
3. Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
4. No additional freestanding signage shall be permitted.
5. The temporary portable structure or trailer shall meet all health and electrical codes off the city.
6. Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
7. Any such temporary facility shall have permanent restrooms for employees available within 300 feet of the door of the portable beverage facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.
8. Any such temporary facility shall be located on an all-weather (asphalt or concrete) parking surface with adequate space for parking and circulation, unless alternatively approved by the city council.

Food Truck/Trailer. A *Food Truck* or *Trailer* is a *Mobile Food Vendor* that sells food and/or beverages that are either pre-packaged or prepared in the confines of a portable truck/trailer, which can be moved from place to place, but is typically in a fixed location for extended periods of time. A *Food Truck/Trailer* shall meet the following conditions:

1. The *Food Truck/Trailer* shall be located on an improved surface (*i.e. concrete or asphalt*) on private property where an existing business is currently operating with a valid Certificate of Occupancy (CO). Operation within the public right-of-way is prohibited.

DRAFT ORDINANCE

2. *Food Trucks/Trailers* shall only operate between the hours of 7:00 AM and 10:00 PM, and the *Food Truck/Trailer* shall be required to be removed from the property during non-operation hours (*i.e. overnight storage on the site is prohibited*).
3. The *Food Truck/Trailer* shall be equipped with trash receptacles approved by the City Health Inspector and that comply with all other applicable City codes. The outside storage of trash shall be prohibited.
4. The *Food Truck/Trailer* shall have permanent restrooms (*i.e. public or private*) for employees available within 300-feet of the facility. Portable restrooms facilities are not permitted to meet this requirement.
5. The *Food Truck/Trailer* shall have access to a minimum of two (2) dedicated parking spaces and shall not reduce the required parking for the existing building/land use.
6. All noise and lighting shall be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a *Food Truck/Trailer* may be directed towards an adjacent property or onto a public right-of-way.
7. All signage must be attached to the *Food Truck/Trailer* with the exception of one (1) freestanding menu board no greater than eight (8) SF placed adjacent to the *Food Truck/Trailer*.

DRAFT ORDINANCE 01.02.2018

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: ED Cavendish, *Cavendish Homes/VPS Construction*

AGENDA ITEM: **Z2017-059**; *Amendment to PD-8 for Townhomes*

SUMMARY:

Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on October 29, 1973 (*Ordinance No. 73-43*). On November 12, 1973, the subject property was rezoned to Planned Development District 8 (PD-8) and designated for a *Multi-Family Structure or Condominium* by *Ordinance No. 73-48*. This designation was amended on October 19, 1992 by *Ordinance No. 92-39* (*Case No. PZ1992-008-01*), which re-designated the subject property to allow 44 *zero-lot-line*, single-family homes. The subject property is an un-platted 6.88-acre tract of land located on Henry M. Chandler Drive, adjacent to the Chandler's Landing Marina and the Spyglass Condominiums, in the Chandler's Landing community.

On October 13, 2017, the applicant requested to reinstate the preliminary plat that was approved in 1992 in accordance with *Ordinance No. 92-39*. This preliminary plat depicted the proposed layout for the 44 *zero-lot-line*, single-family homes. The Planning and Zoning Commission approved the reinstatement request October 24, 2017; however, the applicant ultimately choose to submit an application on November 17, 2017 requesting to amend *Ordinance No. 92-39* to allow for a 48-unit townhome development.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the south side of Henry M. Chandler Drive west of the intersection of Henry M. Chandler Drive and Ridge Road [*FM-740*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan* contained in the Comprehensive Plan. Beyond this are *Phases 1 & 2* of the Harbor Landing Subdivision, which are located within the Chandler's Landing Community and zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is the corporate boundary between the City of Rockwall and the City of Heath. Situated in the City of Heath adjacent to the subject property are several single-family homes.

East: Directly east of the subject property is *Phase 3* of the Spyglass Hill Subdivision, which is composed of 46-condominiums and zoned Planned Development District 8 (PD-8). Beyond this are *Phases 1 & 2* of the Spyglass Hill Subdivision, which are composed of 110-condominiums (*i.e. Phase 1 has 67-condominiums and Phase 2 has 43-condominiums*) and zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is the Chandler's Landing Marina, which is located within the *takeline* for Lake Ray Hubbard (*i.e. owned by the City of Dallas and leased by the City of Rockwall*). Beyond this is Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST:

According to the concept plan provided by the applicant the proposed townhome development will consist of 48-single family attached lots that will be broken up into blocks of three (3) to five (5) homes. The development will incorporate approximately 42% open space, the majority of which will be used to create a buffer between the proposed development and *Spyglass, Phase 3* (*which is located directly east of the subject property*). The concept plan also shows that about half of the proposed lots will have *front entry* garages. The remainder of the lots will incorporate rear entry garages (*i.e. accessible from an alleyway*). Staff should note that the applicant has requested that the streets be private and maintained by the Homeowner's Association (HOA). Staff has included this condition in the proposed draft ordinance with the stipulation that the applicant provide a 29-foot *back-to-back* concrete street built to the City's standards. A summary of the proposed density and dimensional requirements for this project are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	24'
Minimum Lot Depth	55'
Minimum Lot Area	2,250 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/25'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [3]	30'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home, and in no case should any home exceed an elevation of 508-feet above sea level.

The applicant has not provided examples of the proposed building elevations; however, staff has incorporated anti-monotony standards that require a minimum of two (2) intervening homes of differing appearance be used before the same material blend/building elevation is utilized. In addition, staff should note that when *Ordinance No. 92-39* was approved, the City Council established maximum finished floor elevations for each building pad on the proposed concept plan. The purpose of these maximums was to ensure that the views of the properties located directly east (*i.e. Spyglass, Phase 3*) of the subject property would not be affected by the proposed development. In conformance with these requirements the applicant has stated that the highest roof elevation of any townhome will be at an elevation of 500-feet above sea level. This is eight (8) feet below the

highest elevation permitted under *Ordinance No. 92-39*. Staff has included this in the conditions of approval for this case.

CONFORMANCE WITH THE CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ *Garages.* The applicant is proposing to incorporate approximately 50% front entry garages that will incorporate a recess of three (3) feet. The remaining garages will be accessible from an alleyway or rear entry garage. According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*).

- ☑ *Masonry Requirements.* The applicant is proposing to allow up to 70% cementaceous fiberboard and/or stucco in the design of the townhomes. The general residential standards outlined in Section 3, *Residential Districts*, of Article V, *District Development Standards*, of the UDC states, that residential structures should incorporate a minimum of 80% masonry materials of which 50% is permitted to be cementaceous. This equates to an overall permissible percentage of 60% cementaceous materials. The applicant's request would require the City Council to increase this by ten (10) percent.

- ☑ *Lot Size.* Currently, the City of Rockwall does not have standards or a zoning district that would permit a townhome product with the exception of the Two Family (2F) or Multi-Family 14 (MF-14) Districts. In addition, the City's smallest single-family lot size permitted by the UDC is 5,000 SF, which is permitted in the Zero Lot Line (ZL-5) District. The Two Family (2F) District -- *which could accommodate a Townhouse based on the permitted side yard setbacks* -- requires a minimum lot size of 7,000 SF. In this case, the applicant is proposing a minimum lot size of 2,250 SF.

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan, designates the subject property for *High Density Residential* land uses, which is defined as any development that exceeds three (3) units per gross acre. In this case, the applicant is proposing a density of 6.98 dwelling units per gross acre, which is conformance with the *High Density Residential* land use designation. Staff should note that the proposed density would be a 0.58 unit increase to the current density of 6.39 dwelling units per gross acre. The Comprehensive Plan states that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or [an] existing retail*) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) The proposed development is adjacent to the Spyglass Condominiums (*adjacent to the eastern property line*), which carry the following densities by phase: (1) *Phase 1*: 18.99 dwelling units per gross acre, (2) *Phase 2*: 14.23 dwelling units per gross acre, and (3) *Phase 3*: 15.38 dwelling units per gross acre. These densities may warrant a consideration of the proposed development; however, any increase in density is a discretionary decision for the City Council. Should the City Council approve the applicant's request no change would be required to the Future Land Use Map.

NOTIFICATION:

On November 30, 2017, staff mailed 269 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Chandler's Landing, The Cabana's at Chandler's Landing, Matchpoint Townhomes, Cutter Hill (*Phases 1-3*), and the Spyglass Homeowner's Associations (HOA's), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the subject property. Additionally, staff posted a sign along Henry M. Chandler Drive as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) notices in opposition of the applicant's request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 8 (PD-8) to allow townhomes, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) The highest roof elevation permitted for all townhomes in the development shall be 500-feet above sea level; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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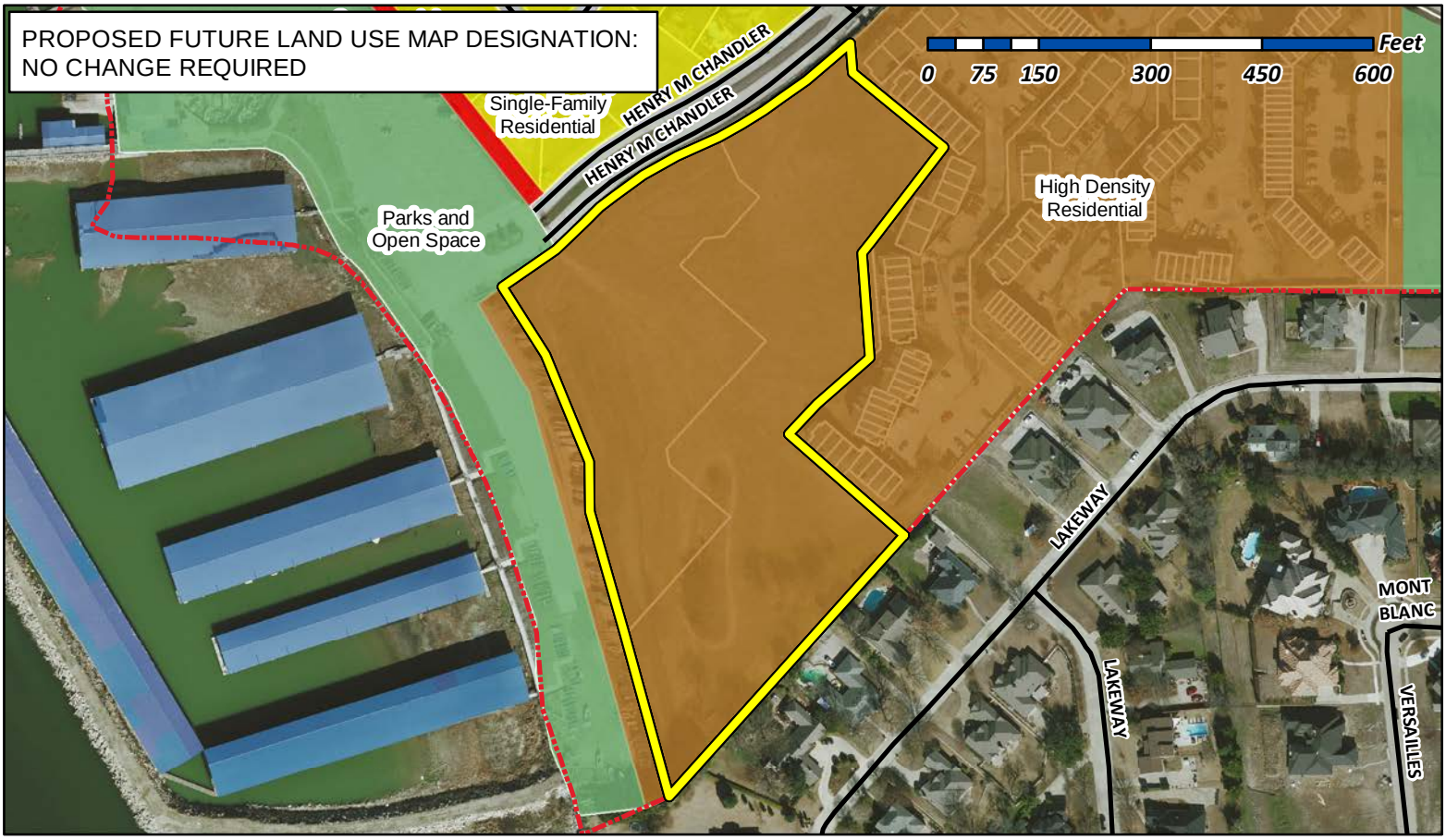

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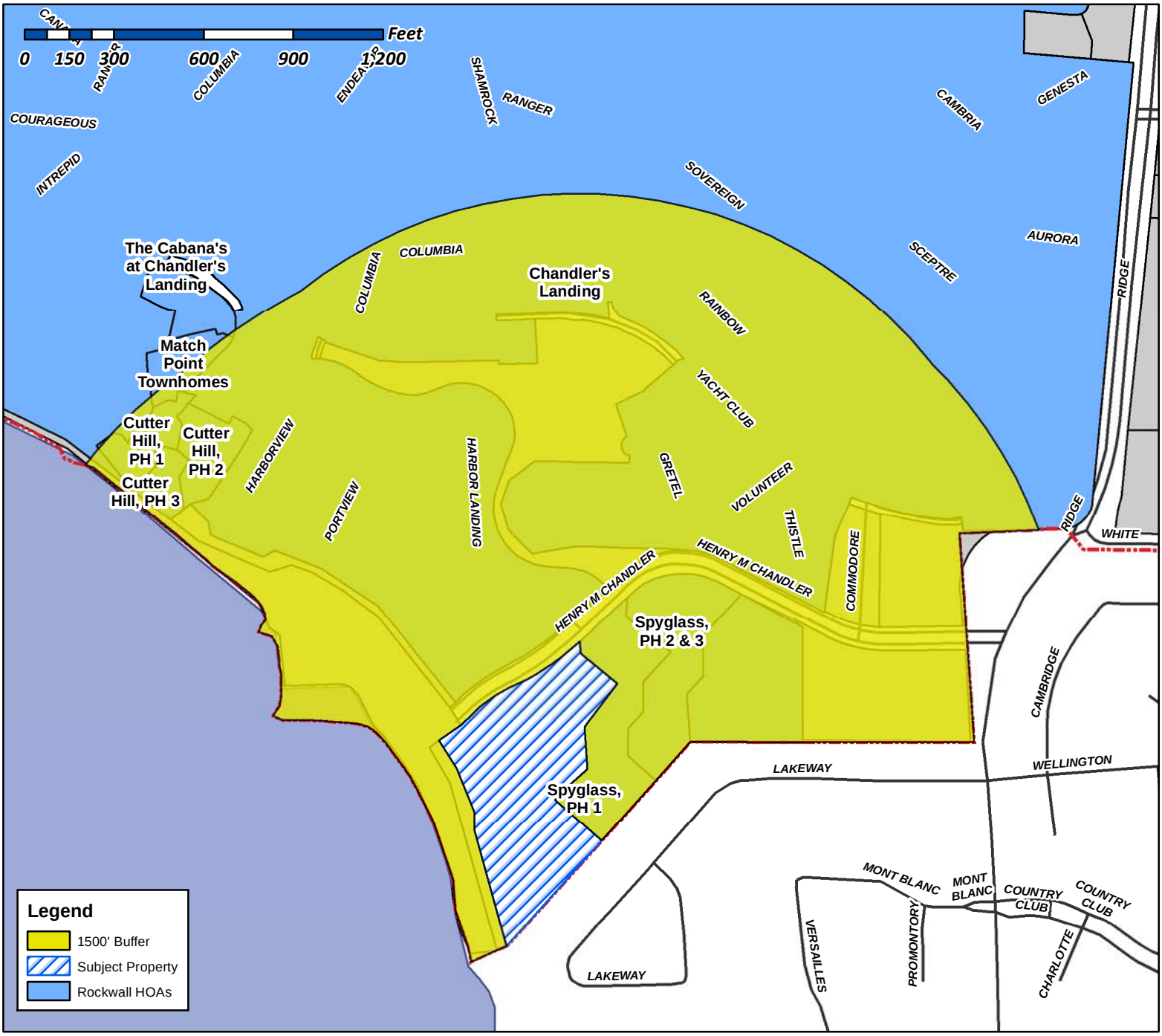
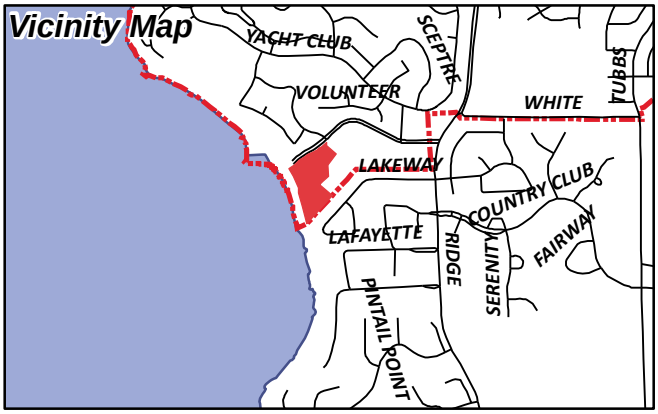


Case Number: Z2017-059
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: PD-8
Case Address: Henry M Chandler Dr

Date Created: *09/18/2017*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, December 01, 2017 3:33:29 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***November 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/12/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-059- Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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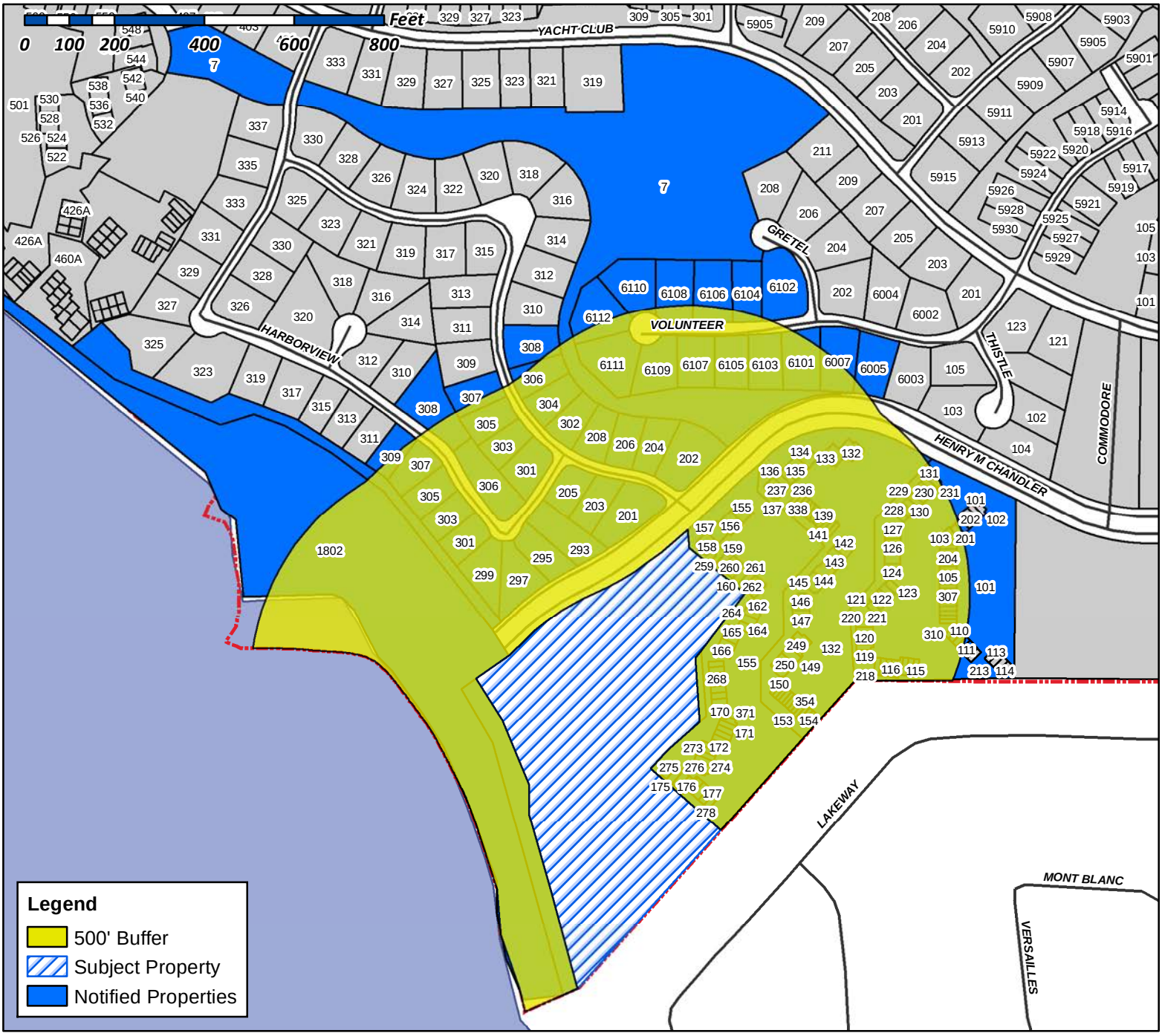

Case Number: Z2017-059
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: PD-8
Case Address: Henry M Chandler Dr



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

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AND LAURA MATTESON-RAY
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CARLOS AUGUSTO MOSQUERA
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ROCKWALL, TX 75032

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204 HENRY M CHANDLER DR
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LES T & CLAUDIA JO POORE SANDKNOP
TRUSTEES
204 SUMMER TANAGER
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

CURRENT RESIDENT
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MICHAEL D KNABLE TRUSTEE
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MANDY E YNIGUEZ
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ROCKWALL, TX 75032

CHOATE ELAINE MARGARET
206 RAINBOW CIR
ROCKWALL, TX 75032

HENZEN CARLA
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ROCKWALL, TX 75032

CURRENT RESIDENT
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TAYLOR MARY
210 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
219 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GODAIR GREGORY A
221 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
228 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STAATS GARY & SUZETTE
229 BLUE HERON LN
ROCKWALL, TX 75032

CURRENT RESIDENT
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

CURRENT RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEARY TERENCE
2622 MICHIGAN AVE
ROCKWALL, TX 33916

CURRENT RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
269 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CURRENT RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
ROCKWALL, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

MCCLOY STEPHANIE JOAN
2850 SHORELINE TRL PMB 78
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

SLATE CRAIG M & TANYA
299 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

YANES DAVID AND CHRISTIE MARIE SCRIBNER
301 HARBOR LANDING DR
ROCKWALL, TX 75032

SMITH KERRY CRAWFORD
301 WILLIAMS RD
ROCKWALL, TX 76120

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

CARTER CHARLES & ALLENE 2/3 INT
TIM B HADDOCK 1/3 INT
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
305 HARBORVIEW DR
ROCKWALL, TX 75032

MAYES FAMILY TRUST
PATRICIA A MAYES TRUSTEE
305 HARBOR LANDING
ROCKWALL, TX 75032

MAYES FAMILY TR
JOHN H & PATRICIA A MAYES TRUSTEES
305 HARBOR LANDING DR
ROCKWALL, TX 75032

WADE KENNETH K
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA M
306 LAUREL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
307 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

M & H PROPERTIES INC
3125 RIDGE RD
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ENGEL MARIA AND MICHAEL
330 LAKE TRAIL CT
ROCKWALL, TX 75077

NEAL TERESA LOU
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
340 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
3409 BERMUDA DR
ROWLETT, TX 75088

CURRENT RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BERRY ROBERT N
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
3543 VANCOUVER DRIVE
ROCKWALL, TX 75229

RIGGS LELAND L & STELLA E
3547 REGENT DR
ROCKWALL, TX 75229

CURRENT RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT B & LINDA
3810 COVE RD
ROCKWALL, TX 75088

NELSON JERRY C & MARIBETH
410 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

GARDNER DAVID L REV LIV TR
4440 FAIRWAYS BLVD APT 410
ROCKWALL, TX 34209

GREEN JOHN & JULIE
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

ROCKWALL MARINA DEVELOPMENT LLC
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

DAVIS GEORGE
5 DARR RD
ROCKWALL, TX 75032

JOHNSON BRENT & LINDA
500 N CENTRAL EXPWY SUITE 103
ROCKWALL, TX 75074

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
512 PRIVATE RD 52444
ROCKWALL, TX 75451

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
540 NANCE RD
SUNNYVALE, TX 75182

MARTIN FREDERICK B & SONJA B
5601 RANGER DR
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

SCHRIMPF GEORGE R AND
RHODY L KENNEDY
6007 VOLUNTEER PLACE
ROCKWALL, TX 75032

ABLE RENTAL PROPERTIES LLC
608 DEVELOPMENT DR SUITE 150
ROCKWALL, TX 75074

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6103 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BROWN GWENDOLYN E
6105 VOLUNTEER PL
ROCKWALL, TX 75032

HUMPHREY JAY
6106 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
6107 VOLUNTEER PL
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
6111 VOLUNTEER PL
ROCKWALL, TX 75032

WILLIAMSON DAVID B
6112 VOLUNTEER PLACE
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
ROCKWALL, TX 75214

PATTERSON JAMES S & IRENE L
631 SILVERSTONE DR
ROCKWALL, TX 75080

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STRANGE LULA MAE ESTATE
7 CYPRESS CT
ROCKWALL, TX 75032

PATTERSON WILLIAM L & DWAYLA
782 HANOVER DR
ROCKWALL, TX 75087

DEL CID EVELYN CAROL JOHNSON
7926 ENCLAVE WAY
ROCKWALL, TX 75218

HUNT JOEL J AND RISA
801 COUNTRY CLUB DR
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
ROCKWALL, TX 75032

TARBERT LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

SOMERS WILLIAM STEPHEN
872 PARKWAY DR
ROCKWALL, TX 83221

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
892 STEGER TOWNE RD
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
9011 CLEARHURST DR
ROCKWALL, TX 75238

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

ENGEL MARIA
994 GREEN RIVER RD
ROCKWALL, TX 38485

VIERLING DENNIS A & LISA F
PO BOX 1506
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

VARUGHESE MINI
PO BOX 2381
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The Town Homes that are there now are falling down and are a fire Hazard. They will lower home value's and Bring in lower income residents. Spy Glass and Bent tree Condos are in horrible condition.

Name: Constable Trey Chaney

Address: 305 Harborview Dr Rockwall TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Our preference is for the zoning to remain for single family structures. Traffic should also be a consideration on Henry M. Chandler drive with stoplight on 740 exct from present residents.

Name: Leland D. Peterson

Address: 203 Harbor Landing Drive, Rockwall, 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



RAMSAY & REYES LLC

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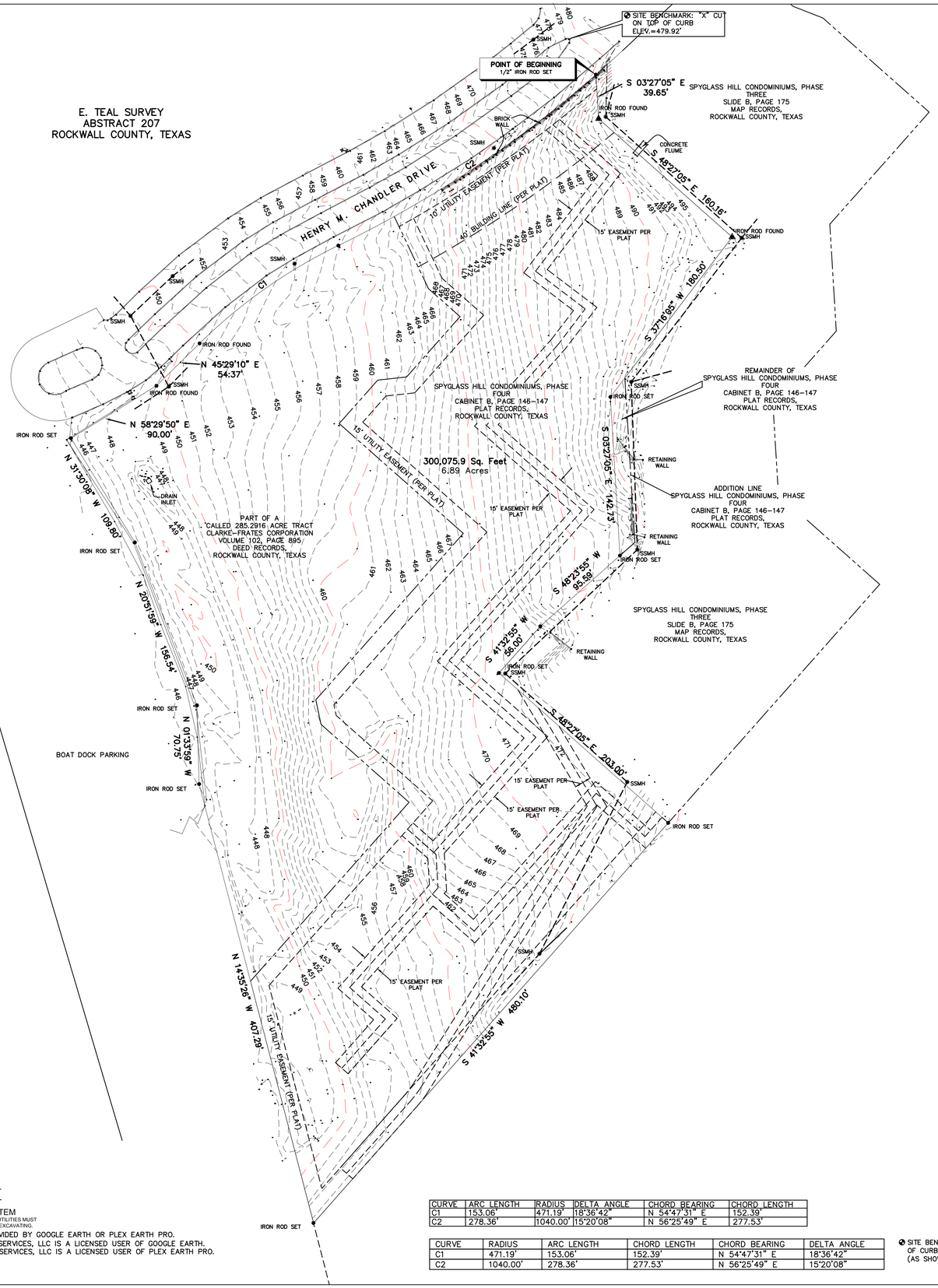
*ALL ELEMENTS OF THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF RAMSAY & REYES LLC.

CONCEPTUAL PLAN - TOWNHOUSES
6.88 ACRES on HENRY M. CHANDLER DR.



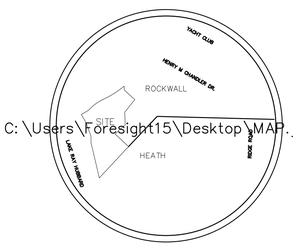
N
W E
S

SCALE: 1" = 50'

50 25 0 50 100

GRAPHIC SCALE

LOCATION MAP



NOT TO SCALE

LEGEND

- ▲ "CM" = CONTROLLING MONUMENT
- ● IRF = IRON ROD FOUND
- ● IRS = 5/8" IRON ROD SET "BCLS"
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- EP = ELECTRIC PEDESTAL
- PP = POWER POLE
- GM = GAS METER
- AC = AIR CONDITIONER
- —E— E = OVERHEAD ELECTRIC
- SSMH = SANITARY SEWER MANHOLE
- —o— CLF = CHAIN LINK FENCE
- —x— WF = WIRE FENCE
- —//— WDF = WOOD FENCE
- —xx— MF = METAL FENCE

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

1-800-245-4545
WWW.TEXASONECALL.COM
TEXAS ONE CALL SYSTEM
CONSTRUCTION NOTE: UNDER GROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATING.

AERIAL IMAGERY PROVIDED BY GOOGLE EARTH OR PLEX EARTH PRO.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF GOOGLE EARTH.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF PLEX EARTH PRO.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	153.06'	471.19'	18°36'42"	N 54°47'31" E	152.39'
C2	278.36'	1040.00'	15°20'08"	N 56°25'49" E	277.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	471.19'	153.06'	152.39'	N 54°47'31" E	18°36'42"
C2	1040.00'	278.36'	277.53'	N 56°25'49" E	15°20'08"

SITE BENCHMARK: "X" CUT ON TOP OF CURB ELEV.=479.92' (AS SHOWN WDS GNSS NETWORK)

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and Being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being part of Spyglass Hill Condominiums Phase Four as recorded in Cabinet B, Slides 146-147 of the Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, and addition to the City of Rockwall, Texas, as recorded in Slide B, Page 175, Map Records, Rockwall County, Texas, a 1/2 inch iron rod set for corner;

THENCE Along the Westerly line of said Spyglass Hill Condominiums, the following:
South 03 degrees 27 minutes 05 seconds East, a distance of 39.65 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;
South 37 degrees 16 minutes 05 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod set for corner;
South 03 degrees 27 minutes 05 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod set for corner;
South 48 degrees 23 minutes 55 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;
South 41 degrees 32 minutes 55 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod set for corner on the Northerly line of Windward Slope Addition;

THENCE South 41 degrees 32 minutes 55 seconds West, along the Northerly line of Windward Slope Addition, an addition to the City of Heath, Rockwall County, Texas, a distance of 480.10 feet to a 1/2 inch iron rod set for corner;

THENCE North 14 degrees 35 minutes 26 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degrees 33 minutes 59 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degrees 51 minutes 59 seconds West, a distance of 156.54 feet to a 1/2 inch iron rod set for corner;

THENCE North 31 degrees 30 minutes 08 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod found for corner on the Southerly right-of-way line of Henry M. Chandler Drive;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:
North 58 degrees 29 minutes 50 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;
North 45 degrees 29 minutes 10 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 40 seconds and a radius of 471.19 feet;
THENCE along said curve an arc length of 153.06 feet to a 1/2 inch iron rod found and being the beginning of a curve to the left having a central angle of 15 degrees 20 minutes 08 seconds and a radius of 1040.00 feet;

THENCE along said curve an arc length of 278.36 feet to the PLACE OF BEGINNING and containing 300,076 square feet or 6.89 acres of land.

TO:

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the _____ day of _____, 2017 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: _____
Bison Creek Land Services, LLC.
24443 IH 20
Wills Point, Texas 75169
Phone (903) 873-3600

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) Basis of Bearing (S 48°27'05" E 160.16') Northeasterly line of Rockwall Mararina Development, LLC tract as recorded in Instrument No. 2011-00452487 O.P.R.R.C.T.

3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

TITLE RESOURCRES GUARANTY COMPANY
GF. No. R171557R
Effective Date: June 21, 2017 Issued: July 18, 2017

SUBJECT TO THE FOLLOWING:

10)

b. Easements and building lines as shown on Plat recorded in Cabinet B, Envelope 146, Plat Records, Rockwall County, Texas.

c. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 37, Deed Records, Rockwall County, Texas.

d. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 60, Deed Records, Rockwall County, Texas

e. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 520, Deed Records, Rockwall County, Texas.

f. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 522, Deed Records, Rockwall County, Texas.

g. Easement dated November 22, 1982, from American Condominium Corporation of Texas to Stoner Communications recorded in Volume 169, Page 175, Deed Records, Rockwall County, Texas.

BISON CREEK
LAND SERVICES, LLC
WWW.BISONCREEK.COM
FIRM LICENSE NO. 10193880
COPYRIGHT © 2017

BOUNDARY SURVEY
BEING A 6.88 ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PART OF CALLED 285.2916 ACRES VOLUME 102, PAGE 895 D.R.R.C.T. SPYGLASS HILL CONDOMINIUMS, PHASE 4 CABINET B, SLIDES 146-147 P.R.R.C.T.

OWNER'S NAME
ADDRESS
????, TEXAS

BISON CREEK LAND SERVICES, LLC 24443 INTERSTATE 20, BLDG. 3, WILLS POINT, TEXAS 75169 PHONE 903-873-3600 WWW.BISON-CREEK.COM

REVISION:

SCALE: 1" = 50'
DATE: 09/08/2017
APPROVED BY: JPK
DRAWN BY: MP
CREW: BSM
PROJECT NO. 17-2858

SHEET 1 OF 1

RAMSAY & REYES LLC

PROJECT MANAGEMENT · ARCHITECTS · PLANNERS

Project : 6.88 ACRES on Henry M. Chandler Dr., Rockwall, Texas 75032

Owner: Ed Cavendish

Development Standards

Houses are scheduled to be from 1,900 sq. ft. to 2,200 sq. ft., and will sell from $325,000 to $375,000, producing a taxable value of approximately **$16,800,000.**

Description

Project will contain 48 houses - single lots and in groups of 3,4, and 5 with adjacent side walls.

Lot sizes:	Mostly 24' – 27' wide x 105' deep
Units per lot:	(1) One unit per lot
Lot setbacks:	Front - 20' Rear – 10' Side – (Varies) Zero – 25' Maintenance – 5' Minimum
Landscape:	(1) One tree per every 50' along Henry M. Chandler Dr. Wrought Iron Fence along perimeter of site.

The site is 6.88 acres with 2.88 acres of community park and open space (42%).

Highest top of roof elevation is 500' above sea level which is 8'-0" below the 1992 P&Z recommendation of 508' above sea level.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 92-39*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ed Cavendish of Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*specifically contained within Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 12.12.17

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(d) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master Plat
3. Preliminary Plat
4. PD Site Plan
5. Final plats

(c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.

(d) A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 6. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

DRAFT ORDINANCE 12.21.17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 12.12.2017

Exhibit 'A':
Legal Description

BEING a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

THENCE Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

THENCE South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

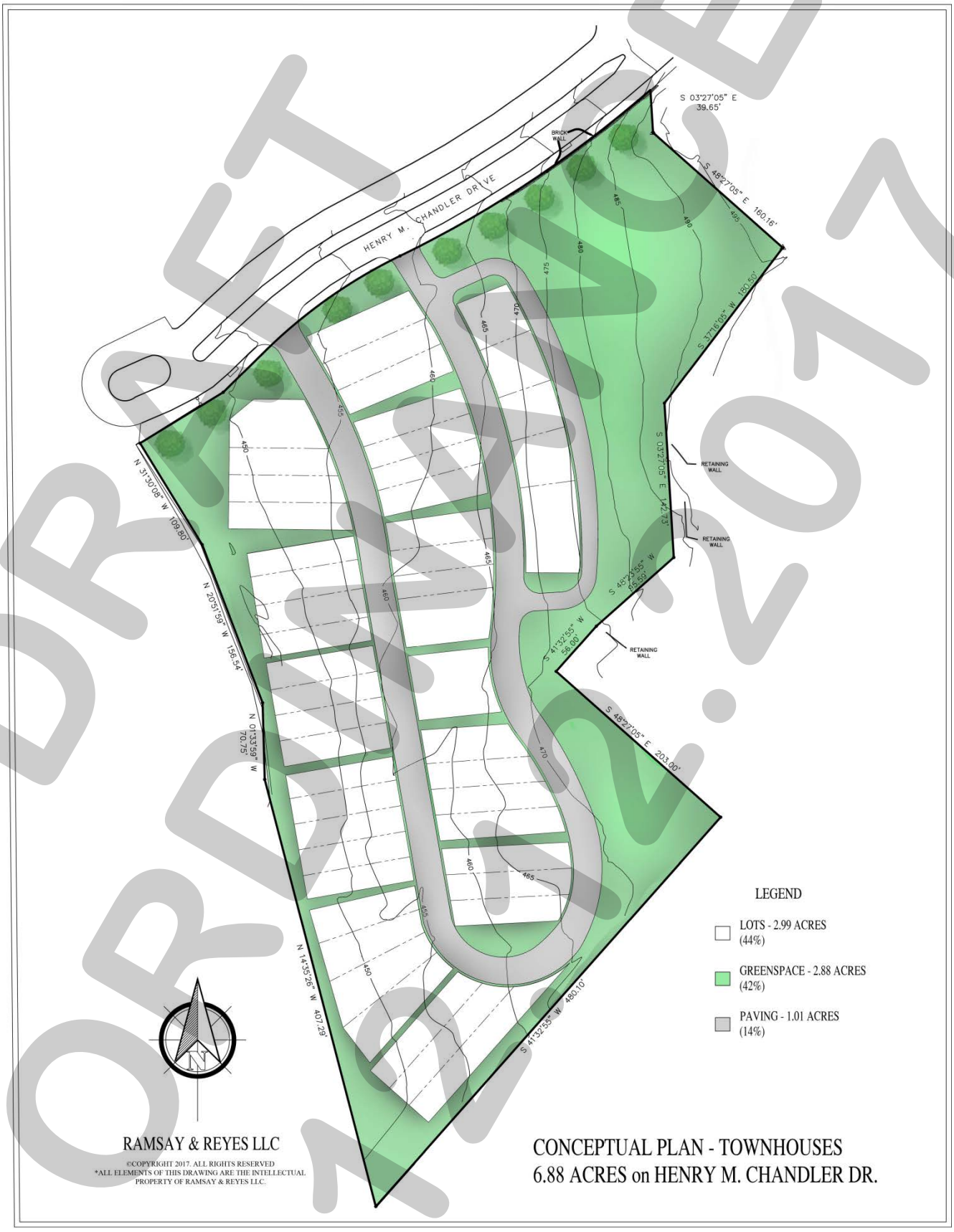
THENCE along the Southerly line of Henry M. Chandler Drive, the following:

North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

DRAFT ORDINANCE 12.12.2017

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 12.2017

Exhibit 'C':
PD Development Standards

PD Development Standards.

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be seven (7) dwelling units per gross acre of land; however, in no case should the proposed development exceed 48-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	24'
Minimum Lot Depth	55'
Minimum Lot Area	2,250 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/25'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [3]	30'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home, and in no case should any home exceed an elevation of 508-feet above sea level.

(3) *Garage Orientation.* All garages shall be permitted to be forward facing (*i.e. facing onto the private street in a front entry configuration*) provided they are setback three (3) feet from the front façade of the primary structure.

(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 70% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards.*

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage.

(iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure.* If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space.* A minimum of 42% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way.* The proposed private right-of-way shall be a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

DRAFT ORDINANCE 12.12.2017

(11) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 12.12.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: David Naylor; *Rayburn Country Electric Cooperative*

AGENDA ITEM: **Z2017-060**; Zoning Change (*AG to HC)*

SUMMARY:

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 3.277-acre tract of land identified as a Lot 3, Block A, Rayburn Country Electric Cooperative Addition, City of Rockwall, Rockwall County, Texas. The applicant is requesting to rezone the property from an Agricultural (AG) District to a Heavy Commercial (HC) District for the purpose of expanding an existing electric utilities facility [*i.e. Rayburn Country Electric Cooperative*]. On December 4, 2017, the City Council approved a replat [*Case No. P2017-063*] to replat four (4) parcels of land into three (3) parcels of land [*i.e. Lots 4-7, Block A, Rayburn Country Addition*] to establish Lot 4 and to combine Lots 5-7. According to Subsection 4.7, *Heavy Commercial (HC) District*, of Section 4, *Commercial Districts*, of Article V, District Development Standards, a utilities facility is permitted with a Specific Use Permit (SUP) in a Heavy Commercial (HC) District. Should the zoning change be approved, the applicant would be required to apply for a Specific Use Permit (SUP) to allow for the expansion of the existing electric utilities facility. Should the Specific Use Permit (SUP) be approved, the applicant would be required to submit a site plan for the facility expansion.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is Sids Road, which is identified as a M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. Beyond this are several light-industrial businesses [*e.g. Campers 4 Rent, Rodd Hanna's Air Performance, etc.*]. This area is zoned Heavy Commercial (HC) District.

South: Directly south of the subject property is a large vacant tract of land that is zoned Heavy Commercial (HC) District and Commercial (C) District. Beyond this is Mims Road, which is identified as an M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. This thoroughfare is followed by a large vacant tract of land that is zoned Agricultural (AG) District.

East: Directly east of the subject property is a manufacturing business [*i.e. S&A Systems*] zoned Planned Development District 43 (PD-43) for commercial, warehousing, and

light assembly uses. Beyond this is a logistics company [*i.e. Transam Trucking*] followed by SH-205. This area is zoned Planned Development District 44 (PD-44) for commercial, commercial trucking operation, and outdoor storage of vehicles used in association with the trucking operation land uses.

West: Directly west of the subject property is a business that is zoned Planned Development District 38 (PD-38) for Heavy Commercial (HC) District land uses. Beyond this is a large tract of land that is zoned (AG) Agricultural District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Heavy Commercial* land uses, which is defined as commercial uses that involve large volumes of truck traffic, outside operation and storage of vehicles, or excessive noise. The applicant's request is in conformance with the Future Land Use Map and the Comprehensive Plan.

NOTIFICATION:

On December 1, 2017, staff sent 13 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Flagstone Estates, Meadow Creek Estates, Hickory Ridge, and Lynden Park Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Heavy Commercial (HC) District then staff would propose the following conditions of approval:

1) Approval of a Specific Use Permit (SUP) shall be required for the expansion of the existing facility.

2) An approved site plan shall be required for the expansion of the existing facility.

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-060	**Owner**	RAYBURN COUNTRY ELECTRIC CORP	**Applied**	11/18/2017 LM
Project Name	950 Sids Road (AG to HC)	**Applicant**	RABURN COUNTRY ELECTRIVE COOPERATIVE	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

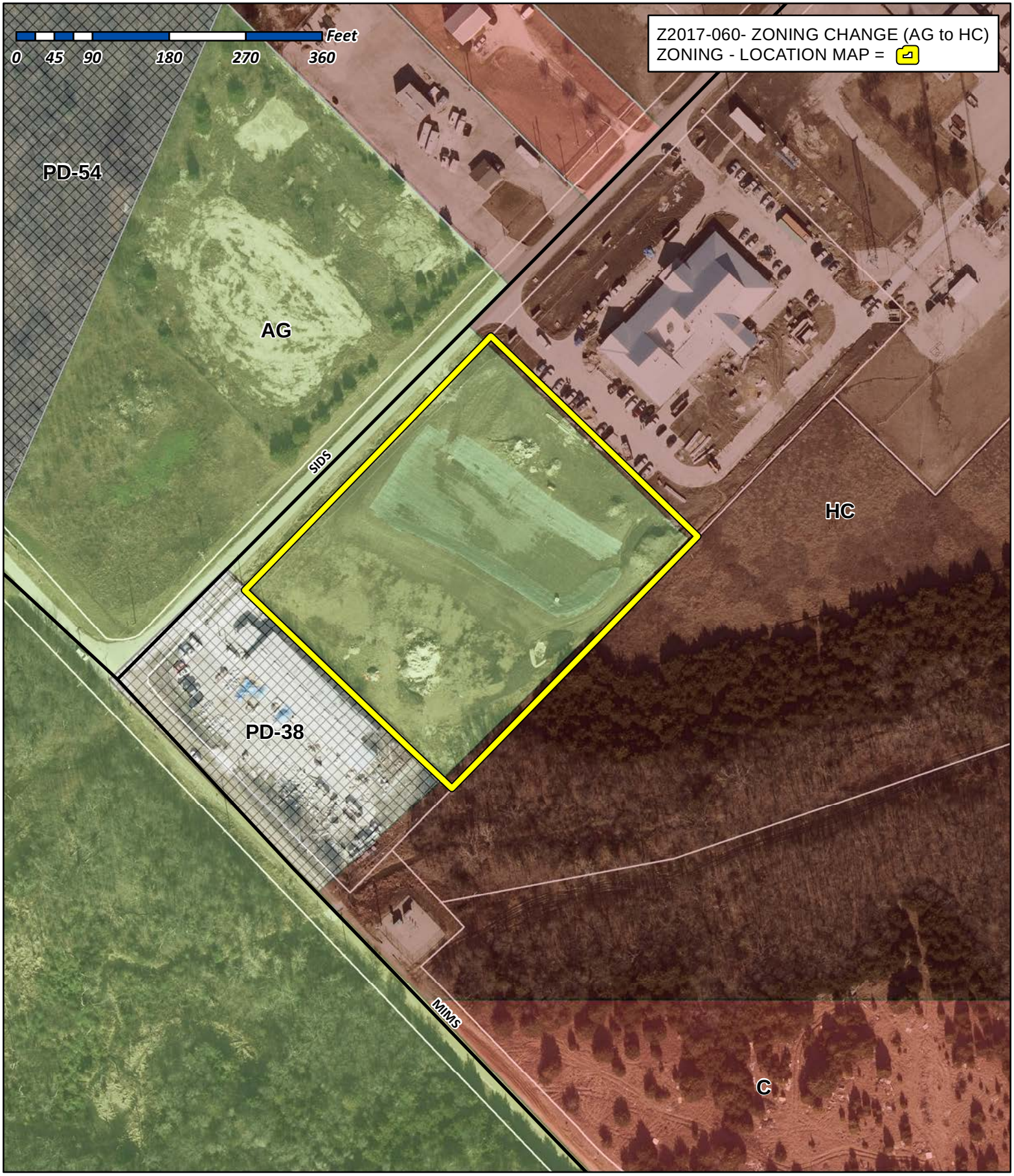
Site Address	**City, State Zip**	**Zoning**
950 SIDS RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAYBURN COUNTRY ADDITION	2	A	2	4733-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/22/2017	4	APPROVED	
FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	APPROVED	
PLANNING	Korey Brooks	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	Comments

Z2017-060 Zoning Change (AG to HC) Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-060) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Worksession for this case is November 28. The Planning and Zoning Meeting for this case is December 12, 2017
I.5 The City Council meeting date for this case is December 18, 2017 and January 2, 2018
I.6 A representative is required to attend all meetings.

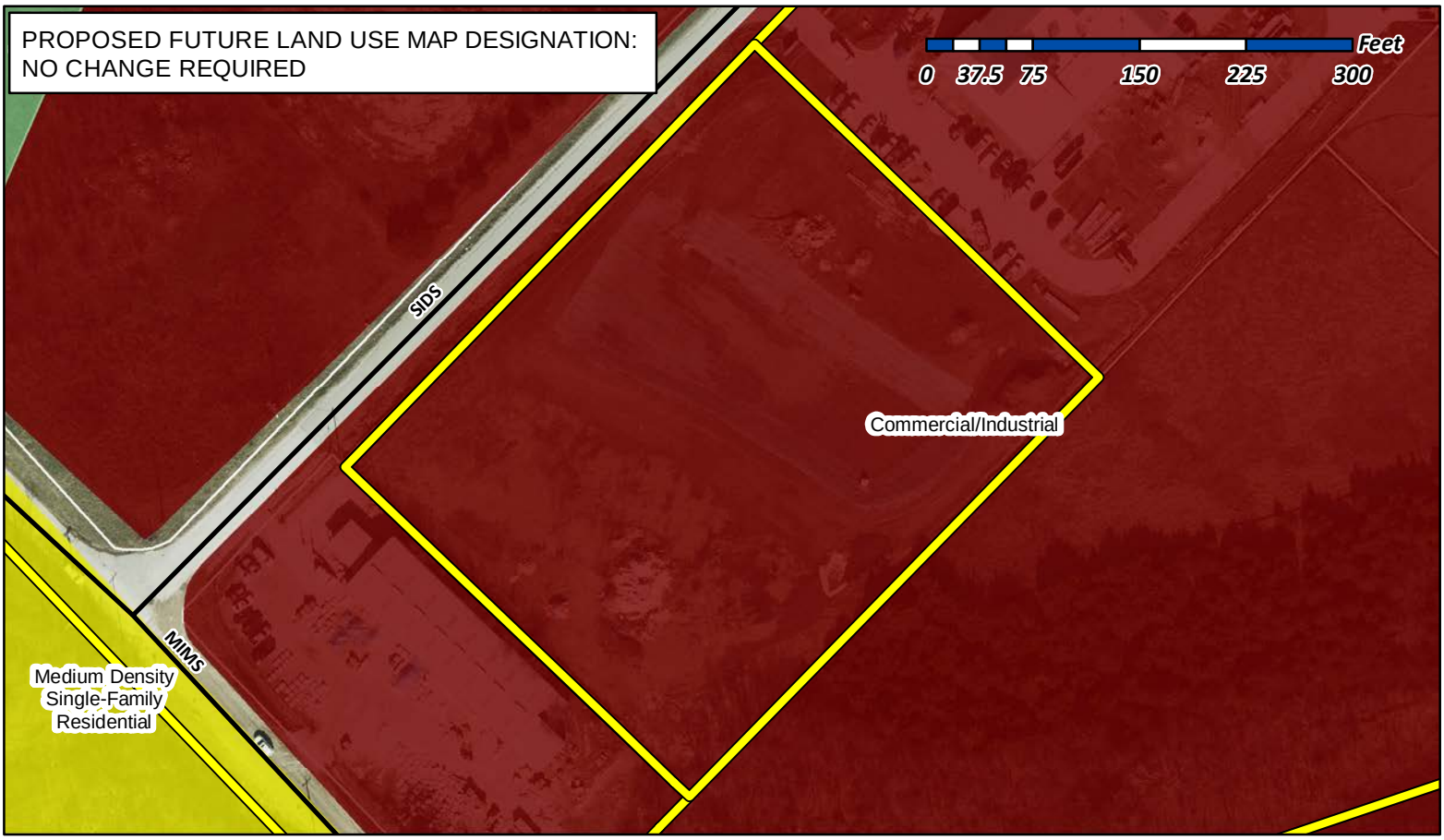


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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(W): www.rockwall.com

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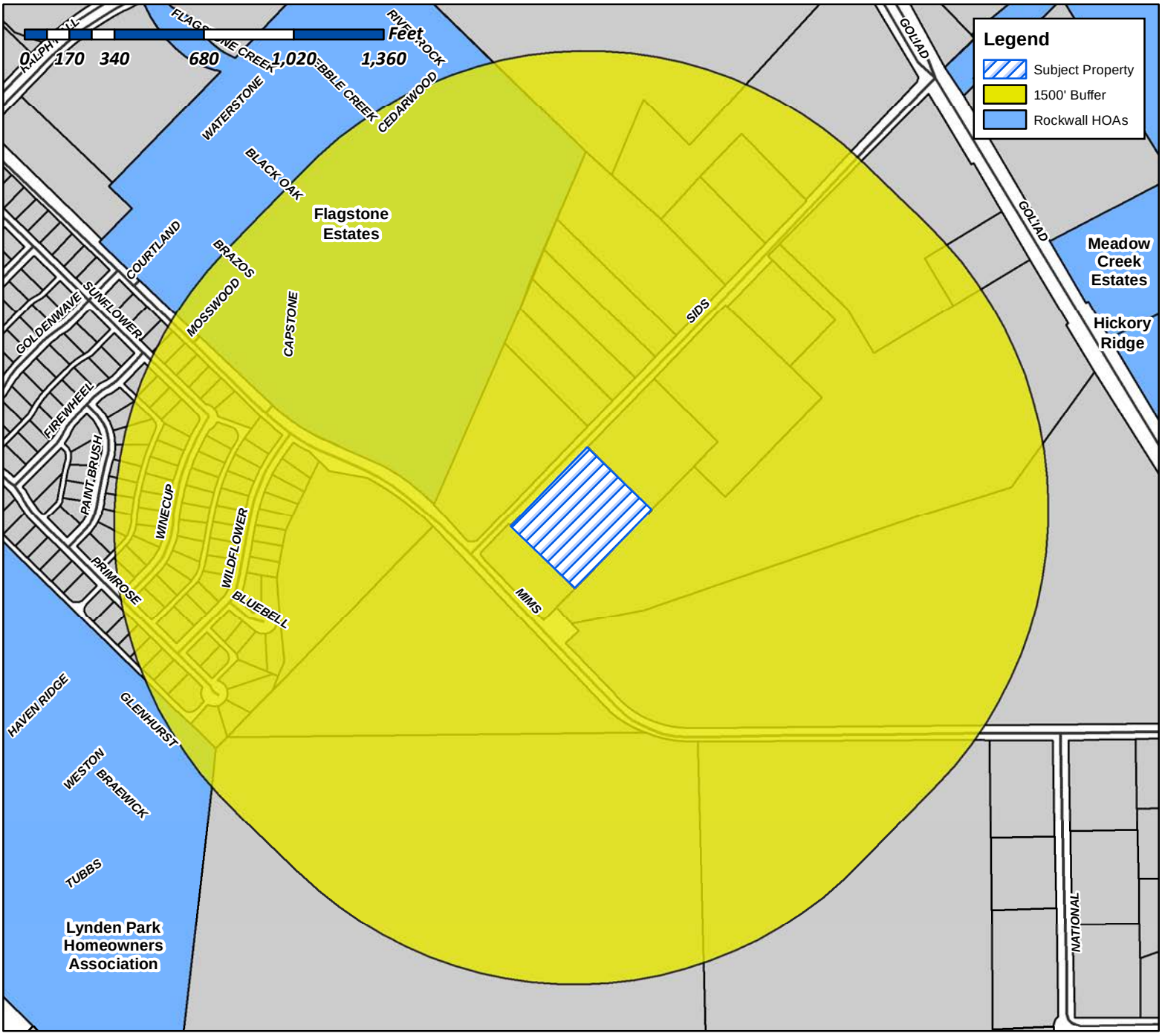
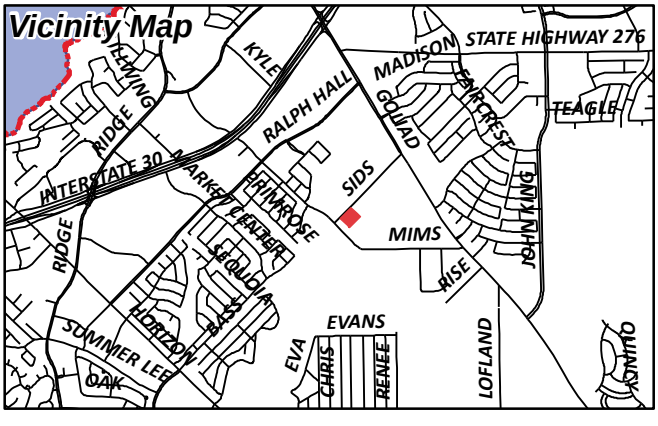


Case Number: Z2017-060
Case Name: Zoning Change (AG to HC)
Case Type: Zoning
Zoning: Agricultural (AG) Distirct
Case Address: Northeast of the Intersection of Mims Road and Sids Road.

Date Created: *11/17/2017*
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, December 01, 2017 3:42:06 PM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***November 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/12/2017 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-060- Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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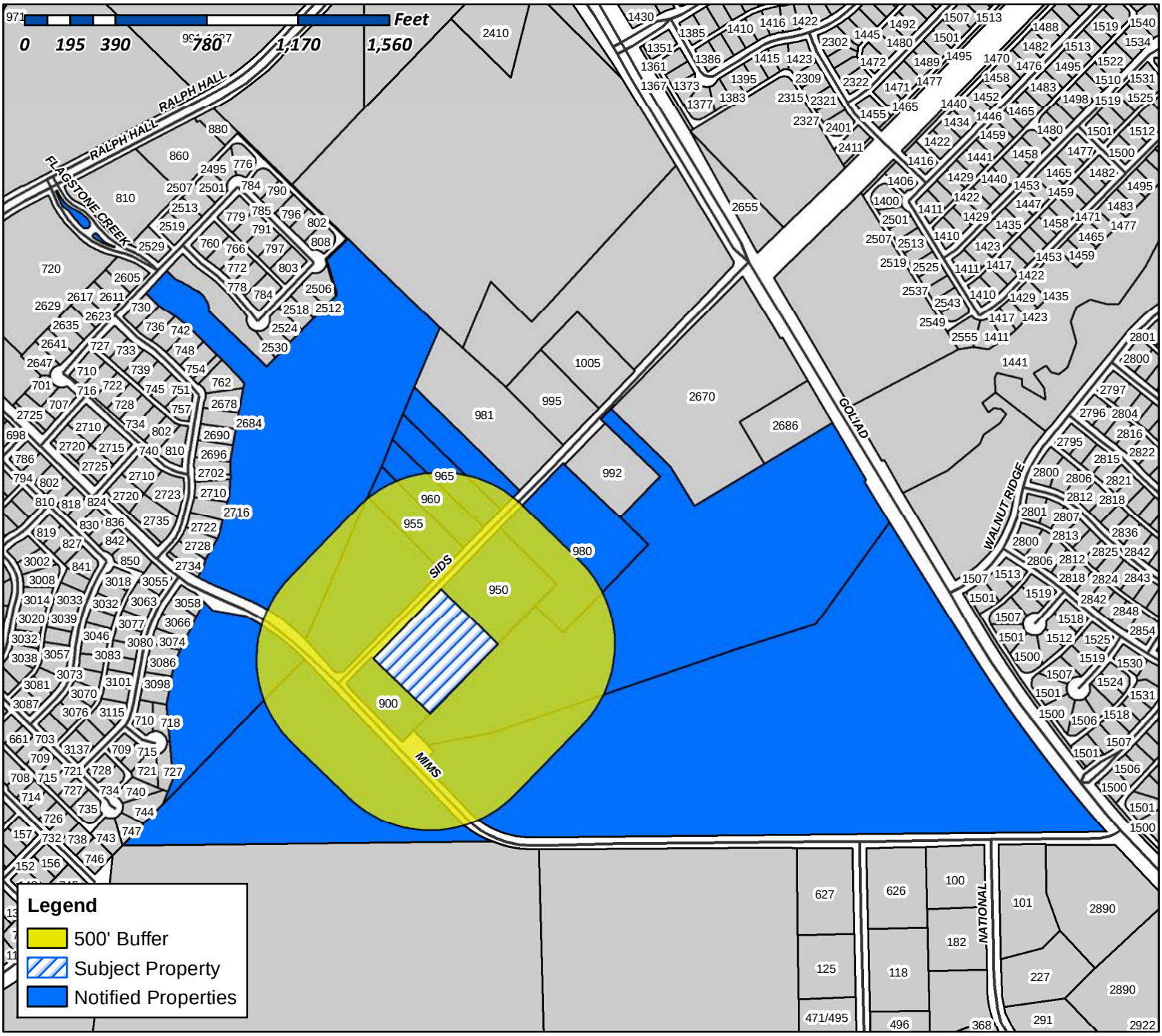

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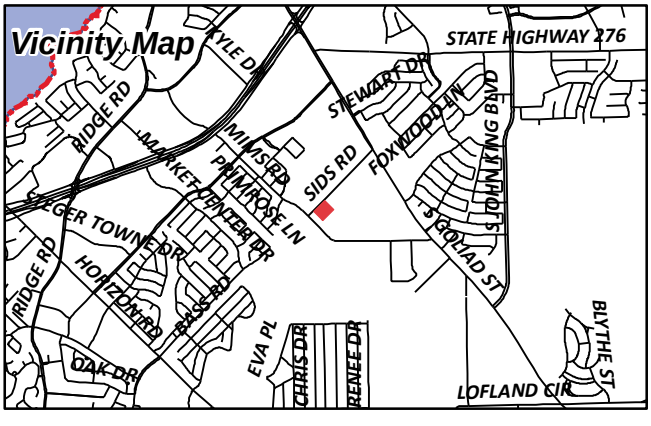


ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

CAMPERS 4 RENT LLC
518 WATERVIEW DRIVE
COPPELL, TX 75019

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

Case No. Z2017-060: 950 Sids Road (AG to HC)

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Rodd Hanna

Address: 960 Sids Rd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

JOHN D. McFARLAND SURVEY
A-145

APPROX. LOCATION
A-145
A-26

ZONED: AG
5.0 ACRES
RUTLEDGE MARTIN LLC.

ZONED: HC
1.50 AC
ROBERT S. RANDALL JR.

ZONED: C
1.50 AC
RODD HANNAH'S AIR

ZONED: HC
ROCKWALL ISD

ZONED: AG
2.0 AC
ROBERT G. AND BETTY K. LOFLAND

ZONED: C

SIDS ROAD
(40' R.O.W.)

POINT OF BEGINNING

N 44°03'02" E 416.17'

SIDS ROAD
(62.5' R.O.W.)

WILLIAM H. BARNES SURVEY
A-26

ZONED: AG
63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

ZONED: PD-38
1.50 AC.
RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

MIMS ROAD

S 46°14'22" E
338.24

PROPOSED ZONING: HC
EXISTING ZONING: AG (S64)
140,565 SQ. FT.
3.227 ACRES

LOT 3 BLOCK A
RAYBURN COUNTRY ADDITION
CAB I, SLIDE 69
P.R.R.C.T.

N 45°56'58" W
338.67'

ZONED: HC

LOT 2 BLOCK A
RAYBURN COUNTRY ADDITION
CAB. I SLIDE 69,
P.R.R.C.T.

LOT 1 BLOCK A
RAYBURN COUNTRY ADDITION
CAB I, SLIDE 69
P.R.R.C.T.

ZONED: PD-43
LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367
P.R.R.C.T.

ZONED: HC

ZONED: PD-44

S 44°06'36" W
414.46'

ZONED: HC

AG ZONING
HC ZONING

BUFFALO CREEK
TRIBUTARY 3

ZONED: HC
63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

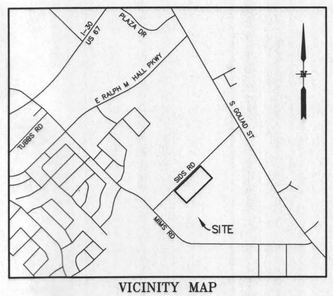
ZONED: HC
24.818 AC.
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
VOL. 2017, PG. 5360
D.R.R.C.T.

LEGEND	
I.R.F.	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEEDS RECORDS, ROCKWALL COUNTY, TEXAS

60 30 0 60 120
SCALE IN FEET
1" = 60'

LEGAL DESCRIPTION

BEING ALL OF LOT 3, BLOCK A OF THE RAYBURN COUNTRY ADDITION AS RECORDED IN CABINET I, SLIDE 69 P.R.R.C.T. AND CONTAINING 140,565 square feet or 3.227 acres of land.



NOTE:

Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).

Z2017 060

RECEIVED
NOV 20 2017
BY

FILE COPY

ZONING EXHIBIT
OF
3.227 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABST. NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

CASE NUMBER: Z2017-xxx DATE: NOVEMBER 14,, 2017

03560\DWG\3560 Exhibit Zoning.dwg

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A HEAVY COMMERCIAL (HC) DISTRICT FOR A 3.227-ACRE TRACT OF LAND IDENTIFIED AS LOT 3, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT *'A'* AND DEPICTED IN EXHIBIT '*B*' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Naylor of Rayburn Country Electric Cooperative for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from an Agricultural (AG) District to a Heavy Commercial (HC) for a 3.227-acre tract of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Heavy Commercial (HC) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Heavy Commercial (HC) District* as stipulated by Subsection 4.7*, Heavy Commercial (HC) District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

DRAFT ORDINANCE 01.02.18

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 2nd DAY OF JANUARY, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Exhibit 'A'
Survey



DRAFT ORDINANCE 01.02.2018

Exhibit 'B'
Zoning Exhibit



DRAFT ORDINANCE 01.02.2018

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Deric Salser; *Salser Development Group*

AGENDA ITEM: **Z2017-061**; *Amended SUP for Music Studio*

SUMMARY:

Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an amendment to Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of an amendment to Specific Use Permit (SUP) No. 174 [*Ordinance No. 17-45*]. The subject property is zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses and is situated adjacent to Mims Road on a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition. This property is addressed as 1830 and 1842 Mims Road.

On September 5, 2017, the City Council approved a Specific Use Permit (SUP) to allow a music studio on the subject property. At that time, the Specific Use Permit (SUP) included an operational condition that a six (6)-foot masonry screening wall along with a row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center to be provided adjacent to the residential properties adjacent to the northeast and southeast property lines. This requirement was added in accordance to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), that states that any commercial use that has a side or rear contiguous to a residential district shall be screened with a six (6)-foot masonry fence. The UDC further states that as an alternative, berms in conjunction with a minimum six (6)-foot wrought iron fence and a combination of trees and shrubs can be utilized to meet the screening requirements should the Planning and Zoning Commission determine that the proposed alternative will provide sufficient screening. In this case, there is an existing wrought iron fence, six (6)-foot tall trees [*i.e. Nellie R. Stevens*], and an existing wooden fence along the property lines adjacent to residential properties.

The applicant is requesting to remove the requirement of a six (6)-foot masonry wall adjacent to the residential properties [*i.e. northeast and southeast property lines*]. The applicant feels there will be sufficient screening from the adjacent residential properties utilizing the existing wrought iron fence, wood fence, existing trees, along with the proposed row of canopy trees required to be planted with the existing SUP. Staff should note that although similar screening requests have previously been approved, since this is in a Specific Use Permit (SUP) request, it is a discretionary decision for both the Planning and Zoning Commission and the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

Northeast: Northeast of the subject property is an assisted living facility [*i.e. Rock Ridge Assisted Living*]. Beyond this is E. Ralph Hall Parkway, which is identified as a M4-D (*major collector, four (4)-lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District and Commercial (C) District land uses.

Southeast: Southeast of the subject property is a single-family residential subdivision *[i.e. Flagstone Estates*]. Beyond this is vacant land. Both areas are zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) land uses.

Southwest: Southwest of the subject property is a residential subdivision [*i.e. Highland Meadows*] zoned Single-Family 7 (SF-7) District. Beyond this is a single-family residential subdivision [*i.e. Lynden Park Estates*] that is zoned Planned Development District 17 (PD-17) for single-family detached residential.

Northwest: Northwest of the subject property is a vacant tract of land. Beyond this is E. Ralph Hall Parkway which is identified as a M4-D (*major collector, 4-lane, divided roadway)* on the City's Master Thoroughfare Plan. This area is zoned Planned Development District (PD-54) for Commercial (C) District land uses.

NOTIFICATION:

On December 1, 2017, staff sent 92 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Lynden Park and Flagstone Estates HOA's which are the only Neighborhood Associations/HOA's located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff received one (1) email in favor of the request and one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the specific use permit request, staff would offer the following conditions of approval:

1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    a) The music studio shall generally conform to the concept plan shown in *Exhibit 'C*' and the concept building elevations shown in *Exhibit 'D'* of the attached ordinance.

    b) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

    c) Incidental display/outside storage is prohibited.

    d) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

e) The dumpster enclosure doors shall not face towards any residential properties.

f) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

g) Music outside of the studio is prohibited.

2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-061	**Owner**	PRESTON STATE BANK	**Applied**	11/19/2017 LM
Project Name	Rockwall School of Music	**Applicant**	SALSER DEVELOPMENT GROUP	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	11/19/2017 LM

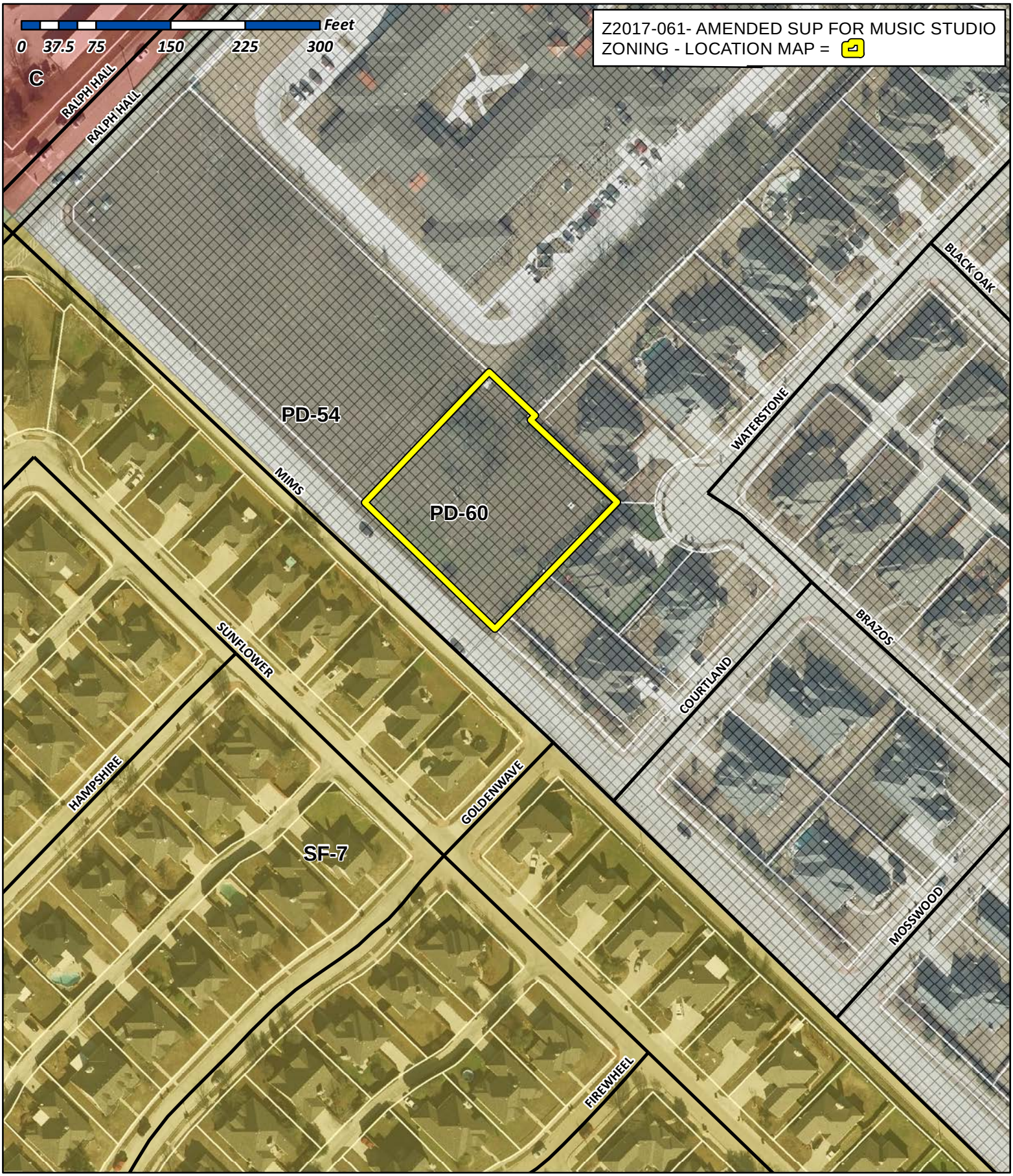
Site Address	**City, State Zip**	**Zoning**
RALPH HALL PKWY	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
FLAGSTONE CORNERS	9	A	9	3683-000A-00069-00-0	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/19/2017	11/26/2017	11/20/2017	1	APPROVED	
ENGINEERING	Sarah Hager	11/19/2017	11/26/2017	11/22/2017	3	APPROVED	
FIRE	Ariana Hargrove	11/19/2017	11/26/2017	11/21/2017	2	APPROVED	
PLANNING	Korey Brooks	11/19/2017	11/26/2017	11/22/2017	3	COMMENTS	Comments

Z2017-061 Amended SUP- Rockwall School of Music: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an amendment to Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-061) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Worksession for this case is November 28. The Planning and Zoning Meeting for this case is December 12, 2017
I.5 The City Council meeting date for this case is December 18, 2017 and January 2, 2018
I.6 A representative is required to attend all meetings.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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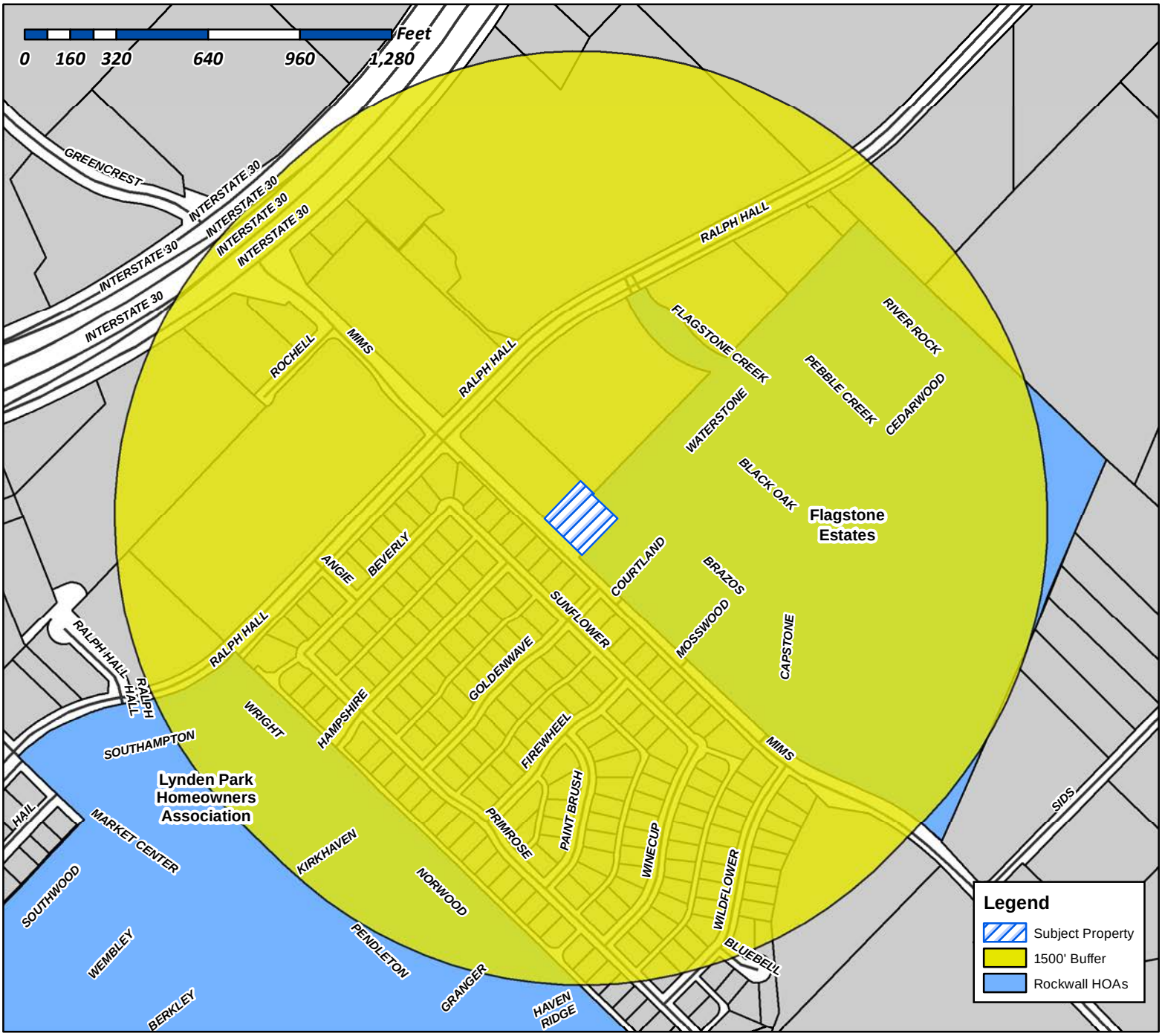
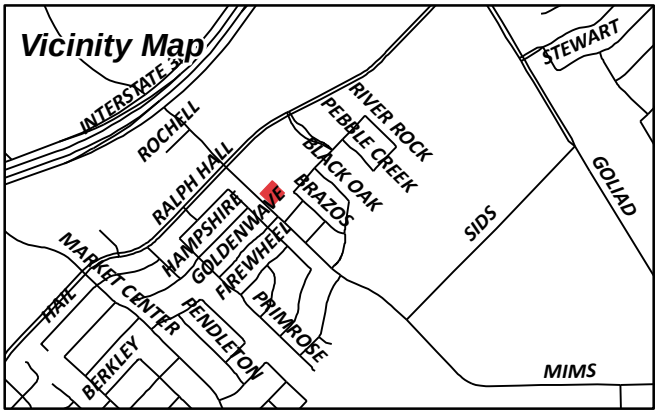


Case Number: Z2017-061
Case Name: Amended SUP for Music Studio
Case Type: Zoning
Zoning: PD-60
Case Address: 1830 and 1842 Mims Road



Date Created: 11/19/2017
For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, December 01, 2017 3:50:10 PM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***November 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/12/2017 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-061- Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an amendment to Specific Use Permit (SUP) No. 174 (S-174) [Ordinance No. 17-45] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

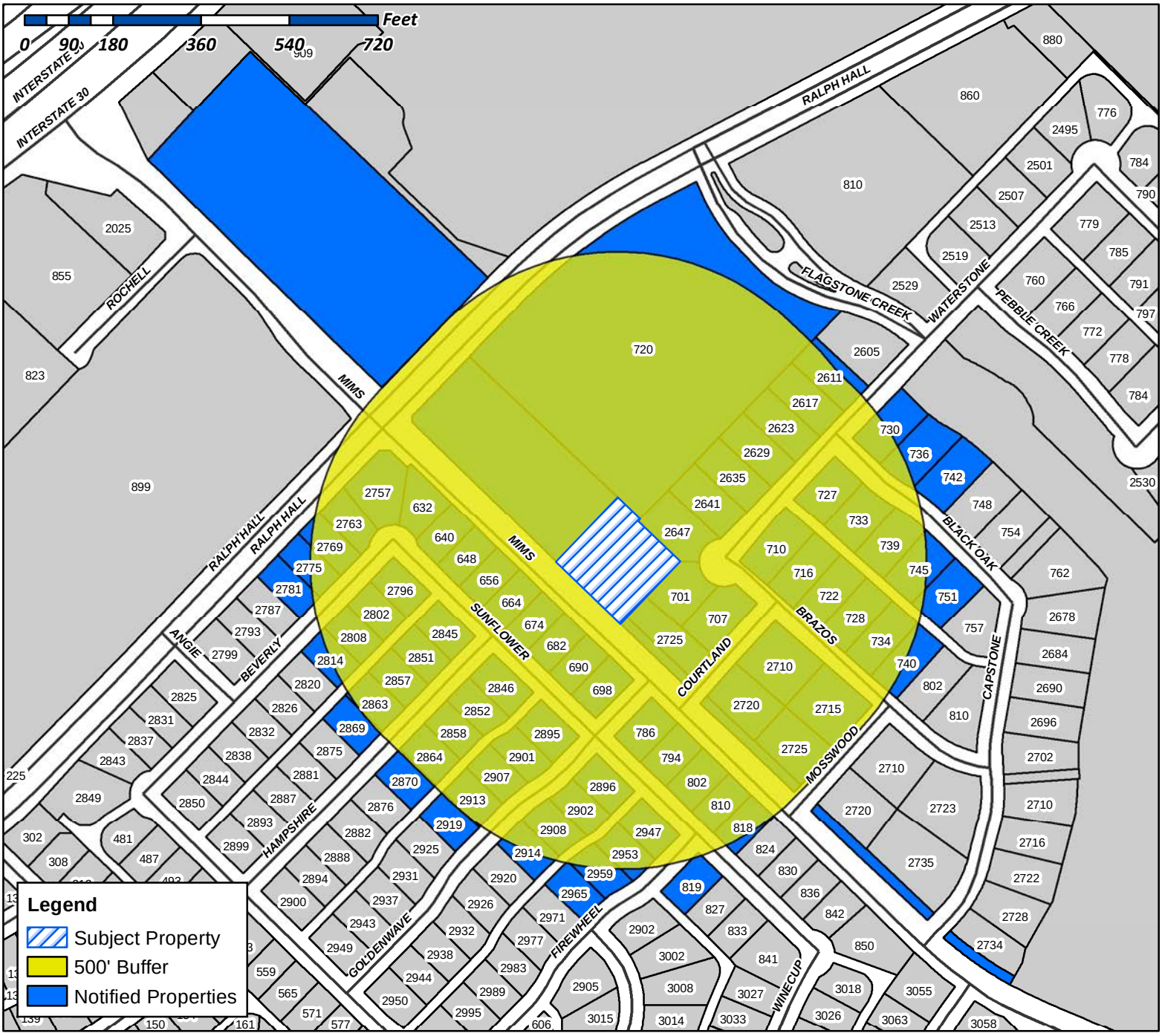
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

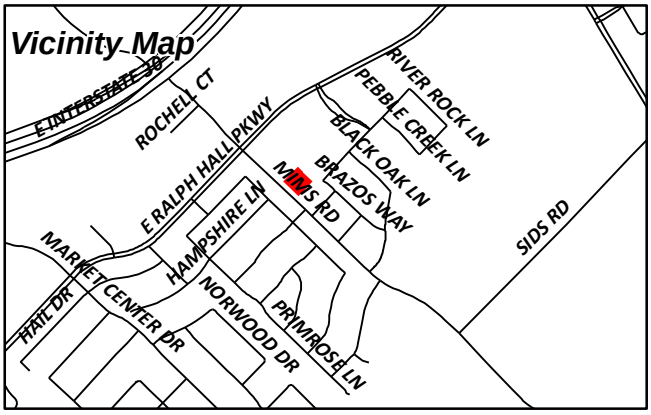
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2017-061
Case Name: Amended SUP for Music Studio
Case Type: Zoning
Zoning: PD-60
Case Address: 1830 and 1842 Mims Road



Date Created: 11/19/2017
For Questions on this Case Call (972) 771-7745

WEST PETER K
1530 S QUEBEC WAY APT 34
DENVER, CO 80231

SMIETANKO MAGDALENA
18-05 215TH STREET APT 150
BAYSIDE, NY 11360

BELL KIMBERLY
2 LOST VALLEY COURT
HEATH, TX 75032

CCAA INVESTMENT I LP
208 N MARKET STREET SUITE 385
DALLAS, TX 75202

JANKE JOEL
2415 TAYLOR ST APT 11202
DALLAS, TX 75201

CONLEY JORDAN & LAUREL
2611 WATERSTONE LN
ROCKWALL, TX 75032

WERNETTE LYNN
2617 WATERSTONE LN
ROCKWALL, TX 75032

SEARCY DONALD R & CAROLYN J
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

MEADE FAMILY REVOCABLE LIVING TRUST
2623 WATERSTONE LN
ROCKWALL, TX 75032

TRESHOCK WILLIAM
2629 WATERSTONE LN
ROCKWALL, TX 75032

OUNG BRYAN
2635 WATERSTONE LANE
ROCKWALL, TX 75032

MCCANN KELLY S & SHERRIE M GOLDACKER
2641 WATERSTONE LN
ROCKWALL, TX 75032

HOLMES KEVIN
2647 WATERSTONE LN
ROCKWALL, TX 75032

FIELDS KELLY M AND TAYLOR M
2710 COURTLAND WAY
ROCKWALL, TX 75032

HINES MICHAEL W & KAREN R
2715 MOSSWOOD LN
ROCKWALL, TX 75032

GARZA ARTEMIO
2720 COURTLAND WAY
ROCKWALL, TX 75032

WILKINSON ALANNAH AND RHONDA PRICE
2725 COURTLAND WAY
ROCKWALL, TX 75032

GONZALES SAM C AND BARBARA J
2725 MOSSWOOD LN
ROCKWALL, TX 75032

FUTRELL LAURIE GWEN
2757 BEVERLY DR
ROCKWALL, TX 75032

ROCKWALL SCIENTIFIC LLC
2763 BEVERLY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2769 BEVERLY DR
ROCKWALL, TX 75032

FANNING WANDA R
2775 BEVERLY DR
ROCKWALL, TX 75032

KINGSTON JASON M AND JOELLE N
2781 BEVERLY DR
ROCKWALL, TX 75032

RUIZ NORMA L
2796 BEVERLY DRIVE
ROCKWALL, TX 75032

MAEDGEN RONALD AND ANN
2802 BEVERLY DR
ROCKWALL, TX 75032

CAMPBELL ROCKY & KELI
2808 BEVERLY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2814 BEVERLY DR
ROCKWALL, TX 75032

DOWLING WAYNE & LACY
2845 HAMPSHIRE LN
ROCKWALL, TX 75032

WARNER RYAN P & JENNIFER MICHELLE
2846 HAMPSHIRE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2851 HAMPSHIRE LN
ROCKWALL, TX 75032

HUTCHINSON ESTER R
2852 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2857 HAMPSHIRE LN
ROCKWALL, TX 75032

SAWYER CAROLYN ANNETTE
2858 HAMPSHIRE LN
ROCKWALL, TX 75032

DESHAZO DONALD PETER AND SARA RAE
2863 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2864 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2869 HAMPSHIRE LN
ROCKWALL, TX 75032

ROBERTS KARI ELIZABETH
2870 HAMPSHIRE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2895 GOLDENWAVE
ROCKWALL, TX 75032

WITCHER ELIZABETH A
2896 GOLDENWAVE
ROCKWALL, TX 75032

GEIST MICHAEL
2901 GOLDENWAVE LANE
ROCKWALL, TX 75032

KNIGHT KERRIANNA
2902 GOLDENWAVE
ROCKWALL, TX 75032

MCCLURE LINNIS & SANDRA
2907 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2908 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2913 GOLDENWAVE
ROCKWALL, TX 75032

HEIL FAYE S
2914 GOLDENWAVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2919 GOLDENWAVE
ROCKWALL, TX 75032

NEMC INVESTMENTS LLC
2931 RIDGE RD STE 1001
ROCKWALL, TX 75032

HERNANDEZ RAMIRO & ELISA
2947 FIREWHEEL DR
ROCKWALL, TX 75032

CHAMBERLIN LISA L
2953 FIREWHEEL DR
ROCKWALL, TX 75032

BLEDSOE JENNIFER
2959 FIREWHEEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2965 FIREWHEEL DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

RJ AMERICAN HOMES 4 RENT TWO LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

GRIGGS JUSTIN R
3674 FM 1569
GREENVILLE, TX 75401

SIGNATURE SENIOR LANDLORD LLC
4500 DORR ST
TOLEDO, OH 43615

DRAUGHON ROBERT G & NINA L
632 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
640 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
648 SUNFLOWER TRL
ROCKWALL, TX 75032

ZOMER JOHN
656 SUNFLOWER TR
ROCKWALL, TX 75032

GILL JOHN CLARK
664 SUNFLOWER TRL
ROCKWALL, TX 75032

VOELCKER GREG
674 SUNFLOWER TRAIL
ROCKWALL, TX 75032

SALAZAR VICTOR
682 SUNFLOWER TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
690 SUNFLOWER TRL
ROCKWALL, TX 75032

TAYLOR KEVIN & NANCY
6938 WILDGROVE AVE
DALLAS, TX 75214

CURRENT RESIDENT
698 SUNFLOWER TRL
ROCKWALL, TX 75032

LASSANSKE THOMAS & RORAIMA
700 HEATHERGLEN DR
SOUTHLAKE, TX 76092

HANSELL SHELLEY KAY & JEFFREY ALAN
701 BRAZOS WAY
ROCKWALL, TX 75032

KENSOK GARY AND
707 BRAZOS WAY
ROCKWALL, TX 75032

ECHOLS JOSEPHINE
710 BRAZOS WAY
ROCKWALL, TX 75032

DEHAVEN CATHERINE L
716 BRAZOS WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
720 E RALPH HALL PKWY
ROCKWALL, TX 75032

MCCELLON TERRY
722 BRAZOS WAY
ROCKWALL, TX 75032

MORALES FRANK JR
727 BLACK OAK LN
ROCKWALL, TX 75032

ROSEBERRY SAMUEL S &
728 BRAZOS WAY
ROCKWALL, TX 75032

PAGE KEITH E
730 BLACK OAK LN
ROCKWALL, TX 75032

EITELMAN JIM A AND JENOYCE D
733 BLACK OAK LN
ROCKWALL, TX 75032

BAY TOM AND KRISTINA KEZAR
734 BRAZOS WAY
ROCKWALL, TX 75032

NORRIS DANIEL A JR
736 BLACK OAK LN
ROCKWALL, TX 75032

MATHEW CHACKO P & GRACY
739 BLACK OAK LANE
ROCKWALL, TX 75032

DODD REBECCA ANNE
740 BRAZOS LANE
ROCKWALL, TX 75087

MURPHY TIMOTHY D AND SHARI L
742 BLACK OAK LN
ROCKWALL, TX 75032

CLARK STEPHEN & PATRICIA M
745 BLACK OAK LN
ROCKWALL, TX 75032

D'ALESSANDRO PAUL
751 BLACK OAK LN
ROCKWALL, TX 75032

SALAZAR NOEL B AND ERIKA M
786 SUNFLOWER TR
ROCKWALL, TX 75032

CURRENT RESIDENT
794 SUNFLOWER TRL
ROCKWALL, TX 75032

CHRISTIAN MIKAL D & DLISA M
802 SUNFLOWER TRL
ROCKWALL, TX 75032

GAYTAN J ALFREDO & MARIA L
810 SUNFLOWER TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
818 SUNFLOWER TRL
ROCKWALL, TX 75032

ROBINSON DAVID J
819 SUNFLOWER TR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

STATE HIGHWAY DEPT
I-30 RT 3 J L LOFLAND
ROCKWALL, TX 75087

PIN OAK REALTY HOLDINGS INC
PO BOX 1158
MT PLEASANT, TX 75456

From: Planning
To: Brooks, Korey
Subject: FW: Case no: Z2017-061: Rockwall School of Music
Date: Friday, December 08, 2017 8:59:11 AM

-----Original Message-----
From: Laurel [redacted]
Sent: Friday, December 08, 2017 8:57 AM
To: Planning
Subject: Case no: Z2017-061: Rockwall School of Music

We are in favor of the request for the reasons listed below:
A family oriented business
Near a school and neighborhood which will promote a strong business and longevity (vs. tenants moving in and out/vacancy) Limited/no traffic at night

Laurel Conley
2611 Waterstone Lane

Sent from my iPhone

PLEASE RETURN THE BELOW FORM

Case No. Z2017-061: Rockwall School of Music

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Too Much Noise — Have 3 houses on Sunflower Tr. — All back up to this project, — Residential Only neighborhood.

Name: PETER WEST

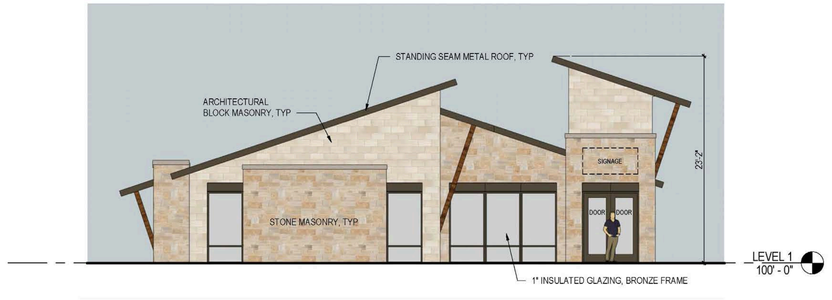
Address: 640, 648 & 690 Sunflower Trail

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



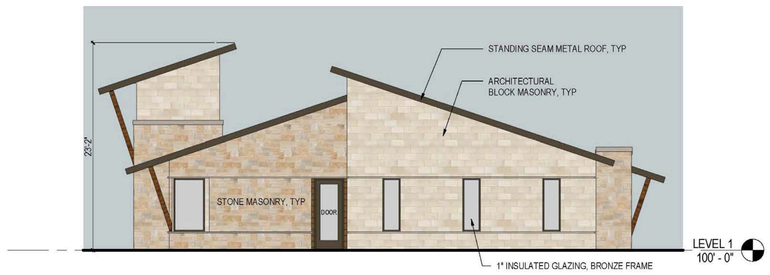
3 PERSPECTIVE - FRONT ENTRY
NTS



5 EXTERIOR ELEVATION - NORTHWEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTHWEST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"

inceptive

Project Architect

Adam Panter
adam.panter@inceptivegrp.com
903-348-3366

Project Name

Rockwall School of Music

PROJECT ADDRESS:
Near the intersection of
E. Ralph Hall Parkway &
Mims Road
Rockwall, TX 75032

OWNER:
Russ Porter
972-722-6874
rporter749@gmail.com

DEVELOPER:
Salser Development Group
Deric Salser
214-457-6493
deric@salsergroup.com

Sheet Name

EXTERIOR ELEVATIONS

Scale

As indicated

Sheet Number

A-201

Project Status

SUP Submission

CITY OF ROCKWALL

ORDINANCE NO. 17-45
SPECIFIC USE PERMIT NO. S-174

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PORTION OF A LARGER 2.49-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Deric Salser of Salsar Development Group on behalf of Russ Porter of Rockwall School of Music, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Music Studio* in Planned Development District 60 (PD-60) on a 0.747-acre portion of a larger 2.49-acre parcel of land being described as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Music Studio* as stipulated by Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule,* of *Article IV, Permissible Uses, and Planned Development District 60 (PD-60)* [*Ordinance No. 05-05*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

1) The music studio shall generally conform to the concept plan shown in *Exhibit 'C'* and the concept building elevations shown in *Exhibit 'D'* of this ordinance.

2) A six (6)-foot masonry screening wall shall be provided adjacent to residential properties (*i.e. east and south property lines*).

3) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

4) Incidental display/outside storage is prohibited.

5) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

6) The dumpster enclosure doors shall not face towards any residential properties.

7) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

8) Music outside of the studio is prohibited.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF SEPTEMBER, 2017.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 21, 2017

2nd Reading: September 5, 2017

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
TEXAS STATE PLANE, NORTH CENTRAL ZONE,
GEODETIC BEARING ESTABLISHED BY GPS
MEASUREMENTS TAKEN ON 6/26/17

Exhibit 'B':
Survey



Exhibit 'C':
Concept Plan

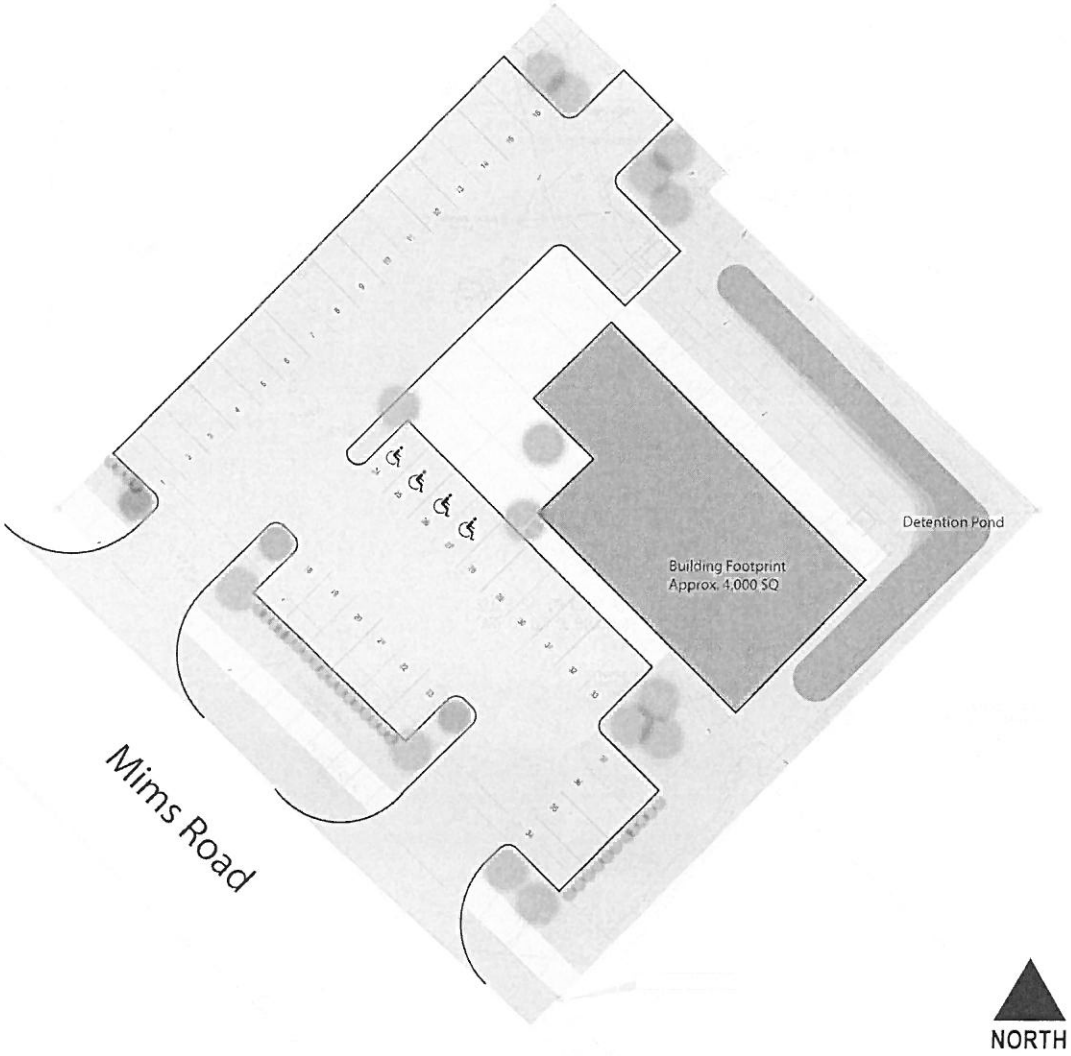
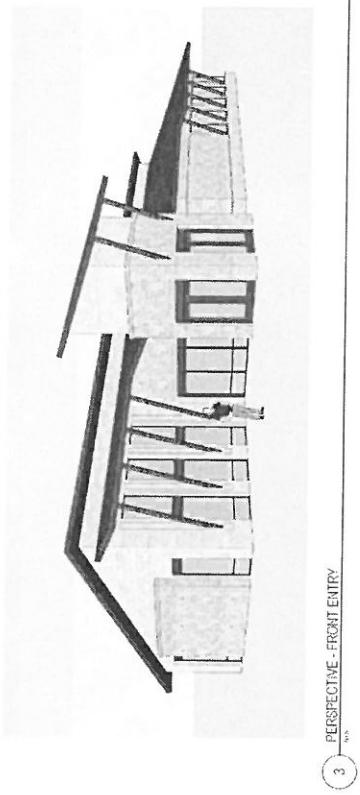
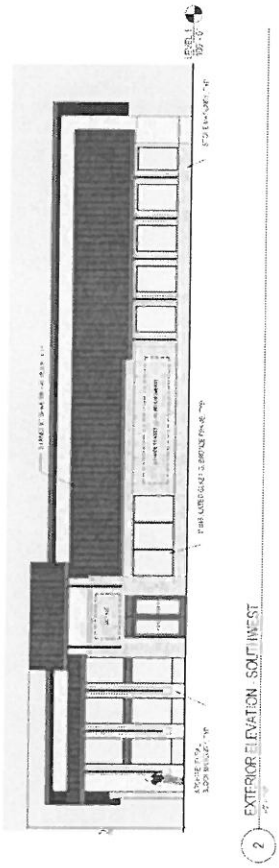
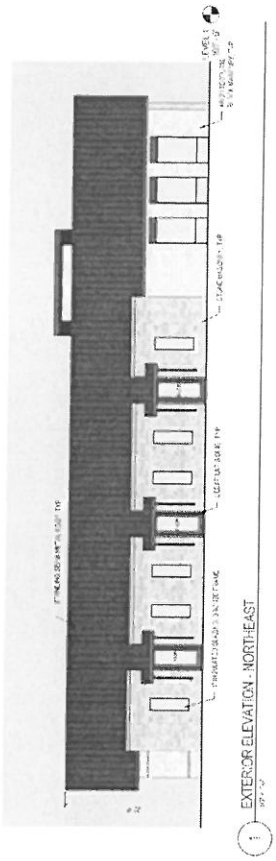
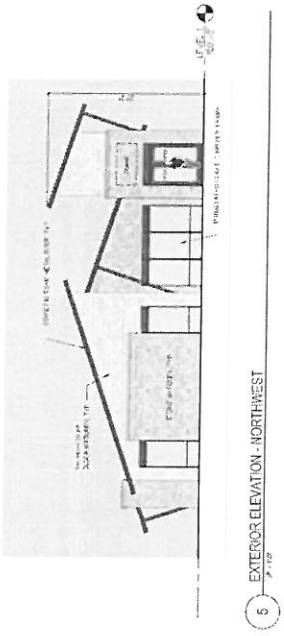


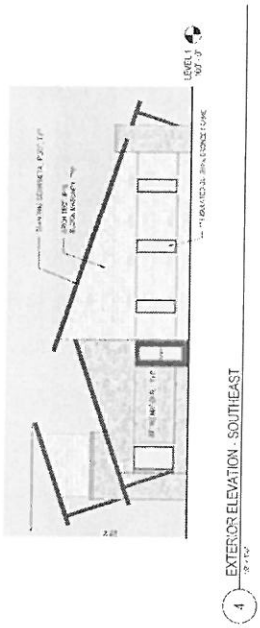
Exhibit 'D':
Concept Building Elevations











CITY OF ROCKWALL

ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MUSIC STUDIO IN PLANNED DEVEOPMENT DISTRICT 60 (PD-60), ON A 0.747-ACRE PORTION OF A LARGER 2.49-ACRE PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT 9, BLOCK A, FLAGSTONE CORNERS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Deric Salser of Salsar Development Group on behalf of Russ Porter of Rockwall School of Music, LLC for the approval of a Specific Use Permit (SUP) to allow for a *Music Studio* in Planned Development District 60 (PD-60) on a 0.747-acre portion of a larger 2.49-acre parcel of land being described as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and being more specifically described in *Exhibit 'A'* and depicted in *'Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*], Planned Development District 60 (PD-60) [*Ordinance No. 05-05*], and Specific Use Permit (SUP) No. S-175 [*Ordinance No. 17-45*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-45*;

SECTION 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Music Studio* as stipulated by Planned Development District 60 (PD-60) [*Ordinance No. 05-05*] and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 1, Land Use Schedule,* of *Article IV, Permissible Uses, and Planned Development District 60 (PD-60)* [*Ordinance No. 05-05*] as heretofore amended and as may be amended in the future,

PRINT ORDINANCE 01.02.18

and shall be subject to the following:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a music studio on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The music studio shall generally conform to the concept plan shown in *Exhibit 'C'* and the concept building elevations shown in *Exhibit 'D'* of this ordinance.

2) A row of canopy trees a minimum of four (4) caliper-inches in size and spaced 20-feet on center shall be planted adjacent to the residential properties to the northeast and southeast of the subject property.

3) Incidental display/outside storage is prohibited.

4) A shrub row shall be provided as headlight screening for any parking adjacent to residential properties or that face towards Mims Road.

5) The dumpster enclosure doors shall not face towards any residential properties.

6) A Cross-access easement shall be provided adjacent to the property to the northwest of the subject property.

7) Music outside of the studio is prohibited.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE 01.08.2018

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF JANUARY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Exhibit 'A':
Legal Description

BEING a 32,538 square feet or 0.747 acre tract of land situated in the JD McFarland Survey, Abstract No. 145, in the City of Rockwall, Rockwall County, Texas, and being part of Lot 9, Block A of the Replat of Flagstone Corners recorded in Instrument Number 2012000047945000 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of said Lot 9, and being the southwest corner of Lot 1 of the Flagstone Estates recorded in Instrument Number 200600003619110 of the Official Public Records of Rockwall County, Texas, and being in the north line of Mims Road;

THENCE North 45°55'42" East, a distance of 182.46 feet, along the north line of Mims Road, same being the south line of Lot 9, to a 1/2" iron rod set in the northwest corner of said 0.747 acre tract;

THENCE North 43°56'04" East, a distance of 182.46 feet, departing the north line of Mims Road, along the northwest line of said 0.747 acre tract, to a 1/2" iron rod set for the northwest corner of said 0.747 acre tract, and being in the south line of Lot 8, Block A of said Replat of Flagstone Corners;

THENCE South 45°53'02" East, a distance of 62.84 feet, along the north line of said 0.747 acre tract, and the common south line of said Lot 8, to a found 'X" cut in concrete, being the southeast corner of said Lot 8, and being in the west line of Lot 4 of said Flagstone Estates;

THENCE South 44'00 '58" West, a distance of 6.82 feet, along the east line of said 0.747 acre tract, and the common west line said Lot 4, to a found "X" cut in concrete at the southwest corner of said Lot 4;

THENCE South 46°33'56" East, a distance of 119.58 feet, along the northeast line of said 0.747 acre tract, same being the south line of said Lot 4, to a 1/2" iron rod set for the southeast corner of said 0.747 acre tract, and being the southwest corner of said Lot 4, and being the northwest corner of Lot 3 of said Flagstone Estates;

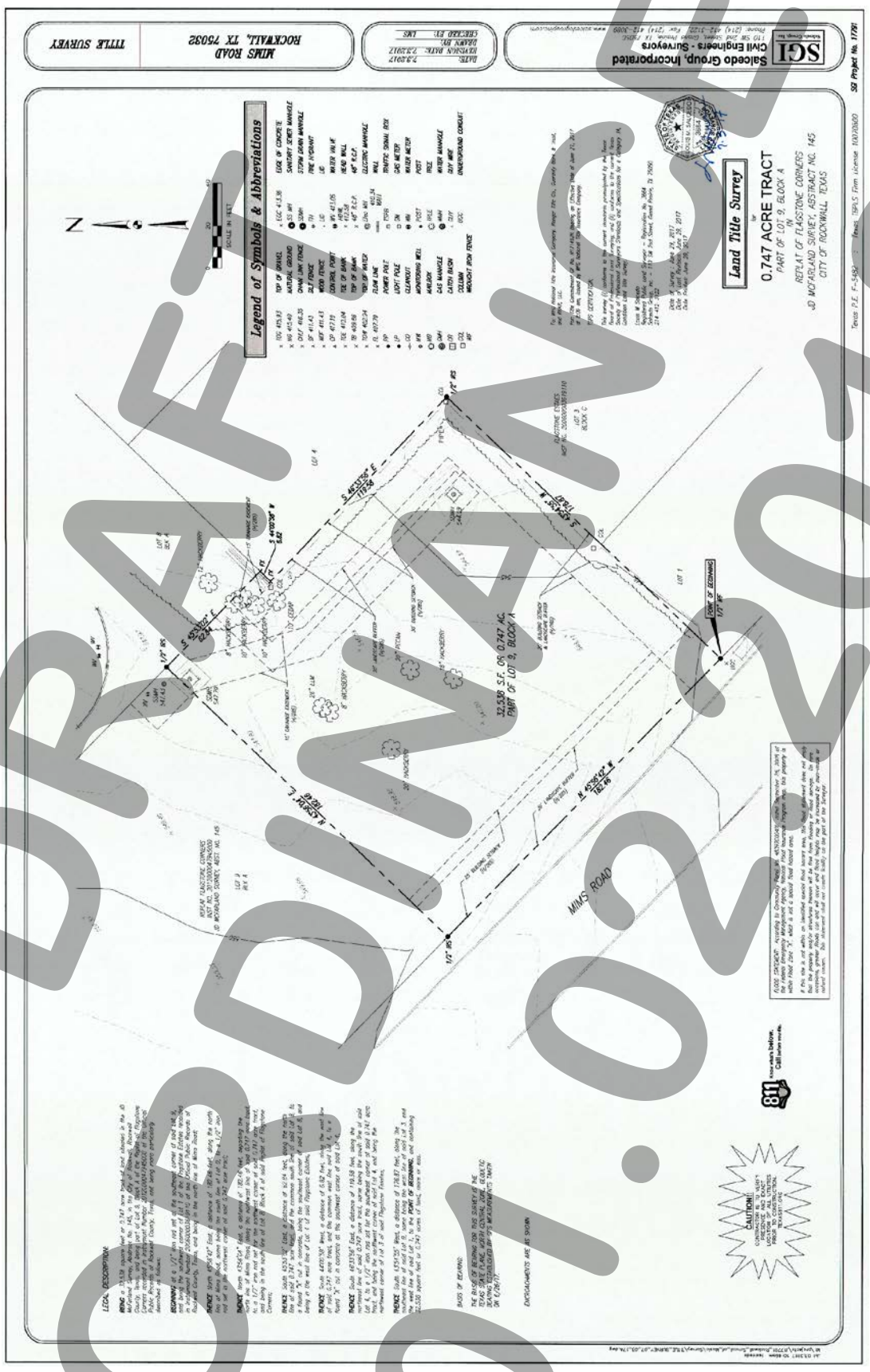
THENCE South 43°54 '55 " West, a distance of 176.87 feet, along the southeast line of said Lot 9, same being the west line of said Lot 3, and the west line of said Lot 1, to the POINT OF BEGINNING, and containing 32,538 square feet or 0.747 acres of land, more or less.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
TEXAS STATE PLANE, NORTH CENTRAL ZONE,
GEODETIC BEARING ESTABLISHED BY GPS
MEASUREMENTS TAKEN ON 6/26/17

DRAFT ORDINANCE 01.02.2018

Exhibit 'B':
Survey



DRAFT
01.02.2018

Exhibit 'C':
Concept Plan

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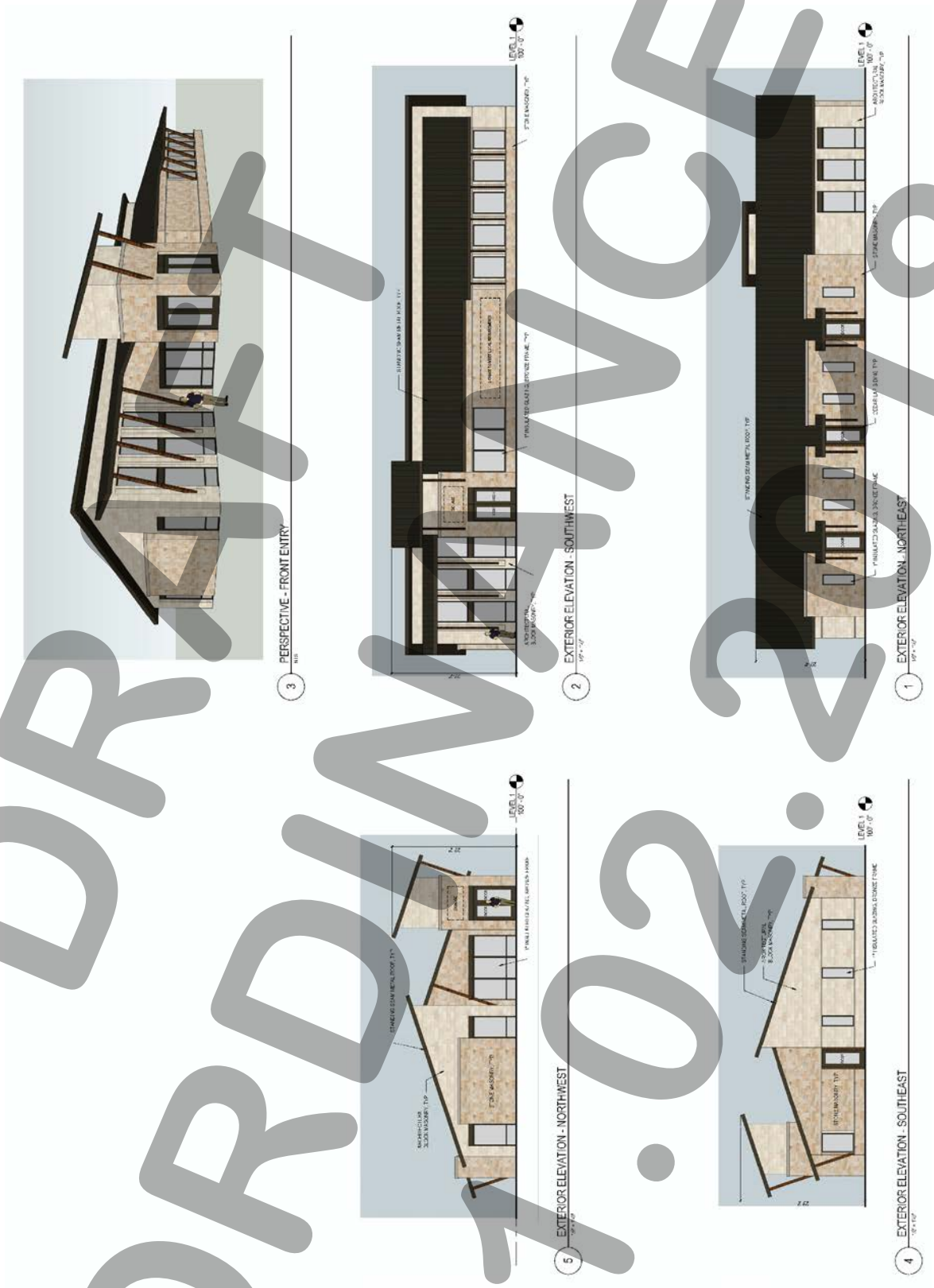
ORDINANCE
01.02.2018

Exhibit 'D':
Concept Building Elevations



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ORDINANCE
01.02.2018

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **Z2017-062**; *SUP for TRU Hotel by Hilton*

SUMMARY:

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [*FM-3097*], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting a Specific Use Permit (SUP) for the purpose of establishing a *Hotel* on the 2.166-acre subject property. The property is located approximately 315-feet southwest of the intersection of Summer Lee Drive and Horizon Road, and is zoned Planned Development District 32 (PD-32). According to *Ordinance No. 17-22* the subject property is partially located within the *Horizon/Summer Lee* and the *Residential Subdistricts* of Planned Development District 32 (PD-32), and according to the *Subdistrict Land Use Chart -- contained in this ordinance* -- a *Hotel* requires a Specific Use Permit (SUP) in all of the *Subdistricts* in Planned Development District 32 (PD-32). The applicant has stated that the proposed *Hotel* will consist of four (4) floors with 98 rooms, and be under a Hilton brand (*i.e. TRU*). The applicant also stated that the hotel will be targeted at the mid-scale market and be comparable to the *Hampton Inn*. In addition, the Specific Use Permit (SUP) ordinance includes a stipulation that the hotel cannot be utilized as an *Extended Stay, Transient* or *Residence Hotel*. An *Extended Stay, Transient* or *Residence Hotel* in this case is understood to be any hotel facility in which the majority of the rooms contain facilities (*i.e. storage, refrigeration, food preparation area, and etcetera*) that accommodate long-term inhabitance and which are advertised, designed and utilized for weekly or monthly occupancy.

Staff should note that the subject property is located within the Scenic Overlay (SOV) District, and according to this overlay district any structure that exceeds 36-feet in height requires a Specific Use Permit (SUP). Staff has included a provision in the Specific Use Permit (SUP) ordinance addressing this stipulation. Staff should also note that the applicant has stated that there is a potential that the hotel area could change if a proposed land swap with the adjacent property owner to the south (*i.e. the 36-unit townhome project*) is approved; however, this will not significantly change the proposed Specific Use Permit (SUP) location depicted in the provided concept plan. In addition, if this case is approved the applicant will need to submit a PD Development Plan (*which is a zoning process*), and any changes to the Specific Use Permit (SUP) ordinance can be handled through this process. As with any Specific Use Permit (SUP), the approval of the applicant's request is a discretionary decision for the Planning and Zoning Commission and City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several parcels of vacant land and a strip retail center zoned Planned Development District 32 (PD-32). In addition, there is a retail building (*i.e. CVS Pharmacy*) zoned General Retail (GR) District. Beyond this is Horizon Road [*FM-3097*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

South: Directly south of the subject property is a 6.915-acre tract of land that is currently vacant, and that has been approved for a 245-unit condominium and 36-unit townhome development. Beyond this is a 7.58-acre tract of land that is currently vacant, and that has been approved for a 265-unit condominium building. All land in this area is zoned Planned Development District 32 (PD-32).

East: Directly east of the subject property is Summer Lee Drive, which is identified as a Minor Collector on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this are several parcels of land zoned Planned Development District 32 (PD-32).

West: Directly west of the subject property two (2) strip retail centers zoned General Retail (GR) District. Beyond this is Ridge Road [*FM-740*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

NOTIFICATION:

On November 30, 2017, staff mailed 39 notices to property owners and residents within 500-feet of the subject property. Additionally, staff sent a notice to the Lago Vista Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notifications.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *Hotel* on the subject property then staff would recommend the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    (a) Prior to the submission of a site plan, a *PD Development Plan* depicting a more detailed *Concept Site Plan* and *Concept Building Elevations* than those contained in the Specific Use Permit (SUP) ordinance shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
    (b) Nothing contained in the Specific Use Permit (SUP) ordinance shall be deemed to supersede the requirements of *Ordinance No. 17-22*.
    (c) The development of this property shall generally conform to the *Concept Site Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22.*

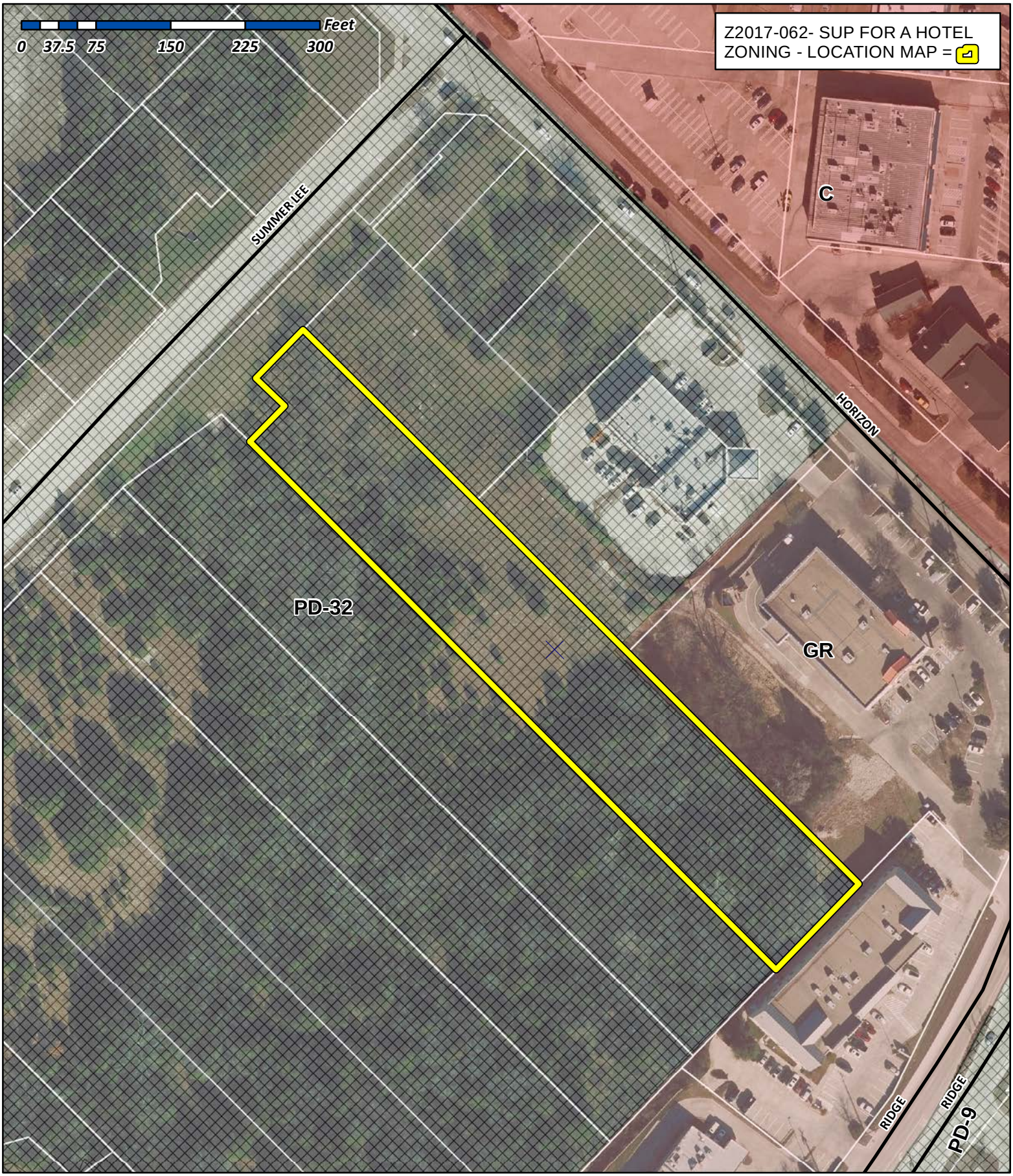
(d) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22* and pending a recommendation from the Architectural Review Board (ARB).

(e) This Specific Use Permit (SUP) ordinance shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].

(f) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.

2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,

3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall *Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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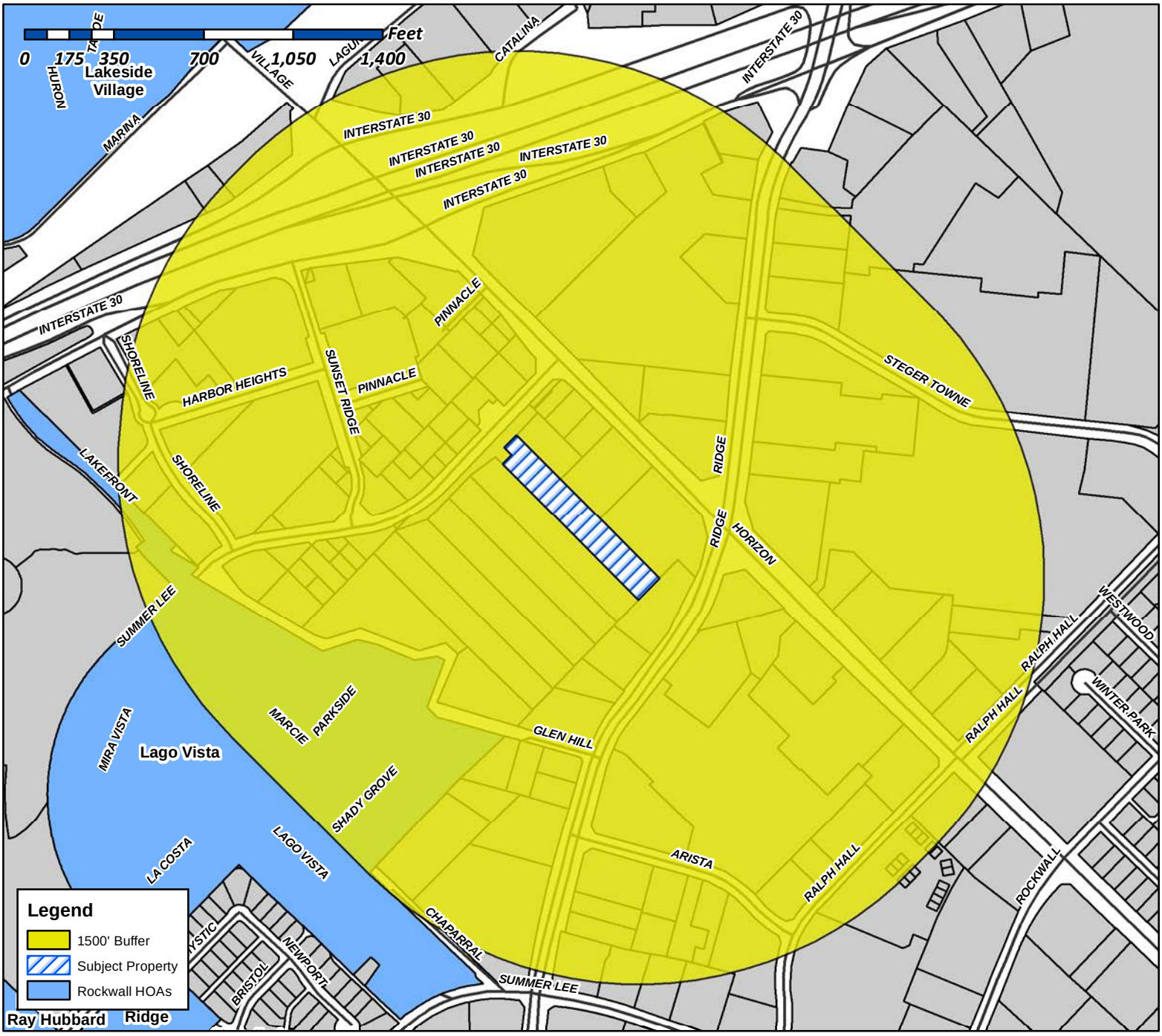
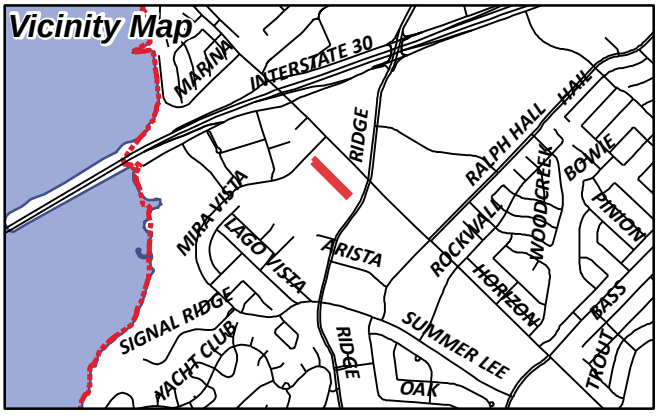


Case Number: Z2017-062
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: SUP
Case Address: Summer Lee Dr



Date Created: 11/20/2017

For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
To:	"lagovista@rocketmail.com"
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, December 01, 2017 3:53:36 PM
Attachments:	PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***November 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/12/2017 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-062- Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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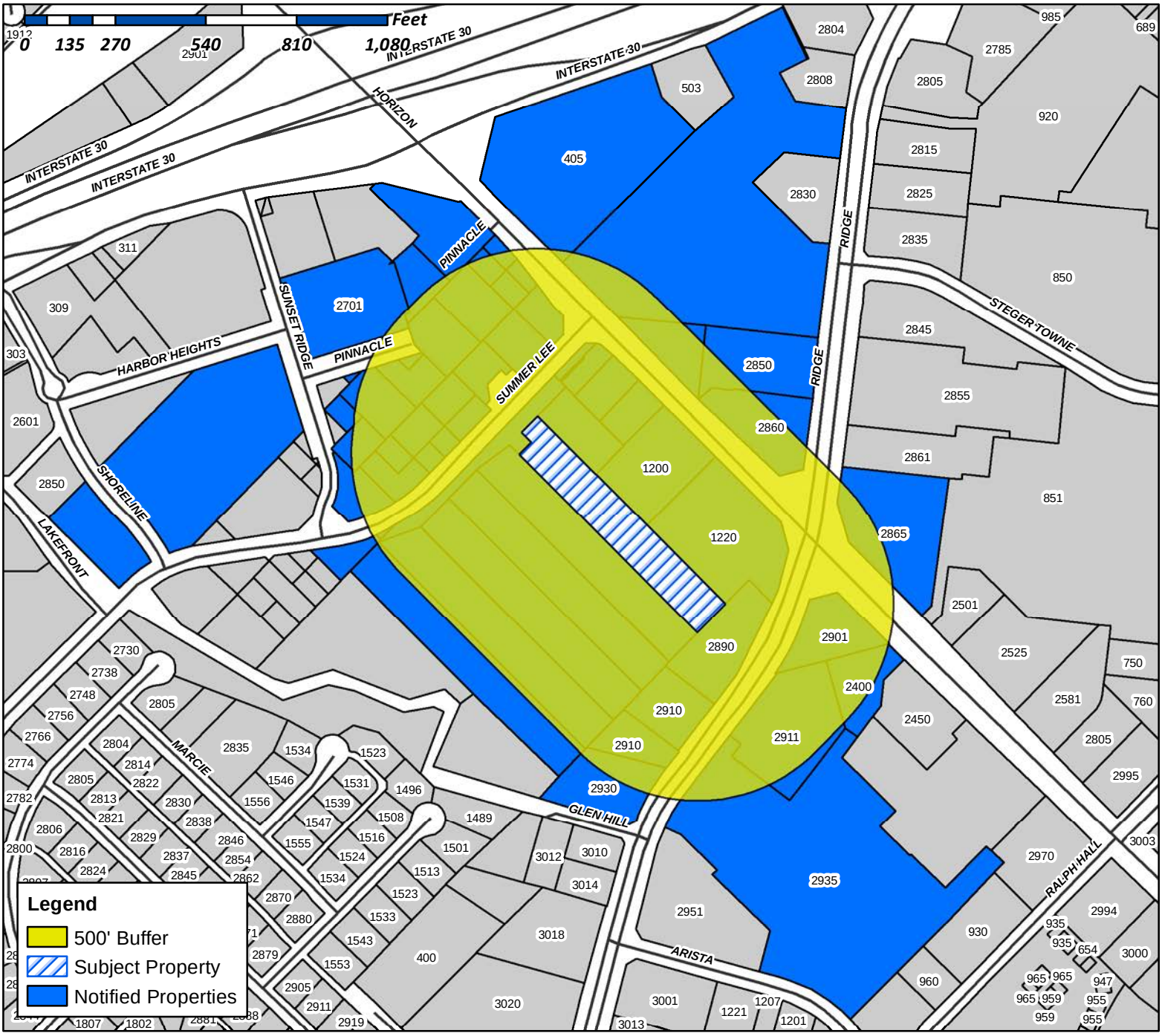
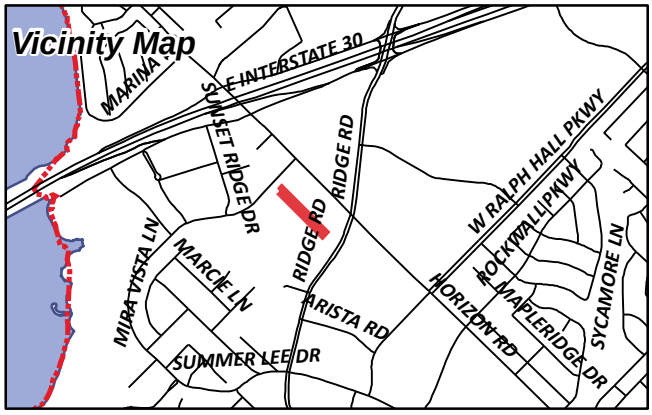


Case Number: Z2017-062
Case Name: SUP for a Hotel
Case Type: Zoning
Zoning: SUP
Case Address: Summer Lee Dr



Date Created: 11/20/2017

For Questions on this Case Call (972) 771-7745

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

WATERFALL LLC
1270 HARBOR COURT
HOLLYWOOD, FL 33019

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JBR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

CURRENT RESIDENT
405 I30
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS HARBOR VILLAGE LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD SUITE 980
DALLAS, TX 75231

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

Legal Description

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being a part of Lot 2A of ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 57 of the plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way line of Summer Lee Drive at its intersection with the Northeast boundary line of said Lot 2A, said point being at the East corner of a 9,569 square foot tract as described in a Deed from William Dale Douglass to the City of Rockwall, Texas, as recorded in Volume 4967, Page 188 of the Real Property Records of Rockwall County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a ½" iron road with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

THENCE South 44 degrees 07 minutes 20 seconds West, along the northwest line of Hammer Addition, a distance of 120 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the South corner of Lot 2A and the East corner of Lot 3A;

THENCE North 45 degrees 00 minutes 01 second West along the South line of said Lot 2A, a distance of 785.97 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way of Summer Lee Drive;

THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to the POINT OF BEGINNING and containing 94,351 square feet or 2.16 acres of land.



LOCATION MAP
N.T.S.

NOT FOR CONSTRUCTION

Revision	Date	Description

Owner/Developer:
McNEILL HOTEL COMPANY
1468 Kimbrough Rd., Suite 103
Germantown, TN 38138

Engineer:
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 506 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

SUMMER LEE DRIVE
ROCKWALL, TX

tru by HILTON

Sheet Title:
SUP
CONCEPT PLAN

Drawn By:	Checked By:
FC CUNY	FC CUNY
Date: 11-17	Project No.:
Scale: 1"=30'	Sheet No.: 1 of 1

A Distinctly Different Design



This advertisement is not an offering. Federal regulations and the laws of some states and provinces regulate the offer and sale of franchises.
An offering will only be made in compliance with those regulations and laws, which may require providing you with a disclosure document.

A Distinctly Different Design



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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP AND PLANNED DEVELOPMENT DISTRICT 32 [*ORDINANCE NO. 17-22*] TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN THE INTERIOR AND RESIDENTIAL SUBDISTRICTS OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) ON A 2.166-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2A OF THE ISSAC BROWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) to allow a *Hotel* on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the *Interior* and *Residential Subdistricts* of Planned Development District 32 (PD-32) and the Scenic Overlay (SOV) District, generally located southwest of the intersection of Summer Lee Drive and Horizon Road [*FM-3097*], and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for *Hotel* within a Planned Development District 32 (PD-32) as stipulated by *Ordinance No. 17-22* on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as set forth in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development

DRAFT ORDINANCE 12.12.2017

Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Hotel* on the *Subject Property* and conformance to these stipulations are required for continued operations:

1) Prior to the submission of a site plan, a *PD Development Plan* depicting a more detailed *Concept Site Plan* and *Concept Building Elevations* than those contained in this Specific Use Permit (SUP) ordinance shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.

2) Nothing contained in this Specific Use Permit (SUP) ordinance shall be deemed to supersede the requirements of *Ordinance No. 17-22*.

3) The development of this property shall generally conform to the *Concept Site Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22.*

4) The proposed hotel shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance where not in conflict with *Ordinance No. 17-22* and pending a recommendation from the Architectural Review Board (ARB).

5) This Specific Use Permit (SUP) ordinance shall constitute approval of a structure in excess of 36-feet within the Scenic Overlay (SOV) District, and satisfy the requirements of Subsection C, *Special Use Standards*, of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*].

6) The proposed hotel shall be prohibited from being utilized as an *Extended Stay*, *Transient* or *Residence Hotel*, which are considered to be standard hotel rooms that do not contain kitchen facilities.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this

DRAFT ORDINANCE 12.5.17

ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 12.12.2017

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the *EDWARD TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 2A of *ISAAC BROWN'S LAND PARTITIONED TO HIS HEIRS*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 57 of the plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right of way line of Summer Lee Drive at its intersection with the Northeast boundary line of said Lot 2A, said point being at the East corner of a 9,569 square foot tract as described in a Deed from William Dale Douglass to the City of Rockwall, Texas, as recorded in Volume 4967, Page 188 of the Real Property Records of Rockwall County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East along the Northeast line of Said Lot 2A, a distance of 785.78 feet to a ½" iron road with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of said Lot 2A, said point being the Northwest line of Hammer Addition, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D. Slide 210 of the plat Records of Rockwall County, Texas;

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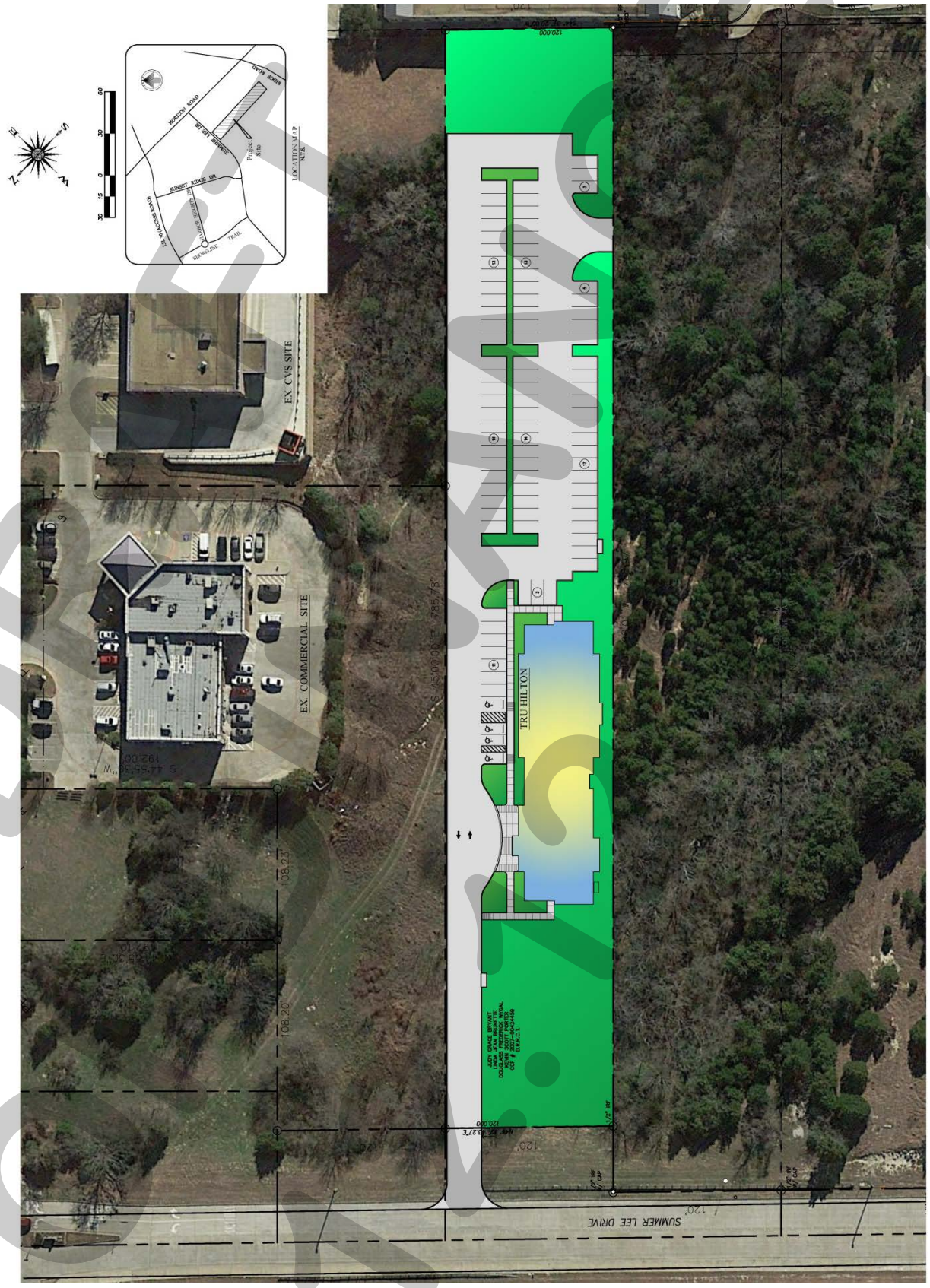
THENCE North 44 degrees 12 minutes 43 seconds East along said right of way line a distance of 120 feet to the *POINT OF BEGINNING* and containing 94,351 square feet or 2.16 acres of land.

DRAFT ORDINANCE 12.12.2017

Exhibit 'B'
Concept Site Plan



DRAFT

Exhibit 'C'
Concept Building Elevations



DRAFT
ORDINANCE

Exhibit 'C'
Concept Building Elevations



DRAFT
ORDINANCE

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Jim Douglas of *Douglas Properties, Inc.*

AGENDA ITEM: **Z2017-063**; *Amendment to PD-82 (AG to PD-82)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

PURPOSE AND BACKGROUND:

On November 6, 2017, the City Council denied a request by the applicant, Jim Douglas of Douglas Properties, Inc. to change the zoning of a 59.065-acre tract of land -- *located adjacent to the western boundary of Planned Development District 82 (PD-82)* -- from an Agricultural (AG) District to Planned Development District 82 (PD-82) for single-family residential land uses [*Case No. Z2017-046*]. On November 28, 2017, the Planning and Zoning Commission approved a request allowing the applicant to resubmit a zoning change request based on a substantial change to the original request by incorporating an additional 39-acre of open space (*i.e. the antenna tower park*), providing larger lots, and the addition of a 2.24-acre private park. Additionally, the applicant indicated the overall density of the development to be reduced from 2.5 units per acre to 1.5 units per acre. With this in mind and on November 15, 2017, the applicant has submitted a subsequent application requesting an amendment to Planned Development District 82 (PD-82) [*i.e. Terracina Estates Subdivision*] proposing to incorporate the additional 98.341-acre tract of land into the existing 81.49-acre tract of land (*i.e. PD-82*) and creating a 179.831-acre single-family residential development. It should be noted that a Master Plat [*Case No. P2017-054*] and Preliminary Plat [*Case No. P2017-055*] were approved on November 20, 2017 establishing Phase I and Phase II for the existing PD-82 (*i.e. 81.49-acre tract*).

If approved, the new 179.831-acre Planned Development District 82 (PD-82) will consist of 352 single-family residential lots. The applicant intends to develop the property in individual phases, which will be identified at the time of master plat. The *subject property*, which was annexed into the City on July 21, 1997 by *Ordinance No. 97-14*, is located west side of Rochelle Road south of SH-276, adjacent to Timber Creek Estates Subdivision. With the exception of the antenna tower park (*i.e. 39-acres open space*), the 98.341-acre *subject property* is currently vacant land and is zoned Agricultural (AG) District, while the 81.49-acre tract is zoned PD-82.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* are the Sterling Farms and Timber Creek Subdivisions. These properties are zoned Single Family Estate (SFE-1.5) and Single Family 10 (SF-10) Districts.

South: Directly south of the *subject property* is a portion of the Fontana Ranch, Phase II Addition and the corporate limits of the City. The adjacent properties contain single-family home sites that front onto their respective neighborhood streets.

East: Directly east of the *subject property* is an Rochell Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the City's corporate limits.

West: Directly west of the *subject property* and adjacent to the 39.26-acre tract of land containing multiple radio tower antenna's for the IHeartMedia Tower Company are several single family homes setting on large lots and zoned Agricultural (AG) District, with two of the lots zoned SFE-4.0. Also adjacent to the southern portion of the antenna tower park is the Fontanna Ranch Subdivision, Phase I & Phase II, which is zoned PD-64.

CHARACTERISTICS OF THE REQUEST:

According to the concept plan for the *subject property* [*i.e.Terracina Estates, Phase II Addition*], it is the intent of the applicant to provide an additional 148 single-family residential lots to the existing 204 single-family homes permitted by Planned Development District 82 (PD-82). This amendment would allow for a total of 352 single-family lots [*i.e. 148 proposed lots (as requested)*] *plus 204 lots (Approved with PD-82)*]. The lot mix will be comprised of a minimum lot size of 8,125 SF (*i.e. 65' x 125' lots*), mid-sized lots of 10,000 SF (i.e. 80' x 120'), and ten (10) larger lots containing a minimum of 25,000 SF. It should be noted that the additional *Concept Plan* submitted by the applicant indicates the larger 25,000 SF lots (*i.e. 80' x 120'*) will be located along the northern boundary of the *subject property*, adjacent to the Sterling Farms Addition. The 8,125 SF lots will be located in the center of the addition, and along the eastern boundary of the *subject property* creating a transition of the lots, while lining up with those in *Phase I*. Furthermore, the applicant intends to purchase the property from IHeartMedia for the purpose of dedicating the 39-acre property as open space and providing a meandering trail wrapping around the property. Additionally, the applicant intends to dedicate right-of way connecting the minor collector street (*Street H*) to Guadalupe Drive in the Fontanna Ranch Subdivision, which is located at the southern piece of the property. This will create access for the neighborhoods to the elementary school, all parks, and conforms to the City's *Master Thoroughfare Plan*.

The proposed development of the *subject property* will provide an additional 2.24–acre private park with amenities such as a playground, Dog Park, benches, and an eight (8) foot meandering trail that also provides access to the nine (9) acre public park amenity provided by the developer that was approved with PD-82. The *Concept Plan* indicates the addition of 50.46-acres of open space (*or 51%*) and will combine the 18.97-acres of open space (*or 23.3%)* from the existing PD-82 for a total of 69.43-acres of open space for the development, which exceeds the 20% requirement. With the inclusion of the *subject property*, the location of the park and open space

along the western boundary of the development will provide an additional buffer from the IHeartMedia Tower Company's antenna park. The applicant has also indicated that a minimum of a ten (10) foot landscape buffer along the proposed minor collector street (*Street H*) will include large canopy trees planted along the perimeter of the roadway and park trails at a minimum of 50-ft intervals. The applicant will also be required to provide a minimum of a five (5) foot sidewalk that will be constructed within the rights-of-way of the development. Staff has included these as development requirements within the Planned Development District Ordinance.

A summary of the requested density and dimensional requirements is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1] & [5]	65'	80'	80'
Minimum Lot Depth	125'	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF	25,000 SF
Minimum Front Yard Setback [2]	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'	10'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	2,000 SF	2,000 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

CONFORMANCE WITH THE CODE OF ORDINANCES & UDC:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Engineering Department's Standards of Design and Construction Manual and the Unified Development Code (UDC) in the following ways:

1) According to the Engineering Department's Standards of Design and Construction Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages that comply with *Article VI, Parking and Loading*, of the Unified Development Code (UDC) in lieu of alleys. This requirement has been waived for other subdivisions throughout the City when the PD Ordinance conforms to the requirements stipulated by the UDC.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Low Density Residential* land uses. According to the Comprehensive Plan, the *Low Density Residential* designation is generally defined as single family development consisting of less than two (2) units per acre; however, a density up to 2.5 units per gross acre may be

allowed within a Planned Development district that includes the dedication and/or development of additional amenities that exceed the minimum standards for residential Planned Developments. These amenities may include but not limited to parks and open space, neighborhood amenity centers, development of trails and parks in flood plains, municipal parks and/or recreation facilities, etc. In this case, the applicant is proposing a density of 1.50 units per gross acre and is proposing an approximately 2.24-acre Private Park, incorporating concrete hike and bike trail system, and other features as depicted on the *Concept Plan*. This is exclusive of the 9.0-acre public park that was approved with the original PD-82 request and that has already been preliminary platted with the current PD-82. This means that the applicant is proposing to incorporate ~11.24-acres of total parkland. The proposed zoning does conform to the majority of the Comprehensive Plan's residential policies.

NOTIFICATION:

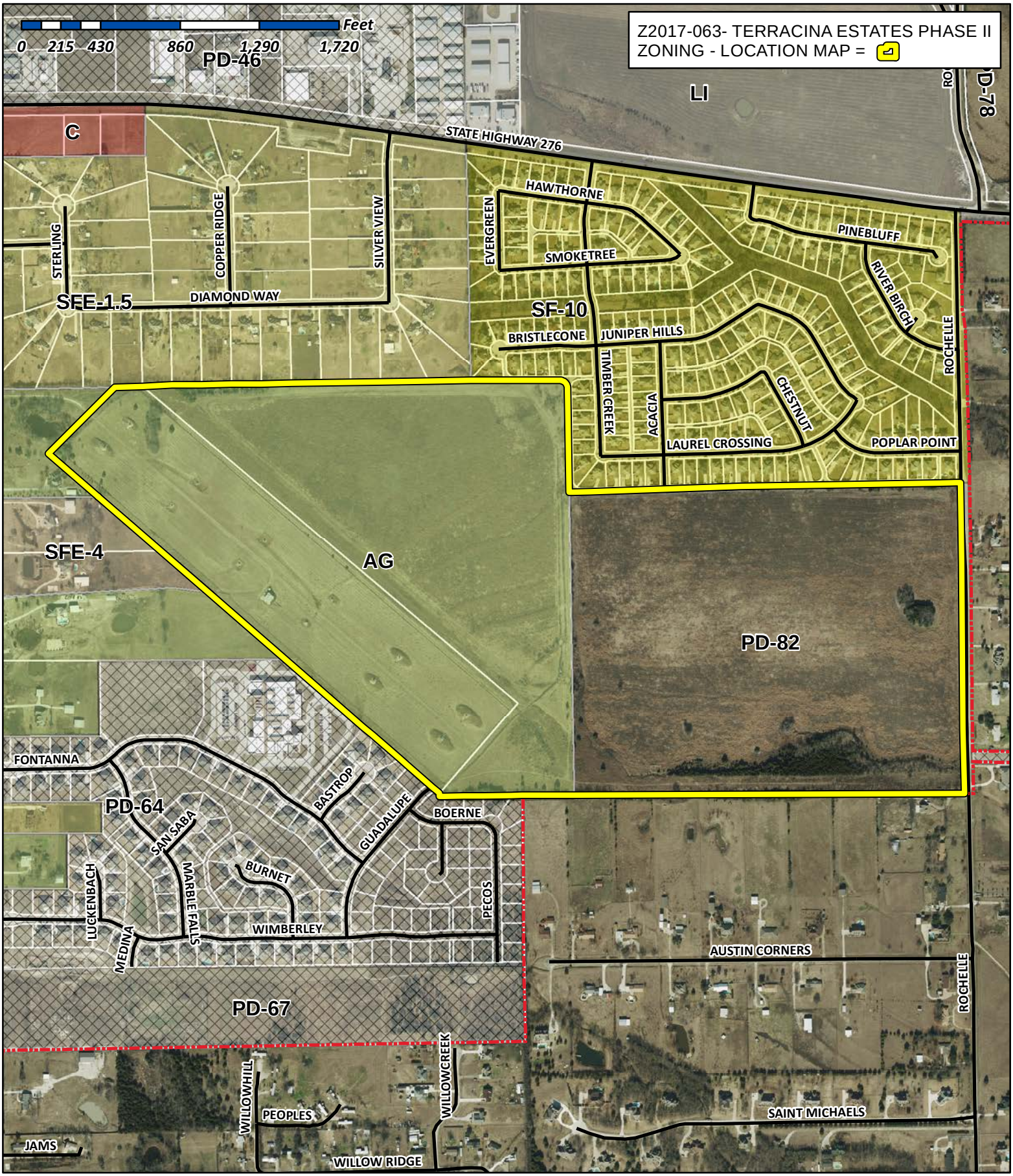
On December 1, 2017, staff mailed 211 notices to property owners and residents within 500-feet of the *subject property*. Staff also emailed notices to the Lofland Farms, Timber Creek, and Fontana Ranch Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the *subject property* participating in the notification program. Additionally, staff posted a sign adjacent to the *subject property* along Rochell Road and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received two (2) notices opposed to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the applicant's request to amend PD-82 to add the *subject property*, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

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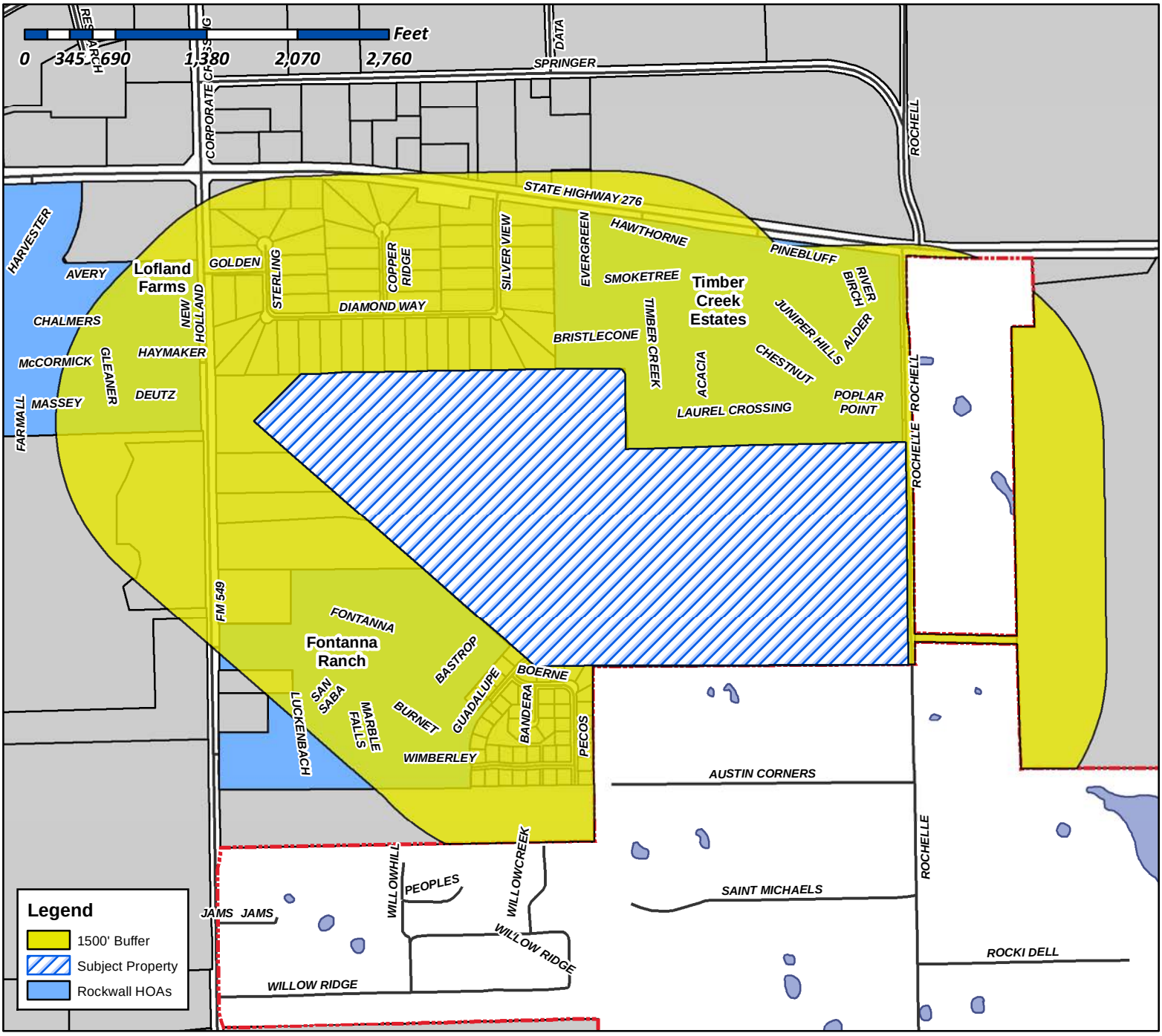
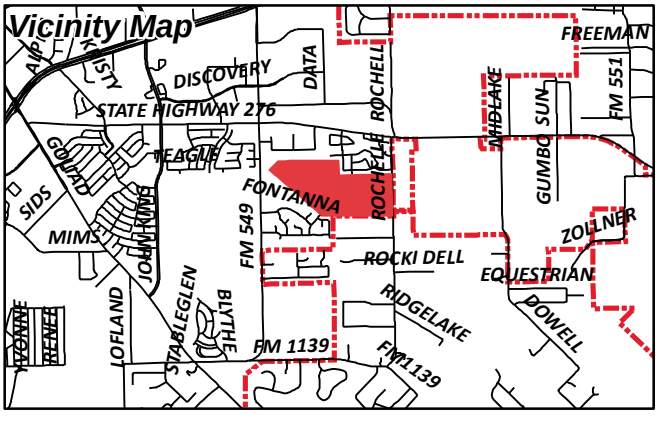


Case Number: Z2017-063
Case Name: Amendment to PD-82
Case Type: Zoning
Zoning: PD-82
Case Address: 2100' West of Rochelle Rd and North of Guadalupe Dr

Date Created: *11/20/2017*

For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Friday, December 01, 2017 4:02 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***November 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/12/2017 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-063- Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

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Rockwall, Texas 75087
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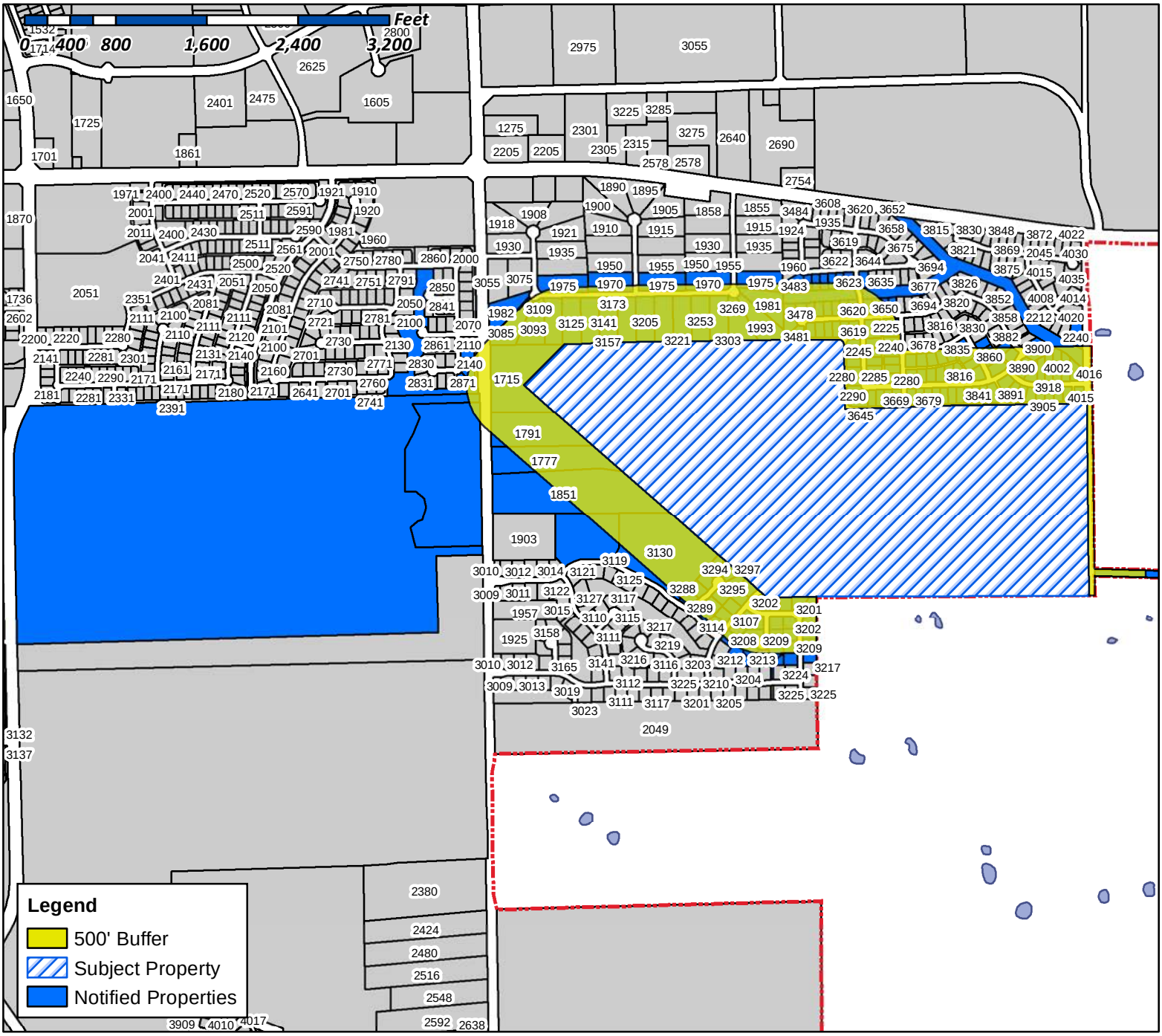

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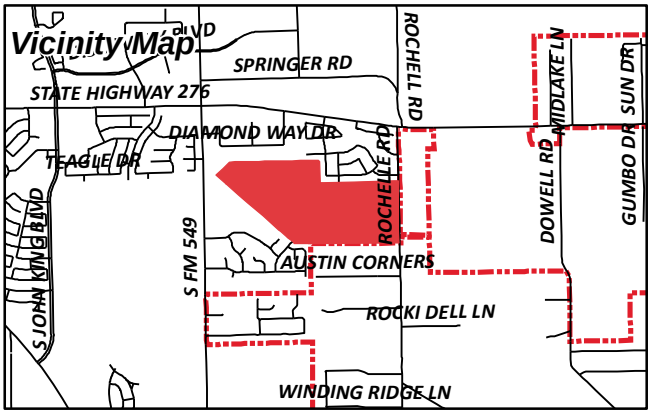
Date Created: *11/20/2017*

For Questions on this Case Call (972) 771-7745



LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

GUAN HAIHUI & YUFENG TANG
1024 BUBB RD
CUPERTINO, CA 95014

TAFT GRANT A & BONNIE L
1040 PULLEN RD
ROCKWALL, TX 75032

ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

PAPPAS NICHOLAS
11595 MINES RD
LIVERMORE, CA 94550

ROBERTSON JAMES E
1202 BAYSHORE DR
ROCKWALL, TX 75032

HOLMES NILES W & LINDA F
NILES HOLMES PC
122 JAMES DR
HEATH, TX 75032

CLIFTON STEPHEN E
1273 HIGHLAND DR
ROCKWALL, TX 75087

AMERICAN DREAM RENTALS LLC
A TEXAS LIMITED LIABILITY COMPANY
1285 NW PINE LAKE DR
STUART, FL 34994

MCLENDON COMPANY THE
13101 PRESTON RD STE 501
DALLAS, TX 75240

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

SUTKER ITAI
17353 HATTERAS ST
ENCINO, CA 91316

CURRENT RESIDENT
1777 FM549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

STEWART TOMMY & ANNETT
1970 SILVER VIEW LANE
ROCKWALL, TX 75032

HELMS DEBBIE B
1975 COPPER RIDGE CIR
ROCKWALL, TX 75032

BAGGETT BARBARA
1975 SILVER VIEW LN
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

KIBIRA SHERRY
1981 SILVER VIEW LN
ROCKWALL, TX 75032

WOODALL TERRY G & JENNIFER
1982 STERLING CT
ROCKWALL, TX 75032

HARVEY DOUGLAS & DANA
1993 SILVER VIEW LN
ROCKWALL, TX 75032

KUREHA TOSHINARI
2084 QUEENS LN
SAN MATEO, CA 94402

CURRENT RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

SURLA DIOSDADO MACAPAGAL & GAIL ALADIE
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2220 ACACIA DR
ROCKWALL, TX 75032

COVINGTON JAMES & AMY
2225 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2230 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2235 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2240 ACACIA DR
ROCKWALL, TX 75032

HIGGINBOTHAM JANET R &
MELANIE A EDWARDS
2240 RIVERBIRCH LN
ROCKWALL, TX 75032

HILL STEVEN W & PAMELA L
2240 TIMBER CREEK DR
ROCKWALL, TX 75032

WADE JUSTIN J
2245 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2250 ACACIA DR
ROCKWALL, TX 75032

GIDDENS ANTHONY & JERELYNN
2250 TIMBER CREEK DR
ROCKWALL, TX 75032

HOWLE MICHELE
2255 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2260 ACACIA DR
ROCKWALL, TX 75032

ROBINSON MARCELLE & COREY
2260 TIMBER CREEK DRIVE
ROCKWALL, TX 75032

LUTTRELL OSCAR & JEAN
2265 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2270 TIMBER CREEK DR
ROCKWALL, TX 75032

MAAYEH SOUHELL
2270 ACACIA DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2275 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2285 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2290 TIMBER CREEK DR
ROCKWALL, TX 75032

WEST UNION INVESTMENT CO
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

HOCKINSON KIRK & KAREN
25 PRAIRIE FALCON DR
NOVATO, CA 94949

EMERY DIANE MEYER
2706 SUZANNE DR
ROWLETT, TX 75088

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

MCKINNEY BRIAN DALE & DEBORAH MICHELLE
30 WINDSOR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3020 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3024 GUADALUPE DR
ROCKWALL, TX 75032

SZYNDROWSKI FAMILY TRUST
DENNIS SZYNDROWSKI TRUSTEE
3027 HIGH MEADOW LANE
SAN JOSE, CA 95135

AMH 2015-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3106 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3107 GUADALUPE DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3110 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3113 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3114 GUADALUPE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3117 GUADALUPE DR
ROCKWALL, TX 75032

TIBBS CHRISTOPHER B &
DEANNA K
3125 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3130 FONTANNA BLVD
ROCKWALL, TX 75032

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

COLEMAN GREGORY D & PAMELA A
3157 DIAMOND WAY DR
ROCKWALL, TX 75032

CHAPMAN JERREL & MELBA
3173 DIAMOND WAY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3201 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3201 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3202 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3202 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3203 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3205 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3205 PECOS LN
ROCKWALL, TX 75032

MILLER ERROL D & VICKI S
3205 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3206 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3208 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3209 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3209 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3210 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3210 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3212 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3213 BANDERA CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3213 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3214 BOERNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3214 PECOS LN
ROCKWALL, TX 75032

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
SAN DIEGO, CA 92117

CURRENT RESIDENT
3217 PECOS LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3218 PECOS LN
ROCKWALL, TX 75032

HALBROOK R D & MARLENE S
3221 DIAMOND WAY DR
ROCKWALL, TX 75032

CAIN EULIN K II & ANITA J
3237 DIAMOND WAY DR
ROCKWALL, TX 75032

DURKEE DAVID M
3253 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

HUTTON RENELL AND JAMES
3269 DIAMOND WAY DR
ROCKWALL, TX 75032

PITTS JEREMY & LARA
3288 BASTROP CT
ROCKWALL, TX 75032

SINGLETARY JASON G & MONICA COGSWELL
3289 BASTROP COURT
ROCKWALL, TX 75032

RITTER DAVID W
3290 BASTROP CT
ROCKWALL, TX 75032

FOSTER MONTY AND KIMBERLEE
3291 BASTROP CT
ROCKWALL, TX 75032

MUMA JUSTIN D AND
JENNIFER L KING
3292 BASTROP CT
ROCKWALL, TX 75032

LANGFORD ROBERT S & JAIME
3293 BASTROP COURT
ROCKWALL, TX 75032

JENNINGS DONALD P & LINDA K
3294 BASTROP COURT
ROCKWALL, TX 75032

ELLIOTT JOHNNY Y &
JERUSHA L
3295 BASTROP CT
ROCKWALL, TX 75032

FREEMAN TODD M & JANA K
3297 BASTROP CT
ROCKWALL, TX 75032

HOGUE THOMAS E AND
MARGARET WILSON
3303 DIAMOND WAY DRIVE
ROCKWALL, TX 75032

GRANGER KRISTIN & COREY
3475 BRISTLECONE CT
ROCKWALL, TX 75032

BROWN JOHN WENDELL
3478 BRISTLECONE COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
3481 BRISTLECONE CT
ROCKWALL, TX 75032

MORGAN PAUL R
3483 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3484 BRISTLECONE CT
ROCKWALL, TX 75032

CURRENT RESIDENT
3489 BRISTLECONE CT
ROCKWALL, TX 75032

BINNS SHERI M & RONNIE
3490 BRISTLECONE CT
ROCKWALL, TX 75032

DIAZ ARMANDO N
3491 SMOKETREE DR
ROCKWALL, TX 75032

DWIRE JASON
3495 BRISTLECONE CT
ROCKWALL, TX 75032

GRADINARU IRINA M AND
ALEXANDRU GRADINARU
3496 BRISTLECONE COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
3497 SMOKETREE DR
ROCKWALL, TX 75032

BETTS LONNIE L
3601 BRISTLECONE CT
ROCKWALL, TX 75032

DUREAULT-SIMONS SUZANNE P & MALCOLM THOMAS SIMONS
3602 BRISTLECONE COURT
ROCKWALL, TX 75032

STEMBRIDGE VINCENT & ANGELA
3605 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3607 BRISTLECONE CT
ROCKWALL, TX 75032

HOLT BRETT F AND SUSAN L
3608 BRISTLECONE CT
ROCKWALL, TX 75032

DAVIS SABRINA
3611 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3613 BRISTLECONE CT
ROCKWALL, TX 75032

NORVELL MONTY G & TERESA A
3614 BRISTLECONE CT
ROCKWALL, TX 75032

MENDOZA DANIEL & KELLY
3617 SMOKETREE DR
ROCKWALL, TX 75032

DAVENPORT LINDSEY ELAINE AND DREW ALLEN CARSON
3619 BRISTLECONE CT
ROCKWALL, TX 75032

STEINFELS MATHEW WAYNE
3620 BRISTLECONE CT
ROCKWALL, TX 75032

KELLEY CHRISTOPHER & KELLY
3623 SMOKETREE DR
ROCKWALL, TX 75032

FLORENCE ROBERT J & CANDICE J
3635 SMOKETREE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3645 LAUREL CROSSING DR
ROCKWALL, TX 75032

BROWN CHARLES W & MARIA S
3650 JUNIPER HILLS DR
ROCKWALL, TX 75032

CLARK JUSTIN L
3651 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3656 JUNIPER HILLS DR
ROCKWALL, TX 75032

COURTNEY SHANNON AND SHAMBRICA
3657 LAUREL CROSSING DR
ROCKWALL, TX 75032

KRANTZ LISA K WARE & ADAM L
3662 JUNIPER HILLS DR
ROCKWALL, TX 75032

KYLE LAURA
3663 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3668 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3669 LAUREL CROSSING DR
ROCKWALL, TX 75032

CROSSAN GEORGE N & JUDY A
3678 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3679 CHESTNUT TR
ROCKWALL, TX 75032

KILLINGSWORTH WILLIAM R AND MARY ANN PETTON
3679 LAUREL CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
3684 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3685 LAUREL CROSSING DR
ROCKWALL, TX 75032

KLESMIT ANN
3685 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3690 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 LAUREL CROSSING DR
ROCKWALL, TX 75032

BRECKENRIDGE BYRON LEE JR
3697 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

BARNES JENNIFER L
3801 CHESTNUT TRL
ROCKWALL, TX 75032

ANUAR MOSHE & KAREN
3801 NW 97TH AVE
HOLLYWOOD, FL 33024

CRAIG RANCE AUSTIN
3802 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

FIELDS GREGORY & TESSARA
3805 LAUREL CROSSING DR
ROCKWALL, TX 75032

MCCAIG LINDA S
3806 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3807 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3811 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3816 LAUREL CROSSING DR
ROCKWALL, TX 75032

COPPOCK MICHAEL & LANESSA
3817 LAUREL CROSSING
ROCKWALL, TX 75032

BEAN RUSSELL S & JESSICA D
3823 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

VENTURA CELYN A
3829 LAUREL CROSSING DR
ROCKWALL, TX 75032

SHARPE CHARLES & MYRA JO
3835 CHESTNUT TRL
ROCKWALL, TX 75032

JENKINS LOY S AND CAROL J
3835 LAUREL CROSSING DR
ROCKWALL, TX 75032

GRAHAM MORTGAGE CORPORATION
3838 OAK LAWN AVENUE SUITE 1250
DALLAS, TX 75219

MCCARTER CHARLES & MARIA C
3841 CHESTNUT TRAIL
ROCKWALL, TX 75032

GOMEZ OSCAR SR
3841 LAUREL CROSSING DR
ROCKWALL, TX 75032

HARRISON CLINTON
3842 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3847 CHESTNUT TR
ROCKWALL, TX 75032

MELLEN JUSTIN C & CRYSTAL R
3848 CHESTNUT TRL
ROCKWALL, TX 75032

BATEY DONALD J AND DONNA S
3854 CHESTNUT TR
ROCKWALL, TX 75032

NOTT PHILLIP
3855 CHESTNUT TRAIL
ROCKWALL, TX 75032

ROWELL ARNOLD B & JACQUELYN
3860 CHESTNUT TRL
ROCKWALL, TX 75032

GERSON AND LESSER REVOCABLE TRUST
RANDI T GERSON AND SARA R LESSER TRUSTEES
387 43RD ST
OAKLAND, CA 94609

SMITH OLIVER HUGHIE & NATASHA COLETTE
3885 JUNIPER HILLS DR
ROCKWALL, TX 75032

KNEAREM BEAU J
3885 POPLAR POINT DR
ROCKWALL, TX 75032

THOMAS JOHN SCOTT & TAMMY L
3890 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS MICHAEL AND MICHELLE
3891 POPLAR POINT DR
ROCKWALL, TX 75032

BENNETT CLAY
3893 JUNIPER HILLS DR
ROCKWALL, TX 75032

NEFF NATHANIEL J
3894 JUNIPER HILLS DR
ROCKWALL, TX 75032

ELLINGSON NATHAN AND ALISSA
3899 POPLAR POINT DR
ROCKWALL, TX 75032

DUMAS CAMERON
39 ALMADOR
IRVINE, CA 92614

FORTNER MICHAEL AND JENNIFER
3900 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3902 POPLAR POINT DR
ROCKWALL, TX 75032

BASHAM RYAN
3905 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3910 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3911 POPLAR POINT DR
ROCKWALL, TX 75032

COLLINSWORTH TERRY RAY & SHIRLEY ANN
3918 POPLAR POINT DRIVE
ROCKWALL, TX 75032

FERGUSON MONDE & JONATHAN
3919 POPLAR POINT DR
ROCKWALL, TX 75032

BATES DOUGLAS & ANITA
4001 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS DAVID R & LEAANN
4002 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4007 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4008 POPLAR POINT DR
ROCKWALL, TX 75032

NEEB ASHTON J AND BETHANY G
4015 POPLAR POINT DR
ROCKWALL, TX 75032

CANTU JUAN GABRIEL JR AND DOREEN N
4016 POPLAR POINT DR
ROCKWALL, TX 75032

CARR JIMMIE T
506 GILTIN DR
ARLINGTON, TX 76006

HOUCK BARBARA JOAN
5918 BUFFRIDGE TRAIL
DALLAS, TX 75252

MILLER HEATHER F AND
GARY W AND VICKI MILLER
616 PLANTATION ST
MESQUITE, TX 75150

FONTANNA RANCH PHASE II LP
6750 HILLCREST PLAZA DR SUITE 213
DALLAS, TX 75230

MCCUEN STEVE
714 BAXTER TR
FATE, TX 75087

EVERGREEN HOLDINGS LLC
716 COUNTRY CLUB DR
HEATH, TX 75032

IHEARTMEDIA TOWER CO I (AM) LLC
VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DR SUITE 200
BOCA RATON, FL 33487

ZHIXING REN & ZHIPU SHU
7572 BOLLINGER RD
CUPERTINO, CA 95014

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
9710 OCTOBER GLORY LN
ROWLETT, TX 75089

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

MALTEZ RAOUL A
PO BOX 1314
FAIR OAKS, CA 95628

LEVY ISAAC & SANDY
PO BOX 1332
ROCKWALL, TX 75087

MOORE WARD J
PO BOX 29068
SAN FRANCISCO, CA 94129

PROGRESS RESIDENTIAL 2015-3 BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

SHEN HANOANH MICHELLE
PO BOX 794977
DALLAS, TX 75379

MCCUEN STEVEN W
PO BOX 953
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-063: Amendment to PD-82

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-063: Amendment to PD-82

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-063: Amendment to PD-82

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.



Area too crowded now. Limited entrances onto Hwy 276.
Traffic on Hwy 276 too heavy now!

Name: Charles W Brown

Address: 3650 Juniper Hills Drive Rockwall, Tx 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-063: Amendment to PD-82

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Until the highways and cross streets have more outage, it would cause a nightmare on Hwy. 276. We need lights now. It is hard to get out of our housing addition now.

Name: Carol S Jenkins

Address: 3835 Laurel Crossing Rockwall Tx 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Suite 200
Wylie, Texas 75098
Tel: 972-941-8400
Fax: 972-941-8401

November 17, 2017

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, TX 75074

RE: TERRACINA ESTATES TRACT II
98.341 acres
ROCKWALL, TX

Dear Mr. Miller:

We hereby request an appointment with the planning and zoning commission to reconsider our application for the zoning of Terracina Estates Tract Two. We have added additional acreage and made substantial revisions to the lay-out. We will not be requesting any exceptions to the requirements of PD-82 which we are developing. The PD revisions include larger lots, additional open space, and an additional park area. The density has been reduced to 1.5 units per acre.

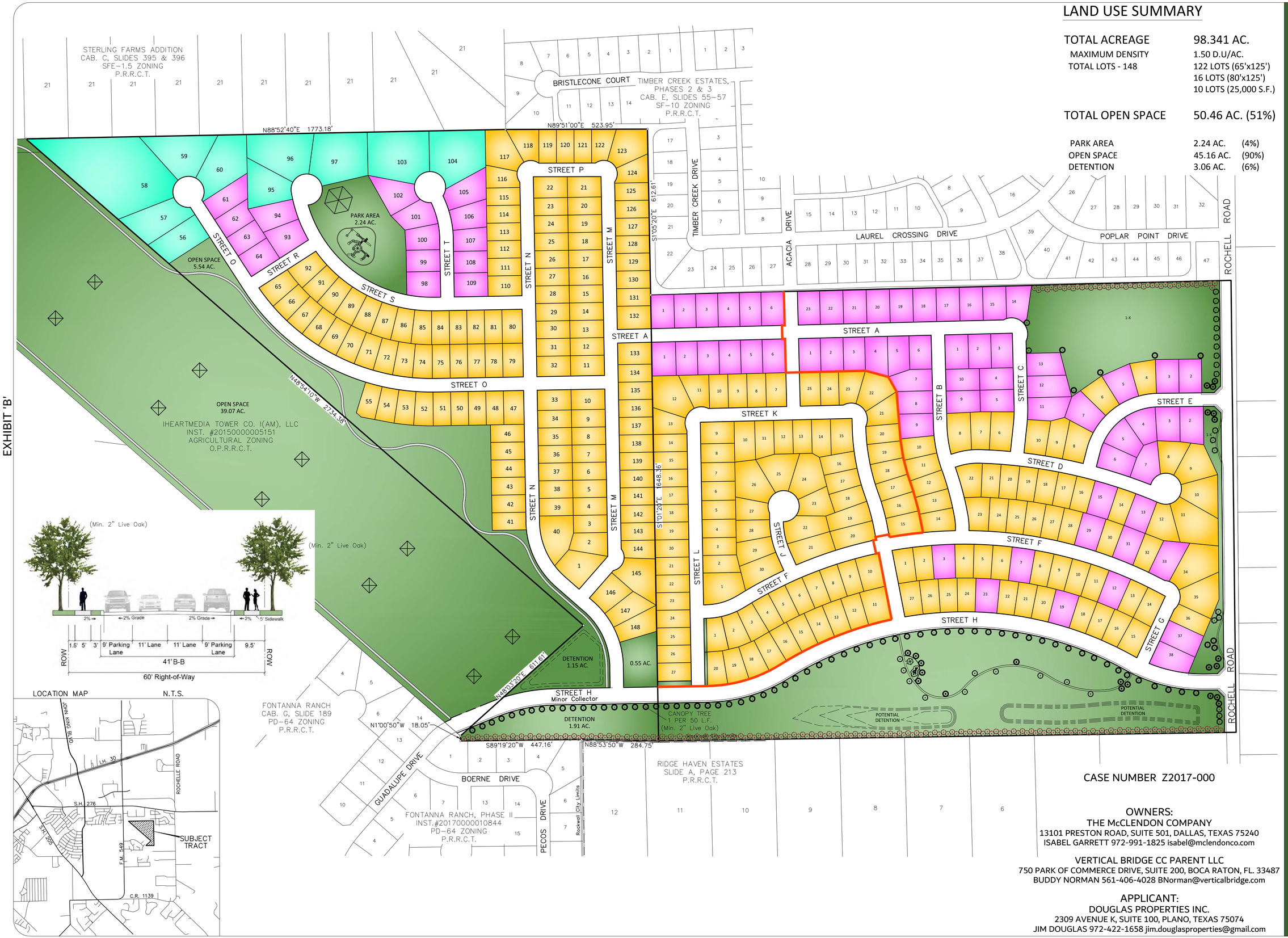
If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

Richard Hovas, P.E.

ENGINEERING CONCEPT DESIGN, LP

EXHIBIT 'B'



LAND USE SUMMARY

TOTAL ACREAGE	98.341 AC.	
MAXIMUM DENSITY	1.50 D.U/AC.	
TOTAL LOTS - 148	122 LOTS (65'x125')	
	16 LOTS (80'x125')	
	10 LOTS (25,000 S.F.)	
TOTAL OPEN SPACE	50.46 AC. (51%)	
PARK AREA	2.24 AC.	(4%)
OPEN SPACE	45.16 AC.	(90%)
DETENTION	3.06 AC.	(6%)

N

150 0 75 150

Scale: 1" = 150'

CONCEPT PLAN
TERRACINA PHASE III
ROCKWALL, TEXAS

CASE NUMBER Z2017-000

OWNERS:
THE McCLENDON COMPANY
13101 PRESTON ROAD, SUITE 501, DALLAS, TEXAS 75240
ISABEL GARRETT 972-991-1825 isabel@mclendonco.com

VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DRIVE, SUITE 200, BOCA RATON, FL. 33487
BUDDY NORMAN 561-406-4028 BNorman@verticalbridge.com

APPLICANT:
DOUGLAS PROPERTIES INC.
2309 AVENUE K, SUITE 100, PLANO, TEXAS 75074
JIM DOUGLAS 972-422-1658 jim.douglasproperties@gmail.com

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
FIRM REGISTRATION #F-001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
972.941.8400 WWW.ECDLP.COM FAX: 972.941.8401

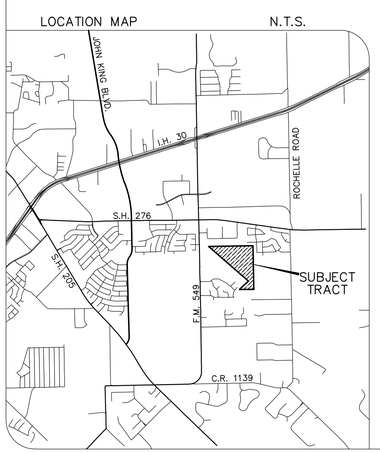
November 27, 2017

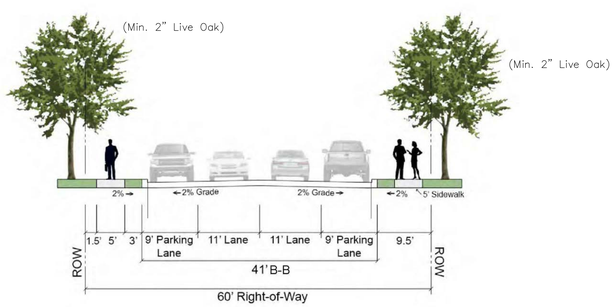
SHEET NO. 1 OF 1

PROJECT #06537

EXHIBIT 'B'







LAND USE SUMMARY

TOTAL ACREAGE	98.341 AC.
MAXIMUM DENSITY	1.50 D.U/AC.
TOTAL LOTS - 148	122 LOTS (65'x125') 16 LOTS (80'x125') 10 LOTS (25,000 S.F.)
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PARK AREA	2.24 AC. (4%)
OPEN SPACE	45.16 AC. (90%)
DETENTION	3.06 AC. (6%)

CASE NUMBER Z2017-000

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APPLICANT:
DOUGLAS PROPERTIES INC.
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JIM DOUGLAS 972-422-1658 jim.douglasproperties@gmail.com

N

150 0 75 150
Scale: 1" = 150'

CONCEPT PLAN
TERRACINA ESTATES PHASE II
ROCKWALL, TEXAS

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
FIRM REGISTRATION #F-001145
201 WINDOO CIRCLE, SUITE 200, WYLIE, TX 75098
972.941.8400 WWW.ECOLP.COM FAX: 972.941.8401

NOVEMBER 17, 2017

SHEET NO. 1 OF 1

PROJECT #06537

TERRACINA ESTATES

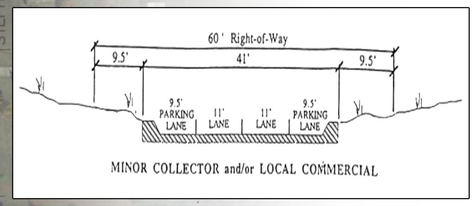
A CONCEPT PLAN



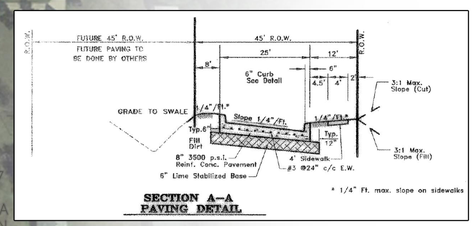
LAND USE SUMMARY

TOTAL ACREAGE	**81.49 AC.**	
MAXIMUM DENSITY	2.50 D.U/AC.	
TOTAL LOTS - 204	174 LOTS (65' X 125') 30 LOTS (80' X 125')	
TOTAL OPEN SPACE	**18.97 AC.**	(23.3%)
PARK AREA	9.4 AC.	(50%)
LANDSCAPE BUFFER	1.77 AC.	(9%)
DETENTION	7.8 AC.	(41%)

800' OFFSET FROM PARK
800' OFFSET FROM OPEN SPACE
INDICATES CANOPY TREE
(1 TREE/50 L.F. OF FRONTAGE)



MINOR COLLECTOR and/or LOCAL COMMERCIAL



SECTION A–A
PAVING DETAIL

SCALE: 1"=100'
DATE: 5.10.2016

JONES | CARTER

Case Number Z2016-013

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 82 (PD-82) [*ORDINANCE NO. 16-43*], AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE PLANNED DEVELOPMENT DISTRICT TO INCORPORATE A 98.341-ACRE TRACT OF LAND INTO THE EXISTING 81.49-ACRE TRACT OF LAND, CREATING A 179.831-ACRE PLANNED DEVELOPMENT DISTRICT IDENTIFIED AS PLANNED DEVELOPMENT DISTRICT 82 (PD-82) AND BEING TRACT 3, TRACT 8 AND TRACT 16, OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company, for the purpose of amending Planned Development District 82 (PD-82) [*Ordinance No. 16-43*], by incorporating an additional 98.341-acre tract of land into the existing 81.49-acre tract of land, for the purpose of developing a residential subdivision on a 179.831-acre tract of land identified as Tract 3,Tract 8, and Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 82 (PD-82) [*Ordinance No. 16-43*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in Planned Development District 82 (PD-82) [*Ordinance No. 16-43*];

Section 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described within this *Planned Development District Ordinance*, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Single Family 10 (SF-10) District as specified in Section 3.4, *Single*

DRAFT 12.19.2017

Family Residential (SF-10) District, of Article V, District Development Standards, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Concept Phasing Plan*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the park areas on the *Subject Property* shall generally be in accordance with the *Parks Concept Plan*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 6. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 7. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 7(b) through 7(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat

(c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

DRAFT ORDINANCE 12.4.17

(d) *Master Plat*. A *Master Plat* application covering all of the Subject Property shall be submitted and shall identify each phase of the development. The *Master Plat* application shall not be approved until the *Open Space Master Plan* may be processed by the City concurrently with the Master Plat Application.

(e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features as depicted in *Exhibit 'D'* (*Park Concept Plan and Amenity Package*). A *PD Site Plan* application, including a plan for improvements for the parkland and/or trails, may be processed by the City concurrently with a *Preliminary Plat Application* for the development.

(f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application, including a plan for improvements for the parkland and/or trails as identified in Section 6(d) above, may be processed by the City concurrently with a *PD Site Plan Application* for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 8. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 9. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 10. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 11. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

DRAFT
01.02.18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 12.12.2017

Exhibit 'A':
Legal Description

PHASES I & II

BEING an 61.49 acre tract of land situated in the J. RAMSEY SURVEY A-186 of Rockwall County, Texas and being a part of a once called 405 acre tract described in a deed recorded in Volume D Page 73 and being the same land as described in deed to James F. Wood, Trustee as recorded in Volume 122 Page 783 of the Rockwall County, Deed Records, said 81.49 acre tract being further described as follows;

BEGINNING at a nail set in the center of an existing public road on the East line of the Ramsey Survey and being about South 2874 feet from the Northeast corner of said Ramsey Survey and being the Southeast corner of that certain tract described in deed to Joe Smart as recorded in Volume 59 Page 509 of tire Rockwall County, Deed Records from said nail a fence corner bears S 89 degree 39 min 28 sec W 40 feet;

THENCE S 00 degree 37 min 46 sec W along the center of said road and along the East line of the Ramsey Survey 1678.46 feet to the Southeast corner of said 405 acre tract and being the Northeast corner of the Ridge Haven Estates, subdivision as per plat recorded in Glide A 213 of the Rockwall County, Plat Records, from which a 3/8-inch iron rod was found to bear N 89 degree 19 min 38 sec W 29.58 feet;

THENCE N 89 de 19 min 38 sec W along the North line of said Ridge Haven Estates and along an old fence 2133.00 feet to a fence corner found at the Southeast corner of a called 80.42 acre tract described in a deed to B. R. McClendon as recorded in Volume 91 Page 523 of the Rockwall County, Deed Records;

THENCE N 00 degree 12 min 45 sec East along the East line of said McClendon tract and along an old fence 1640.51 feet to a ½-inch Iron rod found at a fence corner at an ell corner of that certain tract described in deed to Joe Smart as recorded In Volume 59 Page 511 of the Rockwall County, Deed Records;

THENCE N 89 degree 39 min 28 sec E along the South line of the Smart tracts 2145.25 feet to the point of beginning and containing 81.49 acres of land.

DRAFT ORDINANCE 12.12.2017

Exhibit 'A':
Legal Description

PHASE III

BEING a 98.341 acre tract of land located in the John A. Ramsey Survey AB-127, in the City of Rockwall, Rockwall County, Texas, being a part of Tracts 1 and 2 as described in a deed to The McClendon Corporation as recorded in, *Volume 91, Page 526*, Deed Records Rockwall County Texas (DRRCT) and Tract 3 as described in a deed to Iheartmedia Tower Co. I(am), LLC as recorded in, Instrument No. 20150000005151 , Deed Records Rockwall County Texas (DRRCT) and more particularly described as follows;

COMMENCING at a found ½-inch iron rod for the southwest corner of Sterling Farms Addition, an Addition to the City of Rockwall as recorded Slide C, Page 396, Plat Records Rockwall County Texas (PRRCT), said point being in the common north line of said Tract 2, and being in the East right of way line for Farm to Market Road 543;

THENCE N 88°52'38" E with the common line of said McClendon Tract 2, and said Addition a distance of 665.59 feet to the *POINT OF BEGINNING*, from said point a found iron rod for the common southerly corner of Lots 17 and 16 of said Sterling Farms Addition bears N 88°52' E, 136.53 feet;

THENCE N 88°04'30" E, a distance of 140.05 feet to a found ½-inch iron rod;

THENCE N 88°52'36" E, a distance of 1773.18 feet to a point for southeast corner of said Sterling Farms Addition, and the westerly southwest corner of Timber Creek Estates, Phase 2 & 3, an Addition to the City of Rockwall as recorded in Cabinet E, Slides 55-57, Plat Records Rockwall County Texas (PRRCT);

THENCE easterly and southerly with the line common to said Timber Creek Estates and said McClendon Tract 2 as follows:

N 89°51'04" E, a distance of 523.95 feet to a point for a corner in said common line;

S 01°05'16" E, a distance of 612.61 feet to a ½-inch iron rod for the southerly southwest corner of said Timber Creek Estates;

THENCE S 01°01'20" E continuing with the east line of said McClendon tract and with the west line of that West Union Investments, Co. tract as described in Volume 377, Page 273, Deed Records Rockwall County Texas, at 1644.86 feet pass a found 3/8-inch iron rod, continuing for a total distance of 1648.36 feet to a found fence post for corner, being on the north line of Ridge Haven Estates, an Addition to the City of Rockwall as recorded in Book A, Slide 213, (PRRCT);

THENCE N 88°53'47" W with the north line of said Addition, a distance of 284.75 feet to a found ½-inch iron rod for the northwest corner of said Addition, same being the northeast corner of Fontanna Ranch Phase II, an Addition to the City of Rockwall as recorded in Instrument No. 20170000010844, Official Public Records Rockwall County Texas (OPRRCT);

THENCE S 89°19'19" W with the north line of Fontanna Ranch, a distance of 447.16 feet to a found ½-inch iron rod;

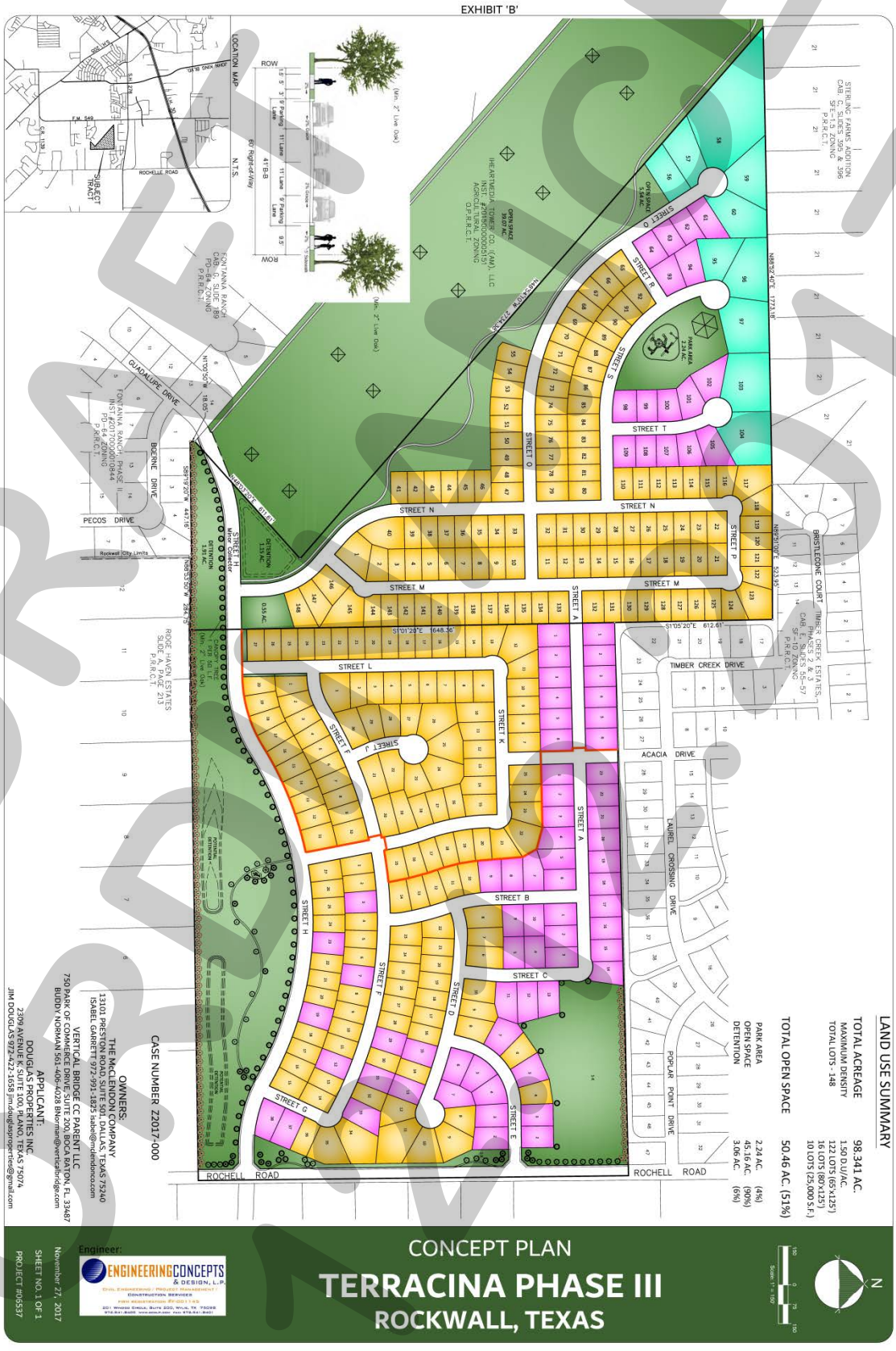
THENCE N 01°00'46" W, a distance of 18.05 feet to a found iron rod with Powell & Powell cap for a corner of said Fontanna Ranch and being the southwesterly corner of that tact described in a Special Warranty Deed to iHeartMedia Tower Company, I, LLC, as recorded in Instrument No. 20150000005151,(OPRRCT);

THENCE N 48°51'10" W, a distance of 2825.34 feet to a found 5/8-inch iron rod with Powell & Powell cap for the northwest corner of said iHeartMedia Tower Company tract;

THENCE N 48°05'00" E, with the northwesterly line of said iHeartMedia Tower Company tract, a distance of 515.38 feet to the *POINT OF BEGINNING*, and containing 98.3415 acres of land, more or less.

DRAFT ORDINANCE 12.19.17

Exhibit 'B':
Concept Plan



DRAFT
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DRAFT

Exhibit 'C':
Concept Phasing Plan

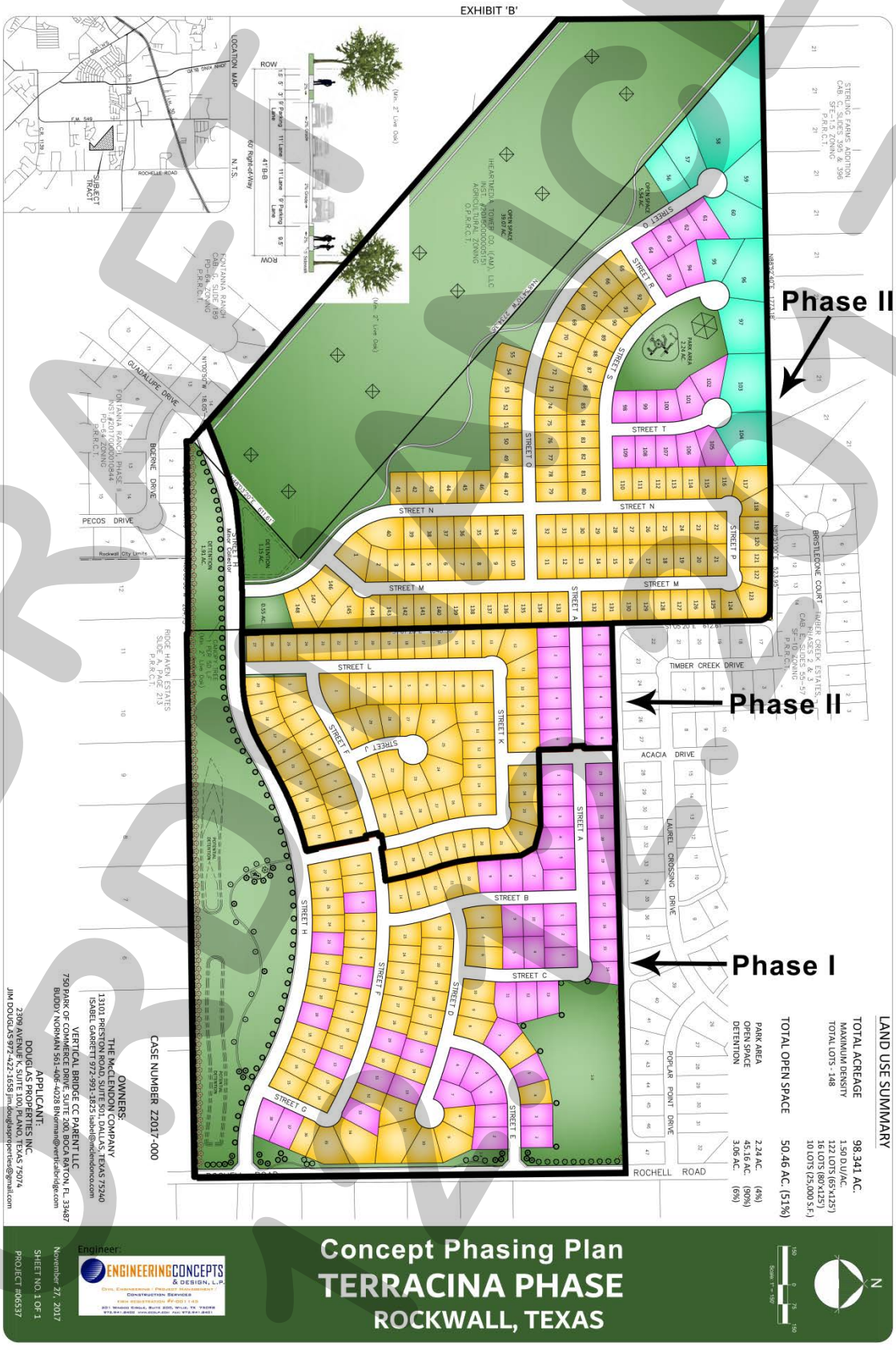
EXHIBIT 'B'
Phase III
Phase II
Phase I
LAND USE SUMMARY
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TOTAL LOTS - 148
122 LOTS (65'x125')
16 LOTS (80'x125')
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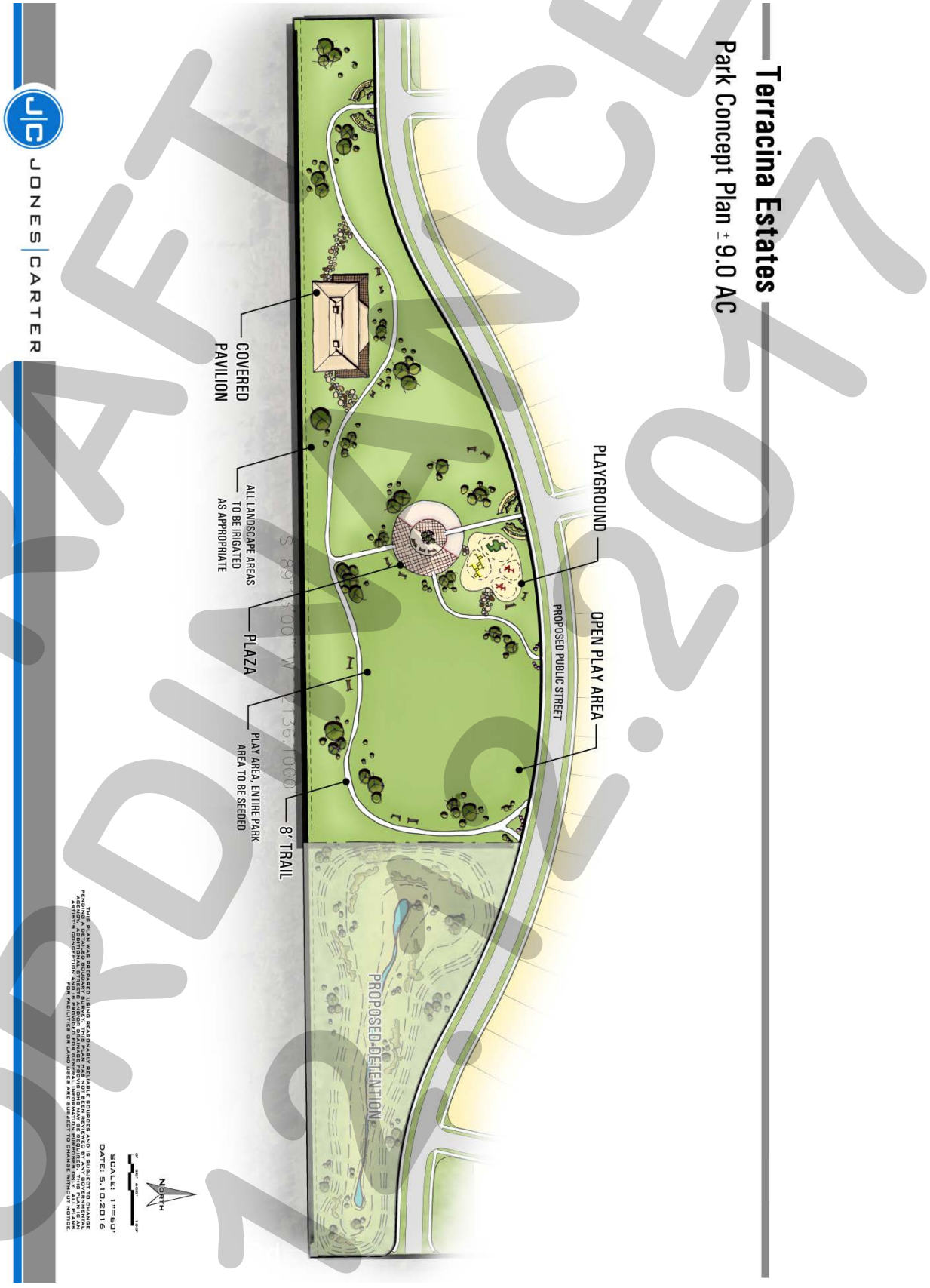
13101 PRESTON ROAD, SUITE 501, DALLAS, TEXAS 75240
ISABEL GARRETT 972-991-1825 isabel@mcclendonco.com
VERTICAL BRIDGE CC PARENT LLC
750 PARK OF COMMERCE DRIVE, SUITE 200, BOCA RATON, FL 33487
BUDDY NORMAN 561-406-4028 BNorman@vertical-bridge.com
APPLICANT:
DOUGLAS PROPERTIES INC.
2309 ANNUNCIATION, SUITE 100, PLANO, TEXAS 75074
JIM DOUGLAS 972-422-1858 jimdoug@dpproperties@gmail.com
Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.
CASE NUMBER Z2017-000
November 27, 2017
SHEET NO. 1 OF 1
PROJECT #06537
Concept Phasing Plan
TERRACINA PHASE
ROCKWALL, TEXAS
ROCHELL ROAD
PECOS DRIVE
GUADALUPE DRIVE
BICENE DRIVE
TIMBER CREEK DRIVE
ACACIA DRIVE
LAUREL CROSSING DRIVE
POPLAR POINT DRIVE
BRISTLECONE COURT
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P
STREET R
STREET S
STREET T
DETENTION 3.06 AC.
OPEN SPACE 5.84 AC.
OPEN SPACE 2.24 AC.
OPEN SPACE 0.55 AC.
OPEN SPACE 1.34 AC.
OPEN SPACE 1.33 AC.
OPEN SPACE 0.55 AC.
OPEN SPACE 0.55 AC.
OPEN SPACE 0.55

Exhibit 'D':
Park Concept Plans



DRAFT ORDINANCE 12.12.2017

Exhibit 'E':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plans* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Maximum Dwelling Units (#)*	*Dwelling Units (%)*
A	65' x 125'	8,125 SF	296	84.09%
B	80' x 125'	10,000 SF	46	13.06%
C	80' x 125'	25,000 SF	10	2.85%
		Maximum Permitted Units:	*352*	*100%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed ***1.96*** dwelling units per gross acre of land; however, in no case should the proposed development exceed ***352*** dwelling units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1] & [5]	65'	80'	80'
Minimum Lot Depth	125'	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF	25,000 SF
Minimum Front Yard Setback [2]	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'	10'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	2,000 SF	2,000 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

4. *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone.

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Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.

(b) *Roof Pitch.* A minimum of a *6:12* roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation.* A minimum of 30% of garages shall be oriented in a *traditional swing* (or *j-swing*) configuration for *Phase I* and *Phase II* of the *subject property* as depicted in *Exhibit 'C'* of this ordinance. The remainder of garages in *Phase I* and *Phase II* may be configured in a front entry configuration where the front of the garage is flush with (*or recessed behind*) the front façade of the home and the driveway has a minimum length of 25-feet. However, 100% of the garages in *Phase III -- as depicted in Exhibit 'C' of this ordinance* -- shall be oriented in a *traditional swing* (or *j-swing*) configuration. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code. All garage doors are required to be of cedar construction.

5. Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	65' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)
C	80' x 125'	(1), (2), (3), (4)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and three (3) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and three (3) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Rochell Road shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Porch and/or Sunroom Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

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Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

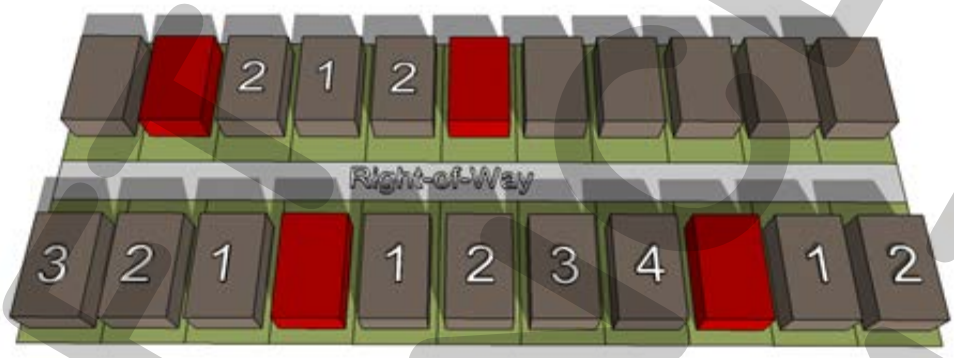

Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the following design standards:

   (a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.

   (b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

   (c) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

   (d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

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7. *Landscape and Hardscape Standards.*

   (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

   (a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

   (b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

   (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

   (a) Landscape Buffer and Sidewalks (Rochell Road). A minimum of a 15-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one canopy tree shall be planted per 50 linear feet of frontage. A minimum of a five (5) foot sidewalk shall be required along Rochell Road.

   (3) *Street Trees.* Street trees shall generally be planted in conformance with the *Planned Development Concept Plan* as depicted in *Exhibits 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of a 14-foot vertical clearance height for all trees. All street trees shall be planted a minimum of five (5) feet from all water, sanitary sewer and storm lines.

   (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

   (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Park Improvements.* All parks within this development -- *including all features outlined in Section 'A' & 'B' below* -- shall be maintained by the *Home Owners Association (HOA)*.

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Exhibit 'E':
Development Standards

A) The development of *Phase I* and *Phase II* -- *as depicted in Exhibit 'C' of this ordinance* -- shall incorporate a nine (9) acre, fully established natural turf (*e.g. seeding process*) and irrigated park as generally depicted in the *Planned Development Park Concept Plan* of *Exhibit 'D'* of this ordinance. This area shall also incorporate the following improvements:

1. Eight (8) Foot Concrete *Hike & Bike Trail*
2. Playground
3. Plaza
4. Covered Pavilion
5. Picnic Area
6. Benches
7. Landscape Features (*e.g. Trees and Other Vegetation*)

B) The development of *Phase III* -- *as depicted in Exhibit 'C' of this ordinance* -- shall incorporate a 2.24-acre, fully established natural turf (*e.g. seeding process*) and irrigated private park as generally depicted in the *Planned Development Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

10. Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

11. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

12. Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

13. Open Space. All phases of the development (*i.e. Phase I, Phase II, and Phase III as depicted in Exhibit 'C' of this ordinance*) shall adhere to *Exhibits 'B' & 'D'* and all private parks and open space areas shall be maintained by the Homeowners Association (HOA).

14. Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

15. Drainage Standards. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow

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through intersections as outlined in the City of Rockwall's *Standards of Design and Construction* (*approved in August 2003 and updated in October 2007*). The proposed drainage areas, flow patterns (*not lot to lot drainage*), and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

17. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Robert Rash

AGENDA ITEM: **Z2017-064**; SUP for 4 Soapberry Lane

SUMMARY:

Hold a public hearing to discuss and consider a request by Robert Rash for the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant, Robert Rash, is requesting the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meet the minimum masonry requirements on the subject property. The accessory building is an existing 20-foot tall and 45' x 20' [*i.e. 900 SF*] carport that is not enclosed. The existing accessory building is located across Soapberry Lane, adjacent to the side property line. The applicant is proposing to enclose the carport utilizing metal and add doors to the front of the structure to convert it into a detached garage. According to the applicant's letter, the applicant plans to utilize the proposed accessory building to store *personal* trailers, tractors, and other yard equipment.

According to Subsection 2.1.2, *Residential and Lodging Use Conditions*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), in all residential districts, one (1) detached garage, as an accessory use, shall be allowed provided that that does not exceed 900 SF or 15-feet in height, and contains the same exterior materials as found on the main structure. The Unified Development Code (UDC) further states that accessory buildings/detached garages not meeting those standards shall require the approval of a Specific Use Permit (SUP). On November 9, 2017, the Board of Adjustments (BOA) approved a request [*Order No. BOA 2017-6-V*] from the applicant to allow the change of an existing legal non-conforming use [*i.e. a carport*] to another legal non-conforming use [*i.e. a garage*].
Staff should note, although the approval of a Specific Use Permit (SUP) is a discretionary decision for the Planning and Zoning Commission and the City Council, the Board of Adjustments (BOA) has approved a request to allow the change of an existing legal non-conforming use to another legal non-conforming use, which allowed the applicant to submit an application for a Specific Use Permit (SUP).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are single-family homes that are zoned Single-Family 10 (SF-10) District. Beyond this are additional single-family homes zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is the Lake Way Hubbard takeline, which is located within the City of Dallas. Beyond this is the Lake Ray Hubbard.

East: Directly east of the subject property are several single-family homes zoned Single-Family 10 (SF-10) District. Beyond this are several businesses [*e.g. Bank of America, Chase Bank, Wal-Mart Neighborhood Market, etc.*] that are zoned Planned Development District 48 (PD-48) and Planned Development District 49 (PD-49) for General Retail (GR) District land uses.

West: Directly west of the subject property are several single-family homes that are zoned Single-Family 10 (SF-10) District. Beyond this is the Lake Ray Hubbard takeline, which is located within the City of Dallas.

NOTIFICATION:

On December 1, 2017, staff mailed 65 notices to property owners and occupants within 500-feet of the subject property. Staff also notified The Preserve Homeowner's Association (HOA), which is the only HOA and/or Neighborhood Organization within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff received two (2) notices in opposition of this request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

1) The detached garage be subject to the operational conditions contained in the SUP ordinance, which are as follows:

    a) The accessory building shall generally conform to the site plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of the attached ordinance.

    b) The accessory building shall not exceed a maximum size of 900 SF.

    c) The accessory building shall not exceed a maximum overall height of 20-feet.

    d) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	Z2017-064	**Owner**	RASH, RANDALL L & KAREN	**Applied**	11/21/2017 KB
Project Name	4 Soapberry Lane	**Applicant**		**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	11/21/2017 KB

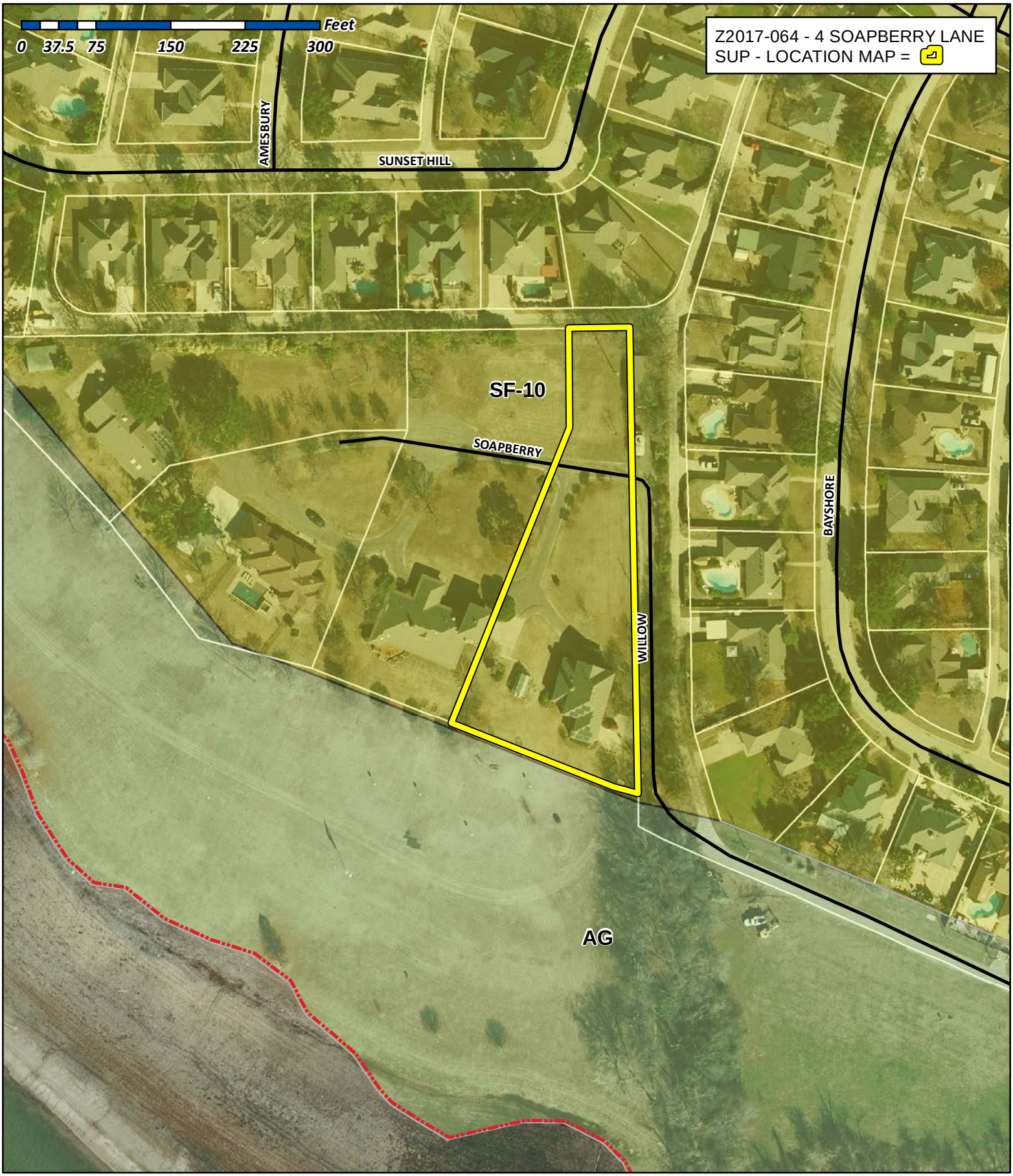
Site Address	**City, State Zip**	**Zoning**
4 SOAPBERRY LN	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PH 1A	5	A	5	4730-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	11/21/2017	11/28/2017				
FIRE	Ariana Hargrove	11/21/2017	11/28/2017				
PLANNING	Korey Brooks	11/21/2017	11/28/2017	11/22/2017	1	COMMENTS	Comments

Z2017-064 SUP- Accessory Building-4 Soapberry Lane: Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Robert Rash for the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-064) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by December 5, 2017. The Planning & Zoning Worksession for this case is November 28. The Planning and Zoning Meeting for this case is December 12, 2017
I.5 The City Council meeting date for this case is December 18, 2017 and January 2, 2018
I.6 A representative is required to attend all meetings.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

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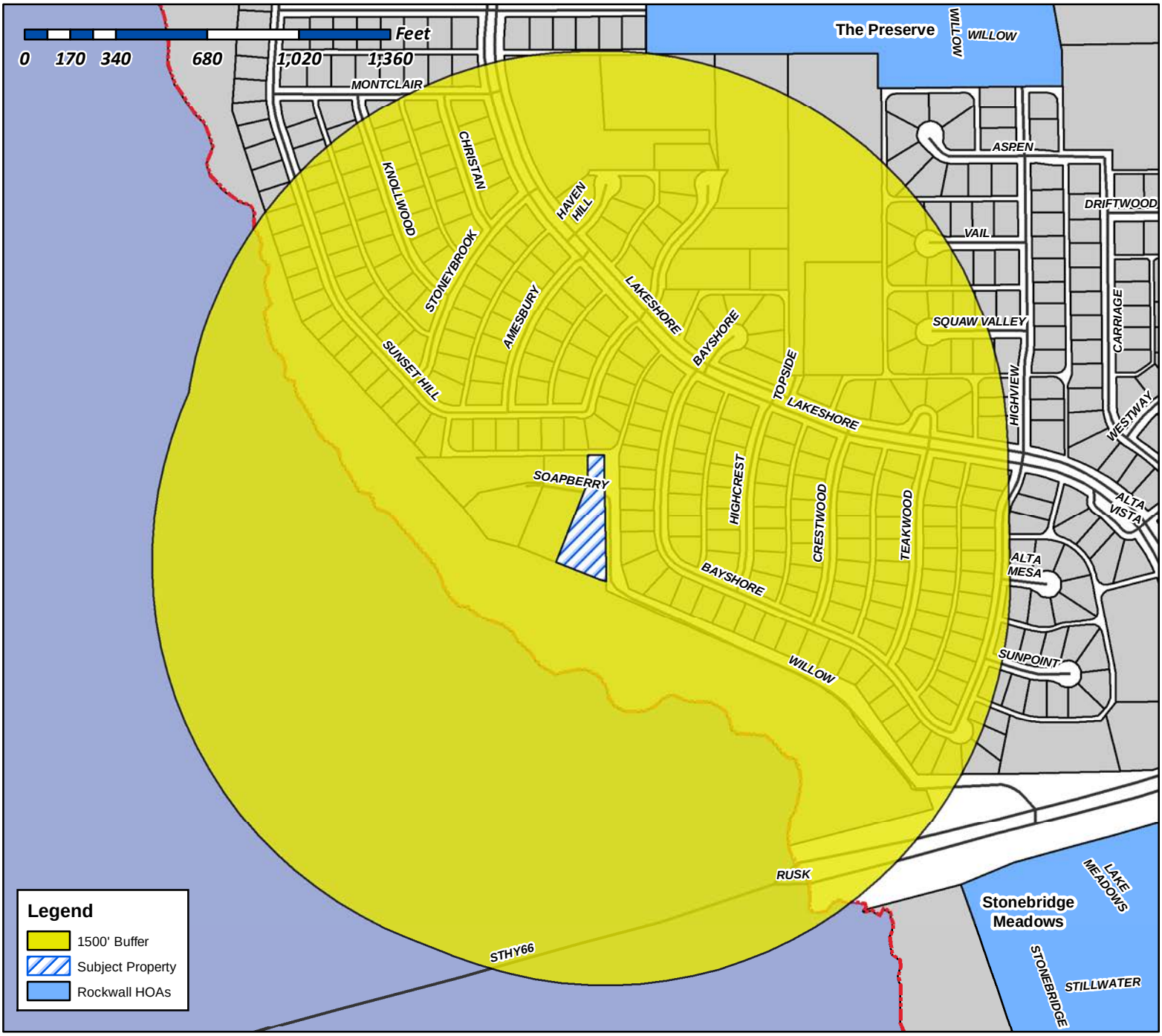
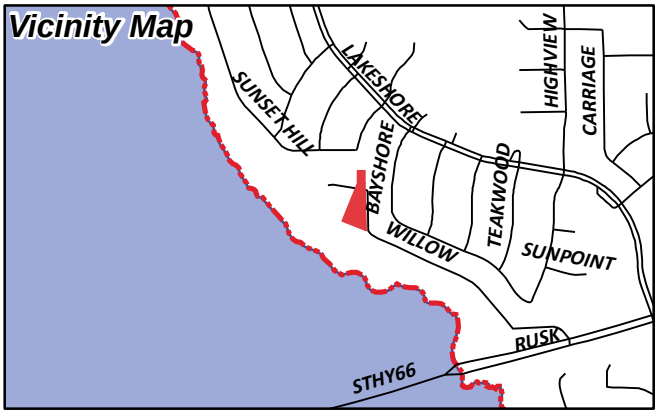


Case Number: Z2017-064
Case Name: 4 Soapberry Ln
Case Type: Zoning
Zoning: SUP
Case Address: 4 Soapberry Ln

Date Created: *11/21/2017*
For Questions on this Case Call (972) 771-7745



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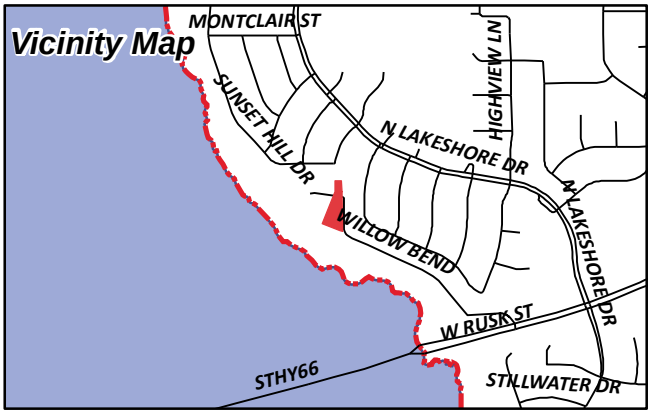
Case Name: 4 Soapberry Ln
Case Type: Zoning
Zoning: SUP
Case Address: 4 Soapberry Ln

Date Created: ***11/21/2017***

For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1 SOAPBERRY LN
ROCKWALL, TX 75032

PARKER KIM L
101 HIGHCREST LN
ROCKWALL, TX 75087

CURRENT RESIDENT
103 HIGHCREST LN
ROCKWALL, TX 75032

PATTERSON PAT A & JUDYE
105 HIGHCREST LN
ROCKWALL, TX 75087

CONFIDENTIAL
107 HIGHCREST LN
ROCKWALL, TX 75087

HOLCOMB GARY CHRIS
109 HIGHCREST LN
ROCKWALL, TX 75087

CURRENT RESIDENT
111 HIGHCREST LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1117 BAYSHORE DR
ROCKWALL, TX 75032

BAZARGANI AZRA
1119 BAYSHORE DRIVE
ROCKWALL, TX 75087

VIERLING DENNIS A AND LISA F
1121 BAYSHORE DR
ROCKWALL, TX 75087

MEIER CONNIE M
1123 BAYSHORE DR
ROCKWALL, TX 75087

VOLPERT JOHN
1125 BAYSHORE DR
ROCKWALL, TX 75087

MADDOX GAYLA
1126 BAYSHORE DR
ROCKWALL, TX 75087

ELDRIDGE CHARLES E II & SHELBY M
1127 BAYSHORE DR
ROCKWALL, TX 75087

BUTTS JORDAN M AND ELIZABETH
1128 BAYSHORE DR
ROCKWALL, TX 75087

WISE RICHARD ALLEN AND DONALD W RASBURY
REVOCABLE LIVING TRUSTE
RICHARD ALLEN WISE AND DONALD W RASBURY
TRUSTEES
1129 BAYSHORE DR
ROCKWALL, TX 75087

HELMS CHYL
113 HIGHCREST LN
ROCKWALL, TX 75087

EATMAN JAMES BERNARD AND GWENDOLYN
ESTHER
1130 BAYSHORE DR
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN
1131 BAYSHORE DR
ROCKWALL, TX 75087

PAYNE ALLAN CLARK ETUX
1132 BAYSHORE DR
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D
1133 BAYSHORE DR
ROCKWALL, TX 75087

SMITH JENNIFER E
1134 BAYSHORE DR
ROCKWALL, TX 75087

MARTIN JESSIE L
1135 BAYSHORE DR
ROCKWALL, TX 75087

KELLEY CLYDE EUGENE INDIVIDUAL LIVING
TRUST
1136 BAYSHORE DR
ROCKWALL, TX 75087

HAWKINS RONALD T & JENIREE R
1137 BAYSHORE DR
ROCKWALL, TX 75087

DOYLE LINDA M & MALCOLM P
1138 BAYSHORE DR
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M
1139 BAYSHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1140 BAYSHORE DR
ROCKWALL, TX 75032

GRAY JOE E ETUX
1141 BAYSHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1143 BAYSHORE DR
ROCKWALL, TX 75032

BERG KRISTINA
115 HIGHCREST LANE
ROCKWALL, TX 75087

MCCALLUM DARRELL A AND SHARON F
1535 E I-30
ROCKWALL, TX 75087

HESTER ROGER F II
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HANNA ANNA CHRISTINE
1602 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1603 SUNSET HILL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1604 SUNSET HILL DR
ROCKWALL, TX 75032

KLUTTS BEN ALLEN JR
1604 NORTH HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1605 SUNSET HILL DR
ROCKWALL, TX 75032

MULDER LINDA FAYE
1606 SUNSET HILL DR
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F
1607 AMESBURY LN
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX
1607 SUNSET HILL DR
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA
1608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 SUNSET HILL DR
ROCKWALL, TX 75032

BARTENSTEIN WILLIAM
1609 AMESBURY LN
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K
1610 AMESBURY LN
ROCKWALL, TX 75087

SCAMPERINO CHARLES
1611 AMESBURY LN
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE
1612 AMESBURY LN
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J
1613 AMESBURY LN
ROCKWALL, TX 75087

LYNCH PATRICIA A
1614 AMESBURY LN
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE
1615 AMESBURY LN
ROCKWALL, TX 75087

OFFUTT DENNIS O & GLENDA K
1616 AMESBURY LN
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND SHANNON
MCCORD VRZAK
2 SOAPBERRY LN
ROCKWALL, TX 75032

RASH ROBERT D
3 SOAPBERRY LN
ROCKWALL, TX 75087

RASH RANDALL L & KAREN
4 SOAPBERRY LN
ROCKWALL, TX 75087

FERRENTINO WAYNE J
501 SUNSET HILL DR
ROCKWALL, TX 75087

SNYDER TIMOTHY S
503 SUNSET HILL DR
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J
507 SUNSET HILL DR
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA
509 SUNSET HILL DR
ROCKWALL, TX 75087

KING MARILYN
511 SUNSET HILL DR
ROCKWALL, TX 75087

STIEGELMAR RICHARD AND
STIEGELMAR JACK
542 YACHT CLUB DR
ROCKWALL, TX 75032

CLOVERDALE RANCH LLC
ONE BRIGHT MEADOW ROAD
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

WIENEKE ELAINE
PO BOX 1623
ROCKWALL, TX 75087

COOK DEBORAH SUE
PO BOX 261543
PLANO, TX 75026

PLEASE RETURN THE BELOW FORM

Case No. Z2017-064: 4 Soapberry Lane

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

They should be held to the same requirements as all other residents in this area.

Name: Scott Phillips

Address: 107 Wisherstdoor, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-064: 4 Soapberry Lane

Hold a public hearing to discuss and consider a request by Robert Rash for the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/12/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 12/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-064: 4 Soapberry Lane

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

THIS RESPONSE REPRESENTS 2 PROPERTIES IMPACTED BY DEED RESTRICTIONS. SEE BELOW

DEED RESTRICTIONS ARE DESIGNED TO PROTECT PROPERTY VALUES AND SHOULD BE ENFORCED EQUALLY. MAKING EXCEPTIONS UNDERMINES THIS PROTECTION. R Bee Management

Name: CLOVERDALE RANCH LLC, RUSS BEE MANAGER

Address: 1609 SUNSET HILL AND 1603 SUNSET HILL

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

November 10, 2010

The purpose of this request is to have permission to enclose an existing shed approved and built in 2003.

It was originally permitted as an "RV Shed". We are requesting permission now to enclose the structure for security purposes for the storage of trailers, tractors, and other yard equipment.

Attached are pictures of the existing structure, and our plans are to enclose it between the existing brick columns with R9 metal panels, with doors on the front of the structure. Plans are to use non-glossy green panels.

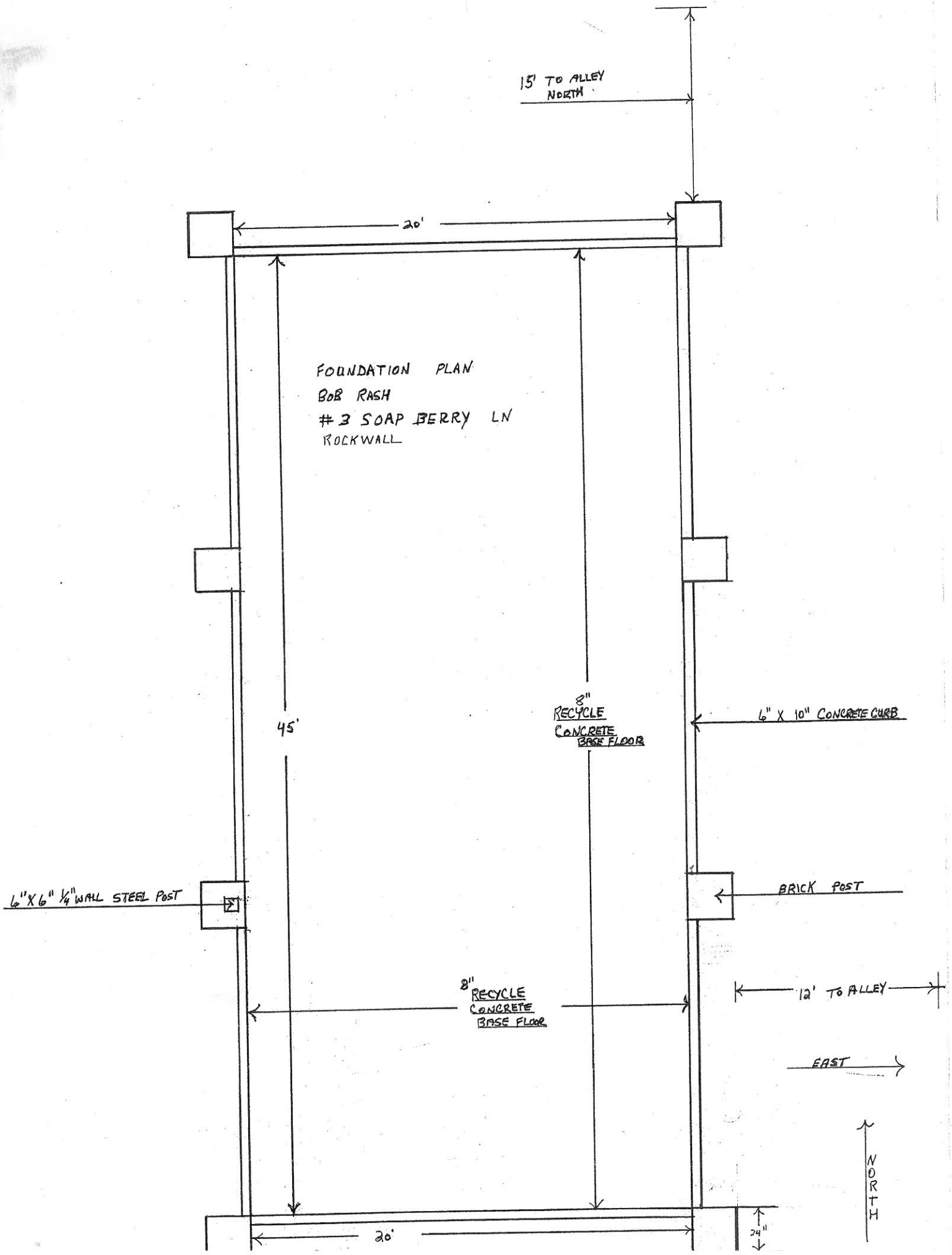
Please contact Robert (Bob) Rash with any questions, or other needed information.

Robert (Bob) Rash

3 Soapberry Lane

Rockwall, TX 78087

214-557-0537


15' TO ALLEY NORTH
20'
FOUNDATION PLAN
BOB RASH
#3 SOAP BERRY LN
ROCKWALL
45'
8" RECYCLE CONCRETE BASE FLOOR
6" X 10" CONCRETE CURB
6"X6" 1/4" WALL STEEL POST
BRICK POST
8" RECYCLE CONCRETE BASE FLOOR
12' TO ALLEY
EAST
NORTH
20'
24"


Willow Bend
4 Soapberry
Soapberry Ln



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 1.144-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS LOT 8, BLOCK A, GRADY RASH SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Robert Rash for the approval of a Specific Use Permit (SUP) for the purpose constructing an accessory building that does not meet the minimum masonry requirements, and exceeds the maximum height requirements as stipulated by the Unified Development Code (UDC), situated on 1.144-acre tract of land, zoned Single-Family 10 (SF-10) District, and being identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 4 Soapberry Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a metal accessory building that does not conform to the minimum masonry requirements and maximum height requirements for accessory buildings in a Single-Family 10 (SF-10) District as stipulated by Section 2.1.2, *Residential Lodging Use Conditions,* of Article IV*, Permissible Uses,* and Section 3.2 of Article V*, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 3.4*, Single-Family 10 (SF-10) District,* of Section 3*, Residential Districts*, of Article V*, District Development Standards,* and Section 2.1.2, *Residential Lodging Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be

DRAFT ORDINANCE 04.02.18

amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the construction of an accessory building on the *Subject Property*, and conformance to these operations is required for continued operation:

1) The accessory building shall generally conform to the site plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of this ordinance.

2) The accessory building shall not exceed a maximum size of 900 SF.

3) The accessory building shall not exceed a maximum overall height of 20-feet.

4) The accessory building is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF JANUARY, 2018.

DRAFT ORDINANCE 01.02.18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

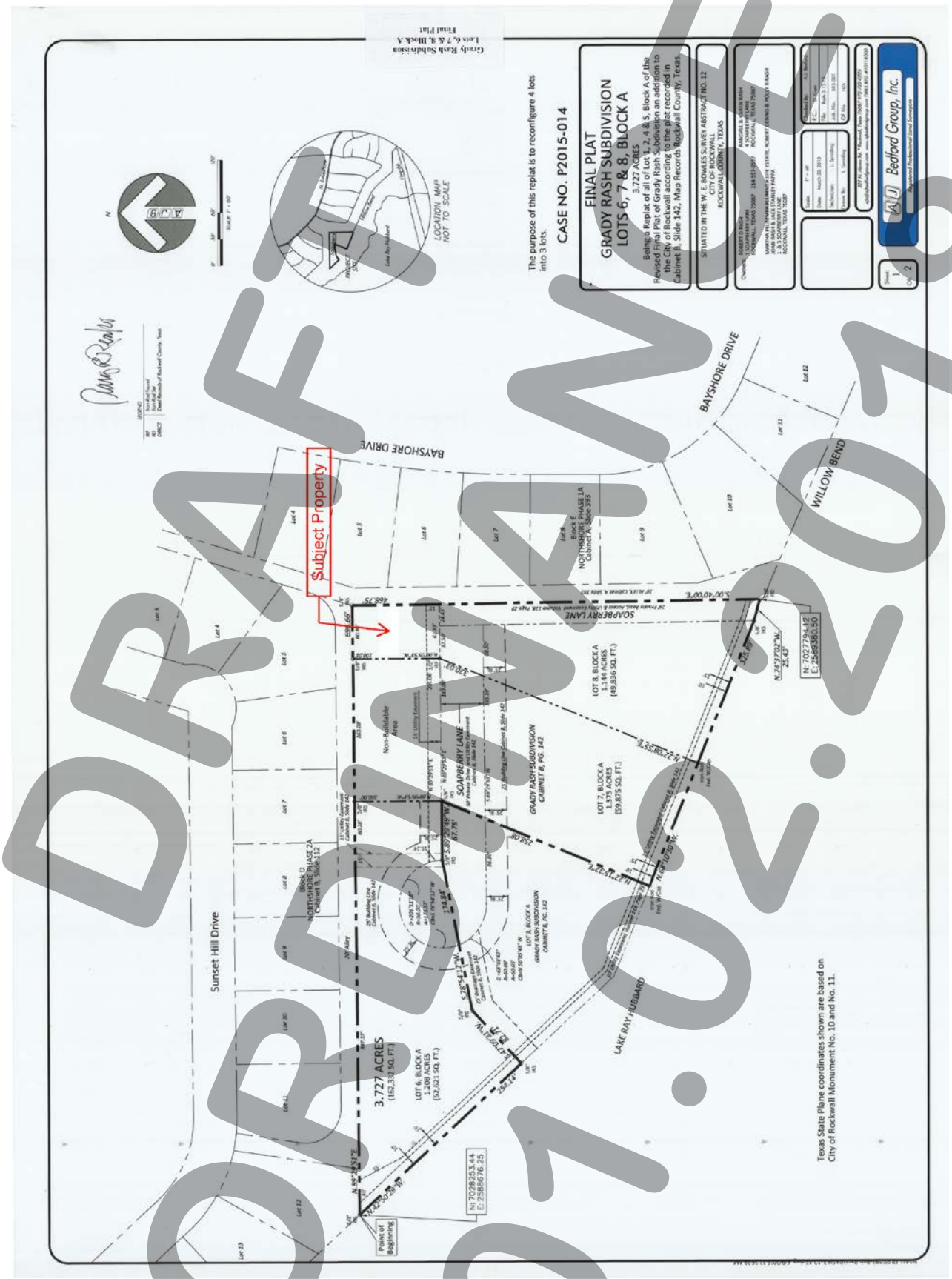
Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 01.02.2018

Exhibit 'A':
Survey

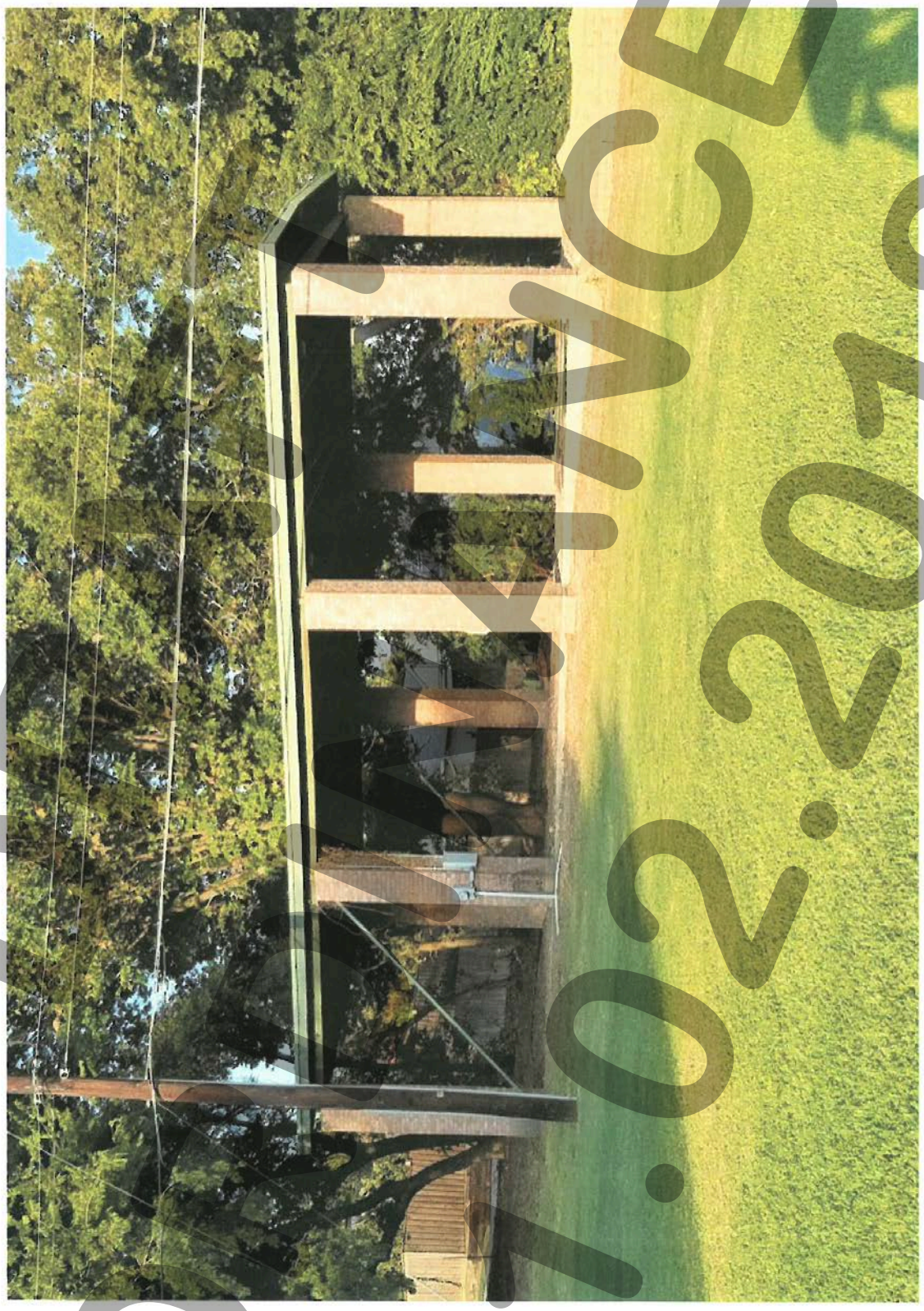


DRAFT
ORDINANCE
01.02.2018

Exhibit 'B':
Site Plan

DRAFT
ORDINANCE
01.02.2018

Exhibit 'C':
Building Elevation



DRAFT
01.02.2018

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

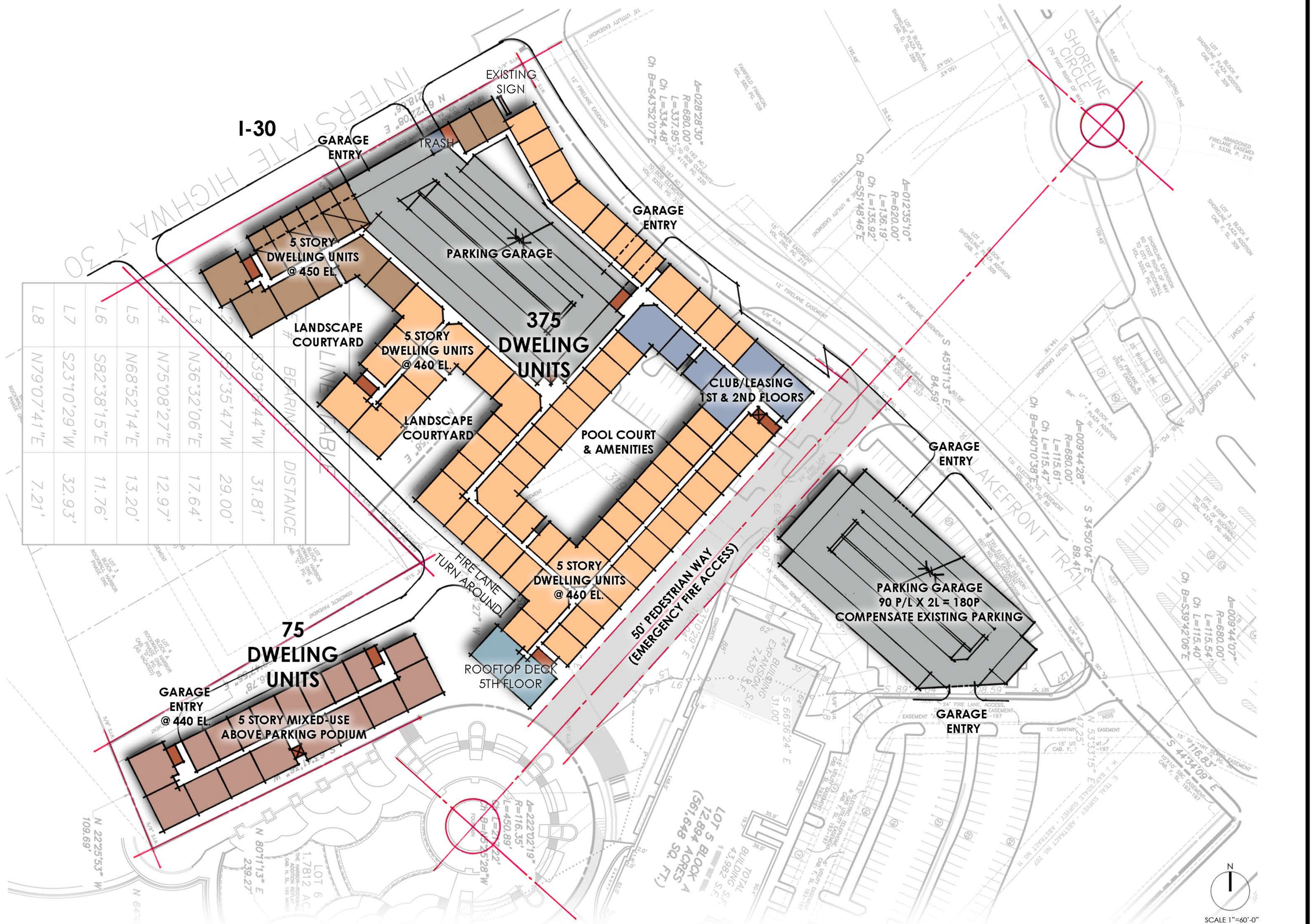
FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 12, 2017

SUBJECT: Z2017-055; *Amended PD Development Plan for PD-32*

On November 20, 2017, the City Council reviewed a request to add an additional 51 *urban residential units* to an existing PD Development Plan [*Ordinance No. 13-16*] that was originally allocated 399 *urban residential units*. Upon review of the case, the City Council made a motion to approve the amended PD Development Plan, allocating an additional 26 *urban residential units* to the existing concept plan (*i.e. 425 urban residential units overall*), and adding a proviso stating that the ordinance could be reviewed on June 1, 2019 for revocation if a building permit had not been issued for the building adjacent to Lake Front Trail (*i.e. the building allocated 375 urban residential units*). This motion was approved by a vote of 5-1, with Councilmember Macalik absent and Councilmember Hohenshelt abstaining.

At the second reading of the ordinance on December 4, 2017, the City Council choose to remand the case back to the Planning and Zoning Commission directing staff to add a provision that all 51 *urban residential units* requested by the applicant be allocated through the PD Development Plan if a proviso allowing the Planning and Zoning Commission and City Council the ability to review the progress of the developer was added to the draft ordinance. Specifically, the City Council wanted the ability to review and revoke the additional units if the building adjacent to Lake Front Trail had not been granted a building permit by June 1, 2019 and the building adjacent to the Harbor Fountain had not been issued a building permit by June 1, 2020, or if either building did not commence construction within six (6) months of being issued a building permit. In addition, the City Council wanted a requirement that the project – *once issued a building permit and commencement of construction had begun* -- did not abandon or delay construction. Staff has made the requested changes and the City Attorney has reviewed the revised draft ordinance. Should the Planning and Zoning Commission recommend approval of this case, the second reading of the ordinance would be held on December 18, 2017 pending approval by the City Council.



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HARBOR VILLAGE MULTI FAMILY SCHEMATIC SITE PLAN

ROCKWALL, TEXAS

BGO architects

17126
10.27.2017
Pegasus Ablon

CITY OF ROCKWALL

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF *TWO THOUSAND DOLLARS ($2,000.00)* FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

DRAFT ORDINANCE 12.18.17

4.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

4.2 DEVELOPMENT CONDITIONS

1) Development of this property shall generally conform to the *PD Development Plan* depicted in

DRAFT ORDINANCE

Exhibit 'B' of this ordinance;

2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as* 1 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40]*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

SECTION 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

DRAFT ORDINANCE

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF JANUARY, 2017.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

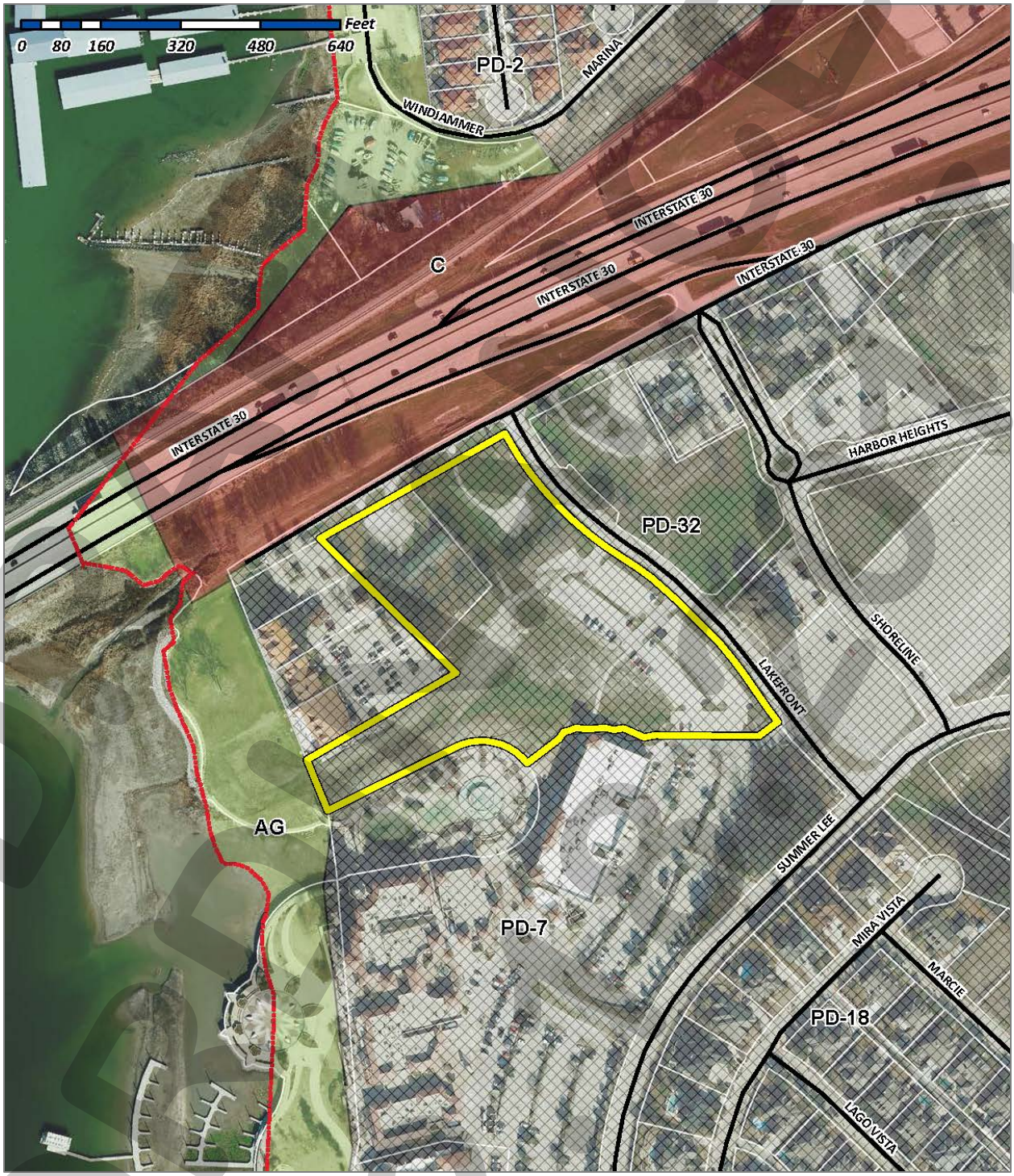
_____
Frank J. Garza, *City Attorney*

1st Reading: *November 20, 2017*

2nd Reading: *December 18, 2017*

DRAFT ORDINANCE 12.18.2017

Exhibit 'A':
Legal Description



<u>Legal Description:</u> Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

DRAFT 12.12.17

Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

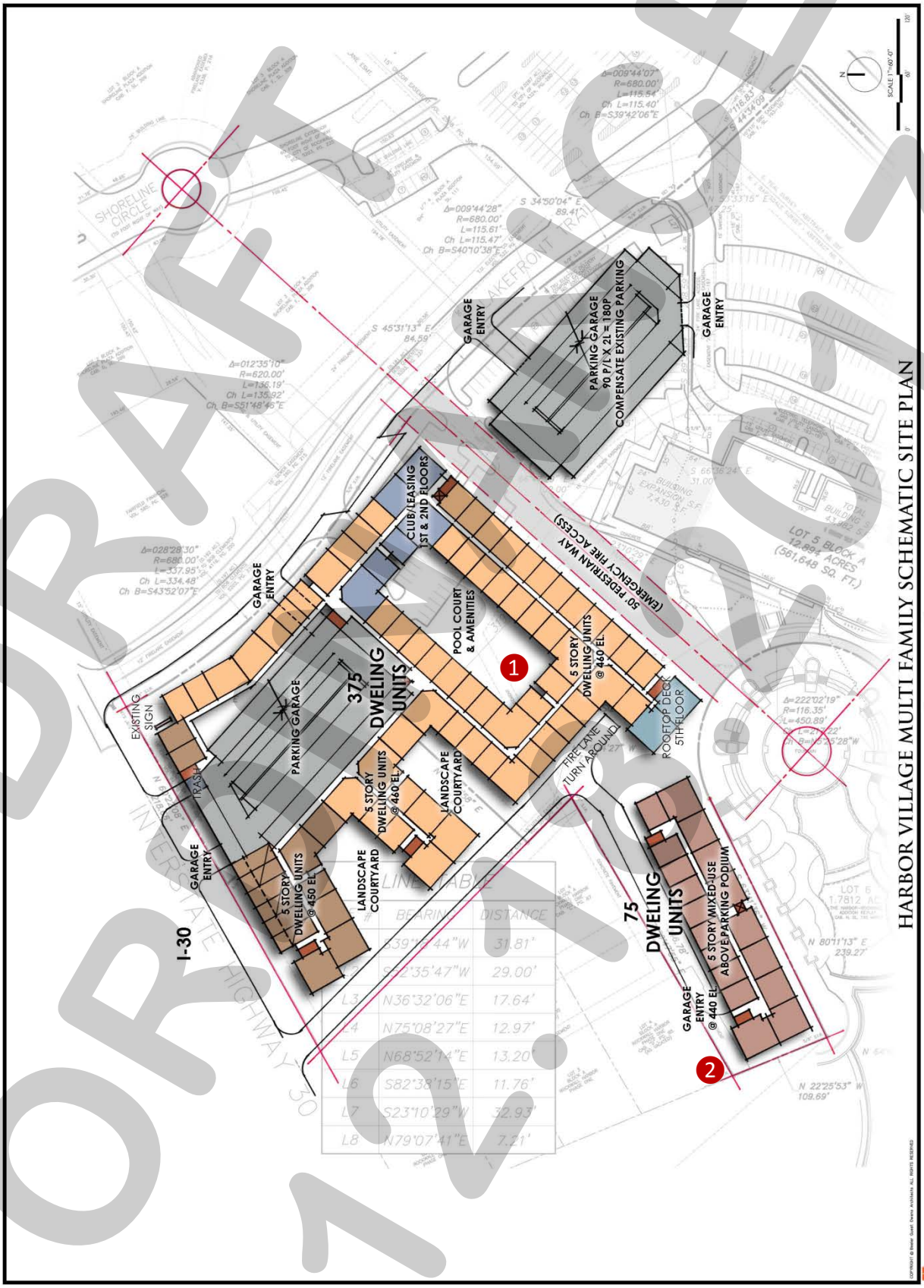
THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a ½" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

DRAFT ORDINANCE 12.18.2017

Exhibit 'B':
PD Development Plan



DRAFT
ORIGINAL
12.5.2017

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Michael Hunter; *NE Texas Community Development Corporation*

AGENDA ITEM: **MIS2017-015***; Special Request for 409 E. Bourn Street*

SUMMARY:

Discuss and consider a special request by Michael Hunter of the North East Texas Community Development Corporation for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a duplex on a 0.1120-acre tract of land identified as a portion of Lot 4B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Multi Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northeast corner of Peters Colony and E. Bourn Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a special request for the approval of a deviation from the minimum front yard setback, minimum lot size and minimum lot depth for properties in the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose of this request is to allow for the subject property to platted as shown the by the ownership lines depicted on the Rockwall County Appraisal District (RCAD) website. The purpose for the replat is for the construction of a duplex. The property is situated at the northeast corner of Peters Colony and E. Bourn Street.

The concept plan submitted by the applicant shows that the subject property will have a duplex oriented toward Peters Colony. The applicant is requesting a special exception to the minimum front yard setback adjacent to Peters Colony to reduce it from 20-feet to 15-feet. Additionally, the applicant is requesting a special exception to the minimum lot size to allow a reduction from 5,000 SF to 4,896 SF. Finally, the applicant is requesting a special exception to the minimum lot depth to reduce it from 100-feet to 70-feet. Staff should note that a duplex is allowed by-right in a Multi-Family 14 (MF-14) District.

The Southside Residential Overlay (SRO) District was created to provide flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood. According to Subsection 6.4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential properties located within the Southside Residential Neighborhood Overlay (SRO) District are subject to the following development standards:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*5,000 SF*	*X~4,896 SF; Not In Conformance*
Minimum Lot Frontage	*50-Feet*	*X~70-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~70-Feet; Not In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=15-Feet; Not In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet[1]*	*X=10-Feet; Not In Conformance*

NOTES: 1. Side setback is 6-feet for internal lots and 20-feet when abutting a street.

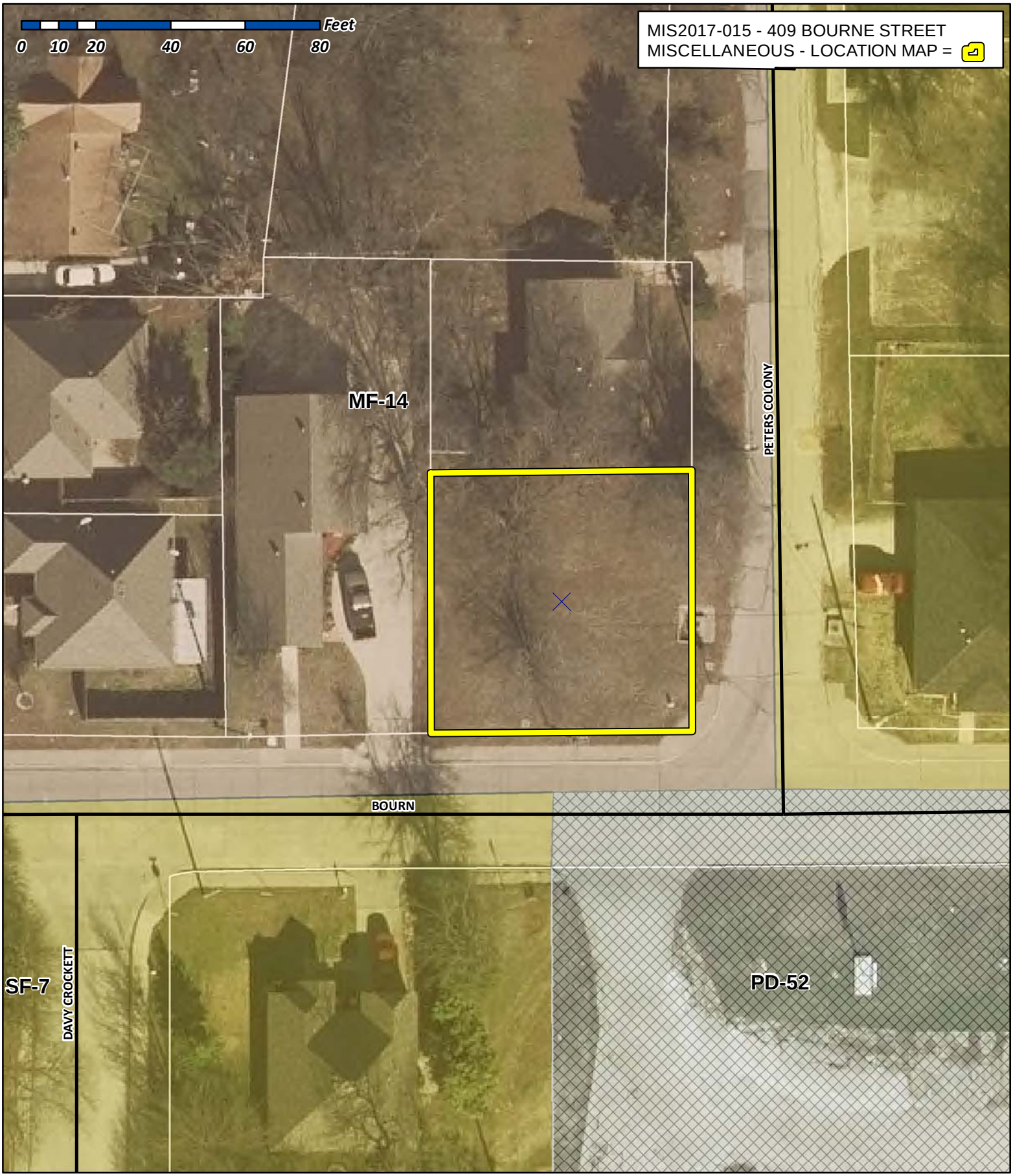
In addition, Section 6.4.D of Article V, *District Development Standards*, of the UDC grants the City Council the ability to grant, "…special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district [*i.e. Southside Residential Neighborhood Overlay (SRO) District*]." The approval of any such request shall preempt any underlying zoning restrictions stipulated by the UDC. The approval of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) The property will need to be replatted prior to the issuance of building permits.

2) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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North East Texas Community Development Corporation

a d/b/a of

Rockwall Housing Development Corporation

787 Hail Dr

Rockwall, TX 75032

972-722-7316 (office); 214-728-0023 (cell)

[redacted]

December 4, 2017

Ryan Miller
Planning Director
City of Rockwall
385 South Goliad
Rockwall, Texas 75087

Ryan:

Per our conversation last week, I am requesting, on the behalf of the North East Texas Community Development Corporation (a d/b/a of Rockwall Housing Development Corporation), an appointment with the Planning and Zoning Commission and a subsequent meeting with the City Council to consider the following variance requests regarding a vacant lot located at 509 Bourn Street, more specifically located at the corner of Bourn Street and Peters Colony.

1. A variance to the lot size requirement of 100' to 70' to enable construction to occur on the lot, and
2. A variance of the front yard setback requirements from 20' to 15' to allow for the construction of a duplex on said lot.

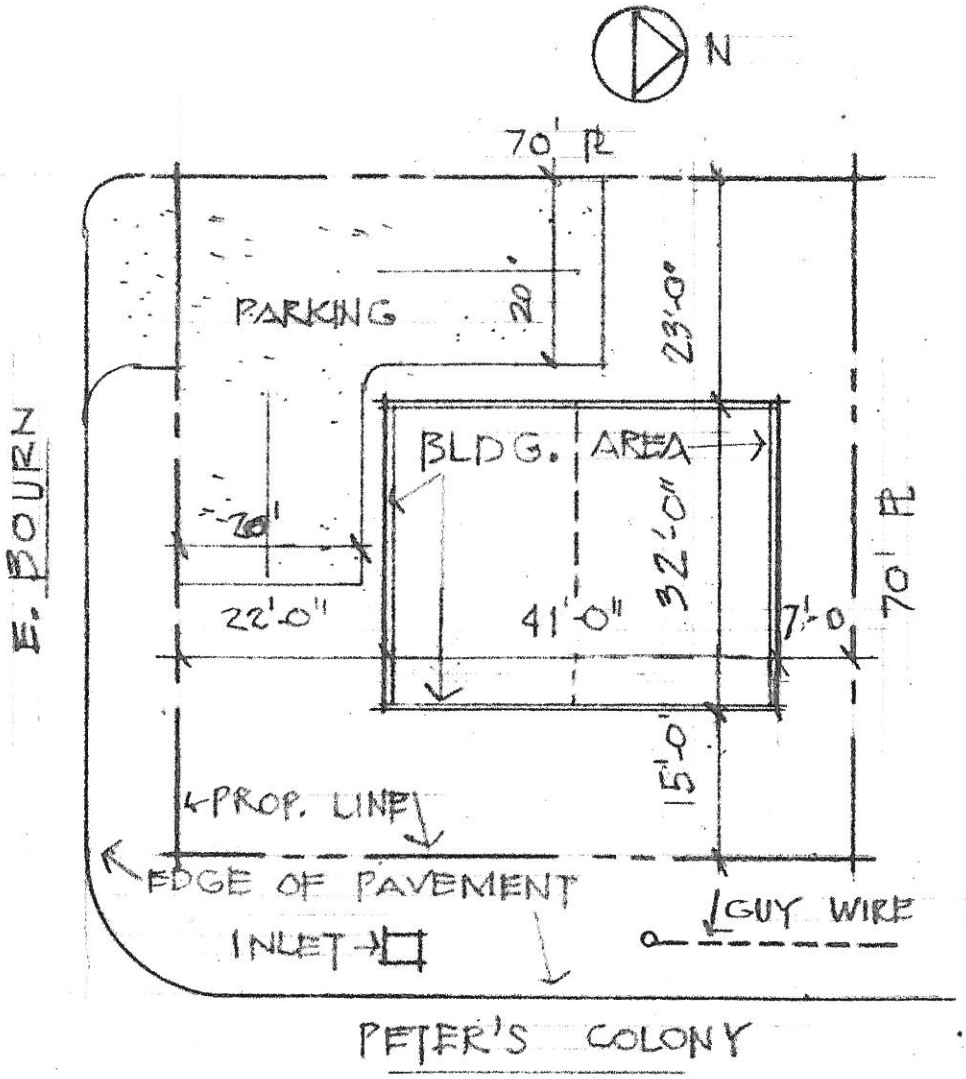
As we have a contingency to purchase this lot that expires in December, urgency in scheduling the appointments is requested.

If you have any questions or desire further comment, please call me.

Thank you for your assistance in this matter.

Sincerely,

Michael Hunter
Executive Director



SITE PLAN PROPOSAL

DEC 7, 2017

RAMSAY & REYES
ARCHITECTS & CONSTRUCTION
2235 RIDGE ROAD, ROCKWALL • 214-536-5306

REGISTERED ARCHITECT
ROSS I. RAMSAY
2449
STATE OF TEXAS
Emeritus

CBG SURVEYING INC

DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS

www.cbgsurvey.com 214-349-9485

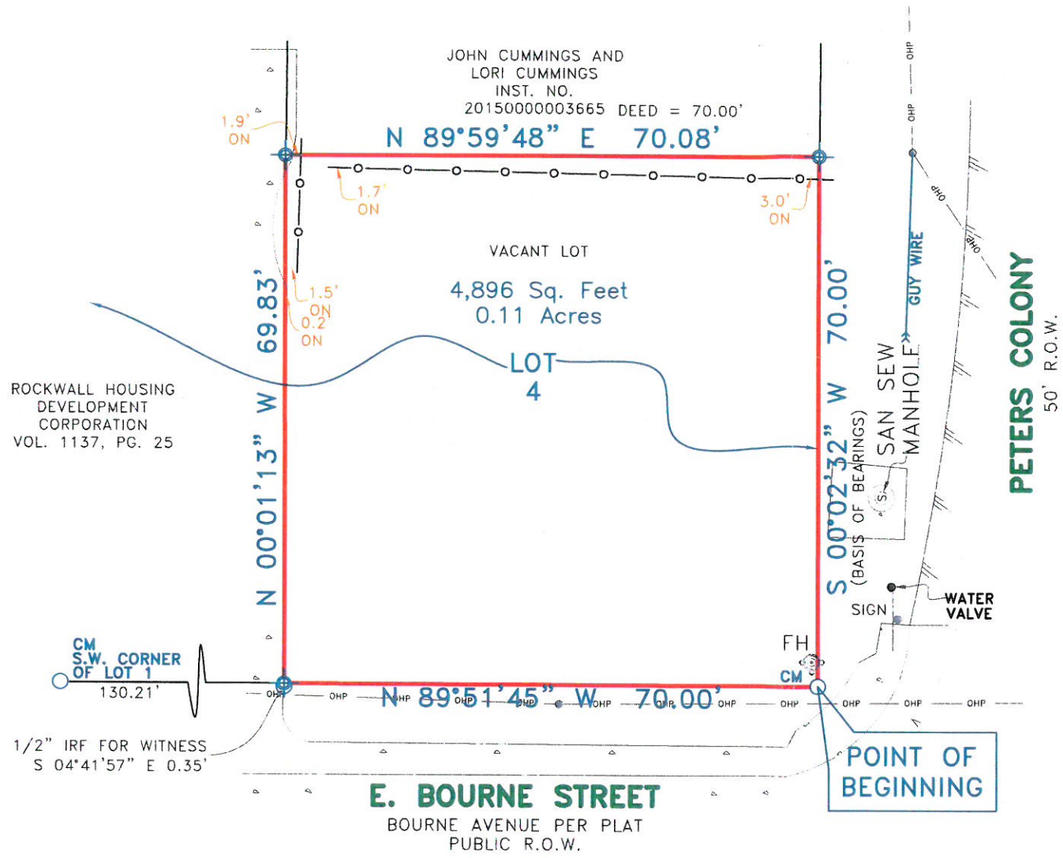


LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
POINT FOR CORNER	● POWER POLE
⊛ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	IRON FENCE
■ COLUMN	BARBED WIRE
▲ UNDERGROUND ELECTRIC	EDGE OF ASPHALT
OHP OVERHEAD ELECTRIC POWER	EDGE OF GRAVEL
OES OVERHEAD ELECTRIC SERVICE	CONCRETE
CHAIN LINK	COVERED AREA
WOOD FENCE 0.5' WIDE TYPICAL	
DOUBLE SIDED WOOD FENCE	

EXCEPTIONS:

NOTE: THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING, INC. HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.



E. Bourne Street

Being a portion of Lot 4, Block H, of Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 17, Page 53, Deed Records, of Rockwall County, Texas, same being that tract of land conveyed to Shepherd Place Homes, Inc., a Texas Corporation, by deed recorded in Instrument Number 2007-00383107, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

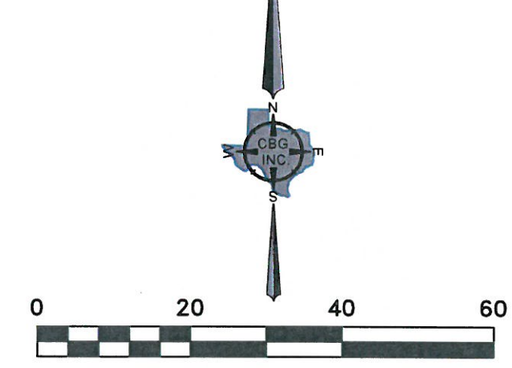
BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the West line of Peters Colony (50 foot right-of-way) and being in the North line of E. Bourne Street (public right-of-way);

THENCE North 89 degrees 51 minutes 45 seconds West, along the said North line of E. Bourne Street, a distance of 70.00 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Rockwall Housing Development Corporation, by deed recorded in Volume 1137, Page 25, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears South 04 degrees 41 minutes 57 seconds East, a distance of 0.35 feet for witness;

THENCE North 00 degrees 01 minutes 13 seconds West, along the East line of said Rockwall Housing Development tract, a distance of 69.83 feet to a point for corner, said corner being the Southwest corner of that tract of land conveyed to John Cummings and Lori Cummings, by deed recorded in Instrument Number 20150000003665, Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 59 minutes 48 seconds East, along the South line of said Cummings tract, a distance of 70.08 feet to a point for corner, said corner being the Southeast corner of said Cummings tract and being in the aforesaid West line of Peters Colony;

THENCE South 00 degrees 02 minutes 32 seconds West, along said West line of Peters Colony, a distance of 70.00 feet to the POINT OF BEGINNING and containing 4,896 square feet or 0.11 acres of land.



NOTES:
BEARINGS ARE BASED UPON DEED RECORDED IN INST. NO. 2007-00383107.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Rockwall Housing Development Corp. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: BG

Scale: 1" = 20'

Date: 11/21/2017

GF NO.: N/A

Job No. 1725751

CBG SURVEYING INC

DFW-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS

12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgsurvey.com

STATE OF TEXAS REGISTERED JONATHAN M. QUILL 5882 PROFESSIONAL LAND SURVEYOR

JONATHAN M. QUILL
R.P.L.S. NO. 5882

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Steven J. Goldberg; *Cogent Realty Advisors, LLC*

AGENDA ITEM: **MIS2017-016**; *Special Request for 4 Emma Jane Lane*

SUMMARY:

Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

On November 28, 2017, the Planning and Zoning Commission recommended denial of a request for approval of a deviation from the minimum front yard setback, minimum lot depth, and minimum lot size for the purpose of constructing three (3) single-family homes. After the Planning and Zoning Commission's recommendation, the applicant chose to withdraw the request. Since that time, the applicant has changed his request and is seeking approval of a deviation from the minimum front yard setback stipulated for properties in the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose of this request is to allow for the subdivision of three (3) tracts of land into two (2) lots for the construction of two (2) single-family homes. The subject property is located at the southeast corner of Emma Jane Road and Sam Houston Street and situated within the Southside Residential Neighborhood Overlay (SRO) District.

According to the applicant, the lots were purchased after reviewing the ownership lines depicted by the Rockwall Central Appraisal District (RCAD), which makes the properties appear to be in three (3) parcels of land; however, two (2) of the properties were subdivided by metes and bounds, and these lots are not buildable in their current format (i.e. they do not meet the lot depth and lot size requirements). In addition, the lots are currently platted into two (2) lots. Staff should note that this property is located within the Southside Residential Neighborhood Overlay (SRO) District, which allows for less restrictive development standards than a typical single-family, residentially zoned property.

The concept plan submitted by the applicant shows that two tracts of land [*i.e. Tracts 1 and 2 combined and Tract 3*] will have two (2) single-family homes oriented toward Emma Jane Street. The applicant is requesting a special exception to the side yard setback from 20-feet to 10-feet for the proposed lot adjacent to Sam Houston Street [*i.e. Tracts 1 & 2 combined*]. It should be noted that since Tracts 1 and 2 are on the corner of two (2) streets [*i.e. Sam Houston Street and Emma Jane Road*], it is considered to have dual frontage, therefore, subject to the front-yard setback for both frontages. The applicant is also requesting a special exception to construct two (2) single-family homes with front-entry garages. The applicant has provided a site plan showing the footprint of an ~1,800 SF single-family home. Although this request is typical of neighboring homes, staff should note that this is a discretionary decision for the Planning and Zoning Commission and the City Council.

The Southside Residential Overlay (SRO) District was created to provide flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood. According to Subsection 6.4,

Southside Residential Neighborhood Overlay (SRO) District, of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential properties located within the Southside Residential Neighborhood Overlay (SRO) District are subject to the following development standards:

		Conformance to the Standards	
Ordinance Provisions	*Zoning District Standards*	*Tract 1 and 2 Combined*	*Tract 3*
Minimum Lot Area	*5,000 SF*	*X~6,720 SF; In Conformance*	*X~6,750 SF; In Conformance*
Minimum Lot Frontage	*50-Feet*	*X~60-Feet; In Conformance*	*X~60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~112-Feet; In Conformance*	*X~112-Feet; In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=20-Feet; In Conformance*	*X=20-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*[1]	*X=10-Feet; Not In Conformance*	*X=6-Feet; In Conformance*

NOTES: 1. Side setback is 6-feet for internal lots and 20-feet when abutting a street.

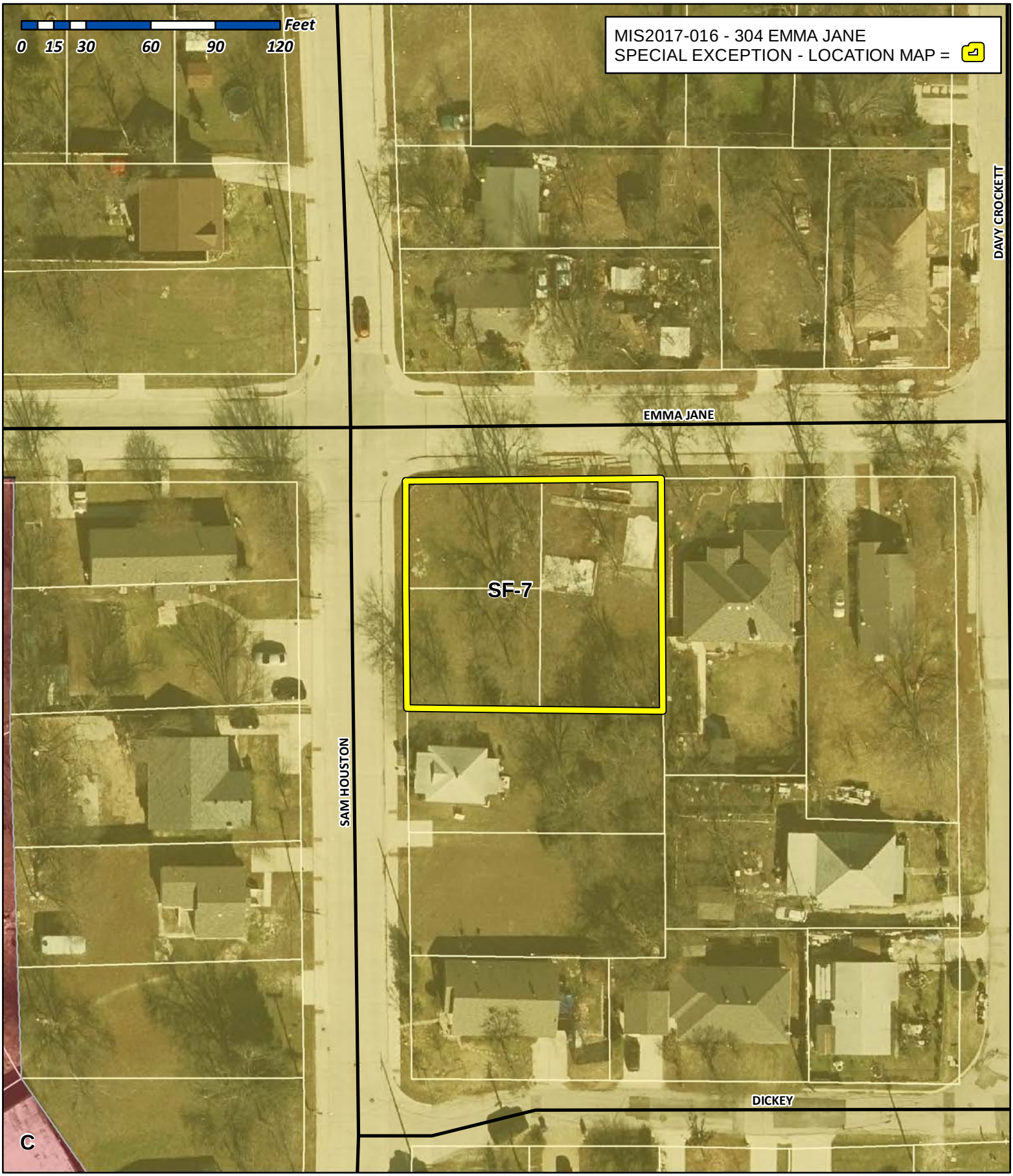
In addition, Section 6.4.D of Article V, *District Development Standards*, of the UDC grants the City Council the ability to grant, "…special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district [*i.e. Southside Residential Neighborhood Overlay (SRO) District*]." The approval of any such request shall preempt any underlying zoning restrictions stipulated by the UDC. The approval of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) The property will need to be replatted prior to the issuance of building permits.

2) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
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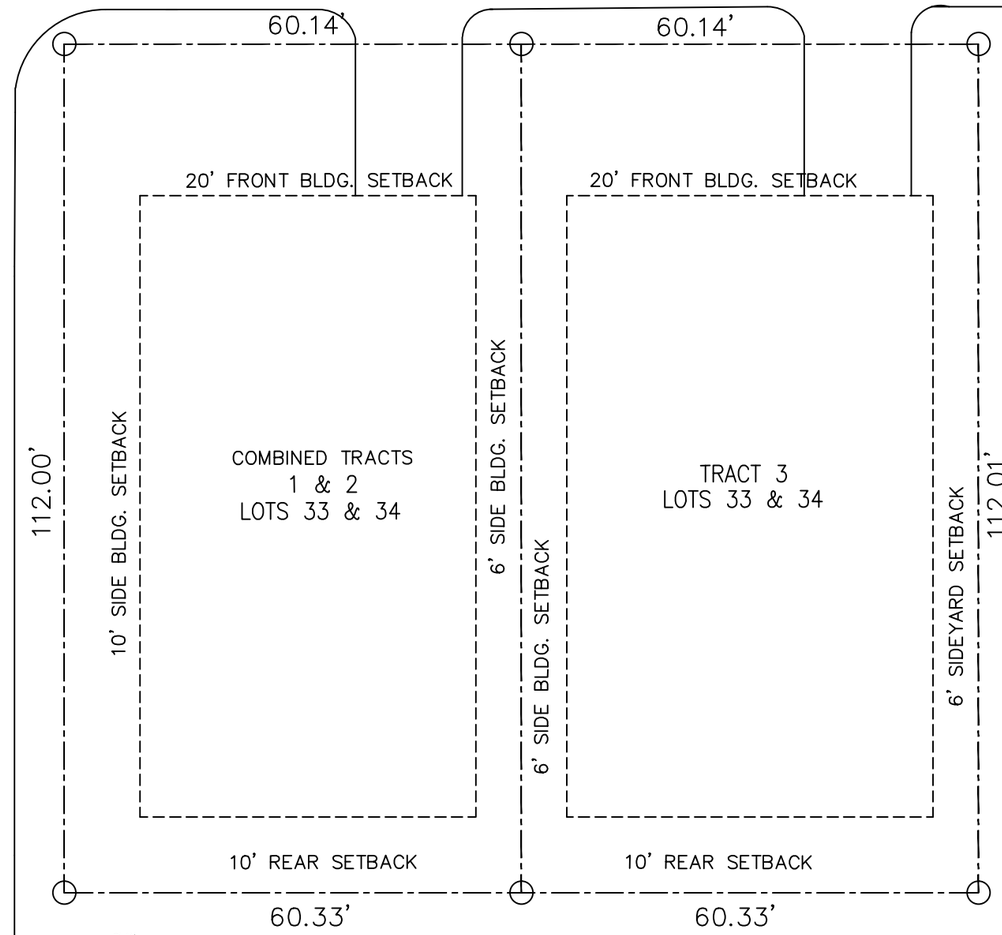
EMMA JANE STREET

HOUSTON STREET



PLAN NORTH

PROPOSED SITE PLAN

20 10 0 20 40

15 | 5 | 20 | 20

1" = 20'

PSA Design Development
RESIDENTIAL & COMMERCIAL
CUSTOM SERVICES

Patrick Saucedo
Associate AIA
(817) 808-2664
Dallas, FTW/TEXAS
patmanvill@gmail.com

Design Build by :
Singko Builders

New Residence Project:

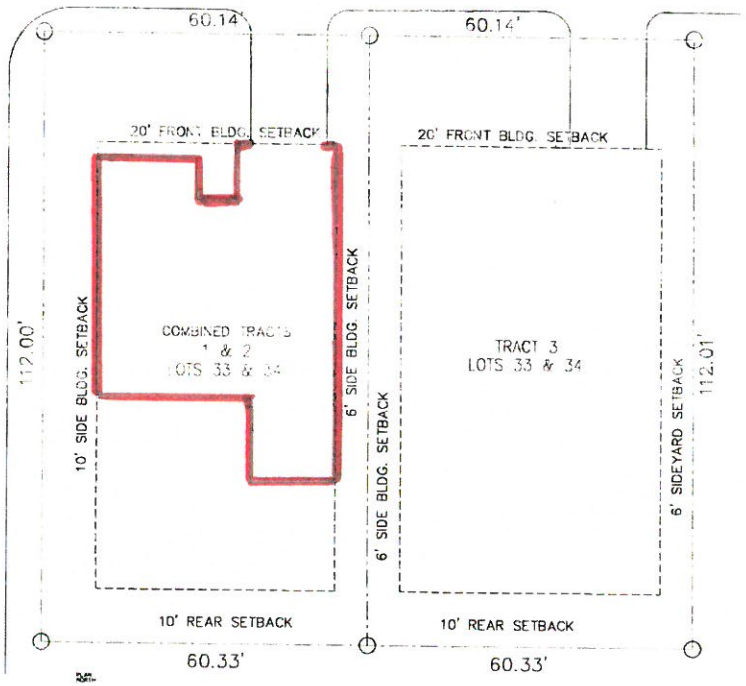
Private Residence
NEW BUILD Projects
304 EMMA JANE ST. @ HOUSTON ST., ROCKWALL, TX 75087

REVISION
ISSUE FOR OWNER REVIEW
2-28-2017

DRAWN BY: PS	CHEC ED BY: DB
ORIG. DATE: 10-1-14	REV. DATE:
JOB NO. 1422	SHEET NO. SP1
SCALE: 1/8"	

EMMA JANE STREET

HOUSTON STREET



PROPOSED SITE PLAN

20 10 0 20 40 1" = 20'

15 5 20 20

New Residence Project:

Private Residence
NEW BUILD Projects

304 EMMA JANE ST. & 307 HOUSTON ST. ROCKWALL, TX 75087

REVISION

ISSUE FOR OWNER REVIEW
2-28-2012

SP1



Subject Property



Subject Frontage Along Sam Houston



Neighboring Property



Neighboring Property



Neighboring Property



Neighboring Property



Neighboring Property



Neighboring Property



Recently Built House in Neighborhood



New Construction in Neighborhood



New Construction in Neighborhood



Existing Home in Neighborhood

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Randy Eardley, P.E.; *Weir & Associates*

AGENDA ITEM: **SP2017-037**; *Chick-Fil-A*

SUMMARY:

Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a site plan for a *restaurant, 2,000 SF or more, w/ drive-through* [*i.e. Chick-Fil-A*]. The proposed restaurant is ~2,200 SF and situated on a 0.656-acre parcel of land [*i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*], is zoned General Retail (GR) District and is addressed as 1902 & 2000 S. Goliad Street [SH-205].

According to the submitted site plan, the proposed restaurant will be a drive-through only [*i.e. no inside seating*] restaurant with a walk-up window. In addition, it will incorporate five (5) tables [*i.e. seating for ~20 customers*] on the patio. There is an existing vacant convenient store [*i.e. E-Z Mart*] and a vacant restaurant [*i.e. Pizza Hut*] that will need to be demolished in order to develop the site. According to Subsection 2.1.6, *Retail and Personal Service Use Conditions*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a restaurant with a drive-through shall not have access to local residential streets. Additionally, the UDC states that stacking lanes for drive-through service windows shall accommodate at least six (6) vehicles per lane. In this case, the submitted site plan shows stacking to accommodate ~19 vehicles with dual lanes.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule,* of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use *(i.e. restaurant, 2,000 SF or more, w/ drive-through*) is permitted with a Specific Use Permit (SUP) in a General Retail (GR) District. The applicant has submitted a request for approval for a Specific Use Permit (SUP) for a *restaurant, 2,000 SF or more, w/ drive-through* and the approval of the site plan is contingent upon approval of Specific Use Permit (SUP). The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=28,562 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X~140-190-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~170-190-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X~25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X~10-Feet; In Conformance*
Minimum Side Yard Setback	*25-Feet*	*X~25-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Building Height	*60-Feet*[1]	*X=20-Feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X~7%; In Conformance*
Minimum Masonry Requirement	*90%*	*X= 100%; In Conformance*
Minimum Number of Parking Spaces	*9*	*15 Provided; In Conformance*
Minimum Stone Requirement (IH-30 OV)	*20% ea facade*	*X=27%-48%*
Minimum Landscaping Percentage	*15%*	*41%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=80%; In Conformance*

NOTES: 1. Any structure over 36-feet shall require a Specific Use Permit (SUP).

VARIANCES:

Based on the applicant's submittal, staff has identified the following variances:

A) *Four (4) Sided Architecture:* According to Section 6.7, *SH-205 Overlay (SH-205 OV) District*, of Article V, *District Development Standards*, of the UDC, commercial buildings shall be architecturally finished on all four (4) sides (i.e. incorporating the same materials detailing, and features). Included in the four (4) sided architecture requirements are the following:

a. *Vertical articulation.* According to Section 4.1, *General Commercial District Standards*, of Article V, *District Development Standards,* of the Unified Development Code (UDC) no horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height. In this case, the change in height would be five (5)-feet. Although the building elevations do not meet this requirement, the applicant has provided a change in height of ~1.5-feet. In addition, the building facades incorporate additional features that provides articulation.

B) *SH-205 Overlay (SH-205 OV) District Standards.*

a. *Pitched Roof*. According to Subsection 6.7, S*H-205 Overlay (SH-205 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. In this case, the applicant is requesting a variance to the pitched roof requirement as stipulated in the Unified Development Code (UDC) in order to utilize a flat roof design.

b. *Landscaping Standards*. According to Subsection 6.7, S*H-205 Overlay (SH-205 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the landscape buffer shall be a minimum of 20-feet wide along the entire length of the property adjacent to SH-205. In this case, the applicant is requesting a variance to the landscaping standards as stipulated in the Unified Development Code (UDC). Staff should note that there is an existing parking lot that encroaches the 20-foot landscape buffer and the applicant is requesting to utilize the existing parking lot. According to the site plan submitted, a ten (10)-foot landscape buffer with all of the required landscaping is being provided adjacent to SH-205.

All variances will require a ¾ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On November 28, 2017, the Architectural Review Board (ARB) reviewed the submitted building elevations and made recommendation to incorporate vertical and horizontal articulation on the south and west elevations. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation at the December 12, 2017 Planning and Zoning Meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) A Specific Use Permit (SUP) shall be approved allowing the restaurant with a drive-through prior to the acceptance of this site plan;

3) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	SP2017-037	**Owner**	E, Z MART #77	**Applied**	11/17/2017 LM
Project Name	Chick-fil-a	**Applicant**	WIER & ASSOCIATES, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/17/2017 LM

Site Address	**City, State Zip**	**Zoning**
2000 S GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MUCKLEROY ADDITION	2	A	2	4650-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/17/2017	11/24/2017	11/20/2017	3	APPROVED	
ENGINEERING	Sarah Hager	11/17/2017	11/24/2017	11/22/2017	5	COMMENTS	See comments

(11/22/2017 8:53 AM SH)
See mark ups.
All easements must be a minimum of 20' wide.
The driveway entrance to the property line must match the design of Yellowjacket.
Fire lanes are required to be 24' wide.
Label curb inlets.
Min. spacing between sewer and inlet is 10'.
No curbs in fire lane.
Is the divide between drive-thru lanes striped or raised? If raised, the lanes must be min. 11' wide.
Required TxDOT driveway permit on S Goliad.
No trees within 5' of any public utility.
Move bushes away from the meters.
4% engineering fees
Impact fees

FIRE	Ariana Hargrove	11/17/2017	11/24/2017	11/21/2017	4	APPROVED	
GIS	Lance Singleton	11/17/2017	11/24/2017	11/22/2017	5	APPROVED	See comment

(11/22/2017 9:29 AM LS)
Please use existing ste address of:
2000 S. Goliad Street, Rockwall, TX 75087
Contact lsingleton@rockwall.com with any questions.

PLANNING	Korey Brooks	11/17/2017	11/24/2017	11/22/2017	5	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2017-037 Chick-Fil-A: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2017-037) in the lower right hand corner of all pages on future submittals.

I.4 This property will be required to be plated prior to the issuance of a building permit.

I.5 This property is zoned Commercial (C) District and situated in the SH 205 Overlay (SH205 OV) District.

M.6 Site Plan. Please provide Lot Coverage Percentage as well as pervious v.s. impervious % on the Site Data Table.

M.7 Site Plan. Please check your driveway width—24-feet is the minimum

M.8 Site Plan. Try to angle the dumpsters more toward the building. They cannot face SH-205. As shown, they may face SH-205.

M.9 Site Plan. Please indicate if there will be a walk-up window and label, showing access to the window.

M.10 Site Plan. Please check with franchise utilities before any easements can be abandoned. This will be taken care of at final plat.

M.11 Site Plan. Please show property linetype in legend.

M.12 Site Plan. Please provide elevation of dumpster enclosure. Note that in an overlay district, the enclosure is 8-feet high.

M.13 Landscape Plan. Please provide the same Site Data Table as provided on the Site Plan.

M.14 Landscape Plan. Please provide a note indicating that the irrigation will meet the requirements of the UDC.

M.15 Landscape Plan. Please indicate the landscape buffer. You refer to it in the landscape requirements, however it is not shown. Additionally, it appears that you will not be able to meet the 20-foot landscape buffer requirement.

M.16 Landscape Plan. The canopy tree shown adjacent to Yellow Jacket Lane appears to be outside of the landscape buffer. Additionally, you do not appear to be meeting the canopy tree requirement along Yellow Jacket. Please check the SH-205 Overlay (SH-205 OV) District standards as well as the Commercial (C) District standards.

M.17 Landscape Plan. Please “call out” the sod by name on the landscape plan and show it as a hatch pattern.

M.18 Landscape Plan. Please show centerlines for Yellow Jacket Lane and Goliad.

M.19 Landscape Plan. No parking space shall be more than 80-feet away from a canopy tree. Please show an 80-foot circular buffer from the three trees closest to the parking to ensure that each space is adequately covered.

M.20 Landscape Plan. Please show visibility triangles at drive entrances.

M.21 Landscape Plan. Please ensure the monument sign is not in an easement.

M.22 Photometric Plan. Please show and indicate property line on photometric plan.

M.23 Photometric Plan. Please show centerline of Yellow Jacket and Goliad.

M.24 Building Elevations. Please show non-rendered, B/W building elevations in addition to the elevations provided.

M.25 Building Elevations. Please note that as shown, the building will require a variance to 4 sided architecture and stone requirements. Additionally, a variance may be required for the amount of secondary material (red metal panel)

M.26 Building Elevations. Each exterior wall shall consist of 90 percent masonry material including a minimum of 20 percent natural or quarried stone. Up to 50% can be Hardi Board. Please provide material percentages for each façade.

M.27 Building Elevations.Please indicate the elevation that faces the street.

M.28 Building Elevations. Please provide dumpster enclosure elevation and perspective renderings of the building.

M.29 Building Elevations. Please remove “Chick-Fil-A” from the side of the building and indicate “Signage”. Signage approval is done through a separate process through Building Inspections.

I.30 The Architectural Review Board (ARB) meeting for this case will be held on November 28, 2017 at 5:00 p.m.

I.31 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
additional information that is requested. Revisions for this case will be due on December 5, 2016. The Planning and Zoning Worksession for this case will be November 28, 2014 at 6:00 p.m. The Planning and Zoning Meeting will be December 12, 2017. A representative is required to attend all meetings.							
I.32 If necessary the projected City Council meeting date for this case will be December 18, 2017.							

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO SOUTH & WEST PROPERTY LINES.

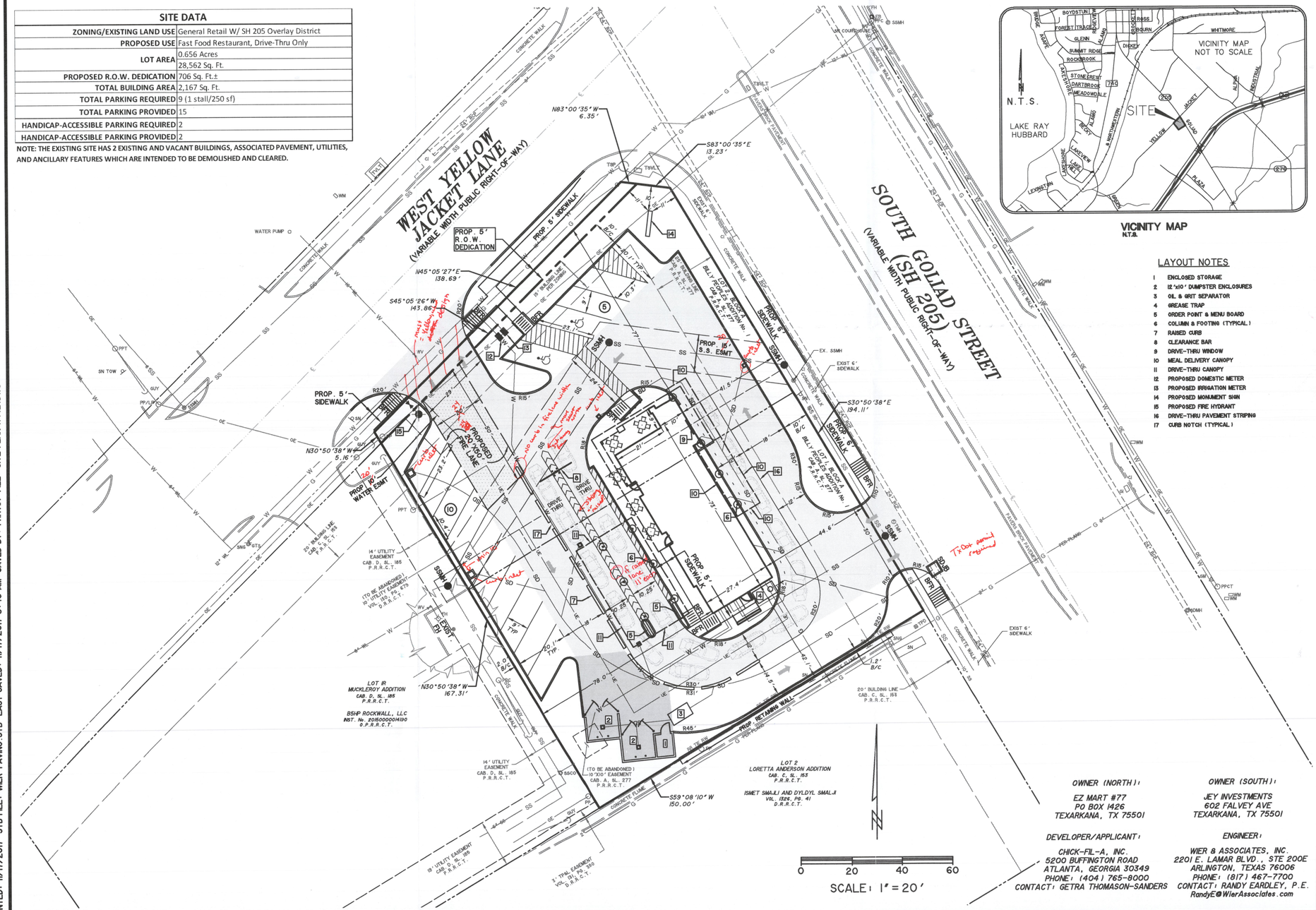
CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE DATA	
ZONING/EXISTING LAND USE	General Retail W/ SH 205 Overlay District
PROPOSED USE	Fast Food Restaurant, Drive-Thru Only
LOT AREA	0.656 Acres 28,562 Sq. Ft.
PROPOSED R.O.W. DEDICATION	706 Sq. Ft.±
TOTAL BUILDING AREA	2,167 Sq. Ft.
TOTAL PARKING REQUIRED	9 (1 stall/250 sf)
TOTAL PARKING PROVIDED	15
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2

NOTE: THE EXISTING SITE HAS 2 EXISTING AND VACANT BUILDINGS, ASSOCIATED PAVEMENT, UTILITIES, AND ANCILLARY FEATURES WHICH ARE INTENDED TO BE DEMOLISHED AND CLEARED.



VICINITY MAP
N.T.S.

LAYOUT NOTES

1. ENCLOSED STORAGE
2. 12'x10' DUMPSTER ENCLOSURES
3. OIL & GRIT SEPARATOR
4. GREASE TRAP
5. ORDER POINT & MENU BOARD
6. COLUMN & FOOTING (TYPICAL)
7. RAISED CURB
8. CLEARANCE BAR
9. DRIVE-THRU WINDOW
10. MEAL DELIVERY CANOPY
11. DRIVE-THRU CANOPY
12. PROPOSED DOMESTIC METER
13. PROPOSED IRRIGATION METER
14. PROPOSED MONUMENT SIGN
15. PROPOSED FIRE HYDRANT
16. DRIVE-THRU PAVEMENT STRIPING
17. CURB NOTCH (TYPICAL)

SITE LEGEND

- PROPOSED FIRE LANE
- 5" – 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT min 6.5 sack mix
- 6" – 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT min 6.5 Sack mix
- 7" – 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT min 6.5 Sack mix
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- PROPOSED GRATE INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- SDJB — STORM DRAIN JUNCTION BOX

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN"S"	SIGN
SNT"S"	UNDERGROUND TELEPHONE SIGN
SNG"S"	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #04222

SW CORNER OF YELLOW JACKET & GOLIAD

LOT 1 & LOT 2, BLOCK A BILLY PEOPLES ADDITION No. 1 CITY OF ROCKWALL, TEXAS

CASE # _____

SUBMITTAL DATE: 11/17/2017

OWNER (NORTH):
EZ MART #77
PO BOX 1426
TEXARKANA, TX 75501

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

OWNER (SOUTH):
JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

8 2017 037

RECEIVED
NOV 20 2017
BY:

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randall Eardley, PE Texas Registration No. 104857 On Date Shown Below.

LOT 1 & LOT 2, BLOCK A BILLY PEOPLES ADDITION YELLOW JACKET LN. & GOLIAD ST. ROCKWALL, TEXAS

STORE# 04222

STORE SERIES GEN3-LONG-DTO

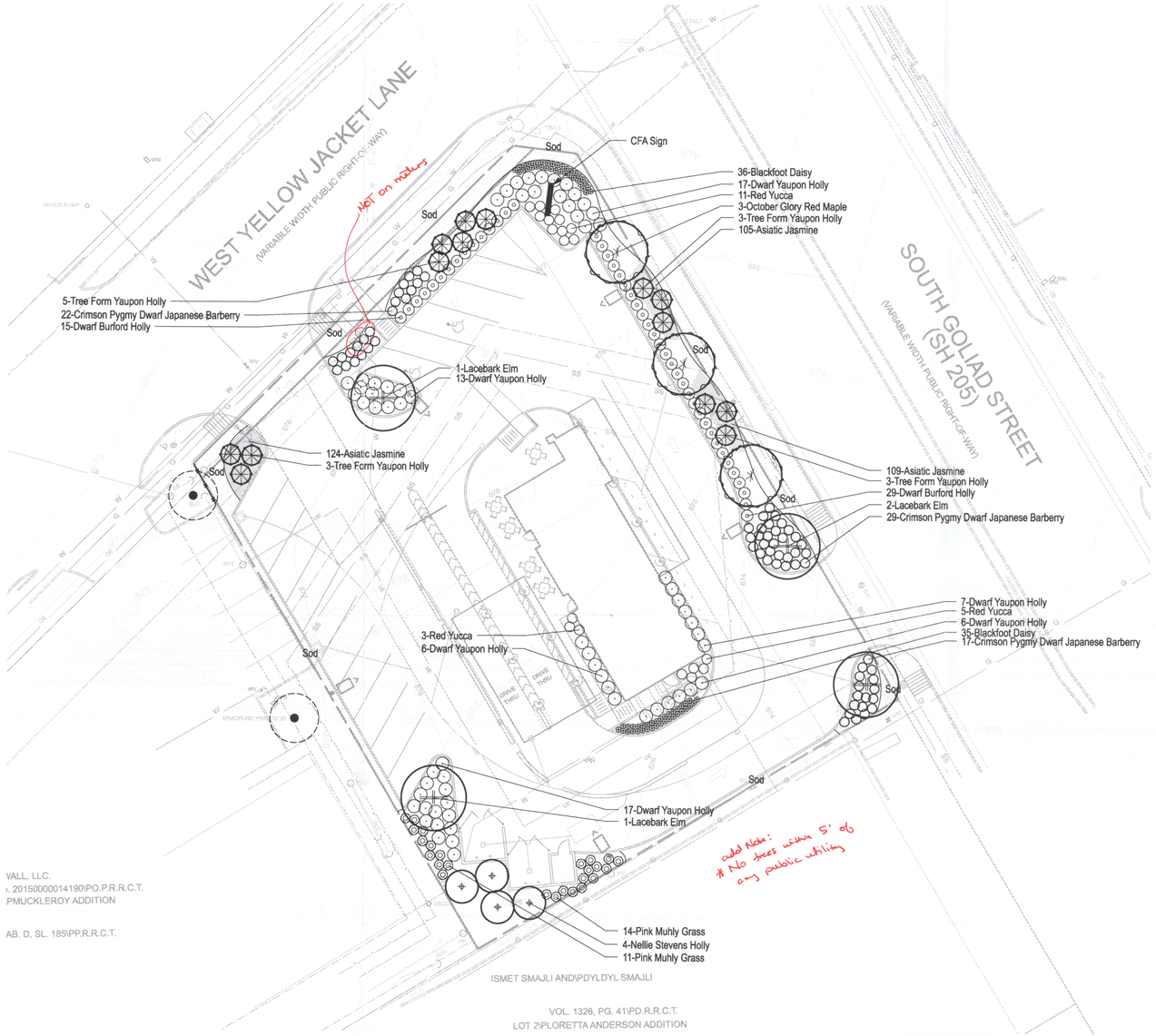
SHEET TITLE: SITE PLAN

☐For Permit
☐For Bid
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/17/2017
Drawn By : RRW
Checked By: PNA

Sheet C-2

PRINTED: 11/17/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 11/17/2017 8:49 AM SAVED BY: PRYAA FILE: SITE PLAN 17142.DWG



N

0 20 40 FT

LEGEND

EXISTING TREE TO REMAIN

LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landsacpe Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of rock mulch.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
3	Acer rubrum 'October Glory'	October Glory Red Maple	Min. 4" Cal.; 14'-16' Hgt	B & B; Single Straight Leader
14	Ilex Vomitoria	Tree Form Yaupon Holly	Min. 6' Hgt.	B & B; Tree Form
4	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	Min. 6' Hgt.	B & B; Full to Ground
4	Ulmus parvifolia	Lacebark Elm	Min. 4" Cal.; 14'-16' Hgt	B & B
	Shrubs			
68	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	Min. 15" Hgt; Min. 2 Gal.	
19	Hesperaloe perviflora	Red Yucca	Min. 12" Hgt; Min. 2 Gal.	
44	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Min. 12" Hgt; Min. 2 Gal.	
66	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Min. 12" Hgt; Min. 2 Gal.	
25	Muhlenbergia capillaris	Pink Muhly Grass	Min. 15" Hgt; Min. 2 Gal.	
	Groundcovers			
71	Melampodium leucanthum	Blackfoot Daisy	Min. 1 Gal.	
2438	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	

LANDSCAPE REQUIREMENTS

A. SH 205 OVERLAY DISTRICY

REQUIRED

1. 20' buffer strip with 2 Canopy and 4 Accent Trees along street frontage.
   W. Yellow Jacket Ln: 99 LF / 100 = 2 Canopy, 4 Accent Trees
   S. Goliad St (SH 205): 145 LF / 100 = 3 Canopy, 6 Accent Trees
2. Continuous screen hedge required along street frontage
3. Canopy trees min. 4" Cal; Accent trees min. 4' hgt
4. Deciduous shrubs min. 15" hgt, min. 2 gal.; Evergreen shrubs min. 12" hgt, min. 2 gal.

PROVIDED

1. W. Yellow Jacket Ln: 8 Yaupon Holly (overhead power present)
   S. Goliad St (SH 205): 3 Maple, 6 Yaupon Holly
2.
3. Trees specified at minimum required sizes
4. Shrubs specified at minimum required sizes

B. PARKING LOT

REQUIRED

1. Min. 5% of VUA must be interior landscape area.
   18,240 SF x 5% = 912 SF Required
2. Min. 15% of total site to be landscape area
   28,562 SF x 15% = 4,284 SF Required

PROVIDED

1. 3,084 SF interior landscape area provided
2. 6,562 SF of total landscape area provided

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT
HAROLD MANLEY
3262
STATE OF TEXAS

CHICK-FIL-A
Yellow Jacket & Goliad DTO
1902 S. Goliad Street
Rockwall, TX 75087

FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2017175
PRINTED FOR	Permit
DATE	
DRAWN BY	

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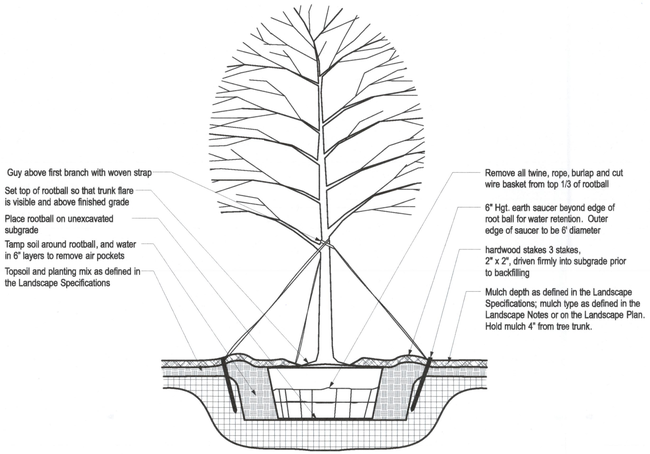
SHEET

Permit

Landscape Plan

SHEET NUMBER

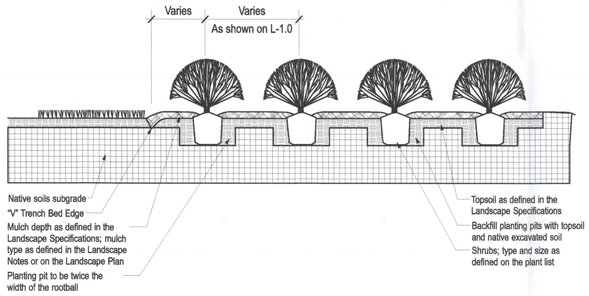
L-100



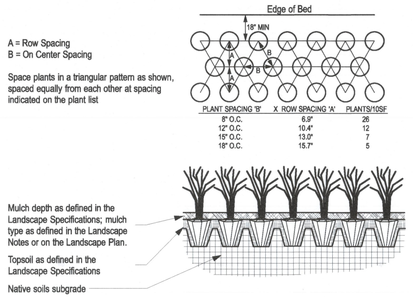
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



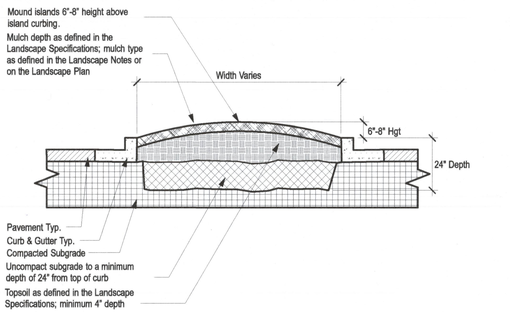
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

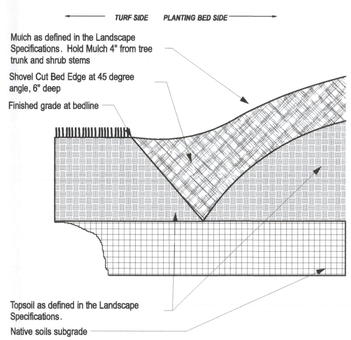
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



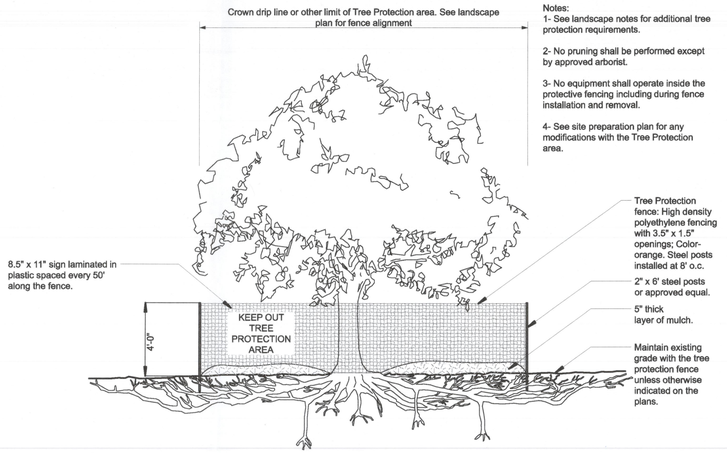
NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS



5 "V" TRENCHED BED DETAIL
SCALE: NTS



SECTION VIEW

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

6 TREE PROTECTION FENCING DETAIL
SCALE: NTS

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

manley
LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
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REGISTERED LANDSCAPE ARCHITECT
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FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2017175
PRINTED FOR	Permit
DATE	11.17.17
DRAWN BY	SLG

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SHEET

Permit

Landscape Details

SHEET NUMBER

L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground covar plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ¼ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, illacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in "WEEDING" above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGourty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE

1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

manley
LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT
MANOLO MANLEY
3260
STATE OF TEXAS

CHICK-FIL-A
Yellow Jacket & Goliad DTO
1902 S. Goliad Street
Rockwall, TX 75087

FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

MLD PROJECT #	2017175
PRINTED FOR	Permit
DATE	11.17.17
DRAWN BY	SLG

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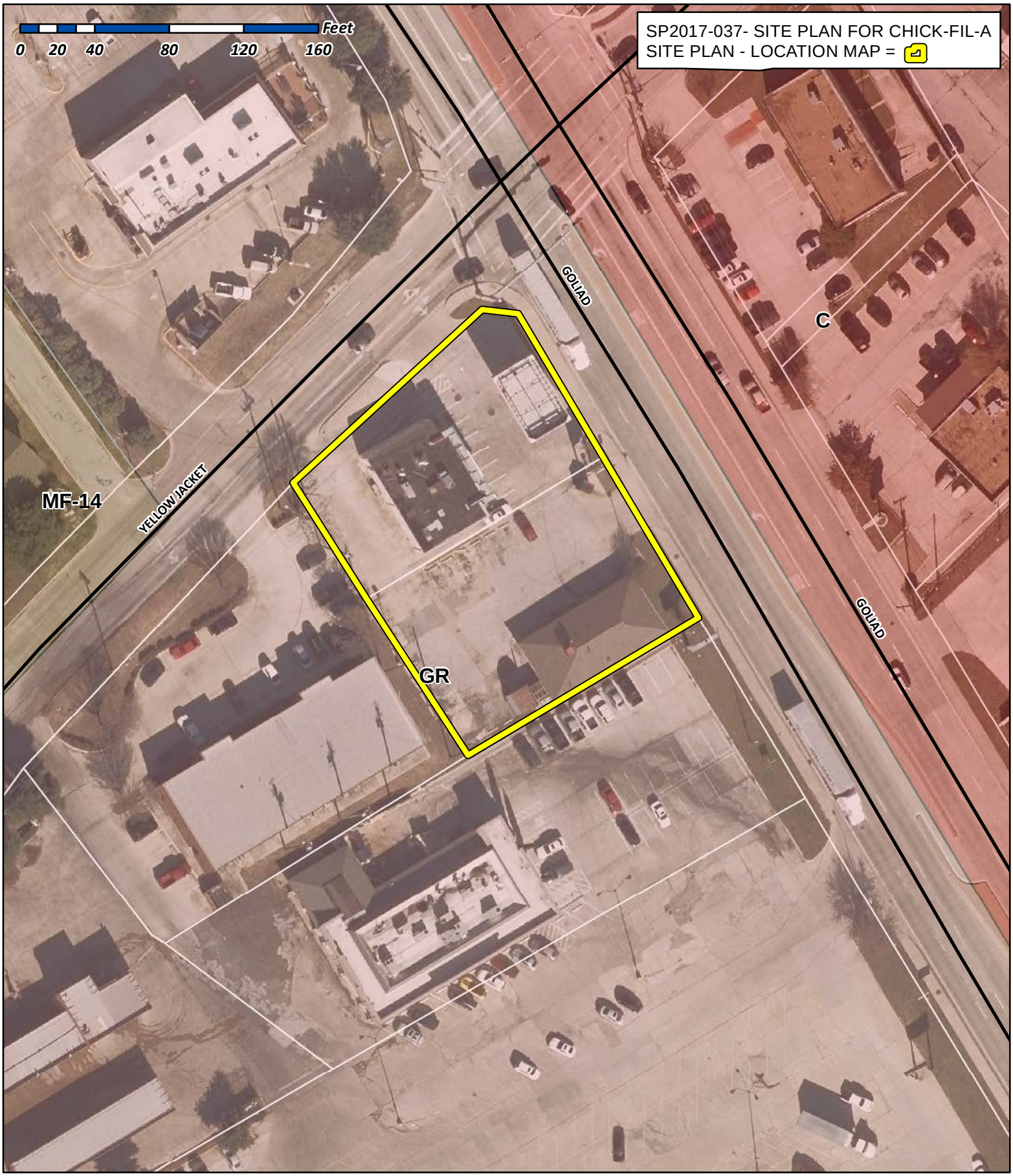
SHEET

Permit

Landscape & Maintenance Specifications

SHEET NUMBER

L-102



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

November 17, 2017

PRINCIPALS
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CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

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PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

Re: Chick-fil-A # 04222 at the SWC of SH 205 & Yellow Jacket Variance Request

Dear Planning Department,

In conjunction with our Site Plan submittal package, we request the following two (2) variances for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and West Yellow Jacket Lane:

Landscape Buffer along SH 205
Section 6.7.E.1 of the Unified Land Development Code (ULDC) requires that sites within the SH 205 Overlay District provide a minimum 20-ft wide buffer strip along SH 205. The former uses that existed on this site included a convenience store/gas station and a restaurant, both of which provided minimal ground cover and landscaping along SH 205.

The development plan for the proposed Chick-fil-A provides a minimum 10-ft wide buffer strip along SH 205. Within this buffer, a variety of trees and shrubs are provided to enhance the frontage of this lot.

We request a variance to provide a 10-ft landscape buffer along SH 205 in lieu of the 20-ft landscape buffer specified in Section 6.7.E.1 of the ULDC.

Roof Design Standard
Section 6.7.C.2 of the Unified Land Development Code requires that structures with less than a 6,000 sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a variance to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Site Plan submittal, and request your recommendation to the Planning and Zoning Commission and City Council for the approval of these variances. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

SITE DATA	
SITE ADDRESS	2000 S. GOLIAD STREET, ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	Commercial (C) District W/ SH 205 Overlay (SH205 OV) District
PROPOSED USE	Fast Food Restaurant, Drive-Thru Only
LOT AREA	0.656 Acres 28,562 Sq. Ft.
PROPOSED R.O.W. DEDICATION	706 Sq. Ft.±
TOTAL BUILDING AREA	2,173 Sq. Ft.±
LOT COVERAGE (AFTER R.O.W. DEDICATION)	8%
PERVIOUS AREA	5,636 Sq. Ft.± (20%)
IMPERVIOUS AREA	22,220 Sq. Ft.± (80%)
TOTAL PARKING REQUIRED	9 (1 stall/250 sf)
TOTAL PARKING PROVIDED	15
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2

NOTE: THE EXISTING SITE HAS 2 EXISTING AND VACANT BUILDINGS, ASSOCIATED PAVEMENT, UTILITIES, AND ANCILLARY FEATURES WHICH ARE INTENDED TO BE DEMOLISHED AND CLEARED.

CAUTION ! !

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

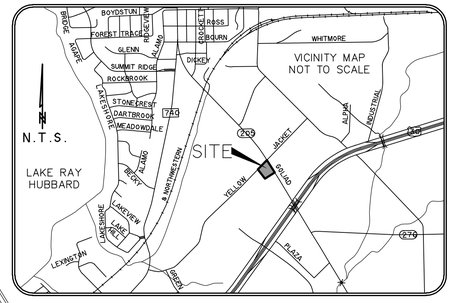
NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO SOUTH & WEST PROPERTY LINES.

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

SITE LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED FIRE LANE
- 5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN. 6.5 SACK MIX
- 6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN 6.5 SACK MIX
- 7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN 6.5 SACK MIX
- 10'- 3,600 PSI CONCRETE PAVEMENT, MIN 6.5 SACK MIX, #4 BARS AT 18" OCEW; 6' LIME STABILIZED SUBGRADE (MIN 27 LBS/SY)
- 10' CONTINUOUSLY REINFORCED CONCRETE PAVEMENT PER TXDOT STANDARDS OVER 4" ASPHALT CONCRETE PAVEMENT; 14' LIME STABILIZED SUBGRADE (WITH 7% LIME) (TO MATCH EX SH205 SECTION)
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- GI — PROPOSED GRATE INLET
- CI — PROPOSED CURB INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- SDJB — STORM DRAIN JUNCTION BOX
- LIGHT POLE



VICINITY MAP
N.T.S.

LAYOUT NOTES

1	ENCLOSED STORAGE
2	12'x10' DUMPSTER ENCLOSURES
3	OIL & GRIT SEPARATOR
4	GREASE TRAP
5	ORDER POINT & MENU BOARD
6	COLUMN & FOOTING (TYPICAL)
7	RAISED CURB
8	CLEARANCE BAR
9	DRIVE-THRU WINDOW
10	MEAL DELIVERY CANOPY
11	DRIVE-THRU CANOPY
12	PROPOSED DOMESTIC METER
13	PROPOSED IRRIGATION METER
14	PROPOSED MONUMENT SIGN
15	PROPOSED FIRE HYDRANT
16	DRIVE-THRU PAVEMENT STRIPING
17	CURB NOTCH (TYPICAL)
18	PAVEMENT STRIPING
19	WALK-UP WINDOW
20	FLAGPOLE

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT

ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.

ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #04222

2000 S. GOLIAD STREET
SW CORNER OF YELLOW JACKET & GOLIAD
LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL, TEXAS
CASE # SP2017-037

SUBMITTAL DATE: 12/5/2017

OWNER (NORTH):
EZ MART #77
PO BOX 1426
TEXARKANA, TX 75501

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

OWNER (SOUTH):
JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION. BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randal Eardley, PE Texas Registration No. 104957 On Date Shown Below.

LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION
YELLOW JACKET LN. & GOLIAD ST.
ROCKWALL, TEXAS
STORE# 04222

STORE
SERIES
GEN3-LONG-DTO

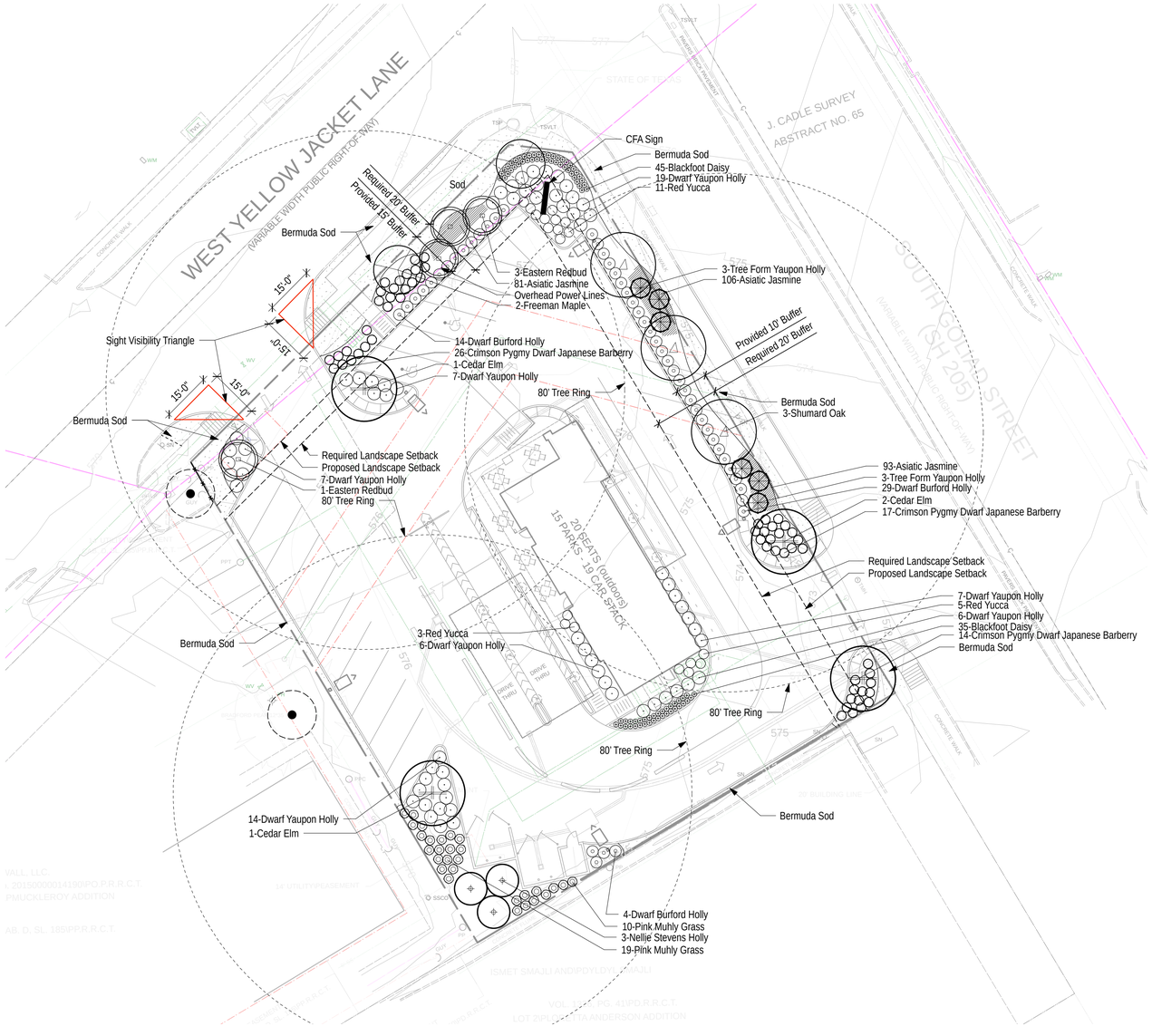
SHEET TITLE
SITE PLAN

☐For Permit
☐For Bid
☐For Construction

Job No. : 17142
Store : #04222
Date : 12/4/2017
Drawn By : RRW
Checked By: PNA

Sheet
C-2

PRINTED: 12/4/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 12/4/2017 2:14 PM SAVED BY: PRIYAA FILE: SITE PLAN 17142.DWG



SITE DATA	
SITE ADDRESS	2000 S. GOLIAD STREET, ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	Commercial (C) District W/ SH 205 Overlay (SH205 OV) District
PROPOSED USE	Fast Food Restaurant, Drive-Thru Only
LOT AREA	0.656 Acres
	28,562 Sq. Ft.
PROPOSED R.O.W. DEDICATION	706 Sq. Ft.±
TOTAL BUILDING AREA	2,173 Sq. Ft.±
LOT COVERAGE (AFTER R.O.W. DEDICATION)	8%
PERVIOUS AREA	5,636 Sq. Ft.± (20%)
IMPERVIOUS AREA	22,220 Sq. Ft.± (80%)
TOTAL PARKING REQUIRED	9 (1 stall/250 sf)
TOTAL PARKING PROVIDED	15
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2

NOTE: THE EXISTING SITE HAS 2 EXISTING AND VACANT BUILDINGS, ASSOCIATED PAVEMENT, UTILITIES, AND ANCILLARY FEATURES WHICH ARE INTENDED TO BE DEMOLISHED AND CLEARED.

N

0 20 40 FT

LEGEND

EXISTING TREE TO REMAIN

LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landsacpe Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of rock mulch.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
2	Acer x freemanii 'Armstong'	Freeman Maple	Min. 4" Cal.; 14'-16' Hgt	B & B; Single Straight Leader
4	Cercis canadensis	Eastern Redbud	Min. 4" Cal.; 14'-16' Hgt	B & B; Single Straight Leader
6	Ilex Vomitoria	Tree Form Yaupon Holly	Min. 6' Hgt.	B & B; Tree Form
3	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	Min. 6' Hgt.	B & B; Full to Ground
3	Quercus shumardii	Shumard Oak	Min. 4" Cal.; 14'-16' Hgt	B & B; Single Straight Leader
4	Ulmus crassifolia	Cedar Elm	Min. 4" Cal.; 14'-16' Hgt	B & B
	Shrubs			
57	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	Min. 15" Hgt; Min. 2 Gal.	
19	Hesperaloe perviflora	Red Yucca	Min. 12" Hgt; Min. 2 Gal.	
47	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Min. 12" Hgt; Min. 2 Gal.	
66	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Min. 12" Hgt; Min. 2 Gal.	
29	Muhlenbergia capillaris	Pink Muhly Grass	Min. 15" Hgt; Min. 2 Gal.	
	Groundcovers			
80	Melampodium leucanthum	Blackfoot Daisy	Min. 1 Gal.	
2393	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	

LANDSCAPE REQUIREMENTS

A. SH 205 OVERLAY DISTRICY

REQUIRED

1. 20' buffer strip with 2 Canopy and 4 Accent Trees along street frontage.
   W. Yellow Jacket Ln: 99 LF / 100 = 2 Canopy, 4 Accent Trees
   S. Goliad St (SH 205): 145 LF / 100 = 3 Canopy, 6 Accent Trees
2. Continuous screen hedge required along street frontage
3. Canopy trees min. 4" Cal; Accent trees min. 4' hgt
4. Deciduous shrubs min. 15" hgt, min. 2 gal.; Evergreen shrubs min. 12" hgt, min. 2 gal.

PROVIDED

1. 15' buffer strip provided along Yellow Jacket LN; 10' buffer strip provided along S. Goliad St.
   W. Yellow Jacket Ln: 2 Freeman Maple and 4 Redbud (overhead power present)
   S. Goliad St (SH 205): 3 Maple, 6 Yaupon Holly
2. Dwarf Burford Holly hedge provided
3. Trees specified at minimum required sizes
4. Shrubs specified at minimum required sizes

B. PARKING LOT

REQUIRED

1. Min. 5% of VUA must be interior landscape area.
   18,240 SF x 5% = 912 SF Required
2. Min. 15% of total site to be landscape area
   28,562 SF x 15% = 4,284 SF Required

PROVIDED

1. 3,084 SF interior landscape area provided
2. 6,562 SF of total landscape area provided

NOTE:

1. THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.
2. NO TREE SHALL BE PLANTED WITHIN 5' OF A UTILITY LINE.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT
DONALD NEIL MANLEY
2350
STATE OF TEXAS

CHICK-FIL-A

Yellow Jacket & Goliad DTO

1902 S. Goliad Street
Rockwall, TX 75087

FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	12.4.17	City Comments

MLD PROJECT # 2017175
PRINTED FOR Permit
DATE
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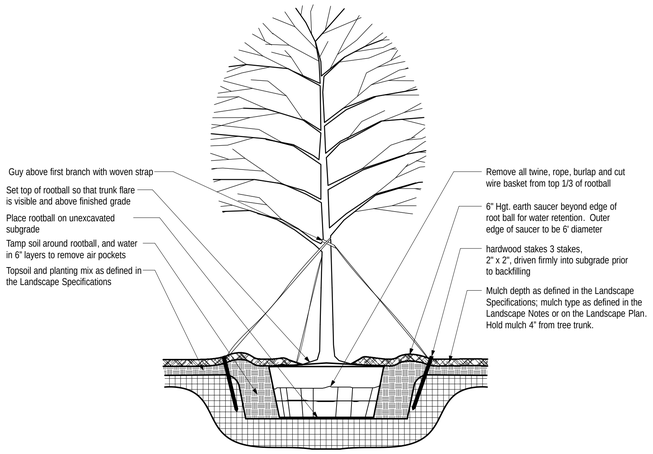
SHEET

Permit

Landscape Plan

SHEET NUMBER

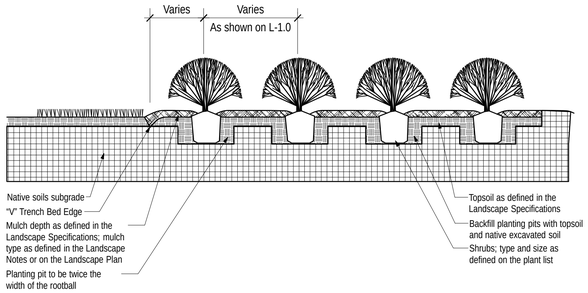
L-100



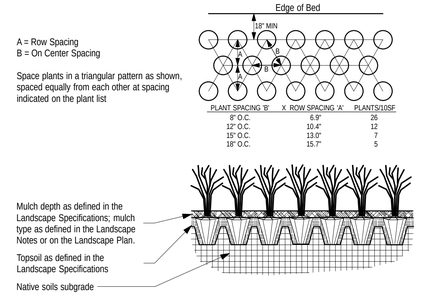
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



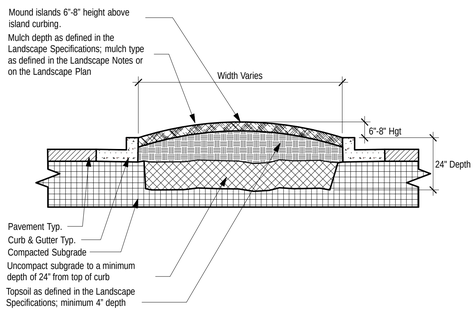
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

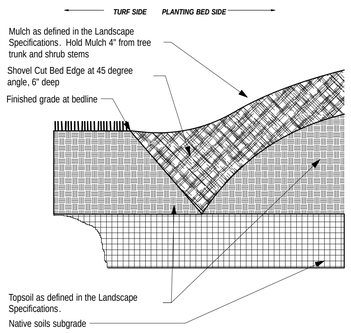
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



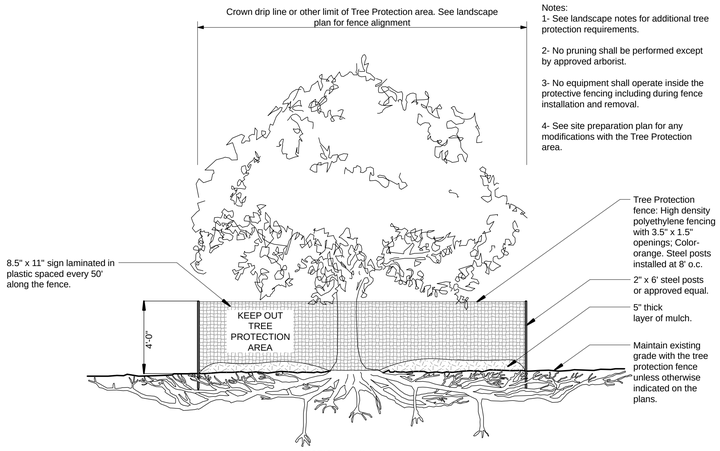
NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS



5 "V" TRENCHED BED DETAIL
SCALE: NTS



SECTION VIEW

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6 TREE PROTECTION FENCING DETAIL
SCALE: NTS

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FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	12.4.17	City Comments

MLD PROJECT #	**2017175**
PRINTED FOR	Permit
DATE	11.17.17
DRAWN BY	SLG

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SHEET

Permit Landscape Details

SHEET NUMBER

L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of ***1 year*** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:**

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in "WEEDING" above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGouty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE

1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT · LICENSED IRRIGATOR · 3260 · STATE OF TEXAS

CHICK-FIL-A
Yellow Jacket & Goliad DTO
1902 S. Goliad Street
Rockwall, TX 75087

FSU# 4222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	12.4.17	City Comments

MLD PROJECT #	**2017175**
PRINTED FOR	Permit
DATE	11.17.17
DRAWN BY	SLG

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SHEET

Permit

Landscape & Maintenance Specifications

SHEET NUMBER

L-102

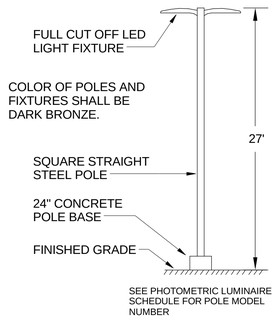
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	0.8 fc	2.3 fc	0.0 fc	N / A	N / A
Lot Light Summary	✳	1.1 fc	2.3 fc	0.0 fc	N / A	N / A
Parking Lot Summary	×	1.2 fc	2.3 fc	0.1 fc	23.0:1	12.0:1

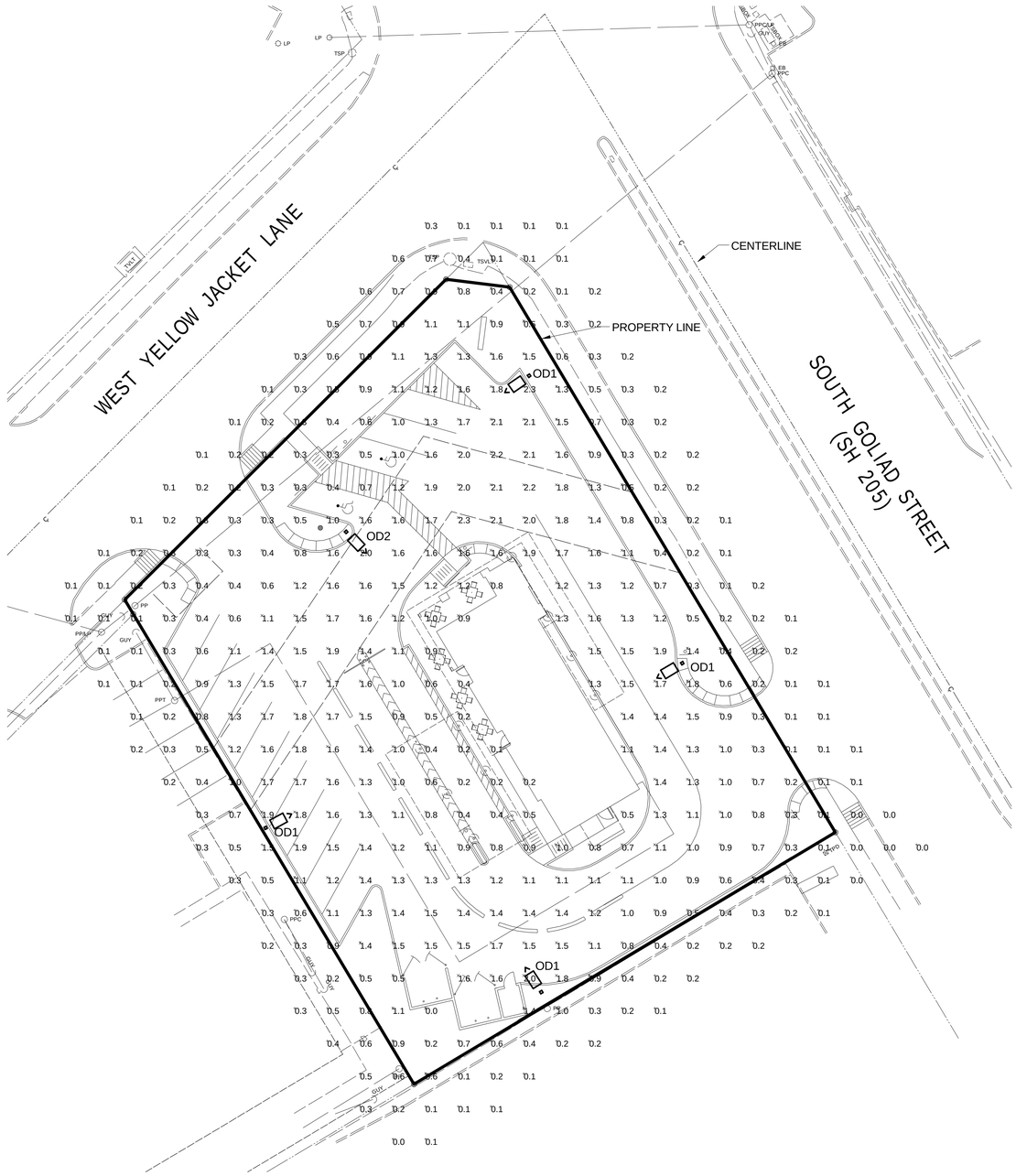
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
▫▭>	OD1	4	LITHONIA LIGHTING DSX0-LED-P4-40K T3M-MVOLT-HS	DSX0 LED P4 40K T3M MVOLT WITH HOUSE SIDE SHIELD	LED	Absolute	0.94	92
▫▭>	OD3	1	LITHONIA LIGHTING DSX0-LED-P4-40K T3M-MVOLT	DSX0 LED P4 40K T3M MVOLT	LED	Absolute	0.94	92

OD POLE SHALL BE A 25' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-25-4G-DM19/28AS-DDB



A3 SITE LIGHTING POLE DETAIL
N.T.S.



A1 PHOTOMETRIC PLAN
1" = 20'-0"

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Kurzynske & Associates
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mail@kurzynske.com

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NUMBER 10225

STATE OF TEXAS · MARK TRENTON KURZYNSKE · 83106 · LICENSED · PROFESSIONAL ENGINEER

12/05/17

CHICK-FIL-A
Yellow Jacket & Goliad
1902 S. Goliad Street
Rockwall, TX 75087

FSR# 04222

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PERMIT

CURRENT DESIGN NOTE APPLIED	2017-041
ENGINEER'S PROJECT #	17171.MA.S
PRINTED FOR	PERMIT
DATE	11/16/17
DRAWN BY	BTS

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SHEET
PHOTOMETRIC PLAN

SHEET NUMBER
E-102.

EXTERIOR FINISH SCHEDULE

BR-1	**BRICK #1 (MODULAR SIZE)** ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	**EXTERIOR PAINT REFUSE ENCLOSURE** SHERWIN WILLIAMS, #SW2807 'ROOKWOOD (MEDIUM BROWN)' SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
EC-1	**PARAPET WALL COPING** DUROLAST/ EXCEPTIONAL METALS COLOR TO MATCH MP-1 COLOR - ED680 - CUSTOM	PT-9	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLASS FINISH
NP-1	**NICHIHA PANEL** ILLUMINATION - FIBER CEMENT PANEL W/ METALLIC FINISH COLOR- RED ED640- CUS	PT-10	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS, #SW7075 'WEB GRAY' SEMI-GLOSS ON METAL CHANNEL AND POST
NP-2	**NICHIHA PANEL** VINTAGE WOOD- FIBER CEMENT PANEL W/ WOOD FINISH COLOR- BARK	ST-1	**STOREFRONT** YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)
SN-1	**STONE VENEER** SALADO LIMESTONE SONOMA- COLOR: CARAMEL		



1 FRONT ELEVATION

NTS

MATERIALS:		
BRICK	30 SQFT	6%
STONE	282 SQFT	48%
FIBER CEMENT PANEL	271 SQFT	46%
FACADE NET SQFT	583 SQFT	100%



2 DRIVE-THRU ELEVATION

NTS

MATERIALS:		
BRICK	607 SQFT	37%
STONE	438 SQFT	27%
FIBER CEMENT PANEL	585 SQFT	36%
FACADE NET SQFT	1630 SQFT	100%

Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		

Mark	Date	By
△		

Mark	Date	By
△		

Seal

REGISTERED ARCHITECT GREGORY DASHER 13282 STATE OF TEXAS

12-07-17

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14850 Quorum Dr.
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STORE
Yellow Jacket & Goliad

Rockwall, TX

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
Store : 04222
Date : 12-07-17
Drawn By : BN
Checked By:

Sheet
A-2.1

EXTERIOR FINISH SCHEDULE

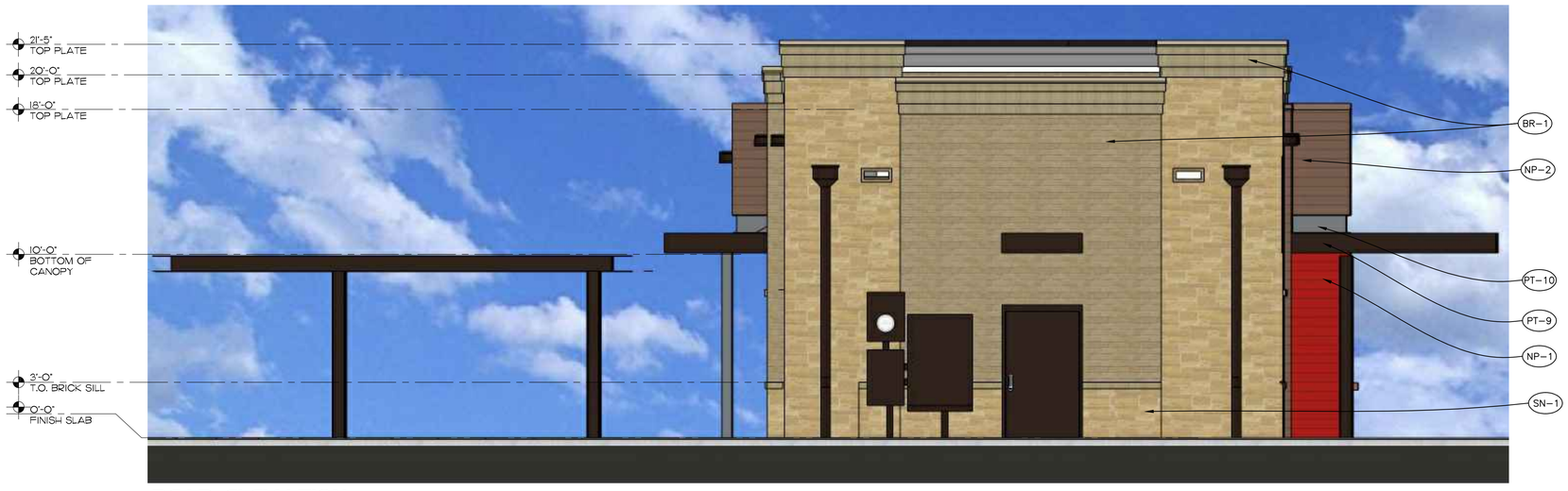
BR-1	**BRICK #1 (MODULAR SIZE)** ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	**EXTERIOR PAINT REFUSE ENCLOSURE** SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
EC-1	**PARAPET WALL COPING** DURDLAST/ EXCEPTIONAL METALS COLOR TO MATCH MP-1 COLOR - ED680 - CUSTOM	PT-9	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLASS FINISH
NP-1	**NICHIHA PANEL** ILLUMINATION - FIBER CEMENT PANEL W/ METALLIC FINISH COLOR- RED ED640- CUS	PT-10	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS, #SW7075 "WEB GRAY" SEMI-GLOSS ON METAL CHANNEL AND POST
NP-2	**NICHIHA PANEL** VINTAGE WOOD- FIBER CEMENT PANEL W/ WOOD FINISH COLOR- BARK	ST-1	**STOREFRONT** YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)
SN-1	**STONE VENEER** SALADO LIMESTONE SONOMA- COLOR: CARAMEL		



1 SIDE ELEVATION

NTS

MATERIALS:		
BRICK	847 SQFT	53%
STONE	487 SQFT	31%
FIBER CEMENT PANEL	258 SQFT	16%
FACADE NET SQFT	1592 SQFT	100%



2 REAR ELEVATION

NTS

MATERIALS:		
BRICK	308 SQFT	54%
STONE	262 SQFT	46%
FIBER CEMENT PANEL	0 SQFT	0%
FACADE NET SQFT	570 SQFT	100%

Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

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REGISTERED ARCHITECT
GREGORY L. DASSINGER
13282
STATE OF TEXAS

12-07-17

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STORE
Yellow Jacket & Goliad

Rockwall, TX

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
Store : 04222
Date : 12-07-17
Drawn By : BN
Checked By:

Sheet
A-2.2

EXTERIOR FINISH SCHEDULE

BR-1	**BRICK #1 (MODULAR SIZE)** ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	**EXTERIOR PAINT REFUSE ENCLOSURE** SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
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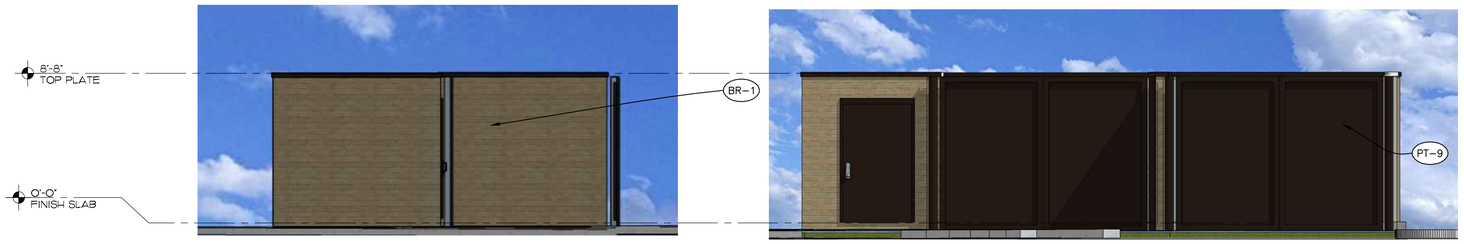
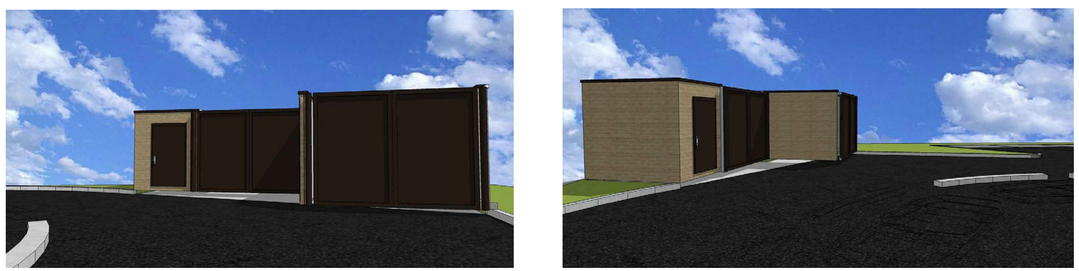
NP-2	**NICHIHA PANEL** VINTAGE WOOD- FIBER CEMENT PANEL W/ WOOD FINISH COLOR- BARK	ST-1	**STOREFRONT** YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)
SN-1	**STONE VENEER** SALADO LIMESTONE SONOMA- COLOR: CARAMEL		



1 **ELEVATIONS- REFUSE ENCLOSURE**
NTS



2 **PERSPECTIVE- REFUSE ENCLOSURE**
NTS

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

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Seal
REGISTERED ARCHITECT
GREGORY DAVIS
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STATE OF TEXAS
12-04-17

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Dallas, Texas 75254
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STORE
Yellow Jacket & Goliad

Rockwall, TX

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
Store : 04222
Date : 12-04-17
Drawn By : BN
Checked By: _____

Sheet
A-2.3

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: December 12, 2017

SUBJECT: SP2017-038; Ranch Trail Retail Center

The site plan submitted for the Ranch Trial Retail Center [*Case No. SP2017-038*], scheduled for action at the December 12, 2017 meeting, will be tabled to allow the applicant requiring additional time to address staff comments. This means that the projected Planning and Zoning Commission meeting will be held on *Tuesday, December 26, 2018.* No action will be required on this item.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: Dub Douphrate; *Douphrate & Associates, Inc.*

AGENDA ITEM: **SP2017-039;** Hacienda Car Wash

SUMMARY:

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a *site plan* for the purpose of constructing a single-story, 4,396 SF car wash facility. The proposed car wash will be situated on a 2.008-acre tract of land identified as Lots 1 & 2-01, Block A, The Woods at Rockwall Addition that is located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], is situated within the Scenic Overlay (*SOV*) District, and is zoned *Commercial* (C) *District*.

On February 6, 2017, the City Council approved a Specific Use Permit (*SUP No. S-162*) [*Ordinance No. 17-09*] to allow for a car wash facility within the Scenic Overlay (SOV) District. The SUP also established operational conditions requiring the car wash tunnel to be setback a minimum of 50-ft from Ridge Road and that the facility is required to provide screening adjacent to the southern boundary (*i.e. Lot 1, Block A, Lakewood Park Addition*) that consists of a wrought iron fence and landscaping. The applicant's site plan meets both of these conditions. Additionally, the SUP stipulates that the development shall generally be in conformance with the concept plan as established in the ordinance.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 6.8, C.2, *Special Use Standards,* of Article V, *District Development Standards*, of the Unified Development Code (*UDC*), a car wash is a use permitted by SUP within the Scenic Overlay (SOV) District and the SUP for this car wash [*Case No. Z2016-044*] was approved on February 6, 2017. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within *SUP Ordinance No. S-162* and the Unified Development Code (*UDC*) for a property located within the Scenic Overlay (*SOV*) District and zoned Commercial (C) District. A summary of the density and dimensional requirements of the *subject property* are as follows:

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: December 12, 2017

SUBJECT: SP2017-040; DFW Distributor Petroleum, Inc.

The site plan submitted for the retail gas station and convenience center [*Case No. SP2017-040*], scheduled for action at the December 12, 2017 meeting, will be tabled to allow the applicant additional time to address staff comments. This means that the projected Planning and Zoning Commission meeting will be held on *Tuesday, December 26, 2018.* No action will be required on this item.

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=2.008-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet*[1]	*x>28-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=20-Foot; In Conformance*
Maximum Building Height	*36-Ft w/o SUP*[2]	*X<36 Ft; In Conformance*
Max Building/Lot Coverage	*60%*	*x=0.05%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*21*	*21 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x<20%; Rear Elevation Variance Required*
Minimum Landscaping Percentage	*15%*	*x>15%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=4.36%; In Conformance*

NOTES: a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.
b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 1,194 caliper inches being removed from the site, the majority of which are Oak trees. As a note Cedar and Hackberry trees that are 11-inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, if less than 11 inches dbh shall not be considered a protected tree. Feature trees (*i.e. Oaks, Pecans, and Elms*) may not be removed without approval of the Planning and Zoning Commission and are required to be replaced on an inch-for-inch basis; however, tree no. 5759 is a 30-inch caliper Oak tree and is required to be mitigated at twice the number of inches being removed, therefore an additional 30-inches will be added to the mitigation balance. The applicant's landscape plan depicts the provision of 28 caliper inches being added to the site. Taking this into account, the total mitigation required for the site is 1,196 caliper inches. The applicant will work with staff to satisfy the tree mitigation balance prior to construction.

VARIANCE REQUESTS:

1) The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. As a note, a variance request to the Scenic Overlay (SOV) District requires passage by a ¾ majority vote of those City Council members present, while a simple majority vote is required for a variance to the standards of the UDC. The requests are as follows:

   a) Article V, Section 6.8, Scenic Overlay (SOV) District Standards – A variance to allow for not meeting the 20% natural or quarried stone requirement for the rear (*i.e. east facing*) building elevations as established in *Sec. 6.6, C.1* of *Article V,* of the *Unified Development Code* (UDC) by allowing for 6% on the rear (*i.e. east facing*) elevation as depicted on the building elevations submitted. Staff should note that this elevation faces the rear of the adjacent Wal-Mart Building and will not be visible from any public rights-of-way or open space. ***[¾ Majority Vote]***

b) Article V, Section 6.6 IH-30 Overlay (IH-30 OV) District Standards – A variance to allow for exceeding more than 50% use of a cementaceous product (*i.e. 3-part stucco*) for the front (*i.e. west facing*) elevation as established in *Section 6.6, C.1.a,* of *Article V,* of the *Unified Development Code* (UDC) by allowing 55% on the front (*i.e. west facing*) elevation as depicted on the building elevations submitted. The applicant has stated the purpose of this variance is to accommodate the mission architectural style used for the building. ***[¾ Majority Vote]***

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On November 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. General discussion concerning the agenda item took place between the board members and city staff. The ARB requested the applicant provide a materials sample board and recommended the applicant lighten the proposed colors of the stucco on the building making them more neutral. The applicant has made the changes as requested by the ARB. The ARB will provide a recommendation to the Planning and Zoning Commission during their next meeting on December 12, 2017.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Revised Staff Comments

Project Number	SP2017-039	**Owner**	Hacienda Car Wash Inc.	**Applied**	11/18/2017 LM
Project Name	Hacienda Car Wash	**Applicant**	DOUPHRATE & ASSOCIATES INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

Site Address	City, State Zip	Zoning
2215 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
THE WOODS AT ROCKWALL	1	A	1	5172-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/18/2017	11/25/2017	11/20/2017	2	APPROVED	
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	See comments

(11/22/2017 9:05 AM SH)
See mark ups.
All utility easements must be 20' wide.
Where is the irrigation service going to be connected?
Dumpster to drain to an oil/water separator.
No structures allowed in easements.
20' min radius for curves.
Label fire lane.
Show detention.
4% Engineering Fees. Impact fees must be paid.
Headwall is not being built by Racetrac, this site detention must pick up flow.
Parking spaces must be 20'x9'.
Label sewer service as Private.
Show a double clean out near FM 740.
Drive lines must be a minimum of 12' wide.
Show utilities on landscape plan.
No trees within 5' of utilities.
No landscaping in city ROW.

FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	APPROVED	
GIS	Lance Singleton	11/18/2017	11/25/2017	11/22/2017	4	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/22/2017 9:36 AM LS) Assigned address will be: 2215 RIDGE RD, ROCKWALL, TX 75087							
PLANNING	David Gonzales	12/8/2017	12/15/2017	12/8/2017		COMMENTS	See comments

PLANNING COMMENTS - DAVID GONZALES - 12.07.2017

All staff comments are to be addressed and resubmitted by Tuesday, December 19, 2017. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent and final review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
-- As a note, all variances to Scenic OV Districts require approval by a 3/4 majority vote of City Council:

The following is considered to be a request to the Scenic OV Districts:

1. Per Sec. 6.8.D.1, of Article V, of the UDC, A minimum of 20% natural or quarried stone is required on all exterior walls. The rear elevation indicates 6% and does not meet the minimum requirement for the OV district.
2. Per Sec. 6.8.D.1.a, of Article V, of the UDC, Stucco is limited to a maximum of 50% of the exteriors finish. The front elevation indicates 55% and exceeds this requirement for the OV district.

Please address the following subsequent Planning Comments for each plan submitted:

Site Plan:
1. Provide Detail -- Trash dumpster enclosure. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque.

Landscape Plan:
1. The plan as submitted meets or exceeds the requirements of the UDC and the SOV.

Treescape Plan:
1. The applicant's landscape plan depicts the provision of 28 caliper inches being added to the site. Taking this into account, the total mitigation required for the site is 1,196 caliper inches. The applicant will work with staff to satisfy the tree mitigation balance prior to construction.

Photometric Plan:
1. The plan as submitted meets or exceeds the requirements of the UDC and the SOV.

Building Elevations:
1. Provide Elevations for covered parking. Standards to meet building design materials for overlay district. Provide elevations and indicate materials to be used.
2. See compliance standards for variance as listed above.
3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: December 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary] Planning - Action: December 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] City Council - Action: December 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							
PLANNING	David Gonzales	11/18/2017	11/25/2017	11/20/2017	2	COMMENTS	See comnents

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, December 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-039" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
-- As a note, all variances to Scenic OV Districts require approval by a 3/4 majority vote of City Council:

The following is considered to be a request to the Scenic OV Districts:

1. Per Sec. 6.8.D.1.a, of Article V, of the UDC, Stucco is limited to a maximum of 50% of the exteriors finish. The front elevation indicates 55% and exceeds this requirement for the OV district.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Trash dumpster enclosure. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque. Provide Detail.
2. Re-label all easements as 24-ft firelane, public access, drainage & utility easements (as appropriate) for entire site. You may want to hatch or use heavier gray scale to better delineate.
3. The parking for this site should be calculated as 1:250 sq. ft. Provide adjustment, if necessary.
4. Indicate parking spaces under the covered parking areas.
5. Where are the HAVC units? Dash-in RTU's.

Landscape Plan:
1. Per SUP Ordinance - provide a wrought irion fence with live screening along the southern property boundary.
2. Provide number of trees being planted. This will also help reduce the total number of inches being mitigated.

Treescape Plan:
1. Reduce the total mitigation balance for on site plantings from landscape plan. Current Mitigation Balance = 1,224 caliper inches. 30 inches added due to tree no. 5759 being a 30" Oak -- requires double mitigation or 60 inches. The mitigation balance may be satisfied by either purchaseing tree credits equal to 20% of the

mitigation balance at $125 per inch with the remainder balance due by establishing a delivery method for trees (get with the Parks Dept. for logistics). Or you may request an alternative tree mitigation plan to be approved by the City Council.

Photometric Plan:
1. Provide cut sheets of all exterior light fixtures.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures) provide lighting pole detail.
3. Maximum intensity of exterior lighing is not to exceed 0.2-FC at the property lines. Light levels along the south and southeastern property lines exceed 0.2-FC - must be reduced.

Building Elevations:
1. Provide Elevations for covered parking. Standards to meet building design materials for overlay district. Provide elevations and indicate materials to be used.
1. See compliance standards for variance as listed above.
2. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
3. Metal roof "R" panel is prohibited within the Scenic Overlay district is visible from the rights-of-way. Provide site study indicating compliance or submit approved roofing material.
4. Provide a materials sample board with small samples of the exterior materials to be used. (eletronic copy does not meet this requirement).
3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

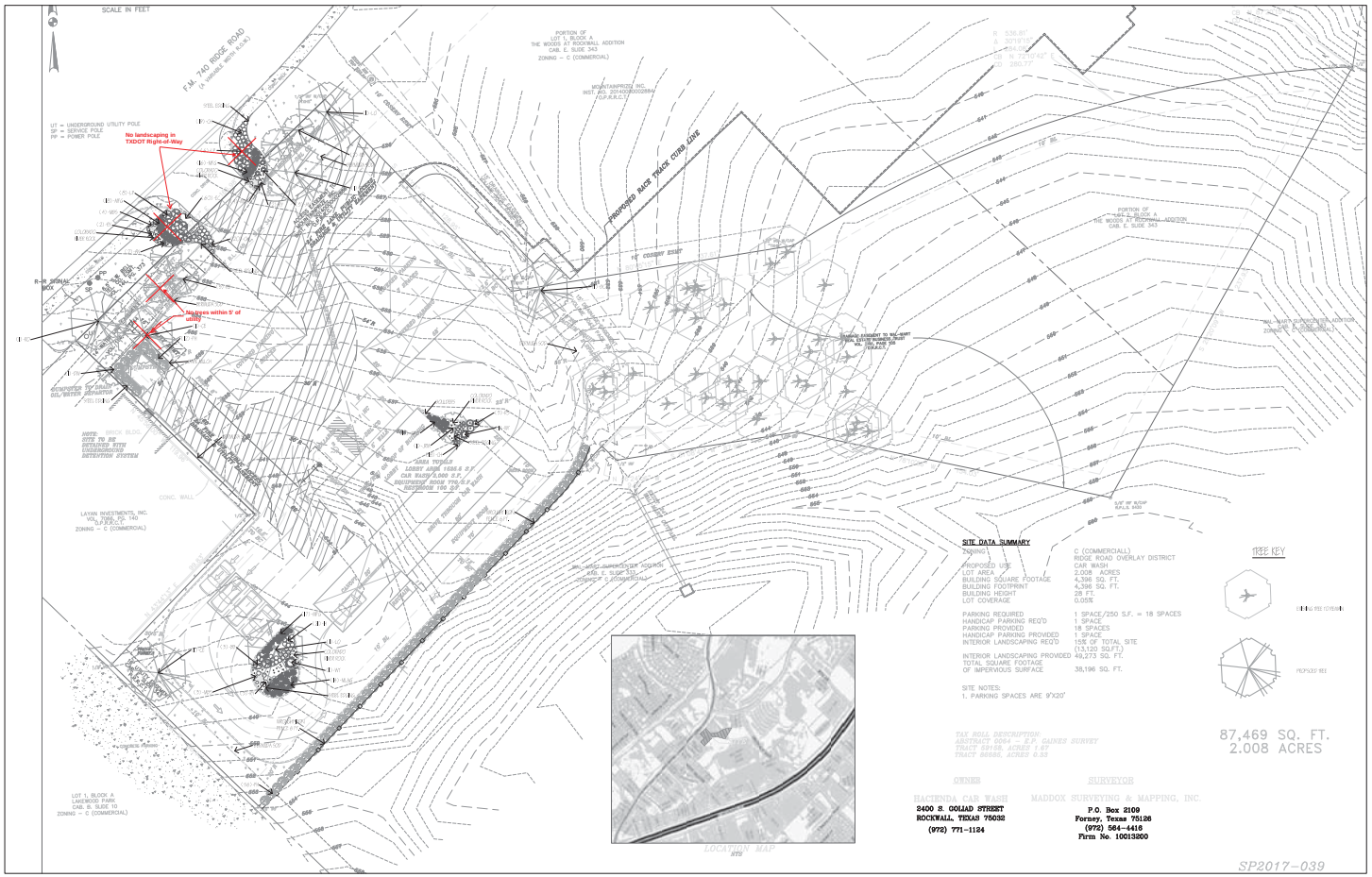
Architectural Review Board: November 28, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

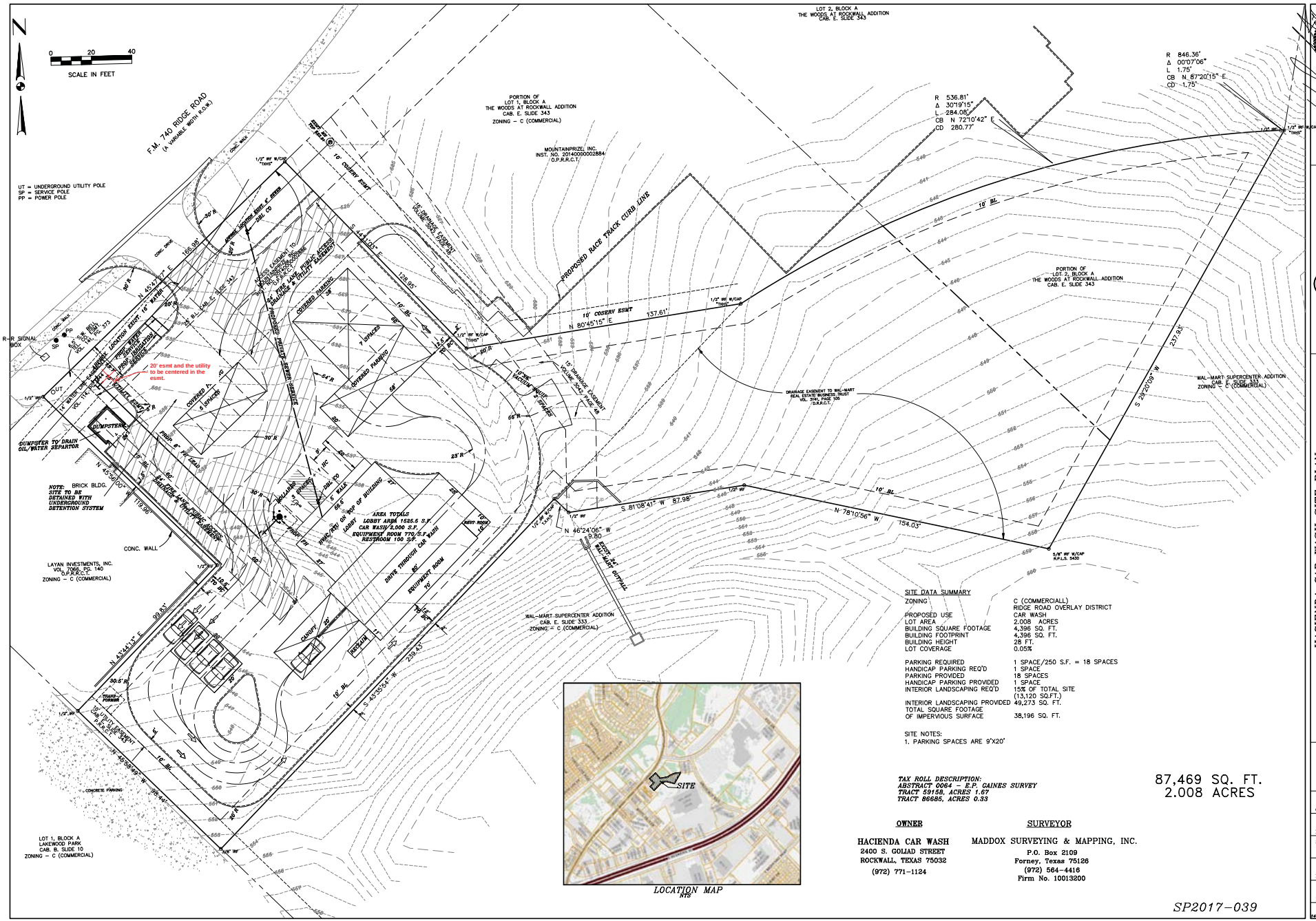
Planning - Work Session: November 28, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

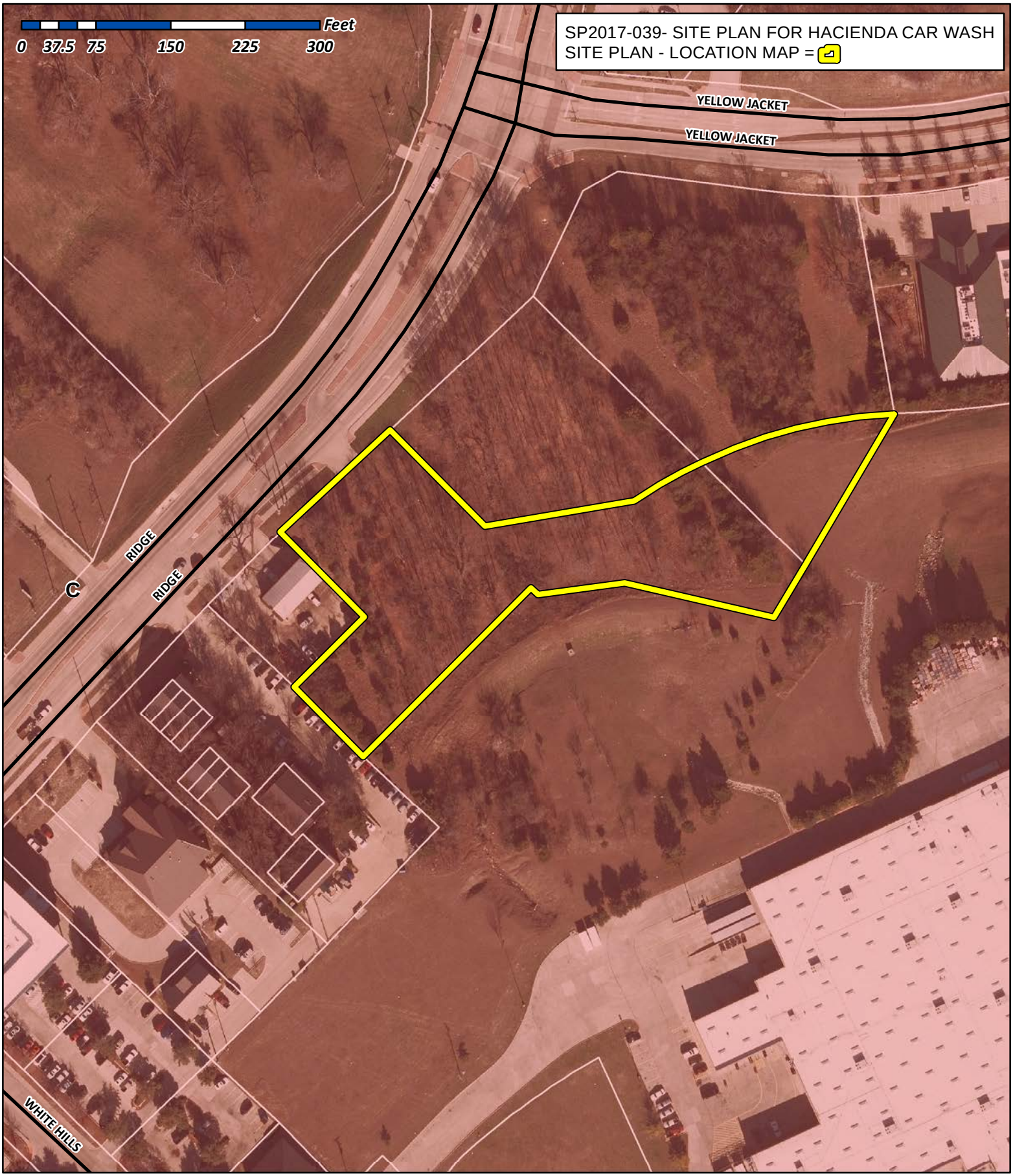
Architectural Review Board: December 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: December 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: December 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]


SCALE IN FEET
F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)
No landscaping in TXDOT Right-of-Way
No trees within 5' of utility
PROPOSED RACE TRACK CURB LINE
16' COMMON ESTATE
PROPOSED 24' ACCESS EASEMENT
PROPOSED 24' ACCESS EASEMENT
PROPOSED 24' ACCESS EASEMENT


N
0 20 40
SCALE IN FEET
F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)
UT = UNDERGROUND UTILITY POLE
SP = SERVICE POLE
PP = POWER POLE
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343
PORTION OF
LOT 1, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343
ZONING – C (COMMERCIAL)
MOUNTAINPRIZE, INC.
INST. NO. 20140000002884
O.P.R.R.C.T.
PROPOSED RACE TRACK CURB LINE
R 536.81'
Δ 30°19'15"
L 284.06'
CB N 72°10'42" E
CD 280.77'
R 846.36'
Δ 00°07'06"
L 1.75'
CB N 87°20'15" E
CD 1.75'
PORTION OF
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E, SLIDE 343
WAL-MART SUPERCENTER ADDITION
CAB. E, SLIDE 333
ZONING – C (COMMERCIAL)
DRAINAGE EASEMENT TO WAL-MART
REAL ESTATE BUSINESS TRUST
VOL. 5044, PG. 105
O.R.R.C.T.
15' DRAINAGE EASEMENT
VOLUME 5044, PAGE 19
10' CONCRETE PAVING
10' CONSERV ESMT
10' BUILDING SETBACK
10' BL
N 80°45'15" E 137.61'
S 44°14'01" E 129.65'
S 28°20'09" W 237.93'
N 78°10'56" W 154.03'
S 81°08'41" W 87.98'
N 46°24'06" W 9.80'
S 45°35'54" W 239.43'
N 45°44'13" E 99.85'
N 45°50'00" W 119.98'
N 45°49'49" W 98.44'
S 44°10'11" E 195.98'
N 45°44'13" E 195.98'
EXISTING 24" RCP
PROPOSED 24" RCP
PROPOSED 18" RCP
EXISTING 18" RCP
EXISTING 6" WATER LINE
PROPOSED 6" WATER LINE
PROPOSED 6" SEWER SERVICE
EXISTING 6" SEWER LINE
EXISTING 8" SEWER LINE
EXISTING 12" WATER LINE
EXISTING 8" WATER LINE
EXISTING 10" WATER LINE
EXISTING 20" WATER LINE
EXISTING 16" WATER LINE
EXISTING 24" WATER LINE
EXISTING 30" WATER LINE
EXISTING 36" WATER LINE
EXISTING 42" WATER LINE
EXISTING 48" WATER LINE
EXISTING 54" WATER LINE
EXISTING 60" WATER LINE
EXISTING 66" WATER LINE
EXISTING 72" WATER LINE
EXISTING 78" WATER LINE
EXISTING



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • SURVEYING

2235 Ridge Rd., Suite 200
Rockwall, TX 75087
Tel: 972.771.9004
Fax: 972.771.9005

November 30, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
Rockwall, Texas 75087

Re: Hacienda Car Wash Tree Preservation Plan

Dear Ryan,

Our client Russell Frank, who is the owner of Hacienda Car Wash, respectfully requests for our current Site Plan / Tree Preservation Plan application to be reviewed and evaluated based on the proposed Updated Tree Ordinance of which will soon become adopted by the City of Rockwall.

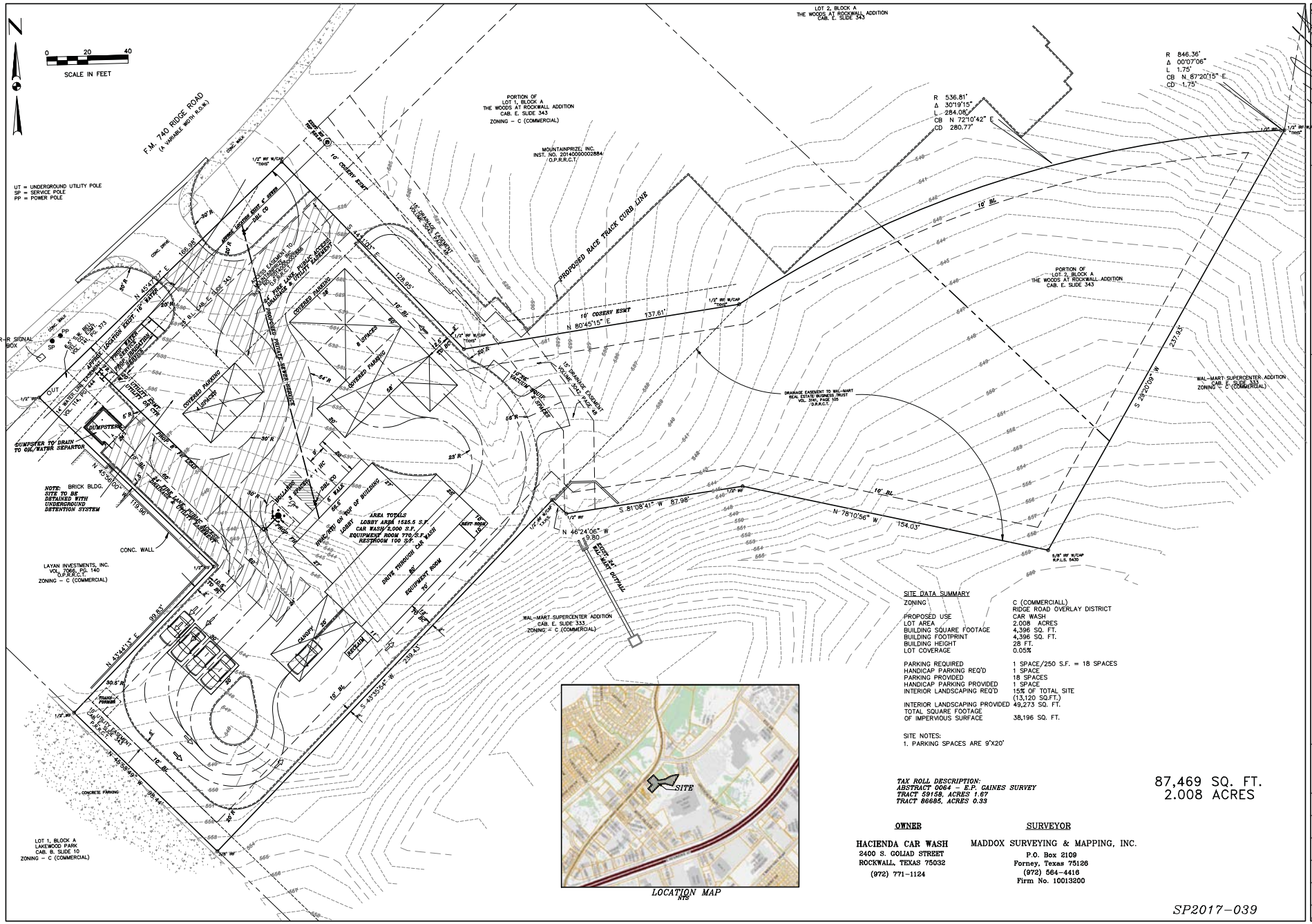
Your consideration of this request will be greatly appreciated.

Sincerely,

W.L. Douphrate II, P.E.

President

Cc; Russell Frank


N
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SCALE IN FEET
F.M. 740 RIDGE ROAD
(A VARIABLE WIDTH R.O.W.)
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MOUNTAINPRIZE, INC.
INST. NO. 20140000002884
O.P.R.R.C.T.
PROPOSED RACE TRACK CURB LINE
R 536.81'
Δ 30°19'15"
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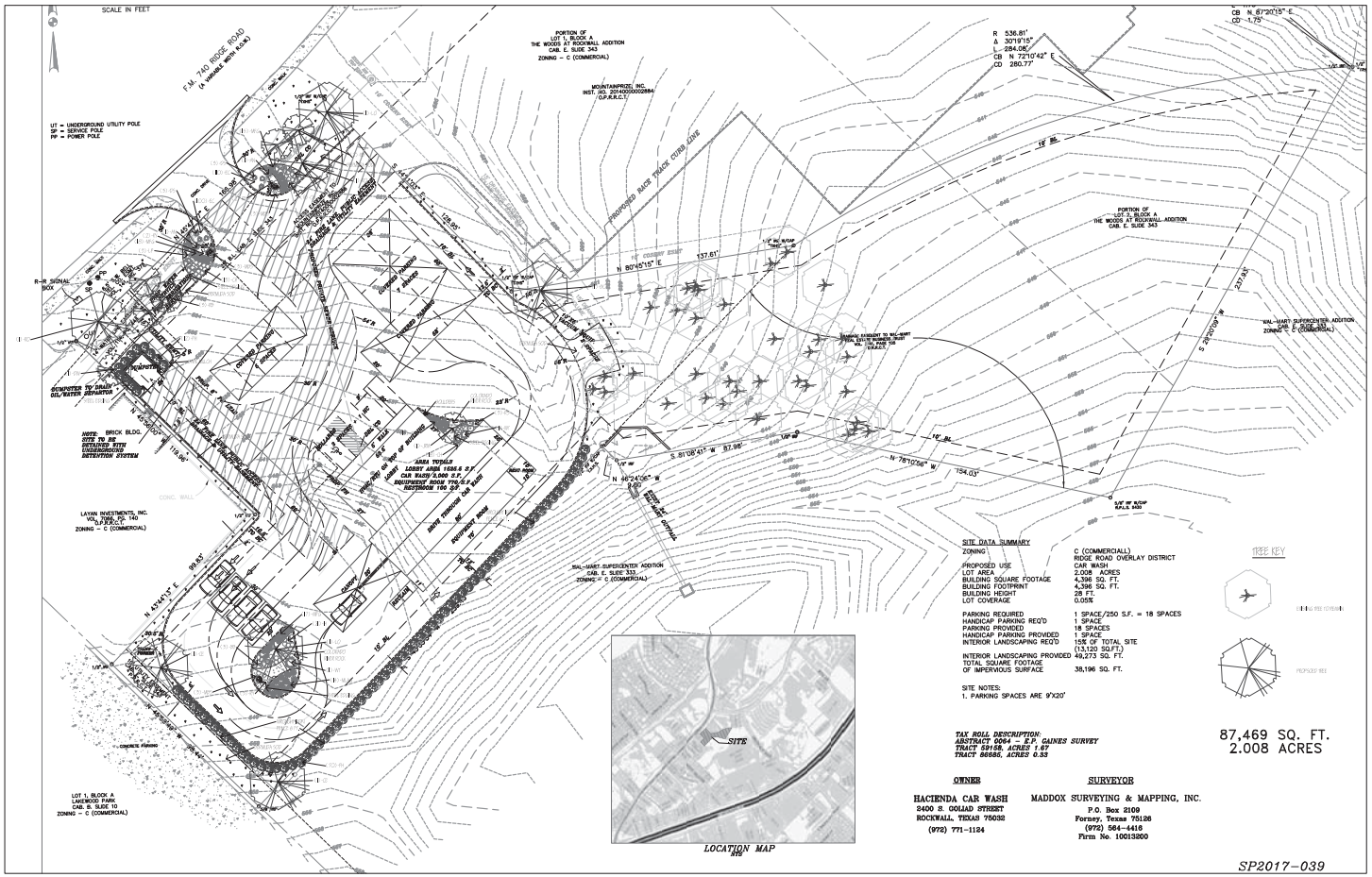
WAL-MART SUPERCENTER ADDITION
CAB. E, SLIDE 333
ZONING – C (COMMERCIAL)
DRAINAGE EASEMENT TO WAL-MART
REAL ESTATE BUSINESS TRUST
VOL. 3116, PAGE 105
D.R.R.C.T.
15' DRAINAGE EASEMENT
VOLUME 3043, PAGE 48
R-R SIGNAL BOX
DUMPSTER
DUMPSTER TO DRAIN TO OIL/WATER SEPARATOR
NOTE: BRICK BLDG. SITE TO BE DETAINED WITH UNDERGROUND DETENTION SYSTEM
CONC. WALL
LAYAN INVESTMENTS, INC.
VOL. 7066, PG. 140
D.R.R.C.T.
ZONING – C (COMMERCIAL)
LOT 1, BLOCK A
LAKEWOOD PARK
CAB. B, SLIDE 10
ZONING – C (COMMERCIAL)
AREA TOTALS
LOBBY AREA 1525.5 S.F.
CAR WASH/2,000 S.F.
EQUIPMENT ROOM 770 S.F.WASH
RESTROOM 100 S.F.
DRIVE THROUGH CAR WASH
EQUIPMENT ROOM
CANOPY
REMAIN
COVERED PARKING SPACES
PROPOSED PRIVATE SEWER SERVICE
LEAVE VACATION ROUTE AS IS/ASPHALT
PROPOSED 8" FIRE LINE
PROPOSED 6" DOMESTIC WATER LINE
PROPOSED 4" IRRIGATION LINE
PROPOSED 2" GAS LINE
PROPOSED 4" SANITARY SEWER LINE
PROPOSED 6" FIRE LINE
PROPOSED 2" DOMESTIC WATER LINE
PROPOSED 1



SITE DATA SUMMARY	
ZONING	C (COMMERCIAL) RIDGE ROAD OVERLAY DISTRICT
PROPOSED USE	CAR WASH
LOT AREA	2.008 ACRES
BUILDING SQUARE FOOTAGE	4,396 SQ. FT.
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.05%
PARKING REQUIRED	1 SPACE/250 S.F. = 18 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	18 SPACES
HANDICAP PARKING PROVIDED	1 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (13,120 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	49,273 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

TREE KEY

TAX ROLL DESCRIPTION:
ABSTRACT 0064 - E.P. GAINES SURVEY
TRACT 5D15B, ACRES 1.67
TRACT 86686, ACRES 0.33

87,469 SQ. FT.
2.008 ACRES

OWNER

HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR

MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

SP2017-039

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	1	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	2	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	2	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	2	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.

KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
DW	1	CHILOPSIS LINEARIS DESERT WILLOW	30 GAL., 8' HT., 3' SPREAD
JRM	1	ACER PALMATUM JAPANESE RED MAPLE 'BLOODGOOD'	30 GAL., 8' HT., 3' SPREAD
RB	5	CERCIS CANADENSIS EASTERN RED BUD	30 GAL., 8' HT.

KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
CH	40	ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
DS	6	DASYLIRION WHEELERI DESERT SPOON	3 GAL., MIN. 24" HT., SPACING A.S.
LP	6	CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
IH	23	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
FH	68	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	30 GAL., 8' HT., 3' SPD., 30" O.C., FULL TO GD.
AN	2	YUCCA GLORIOSA 'VARIEGATA' ADAM'S NEEDLE	3 GAL., MIN. 15" HT., A.S.
RS	3	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL., MIN. 15" HT.
RY	7	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.
BB	3	DASYLIRION TEXANUM BUTTERFLY BUSH	5 GAL., MIN. 15" HT.
WT	2	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 24" HT.

KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	210	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.

KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
MLAG	14	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	1 GAL., FULL PLANT 16" O.C.
MFG	61	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

TREE MITIGATION

TOTAL NUMBER OF TREES PROVIDED:
(7) CANOPY TREES @ 4" = 28"
(7) ORNAMENTAL TREES @ 2" = 14"

LANDSCAPE ORDINANCE FOR CITY OF ROCKWALL

REQUIRED	PROVIDED
MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR LANDSCAPING SHALL BE PROVIDED FOR BUILDINGS OR GROUPS OF BUILDINGS ON A LOT FOR MULTIPLE USES, COMMERCIAL USES OR INDUSTRIAL USES, AS FOLLOWS:	7,700 SQ. FT. OR 15% OF TOTAL AREA OF THE LANDSCAPE AREA PROVIDED.
ANY PARKING AREA WHERE PARKED CARS SHALL BE VISIBLE FROM THE STREET SHALL BE SCREENED BY EITHER A BERM OR SHRUB HEDGE. SUCH SCREENING SHALL BE LOCATED TOWARD THE REAR OF THE LANDSCAPE AREA.	7,122 SQ. FT. OF TOTAL LANDSCAPE AREA
ALL REQUIRED LANDSCAPE AREAS SHALL BE DEVELOPED ALONG THE BUILDING OR ALONG THE PROPERTY LINES AND SHALL BE PROVIDED ALONG THE PERIMETER OF THE PROPERTY EXCLUSIVE OF ANY ACCESS POINTS. ALL REQUIRED LANDSCAPE AREAS ALONG STREET FRONTAGE SHALL BE LOCATED BEHIND THE PROPERTY LINE, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS.	
ALL PROPERTIES ZONED C, LI, OR HI SHALL PROVIDE A MINIMUM OF TWENTY (20) SQUARE FEET OF LANDSCAPING PER EACH LINEAR FOOT OF STREET FRONTAGE.	ALL PROPOSED ROAD FRONTAGE WILL BE PROVIDED A MINIMUM OF TWENTY (20) SQUARE FEET OF LANDSCAPING PER EACH LINEAR FOOT OF STREET FRONTAGE. PROPOSED 1,800 L.F.
NO PARKING SPACE SHALL BE FARTHER THAN SIXTY FEET (60') FROM A LANDSCAPED AREA.	ALL PARKING SPACES ARE WITHIN SIXTY (60') FEET OF AN EXISTING OR PROPOSED TREE.
TREES MUST BE PLANTED IN LANDSCAPED AREAS THAT ARE AT LEAST FIVE (5') FEET FROM PAVED, CURBED AND/OR SCREENED AREAS.	TREES ARE LOCATED IN LANDSCAPED AREAS THAT ARE AT LEAST FIVE (5') FEET FROM PAVED, CURBED AND/OR SCREENED AREAS.
NO LESS THAN EIGHTY (80%) OF THE TOTAL LANDSCAPED AREA REQUIRED SHALL BE LOCATED BEHIND OR ALONG THE FRONT BUILDING LINE OF THE PROPERTY. LANDSCAPE AREA REQUIRED = 15,000 SF x 15% = 2,250 SF LANDSCAPE AREA PROVIDED = 49,273 SF x 15% = 7,391 SF	LANDSCAPE AREA PROVIDED = 15,000 SF x 15% = 2,250 SF
LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG THE LENGTH OF PUBLIC STREET.	LANDSCAPE BUFFERS ARE PROVIDED ALONG FM 740
LANDSCAPE BUFFERS SHALL CONSIST OF THE FOLLOWING: (1) ONE (1) CANOPY TREE PER FORTY (40') FEET OF LINEAR FRONTAGE. (2) FIVE (5) GALLON SHRUBS SPACED THREE (3') FEET ON CENTER ALONG THE STREET FRONTAGE.	2,800 L.F. FRONTAGE ALONG FM 740 (70) CANOPY TREES PROVIDED + NO TREES WITHIN 3' OF UTILITIES (140) FIVE (5) GALLON SHRUBS PROVIDED
ORNAMENTAL TREES MAY BE USED IN LIEU OF CANOPY TREES WHERE OVERHEAD UTILITY LINES EXIST. ONE (1) ORNAMENTAL TREE SHALL BE EQUIVALENT TO TWO (2) CANOPY TREES.	ORNAMENTAL TREES ARE NOT BEING PROPOSED ALONG FM 740

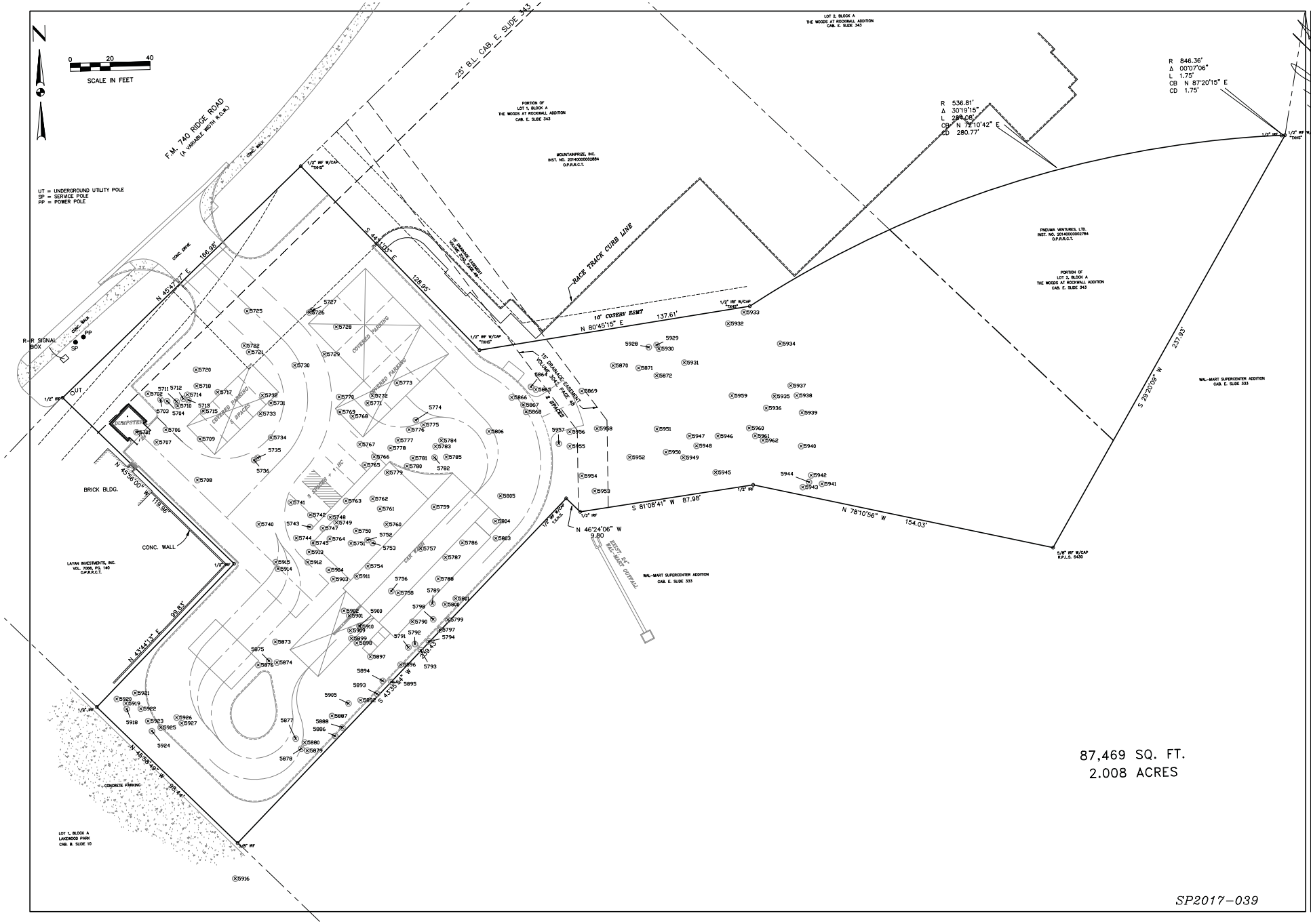
CASE NO. SP2017-039

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE - CONSULTING
1910 NORTH GREENVILLE AVENUE, #240
ALLEN, TEXAS 75013
(214)495-0939

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPE PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
J.C.L.	
CHECKED	
SCALE	1" = 20'-0"
DATE	DEC. 05, 2017
PROJECT	14026
	L1.01



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, P.E. REGISTERED PROFESSIONAL ENGINEER P.E. NO. 60102, F-886, ON MARCH 14, 2014.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE PRESERVATION PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	
Q.C.W.	
DRAWN	
SCALE	1"= 20'H 1"= 4'V
AUG. 30, 2017	
DATE	
14026	
PROJECT	
5.0	
14026 PVT.	

Hacienda Carwash Tree List

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
5701	18	OAK	18
5702	20	OAK	20
5703	12	OAK	12
5704	12	OAK	12
5706	10	OAK	10
5707	12	CEDAR	12
5708	12	OAK	12
5709	12	OAK	12
5710	16	OAK	16
5711	6	OAK	6
5712	10	OAK	10
5713	6	OAK	6
5714	4	OAK	4
5715	4	OAK	4
5717	8	OAK	8
5718	6	OAK	6
5720	6	OAK	6
5721	12	OAK	12
5722	8	OAK	8
5725	8	OAK	8
5726	10	OAK	10
5727	10	OAK	10
5728	12	CEDAR	12
5729	10	OAK	10
5730	12	OAK	12
5731	4	OAK	4
5732	4	OAK	4
5733	12	OAK	12
5734	4	OAK	4
5735	8	OAK	8
5736	4	OAK	4
5740	10	OAK	10
5741	8	OAK	8
5742	6	OAK	6
5743	8	OAK	8
5744	6	OAK	6
5745	8	OAK	8
5746	16	OAK	16
5747	8	OAK	8
5748	4	OAK	4
5749	6	OAK	6
5750	4	ELM CEDAR	4
5751	8	OAK	8
5752	8	OAK	8
5753	8	OAK	8
5754	14	OAK	14
5756	4	OAK	4
5757	8	OAK	8
5758	6	OAK	6
5759	30	OAK	30
5760	8	OAK	8
5761	6	OAK	6
5762	6	OAK	6
5763	10	ELM CEDAR	10
5765	6	OAK	6
5766	6	OAK	6
5767	10	OAK	10

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	638		638
5781	6	OAK	6
5782	14	OAK	14
5783	8	OAK	8
5784	14	ELM CEDAR	14
5785	8	OAK	8
5786	6	ELM CEDAR	6
5787	4	OAK	4
5788	10	OAK	10
5789	12	OAK	12
5790	6	OAK	6
5791	6	ELM CEDAR	6
5792	4	OAK	4
5793	14	ELM CEDAR	14
5794	4	ELM CEDAR	4
5797	4	ELM CEDAR	4
5798	6	ELM CEDAR	6
5799	14	OAK	14
5800	4	ELM CEDAR	4
5801	6	ELM CEDAR	6
5803	6	OAK	6
5804	10	OAK	10
5805	12	OAK	12
5806	4	OAK	4
5864	8	OAK	8
5865	4	OAK	4
5866	6	OAK	6
5867	4	OAK	4
5868	6	OAK	6
5869	8	OAK	
5870	12	OAK	
5871	10	ELM CEDAR	
5872	14	ELM CEDAR	
5873	16	OAK	16
5874	6	OAK	6
5875	8	OAK	8
5876	4	OAK	4
5877	6	OAK	6
5878	6	OAK	6
5879	8	ELM CEDAR	8
5880	4	OAK	4
5886	4	OAK	4
5887	4	OAK	4
5888	6	ELM CEDAR	6
5891	4	OAK	4
5892	4	OAK	4
5893	10	OAK	10
5894	8	OAK	8
5895	8	OAK	8
5896	12	OAK	12
5897	16	OAK	16
5898	8	ELM CEDAR	8
5899	10	OAK	10
5900	18	OAK	18
5901	4	ELM CEDAR	4
5902	12	ELM CEDAR	12
5903	10	ELM CEDAR	10
5904	10	OAK	10
5905	6	ELM CEDAR	6

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	1180		1136
5923	10	OAK	10
5924	6	OAK	6
5925	10	OAK	10
5926	4	OAK	4
5927	12	CEDAR	12
5928	12	CEDAR	
5929	12	CEDAR	
5930	12	CEDAR	
5931	12	OAK	
5932	10	OAK	
5933	10	OAK	
5934	10	OAK	
5935	12	OAK	
5936	12	CEDAR	
5937	10	OAK	
5938	8	OAK	
5939	10	OAK	
5940	10	OAK	
5941	16	OAK	
5942	10	OAK	
5943	10	OAK	
5944	10	OAK	
5945	8	OAK	
5946	12	ELM CEDAR	
5947	8	ELM CEDAR	
5948	14	OAK	
5949	14	OAK	
5950	16	ELM CEDAR	
5951	6	ELM CEDAR	
5952	8	OAK	
5953	16	OAK	
5954	14	OAK	
5955	10	OAK	10
5956	8	OAK	
5957	6	OAK	6
5958	8	OAK	
5959	12	ELM CEDAR	
5960	10	OAK	
5961	10	OAK	
5962	10	OAK	
TOTAL INCHES	1598	TOTAL INCHES TO BE REMOVED	1194

SP2017-039

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING + PROJECT MANAGEMENT + SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS REG. NO. 6060, ON MARCH 14, 2014.

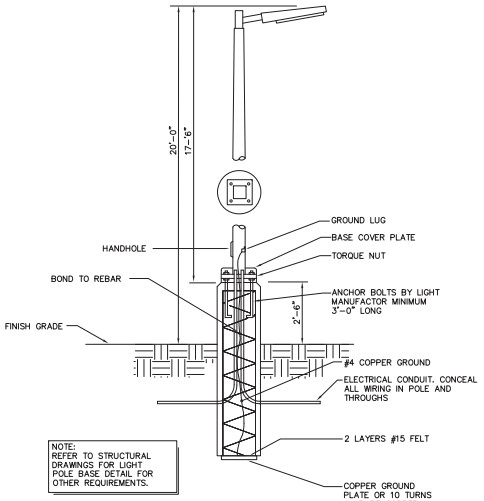
TREE LIST
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"= 50'H 1"= 5'V
DATE	AUG. 30, 2017
PROJECT	14026
14026 PP7	5.0

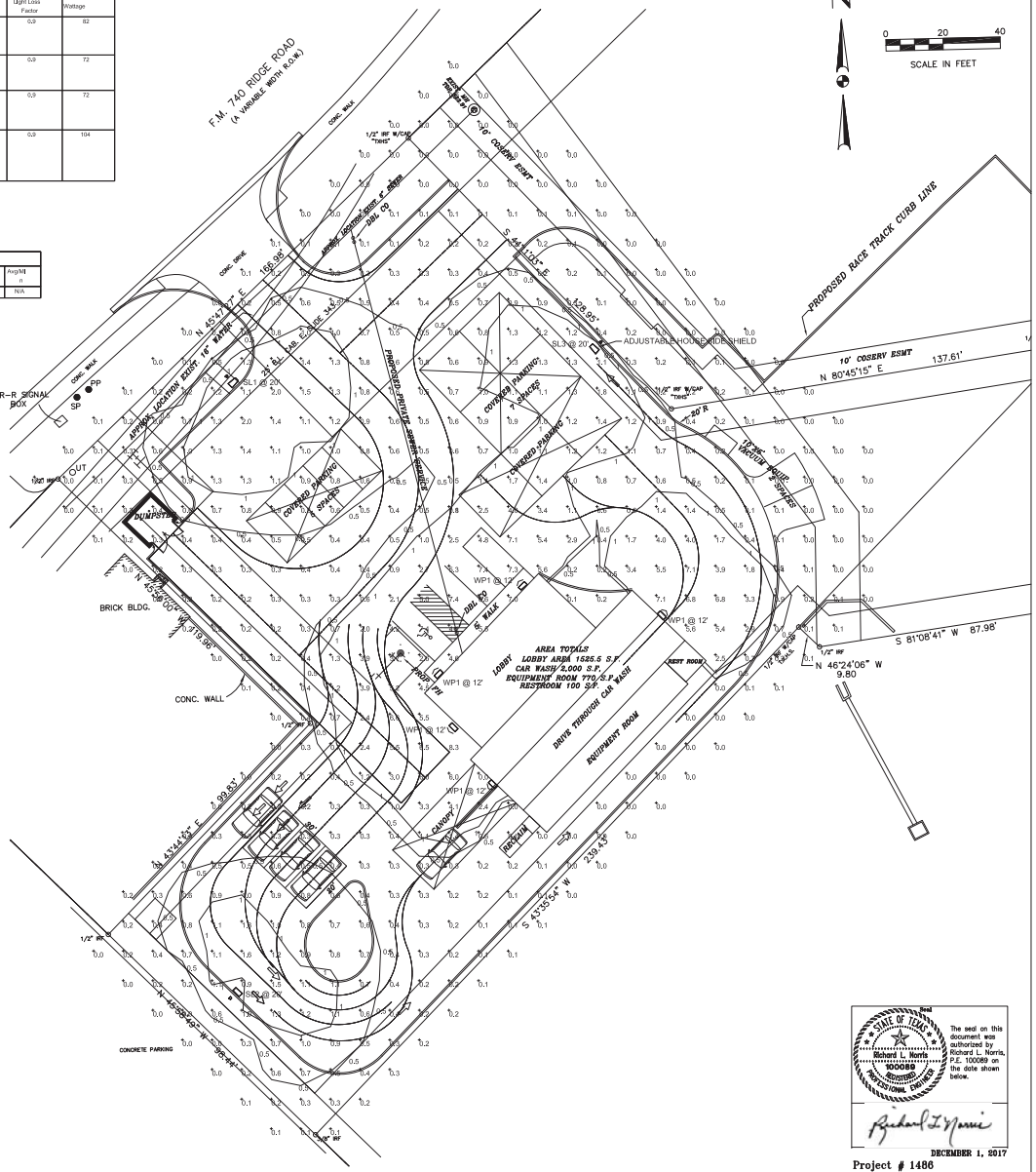
Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SL1	1	GE LIGHTING SOLUTIONS	EASC_D4F540_____	EVOLVE AREA SCALABLE C	LED	1	EASC_D4F540_____.IES	6700.207	0.9	82
	SL2	1	GE LIGHTING SOLUTIONS	EASC_C4F540_____	EVOLVE AREA SCALABLE C	LED	1	EASC_C4F540_____.IES	7600.178	0.9	72
	SL3	1	GE LIGHTING SOLUTIONS	EASC_C4F540_____	EVOLVE AREA SCALABLE C	LED	1	EASC_C4F540_____.IES	7600.178	0.9	72
	WP1	5	Lithonia Lighting	CSXW LED 30C 1000 40K TFTM	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	LED	1	CSXW_LED_30C_1000_40K_TFTM.ies	11072.05	0.9	104

NOTES:
1. POLE LIGHTS SHALL BE PROVIDED WITH HOUSE SIDE SHIELDS.
2. PROVIDE HEADS WITH 10 DEGREE TILT

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	5.3 fc	0.0 fc	N/A	N/A



02 POLE BASE DETAIL
SCALE: NO SCALE



01 SITE PLAN – PHOTOMETRIC
SCALE: 1"=20'

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING · PROJECT MANAGEMENT · SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

STATE OF TEXAS
Richard L. Norris
100089
REGISTERED
PROFESSIONAL ENGINEER
The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.
DECEMBER 1, 2017

Project # 1486
R Squared Consulting Engineers, Inc.
Firm Registration: F-15033
4725 Town Center Loop
McKinney, Texas 75070
972-521-0057
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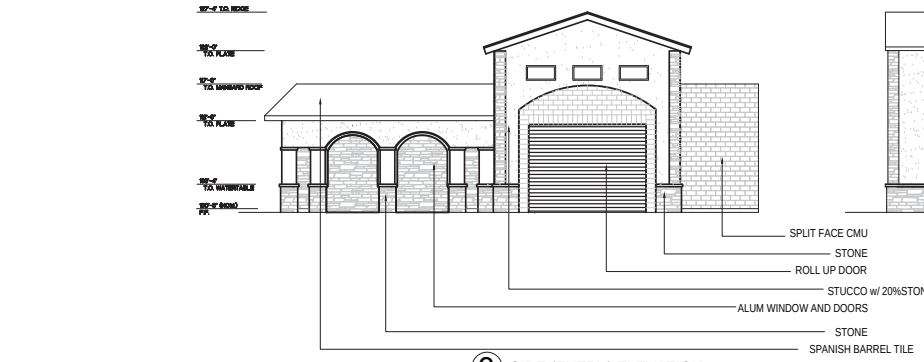
REVISION	
CHECKED	W.L.D.
DRAWN	Q.C.W.
SCALE	1" = 20'
DATE	AUG. 30, 2017
PROJECT	14026
	1 of 1

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	01 REAR ELEVATION SECONDARY FACADE		02 FRONT ELEVATION PRIMARY FACADE		03 SIDE ENTRY ELEVATION PRIMARY FACADE		04 SIDE EXIT ELEVATION SECONDARY FACADE		TOTAL OF ALL ELEVATIONS	
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,523SQ FT	100%	1,541 SQ FT	100%	1,161 SQ FT	100%	1,161 SQ FT	100%	7,110 SQ FT	100%
DOORS & WINDOWS	368 SQ FT	24%	198 SQ FT	13%	312 SQ FT	27%	218 SQ FT	6%	1,096 SQ FT	15%
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,849 SQ FT	76%	1,343 SQ FT	87%	849 SQ FT	73%	1,108 SQ FT	94%	6,014 SQ FT	85%
SPLIT FACE CMU	543 SQ FT	36%	0 SQ FT	0%	185 SQ FT	16%	654 SQ FT	56%	3,920 SQ FT	55%
STONE	84 SQ FT	6%	489 SQ FT	32%	395 SQ FT	34%				
STONE IN STUCCO @ 20%	101 SQ FT		170 SQ FT		84 SQ FT		86 SQ FT		0 SQ FT	
STUCCO	503SQ FT	34%	854 SQ FT	55%	422 SQ FT	36%	436 SQ FT	38%	2,094 SQ FT	30%

MATERIAL LEGEND

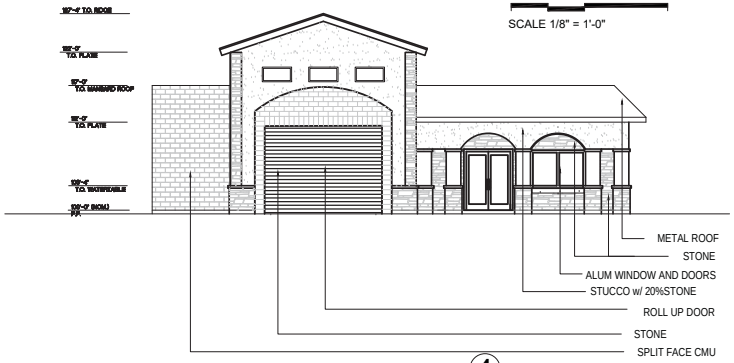
	MATERIAL	COLOR	NOTES:
ST - 1	STONE : ACME NATURAL STONE	MOSS BUILDERS	TYP. FIELD STONE
STC - 1	STUCCO : DRYVIT - SAND PEBBLE	SW 2858 HARVEST GOLD	TYP. FIELD STUCCO
STC - 2	STUCCO : DRYVIT - SAND PEBBLE	SW2833 ROYCROFT VELLUM	TYP. ACCENT STUCCO
P - 1	EXTERIOR PAINT: TO MATCH STUCCO	TOMATCH STUCCO	TYP. PAINT FOR ALL PAINTED ELEMANTS
CMU - 1	SPLIT FACE CMU : FEATHERLITE	SAHARA TAN	TYP. SPLIT FACE CMU
RF - 1	BARREL TILE : GERARD - BARREL VAULT TILE	SANTA FE	TYP. ROOFING MATERIAL
RF - 2	METAL ROOFING:MEULER R-PANEL	GALVALUME	TYP. WINDOW AND DOOR FINSH
AL - 1	DOOR / WINDOW:	POWDER COAT BRONZE	TYP. WINDOW AND DOOR FINSH
AL - 2	ROLL UP DOORS:	GALVALUME	TYP. ROLL UP DOOR FINSH



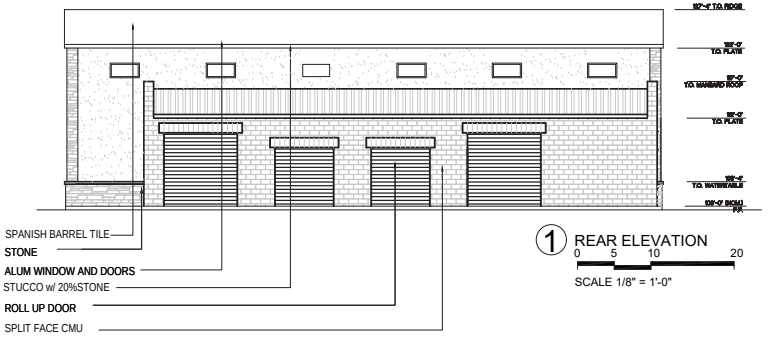
3 SIDE (ENTRY) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



4 SIDE (EXIT) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"

WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA
DATE: 11-06-2017

11/6/2017

HACIENDA CAR WASH
ROCKWALL, TX

Drawn By	RLB
Checked By	GAW
Project No:	17-16
Issue Date:	UNKNOWN

Revisions

No.	Date	Description

Issued: DESIGN SET

Sheet Title

ELEVATIONS

A3.00

Sheet Number

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	01 REAR ELEVATION		02 FRONT ELEVATION		03 SIDE ENTRY ELEVATION		04 SIDE EXIT ELEVATION		TOTAL OF ALL ELEVATIONS	
	SECONDARY FACADE		PRIMARY FACADE		PRIMARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
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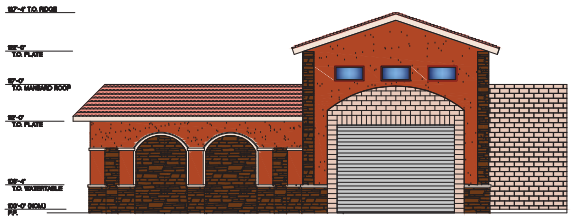


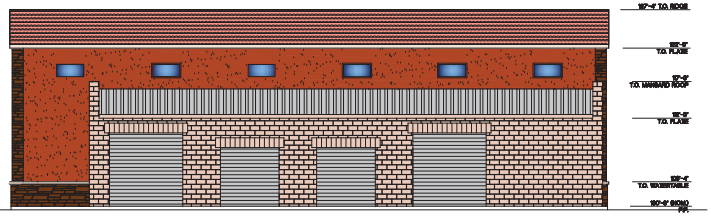
3 SIDE (ENTRY) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



4 SIDE (EXIT) ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"



1 REAR ELEVATION
0 5 10 20
SCALE 1/8" = 1'-0"

WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 118
COLLEYVILLE, TEXAS 76034

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GERALD A. WARD, AIA
DATE: 11-06-2017

11/6/2017

HACIENDA CAR WASH
ROCKWALL, TX

Drawn By	RLB
Checked By	GAW
Project No:	17-16
Issue Date:	UNKNOWN

Revisions

No.	Date	Description

Issued: DESIGN SET

Sheet Title

ELEVATIONS

A3.00

Sheet Number



CSXW LED
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

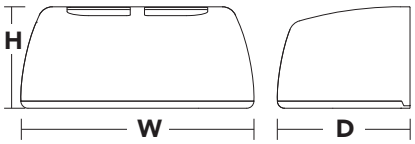
Specifications

Height: 7-1/8" *(29.2 cm)*

Width: 16-3/8" *(41.6cm)*

Depth: 9-5/16" *(23.6 cm)*

Weight (max): 30 lbs *(13.6 kg)*



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

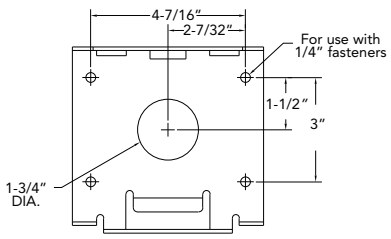
The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED								
Series	**LEDs**	**Drive current**	**Color temperature**[1]	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** *(required)*
CSXW LED	30C 30 LEDs	700 700 mA 1000 1000 mA	40K 4000K 50K 5000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium TFTM Type forward throw, medium	MVOLT[2] 120[2] 208[2] 240[2] 277[2] 347[3] 480[3]	**Shipped included** (blank) Surface mount **Shipped separately** BBW Surface-mounted back box (for conduit entry)[4]	**Shipped installed** PE Photoelectric cell, button type[5,6] DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] **Shipped separately**[4] VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail



Accessories

Ordered and shipped separately.

CSXWBBW DDBXD U	Back box accessory (specify finish)
CSXWWG U	Wire guard accessory
CSXWVG U	Vandal guard accessory

NOTES

1. Configured with 4000K (/40K) provides the shortest lead times. Consult factory for 5000K (/50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
3. Available with 700 mA options only (30C 700).
4. Also available as a separate accessory; see Accessories information at left.
5. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
6. Must be ordered with fixture; cannot be field installed.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K					50K				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C	700 mA	30C 700 --K	69W	T2M	7,561	2	0	2	110	7,608	2	0	2	110
				T3M	7,981	2	0	2	116	8,031	2	0	2	116
				T4M	7,924	1	0	2	115	7,973	2	0	2	116
				TFTM	8,083	1	0	2	117	8,134	1	0	2	118
	1000 mA	30C 1000 --K	104W	T2M	11,321	2	0	2	109	10,422	2	0	2	100
				T3M	11,528	2	0	2	111	11,001	2	0	2	106
				T4M	11,735	2	0	2	113	10,922	2	0	2	105
				TFTM	11,942	2	0	2	115	11,142	2	0	2	107

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **CSXW LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.91	0.85

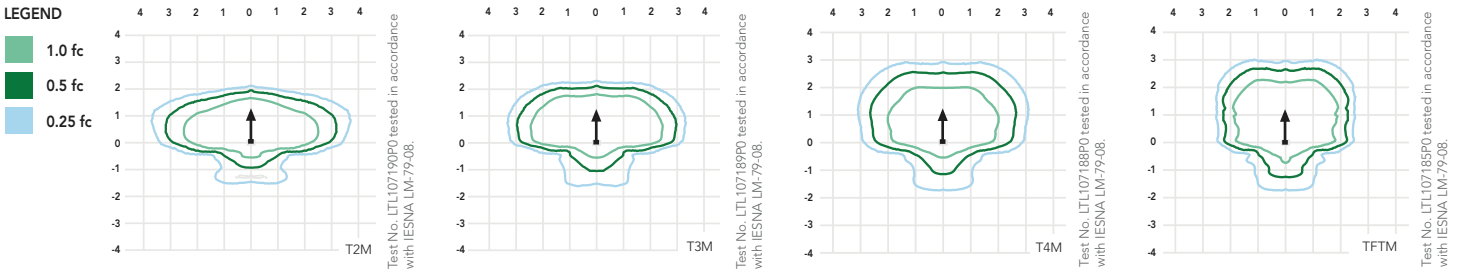
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
30C	700	69W	0.695	0.412	0.367	0.331	0.247	0.186
	1000	104W	1.034	0.599	0.528	0.472	0.382	0.302

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSXW homepage.

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series Wall LED luminaire is ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.

CONSTRUCTION

Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS

CSA Certified to U.S. and Canadian standards. Rated for -40°C minimum ambient. Light engine is IP66 rated. Luminaire is IP65 rated.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

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GE
Lighting

Evolve™ LED Area Light

Scalable Area Light (EASC)



imagination at work

Product Features

The next evolution of the GE Evolve™ LED Area Light continues to deliver outstanding features, while adding greater flexibility, style and scalability. This latest design offers higher lumen outputs and provides photometric combinations with high efficacy, providing the ability to meet even a wider range of area lighting needs. Additionally, the new EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for small to large retailers, commercial to medical properties, and big box retailers.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>100,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Code	Lxx (10k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
All (up to 398 Watts)	L98	L95	L91

Note:
- *Projected Lxx based on LM80 (10,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing).
- DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98

DLC Standard qualified models available. Please refer to http://www.designlights.org/QPL for complete information.

Ratings

- UL listed, suitable for wet locations.
- cUL listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at –40° to 50°C (–40° to 35°C for fixtures over 390 watts).
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction requirements of RoHS.

Mounting

Option A
- 10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.

Option B
- 10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.

Option C
- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Option D
- 10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.

Option S
- Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.*
- Class "A" sound rating.
- Photo electric sensors (PE) available for all voltages.
- ANSI C136.41 dimmable PE receptacle is available making the unit "adaptive controls ready."
- Surge Protection Options:
  For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection available with R option.

** System power factor and THD is tested and specified at 120V input and maximum load conditions.*

Ordering Number Logic

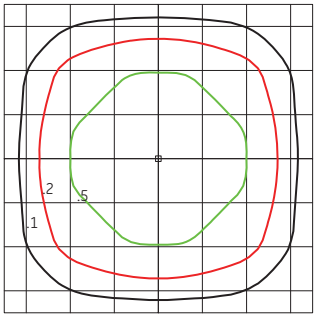
Evolve™ LED Scalable Area Light (EASC)



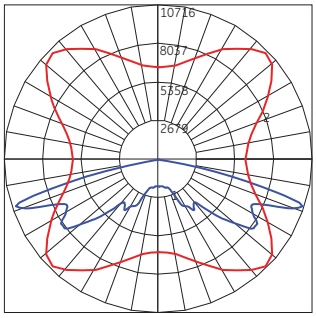
EAS C _ _ _

Photometrics

EASC Type V - Symmetric Medium (K5)
30,000 Lumens, 5000K (EASC_K5N550__.ies)

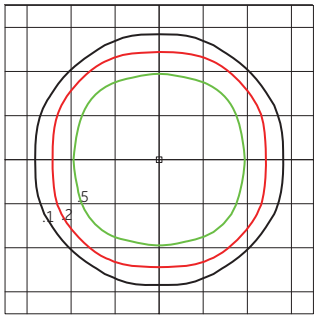


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

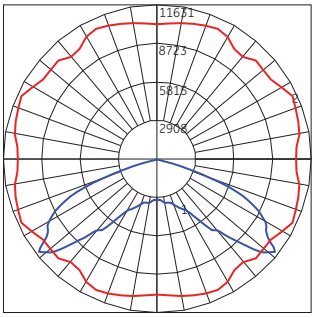


— Vertical plane through horizontal angle
of maximum candlepower at 45°
— Vertical plane through horizontal angle of 72°

EASC Type V - Symmetric Short (U5)
33,000 Lumens, 5000K (EASC_U5N550__.ies)

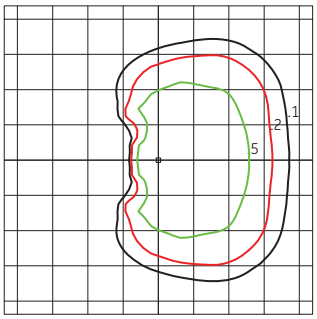


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

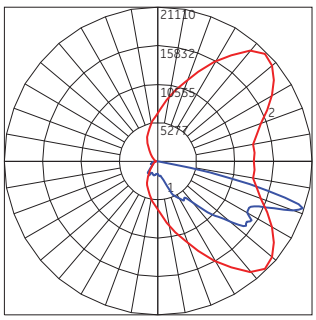


— Vertical plane through horizontal angle
of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (K4)
30,000 Lumens, 5000K (EASC_K4F550__.ies)

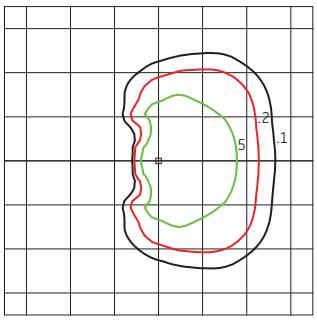


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

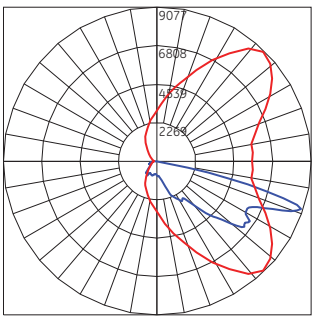


— Vertical plane through horizontal angle
of maximum candlepower at 45°
— Vertical plane through horizontal angle of 72°

EASC Type IV - Asymmetric Forward (E4)
12,900 Lumens, 5000K (EASC_E4F550__.ies)

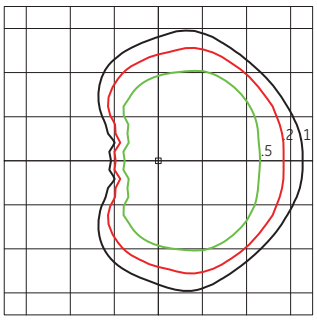


Grid Distance in Units of
Mounting Height at 30' Initial
Footcandle Values at Grade

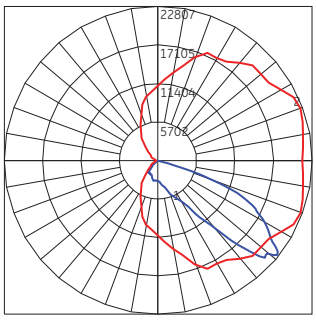


— Vertical plane through horizontal angle
of maximum candlepower at 45°
— Vertical plane through horizontal angle of 72°

EASC Type III - Asymmetric Wide (K3)
33,000 Lumens, 5000K (EASC_K3F550__.ies)

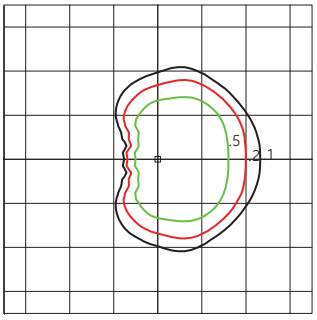


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

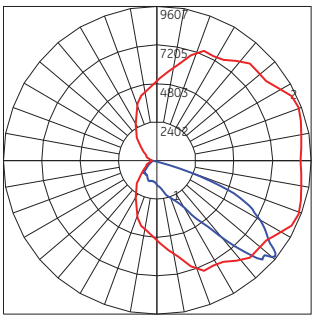


— Vertical plane through horizontal angle
of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type III - Asymmetric Wide (E3)
13,900 Lumens, 5000K (EASC_E3F550__.ies)

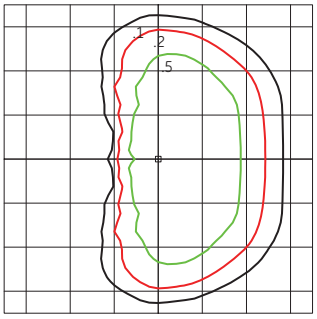


Grid Distance in Units of
Mounting Height at 30' Initial
Footcandle Values at Grade

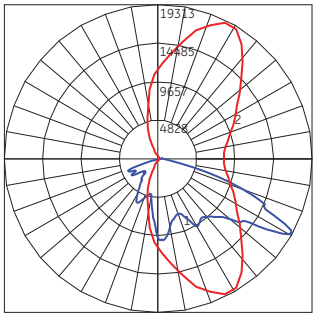


— Vertical plane through horizontal angle
of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (K2)
31,900 Lumens, 5000K (EASC_K2F550__.ies)

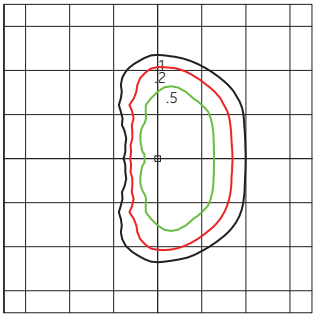


Grid Distance in Units of
Mounting Height at 40' Initial
Footcandle Values at Grade

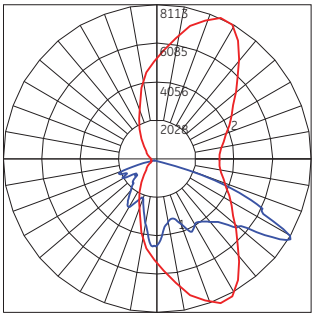


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

EASC Type II - Asymmetric Narrow (E2)
13,400 Lumens, 5000K (EASC_E2F550__.ies)



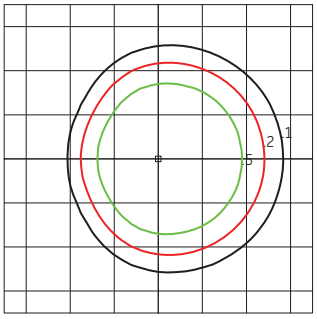
Grid Distance in Units of
Mounting Height at 30' Initial
Footcandle Values at Grade



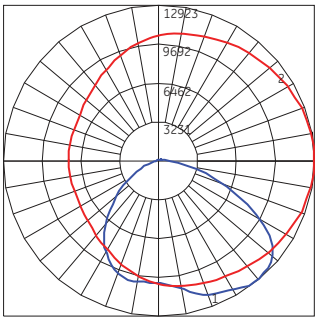
— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

Photometrics

EASC Type II - Assymetric Auto (KA)
35,400 Lumens, 5000K (EASC_KAF550__.ies)

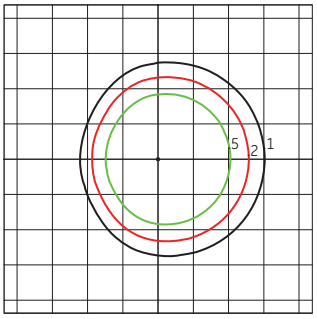


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

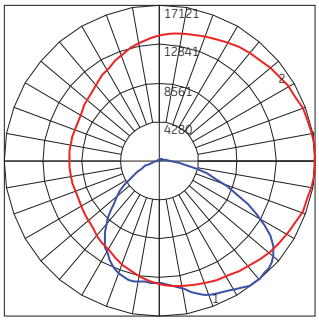


— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 37°

EASC Type II - Assymetric Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750__.ies)

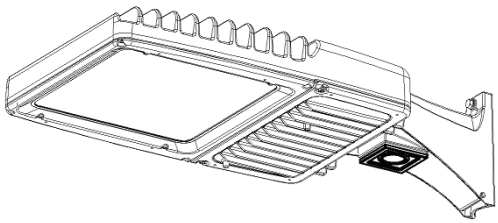


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 0°
— Vertical plane through horizontal angle of 37°

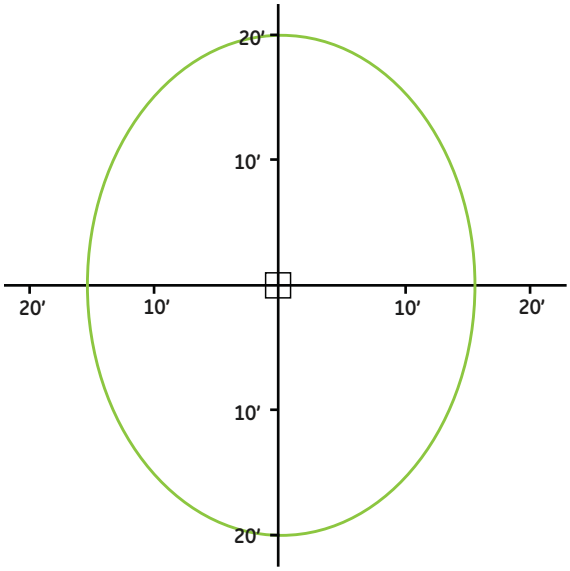
H-Motion Sensing Option:



- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern:

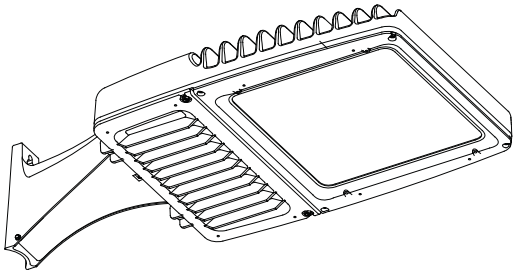


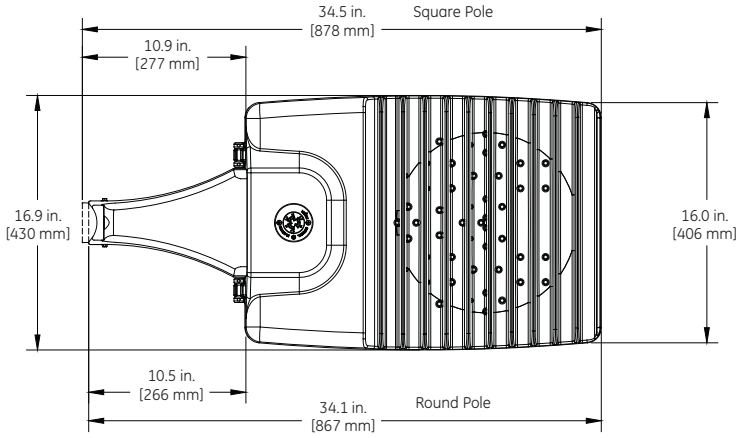
Sensing Pattern Area Fixture
Up to 30 ft.

Product Dimensions

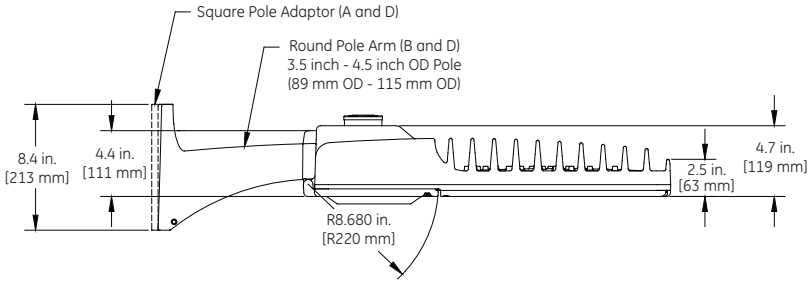
(Option A) 10” Arm for Square Pole Mount
(Option B) 10” Arm for Round Pole Mount
(Option D) 10” Arm for Square Pole Mount or Round Pole Mount

Option D includes all mounting hardware in Option A and Option B

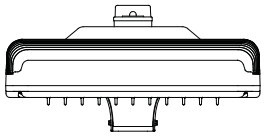




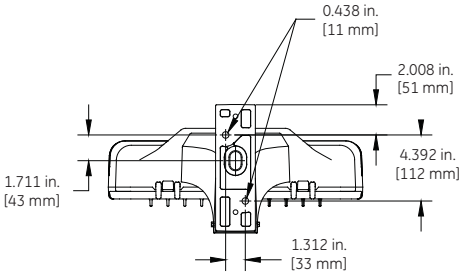
TOP VIEW



SIDE VIEW

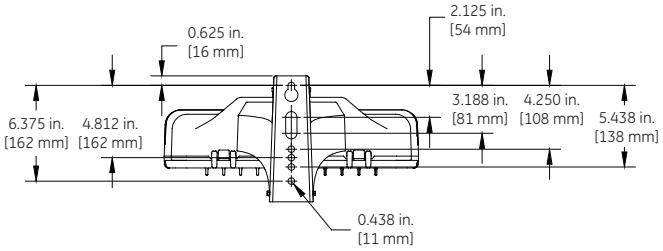


FRONT VIEW



BACK VIEW

Option A and D Square Pole
3.5 inch - 4.5 inch Pole
(89 mm - 115 mm)



BACK VIEW

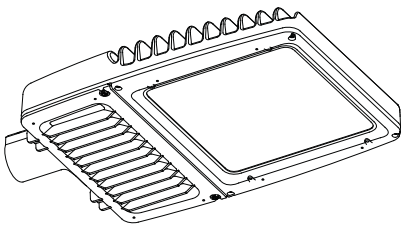
Option B and D Round Pole
3.5 inch - 4.5 inch OD Pole
(89 mm OD - 115 mm OD)

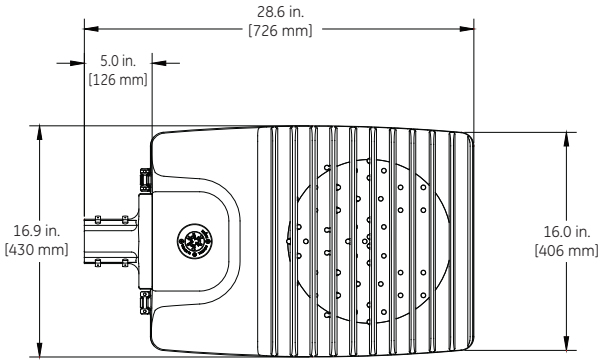
DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
  Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10” Mounting Arm: 0.97 sq ft max (0.09 sq m)

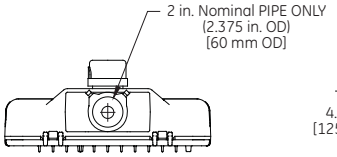
Product Dimensions

(Option C) Slipfitter Arm Mount

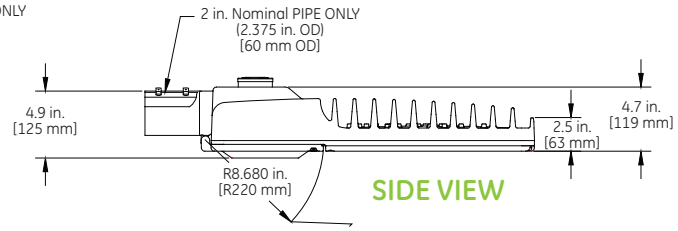




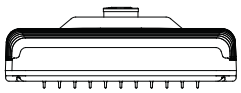
TOP VIEW



BACK VIEW



SIDE VIEW

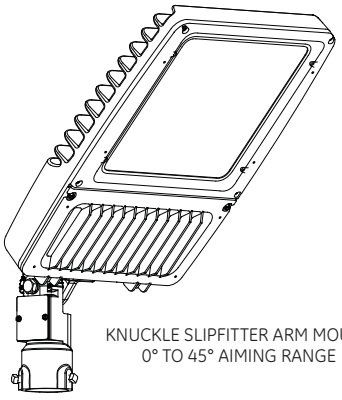


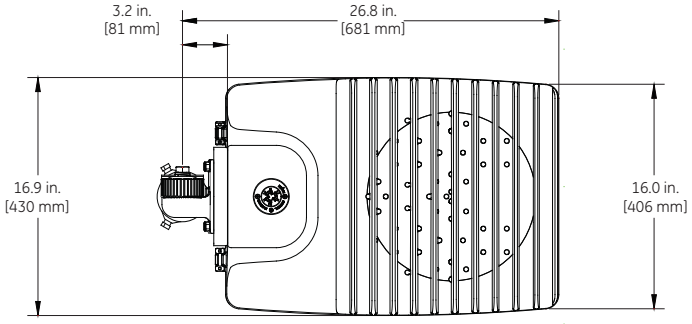
FRONT VIEW

DATA

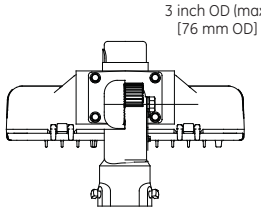
- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
  Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount

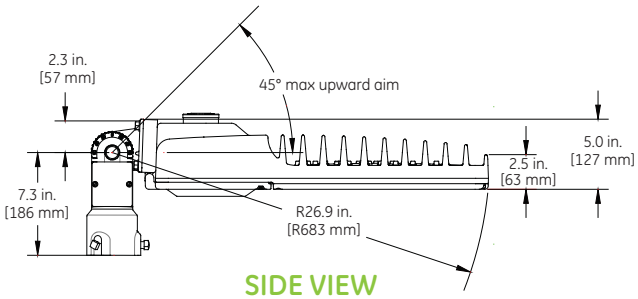




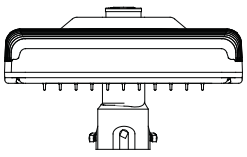
TOP VIEW



BACK VIEW



SIDE VIEW



FRONT VIEW

DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
  Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

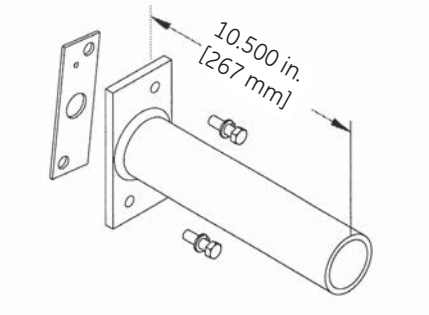
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

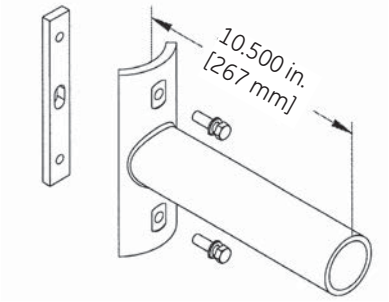
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

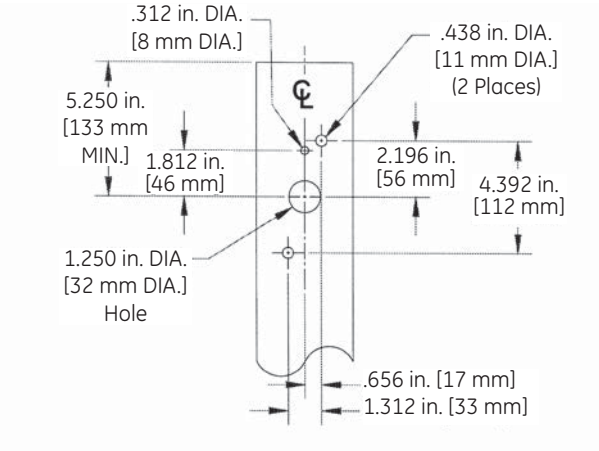
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

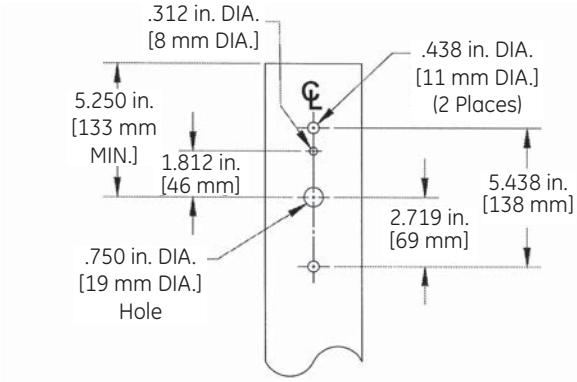
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Wall Mounting Bracket Adapter Plate

ORDER SEPERATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06
NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

www.gelighting.com

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OLP3090 (Rev 01/24/17) Based on 03/24/16 Revision

RTSP Round Tapered Steel Poles



Pole Shaft
The pole shaft is one or two section design, each section being fabricated from standard 11 gauge (0.1196"), 7 gauge (0.1793"), or 3 gauge (0.2391") steel. The pole shaft material is a weldable grade hot rolled commercial quality carbon steel with a guaranteed minimum yield strength of 55,000 psi after fabrication. Each section is one-piece construction with a full length longitudinal weld and is cylindrical in cross-section having a uniform taper of 0.14 inches of diameter change per foot of length.

Base Plate
The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

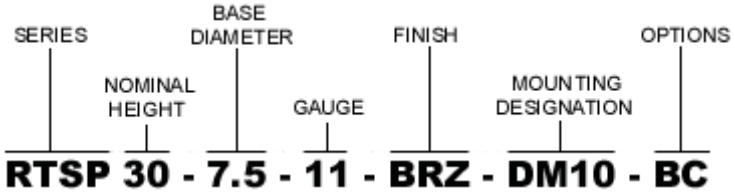
Anchor Bolts
Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

Handhole
An oval reinforced gasketed handhole, having a nominal 3" x 5" or 4" x 6-1/2" inside opening, located 1'-6" above base, is standard on all poles. Optional 5" x 8" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

Finishes
The **Standard Finish** is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. **Hot dip Galvanized** finish to a ASTM A-123 specification or primed finish is also available. For optional finishes, see **K-KLAD** and **K-KLAD Over Galvanizing**.

HOW TO ORDER
When ordering KW lighting standards, mounting adaptors and accessories, be sure to specify the complete catalog number. Our catalog numbers reflect the precise specifications of the item ordered to ensure our customers will receive the product which meets their exact requirements.
The following explanation of the catalog numbers will be helpful in placing orders:

CATALOG LOGIC - ORDERING SAMPLE



Catalog Number	Nominal Height	Pole Shaft	Gauge	Handhole Size	Anchor Bolt	Bolt Circle	80 MPH	90 MPH	100 MPH	Ship WT.
RTSP10-4.5-11	10	4.5 x 3.1 x 10.0	11	3 x 5.0	0.75 x 17 x 3	8	45.6	37.2	30.7	72
RTSP12-4.8-11	12	4.8 x 3.1 x 12.0	11	3 x 5.0	0.75 x 17 x 3	8	42.3	34.6	28.6	84
RTSP14-5.1-11	14	5.1 x 3.1 x 14.0	11	3 x 5.0	0.75 x 17 x 3	8	40	32.7	27	96
RTSP15-5.4-11	15	5.4 x 3.3 x 15.0	11	3 x 5.0	0.75 x 17 x 3	8	33.5	27	22	104
RTSP16-5.4-11	16	5.4 x 3.1 x 16.0	11	3 x 5.0	0.75 x 17 x 3	8	32.3	26.3	21.6	109
RTSP18-5.6-11	18	5.6 x 3.1 x 18.0	11	3 x 5.0	0.75 x 17 x 3	8	28.6	23.1	18.9	122
RTSP20-5.9-11	20	6.1 x 3.3 x 20.0	11	3 x 5.0	0.75 x 30 x 3	9.5	22.7	18.1	14.6	149
RTSP20-6.1-11	20	6.1 x 3.3 x 20.0	11	3 x 5.0	0.75 x 30 x 3	9.5	22.7	18.1	14.6	173

RTSP20-6.5-11	20	6.5 x 3.7 x 20.0	11	4 x 6.5	1.00 x 36 x 4	9.5	42	34	27	188
RTSP25-6.1-11	25	6.1 x 2.6 x 25.0	11	3 x 5.0	0.75 x 30 x 3	9.5	16.7	13.3	10.6	173
RTSP25-6.6-11	25	6.8 x 3.3 x 25.0	11	4 x 6.5	0.75 x 30 x 3	10	18.9	14.8	11.6	190
RTSP25-6.8-11	25	6.8 x 3.3 x 25.0	11	4 x 6.5	0.75 x 30 x 3	10	27	21	15	213
RTSP25-7.0-11	25	6.8 x 3.3 x 25.0	11	4 x 6.5	1.00 x 36 x 4	10	35	24.6	20	230
RTSP25-7.5-11	25	7.5 x 4.0 x 25.0	11	4 x 6.5	1.00 x 36 x 4	10.5	42	32	26	253
RTSP30-6.8-11	30	6.8 x 2.6 x 30.0	11	4 x 6.5	0.75 x 30 x 3	10	14	10.8	8.3	213
RTSP30-7.5-11	30	7.5 x 3.3 x 30.0	11	4 x 6.5	1.00 x 36 x 4	10.5	22.1	17.5	13.9	265
RTSP30-8.0-11	30	8.1 x 3.9 x 30.0	11	4 x 6.5	1.00 x 36 x 4	11	24.8	19.4	15.3	293
RTSP30-8.5-11	30	8.5 x 4.3 x 30.0	11	4 x 6.5	1.00 x 36 x 4	11.5	29.1	22.8	18	309
RTSP30-9.0-11	30	9.0 x 4.8 x 30.0	11	4 x 6.5	1.00 x 36 x 4	12.5	32.5	25.5	20.1	331
RTSP30-9.0-7	30	9.0 x 4.8 x 30.0	7	4 x 6.5	1.25 x 42 x 6	12.5	54.5	43.6	35.3	493
RTSP30-10.0-11	30	10.0 x 5.8 x 30.0	11	4 x 6.5	1.00 x 36 x 4	13.5	41	31.5	24	388
RTSP30-11.0-7	30	11.0 x 6.8 x 30.0	7	4 x 6.5	1.25 x 42 x 6	15	62	47	37	720
RTSP35-7.5-11	35	7.5 x 2.6 x 35.0	11	4 x 6.5	1.00 x 36 x 4	10.5	15.7	12.3	9.7	283
RTSP35-8.0-11	35	8.1 x 3.2 x 35.0	11	4 x 6.5	1.00 x 36 x 4	11	17.3	13.4	10.4	311
RTSP35-8.5-11	35	8.5 x 3.6 x 35.0	11	4 x 6.5	1.00 x 36 x 4	11.5	21.8	16.9	13.1	338
RTSP35-9.0-11	35	9.0 x 4.1 x 35.0	11	4 x 6.5	1.00 x 36 x 4	12.5	24.6	19	14.7	358
RTSP35-9.0-7	35	9.0 x 4.1 x 35.0	7	4 x 6.5	1.25 x 42 x 6	12.5	42.3	33.7	27.1	534
RTSP35-10.0-11	35	10.0 x 4.5 x 35.0	11	4 x 6.5	1.00 x 36 x 4	13.5	31	23	17	480
RTSP35-11.0-7	35	11.0 x 6.1 x 35.0	7	4 x 6.5	1.25 x 42 x 6	15	62	47	37	720
RTSP39-8.1-11	39	8.1 x 2.6 x 39.0	11	4 x 6.5	1.00 x 36 x 4	11	13.7	10.5	8	327
RTSP39-9.0-11	39	9.0 x 3.5 x 39.0	11	4 x 6.5	1.00 x 36 x 4	12.5	19.6	14.9	11.2	376
RTSP39-9.0-7	39	9.0 x 3.5 x 39.0	7	4 x 6.5	1.25 x 42 x 6	12.5	37.5	29	22.5	597
RTSP39-10.0-11	39	10.0 x 4.5 x 39.0	11	4 x 6.5	1.00 x 36 x 4	13.5	26	18	17	480
RTSP39-11.0-7	39	11.0 x 5.5 x 39.0	7	4 x 6.5	1.25 x 42 x 6	15	47	36.5	28.4	720
RTSP39-14.0-7	39	14.0 x 8.5 x 39.0	7	4 x 6.5	1.50 x 54 x 6	20	101.8	80	63.5	1075
RTSP45-10.0-11	45	10.0 x 4.6 x 39.0 5.02 x 3.9 x 7.75	11 11	4 x 6.5	1.00 x 36 x 4	13.5	18.3	13.2	9.3	488
RTSP45-11.0-7	45	11.0 x 5.5 x 39.0 6.10 x 4.9 x 8.30	7 11	4 x 6.5	1.25 x 42 x 6	15	36.8	28.5	22	800
RTSP45-12.0-7	45	12.0 x 7.8 x 30.0 8.5 x 5.95 x 18.25	7 11	4 x 6.5	1.5 x 54 x 6	16	66	50	39	1008
RTSP45-12.5-3	45	12.5 x 8.3 x 30.0 9.0 x 6.6 x 17.4	3 7	4 x 6.5	1.50 x 54 x 6	16.5	70	54	41	1342
RTSP45-14.0-7	45	14.0 x 8.3 x 41.0 9.0 x 8.0 x 7.0	7 11	4 x 6.5	1.50 x 54 x 6	20	80	60	45	1272
RTSP45-14.0-3	45	14.0 x 8.3 x 41.0 9.0 x 8.0 x 7.0	3 7	4 x 6.5	1.75 x 84 x 6	20	113	87	68	1729
RTSP50-10.0-11	50	10.0 x 4.6 x 39.0 5.02 x 3.2 x 12.75	11 11	4 x 6.5	1.00 x 36 x 4	13.5	12.9	8.9	5.7	510
RTSP50-11.0-7	50	11.0 x 5.5 x 39.0 6.10 x 4.2 x 13.3	7 11	4 x 6.5	1.25 x 42 x 6	15	27.3	20.6	15.4	802
RTSP50-12.0-7	50	12.0 x 7.8 x 30.0 8.5 x 5.3 x 23.25	7 11	4 x 6.5	1.50 x 54 x 6	16	42.1	33.4	26.8	937
RTSP50-12.5-3	50	12.5 x 8.3 x 30.0 9.0 x 5.9 x 22.4	3 7	4 x 6.5	1.50 x 54 x 6	16.5	27.4	19	12.6	1331
RTSP50-14.0-7	50	14.0 x 8.3 x 41.0 9.0 x 7.3 x 12.0	7 11	4 x 6.5	1.50 x 54 x 6	20	64	47	34	1323
RTSP50-14.0-3	50	14.0 x 8.3 x 41.0 9.0 x 7.3 x 12.0	3 7	4 x 6.5	1.75 x 54 x 6	20	93	72	55	1807
RTSP55-12.0-7	55	12.0 x 7.8 x 30.0 8.5 x 4.6 x 28.25	7 11	4 x 6.5	1.50 x 54 x 6	16	21	19	13	970
RTSP55-12.5-3	55	12.5 x 8.3 x 30.0 9.00 x 5.2 x 27.4	3 7	4 x 6.5	1.50 x 54 x 6	16.5	27.4	19	12.6	1331
RTSP55-14.0-7	55	14.0 x 8.5 x 39.0 9.00 x 6.5 x 17.8	7 11	4 x 6.5	1.50 x 54 x 6	20	33.2	23.4	15.9	1254
RTSP55-14.0-3	55	14.0 x 8.3 x 41.0 9.00 x 6.7 x 16.7	3 7	4 x 6.5	1.75 x 84 x 6	20	50.4	37.5	27.6	1646
RTSP60-12.0-7	60	12.0 x 7.8 x 30.0 8.5 x 3.8 x 33.25	7 11	4 x 6.5	1.50 x 54 x 6	16	15.7	11.2	7.9	1011
RTSP60-12.5-3	60	12.5 x 8.3 x 30.0 9.00 x 4.5 x 32.4	3 7	4 x 6.5	1.50 x 54 x 6	16.5	21.9	14.4	8.8	1375
RTSP60-14.0-7	60	14.0 x 8.5 x 39.0 9.00 x 5.8 x 22.6	7 11	4 x 6.5	1.50 x 54 x 6	20	26.7	17.9	11.2	1299
RTSP60-14.0-3	60	14.0 x 8.3 x 41.0 9.00 x 6.0 x 21.7	3 7	4 x 6.5	1.75 x 84 x 6	20	41.8	30.3	21.5	1705
RTSP65-12.5-3	65	12.5 x 8.3 x 30.0 9.00 x 3.8 x 37.4	3 7	4 x 6.5	1.50 x 54 x 6	16.5	17.2	10.6	5.6	1413
RTSP65-14.0-7	65	14.0 x 8.5 x 39.0 9.00 x 5.1 x 27.6	7 11	4 x 6.5	1.50 x 54 x 6	20	21.1	13.3	7.3	1333

RTSP65-14.0-3	65	14.0 x 8.3 x 41.0 9.00 x 5.3 x 26.7	3 7	4 x 6.5	1.75 x 84 x 6	20	34.5	24.3	16.5	1757
RTSP70-14.0-7	70	14.0 x 8.5 x 39.0 9.00 x 4.4 x 32.6	7 11	4 x 6.5	1.50 x 54 x 6	20	15.6	8.9	3.7	1363
RTSP70-14.0-3	70	14.0 x 8.3 x 41.0 9.00 x 4.6 x 31.7	3 7	4 x 6.5	1.75 x 84 x 6	20	26.8	18.1	11.4	1803

FINISHES

Standard		Galvanized		K-KLAD		K-KLAD Over Galvanizing	
BRZ	Bronze	**G**	Galvanized	**K813**	Bronze	**KZ13**	Bronze
BLK	Black			**K821**	Black	**KZ21**	Black
GRY	Gray			**K841**	Gray	**KZ41**	Gray
GRN	Green			**K891**	Green	**KZ91**	Green
WHT	White			**K881**	White	**KZ81**	White
P	Primed			**K845**	Natural Aluminum	**KZ45**	Natural Aluminum
NA	Natural Aluminum						

1 YEAR WARRANTY **5 YEAR WARRANTY** **10 YEAR WARRANTY**

MOUNTING DESIGNATIONS

Tenon Mount

2	2 3/8'' x 4'' TENON
3	2 7/8'' x 4'' TENON
3.5	3 1/2'' x 6'' TENON
4	4'' x 6'' TENON

Drill Mount

DM10	Drilled for 1 Luminaire
DM2090	Drilled for 2 Luminaires @ 90º
DM2180	Drilled for 2 Luminaires @ 180º
DM3090	Drilled for 3 Luminaires @ 90º
DM3120	Drilled for 3 Luminaires @ 120º
DM4090	Drilled for 4 Luminaires @ 90º

Open Mount

OT	Open Top
OTC	Open Top includes Pole Cap

Gain Mount

1GSS4	(1) CXA
2GSS4	(2) CXA's located on the Same Side
3GSS4	(3) CXA's located on the Same Side
4GSS4	(4) CXA's located on the Same Side
2GBB4	(2) CXA's located Back to Back
4GBB4	(4) CXA's located Back to Back
1GSS9	(1) CXASQ
2GSS9	(2) CXASQ's located on the Same Side
3GSS9	(3) CXASQ's located on the Same Side
4GSS9	(4) CXASQ's located on the Same Side
2GBB9	(2) CXASQ's located Back to Back
4GBB9	(4) CXASQ's located Back to Back

OPTIONS

There are numerous options that can be ordered. Please indicate these selections under the options column in the catalog number. Example: CPL-WPR2-BC-CS-SC.

Accessories

BC	Base Cover
NC	Nut Covers
CPL	Threaded Coupling*
NPL	Threaded Nipple*
WPRP	Festoon Opening**
CS	Climbing Steps
SC	Safety Cable
LAB	Less Anchor Bolt

Poles ordered with climbing steps will include provisions for safety cable mounting.
Poles ordered with safety cable will be provided with one safety device and belt per order unless otherwise requested.

Optional Handholes

58HH	5'' x 8'' Handhole*
410HH	4'' x 10'' Handhole*

Extra Handholes

XHH	Extra Handhole*

Embedment Pole Options

E	Embedded Pole
GS	Ground Sleeve
CTE	Coal Tar Epoxy

Additional Simplex

1S	1 @ 0º *
2S	2 @ 180º *
3S	3 @ 90º *
4S	4 @ 90º *

For Embedment Poles:

Recommended Mounting Height	Recommended Embedment Depth
Less than 20'	4'
20' - 33'	6'
34' - 39'	7'
40' - 60'	10'

Greater embedment depths are available upon request.
Embedment poles greater than 60' are not available.

* Please advise size, location, and orientation. (Handholes are restricted by size of pole shaft diameter)
** Located 24" above baseplate and same side as handhole. (No electrical included)

PACKAGING

Immediately after coating, the lighting standard including the baseplate shall be wrapped in heavy corrugation specially designed and sized to achieve maximum protection in transit.

KW Industries, Inc. coating process system and stringent quality control procedures provide our customer the finest quality lighting standards in the industry.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 26, 2017
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *December 12, 2017* Planning and Zoning Commission meeting.

2. **P2017-069** (Korey)
   Consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a amending plat for Phase 1 of the Somerset Park Subdivision, containing 152 single-family residential lots on a 56.247-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Blocks 1-12, of the Somerset Park Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

3. **P2017-071** (Korey)
   Consider a request by Jeremy Upton for the approval of a final plat for Lot 1, Block A, Epton Addition being a 4.95-acre tract of land identified as Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.

4. **P2017-072** (Korey)
   Consider a request by James Zaferis on behalf of Pete Koulos of Astrocheif Texas LLC (*DBA Pegasus Food*) for the approval of a replat for Lot 6, Block C, Rockwall Technology Park being a 8.482-acre parcel of land identified as Lot 5, Block C, Rockwall Technology Park, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1635 Innovation Drive, and take any action necessary.

5. **P2017-073** (Korey)
   Consider a city initiated request for the approval of a final plat for Lots 1, 2 & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fanning Street and Heath Street, and take any action necessary.

APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

7. **Z2017-059** (Ryan) **[*Request to Postpone to January 30, 2018*]**
   Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

ACTION ITEMS

8. **SP2017-038** (David) **[*Postponed to January 9, 2018*]**
   Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

9. **SP2017-040** (David)
   Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

10. **MIS2017-017** (David)
    Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a single-family home on a 0.0172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

11. **MIS2017-018** (Korey)
    Discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

DISCUSSION ITEMS

12. **Z2017-065** (Korey)
    Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

13. **Z2017-066** (Korey)
    Hold a public hearing to discuss and consider a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road, and take any action necessary.

14. **Z2017-067** (Korey)
    Hold a public hearing to discuss and consider a request by Katherine Crane for the approval of a zoning change from a Single Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 302 W. Kaufman Street, and take any action necessary.

15. **P2017-046** (Korey)
    Hold a public hearing to discuss and consider a request Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre parcel of land identified as portion of Block 7 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 N. Alamo Street, and take any action necessary.

16. P2017-066 (David)
Discuss and consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a preliminary plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

17. P2017-067 (Korey)
Hold a public hearing to discuss and consider a request by Blake Sudduth of R-Delta Engineers, Inc. on behalf of Peter Muhl of Rockwall Habitat for Humanity for the approval of a replat for Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition being a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

18. P2017-068 (David)
Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall being a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

19. P2017-070 (David)
Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a final plat for the Highlands Subdivision containing 46 single-family residential lots on a 11.655-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

20. SP2017-041 (David)
Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

21. SP2017-042 (David)
Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [*FM-3549*] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

22. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-059: Preliminary Plat for the Standard Subdivision [*Approved*]
- ✓ Z2017-052: Zoning Change (C & HC to PD) (*1st Reading*) [*Postponed to January 16, 2017*]
- ✓ Z2017-054: Amendment to Article IX, *Tree Preservation* of the UDC (*1st Reading*) [*Approved*]
- ✓ Z2017-056: Amendment to Section 6.2 of Article II (*1st Reading*) [*Approved*]
- ✓ Z2017-057: Amendment to Section 2.1.11 of Article IV (*1st Reading*) [*Approved*]
- ✓ Z2017-058: Amendment to Article IV for Food Trucks/Trailers (*1st Reading*) [*Approved*]
- ✓ Z2017-059: Amendment to Planned Development District 8 (PD-8) (*1st Reading*) [*Remanded Back to the Planning and Zoning Commission*]
- ✓ Z2017-060: Zoning Change (AG to HC) (*1st Reading*) [*Approved*]
- ✓ Z2017-061: Amendment to S-174 for Rockwall School of Music (*1st Reading*) [*Approved*]
- ✓ Z2017-062: SUP for a Hotel in PD-32 (*1st Reading*) [*Approved*]
- ✓ Z2017-063: Amendment to PD-82 (*1st Reading*) [*Approved*]
- ✓ Z2017-064: SUP for a Detached Garage at 4 Soapberry Lane (*1st Reading*) [*Approved*]

- ✓ Z2017-055: Amendment to PD Development Plan [*Ordinance No. 13-16*] (*2nd Reading*) [*Approved*]
- ✓ SP2017-037: Variances for a Chick-Fil-A [*Approved*]
- ✓ SP2017-039: Variances for Hacienda Car Wash [*Approved*]
- ✓ MIS2017-015: Waivers in the SRO for Property at the NWC of Peters Colony and E. Bourn Street [*Approved*]
- ✓ MIS2017-016: Waivers in the SRO for Property at the SEC of Emma Jane Street and Sam Houston Street [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of December, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
December 26, 2017
5:00 PM

ACTION ITEMS

1. **SP2017-038** (David) **[*Postponed to January 9, 2018*]**
   Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

2. **SP2017-040** (David)
   Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

3. **SP2017-041** (David)
   Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

4. **SP2017-042** (David)
   Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [*FM-3549*] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of December, 2017, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 12, 2017
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:04 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Eric Chodun, Mark Moeller, Tracey Logan and Jerry Welch. Absent from the meeting was Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Senior Planner David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers Jeremy White Sarah Hager.

II. CONSENT AGENDA

1. P2017-059

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Hickey of Merritt Capital Partners for the approval of a preliminary plat for an age/restricted senior living community consisting of 47 single-family lots on a 13.031-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S*. SH-205*] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

III. APPOINTMENTS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

3. Z2017-052 **[*Request to Postpone to January 9, 2017*]**

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail, single-family and townhome land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

Chairman Lyons advised the Commission that the applicant is requesting to postpone the agenda item to the January 9, 2017 meeting, and indicated that a motion would need to be made to approve or deny the postponement.

Commissioner Trowbridge made a motion to approve the postponement. Commissioner Chodun seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

Chairman Lyons advised the Commission that agenda items #13 and #8 would be moved up.

4. Z2017-054

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, *Tree Preservation*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of making general corrections and clarifications to the code, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that at the December 4, 2017 City Council meeting, the City Council remanded the Tree Preservation ordinance back to the Planning and Zoning Commission for the purpose of allowing staff to make three changes. The changes are pretty minor but are as follows: 1) Section 5.6.(C) staff removed the following statement: "… that is above and beyond the required landscaping …". This means that if the developer/property owner plants a tree on site -- required or not -- they will be eligible for the Tree Preservation Credit. 2 Section 1.3.4 was changed from: If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City may remove the tree or trees without being required to follow the terms and provisions of this ordinance. To: If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a diseased, dead, hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City or property owner may remove the tree or trees without being required to follow the terms and provisions of this ordinance. This change will address the ability of a property owner to remove a tree that: (1) is diseased or dead, or (2) poses an imminent or immediate threat to persons or property. And lastly, 3) Section 10 was changed to remove "… shall be guilty of a misdemeanor and upon conviction here of …" This section now reads: Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this article shall be fined $500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offence subjects the violator to the maximum penalty of $500.00 for the first tree with each subsequent tree increasing by $500.00 increments.

Mr. Miller stated the agenda item was a public hearing item and a copy of the draft ordinance was provided for the Commission and staff was available for questions.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Trowbridge made a motion to approve Z2017-054. Commissioner Welch seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

5. Z2017-056

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 6.2, *Public Hearing Postponement, Recess and Continuations*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of amending the time period for postponing or continuing a public hearing, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the text amendment would essentially decrease the amount of time an applicant has to postpone a case going for public hearing from sixty days to thirty days, this effectively decreases the number of times they are able to postpone a zoning case from four to two.

Mr. Miller stated the item was a public hearing and staff was available for questions.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so, there being no one indicating such; Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Moeller made a motion to approve Z2017-056 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

6. Z2017-057

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of changing the antenna standards to allow replacement telecommunications towers in excess of 125-feet by Specific Use Permit (SUP), and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating the amendment would change the Article IV Permissible Uses Section specifically to the Utilities, Communications and Transportation section to allow a provision in the Code that would allow a legally recognized, non-conforming telecommunications tower to be replaced with a tower of comparable height by Specific Use Permit. Currently the height is capped out at 125 feet however sometimes the City annexes, and in the case that was presented to Council, the City annexed a 320 foot tower and they want the ability to demolish that tower to put up a safer tower.

Mr. Miller stated the item was a public hearing and staff would be available for questions.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so.

David Naylor
(No address given)

Mr. Naylor came forward and stated he is President and CEO of Rayburn Electric, and they are the ones who asked for the request and would be available to answer any question the Commission may have.

Chairman Lyons asked if there was anyone else wishing to speak to come forward and do so, there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Trowbridge made a motion to approve Z2017-057 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

7. Z2017-058

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of creating a land use and use standards for the *Food Truck/Trailer* land use, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that at the November 20, 2017 City Council meeting, the City Council directed staff to prepare a text amendment adding Food Trucks/Trailers to the list of Permissible Uses contained in the UDC. Currently, the City allows these types of uses under the Beverage and/or Food Service Facility, Portable by Specific Use Permit in all non-residential zoning districts with the exception of the Neighborhood Services and Research and Technology Districts. The purpose of the change would be to allow Food Trucks/Trailers to operate by-right in certain zoning districts under a set of operational conditions. The amendment specifically allows the use in all non-residential zoning districts by-right with the exception of the Residential Office and Neighborhood Services District which are typically closer to residential properties under certain operational constraints. In addition Mr. Miller noted that as part of this text amendment, staff has changed the Beverage and/or Food Service Facility, Portable land use to a Beverage Service Facility, Portable, to account for the overlap of the two uses.

Mr. Miller further noted that the conditions would include that the Food Truck/Trailer be located on an improved surface such as concrete or asphalt on private property where an existing business is currently operating with a valid CO and only operate between the hours of 7:00 AM and 10:00 PM, and will be required to be removed from the property during non-operation hours. The Food Truck/Trailer has to be equipped with trash receptacles approved by the City Health Inspector and comply with all other applicable City codes. The outside storage of trash will be prohibited. They will also have to provide permanent restrooms whether it be public or private

for employees available within 300-feet of the facility and portable restrooms facilities are not permitted to meet this requirement. Additionally they will be required to have access to a minimum of two dedicated parking spaces and not reduce the required parking for the existing building/land use and all noise and lighting will be subject to the requirements of the Municipal Code of Ordinances and the Unified Development Code. In addition, no lights associated with the operation of a Food Truck/Trailer may be directed towards an adjacent property or onto a public right-of-way. And lastly all signage must be attached to the Food Truck/Trailer with the exception of one free standing menu board no greater than eight square feet placed adjacent to the Food Truck/Trailer. Mr. Miller also provided a map that depicted a 300-foot buffer of all existing restaurants on the map to give the Planning and Zoning Commission an idea about what the inclusion of a proximity requirement would do to the permissible areas. If the Commission choose to incorporate this requirement into the attached ordinance it will need to be added to any motion for approval.

Mr. Miller stated it was a public hearing and staff was available for questions.

Commissioner Welch asked staff to give more detail concerning the restroom requirement. Mr. Miller explained that the way that staff has structured the permitting process for these types of facilities is that currently they have a program for mobile food vendors but they're not allowed to park or set up on any private property they have to remain moving. However there is currently a mobile vendor permitting where the City Health inspector where they get a tag and once they're certified as a mobile food vendor then they would be able to register property with the property owners consent. The reason for the permanent restroom facilities is because the City will only track it at the point where it is issued to a property, therefore if portable restrooms were to be allowed those facilities could be moved and then would not have access to restrooms. Basically what is being required is for them to be either 200 feet from a public restroom or a restroom on the property in which they are operating from.

Commissioner Welch asked if this would impact the Special Event permit which allows business to have four special events a year. Mr. Miller stated it would not, the Special Event Permit would still allow for each individual business to pull a special event permit which would allow them to host an event fourteen days four times a year.

Commissioner Chodun asked if the 300 foot buffer is incorporated could the Commission also say that an exception could be made to the buffer incorporation by an SUP. Mr. Miller stated that could be incorporated into the Ordinance.

Chairman Lyons added that a 300 foot buffer really limits where they can set up, and a big concern was how this would interfere with the Downtown District, therefore another option could be to do away with the 300 foot buffer and go to not allowing them in the Downtown District.

Chairman Lyons opened up the public hearing and asked if there was anyone wishing to speak to come forward and do so, there being no one indicating such; Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Trowbridge made a motion to approve Z2017-058 with the condition to prohibit it within the Downtown Square but waived by approval of a Specific Use Permit. Commissioner Chodun seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

Chairman Lyons called a recess at 7:27 p.m.

Chairman Lyons called the meeting back to order at 7:40 p.m.

8. Z2017-059

Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land

uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that Planning Director, Ryan Miller, gave a brief explanation of the request stating that the subject property was annexed into the City zoned Agricultural District on October 29, 1973. On November 12, 1973, the subject property was rezoned to Planned Development District 8 and designated for a Multi-Family Structure or Condominium by Ordinance No. 73-48. This designation was amended on October 19, 1992 by Ordinance No. 92-39, which re-designated the subject property to allow 34 zero-lot-line, single-family homes. The subject property is an un-platted 6.88-acre tract of land located on Henry M. Chandler Drive, adjacent to the Chandler's Landing Marina and the Spyglass Condominiums, in the Chandler's Landing community. On October 13, 2017, the applicant requested to reinstate the preliminary plat that was approved in 1992 in accordance with Ordinance No. 92-39. This preliminary plat depicted the proposed layout for the 44 zero-lot-line, single-family homes. The Planning and Zoning Commission approved the reinstatement request October 24, 2017; however, the applicant ultimately choose to submit an application on November 17, 2017 requesting to amend Ordinance No. 92-39 to allow for a 48-unit townhome development. According to the concept plan provided by the applicant the proposed townhome development will consist of 48-single family attached lots that will be broken up into blocks of three to five homes. The development will incorporate approximately 42% open space, the majority of which will be used to create a buffer between the proposed development and Spyglass, Phase 3 which is located directly east of the subject property. The concept plan also shows that about half of the proposed lots will have front entry garages and the remainder of the lots will incorporate rear entry garages that would be accessible from an alleyway. The applicant has also requested that the streets be private and maintained by the Homeowner's Association. The applicant has not provided examples of the proposed building elevations; however, staff has incorporated anti-monotony standards that require a minimum of two intervening homes of differing appearance be used before the same material blend/building elevation is utilized. In addition, when Ordinance No. 92-39 was approved, the City Council established maximum finished floor elevations for each building pad on the proposed concept plan. The purpose of these maximums was to ensure that the views of the properties located directly east, Spyglass, Phase 3, of the subject property would not be affected by the proposed development. In conformance with these requirements the applicant has stated that the highest roof elevation of any townhome will be at an elevation of 500-feet above sea level. This is eight feet below the highest elevation permitted under Ordinance No. 92-39 and that was included this in the conditions of approval for the case.

Mr. Miller went on to explain that the Future Land Use Map contained in the Comprehensive Plan, designates the subject property for High Density Residential land uses, which is defined as any development that exceeds three units per gross acre. In this case, the applicant is proposing a density of 6.98 dwelling units per gross acre, which is conformance with the High Density Residential land use designation. The proposed density would be a 0.58 unit increase to the current density of 6.39 dwelling units per gross acre. The Comprehensive Plan states that high density residential land uses should be used as a transitional use from commercial (or [an] existing retail use, or where it will serve as a logical extension of an existing high density development." The proposed development is adjacent to the Spyglass Condominiums (adjacent to the eastern property line), which carry the following densities by phase: (1) Phase 1: 18.99 dwelling units per gross acre, (2) Phase 2: 14.23 dwelling units per gross acre, and (3) Phase 3: 15.38 dwelling units per gross acre. These densities may warrant a consideration of the proposed development; however, any increase in density is a discretionary decision for the City Council and should the City Council approve the applicant's request no change would be required to the Future Land Use Map.

Mr. Miller further noted that on November 30, 2017, staff mailed 269 notices to property owners and residents within 500-feet of the subject property and also sent a notice to the Chandler's Landing, The Cabana's at Chandler's Landing, Matchpoint Townhomes, Cutter Hill (Phases 1-3), and the Spyglass Homeowner's Associations, which are the only HOA/Neighborhood Organizations located within 1,500 feet of the subject property. Of the notices sent out staff received five notices in opposition to the request.

Mr. Miller advised the Commission the applicant is present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward and speak.

Ross Ramsey
2235 Ridge Road
Rockwall, TX

Mr. Ramsey came forward and stated that they are the planners for the project has been on the table other times but they feel that the way they are proposing it is the proper way to do it, they are certain there is a market for this type of product. Mr. Rash provided a concept plan showing the overall layout of the townhomes where they will be built at what heights which would not impede view to any of the existing condominiums. They will be plotted lots for sale, and they will have two car garages, fenced in rear yard and the Home Owner's Association would maintain all the yards. Mr. Ramsey went on to talk about the green space that would be provided as well as the general overall view it would have from a depiction he provided that also showed conceptually the view coming down the hill in respect of how the houses would be built and how they would affect the existing condos. He advised the Commission Mr. Cavendish who would be the builder was available as well and would like to speak.

Ed Cavendish
Cavendish Homes
1017 Navy Trail
Heath, TX

Mr. Cavendish came forward and spoke of the concept plan they are proposing. He showed concept site plan which was approved in 1992 and they feel that that concept would not be fitting anymore as it is too busy too close, he provided a concept plan of the current concept plan which depicted the green space they are proposing and he spoke as Mr. Ramsey did of the view coming down the hill in respect to the heights of the homes they're proposing to build. It will be 42% green space and they will be building a playground which more or less has them using approximately half the land as opposed to the original approved plan. Mr. Cavendish went on to say that he has built houses in Rockwall Communities for many years and he plans on building this development as a very special and unique addition to the City.

Chairman Lyons asked for question from the Commission.

Commissioner Logan asked if they would be building multi story coming down the hill. Mr. Cavendish stated they would be townhomes no higher than two stories max.

Chairman Lyons asked anyone who wished to speak to come forward and do so.

Kevin Ballard
1907 Lakeview
Rockwall, TX

Mr. Ballard came forward and stated he owns two condos within the subject property, one that is on a ground floor which houses his elderly father. He believes the map that the applicant showed of the elevations is somewhat misleading he feels it is probably an accurate slope determination on about half of the area however the two condos he owns are on flat land and therefore if even a one story is built they would be looking out there patio into somebody's garage. He feels the elevation depiction that the applicant is proposing is not accurate, and it will impact the great lake view from his condo entirely which would in turn affect his home value. He is in opposition of the request.

Phil Bishop
333 Columbia Drive
Rockwall, TX

Mr. Bishop came forward and stated he is the property manager of Spyglass Hill Phase 3 and stated several of the home owners were present and asked he speak on behalf of them. The biggest concern they all have is that the view of the lake will be affected. They feel their view shouldn't be sacrificed just to allow someone else to make money. Although it appears to be a good plan, as Mr. Ramsey does good work, however in mentioning the previous plan that was

approved in 1992 at least left view corridors between a good number of the homes. They feel in looking at the presented documentation and presentation that the applicants have provided, where 500 feet above sea level is in relationship to the existing condominiums, and with such short notice they feel they don't have enough time to really determine how it will impact the views from their condominiums. They are in opposition of the request.

Scott Mason
275 Henry Chandler Drive
Rockwall, TX

Mr. Mason came forward and generally expressed not being in favor of the request due how his view will be obscured. He realizes there will be something developed there, they would however like to see concrete plans of what they're proposing, to be sure of the heights before any approval is done, and until then he is opposed to the request. Mr. Mason asked how the height was measured.

Mr. Miller explained that the maximum height listed by the applicant is 30 feet and the way that is written in the ordinance states that the maximum height shall be measured to the midpoint of the roof of a single family home which is standard how heights are measured in all zoning districts.

Chuck Nixon
174 Henry M. Chandler
Rockwall, TX

Mr. Nixon came forward and stated he is the developer of Chandlers Landing back in the early 80's and at the time they developed they retained an architect Jerry Stewart and a lot of effort was put into making sure that every condominium had a view, whether it be direct views or corridor views. They did three phases but were unfortunately unable to complete the last phase. He would like to ask on behalf of the owners if they could have the time to have the original architect, Mr. Stewart, to review the proposed plan and advise the owners as to what extent it would still allow for a view.

Chairman Lyons asked the applicant to come forward for any rebuttal.

Mr. Ramsey came forward and stated they understand the concerns the residents have concerning the view, and they are aware of those; however they have carefully reviewed the contours of the land and he provided the depiction which shows how the heights will be and how they believe will not pose an issue once built. The depiction he showed that showed the 500 feet above sea level and he spoke of how that showed it to be a maximum. They are not restricting any view corridors of the existing condominiums; they made sure of that from the very beginning of the project. He stated he and Mr. Cavendish would gladly meet with any of the homeowners that are concerned, and they will explain in further detail; however he feels he can assure them they will not inhibit any view.

Chairman Lyons asked if the Engineering staff had reviewed the depiction of the topography and elevation that the applicant provided. Mr. Miller explained that the drawing the applicant has been referring to in his presentation was not provided to staff, however it is currently in a zoning phase and therefore do not require a grading plan until site plan and engineering. Currently it is a conceptual plan, if the zoning is approved, then they would move into preliminary plat which would start that process followed by master plat site plan, engineering and then final plat. However Mr. Miller clarified that view corridors are not looked, only grading plans how the earth will be graded. Chairman Lyons asked how the heights would be looked at. Mr. Miller stated heights would be looked at on a permit to permit basis and the Building Inspections Department would be looking at those permits.

Commissioner Welch asked for clarification of what is being approved, was it the change of use from single family zero lot line to townhome. Mr. Miller explained that all that was being looked at is the Planned Development Ordinance which provides the regulating language, it would change the use if approved from Single Family zero lot lines, to the townhome use.

Chairman Lyons closed the public hearing and brought the item back to the Commission for action or discussion.

Commissioner Chodun expressed generally being in favor with the request; he feels it is compelling the amount of homeowners who showed up to speak. However something does and will be developed on the property, and if the general concerns from the citizens were that the change from single family to townhomes, it might be more compelling. Commissioner Chodun went on to express his general favor of the request due to the rational that the property owners who feel their view will be obscured had to have realized at some point or other the inevitable of something being developed would eventually happen.

Chairman Lyons generally also expressed being in favor of the request, although he understands the concerns of the citizens, what was being expressed was not what was before them to approve which is to change from single family to townhomes he feels that the developer appears to be willing to work with the concerns of those property owners and believes townhomes would be a good fit to that area.

Chairman Lyons generally expressed the same views of Commissioner Chodun and generally expressed being in favor of the request. Although she understands the concerns of the homeowners who feel they may be affected, the realization is that something inevitably will be developed there and what the applicant is proposing doesn't appear that it will affect them.

Commissioner Moeller expressed concern over the elevations that the citizens expressed concern over, however he appreciates the depiction the applicant has shown; he's still concerned with the elevation change and how that will fit.

Commissioner Trowbridge made a motion to approve Z2017-059 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 5-1, with Commissioner Moeller dissenting and Commissioner Fishman absent.

9. Z2017-060

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a zoning change from Agricultural (AG) District to a Heavy Commercial (HC) District for a 3.227-acre parcel of land identified as Lot 3, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of Mims Road and Sids Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting to rezone the property from an Agricultural District to a Heavy Commercial District for the purpose of expanding an existing electric utilities facility, Rayburn Country Electric Cooperative. On December 4, 2017, the City Council approved a replat to replat four parcels of land into three parcels of land to establish Lot 4 and to combine Lots 5-7. According to Subsection 4.7, Heavy Commercial District, of Section 4, Commercial Districts, of Article V, District Development Standards, a utilities facility is permitted with a Specific Use Permit in a Heavy Commercial District. Should the zoning change be approved, the applicant would be required to apply for a Specific Use Permit to allow for the expansion of the existing electric utilities facility and should the Specific Use Permit be approved, the applicant would be required to submit a site plan for the facility expansion. The Future Land Use Map designates the subject property for Heavy Commercial land uses, which is defined as commercial uses that involve large volumes of truck traffic, outside operation and storage of vehicles, or excessive noise and the applicant's request is in conformance with the Future Land Use Map and the Comprehensive Plan.

Mr. Brooks went on to state that on December 1, 2017, staff sent 13 notices to property owners and residents within 500-feet of the subject property and staff also notified the Flagstone Estates, Meadow Creek Estates, Hickory Ridge, and Lynden Park Homeowner's Associations which are the only HOA's/Neighborhood Associations within 1,500 feet. Staff received one notice in favor of the request.

Chairman Lyons opened up the public hearing and asked the applicant to come forward and speak.

Bill Thomas
201 Winco Circle
Wylie, TX

Mr. Thomas came forward and stated he was requesting the zoning change and should it be approved will come in next to site plan with the plan to expand the facility.

Chairman Lyons asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Chairman Chodun made a motion to approve Z2017-060 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

10. Z2017-061

Hold a public hearing to discuss and consider a request by Deric Salser of Salser Development Group on behalf of Russ Porter of Rockwall School of Music for the approval of an amendment to Specific Use Permit (SUP) No. 174 (*S-174*) [*Ordinance No. 17-45*] being a 0.747-acre portion of a larger 2.49-acre parcel of land identified as Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 60 (PD-60) for Residential-Office (RO) District land uses, addressed as 1830 & 1842 Mims Road, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of an amendment to Specific Use Permit. On September 5, 2017, the City Council approved a Specific Use Permit to allow a music studio on the subject property. At that time, the Specific Use Permit included an operational condition that a six foot masonry screening wall along with a row of canopy trees a minimum of four caliper-inches in size and spaced 20-feet on center to be provided adjacent to the residential properties adjacent to the northeast and southeast property lines. This requirement was added in accordance to Subsection 5.6, Screening from Residential Uses, of Section 5, Mandatory Provisions, of Article VIII, Landscape Standards, of the Unified Development Code that states that any commercial use that has a side or rear contiguous to a residential district shall be screened with a six foot masonry fence. The UDC further states that as an alternative, berms in conjunction with a minimum six foot wrought iron fence and a combination of trees and shrubs can be utilized to meet the screening requirements should the Planning and Zoning Commission determine that the proposed alternative will provide sufficient screening. In this case, there is an existing wrought iron fence, six foot tall trees, and an existing wooden fence along the property lines adjacent to residential properties. The applicant is requesting to remove the requirement of a six foot masonry wall adjacent to the residential properties. The applicant feels there will be sufficient screening from the adjacent residential properties utilizing the existing wrought iron fence, wood fence, existing trees, along with the proposed row of canopy trees required to be planted with the existing SUP. Staff should note that although similar screening requests have previously been approved, since this is in a Specific Use Permit request, it is a discretionary decision for both the Planning and Zoning Commission and the City Council.

Mr. Brooks went on to state that on December 1, 2017, staff sent 92 notices to property owners and residents within 500-feet of the subject property and notified the Lynden Park and Flagstone Estates HOA's which are the only Neighborhood Associations/HOA's located within 1,500-feet of the subject property. Staff received one notice in favor of the request and two notices in opposition of the request and one email with three residents being in favor of the request.

Chairman Lyons asked the applicant to come forward and do so.

Russ Porter
3318 Ridge Road
Rockwall, TX

Mr. Porter came forward and stated that they have made contact with the three residents that expressed their opposition and they have had good conversations with them and they have expressed wanting to leave the existing greenery because by putting a wall would make it hard to maintain that greenery.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so there being no one indicating such; Chairman Lyons closed the public hearing for discussion or a motion.

Commissioner Logan made a motion to approve Z2017-061. Commissioner Moeller seconded the motion. Commissioner Chodun asked Commissioner Logan to amend the motion with the condition for the live screening to be maintained. Commissioner Logan accepted the amendment. The motion passed by a vote of 6-0, with Commissioner Fishman absent.

11. Z2017-062

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill, Jr. of McNeill Hotel Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.166-acre parcel of land identified as Lot 2A of the Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located southwest of the intersection of Summer Lee Drive and Horizon Road [FM-3097], and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the applicant is requesting a Specific Use Permit for the purpose of establishing a Hotel on the 2.166-acre subject property. The property is located approximately 315-feet southwest of the intersection of Summer Lee Drive and Horizon Road, and is zoned Planned Development District 32 (PD-32). According to Ordinance No. 17-22 the subject property is partially located within the Horizon/Summer Lee and the Residential Subdistricts of Planned Development District 32 and according to the Subdistrict Land Use Chart that is contained in this ordinance a Hotel requires a Specific Use Permit in all of the Subdistricts in PD-32. The applicant has stated that the proposed Hotel will consist of four floors with 98 rooms, and be under a Hilton brand TRU. The applicant also stated that the hotel will be targeted at the mid-scale market and be comparable to the Hampton Inn. In addition, the Specific Use Permit ordinance includes a stipulation that the hotel cannot be utilized as an Extended Stay, Transient or Residence Hotel. The subject property is located within the Scenic Overlay District, and according to this overlay district any structure that exceeds 36-feet in height requires a Specific Use Permit. The applicant has stated that there is a potential that the hotel area could change if a proposed land swap with the adjacent property owner to the south is approved; however, this will not significantly change the proposed Specific Use Permit location depicted in the provided concept plan. In addition, if this case is approved the applicant will need to submit a PD Development Plan, and any changes to the Specific Use Permit ordinance can be handled through this process and the approval of the applicant's request is a discretionary decision for the Planning and Zoning Commission and City Council.

Mr. Miller further noted that on November 30, 2017, staff mailed 39 notices to property owners and residents within 500-feet of the subject property. Additionally, staff sent a notice to the Lago Vista Homeowner's Association), which is the only HOA/Neighborhood Organization participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Staff received one notice in favor from the property owner.

Mr. Miller advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Chris Cuny
2 Horizon Court
Heath, TX

Mr. Cuny came forward and gave a brief power point presentation of the request which showed the renderings. He stated they are very excited to bring this product into the City of Rockwall. He respectfully asked the Commission for their approval and stated he was open to any questions the Commission may have.

Commissioner Trowbridge asked how many hotels currently are entitled within the City. Mr. Miller explained that currently entitled there are 560 units and existing there are 550 units for a total of 1,110.

General discussion took place between the Commission and the applicant concerning the adjacent land and the planned development that will be coming into that property and where that would line up to not cause an issue with overcrowding or affecting the views as well as how the parking would be integrated within those properties.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Welch made a motion to approve with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

12. Z2017-063

Hold a public hearing to discuss and consider a request by Jim Douglas of Douglas Properties, Inc. on behalf of Isabel Garrett of the McClendon Company for the approval of an amendment to Planned Development District 82 (PD-82) for the purpose incorporating an additional 98.341-acre tract of land into the existing single-family development being a 81.49-acre tract of land creating a 179.831-acre tract of land identified as a portion of Tract 8 and all of Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) and Agricultural (AG) District, situated on the west side of Rochell Road south of SH-276, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the applicant is requesting an amendment to PD-82 to allow for an additional 148 single-family residential lots to the existing 204 single-family homes permitted by PD-82. This amendment would allow for a total of 352 single-family lots. The lot mix will be comprised of a minimum lot size of 8,125 square feet, 65' x 125' lots, mid-sized lots of 10,000 square feet, 80' x 120', and ten larger lots containing a minimum of 25,000 square feet. The additional Concept Plan submitted by the applicant indicates the larger 25,000 square feet lots to be 80' x 120' will be located along the northern boundary of the subject property, adjacent to the Sterling Farms Addition. The 8,125 SF lots will be located in the center of the addition, and along the eastern boundary of the subject property creating a transition of the lots, while lining up with those in Phase I. Furthermore, the applicant intends to purchase the property from IHeartMedia for the purpose of dedicating the 39-acre property as open space and providing a meandering trail wrapping around the property. Additionally, the applicant intends to dedicate right-of way connecting the minor collector street (Street H) to Guadalupe Drive in the Fontanna Ranch Subdivision, which is located at the southern piece of the property. This will create access for the neighborhoods to the elementary school, all parks, and conforms to the City's Master Thoroughfare Plan. The proposed development of the subject property will provide an additional 2.24 acre private park with amenities such as a playground, Dog Park, benches, and an eight foot meandering trail that also provides access to the nine acre public park amenity provided by the developer that was approved with PD-82. The Concept Plan indicates the addition of 50.46-acres of open space or 51% and will combine the 18.97-acres of open space or 23.3% from the existing PD-82 for a total of 69.43-acres of open space for the development, which exceeds the 20% requirement. With the inclusion of the subject property, the location of the park and open space along the western boundary of the development will provide an additional buffer from the IHeartMedia Tower Company's antenna park. The applicant has also indicated that a minimum of a ten (10) foot landscape buffer along the proposed minor collector street (Street H) will include large canopy trees planted along the perimeter of the roadway and park trails at a minimum of 50-ft intervals. The applicant will also be required to provide a minimum of a five) foot sidewalk that will be constructed within the rights-of-way of the development and staff included these as development requirements within the Planned Development District Ordinance.

Mr. Gonzales went on to state that the Future Land Use Map designates the subject property for Low Density Residential land uses and according to the Comprehensive Plan, the Low Density Residential designation is generally defined as single family development consisting of less than two units per acre; however, a density up to 2.5 units per gross acre may be allowed within a Planned Development district that includes the dedication and/or development of additional amenities that exceed the minimum standards for residential Planned Developments. These amenities may include but not limited to parks and open space, neighborhood amenity centers, development of trails and parks in flood plains, municipal parks and/or recreation facilities. In

this case, the applicant is proposing a density of 1.50 units per gross acre and is proposing an approximately 2.24-acre Private Park, incorporating concrete hike and bike trail system, and other features as depicted on the Concept Plan. This is exclusive of the 9.0 acre public park that was approved with the original PD-82 request and that has already been preliminary platted with the current PD-82. This means that the applicant is proposing to incorporate11.24 acres of total parkland. The proposed zoning does conform to the majority of the Comprehensive Plan's residential policies.

Mr. Gonzales further noted that on December 1, 2017, staff mailed 211 notices to property owners and residents within 500-feet of the subject property and also emailed notices to the Lofland Farms, Timber Creek, and Fontana Ranch Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property participating in the notification program. Staff has received two notices opposed to the request.

Mr. Gonzales advised the Commission that the applicants were present and available for questions as well as staff.

Chairman Logan asked for further clarification of the open space in relation to the antenna park how much of that will be usable land. Mr. Gonzales explained that it will be used as open space and the antennas will be fenced off and dressed up for them not to be so visible.

Commissioner Chodun asked if the 39 acres of open space is being used in the equation of the density. Mr. Gonzales stated open space is included with the gross acres.

Chairman Lyons asked the applicant to come forward.

Jim Douglas
Douglas Properties
2309 Avenue K
Plano, TX

Mr. Douglas came forward and stated staff did a good job in explaining the request and provided a brief power presentation detailing the request. They will be providing additional amenities on top of the ones that were originally approved with the PD-82, and with respect to the tower site they were able to reach an agreement with the people purchasing the land that the towers are on. The towers will stay but they will be bringing in rod iron fencing and adding landscaping around the base of the towers to allow people to use the park. There will be trail systems around and in the northern portion which is Phase III they will add additional amenities that will include a pavilion and another playground and will be maintained by the HOA. Mr. Douglas went on to speak of the concern that was expressed at the work session concerning traffic, and street H as Mr. Gonzales explained, which runs left to right is on the Master Thoroughfare Plan and the subdivision is designed where that will be the major access point getting in and out this project and will not only give the residents in this neighborhood but some of the other residents easier access to the school as well as easier access in and out of their subdivisions. They will also be improving two lanes of Rochell Road. Mr. Douglas went on to state that they feel this triangular piece is on an island and they feel having low density is the best use of the land and they ask the Commission to consider approval and are available for any questions they have.

Chairman Lyons asked for questions from the Commission.

Commissioner Chodun asked if the open space becomes part of the PD can it be sold later. Mr. Gonzales explained that in order for that to occur they would have to amend the PD. Mr. Miller added that it could not, once it is dedicated as open space it would then be in the HOA's hands which would make it very difficult if not impossible.

Commissioner Welch asked if the area that is landscaped around the base of the towers would be irrigated. Mr. Douglas stated at the base of the towers they would run irrigation there and for the larger open spaces they would do like the golf course type heads that spray larger areas.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so.

Greg Coleman
3157 Diamond Way
Rockwall, TX

Mr. Coleman came forward and stated he is an adjacent property owner to the north and feels that from what he has seen the applicant has presented is better than what he anticipated it would be. However he does have several concerns and questions he would like answered. His questions were if there would be an easement along the north property line between his and the subject property and would there be any screening along the north corner which is where his property is located. Also, will the homes be multi-story homes and is there any plan to make additional lanes since the traffic in the area is already an issue and would that cause issues with emergency services having access.

Mr. Miller explained that concerning the screening since it is a residential adjacency there would not be any screening requirement. Concerning emergency access and transportation planning the City has a Master Thoroughfare Plan which is based on the Future Land Use Map which the use that is being proposed is confirming to that Future Land Use Map meaning that no change or no additional studies would need to be required. Basically it should not cause any issues with emergency services or traffic as this area was planned however street H will alleviate a lot of the traffic.

Mr. Coleman went on to ask concerning the drainage on the site where will it drain in case of a large rain event. Mr. Miller explained that they will be required full engineering and they will provide on-site detention areas that will collect their storm water and release it at the same rate.

Janice Novotny
3581 Rochelle Road
Rockwall, TX

Ms. Novotny came forward and stated she lives in the County but expressed her concern with the traffic issues adding another development will cause. She is very concerned in how the City is not maintaining the road and would like for it to be addressed.

Pamela Coleman
3157 Diamond Way
Rockwall, TX

Mrs. Coleman came forward and generally expressed being in opposition of the request and asked concerning the existing fence that adjoins the property to theirs and the trees along it would those be removed. She expressed her concern with the traffic this development will cause as well as her desire to see bigger lots.

Chairman Lyons asked the applicant to come forward for rebuttal.

Mr. Douglas came forward and stated they would be providing the homes they build with a wooden privacy fence and would not be taking down any trees by the fence Ms. Coleman was referring to. Concerning the question of the easement, there is an access easement and that is to allow the tower company to access the towers.

Chairman Lyons closed the public hearing and brought the item back to the Commission for action or discussion.

Chairman Lyons made a motion to approve Z2017-063 with staff recommendations. Commissioner Moeller seconded the motion, which passed by a vote of 5-1, with Commissioner Chodun dissenting and Chairman Fishman absent.

13. Z2017-064
Hold a public hearing to discuss and consider a request by Robert Rash for the approval of a Specific Use Permit (SUP) to allow a detached garage that does not meeting the minimum masonry requirements on a 1.144-acre parcel of land identified as Lot 8, Block A, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 4 Soapberry Lane, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of a Specific Use Permit to allow a detached garage that does not meet the minimum masonry requirements on the subject property. The accessory building is an existing 20-foot tall and 45' x 20' carport that is not enclosed. The existing accessory building is located across Soapberry Lane, adjacent to the side property line. The applicant is proposing to enclose the carport utilizing metal and add doors to the front of the structure to convert it into a detached garage. According to the applicant's letter, the applicant plans to utilize the proposed accessory building to store personal trailers, tractors, and other yard equipment.

Mr. Brooks went on to state that according the Unified Development Code in all residential districts, one detached garage, as an accessory use, shall be allowed provided that that does not exceed 900 SF or 15-feet in height, and contains the same exterior materials as found on the main structure. The UDC further states that accessory buildings/detached garages not meeting those standards shall require the approval of a Specific Use Permit. On November 9, 2017, the Board of Adjustments approved a request from the applicant to allow the change of an existing legal non-conforming use, carport to another legal non-conforming use, a garage. Mr. Brooks further noted that although the approval an SUP is a discretionary decision for the Planning and Zoning Commission and the City Council, the Board of Adjustments has approved a request to allow the change of an existing legal non-conforming use to another legal non-conforming use, which allowed the applicant to submit an application for the Specific Use Permit.

Mr. Brooks further stated that on December 1, 2017, staff mailed 65 notices to property owners and occupants within 500-feet of the subject property and also notified The Preserve Homeowner's Association, which is the only HOA and/or Neighborhood Organization within 1,500-feet of the subject property participating in the notification program. Staff received two notices in opposition of this request and four notices in favor of the request.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.
Chairman Lyons asked the applicant to come forward and speak.

Robert Rash
3Soapberry
Rockwall, TX

Mr. Rash came forward and stated he feels it is a unique subdivision as there are only four homes on it and all four are in favor of his request. There is no City of Rockwall street that is attached to the property and is completely surrounded by allies and the entrance to the property within the subdivision is a private road that is maintained by those four residences.

Chairman Lyons asked the Commission for any questions for staff or the applicant.

Commissioner Logan asked if any comments that were received in opposition included concerns with the view of the lake being obscured by the carport. Mr. Brooks stated that of the two notices received that was not a reason.

Chairman Lyons opened up the public hearing and asked anyone who wished to speak to come forward and do so, there being no one indicating such; Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Trowbridge made a motion to approve Z2017-064. Commissioner Chodun seconded the motion which passed by a vote of 5-1, with Commissioner Logan dissenting and Commissioner Fishman absent.

V. ACTION ITEMS

14. Z2017-055
Hold a public hearing and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 13-16 and in accordance with Ordinance No. 10-21, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall,

Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the item is being remanded back to the Commission after City Council's second reading in which they wanted to add a provision that would control the construction schedule which the applicants have agreed to. Basically the new provision would require that the building adjacent to Lakefront Trail be granted a building permit by June 1, 2019 and the building adjacent to the Harbor Fountain be issued a building permit by June 1, 2020. Should they not meet those benchmarks the Ordinance would revert back to the original allocated units meaning they would lose the units allocated through this Ordinance. Since this was a substantial change the City Council wanted to remand the item back to the Commission to allow them to review.

Mr. Miller advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked for questions from the Commission.

Commissioner Trowbridge asked how many units would be left after these that have been allocated. Mr. Miller stated there would be 182 units remaining.

Commissioner Welch asked the difference in the year. Mr. Miller explained that the first project they've indicated that their projected start date is 2019 and the Mayor put the additional year and that was agreed to by the applicant.

Commissioner Logan asked if the parking garage would fall within the first time limitation. Mr. Miller stated yes, the parking garage would be built with project along Lakefront Trail. The applicant has indicated that there is currently an agreement that the parking garage if they were to build they would be required to build the parking garage for the commercial side.

Chairman Lyons asked the applicant to come forward.

Kevin Aikman
9474 Gagehill Drive
Dallas, TX

Mr. Aikman came forward and stated and gave a brief explanation of the request and stated that it is very similar to what was presented before with the difference being the time restraints they understand that the City wants to see progress they have made the commitment that once they break ground they will continue to make progress. He stated he would answer any additional questions the Commission may have.

Commissioner Trowbridge asked what the height would be. Mr. Aikman stated they will be up to five stories in certain places, they have a 14-16 foot requirement per the PD along Lakefront Drive and with the grade change along the project it could potentially just be four stories along the drive and then give them the ability to do five stories. They currently have only done a preliminary site plan but they will get all those details taken care of during their formal site planning process.

Chairman Lyons brought the item back to the Commission for action or discussion.

Commissioner Welch made a motion to approve Z2017-055 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

15. MIS2017-015

Discuss and consider a special request by Michael Hunter of the North East Texas Community Development Corporation for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a duplex on a 0.1120-acre tract of land identified as a portion of Lot 4B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Multi Family 14 (MF-14) District, situated within the Southside Residential

Neighborhood Overlay (SRO) District, located at the northeast corner of Peters Colony and E. Bourn Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant has submitted a special request for the approval of a deviation from the minimum front yard setback, minimum lot size and minimum lot depth for properties in the Southside Residential Neighborhood Overlay District as stipulated by the Unified Development Code. The purpose of this request is to allow for the subject property to platted as shown the by the ownership lines depicted on the Rockwall County Appraisal District website and the purpose for the replat is for construction of a duplex. The concept plan submitted by the applicant shows that the subject property will have a duplex oriented toward Peters Colony. The applicant is requesting a special exception to the minimum front yard setback adjacent to Peters Colony to reduce it from 20-feet to 15-feet. Additionally, the applicant is requesting a special exception to the minimum lot size to allow a reduction from 5,000 square feet to 4,896 square feet and a special exception to the minimum lot depth to reduce it from 100-feet to 70-feet and lastly the applicant is requesting a masonry exception to allow up to 60% Hardiboard. Additionally Mr. Brooks added that a duplex is allowed by-right in a Multi-Family 14 District.

Mr. Brooks went on to state that the Southside Residential Overlay District was created to provide flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood and he provided the Commission with the development standards with that District for their review. The approval of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Michael Hunter
787 Hail Drive
Rockwall, TX

Mr. Hunter came forward and gave a brief explanation of the request stating that they look for land where they can build and rent for affordable housing for low income people, which is working class people, people that have jobs that are looking for an affordable place to live. Mr. Hunter stated they came before the Commission on another lot on the same block where they have since built a duplex. They feel they build a quality product but are limited to the small lots that are remaining that allow the right zoning. They believe they can build a duplex on the subject property, they own the property to the west which is a triplex and they are proposing to do a combination drive to allow for the both of them to allow for the parking. Concerning the request for the masonry exception the problem that they ran into on the duplex they recently completed was that on the separation of hardiboard and brick or stone when they came to the façade that had the gables the slit between the second floor and the first floor didn't hit 50% and it didn't look right, they feel it would look better if they have the first floor masonry stone and the second floor hardiboard and include the gables in that, that is the reason behind the request for the 0%. He respectfully asked the Commission's approval and stated he would answer any questions the Commission may have.

Commissioner Logan expressed concern with a duplex being built that will house two families on a lot that has been deemed small for one. She feels that although she understands the need for the housing that thy provide it would be better suited for just one home as opposed to a duplex.

Mr. Hunter stated they feel that the way this lot is shaped would be better suited for the duplex and at the same time give two families the opportunity of housing.

Commissioner Chodun asked for clarification if there would be shared parking. Mr. Hunter stated it would not be shared parking, since they own both properties the best thing to do to accommodate the tenants would be to widening the drive.

General discussion took place concerning the parking and the size of the lot and if it is suited for the duplex.

Commissioner Welch made a motion to approve MIS2017-015 with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote passed with a vote of 4-2, with Commissioners Logan and Chodun dissenting and Commissioner Fishman absent.

16. MIS2017-016

Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.310-acre tract of land identified as Lots 33 & 34, Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that on November 28, 2017, the Planning and Zoning Commission recommended denial of a request for approval of a deviation from the minimum front yard setback, minimum lot depth, and minimum lot size for the purpose of constructing three single-family homes. After the Planning and Zoning Commission's recommendation, the applicant chose to withdraw the request. Since that time, the applicant has changed his request and is seeking approval of a deviation from the minimum front yard setback stipulated for properties in the Southside Residential Neighborhood Overlay District as stipulated by the Unified Development Code. The purpose of this request is to allow for the subdivision of three tracts of land into two lots for the construction of two single-family homes. The subject property is located at the southeast corner of Emma Jane Road and Sam Houston Street and situated within the Southside Residential Neighborhood Overlay District. According to the applicant, the lots were purchased after reviewing the ownership lines depicted by the Rockwall Central Appraisal District, which makes the properties appear to be in three parcels of land; however, two of the properties were subdivided by metes and bounds, and these lots are not buildable in their current format, they do not meet the lot depth and lot size requirements. In addition, the lots are currently platted into two lots. Staff should note that this property is located within the Southside Residential Neighborhood Overlay District, which allows for less restrictive development standards than a typical single-family, residentially zoned property. The concept plan submitted by the applicant shows that two tracts of land will have two single-family homes oriented toward Emma Jane Street. The applicant is requesting a special exception to the side yard setback from 20-feet to 10-feet for the proposed lot adjacent to Sam Houston Street which would be tracts 1 & 2 combined. Since Tracts 1 and 2 are on the corner of two streets being Sam Houston Street and Emma Jane Road, it is considered to have dual frontage, therefore, subject to the front-yard setback for both frontages. The applicant is also requesting a special exception to construct two single-family homes with front-entry garages. The applicant has provided a site plan showing the footprint of an 1,800 square feet single-family home. Although this request is typical of neighboring homes, it is a discretionary decision for the Planning and Zoning Commission and the City Council.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Steve Goldberg
7117 Stephanie Drive
Dallas, TX

Mr. Goldberg came forward and gave a brief explanation of the request and stated they heard the Commissions concerns when they were before them at the last meeting and they have since drawn up a new plan, which they feel will fit to the existing homes in the area.

General discussion took place concerning street orientation and setbacks.

Commissioner Trowbridge made a motion to approve MIS2017-016 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

17. SP2017-037

Discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a site plan for a restaurant with drive-through on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting approval of a site plan for a restaurant, 2,000 SF or more, w/ drive-through and the proposed restaurant is 2,200 square feet. According to the submitted site plan, the proposed restaurant will be a drive-through only and have no inside seating and will have a walk-up window. In addition, it will incorporate five tables on the patio. There is an existing vacant convenient store, E-Z Mart, and a vacant restaurant, Pizza Hut, that will need to be demolished in order to develop the site. According to the Unified Development Code a restaurant with a drive-through shall not have access to local residential streets. Additionally, the UDC states that stacking lanes for drive-through service windows shall accommodate at least 6 vehicles per lane. In this case, the submitted site plan shows stacking to accommodate 19 vehicles with dual lanes.

Mr. Brooks further noted that in a General Retail District a Specific Use Permit is required for a restaurant with a drive-through therefore should this site plan be approved an SUP would have to be submitted. The applicant has already submitted an application for an SUP and approval of the site plan is conditional on approval of the Specific Use Permit.

Mr. Brooks went on to state that there are a few variances associated with the request the first being to the four sided Architecture and with that is included in vertical articulation and the UDC provides a formula for determining how much of a height change a building is required based upon how long the wall is. In this case the height change would need to be five feet although the applicant is not meeting that they are providing a height change from the drive-through elevation of about a foot and a half. Additionally there are other elements that are being provided that will provide vertical articulation. Secondly the applicant is seeking a variance for the pitched roof requirement according to the UDC all structures having a footprint of 6,000 square feet or less need to be constructed with a pitched roof system, however the applicant is requesting a variance to use a flat roof system. And lastly, the applicant is requesting a variance to the landscaping standards. According to the Unified Development Code UDC, the landscape buffer shall be a minimum of 20-feet wide along the entire length of the property adjacent to SH-205. In this case, t there is an existing parking lot that encroaches the 20-foot landscape buffer and the applicant is requesting to utilize the existing parking lot. According to the site plan submitted, a ten (10)-foot landscape buffer with all of the required landscaping is being provided adjacent to SH-205. All variances will require a ¾ majority vote of the City Council members present to be approved.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Priya Acharya
Wier & Associates
2201 E. Lammar Blvd.
Arlington, TX

Ms. Acharya stated she did not have anything to add from what Mr. Brooks presented however she wanted to acknowledge staff has been very helpful to them during the process.

Chairman Lyons asked for questions from the Commission.

Commissioner Logan expressed concern over the traffic flow. Ms. Acharya stated there would be two points of exit one being Yellow Jacket and the other SH-205.

Chairman Lyons made a motion to approve SP2017-037 with staff recommendations. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

18. SP2017-038 **[*Postponed to December 26, 2017*]**

Discuss and consider a request by Arnaldo Cotto of J. Houser Construction on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [*FM-3097*], and take any action necessary.

Chairman Lyons noted this agenda item was postponed and no action was necessary.

19. SP2017-039

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Russell Frank of Hacienda Car Wash for the approval of a site plan for a carwash within the Scenic Overlay (SOV) District on a 2.008-acre tract of land being identified as Lots 1 & 2-01, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located south of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner David Gonzales, gave a brief explanation of the request that the applicant is requesting the approval of a site plan for the purpose of constructing a single-story, 4,396 square foot car wash facility which will be situated on a 2.008-acre tract of land. On February 6, 2017, the City Council approved a Specific Use Permit to allow for a car wash facility within the Scenic Overlay District. The SUP also established operational conditions requiring the car wash tunnel to be setback a minimum of 50-ft from Ridge Road and that the facility is required to provide screening adjacent to the southern boundary that consists of a wrought iron fence and landscaping. The applicant's site plan meets both of these conditions and additionally, the SUP stipulates that the development shall generally be in conformance with the concept plan as established in the ordinance. The SUP also stipulates that they provide screening along the south boundary next to the Lakewood Park Addition and the applicant has updated their landscaping plan that shows they will be providing the necessary screening for that portion of the property. Concerning the site plan, landscape plan and the building elevations they all technically conform to the technical requirements stipulated in the UDC as well as the Scenic Overlay District with the exception of the building elevations. The applicants have provided updated building elevations from the recommendations they received from the Architectural Review Board at the previous meeting. The ARB had concerns with the colors they brought forward at that meeting and they have since toned those colors down however the updated building elevations they have provided is still not representative of the materials that they have submitted. Mr. Gonzales provided the Commission with a material sample board that shows the colors that will be on the building. However the ARB at this time still recommended that the applicant come back with a different color and also to change the stone to be more of a linear type of appearance. The applicant has provided a treescape plan indicating a total of 1,194 caliper inches being removed from the site, the majority of which are Oak trees. As a note Cedar and Hackberry trees that are 11-inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, if less than 11 inches dbh shall not be considered a protected tree. Feature trees such as Oaks, Pecans, and Elms may not be removed without approval of the Planning and Zoning Commission and are required to be replaced on an inch-for-inch basis; however, tree no. 5759 is a 30-inch caliper Oak tree and is required to be mitigated at twice the number of inches being removed, therefore an additional 30-inches will be added to the mitigation balance. The applicant's landscape plan depicts the provision of 28 caliper inches being added to the site and taking this into account, the total mitigation required for the site is 1,196 caliper inches. The applicant will work with staff to satisfy the tree mitigation balance prior to construction.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked if due to the applicant still working with the ARB with some of the recommendations that they had would the case be postponed to ensure those get taken care of or would the Commission still take action. Mr. Gonzales explained that it would not need to be postponed and action could be taken if the Commission chose to, the ARB wants staff to take a look at those, and staff has decided that it can be reviewed and make sure that it meets the intent of ARB's recommendations and if staff sees any issues with what they provide they will let the applicant know it will need to be reviewed by the ARB again and the Commission.

Chairman Lyons asked the applicant to come forward.

Russell Frank
2400 South Goliad
Rockwall, TX

Mr. Frank came forward and stated they are still working on the color and will provide staff with the updated colors as soon as they have them.

Chairman Lyons asked concerning the stone that the ARB recommended. Mr. Gonzales clarified that ARB did not like the random stone that it appears to be, they prefer it to be something more patterned.

Commissioner Welch made a motion to approve SP2017-039 with staff recommendations and to include approval for the variances requested to the Scenic Overlay District standards to allow for not meeting the 20% stone requirement for the rear building elevation and to allow for stucco to exceed 50% of the standard, as depicted on the building elevations. Commissioner Moeller seconded the motion which passed by a vote of 5-1, with Commissioner Logan dissenting and Commissioner Fishman absent.

20. SP2017-040 **(David)** **[*Postponed to December 26, 2017*]**
Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

Chairman Lyons noted this agenda item was postponed and no action was necessary.

VI. DISCUSSION ITEMS

21. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2017-060: Lot 4, Block A, Briscoe/Hillcrest Addition [*Approved*]
- ✓ P2017-061: Lot 4, Block A, Wal-Mart Addition [*Approved*]
- ✓ P2017-062: Lots 4 & 5, Block A, Dalton Goliad Addition [*Approved*]
- ✓ P2017-063: Lots 4-7, Block A, Rayburn Country Addition [*Approved*]
- ✓ P2017-064: Lot 27, Block C, Harbor Landing, Phase 2 Addition [*Approved*]
- ✓ P2017-050: Lots 22 & 23 of the Rainbo Acres Addition [*Approved*]
- ✓ Z2017-043: Amendment to PD-70 (*1st Reading*) [*Denied*]
- ✓ Z2017-052: Zoning Change (C & HC to PD) (*1st Reading*) [*Postponed to December 18, 2017*]
- ✓ Z2017-054: Amendment to Article IX, *Tree Preservation* of the UDC (*1st Reading*) [*Remanded Back to P&Z*]
- ✓ Z2017-055: Amendment to PD Development Plan [*Ordinance No. 13-16*] (*2nd Reading*) [*Remanded Back to P&Z*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 9:37 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2017.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/26/2017

APPLICANT: Christopher Orr, *Arcadia Lakes of Somerset Holdings, LLC*

AGENDA ITEM: **P2016-069**; *Somerset Park Subdivision, Phase I*

SUMMARY:

Consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a amending plat for Phase 1 of the Somerset Park Subdivision, containing 152 single-family residential lots on a 56.247-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Blocks 1-12, of the Somerset Park Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

PLAT INFORMATION:

- ☑ On November 21, 2016, the City Council approved a request to final plat 144 of the proposed 309 residential lots, private park, and open space.

- ☑ The purpose of this request is to *replat* Phase I [*i.e. 144 of the 309 single-family residential lots*] and 5.998-acres of private park and open space for the purpose of establishing the necessary franchise utility easements for development of a single-family residential subdivision. The lot mix has not changed from the final plat.

- ☑ The *replat* conforms to Planned Development District 63 (PD-63) [*Ordinance No. 14-49*], which was approved by the City Council on November 17, 2014 under *Case No. Z2014-025*.

- ☑ The Surveyor/Engineer has completed the majority of the technical revisions requested by staff, and this *replat* conforming to the requirements for *replats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *replat* for the *Somerset Park Subdivision* staff would recommend the following conditions of approval:

1) The *replat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-069	**Owner**	REALTY, CAPITAL LAKES OF SOMERSET LTD	**Applied**	12/18/2017 LM
Project Name	Somerset Park	**Applicant**	SOMERSET PARK DEVELOPMENT INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	12/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
2994 S FM549	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EDWARDS ACRES SUBD	1	NULL	1	0123-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/18/2017	12/25/2017	12/19/2017	1	DENIED	
ENGINEERING	Amy Williams	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See Comment
(12/20/2017 2:05 PM AW)							
Not reviewed...need exhibit showing what was amended							
FIRE	Ariana Hargrove	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
GIS	Lance Singleton	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
PLANNING	Korey Brooks	12/18/2017	12/25/2017	12/21/2017	3	COMMENTS	Comments

P2017-69 Somerset Park, Phase I

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a amending plat for Phase 1 of the Somerset Park Subdivision, containing 152 single-family residential lots on a 56.247-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Blocks 1-12, of the Somerset Park Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205).

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

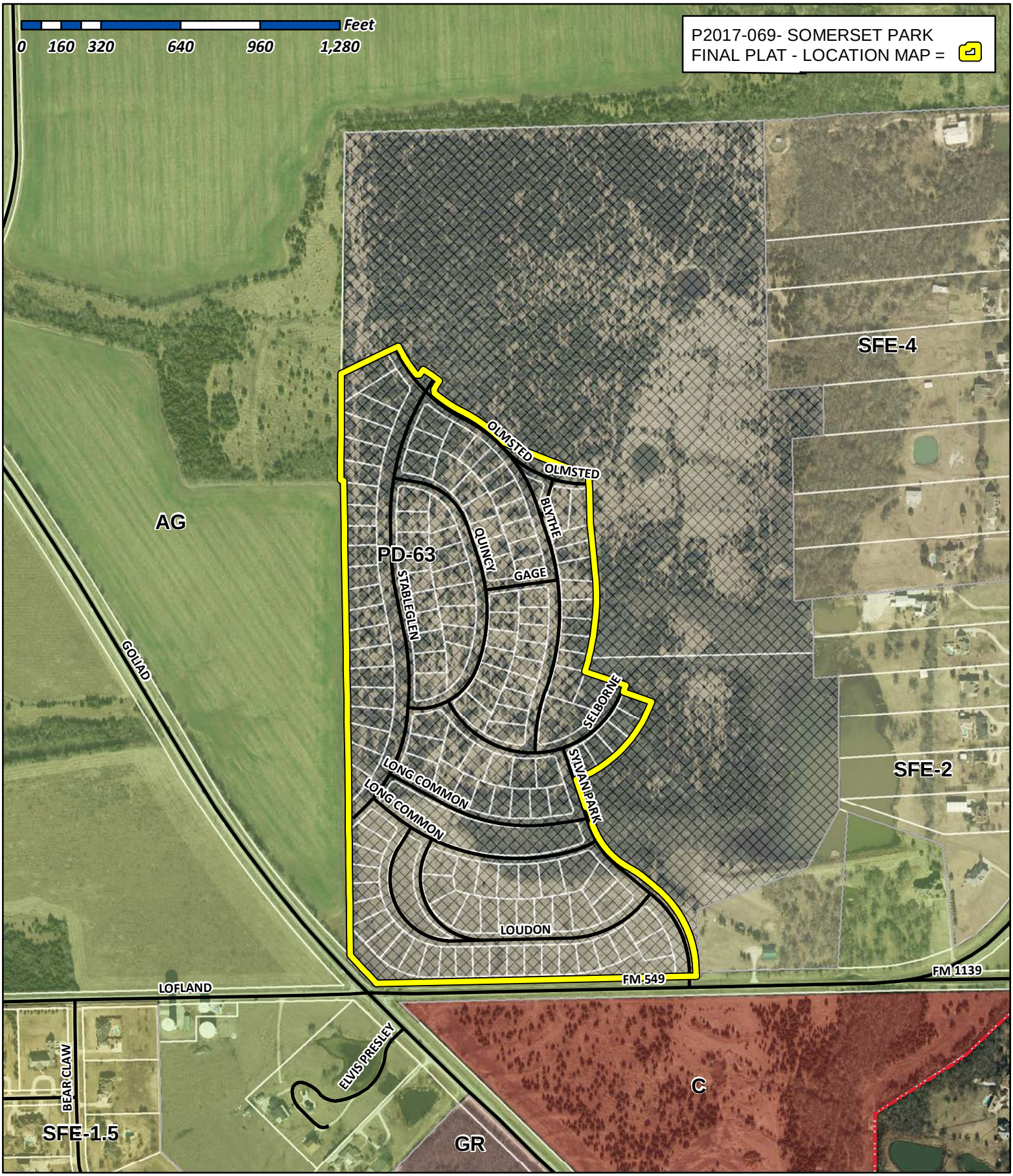
M.3 For reference, include the case number (P2017-069) in the lower right hand corner of all pages on future submittals.

M.4 Please show the lot frontage at the build line for all lots.

M.5 Please change title block to “Somerset Park, Phase I”.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Meeting for this case is December 26, 2017.

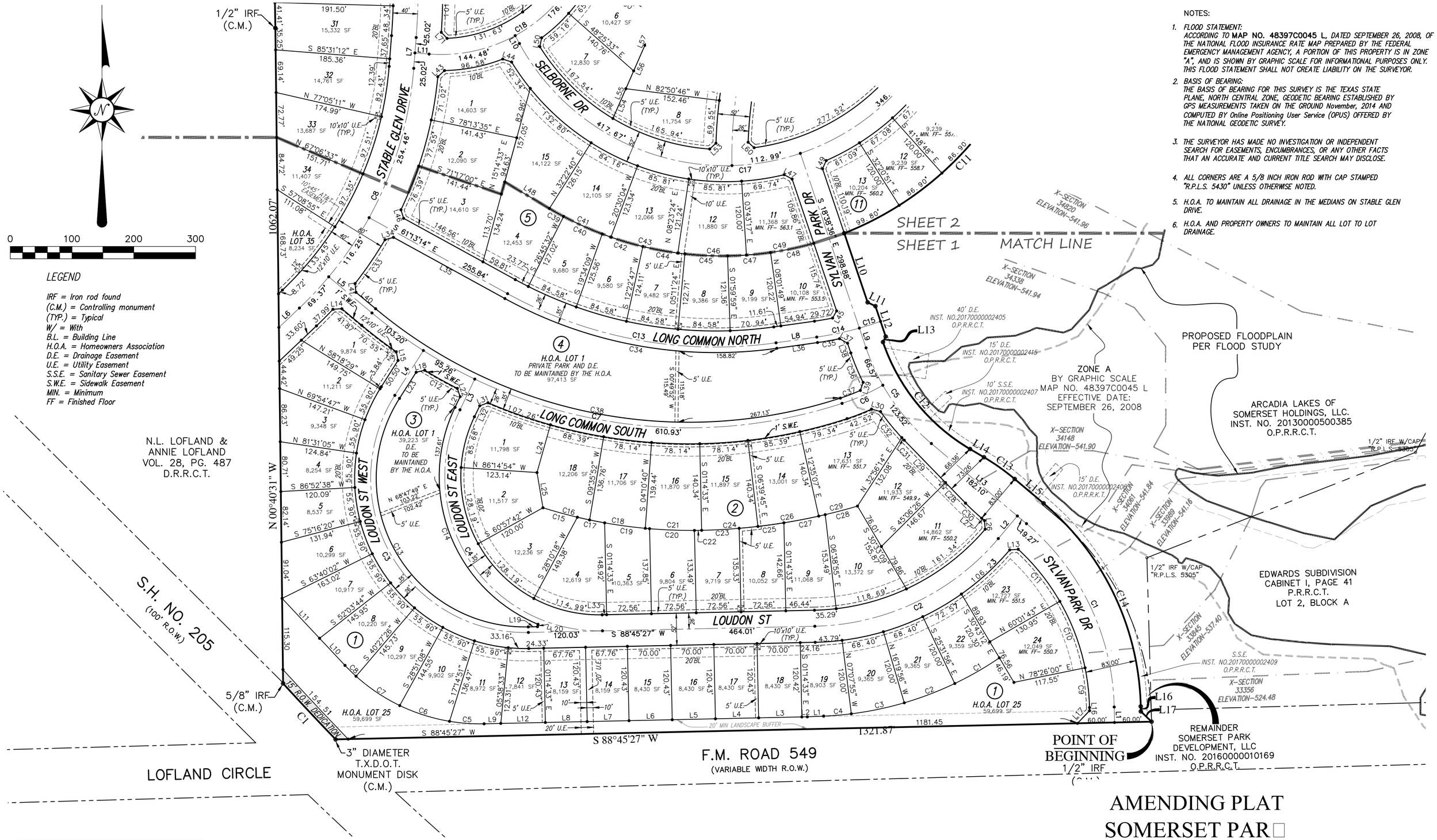
I.7 The projected City Council meeting date and subsequent approval for this plat is January 2, 2018.



City of Rockwall

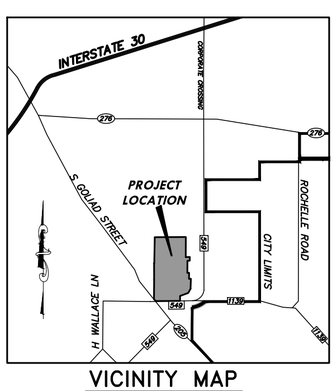
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



NOTES:

1. *FLOOD STATEMENT:*
   ACCORDING TO **MAP NO. 48397C0045 L**, *DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.*
2. *BASIS OF BEARING:*
   THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND November, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
3. *THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.*
4. *ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.*
5. *H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.*
6. *H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.*

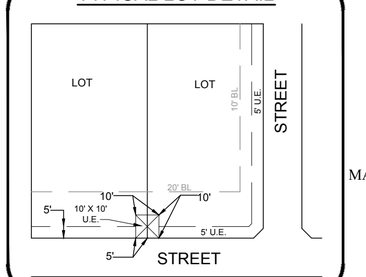


CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.06
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

TYPICAL LOT DETAIL



AMENDING PLAT
SOMERSET PAR□

BLOC□1, LOTS 1-25, BLOC□ 2, LOTS 1-18, BLOC□ 3, LOT1, BLOC□ 4, LOT 1, BLOC□ 5, LOTS 1-15, BLOC□ 6, LOTS15-35, BLOC□7, LOTS 1-18, BLOC□ 8, LOTS 1-18, BLOC□ 9, LOTS 1-16, BLOC□ 10, LOTS 1-2 & 5-15, BLOC□ 11, LOTS 9-13, AND BLOC□ 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: □AY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PAR□ DEVELOPMENT, LLC
& ARCADIA LA□ES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PER□INS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

0 100 200 300

LEGEND

IRF = Iron rod found
(C.M.) = Controlling monument
(TYP.) = Typical
W/ = With
B.L. = Building Line
H.O.A. = Homeowners Association
D.E. = Drainage Easement
U.E. = Utility Easement
S.S.E. = Sanitary Sewer Easement
S.W.E. = Sidewalk Easement
MIN. = Minimum
FF = Finished Floor

N.L. LOFLAND & ANNIE LOFLAND VOL. 28, PG. 487 D.R.R.C.T.

1/2" IRF (C.M.)

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC. INST. NO. 20130000500385 O.P.R.R.C.T.

SHEET 3
SHEET 2 MATCH LINE

SHEET 2
SHEET 1 MATCH LINE

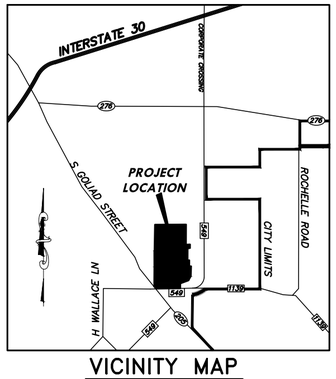
NOTES:

1. FLOOD STATEMENT: ACCORDING TO **MAP NO. 48397C0045 L**, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND November, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
5. H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.
6. H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.

X-SECTION 35973 ELEVATION-541.98
X-SECTION 35775 ELEVATION-541.97
X-SECTION 35598 ELEVATION-541.96
X-SECTION 35586 ELEVATION-541.96
X-SECTION 35237 ELEVATION-541.96
X-SECTION 35031 ELEVATION-541.96
X-SECTION 34820 ELEVATION-541.96
X-SECTION 34338 ELEVATION-541.94

ZONE A
BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE:
SEPTEMBER 26, 2008

PROPOSED FLOODPLAIN PER FLOOD STUDY



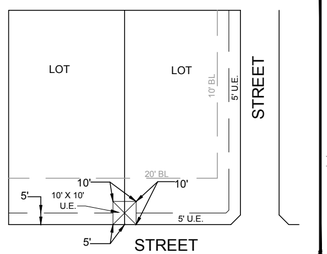
VICINITY MAP
N.T.S.

CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.06
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

TYPICAL LOT DETAIL



AMENDING PLAT
SOMERSET PAR□

BLOC□1, LOTS 1-25, BLOC□ 2, LOTS 1-18, BLOC□ 3, LOT1, BLOC□ 4, LOT 1, BLOC□ 5, LOTS 1-15, BLOC□ 6, LOTS15-35, BLOC□7, LOTS 1-18, BLOC□ 8, LOTS 1-18, BLOC□ 9, LOTS 1-16, BLOC□ 10, LOTS 1-2 & 5-15, BLOC□ 11, LOTS 9-13, AND BLOC□ 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: □AY MADDOX
Firm Registration No. 10013200

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& ARCADIA LA□ES OF SOMERSET HOLDINGS LLC.
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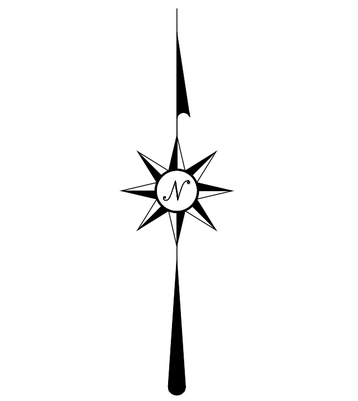
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

Decem□er 5, 2017

1"□100□



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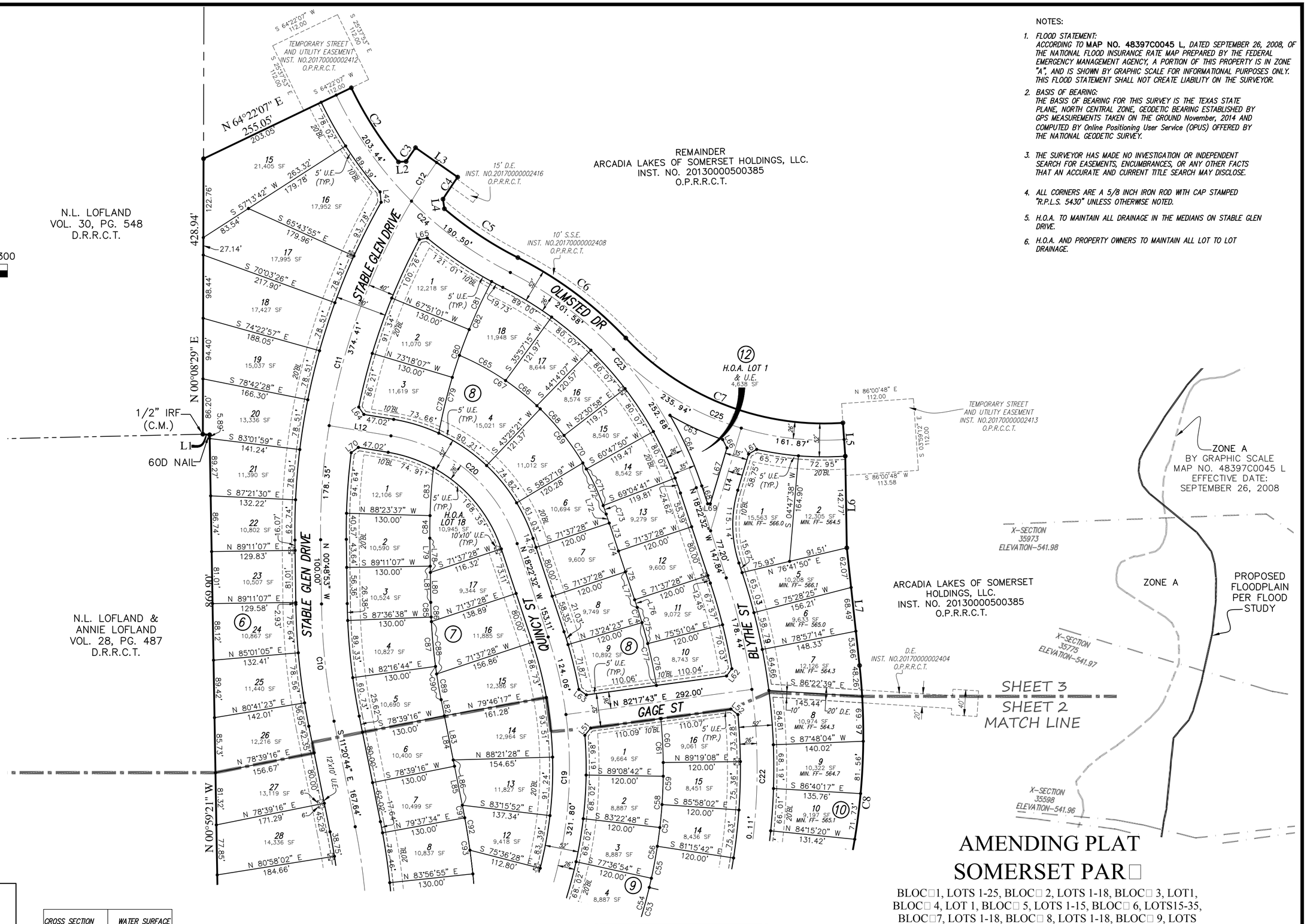
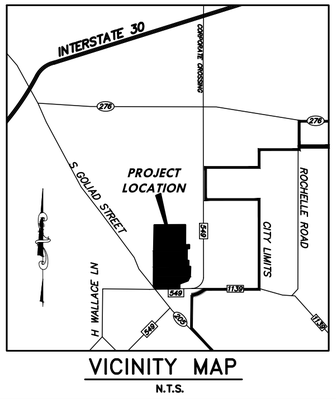
N.L. LOFLAND
VOL. 30, PG. 548
D.R.R.C.T.

REMAINDER
ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

N.L. LOFLAND &
ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

ARCADIA LAKES OF SOMERSET
HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.





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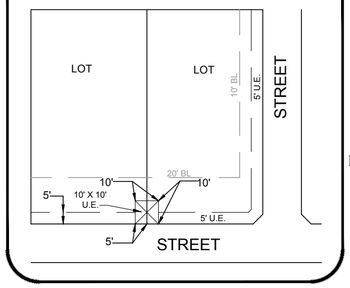

AMENDING PLAT
SOMERSET PAR□

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FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	546.00	8°45'14"	83.42	N 60°05'27" E	83.34
C2	546.00'	9°12'00"	87.67'	N 69°04'04" E	87.58'
C3	546.00'	9°12'00"	87.67'	N 78°16'05" E	87.58'
C4	546.00'	4°43'21"	45.00'	N 85°13'46" E	44.99'
C5	300.00'	10°44'00"	56.20'	S 85°52'33" E	56.12'
C6	300.00'	16°12'41"	84.88'	S 72°24'12" E	84.60'
C7	300.00'	16°19'12"	85.45'	S 56°08'16" E	85.16'
C8	300.00'	4°48'11"	25.15'	S 45°34'34" E	25.14'
C9	360.00	10°19'27"	64.87	N 06°24'16" W	64.78
C10	360.00	18°24'18"	115.64	N 20°46'09" W	115.15
C11	360.00	17°14'59"	108.38	N 38°35'47" W	107.97
C12	826.00'	4°11'12"	60.36'	S 60°55'20" E	60.34'
C13	241.00'	123°43'53"	520.44'	S 29°22'36" E	425.05'
C14	259.00'	93°09'47"	421.13'	S 20°54'54" E	376.25'
C15	800.10'	4°08'14"	57.77'	S 74°38'33" E	57.76'
C16	800.10'	5°35'20"	78.05'	S 75°22'06" E	78.02'
C17	800.10'	3°13'45"	45.10'	S 78°19'33" E	45.09'
C18	800.10'	6°32'06"	91.26'	S 81°25'49" E	91.21'
C19	800.10'	5°15'29"	73.43'	S 82°34'10" E	73.40'
C20	800.10'	5°12'26"	72.71'	S 87°48'07" E	72.69'
C21	800.10'	6°32'40"	91.39'	S 87°58'12" E	91.34'
C22	800.10'	0°50'12"	11.69'	N 89°10'34" E	11.69'
C23	966.34'	3°36'42"	60.91'	N 86°57'06" E	60.90'
C24	966.34'	5°25'12"	91.41'	N 86°02'51" E	91.38'
C25	966.34'	4°19'30"	72.95'	N 82°59'00" E	72.93'
C26	966.34'	5°55'22"	99.89'	N 80°22'34" E	99.85'
C27	966.34'	4°02'50"	68.26'	N 78°47'50" E	68.24'
C28	966.34'	3°12'29"	54.10'	N 75°10'11" E	54.10'
C29	966.34'	3°50'57"	64.92'	N 75°29'25" E	64.90'
C30	361.00'	5°40'15"	35.73'	S 47°02'16" E	35.72'
C31	376.00'	0°50'50"	5.56'	S 43°46'44" E	5.56'
C32	376.00'	8°19'27"	54.63'	S 39°11'35" E	54.58'
C33	640.00'	7°41'55"	85.99'	N 34°19'47" E	85.93'
C34	709.00'	36°48'34"	455.49'	S 79°37'31" E	447.70'
C35	535.00'	3°52'43"	36.22'	N 80°01'51" E	36.21'
C36	376.00	7°52'51"	51.72	S 22°41'14" E	51.68
C37	341.00'	5°50'06"	34.73'	N 68°59'39" E	34.71'
C38	791.00'	57°58'07"	800.29'	S 79°06'15" E	766.59'
C39	547.21'	2°45'36"	26.36'	S 60°38'19" E	26.36'
C40	547.21'	7°11'53"	68.74'	S 65°37'04" E	68.70'
C41	547.21'	11°31'21"	110.05'	S 65°01'11" E	109.86'
C42	547.21'	7°13'01"	68.93'	S 72°49'30" E	68.88'
C43	547.21'	11°41'31"	111.66'	S 76°37'37" E	111.47'
C44	547.21'	7°14'09"	69.10'	S 80°03'05" E	69.06'
C45	547.21'	7°15'13"	69.28'	S 87°17'46" E	69.23'
C46	547.21'	11°39'13"	111.30'	S 88°17'59" E	111.11'
C47	547.21'	7°18'47"	69.84'	N 85°25'14" E	69.80'
C48	547.21'	7°30'19"	71.68'	N 78°00'40" E	71.63'
C49	547.21'	11°36'54"	110.93'	N 80°03'58" E	110.74'
C50	796.00'	0°41'56"	9.71'	N 23°15'38" E	9.71'
C51	796.00'	4°45'40"	66.15'	N 20°31'50" E	66.13'
C52	796.00'	5°27'36"	75.85'	N 20°52'48" E	75.83'
C53	796.00'	4°42'21"	65.38'	N 15°47'49" E	65.36'
C54	796.00'	5°45'54"	80.09'	N 15°16'03" E	80.06'
C55	796.00'	4°42'21"	65.38'	N 11°05'29" E	65.36'
C56	796.00'	5°45'54"	80.09'	N 09°30'09" E	80.06'
C57	796.00'	4°42'21"	65.38'	N 06°23'08" E	65.36'
C58	796.00'	5°45'54"	80.09'	N 03°44'15" E	80.06'
C59	796.00'	4°42'50"	65.49'	N 01°40'33" E	65.47'
C60	796.00'	4°56'08"	68.57'	N 03°08'56" W	68.55'
C61	796.00'	6°28'19"	89.91'	N 02°22'51" W	89.86'
C62	1000.00'	7°45'31"	135.41'	N 21°29'22" E	135.31'
C63	476.00'	10°54'33"	90.63'	S 65°12'50" E	90.49'
C64	589.00'	11°45'11"	120.82'	N 24°15'08" W	120.61'
C65	407.88'	11°30'43"	81.95'	N 61°20'23" W	81.82'
C66	407.88'	8°47'19"	62.56'	N 51°11'22" W	62.50'
C67	407.88'	21°18'26"	151.68'	N 56°26'32" W	150.81'
C68	407.88'	8°48'36"	62.72'	N 42°23'25" W	62.66'
C69	407.88'	15°06'36"	107.57'	N 38°14'01" W	107.26'
C70	407.88'	8°49'13"	62.79'	N 33°34'30" W	62.73'
C71	407.88'	8°49'10"	62.79'	N 24°45'18" W	62.72'
C72	407.88'	12°18'10"	87.58'	N 24°31'37" W	87.41'
C73	407.88'	1°58'10"	14.02'	N 19°21'38" W	14.02'
C74	796.00'	1°46'56"	24.76'	N 17°29'04" W	24.76'
C75	796.00'	4°13'36"	58.72'	N 16°15'44" W	58.71'
C76	796.00'	4°47'19"	66.53'	N 11°45'17" W	66.51'
C77	796.00'	7°13'59"	100.49'	N 12°58'37" W	100.42'
C78	830.00'	6°10'26"	89.44'	S 13°36'40" W	89.39'
C79	830.00'	8°39'56"	125.53'	S 14°51'25" W	125.41'
C80	830.00'	5°27'06"	78.97'	S 19°25'26" W	78.94'
C81	830.00'	5°41'57"	82.56'	S 24°59'58" W	82.53'
C82	830.00'	8°39'33"	125.44'	S 23°31'10" W	125.32'
C83	830.00'	5°08'42"	74.53'	S 04°10'44" W	74.51'
C84	830.00'	2°25'17"	35.08'	S 00°23'45" W	35.07'
C85	830.00'	1°34'28"	22.81'	S 01°36'07" E	22.81'
C86	830.00'	2°03'58"	29.93'	S 01°50'52" E	29.93'
C87	830.00'	4°50'25"	70.12'	S 05°18'04" E	70.10'
C88	830.00'	5°39'45"	82.03'	S 05°42'44" E	81.99'
C89	830.00'	2°48'08"	40.59'	S 09°56'40" E	40.59'
C90	830.00'	3°37'28"	52.50'	S 09°32'00" E	52.50'
C91	1170.00'	0°58'18"	19.84'	N 10°51'35" W	19.84'
C92	1170.00'	3°28'35"	70.99'	N 09°36'26" W	70.98'
C93	1170.00'	4°19'21"	88.27'	N 08°12'45" W	88.25'
C94	1170.00'	4°19'21"	88.27'	N 03°53'24" W	88.25'
C95	1170.00'	3°31'18"	71.91'	N 00°01'56" E	71.90'
C96	1170.00'	9°39'43"	197.30'	N 03°02'17" W	197.07'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°35'26" E	26.42'
L2	N 88°45'27" E	8.86'
L3	N 88°45'27" E	70.00'
L4	N 88°45'27" E	70.00'
L5	N 88°45'27" E	70.00'
L6	N 88°45'27" E	70.00'
L7	N 88°45'27" E	67.76'
L8	N 88°45'27" E	67.76'
L9	N 88°45'27" E	27.07'
L10	N 43°10'28" W	60.17'
L11	N 43°10'28" W	88.68'
L12	N 88°45'27" E	72.20'
L13	N 85°51'55" E	13.86
L14	N 86°16'05" E	14.48'
L15	N 11°26'08" W	14.41'
L16	N 01°14'33" W	5.08
L17	N 43°45'27" E	28.28
L18	S 77°00'13" W	14.26'
L19	S 88°45'27" W	14.95'
L20	N 10°03'15" E	4.00'
L21	S 25°39'59" W	19.24'
L22	N 18°50'53" W	14.26'
L23	S 32°29'21" W	50.14'
L24	S 15°43'44" W	80.44'
L25	S 09°39'33" E	57.90'
L26	N 04°51'21" W	14.14'
L27	N 49°52'23" W	5.86'
L28	N 44°12'09" W	46.49'
L29	N 44°12'09" W	95.94'
L30	S 74°47'57" E	15.20'
L31	N 69°35'28" E	14.41'
L32	S 25°39'59" W	19.60'
L33	S 88°45'27" W	7.30'
L34	N 74°24'22" E	14.30'
L35	S 61°13'14" E	205.90'
L36	N 81°58'12" E	66.55'
L37	N 60°32'37" W	14.89'
L38	S 18°38'36" E	16.66
L39	N 18°55'24" E	13.81'
L40	S 50°07'12" E	41.41'
L41	N 05°44'48" W	14.30'
L42	S 05°51'02" E	16.27'
L43	N 47°26'22" E	14.75'
L44	S 71°30'06" E	15.16'
L45	N 29°40'27" E	13.30'
L46	N 17°36'31" W	14.48'
L47	S 61°27'16" E	14.67'
L48	S 59°15'31" E	84.21'
L49	N 24°10'05" E	14.67'
L50	N 11°53'48" E	14.63'
L51	N 38°44'12" E	14.49'
L52	S 51°38'28" E	13.88'
L53	N 47°17'18" E	13.89'
L54	N 23°36'35" E	52.56'
L55	N 23°36'35" E	84.08'
L56	N 23°36'35" E	76.85'
L57	N 23°36'35" E	98.15'
L58	N 23°36'35" E	11.65'
L59	N 23°36'35" E	64.48'
L60	S 47°37'20" E	13.09'
L61	N 59°58'03" E	14.54'
L62	N 36°25'11" E	13.92'
L63	N 53°53'29" W	14.43'
L64	N 34°40'16" W	13.91'
L65	N 79°16'32" E	12.64'
L66	S 27°19'25" E	14.40'
L67	S 16°37'23" W	90.81'
L68	N 18°22'32" W	29.34'
L69	N 89°07'25" E	4.00'
L70	N 53°28'43" E	13.91'
L71	N 43°31'05" W	13.48'
L72	N 18°22'32" W	14.76'
L73	N 18°22'32" W	60.66'
L74	N 18°22'32" W	80.00'
L75	N 18°22'32" W	80.00'
L76	N 18°22'32" W	12.45'
L77	N 18°22'32" W	58.35'
L78	N 00°48'53" W	53.41'
L79	N 00°48'53" W	43.64'
L80	N 00°48'53" W	46.59'
L81	N 00°48'53" W	56.36'
L82	S 11°20'44" E	25.62'
L83	S 11°20'44" E	70.09'
L84	S 11°20'44" E	80.00'
L85	S 11°20'44" E	62.02'
L86	S 11°20'44" E	71.94'

STREET ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°14'33" W	25.08
L2	N 40°07'37" E	47.88'
L3	S 25°39'59" W	55.19'
L4	S 32°29'21" W	86.09'
L5	S 50°07'12" E	91.35'
L6	S 46°30'18" W	45.78'
L7	N 04°28'48" E	50.04'
L8	N 81°58'12" E	66.55'
L9	S 18°38'36" E	33.73'
L10	S 28°37'54" E	14.51'
L11	N 85°31'12" W	23.00'
L12	N 80°35'46" W	97.37'
L13	N 49°52'23" W	201.37
L14	S 16°37'23" W	166.84'

STREET ℄ CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00	48°37'50"	339.51	N 25°33'28" W	329.41
C2	400.00'	48°37'51"	339.51'	N 64°26'32" E	329.41'
C3	250.00'	123°43'53"	539.88'	S 29°22'36" E	440.92'
C4	250.00'	116°54'32"	510.11'	S 32°47'17" E	426.11'
C5	350.00'	31°13'48"	190.77'	S 34°15'29" E	188.42'
C6	350.00'	11°33'52"	70.64'	N 66°07'46" E	70.52'
C7	800.00'	57°58'07"	809.39'	S 79°06'15" E	775.31'
C8	600.00'	42°01'29"	440.08'	N 25°29'33" E	430.28'
C9	1000.00'	15°49'32"	276.21'	N 03°25'58" W	275.33'
C10	1000.00'	10°31'51"	183.80'	S 06°04'49" E	183.54'
C11	1000.00'	31°40'14"	552.76'	S 15°01'14" W	545.75'
C12	1000.00	4°07'01"	71.86	S 32°54'51" W	71.84
C13	700.00'	36°48'34"	449.71'	S 79°37'31" E	442.02'
C14	526.00'	7°41'34"	70.62'	N 78°07'25" E	70.57'
C15	526.00	3°55'22"	36.01	N 72°18'57" E	36.00
C16	1450.00'	0°54'00"	22.77'	N 18°39'08" E	22.77'
C17	380.00'	132°15'59"	877.22'	N 85°14'07" E	695.01'
C18	250.00'	73°33'15"	320.94'	N 57°42'11" E	299.35'
C19	650.00'	39°18'05"	445.86'	N 01°16'30" E	437.17'
C20	250.00'	62°13'14"	271.49'	N 49°29'09" W	258.34'
C21	700.00'	21°05'26"	257.67'	S 09°18'36" W	256.22'
C22	942.00'	38°13'52"	628.56'	N 00°44'24" E	616.96'
C23	580.00'	44°52'27"	454.26'	N 40°48'46" W	442.74'
C24	600.00'	37°37'07"	393.94'	S 44°26'26" E	386.90'
C25	450.00'	50°39'01"	397.81'	S 68°39'41" E	384.98'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5005.59	1°25'19"	124.23	N 43°10'28" W	124.23
C2	574.00	13°40'50"	137.05	S 32°28'18" E	136.73
C3	1040.00	1°26'00"	26.02	N 34°15'20" E	26.02
C4	960.00	2°27'29"	41.19	S 33°44'40" W	41.18
C5	574.00	13°44'06"	137.60	S 56°22'56" E	137.27
C6	606.00	19°54'48"	210.62	S 53°17'35" E	209.56
C7	424.00	50°39'01"	374.82	S 68°39'41" E	362.73
C8	1000.00	23°47'40"	415.29	S 05°42'46" W	412.31
C9	1476.00	0°54'00"	23.18	S 18°39'08" W	23.18
C10	406.00	0°41'12"	4.86	S 19°26'43" W	4.86
C11	526.00	48°44'05"	447.41	S 44°09'22" W	434.04
C12	321.00	40°44'09"	228.22	S 39°07'20" E	223.45
C13	364.00	9°37'01"	61.10	S 54°40'54" E	61.03
C14	443.00	48°37'50"	376.00	S 25°33'28" E	364.82

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°28'38" W	10.57
L2	N 86°43'34" E	11.91
L3	S 55°02'34" E	80.00
L4	S 08°23'58" E	15.18
L5	S 03°59'12" E	52.00
L6	S 00°57'49" E	142.77
L7	S 06°11'04" E	184.22
L8	S 71°47'52" E	173.23
L9	S 70°12'41" E	120.00
L10	S 18°38'36" E	118.21
L11	S 63°53'02" E	14.08
L12	S 18°38'36" E	52.01
L13	S 26°04'50" W	9.95
L14	S 59°29'25" E	26.18
L15	S 49°52'23" E	61.12
L16	S 01°14'33" E	8.08
L17	S 46°14'32" E	24.04

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT
SOMERSET PAR□

BLOC□1, LOTS 1-25, BLOC□ 2, LOTS 1-18, BLOC□ 3, LOT1, BLOC□ 4, LOT 1, BLOC□ 5, LOTS 1-15, BLOC□ 6, LOTS15-35, BLOC□7, LOTS 1-18, BLOC□ 8, LOTS 1-18, BLOC□ 9, LOTS 1-16, BLOC□ 10, LOTS 1-2 & 5-15, BLOC□ 11, LOTS 9-13, AND BLOC□ 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: □AY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PAR□ DEVELOPMENT, LLC
& ARCADIA LA□ES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PER□INS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

Decem□er 5, 2017

1"□100□

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as the AMENDING PLAT OF SOMERSET PARK to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SOMERSET PARK DEVELOPMENT, LLC,

_____
Representative:

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Somerset Park Development, LLC, and Arcadia Lakes of Somerset Holdings, LLC. are the owner's of a tract of land in the Abner Johnson Survey, Abstract No. 123, situated in the City of Rockwall, in Rockwall County, Texas, being a portion of a tract of land to Somerset Park Development, LLC, as recorded in Instrument Number 20160000010169 of the Official Public Records of Rockwall County, Texas and a portion of a remainder of a tract of land to Arcadia Lakes of Somerset Holdings, LLC. recorded in Instrument Number 20130000500385 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Somerset Park tract, lying on the north Right of Way of Farm to Market (F.M.) 549, a variable width right-of-way;

THENCE South 88 degrees 45 minutes 27 seconds West along the south line of said Somerset Park tract and the north line of said F.M. 549, a distance of 1321.87 feet to a 3 inch T.X.D.O.T. right-of-way disk found for the southwest corner of said Somerset Park tract, said point also lying on the east line of State Highway (S.H.) 205 a called 100 feet wide right-of-way and at the beginning of a curve to the right;

THENCE with said curve to the right and along the east line of said S.H. 205, having a radius of 5005.59 feet, a central angle of 01 degrees 25 minutes 19 seconds, an arc length of 124.23 feet, a chord bearing of North 43 degrees 10 minutes 28 seconds West, a distance of, 124.23 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Somerset Park tract, same being the south corner of a tract of land to N.L. Lofland & Annie Lofland as recorded in Volume 28, Page 487 of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West along the common line of said N.L. Lofland & Annie Lofland tract and said Somerset Park tract, a distance of 1062.07 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 00 degrees 59 minutes 21 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 869.90 feet to a 60-D nail found at the northerly base of a fence corner post for the northeast corner of said N.L. Lofland & Annie Lofland tract and at an inner ell corner of said Somerset Park tract;

THENCE North 85 degrees 28 minutes 38 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 10.57 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to N.L. Lofland recorded in Volume 30, Page 548, of the Deed Records of Rockwall County, Texas, same point lying on the north line of said N.L. Lofland & Annie Lofland tract and on the west line of said Somerset Park tract;

THENCE North 00 degrees 08 minutes 29 seconds East along the common line of said N.L. Lofland tract and said Somerset Park tract, a distance of 428.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said Somerset Park tract;

THENCE departing the east line of said N.L. Lofland tract, along the north/east lines of said Somerset Park tract and partially through the interior of said Arcadia tract the following courses and distances;

THENCE North 64 degrees 22 minutes 07 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 40 minutes 50 seconds, an arc length of 137.05 feet,a chord bearing of South 32 degrees 28 minutes 18 seconds East, a distance of 136.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 86 degrees 43 minutes 34 seconds East, a distance of 11.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1040.00 feet, a central angle of 01 degrees 26 minutes 00 seconds, an arc length of 26.02 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 55 degrees 02 minutes 34 seconds East a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 960.00 feet, a central angle of 02 degrees 27 minutes 29 seconds, an arc length of 41.19 feet, a chord bearing of South 33 degrees 44 minutes 40 seconds West a distance of 41.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 08 degrees 23 minutes 58 seconds East a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 44 minutes 06 seconds, an arc length of 137.60 feet, a chord bearing of South 56 degrees 22 minutes 56 seconds East a distance of 137.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 606.00 feet, a central angle of 19 degrees 54 minutes 48 seconds, an arc length of 210.62 feet, a chord bearing of South 53 degrees 17 minutes 35 seconds East, a distance of, 209.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 424.00 feet, a central angle of 50 degrees 39 minutes 01 seconds, an arc length of 374.82 feet, a chord bearing of South 68 degrees 39 minutes 41 seconds East, a distance of, 362.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 03 degrees 59 minutes 12 seconds East, a distance of 52.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 57 minutes 49 seconds East, a distance of 142.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 11 minutes 04 seconds East, a distance of 184.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1000.00 feet, a central angle of 23 degrees 47 minutes 40 seconds, an arc length of 415.29 feet, a chord bearing of South 05 degrees 42 minutes 46 seconds West, a distance of 412.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 71 degrees 47 minutes 52 seconds East, a distance of 173.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1476.00 feet, a central angle of 00 degrees 54 minutes 00 seconds, an arc length of 23.18 feet, a chord bearing of South 18 degrees 39 minutes 08 seconds West, a distance of, 23.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 406.00 feet, a central angle of 00 degrees 41 minutes 12 seconds, an arc length of 4.86 feet, a chord bearing of South 19 degrees 26 minutes 43 seconds West, a distance of, 4.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 70 degrees 12 minutes 41 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 526.00 feet, a central angle of 48 degrees 44 minutes 05 seconds, an arc length of 447.41 feet, a chord bearing of South 44 degrees 09 minutes 22 seconds West, a distance of, 434.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 63 degrees 53 minutes 02 seconds East a distance of 14.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 52.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 04 minutes 50 seconds West a distance of 9.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 321.00 feet, a central angle of 40 degrees 44 minutes 09 seconds, an arc length of 228.22 feet, a chord bearing of South 39 degrees 07 minutes 20 seconds East a distance of 223.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 59 degrees 29 minutes 25 seconds East a distance of 26.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 364.00 feet, a central angle of 09 degrees 37 minutes 01 seconds, an arc length of 61.10 feet, a chord bearing of South 54 degrees 40 minutes 54 seconds East a distance of 61.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 52 minutes 23 seconds East a distance of 61.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 443.00 feet, a central angle of 48 degrees 37 minutes 50 seconds, an arc length of 376.00 feet, a chord bearing of South 25 degrees 33 minutes 28 seconds East a distance of 364.82 feet;

THENCE South 01 degrees 14 minutes 33 seconds East a distance of 8.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 46 degrees 14 minutes 32 seconds East a distance of 24.04 feet to the POINT OF BEGINNING containing 2,457,949 square Feet, or 56.427 acres of land.

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD/REMOVE UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the _____ day of _____, 2017.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY

OF _____, 2017

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

AMENDING PLAT
SOMERSET PAR□

BLOC□1, LOTS 1-25, BLOC□ 2, LOTS 1-18, BLOC□ 3, LOT1, BLOC□ 4, LOT 1, BLOC□ 5, LOTS 1-15, BLOC□ 6, LOTS15-35, BLOC□7, LOTS 1-18, BLOC□ 8, LOTS 1-18, BLOC□ 9, LOTS 1-16, BLOC□ 10, LOTS 1-2 & 5-15, BLOC□ 11, LOTS 9-13, AND BLOC□ 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: □AY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PAR□ DEVELOPMENT, LLC
& ARCADIA LA□ES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PER□INS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

Decem□er 5, 2017

1"□100□

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/26/2017

APPLICANT: Jeremy Epton

AGENDA ITEM: **P2017-071;** *Lot 1, Block A, Epton Addition*

SUMMARY:

Consider a request by Jeremy Upton for the approval of a final plat for Lot 1, Block A, Epton Addition being a 4.95-acre tract of land identified as Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to final plat a 4.95-acre tract of land [*i.e. Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77*] into one (1) parcel of land [*Lot 1, Block A, Epton Addition*] for the purpose of combining one (1) lot into two (2) lots for the expansion of an existing single-family home.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *final plat* for *Lot 1 Block A, Epton Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-071	**Owner**	PARKER, MARK	**Applied**	12/18/2017 LM
Project Name	Lot 1, Block A, Epton Addition	**Applicant**	JEREMY EPTON	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	12/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
2075 AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	18	NULL	18	0077-0000-0018-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/18/2017	12/25/2017	12/19/2017	1	APPROVED	
ENGINEERING	Amy Williams	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See Comment
(12/20/2017 2:30 PM AW)							
See markup...incorrect adjacent property owner information							
FIRE	Ariana Hargrove	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
GIS	Lance Singleton	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
PLANNING	Korey Brooks	12/18/2017	12/25/2017	12/21/2017	3	COMMENTS	Comments

P2017-71 Lot 1, Block A, Epton Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

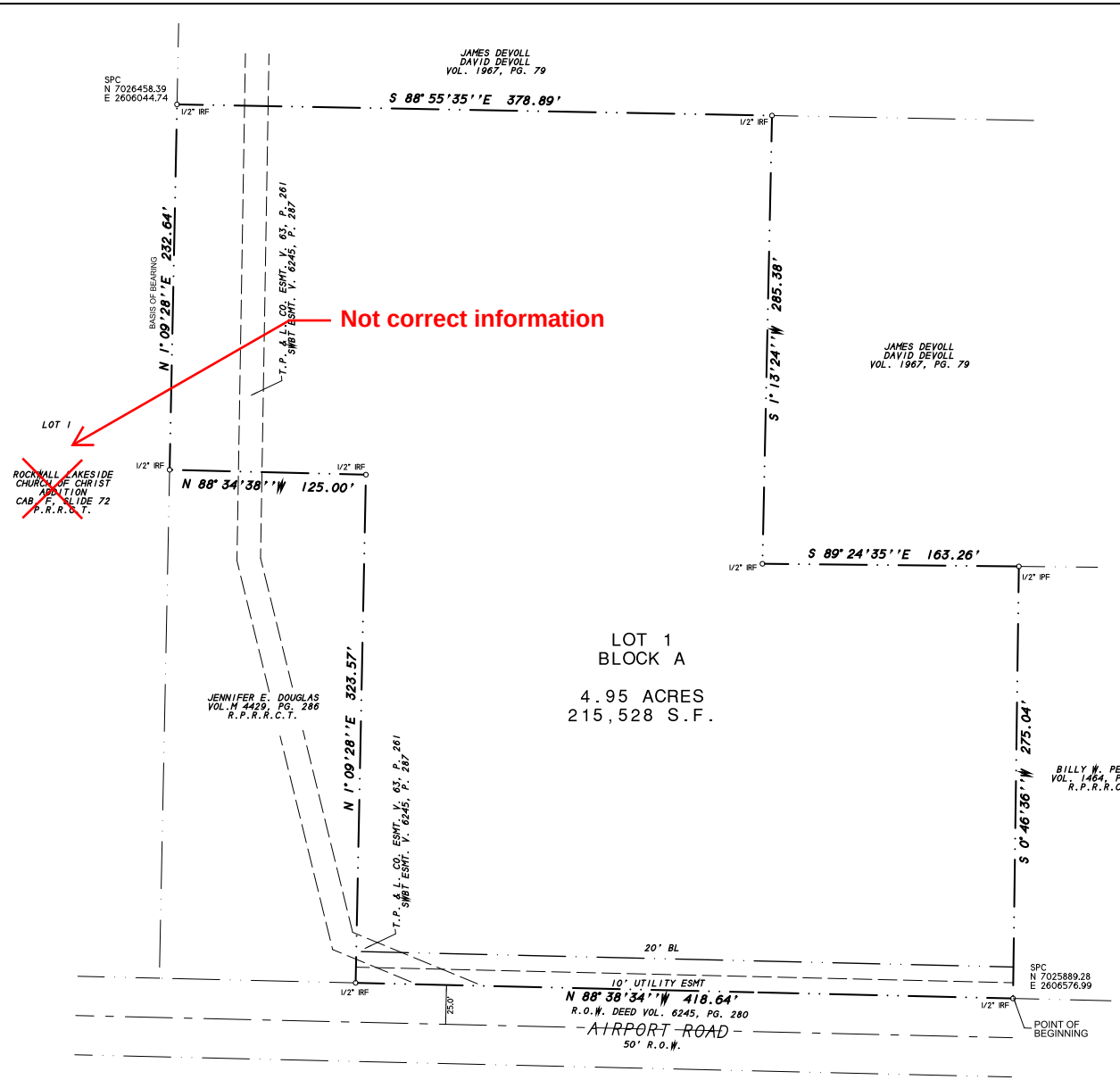
I.1 This is a request by Jeremy Upton for the approval of a final plat for Lot 1, Block A, Epton Addition being a 4.95-acre tract of land identified as Tracts 18 & 19 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2075 Airport Road

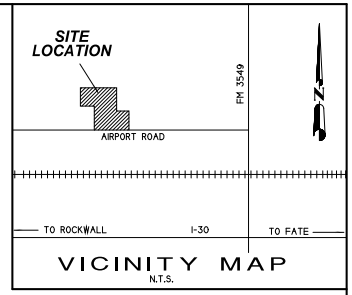
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

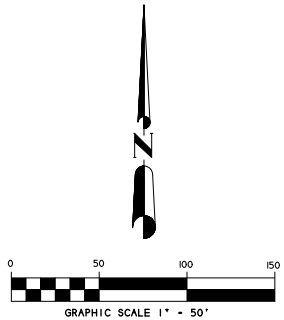
M.3 For reference, include the case number (P2017-071) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Meeting for this case is December 26, 2017.

I.5 The projected City Council meeting date and subsequent approval for this plat is January 2, 2018.







FINAL PLAT

EPTON ADDITION

LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

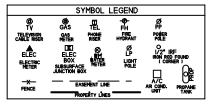
1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

2) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

3) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

4) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SHEET 1 OF 2

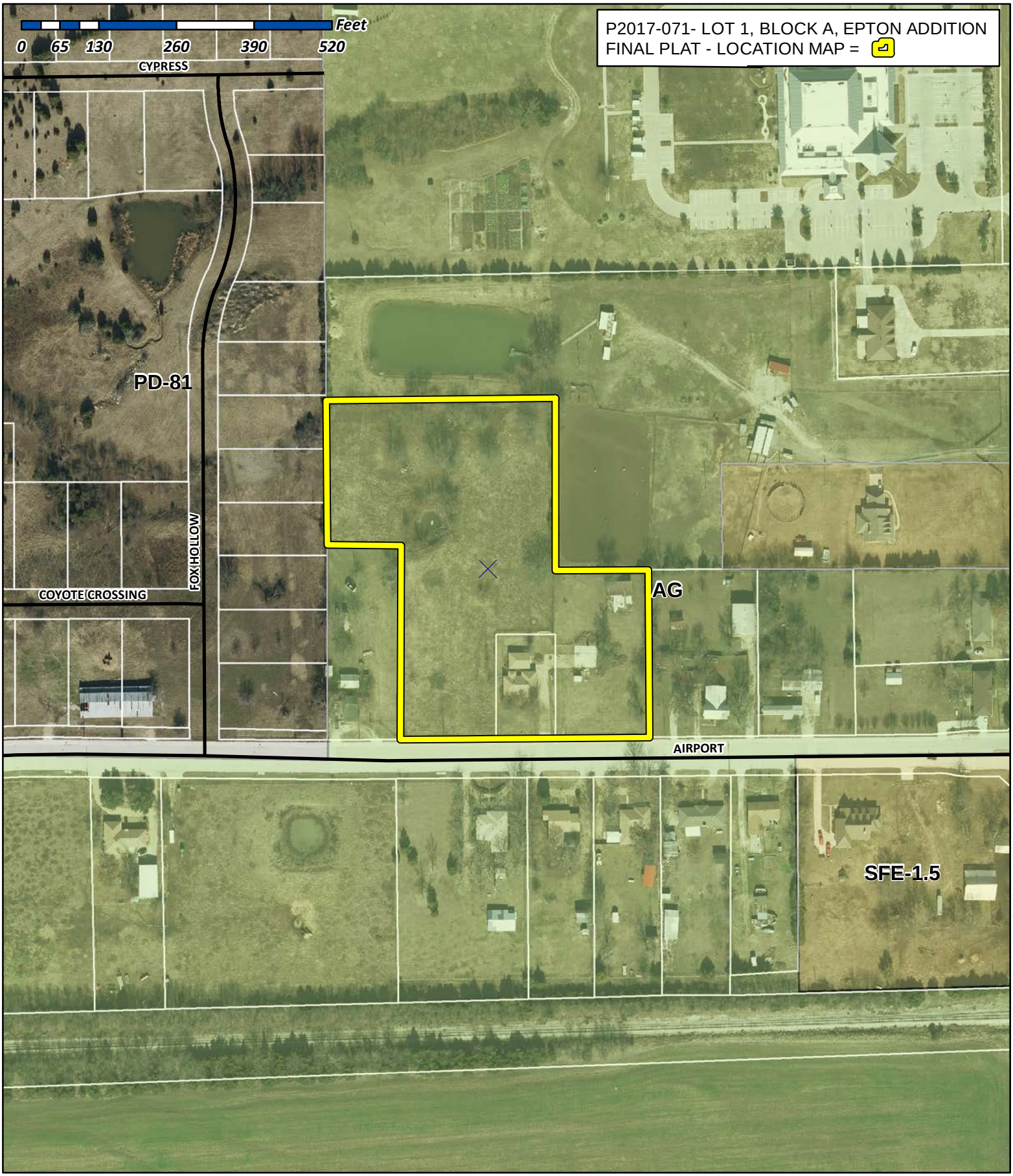


SURVEY DATE DECEMBER 12, 2017
SCALE 1" = 50' FILE # 20150309PP
CLIENT EPTON

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

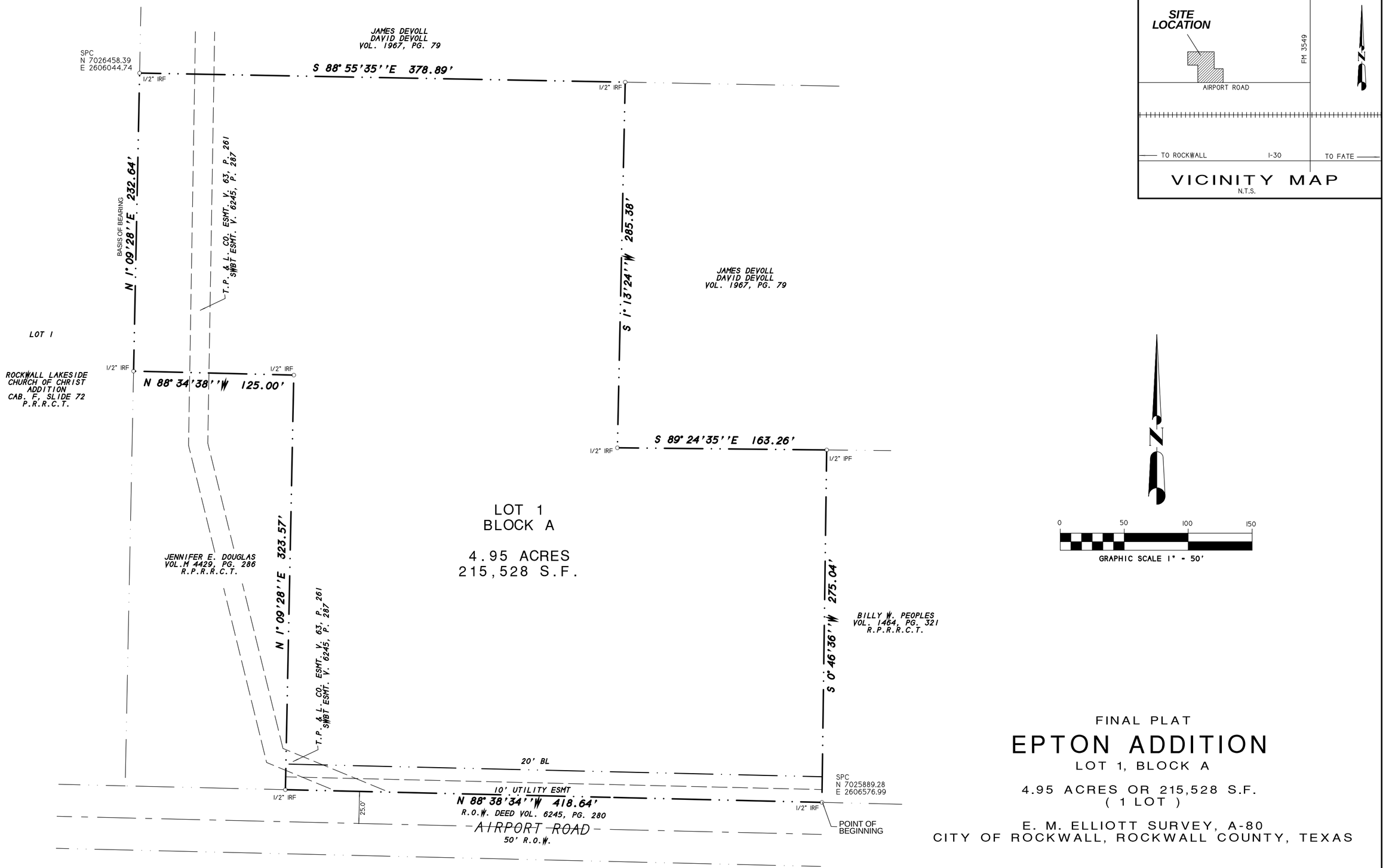
CITY CASE P2017-



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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FINAL PLAT

EPTON ADDITION

LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WM WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND (CORNER) · FENCE · EASEMENT LINE · PROPERTY LINES · A/C AIR COND. UNIT · PROPANE TANK

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

SURVEY DATE DECEMBER 12, 2017
SCALE 1" = 50' FILE # 20150309PP
CLIENT EPTON

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeremy Epton and Kristi Helmer, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land as described in a Warranty deed from Arvel Gray and Lena Gray to J.E. Parker and Deloris Estelle Parker, dated August 19, 1967 and being recorded in Volume 80, Page 41 of the Deed Records of Rockwall County, Texas, and also a part of a tract of land as described in a Special Warranty deed from Bobby H. Douglas to Deloris Estelle Douglas, dated August 26, 2000 and being recorded in Volume 2011, Page 267 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east boundary line of said Parker tract and the west boundary line of a tract of land as described in a Warranty deed to Billy W. Peoples, as recorded in Volume 1464, Page 321 of the Real Property Records of Rockwall County, Texas, said point being N. 00 deg. 46 min. 36 sec. E., 24.91 feet from the southeast corner of said Parker tract and in the north right-of-way line of Airport Road, per deed recorded in Volume 6245, Page 280 of the Official Public Records of Rockwall County, Texas;

THENCE N. 88 deg. 38 min. 34 sec. W. along the north right-of-way line of Airport Road, a distance of 418.64 feet to a 1/2" iron rod found for corner in the east boundary line of a tract of land as described in a Warranty deed to Jennifer Douglas, as recorded in Volume 4429, Page 286 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 09 min. 28 sec. E. along the east line of said Jennifer Douglas tract, a distance of 323.57 feet to a 1/2" iron rod found for corner at the northeast corner of same;

THENCE N. 88 deg. 34 min. 38 sec. W. along the north line of said tract, a distance of 125.00 feet to a 1/2" iron rod found for corner at the northwest corner of same;

THENCE N. 01 deg. 09 min. 28 sec. E. a distance of 232.64 feet to a 1/2" iron rod found for corner at the northwest corner of said Deloris Estelle Douglas tract;

THENCE S. 88 deg. 55 min. 35 sec. E. a distance of 378.89 feet to a 1/2" iron rod found for corner at the northeast corner of said Deloris Estelle Douglas tract;

THENCE S. 01 deg. 13 min. 24 sec. W. a distance of 285.38 feet to a 1/2" iron rod found for corner at the northwest corner of said Parker tract;

THENCE S. 89 deg. 24 min. 35 sec. E. a distance of 163.26 feet to a 1/2" iron pipe found for corner at the northeast corner of said Parker tract and northwest corner of said Peoples tract;

THENCE S. 00 deg. 46 min. 36 sec. W. a distance of 275.04 feet to the POINT OF BEGINNING and containing 215,528 square feet or 4.95 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as EPTON ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in EPTON ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
JEREMY EPTON

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEREMY EPTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

_____
KRISTI HELMER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KRISTI HELMER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of EPTON ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

EPTON ADDITION

LOT 1, BLOCK A

4.95 ACRES OR 215,528 S.F.
(1 LOT)

E. M. ELLIOTT SURVEY, A-80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1/2" CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE DECEMBER 12, 2017
SCALE 1" = 50' FILE # 20150309PP
CLIENT EPTON

OWNER:
JEREMY EPTON
KRISTI HELMER
2075 AIRPORT ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2017-

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/26/2017

APPLICANT: James Zaferis

AGENDA ITEM: **P2017-072;** *Lot 6, Block C, Rockwall Technology Park Addition*

SUMMARY:

Consider a request by James Zaferis on behalf of Pete Koulos of Astrocheif Texas LLC (DBA Pegasus Food) for the approval of a replat for Lot 6, Block C, Rockwall Technology Park Addition being a 8.482-acre parcel of land identified as Lot 5, Block C, Rockwall Technology Park, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1635 Innovation Drive, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to replat an 8.482-acre parcel of land [*i.e*. *Lot 5, Block C, Rockwall Technology Park Addition*] into one (1) parcel of land [*i.e. Lot 6, Block C, Rockwall Technology Park Addition*] for the purpose of adding the necessary fire lane and utility easements for an existing building that is being converted to a frozen food manufacturing facility [*i.e. Pegasus Food*].

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for *Lot 6 Block C, Rockwall Technology Park Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-072	**Owner**	MLRP, 1635 INNOVATON LP	**Applied**	12/18/2017 LM
Project Name	Lot 5, Block C, Rockwall Technology Park	**Applicant**	JAMES ZAFERIS	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	12/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
1635 INNOVATION DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TECHNOLOGY PARK	5	C	5	4816-000C-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/18/2017	12/25/2017	12/19/2017	1	APPROVED	
ENGINEERING	Amy Williams	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See Comments
(12/20/2017 2:34 PM AW) See markup Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Show the portion of the utility easement to be abandoned							
FIRE	Ariana Hargrove	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
GIS	Lance Singleton	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
PLANNING	Korey Brooks	12/18/2017	12/25/2017	12/21/2017	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-72 Lot 6, Block C, Rockwall Technology Park Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by James Zaferis on behalf of Pete Koulos of Astrocheif Texas LLC (DBA Pegasus Food) for the approval of a replat for Lot 6, Block C, Rockwall Technology Park being a 8.482-acre parcel of land identified as Lot 5, Block C, Rockwall Technology Park, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1635 Innovation Drive.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-072) in the lower right hand corner of all pages on future submittals.

M.4 Please note that the lot and block designation is Lot 6, Block C

M.5 This is not an amended plat, this is a replat. Please use the standard City Signature Block.

M.6 Please check your wording in the title block. It is typically:

Amended Plat
Rockwall Technology Park
Lot 6, Block C
Being a replat of…."

M.7 Please provide SF of lot in addition to the acreage.

M.8 Please provide graphic scale in addition to numeric scale.

M.9 Please provide a vicinity map.

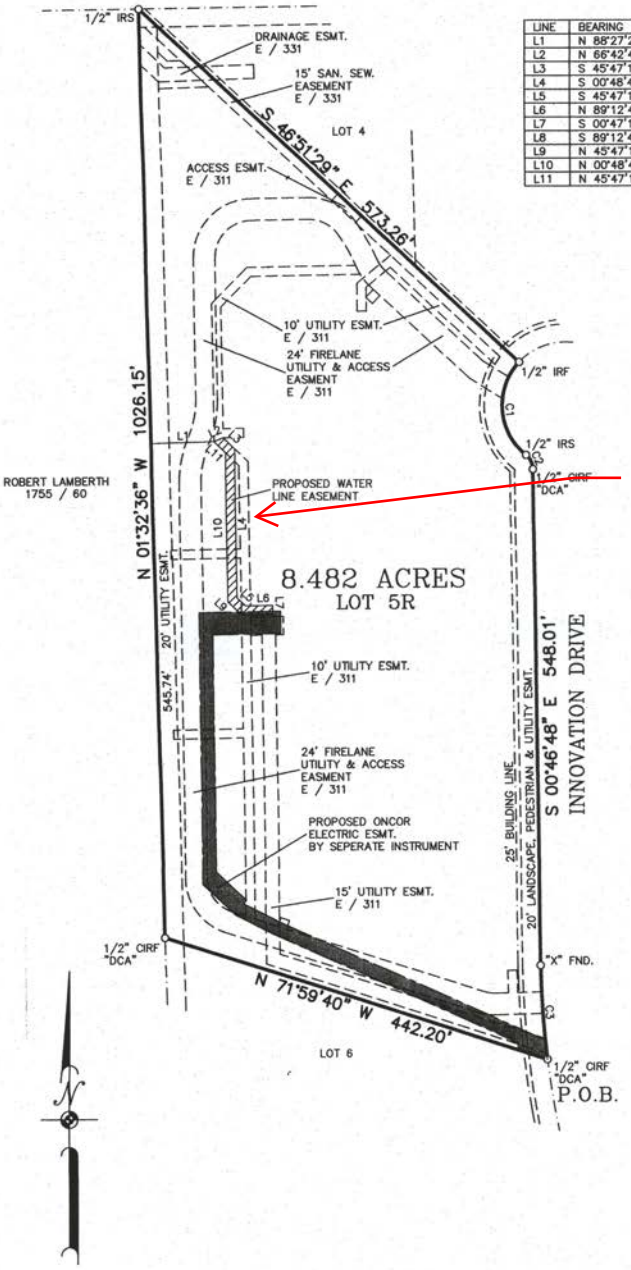
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Meeting for this case is December 26, 2017.

I.11 The projected City Council meeting date and subsequent approval for this plat is January 2, 2018.

HITT FAMILY LIMITED PARTNERSHIP
1875 / 238

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	115.25'	102.67'	S 04°07'00" E	94°19'57"
C2	20.50'	18.06'	17.48'	S 26°02'37" E	50°28'59"
C3	930.00'	104.71'	104.66'	S 04°02'56" E	6°27'04"

LINE	BEARING	DISTANCE
L1	N 88°27'24" E	69.49'
L2	N 66°42'46" E	10.82'
L3	S 45°47'14" E	17.79'
L4	S 00°48'42" E	164.69'
L5	S 45°47'14" E	12.78'
L6	N 89°12'46" E	29.61'
L7	S 00°47'14" E	10.00'
L8	S 89°12'46" W	33.75'
L9	N 45°47'14" W	21.06'
L10	N 00°48'42" W	164.69'
L11	N 45°47'14" W	17.80'



Show the portion of the utility easement to be abandoned.

Tie two corners to City of Rockwall monumentation (X, Y coordinates)

2017 0

FILE CO

REPLAT OF LOT 5, BLOCK
AMENDED PLAT OF LOT 3, I
ROCKWALL TECHNOLO

AN ADDITION TO THE CITY OF F
ROCKWALL COUNTY, TE
8.482 ACRES
DECEMBER, 2017

Owner:
Evangelos & Vasiliki Ambatielos
1635 Innovation Drive
Rockwall, Texas 75032

Surv
Owe
261
Gre
(903

SCALE: 1" = 100'

LEGEND

POWER POLE · WATER METER · GAS METER · WATER VALVE · FIRE HYDRANT · ELECTRIC METER · MAILBOX · CLEAN OUT · TELEPHONE PEDESTAL · UNDERGROUND CABLE MARKER · WOOD FENCE · BARBED WIRE FENCE · CHAINLINK FENCE

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: DEC.
DRAWN BY:



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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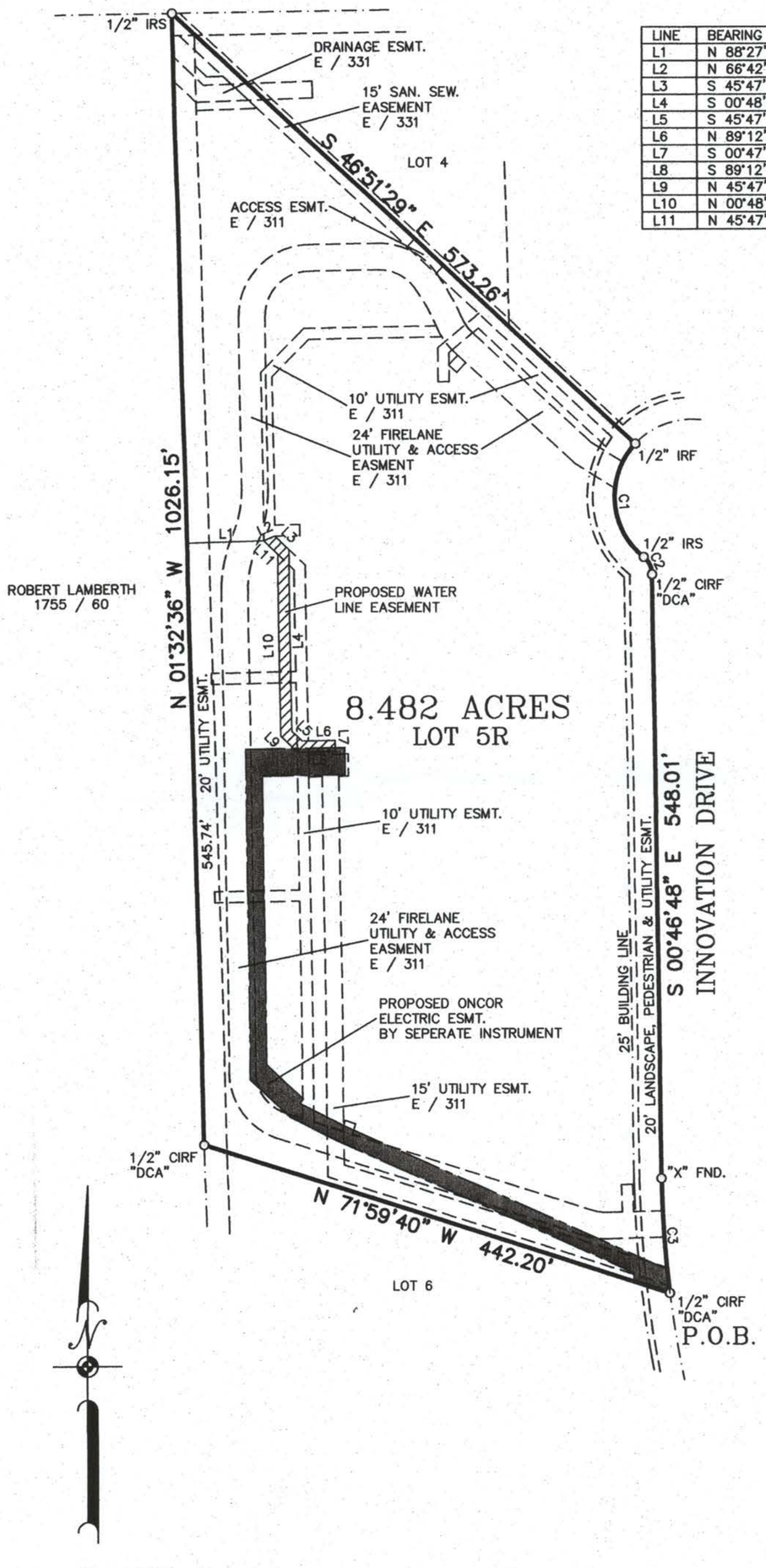
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	115.25'	102.67'	S 04°07'00" E	94°19'57"
C2	20.50'	18.06'	17.48'	S 26°02'37" E	50°28'59"
C3	930.00'	104.71'	104.66'	S 04°02'56" E	6°27'04"

LINE	BEARING	DISTANCE
L1	N 88°27'24" E	69.49'
L2	N 66°42'46" E	10.82'
L3	S 45°47'14" E	17.79'
L4	S 00°48'42" E	164.69'
L5	S 45°47'14" E	12.78'
L6	N 89°12'46" E	29.61'
L7	S 00°47'14" E	10.00'
L8	S 89°12'46" W	33.75'
L9	N 45°47'14" W	21.06'
L10	N 00°48'42" W	164.69'
L11	N 45°47'14" W	17.80'



SCALE: 1" = 100'

LEGEND

POWER POLE	WATER VALVE	MAILBOX	UNDERGROUND CABLE MARKER	WOOD FENCE	
WATER METER	FIRE HYDRANT	CLEAN OUT		BARBED WIRE FENCE	
GAS METER	ELECTRIC METER	TELEPHONE PEDESTAL		CHAINLINK FENCE	

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: DEC.
DRAWN BY:

2017 0

FILE CO

REPLAT OF LOT 5, BLOCK
AMENDED PLAT OF LOT 3, B
ROCKWALL TECHNOLO

AN ADDITION TO THE CITY OF R
ROCKWALL COUNTY, TE
8.482 ACRES
DECEMBER, 2017

Owner:
Evangelos & Vasiliki Ambatielos
1635 Innovation Drive
Rockwall, Texas 75032

Surv
Owe
2616
Gree
(903

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **EVANGELOS AND VASILIKI AMBATIELOS,** BEING THE OWNERS OF A TRACT OF LAND within the City of Rockwall, County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Rockwall County, Texas, being part of the J.M. Allen Survey, Abstract No. 2, being all of Lot 5, Block C of the AMENDED REPLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall as recorded in Cabinet E on Slides 329-330 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a capped "DCA" 1/2 inch iron rod found for a corner at the southeast corner of Lot 5 in Innovation Drive;
THENCE N 71°59'40" W along the south line of Lot 5, a distance of 442.20 feet to a capped "DCA" 1/2 inch iron rod found for a corner at the southwest corner of Lot 5;
THENCE N 01°32'36" W along the west line of Lot 5, a distance of 1026.15 feet to a 1/2 inch iron rod set for a corner at the northwest corner of Lot 5;
THENCE S 46°51'29" E along the northeast line of Lot 5, a distance of 573.26 feet to a 1/2 inch iron rod found for a corner at the northeast corner of Lot 5 in Innovation Drive, said corner being at the beginning of a curve to the left, having a central angle of 94°19'57", a radius of 70.00 feet and a chord bearing of S 04°07'00" E and a chord length of 102.67 feet;
THENCE in the Southeasterly direction, along said curve to the left and along Innovation Drive, an arc length of 115.25 feet to a 1/2 inch iron rod set for a corner, said corner being at the beginning of a curve to the right, having a central angle of 50°28'59", a radius of 20.50 feet and a chord bearing of S 26°02'37" E and a chord length of 17.48 feet;
THENCE in the Southeasterly direction, along said curve to the right and along Innovation Drive, an arc length of 18.06 feet to a capped "DCA" 1/2 inch iron rod found for a corner,
THENCE S 00°46'48" E along the east line of Lot 5 and Innovation Drive, a distance of 548.01 feet to an "x" found in concrete for a corner, said corner being at the beginning of a curve to the left, having a central angle of 06°27'04", a radius of 930.00 feet and a chord bearing of S 04°02'56" E and a chord length of 104.66 feet;
THENCE in the Southeasterly direction, along said curve to the left and along Innovation Drive, an arc length of 104.71 feet returning to the Point of Beginning and containing 8.482 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK,** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit , should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made hereon.

Evangelos Ambatielos **Vasiliki Ambatielos**

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this the _____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Registered Public Surveyor No. 5387

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

Direction of Planning

City Engineer

REPLAT OF LOT 5, BLOCK C OF THE AMENDED PLAT OF LOT 3, BLOCK C OF ROCKWALL TECHNOLOGY PARK

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
8.482 ACRES
DECEMBER, 2017

Owner:
Evangelos & Vasiliki Ambatielos
1635 Innovation Drive
Rockwall, Texas 75032

Surveyor:
Owens Land Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

LEGEND

POWER POLE · WATER METER · GAS METER · WATER VALVE · FIRE HYDRANT · ELECTRIC METER · MAILBOX · CLEAN OUT · TELEPHONE PEDESTAL · UNDERGROUND CABLE MARKER · WOOD FENCE · BARBED WIRE FENCE · CHAINLINK FENCE

Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875
FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403

DATE: DEC. 12, 2017 SCALE: 1" = 100'
DRAWN BY: B. EBERT JOB NO.: 2017-507

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/26/2017

APPLICANT: City of Rockwall

AGENDA ITEM: **P2017-073;** *Lots 1, 2, & 3, Fannin Addition*

SUMMARY:

Consider a city initiated request for the approval of a final plat for Lots 1, 2, & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fanning Street and Heath Street, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat a 4.01-acre tract of land [*i.e. a portion of Lot AA, Block 122, B. F. Boydston Addition*] into three (3) parcels of land [*Lots 1, 2, & 3 Block A, Fannin Addition*] in order to subdivide one (1) lot into three (3) lots for the purpose of conveying Lots 1 and 2. Lot 3 contains a 20-inch water line and is being retained by the City of Rockwall in order to provide sufficient access to the water line. Staff should note that Lot 3 does not meet the technical requirements of the Unified Development Code, however, since the City of Rockwall is maintaining ownership of the lot, the City Council has the ability to waive the requirements.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *final plat* for *Lots 1, 2, & 3, Block A, Fannin Addition,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	P2017-073	**Owner**	CITY, OF ROCKWALL	**Applied**	12/19/2017 LM
Project Name	Fannin Addition	**Applicant**		**Approved**	
Type	PLAT			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/19/2017 LM

Site Address	**City, State Zip**	**Zoning**
FANNIN	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	AA	122 PT	AA	3140-0122-00AA-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/19/2017	12/26/2017				
ENGINEERING	Amy Williams	12/19/2017	12/26/2017	12/20/2017	1	COMMENTS	See Comment
(12/20/2017 2:40 PM AW) Line L1=15' not 7.73'							
FIRE	Ariana Hargrove	12/19/2017	12/26/2017	12/20/2017	1	APPROVED	
GIS	Lance Singleton	12/19/2017	12/26/2017	12/20/2017	1	APPROVED	
PLANNING	Korey Brooks	12/19/2017	12/26/2017	12/21/2017	2	COMMENTS	Comments

P2017-73 Lots 1, 2, & 3, Fannin Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

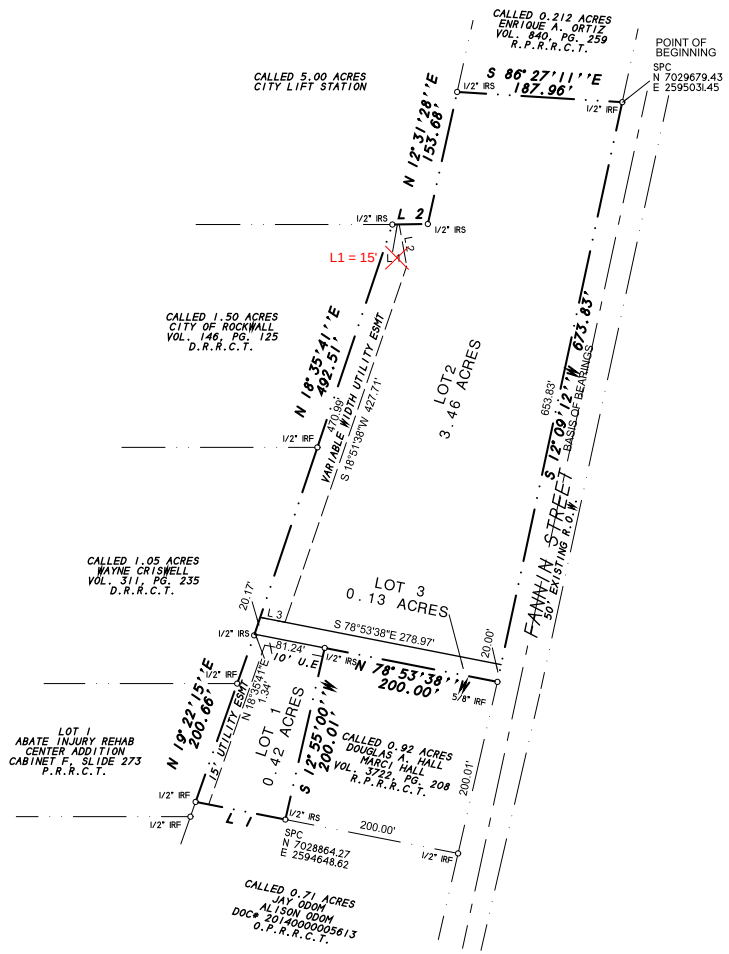
I.1 This is a city initiated request for the approval of a final plat for Lots 1, 2 & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fanning Street and Heath Street.

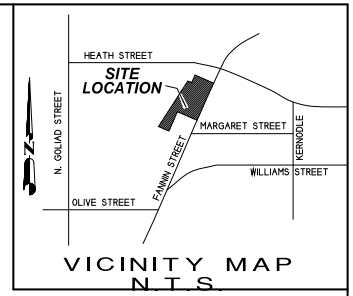
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-073) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Meeting for this case is December 26, 2017.

I.5 The projected City Council meeting date and subsequent approval for this plat is January 2, 2018.

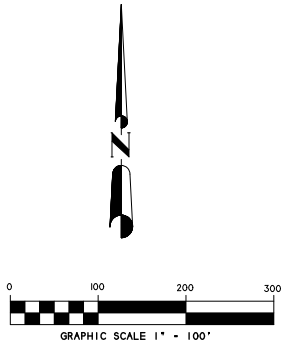




BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 78°53'38"W	103.94'
2	N 89°05'44"E	40.29'

VARIABLE WIDTH EASEMENT LINE TABE		
Line	Bearing	Distance
1	N 89°05'44"E	7.73'
2	S 10°13'14"E	48.08'
3	N 78°53'38"W	28.73'

L1 = 15'



CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

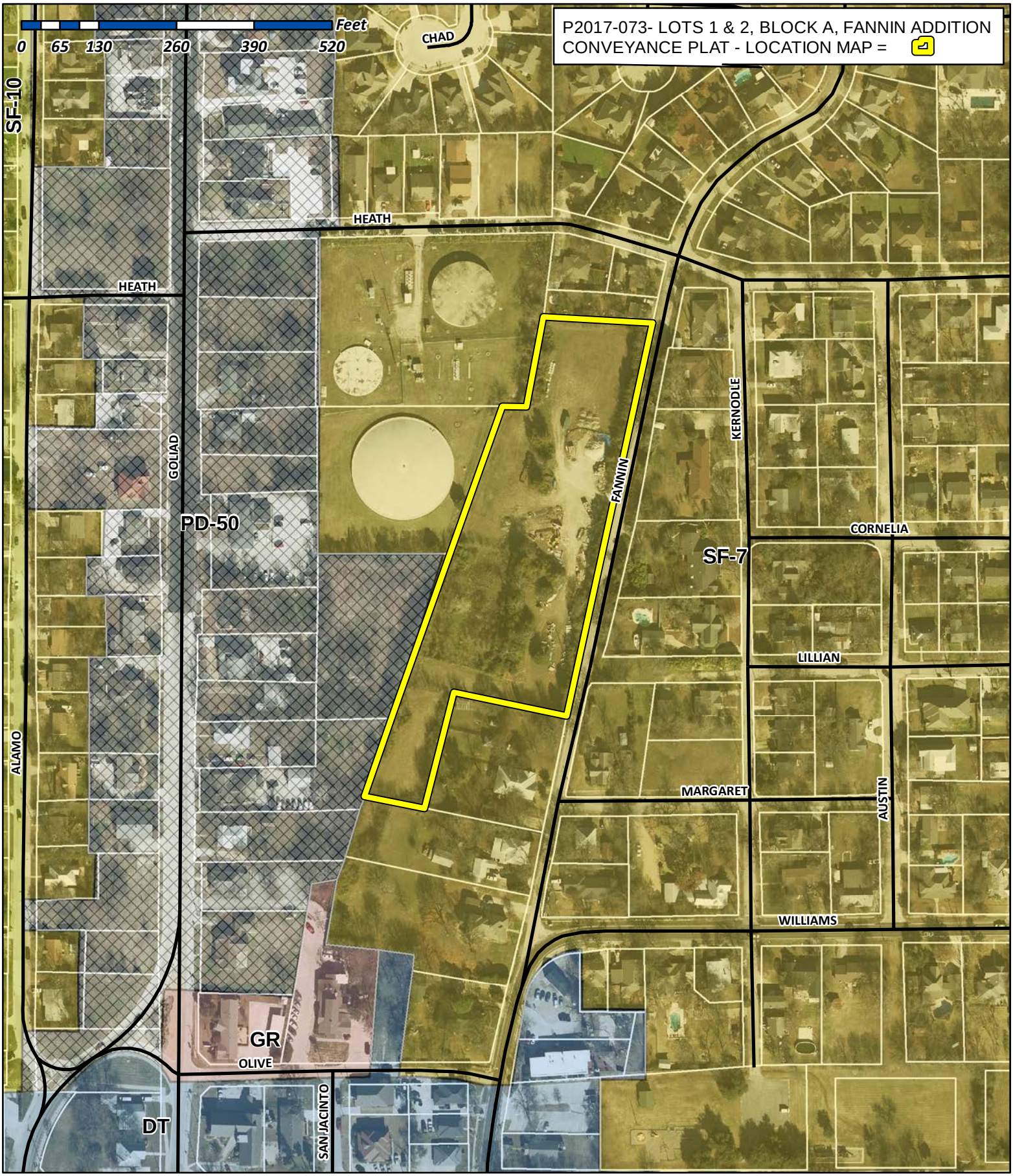
NOTES
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



City of Rockwall

Planning & Zoning Department
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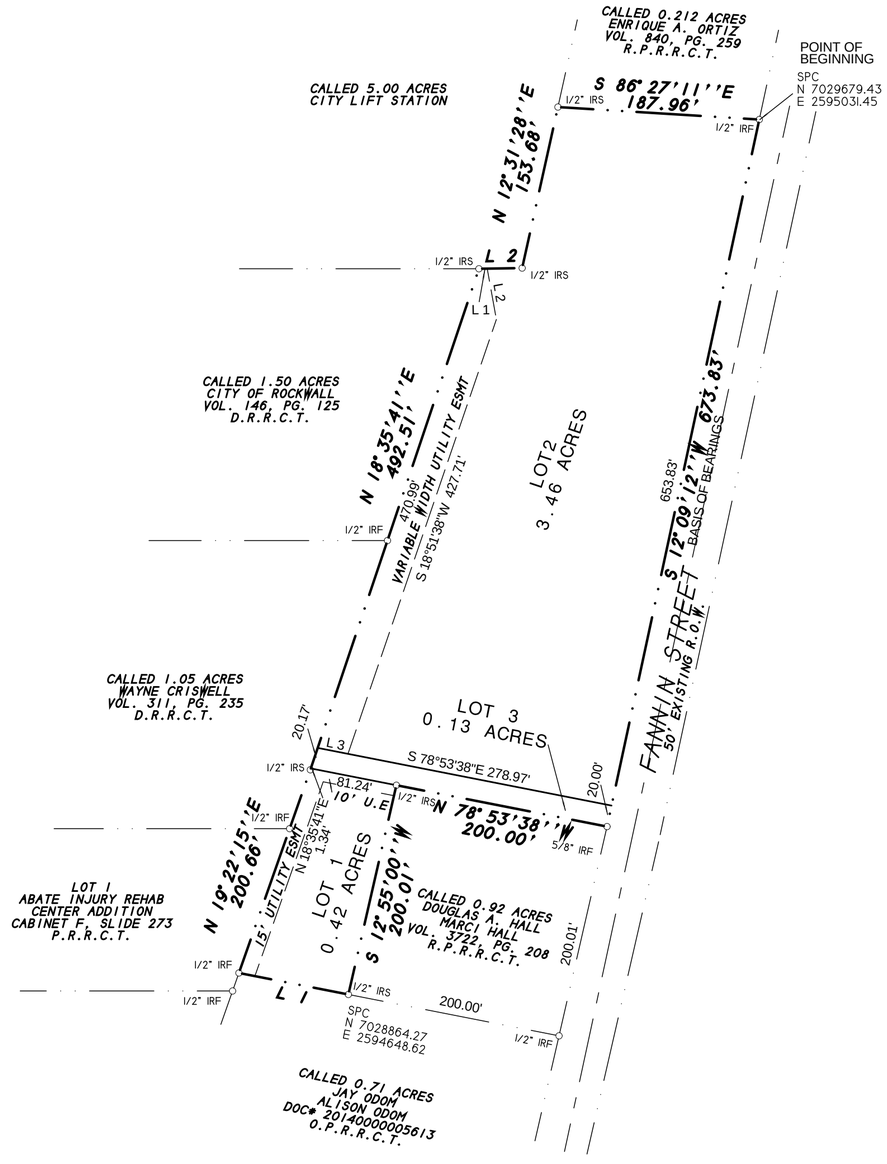

BOUNDARY LINE TABLE		
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VARIABLE WIDTH EASEMENT LINE TABE		
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2	S 10°13'14"E	48.08'
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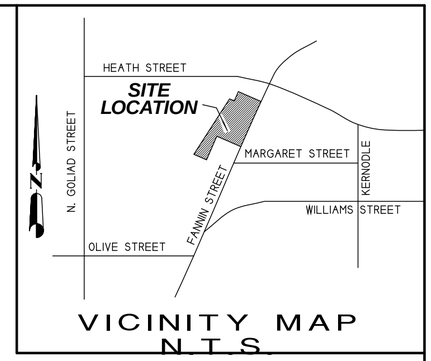


VICINITY MAP
N.T.S.

N

0 100 200 300

GRAPHIC SCALE 1" = 100'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, City of Rockwall, Texas, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 3.998 tract of land as described in a Warranty deed to Cityof Rockwall, Texas, as recorded in Volume 237, Page 426 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" ion rod found for corner in the west right-of-way line of Fannin Street, at the northeast corner of of said 3.998 acres tract of land and also at the southeast corner of a 0.212 acres tract of land as described in a Deed to Enrique A. Ortiz, as recorded in Volume 840, Page 259 of the Real Property Records of Rockwall County, Texas;

THENCE S. 12 deg. 09 min. 12 sec. W. along the west right-of-way line of Fannin Street, a distance of 673.83 feet to a 5/8" iron rod found for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distacne of 103.94 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 200.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 492.51 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 89 deg. 05 min. 44 sec. E. a distance of 40.29 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 12 deg. 31 min. 28 sec. E. a distance of 153.68 to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 86 deg. 26 min. 11 sec. E. a distance of 187.96 feet to the POINT OF BEGINNING and containing 174,707 square feet or 4.01 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as FANNIN ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in FANNIN ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
for the City of Rockwall, Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of FANNIN ADDITION an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRS IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: December 26, 2017

SUBJECT: Z2017-059; *Amendment to PD-8 for Townhomes*

On December 18, 2017, the City Council remanded *Case No. Z2017-059* back to the Planning and Zoning Commission to allow the applicant to make changes to concept plan. As a result of this action, the applicant, Ross Ramsay, is requesting to postpone the public hearing for this case to the ***January 30, 2017*** Planning and Zoning Commission meeting. The purpose of this request is to allow the applicant time to modify the request to address the concerns stated in the City Council meeting and to meet with the Chandler's Landing Homeowner's Association (HOA). If granted the new City Council public hearing would be ***February 5, 2018***.

According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II, Authority and Administrative Procedures, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

From: Ross Ramsay
To: Miller, Ryan
Subject: Plannign and Zoning Case No.
Date: Wednesday, December 20, 2017 11:06:58 AM

Ryan Miller:

We would like to request a postponement before Planning & Zoning until Tuesday, Jan. 30, 2018. We would like this time to make amendments to the plan and to gather support from the neighbors.

Thank you.

Ross Ramsay

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/12/2017

APPLICANT: ED Cavendish, *Cavendish Homes/VPS Construction*

AGENDA ITEM: **Z2017-059**; *Amendment to PD-8 for Townhomes*

SUMMARY:

Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on October 29, 1973 (*Ordinance No. 73-43*). On November 12, 1973, the subject property was rezoned to Planned Development District 8 (PD-8) and designated for a *Multi-Family Structure or Condominium* by *Ordinance No. 73-48*. This designation was amended on October 19, 1992 by *Ordinance No. 92-39* (*Case No. PZ1992-008-01*), which re-designated the subject property to allow 36 *zero-lot-line*, single-family homes. The subject property is an un-platted 6.88-acre tract of land located on Henry M. Chandler Drive, adjacent to the Chandler's Landing Marina and the Spyglass Condominiums, in the Chandler's Landing community.

On October 13, 2017, the applicant requested to reinstate the preliminary plat that was approved in 1992 in accordance with *Ordinance No. 92-39*. This preliminary plat depicted the proposed layout for the 36 *zero-lot-line*, single-family homes. The Planning and Zoning Commission approved the reinstatement request October 24, 2017; however, the applicant ultimately choose to submit an application on November 17, 2017 requesting to amend *Ordinance No. 92-39* to allow for a 48-unit townhome development.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the south side of Henry M. Chandler Drive west of the intersection of Henry M. Chandler Drive and Ridge Road [*FM-740*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan* contained in the Comprehensive Plan. Beyond this are *Phases 1 & 2* of the Harbor Landing Subdivision, which are located within the Chandler's Landing Community and zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is the corporate boundary between the City of Rockwall and the City of Heath. Situated in the City of Heath adjacent to the subject property are several single-family homes.

East: Directly east of the subject property is *Phase 3* of the Spyglass Hill Subdivision, which is composed of 46-condominiums and zoned Planned Development District 8 (PD-8). Beyond this are *Phases 1 & 2* of the Spyglass Hill Subdivision, which are composed of 110-condominiums (*i.e. Phase 1 has 67-condominiums and Phase 2 has 43-condominiums*) and zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is the Chandler's Landing Marina, which is located within the *takeline* for Lake Ray Hubbard (*i.e. owned by the City of Dallas and leased by the City of Rockwall*). Beyond this is Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST:

According to the concept plan provided by the applicant the proposed townhome development will consist of 48-single family attached lots that will be broken up into blocks of three (3) to five (5) homes. The development will incorporate approximately 42% open space, the majority of which will be used to create a buffer between the proposed development and *Spyglass, Phase 3* (*which is located directly east of the subject property*). The concept plan also shows that about half of the proposed lots will have *front entry* garages. The remainder of the lots will incorporate rear entry garages (*i.e. accessible from an alleyway*). Staff should note that the applicant has requested that the streets be private and maintained by the Homeowner's Association (HOA). Staff has included this condition in the proposed draft ordinance with the stipulation that the applicant provide a 29-foot *back-to-back* concrete street built to the City's standards. A summary of the proposed density and dimensional requirements for this project are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width	24'
Minimum Lot Depth	55'
Minimum Lot Area	2,250 SF
Minimum Front Yard Setback [1]	20'
Minimum Side Yard Setback [2]	0'/25'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [3]	30'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home, and in no case should any home exceed an elevation of 508-feet above sea level.

The applicant has not provided examples of the proposed building elevations; however, staff has incorporated anti-monotony standards that require a minimum of two (2) intervening homes of differing appearance be used before the same material blend/building elevation is utilized. In addition, staff should note that when *Ordinance No. 92-39* was approved, the City Council established maximum finished floor elevations for each building pad on the proposed concept plan. The purpose of these maximums was to ensure that the views of the properties located directly east (*i.e. Spyglass, Phase 3*) of the subject property would not be affected by the proposed development. In conformance with these requirements the applicant has stated that the highest roof elevation of any townhome will be at an elevation of 500-feet above sea level. This is eight (8) feet below the

highest elevation permitted under *Ordinance No. 92-39*. Staff has included this in the conditions of approval for this case.

CONFORMANCE WITH THE CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ *Garages.* The applicant is proposing to incorporate approximately 50% front entry garages that will incorporate a recess of three (3) feet. The remaining garages will be accessible from an alleyway or rear entry garage. According to the Engineering Department's *Standards of Design and Construction* Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing* (*Traditional Swing*) or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*).

- ☑ *Masonry Requirements.* The applicant is proposing to allow up to 70% cementaceous fiberboard and/or stucco in the design of the townhomes. The general residential standards outlined in Section 3, *Residential Districts*, of Article V, *District Development Standards*, of the UDC states, that residential structures should incorporate a minimum of 80% masonry materials of which 50% is permitted to be cementaceous. This equates to an overall permissible percentage of 60% cementaceous materials. The applicant's request would require the City Council to increase this by ten (10) percent.

- ☑ *Lot Size.* Currently, the City of Rockwall does not have standards or a zoning district that would permit a townhome product with the exception of the Two Family (2F) or Multi-Family 14 (MF-14) Districts. In addition, the City's smallest single-family lot size permitted by the UDC is 5,000 SF, which is permitted in the Zero Lot Line (ZL-5) District. The Two Family (2F) District -- *which could accommodate a Townhouse based on the permitted side yard setbacks* -- requires a minimum lot size of 7,000 SF. In this case, the applicant is proposing a minimum lot size of 2,250 SF.

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained in the Comprehensive Plan, designates the subject property for *High Density Residential* land uses, which is defined as any development that exceeds three (3) units per gross acre. In this case, the applicant is proposing a density of 6.98 dwelling units per gross acre, which is conformance with the *High Density Residential* land use designation. Staff should note that the proposed density would be a 1.75-unit increase to the current density of 5.23 dwelling units per gross acre. The Comprehensive Plan states that "(h)igh density residential [*land uses*] should be used as a transitional use from commercial (*or [an] existing retail*) use, or where it will serve as a logical extension of an existing high density development." (*Land Use; Page 17; Policy #9.e*) The proposed development is adjacent to the Spyglass Condominiums (*adjacent to the eastern property line*), which carry the following densities by phase: (1) *Phase 1*: 18.99 dwelling units per gross acre, (2) *Phase 2*: 14.23 dwelling units per gross acre, and (3) *Phase 3*: 15.38 dwelling units per gross acre. These densities may warrant a consideration of the proposed development; however, any increase in density is a discretionary decision for the City Council. Should the City Council approve the applicant's request no change would be required to the Future Land Use Map.

NOTIFICATION:

On November 30, 2017, staff mailed 269 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Chandler's Landing, The Cabana's at Chandler's Landing, Matchpoint Townhomes, Cutter Hill (*Phases 1-3*), and the Spyglass Homeowner's Associations (HOA's), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the subject property. Additionally, staff posted a sign along Henry M. Chandler Drive as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received 13 notices and one (1) email in opposition of the applicant's request. In addition, the City has received a letter from the Chandler's Landing Environmental Committee stating opposition to the request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 8 (PD-8) to allow townhomes, then staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) The highest roof elevation permitted for all townhomes in the development shall be 500-feet above sea level; and,

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

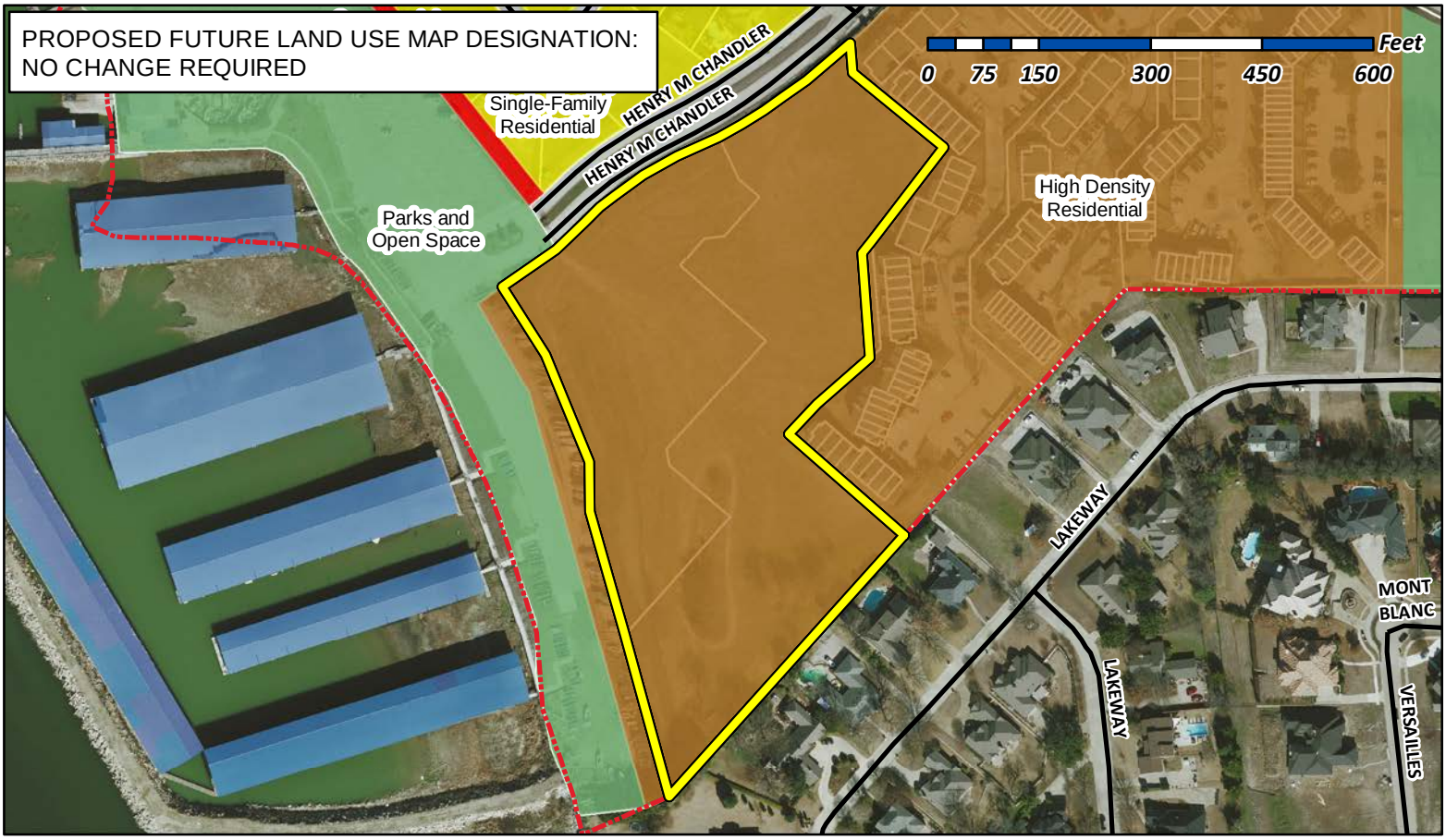


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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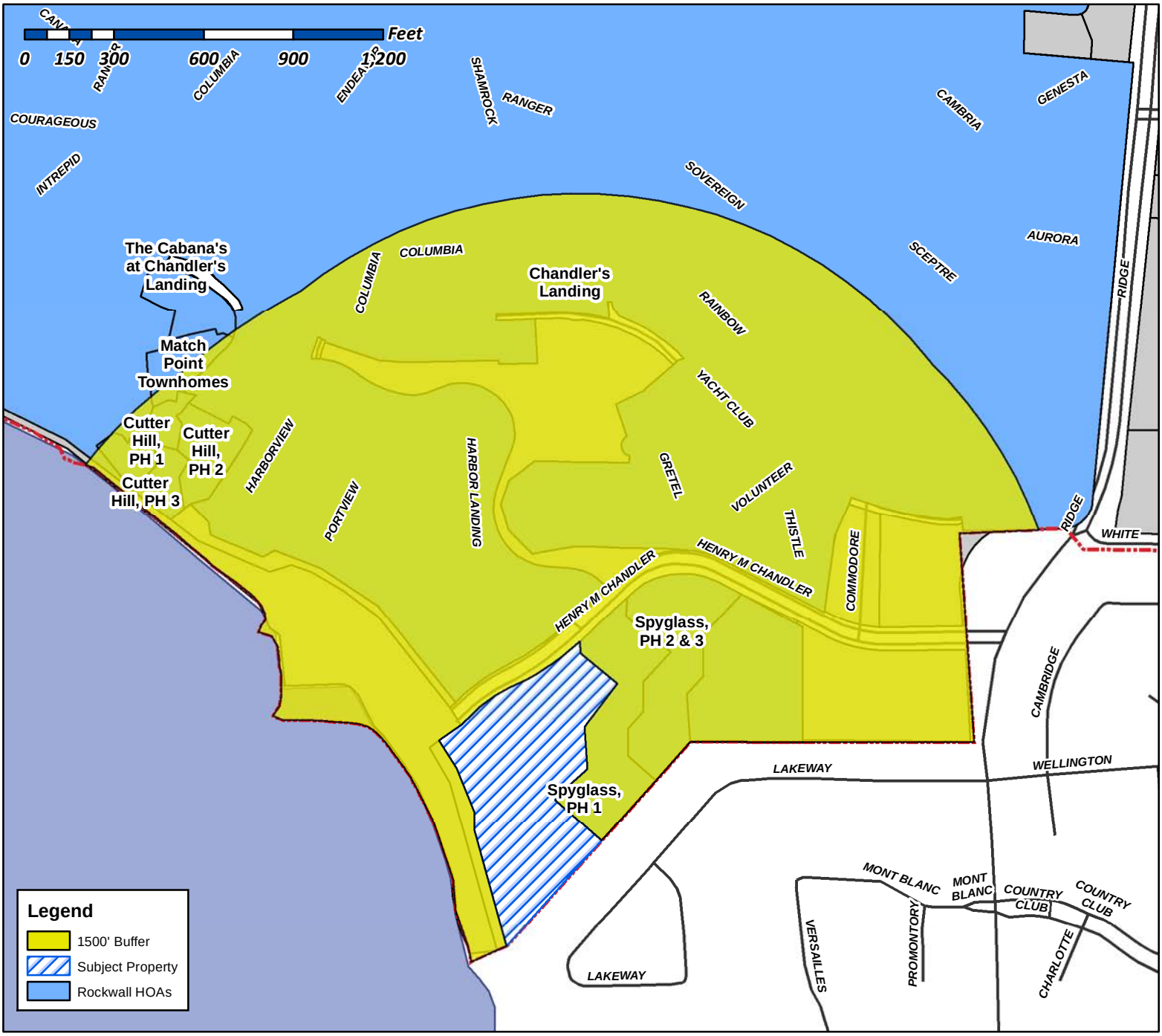
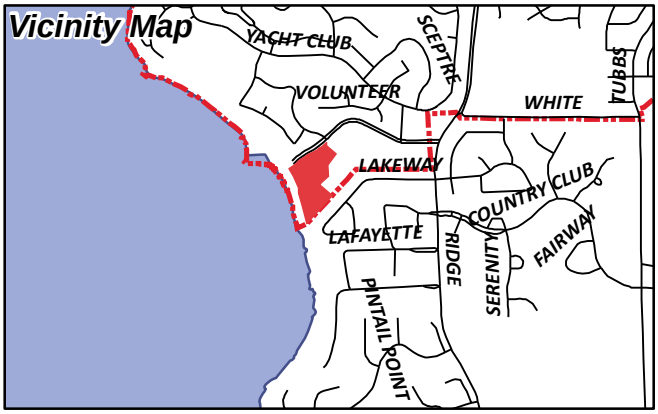


Case Number: Z2017-059
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: PD-8
Case Address: Henry M Chandler Dr

Date Created: *09/18/2017*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, December 01, 2017 3:33:29 PM
Attachments: PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner ***November 24, 2017***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 12/12/2017at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday, 12/18/2017 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development-cases

> **Z2017-059- Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com

City of Rockwall

Planning & Zoning Department
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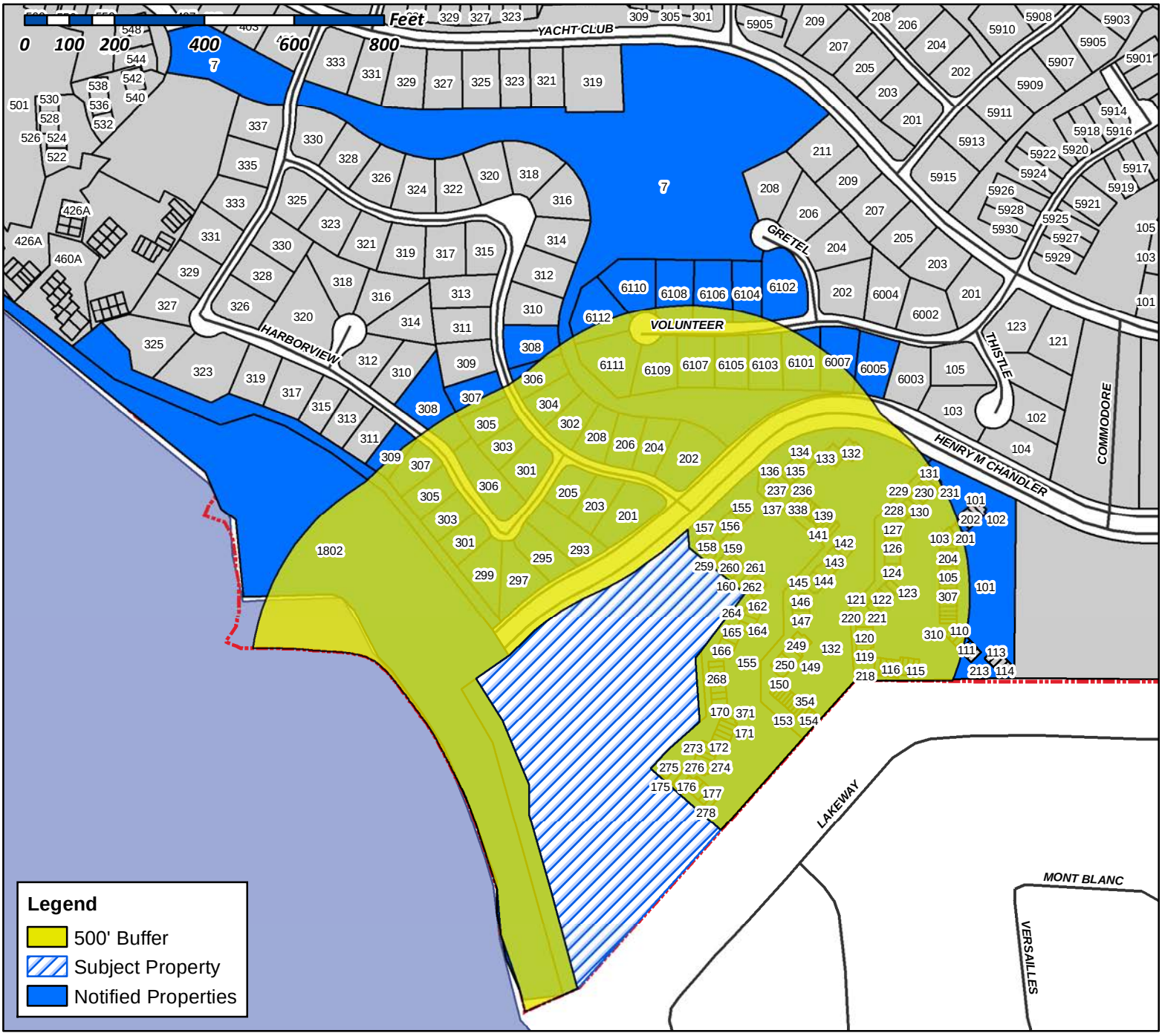

Case Number: Z2017-059
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: PD-8
Case Address: Henry M Chandler Dr



Date Created: 08/21/2017
For Questions on this Case Call (972) 771-7745

FARRAR ROBERT CARY & NANCY N
1 AUSTIN CORNERS ST
ROCKWALL, TX 75032

VOLKMAN DOLORES A
10057 SURREY OAKS DR
ROCKWALL, TX 75229

CURRENT RESIDENT
101 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHIVERS MARGARET ANN
103 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
104 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
105 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
106 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
107 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
108 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BROWN BRYAN K
108 E FORK RD
SUNNYVALE, TX 75182

CURRENT RESIDENT
109 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GIBBS CARL A & YOLANDA
110 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOK JEAN QUILL
1102 HERITAGE DRIVE
ROCKWALL, TX 75043

CURRENT RESIDENT
111 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
115 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER CT
ROCKWALL, TX 75032

CURRENT RESIDENT
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
117 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
ROCKWALL, TX 75216

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAGLE VICKIE
122 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CONFIDENTIAL
122 MISCHIEF LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CZS PROPERTY INVESTMENTS LLC
12376 SADDLE CLUB
ROCKWALL, TX 75126

CURRENT RESIDENT
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEWART JAMIE
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

CURRENT RESIDENT
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DOMAN DAVID SCOTT AND SUSAN LEE
12815 NOYES LN
ROCKWALL, TX 78732

CURRENT RESIDENT
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DRAELOS TIMOTHY J ETUX
13117 SANDSTONE PL NE
ROCKWALL, TX 87111

CURRENT RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HALL JANET R
134 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
ROCKWALL, TX 75126

GONZALES THERESA SULLIVAN
14 LOCKWOOD DR
ROCKWALL, TX 29401

CURRENT RESIDENT
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HOESER KURT ET UX
1402 CONCORD DR
ROCKWALL, TX 75081

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEWART BEVERLY AND JAMES
142 HENRY M CHANDLER
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA M
1420 PICKWICK LN
DENTON, TX 76209

CURRENT RESIDENT
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER MARY ANN
14621 LAKECREST DR
ROCKWALL, TX 75001

ST JOHN CHRISTIAN JILL
147 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
ROCKWALL, TX 75230

CURRENT RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
1517 BRANDY CIR
ROCKWALL, TX 75482

WOOLDRIDGE ALMA J
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
154 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SURIANO CYNTHIA
16125 BLUE LAGOON ST
ROCKWALL, TX 91744

CURRENT RESIDENT
162 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASHLEE MARJORIE M
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KURKOWSKI ROY & MARILYN
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
1682 CHOTEAU CIR
ROCKWALL, TX 76051

CURRENT RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

CURRENT RESIDENT
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1802 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BALLARD CARLEY E JR & CHLOE
1907 LAKEVIEW DR
ROCKWALL, TX 75087

GASCOIGNE ANGUS & ELIZABETH
1910 CLUB LAKE CIR
ROCKWALL, TX 75087

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

MATTESON EVAN & VIRGINIA
AND LAURA MATTESON-RAY
202 GRETEL PLACE
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

TURNER ROXANNE L
204 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SANDKNOP REVOCABLE TRUST
LES T & CLAUDIA JO POORE SANDKNOP
TRUSTEES
204 SUMMER TANAGER
ROCKWALL, TX 75032

CURRENT RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ROCKWALL, TX 75013

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
ROCKWALL, TX 75182

CURRENT RESIDENT
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET
206 RAINBOW CIR
ROCKWALL, TX 75032

HENZEN CARLA
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CALHOUN DALE
208 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TAYLOR MARY
210 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
219 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GODAIR GREGORY A
221 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
228 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STAATS GARY & SUZETTE
229 BLUE HERON LN
ROCKWALL, TX 75032

CURRENT RESIDENT
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

CURRENT RESIDENT
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEARY TERENCE
2622 MICHIGAN AVE
ROCKWALL, TX 33916

CURRENT RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
269 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

CURRENT RESIDENT
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
ROCKWALL, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
ROCKWALL, TX 77027

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

MCCLOY STEPHANIE JOAN
2850 SHORELINE TRL PMB 78
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

SLATE CRAIG M & TANYA
299 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

YANES DAVID AND CHRISTIE MARIE SCRIBNER
301 HARBOR LANDING DR
ROCKWALL, TX 75032

SMITH KERRY CRAWFORD
301 WILLIAMS RD
ROCKWALL, TX 76120

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

CARTER CHARLES & ALLENE 2/3 INT
TIM B HADDOCK 1/3 INT
303 HARBOR LANDING DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
305 HARBORVIEW DR
ROCKWALL, TX 75032

MAYES FAMILY TRUST
PATRICIA A MAYES TRUSTEE
305 HARBOR LANDING
ROCKWALL, TX 75032

MAYES FAMILY TR
JOHN H & PATRICIA A MAYES TRUSTEES
305 HARBOR LANDING DR
ROCKWALL, TX 75032

WADE KENNETH K
305 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

NIGH PHILLIP S & LINDA M
306 LAUREL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
307 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

M & H PROPERTIES INC
3125 RIDGE RD
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ENGEL MARIA AND MICHAEL
330 LAKE TRAIL CT
ROCKWALL, TX 75077

NEAL TERESA LOU
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
340 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
3409 BERMUDA DR
ROWLETT, TX 75088

CURRENT RESIDENT
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BERRY ROBERT N
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
3543 VANCOUVER DRIVE
ROCKWALL, TX 75229

RIGGS LELAND L & STELLA E
3547 REGENT DR
ROCKWALL, TX 75229

CURRENT RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENT RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT B & LINDA
3810 COVE RD
ROCKWALL, TX 75088

NELSON JERRY C & MARIBETH
410 COLUMBIA DR
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
42 MARY ST
MT VERNON, TX 75457

GARDNER DAVID L REV LIV TR
4440 FAIRWAYS BLVD APT 410
ROCKWALL, TX 34209

GREEN JOHN & JULIE
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

ROCKWALL MARINA DEVELOPMENT LLC
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

DAVIS GEORGE
5 DARR RD
ROCKWALL, TX 75032

JOHNSON BRENT & LINDA
500 N CENTRAL EXPWY SUITE 103
ROCKWALL, TX 75074

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
512 PRIVATE RD 52444
ROCKWALL, TX 75451

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
540 NANCE RD
SUNNYVALE, TX 75182

MARTIN FREDERICK B & SONJA B
5601 RANGER DR
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

SCHRIMPF GEORGE R AND
RHODY L KENNEDY
6007 VOLUNTEER PLACE
ROCKWALL, TX 75032

ABLE RENTAL PROPERTIES LLC
608 DEVELOPMENT DR SUITE 150
ROCKWALL, TX 75074

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6102 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6103 VOLUNTEER PL
ROCKWALL, TX 75032

CURRENT RESIDENT
6104 VOLUNTEER PL
ROCKWALL, TX 75032

BROWN GWENDOLYN E
6105 VOLUNTEER PL
ROCKWALL, TX 75032

HUMPHREY JAY
6106 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
6107 VOLUNTEER PL
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
6111 VOLUNTEER PL
ROCKWALL, TX 75032

WILLIAMSON DAVID B
6112 VOLUNTEER PLACE
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
ROCKWALL, TX 75214

PATTERSON JAMES S & IRENE L
631 SILVERSTONE DR
ROCKWALL, TX 75080

HAYS DANNY W & JOAN
639 STAFFORD CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

STRANGE LULA MAE ESTATE
7 CYPRESS CT
ROCKWALL, TX 75032

PATTERSON WILLIAM L & DWAYLA
782 HANOVER DR
ROCKWALL, TX 75087

DEL CID EVELYN CAROL JOHNSON
7926 ENCLAVE WAY
ROCKWALL, TX 75218

HUNT JOEL J AND RISA
801 COUNTRY CLUB DR
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
ROCKWALL, TX 75032

TARBERT LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

SOMERS WILLIAM STEPHEN
872 PARKWAY DR
ROCKWALL, TX 83221

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
892 STEGER TOWNE RD
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
9011 CLEARHURST DR
ROCKWALL, TX 75238

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

ENGEL MARIA
994 GREEN RIVER RD
ROCKWALL, TX 38485

VIERLING DENNIS A & LISA F
PO BOX 1506
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

VARUGHESE MINI
PO BOX 2381
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Hold a public hearing to discuss and consider a request by Ed Cavendish of Ed Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for the approval of an amendment to Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 12/12/2017 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 12/18/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **12/18/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:	
Address:	

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The Town Homes that are there now are falling down and are a fire Hazard. They will lower home value's and Bring in lower income residents. Spy Glass and Bent tree Condos are in horrible condition.

Name: Constable Trey Chaney

Address: 305 Harborview Dr Rockwall TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Our preference is for the zoning to remain for single family structures. Traffic should also be a consideration on Henry M. Chandler drive with stoplight on 740 exct from present residents.

Name: Leland D. Peterson

Address: 203 Harbor Landing Drive, Rockwall, 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am ~~in favor~~ of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I believe we have enough apartment housing approved in Rockwall. Single family homes will greatly enhance the land behind the Marina. The homes on Harborview are a great testimony!

Name: Elizabeth Marsh

Address: 6109 Volunteer Pl.

* Apartment/townhomes in this area will damage our home values — There are enough!

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Name: Susan L. Doman

Address: 151 Henry M. Chandler Dr. #151 Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Restricted view & traffic concerns on Henry M. Chandler

Name: Terry Penn

Address: 6107 Volunteer, Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please "No"

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Just moved here from St. Louis cause my husband passed away. Bought this condo to start over - Love the view - now you want to take that away from me also - NO! NO!

Name: Diane Laughlin

Address: 162 Henry M. Chandler

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

We purchased ~~the~~ our Lot & built our home here 12 months ago. We back up to this property. We understood when we purchased that we would have single family homes behind us, not townhomes. Chandlers Landing is already a dense community, & we don't need higher density. Keep AS IS!!

Name: GARY & DEBRA AMERSON

Address: 293 HARBORVIEW Drive

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

1. Infrastructure is not in place to support
2. will destroy the pristine view of shore
3. Safety issues due to increased traffic
4. They cant rent out slips in the harbor, I dont want Speculators with no ties to rockwall

Name:

Address: Over building to make a buck that dont live a part Community

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

I OWN 6 CONDO'S IN SPYGLASS HILL PHASE 3, MY OBSEVATION OF THE PROJECT - OBSCURES THE VIEW OF THE LAKE. (WHICH IS THE MAIN REASON I PURCHASED THE CONDO'S.)

Name: SKR INVESTMENTS - RICK GARRETT

Address: 1682 CHOTEAU CIR. GRAPEVINE, TX 76051

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

We purchased ~~the~~ our Lot & built our home here 12 ~~months~~ ago. We back up to this property. We understood when we purchased that we would have single family homes behind us, not townhomes. Chandlers Landing is already a dense community, & we don't need higher density. Keep As is!!

Name: GARY & DEBRA AMERSON

Address: 293 HARBORVIEW Drive

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Only prefer that they would be single (1) level rather than multi-story & we, & many of our friends, would be perspective buyers. There are already many choices available if you want multi-story.

Name: MR & MRS Danny Hays

Address: 639 Stafford Cir., Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

LAW OFFICES
OF
KENNETH E. BLASSINGAME

6227 HIGHGATE LANE
DALLAS, TEXAS 75214-2157

Board Certified Family Law
Board Certified Criminal Law
Texas Board of Legal Specialization

Office: 214-520-7880
Fax: 214-520-7880

December 10,2017

Mr. Ryan Miller
Rockwall Planning & Zoning Dept.
385 S. Goliad St.
Rockwall, Texas 75087

And

P AND Z
CITY COUNCIL

Case No.:Z2017-59
Case Name: Amendment to PD-8
Case Type Zoning
Zoning: PD-8
Case Address: Henry M. Chandler Dr

Dear Mr. Miller:
Ladies and Gentlemen:

I am in receipt of the hearing notice created 8/21/17, not mailed until 12-1-17. Received 12-4-17 P&Z setting 12-12-17 and City Council setting 12-18-17. The notice was addressed to my Dallas address with Rockwall as the city.

I request the hearings be reset until after the holidays due to the short notice and the fact Additional time is needed to prepare for the hearings.

This is the third time this matter has been set before the P&Z and City Council. The second rezoning provided a continued lake view corridor. Obstruction of the lake view reduces the value and Desirability of the Spyglass Condos. I request rezoning be denied.

Sincerely,

Kenneth E. Blassingame
Owner 260 HM Chandler

Case No. Z2017-059: Amendment to PD 8 for Townhomes

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Zero lot townhouses block the view of the lake, their height will block the overview and without extensive excavation to lower the townhouses you cannot see over them. Blocking the lake view greatly reduces the value and desirability of the Spyglass Cross. attached here to and made a part here of is a letter.

Name: Kenneth Blassingame and SANDRA Blassingame

Address: 260 HENRY M.C HANDLER DR. ROCKWALL, TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From:	Planning
To:	Miller, Ryan
Subject:	FW: Case No. Z2017-059
Date:	Thursday, December 14, 2017 8:45:24 AM

From: Jeff Macalik [redacted]
Sent: Wednesday, December 13, 2017 4:48 PM
To: Planning
Subject: Case No. Z2017-059

Dear P&Z,

I am opposed to this because I prefer zero lot line homes vs townhomes.

I find zero lot line homes more visually appealing.

Thanks,

Jeff Macalik
6102 Volunteer Place
Rockwall, TX 75032
214-674-1072

To: Rockwall City Council

Rockwall Planning and Zoning Commission

Re: Case Number Z2017-059 Amendment to PD-8 for Townhomes

The Environmental Committee of Chandlers Landing is opposed to any action that would increase density in and around our community. Accordingly, we ask the members of the council to deny the request for zoning change on Henry Chandler Dr.

Jeff Macalik

Gary Amerson

Evan Matteson

Kathy General

Randy Linnsteadter

Gary Amerson, for the committee



RAMSAY & REYES LLC

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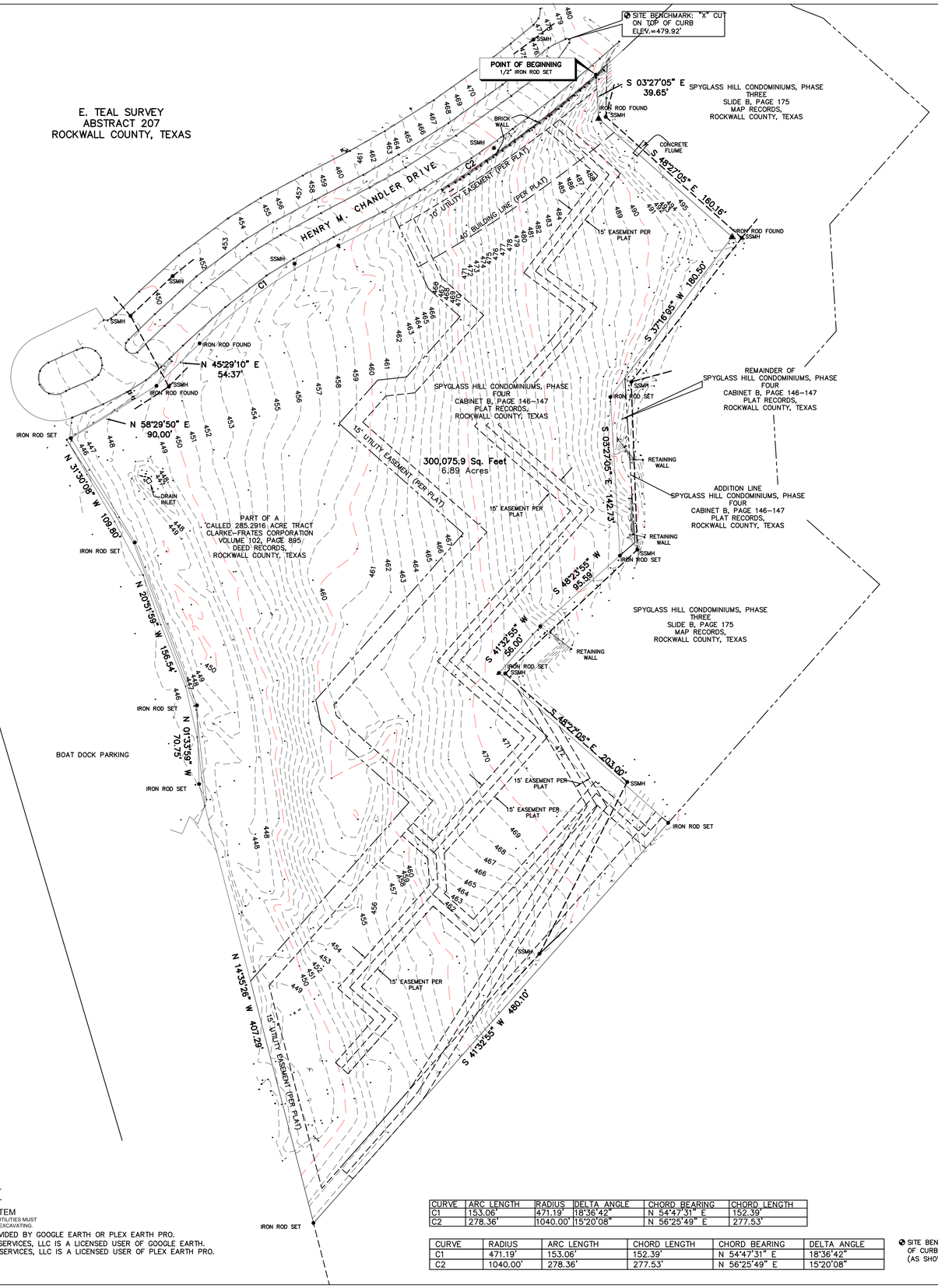
*ALL ELEMENTS OF THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF RAMSAY & REYES LLC.

CONCEPTUAL PLAN - TOWNHOUSES
6.88 ACRES on HENRY M. CHANDLER DR.



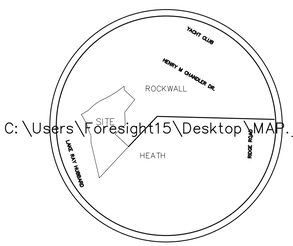
N
W E
S

SCALE: 1" = 50'

50 25 0 50 100

GRAPHIC SCALE

LOCATION MAP



NOT TO SCALE

LEGEND

- ▲ "CM" = CONTROLLING MONUMENT
- ● IRF = IRON ROD FOUND
- ● IRS = 5/8" IRON ROD SET "BCLS"
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- EP = ELECTRIC PEDESTAL
- PP = POWER POLE
- GM = GAS METER
- AC = AIR CONDITIONER
- —E— E = OVERHEAD ELECTRIC
- SSMH = SANITARY SEWER MANHOLE
- —o— CLF = CHAIN LINK FENCE
- —x— WF = WIRE FENCE
- —//— WDF = WOOD FENCE
- —xx— MF = METAL FENCE

D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

1-800-245-4545
WWW.TEXASONECALL.COM
TEXAS ONE CALL SYSTEM
CONSTRUCTION NOTE: UNDER GROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATING.

AERIAL IMAGERY PROVIDED BY GOOGLE EARTH OR PLEX EARTH PRO.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF GOOGLE EARTH.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF PLEX EARTH PRO.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	153.06'	471.19'	18°36'42"	N 54°47'31" E	152.39'
C2	278.36'	1040.00'	15°20'08"	N 56°25'49" E	277.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	471.19'	153.06'	152.39'	N 54°47'31" E	18°36'42"
C2	1040.00'	278.36'	277.53'	N 56°25'49" E	15°20'08"

SITE BENCHMARK: "X" CUT ON TOP OF CURB ELEV.=479.92' (AS SHOWN WDS GNSS NETWORK)

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and Being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being part of Spyglass Hill Condominiums Phase Four as recorded in Cabinet B, Slides 146-147 of the Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, and addition to the City of Rockwall, Texas, as recorded in Slide B, Page 175, Map Records, Rockwall County, Texas, a 1/2 inch iron rod set for corner;

THENCE Along the Westerly line of said Spyglass Hill Condominiums, the following:
South 03 degrees 27 minutes 05 seconds East, a distance of 39.65 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 160.16 feet to a 1/2 inch iron rod found for corner;
South 37 degrees 16 minutes 05 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod set for corner;
South 03 degrees 27 minutes 05 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod set for corner;
South 48 degrees 23 minutes 55 seconds West, a distance of 95.59 feet to a 1/2 inch iron rod found for corner;
South 41 degrees 32 minutes 55 seconds West, a distance of 56.00 feet to a 1/2 inch iron rod found for corner;
South 48 degrees 27 minutes 05 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod set for corner on the Northerly line of Windward Slope Addition;

THENCE South 41 degrees 32 minutes 55 seconds West, along the Northerly line of Windward Slope Addition, an addition to the City of Heath, Rockwall County, Texas, a distance of 480.10 feet to a 1/2 inch iron rod set for corner;

THENCE North 14 degrees 35 minutes 26 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degrees 33 minutes 59 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degrees 51 minutes 59 seconds West, a distance of 156.54 feet to a 1/2 inch iron rod set for corner;

THENCE North 31 degrees 30 minutes 08 seconds West, a distance of 109.80 feet to a 1/2 inch iron rod found for corner on the Southerly right-of-way line of Henry M. Chandler Drive;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:
North 58 degrees 29 minutes 50 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod found for corner;
North 45 degrees 29 minutes 10 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 40 seconds and a radius of 471.19 feet;
THENCE along said curve an arc length of 153.06 feet to a 1/2 inch iron rod found and being the beginning of a curve to the left having a central angle of 15 degrees 20 minutes 08 seconds and a radius of 1040.00 feet;

THENCE along said curve an arc length of 278.36 feet to the PLACE OF BEGINNING and containing 300,076 square feet or 6.89 acres of land.

TO:

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the _____ day of _____, 2017 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: _____
Bison Creek Land Services, LLC.
24443 IH 20
Wills Point, Texas 75169
Phone (903) 873-3600

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) Basis of Bearing (S 48°27'05" E 160.16') Northeasterly line of Rockwall Mararina Development, LLC tract as recorded in Instrument No. 2011-00452487 O.P.R.R.C.T.

3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

TITLE RESOURCRES GUARANTY COMPANY
GF. No. R171557R
Effective Date: June 21, 2017 Issued: July 18, 2017

SUBJECT TO THE FOLLOWING:

10)

b. Easements and building lines as shown on Plat recorded in Cabinet B, Envelope 146, Plat Records, Rockwall County, Texas.

c. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 37, Deed Records, Rockwall County, Texas.

d. Easement dated August 1, 1975, from Clarke-Frates Corporation to City of Rockwall recorded in Volume 118, Page 60, Deed Records, Rockwall County, Texas

e. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 520, Deed Records, Rockwall County, Texas.

f. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 169, Page 522, Deed Records, Rockwall County, Texas.

g. Easement dated November 22, 1982, from American Condominium Corporation of Texas to Stoner Communications recorded in Volume 169, Page 175, Deed Records, Rockwall County, Texas.

BISON CREEK
LAND SERVICES, LLC
WWW.BISONCREEK.COM
FIRM LICENSE NO. 10193880
COPYRIGHT © 2017

BOUNDARY SURVEY
BEING A 6.88 ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PART OF CALLED 285.2916 ACRES VOLUME 102, PAGE 895 D.R.R.C.T. SPYGLASS HILL CONDOMINIUMS, PHASE 4 CABINET B, SLIDES 146-147 P.R.R.C.T.

OWNER'S NAME
ADDRESS
????, TEXAS

BISON CREEK LAND SERVICES, LLC 24443 INTERSTATE 20, BLDG. 3, WILLS POINT, TEXAS 75169 PHONE 903-873-3600 WWW.BISON-CREEK.COM

REVISION:

SCALE: 1" = 50'
DATE: 09/08/2017
APPROVED BY: JPK
DRAWN BY: MP
CREW: BSM
PROJECT NO. 17-2858

SHEET 1 OF 1

RAMSAY & REYES LLC

PROJECT MANAGEMENT · ARCHITECTS · PLANNERS

Project : 6.88 ACRES on Henry M. Chandler Dr., Rockwall, Texas 75032

Owner: Ed Cavendish

Development Standards

Houses are scheduled to be from 1,900 sq. ft. to 2,200 sq. ft., and will sell from $325,000 to $375,000, producing a taxable value of approximately **$16,800,000.**

Description

Project will contain 48 houses - single lots and in groups of 3,4, and 5 with adjacent side walls.

Lot sizes:	Mostly 24' – 27' wide x 105' deep
Units per lot:	(1) One unit per lot
Lot setbacks:	Front - 20' Rear – 10' Side – (Varies) Zero – 25' Maintenance – 5' Minimum
Landscape:	(1) One tree per every 50' along Henry M. Chandler Dr. Wrought Iron Fence along perimeter of site.

The site is 6.88 acres with 2.88 acres of community park and open space (42%).

Highest top of roof elevation is 500' above sea level which is 8'-0" below the 1992 P&Z recommendation of 508' above sea level.

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 92-39*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 92-39*, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ed Cavendish of Cavendish Homes/VPS Construction on behalf of Jal Kumar of Rockwall Marina Development, LLC for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [*specifically contained within Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 92-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

DRAFT ORDINANCE 10.18.17

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(d) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.

1. Open Space Master Plan
2. Master Plat
3. Preliminary Plat
4. PD Site Plan
5. Final plats

(c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.

(d) A *PD Site* Plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 6. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JANUARY, 2018.

DRAFT ORDINANCE 12.18.17

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *December 18, 2017*

2nd Reading: *January 2, 2018*

DRAFT ORDINANCE 12.18.2017

Exhibit 'A':
Legal Description

BEING a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916 acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

THENCE Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23 '55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

THENCE South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

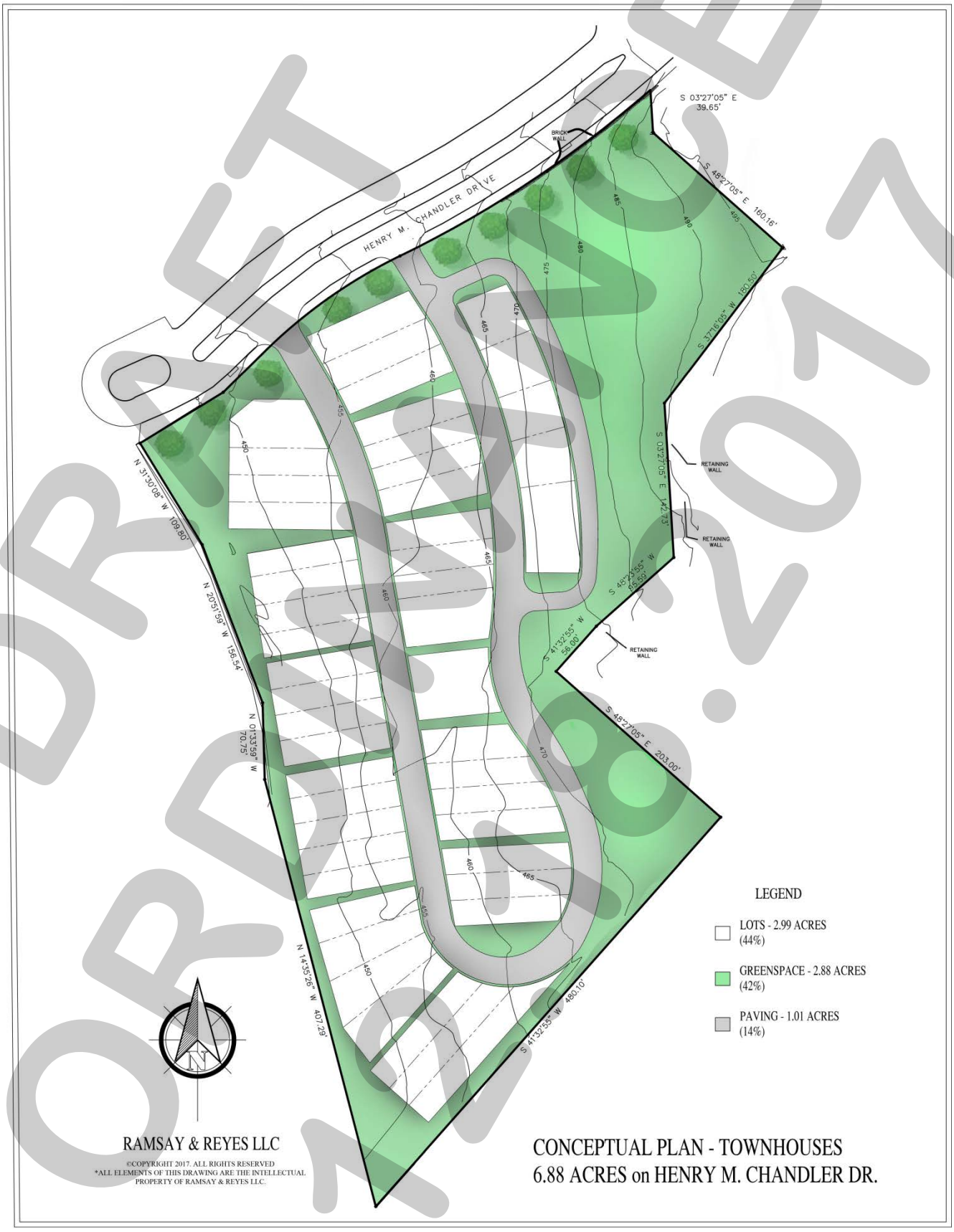
THENCE along the Southerly line of Henry M. Chandler Drive, the following:

North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

DRAFT ORDINANCE 12.18.2017

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 2017

Exhibit 'C':
PD Development Standards

PD Development Standards.

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

☑ Townhomes/Townhouses

(2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be seven (7) dwelling units per gross acre of land; however, in no case should the proposed development exceed 48-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	24'
Minimum Lot Depth	55'
Minimum Lot Area	2,250 SF
Minimum Front Yard Setback [(1)]	20'
Minimum Side Yard Setback [(2)]	0'/25'
Minimum Side Yard Setback (Adjacent to a Street)	15'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height [(3)]	30'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	1,900 SF
Maximum Lot Coverage	90%

General Notes:

[1]: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.

[2]: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.

[3]: The Maximum Height shall be measured to the midpoint of the roof of the single family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) *Garage Orientation.* Garages adjacent to the Marina (*i.e. adjacent to the western property line*) shall be permitted to be forward facing (*i.e. facing onto the private street in a front entry configuration*) provided they are setback three (3) feet from the front façade of the primary structure. All other garages shall be rear entry or accessible from an alleyway.

(4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 70% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

DRAFT ORDINANCE 12.18.17

(ii) *Roof Design Requirements*. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) *Architectural Requirements*. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) *Anti-Monotony Restrictions*. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
b) Roof Type and Layout
c) Articulation of the Front Façade
d) Differing Primary Exterior Materials

(6) *Landscaping Standards.*

(i) *Landscape Requirements*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage.

(iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) *Trash Dumpster Enclosure.* If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and cladded with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) *Open Space.* A minimum of 42% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) *Private Right-of-Way.* The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

DRAFT ORD 12.18.2017

(11) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT ORDINANCE 12.18.2017

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: December 26, 2017

SUBJECT: SP2017-038; Ranch Trail Retail Center

The site plan submitted for the Ranch Trial Retail Center [*Case No. SP2017-038*], scheduled for action at the December 26, 2017 meeting, will be tabled to allow the applicant requiring additional time to address staff comments. This means that the projected Planning and Zoning Commission meeting will be held on *Tuesday, January 9, 2018.* No action will be required on this item.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/26/2017

APPLICANT: Sami Ibrahim; *DFW Distributor Petroleum, Inc.*

AGENDA ITEM: **SP2017-040;** *Retail Center & Convenience Store with Gasoline Sales*

SUMMARY:

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a *site plan* for the purpose of constructing two (2) single-story [*i.e. 11,550 SF retail center & 5,000 SF gas station*] buildings. The proposed retail center and gas station will be situated on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract No. 186 that is located at the southeast corner of the intersection of SH-276 and FM-549, is within the SH-276 Overlay (S*H-276 OV*) and FM-549 (FM-549 OV) Districts , and is zoned *Commercial* (C) *District*.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1*, Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a retail store with more than two (2) dispensers is a permitted by right use in a Commercial (C) District. The proposed site plan indicates a total of eight (8) dispensers. The *subject property* proposes two (2) ingress and egress access points, one along SH-276 and one located at the southwest corner of the property. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for properties located within the SH-276 Overlay (SH-276 OV) and FM-549 (FM-549 OV) Districts, and zoned Commercial (C) District. A summary of the density and dimensional requirements of the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=2.47-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x>60-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>100-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>15-Feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet + 1/2*[1]	*x>28-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=10-Foot; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Maximum Building Height	*60-Ft w/o SUP[2]*	*x<60 Ft; In Conformance*
Max Building/Lot Coverage	*60%*	*x=15%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*67*	*92 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*x< 20%; Not In Conformance Variance Required*
Minimum Landscaping Percentage	*15%*	*x=25.5%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x=15.5%; In Conformance*

NOTES: 1 Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
2. Maximum building height: 240 feet. Any structure over 36 feet shall require a specific use permit.

VARIANCE REQUESTS:

1) The applicant is requesting variances to the Unified Development Code (UDC) for the sections outlined below. As a note, a variance request to the SH-276 OV and the FM-549 OV Districts requires passage by a ¾ majority vote of those City Council members present, while a simple majority vote is required for a variance to the standards of the UDC. The requests are as follows:

   a) Section 6.13 (i.e. FM-549) and Sec. 6.14 (i.e. SH-276) Overlay District, of Article V, of the UDC – A variance to allow for not meeting the 20% natural or quarried stone requirement for the north building elevations of both buildings as established in Sec. 6.13.C.1 and 6.14.C.1 of Article V, of the Unified Development Code (UDC) by allowing for 12% on the north elevation of both buildings as depicted on the building elevations submitted. The north elevations are located at the rear of the property and are blocked from view by a 6-foot masonry wall. The variance would allow for 12% stone on the rear elevations of both buildings and requires approval by a 3/4 majority vote of the City Council. **[¾ *Majority Vote*]**

   b) Section 6.13 (i.e. FM-549) and Sec. 6.14 (i.e. SH-276) Overlay District, of Article V, of the UDC – A variance to allow for the buildings to not meet the four (4) side architecture requirements which requires all four sides of the building be finished with the same materials, detailing, and features primary elevation of both buildings. As established in Section 6.13.C.5, and Section 6.14.C.5, of Article V, of the Unified Development Code (UDC) the east and west elevations of the retail center and the south, east and west elevations of the convenience store do not incorporate the same elements (e.g. awnings, canopies) as the primary elevation. The variance would allow the retail center and convenience stores to be constructed as depicted on the elevations submitted. Furthermore, the approval would allow for no trees to be located behind the convenience store. This requires approval of a 3/4 majority vote of the City Council. **[¾ *Majority Vote*]**

   c) Article V, Section. 5.1.C, of the Unified Development Code (UDC) Standards - A variance to allow for not meeting the vertical and horizontal articulation standards for both buildings as follows: Retail Center - by allowing the north and south building elevations to not meet these standards and the Convenience Center – by allowing the north elevation to not meet these standards. **[*Simple Majority Vote*]**

2) Based on staff's review of the site plan the applicant will need to provide vertical walls in their detention areas, and according to the Engineering's Standards of Design and Construction Manual the City does not allow vertical walls. This means that the applicant will need to either request a variance to the City's detention requirements or provide underground detention. Staff has requested the applicant provide a written response addressing how they propose to address this issue. However as of the date of this report, the applicant has failed to reply to staff's request. Therefore staff has listed this as a variance for the for the Planning and Zoning Commission and City Council review.
[*Simple Majority Vote*]

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On November 28, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant provide a materials sample board and provide a perspective of the buildings. The ARB also recommended the applicant make changes to the building elevations so that the retail building matches the gas station building and creates more of a unified appearance between the architecture of the two (2) buildings. The ARB will provide a recommendation to the Planning and Zoning Commission during their next meeting on December 26, 2017.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The convenience store/gas station cannot incorporate a public paging system in conformance to the residential adjacency standards.

3) The gas station shall not incorporate a drive-through or walk-up window in conformance to the residential adjacency standards.

4) No outside storage or display shall be permitted for the gas station unless the applicant revises the site plan.

5) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Revised Staff Comments - Highlighted

Project Number	SP2017-040	**Owner**	DFW, DISTRIBUTOR	**Applied**	11/18/2017 LM
Project Name	DFW Distributor Petroleum	**Applicant**	DFW DISTRIBUTOR PETROLEUM	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	11/18/2017 LM

Site Address	City, State Zip	Zoning
FM549	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
STERLING FARMS ADDITION	2-1	NULL	2-1	0186-0000-0002-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	11/18/2017	11/25/2017	11/20/2017	2	APPROVED	
ENGINEERING	Amy Williams	12/20/2017	12/27/2017	12/20/2017		COMMENTS	See Comments

(12/20/2017 4:55 PM AW)
See Markups
Will need to request a variance for vertical walls in detention system
Add notes on sack mix for concrete
Add "fire lane" to one of the 24' public access easements
Need to show utilities on plan to ensure 5' clearance from all public utilities
Add note: No trees within 5' of any public utilites
Sewer pro-rata $1001.79/acre

ENGINEERING	Amy Williams	12/7/2017	12/18/2017	12/11/2017	4	COMMENTS	See comments

The following reviews for Project SP2017-040 have been added: e-mail from Amy 12.07.2017 - See attachment -- dg

Here are my markups…again. They are going to need a variance for the vertical walls in the detention. Please add that to their case.

Thank you,
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)
"This email contains the thought and opinions of Amy Williams and does not reflect official City policy."

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Sarah Hager	11/18/2017	11/25/2017	11/22/2017	4	COMMENTS	See comments.

(11/22/2017 9:16 AM SH)
See mark ups.
Must design an 8" sewer line from east to west across the site. Include a 20' easement.
Area under canopy and dumpster to drain to an oil/water separator.
Extand fire lane to FM 549.
Parking spaces must be 20'x9'.
Pole sign is not allowed.
No structures in easements. Curbs included.
Stripe the south drive isle as no parking.
No vertical walls in detention. Max. side slope is 4:1. Need a variance if wanting to use vertical walls.
Upgrade water line to fire hydrant to 8". Include a 20' easement.
Add an O to "Proposed Fire Lane."
Will need to complete a TIA.
TxDOT permits required.
Impact fees.
4% Engineering

Engineering fees.
Sewer pro-rata 979.14/acre.
Must upgrade Mims Lift Station or pro-rata, whoever builds first.

FIRE	Ariana Hargrove	12/20/2017	12/27/2017	12/20/2017		APPROVED	

FIRE	Ariana Hargrove	12/7/2017	12/18/2017	12/11/2017	4	COMMENTS	See comments

e-mail from Ariana - 12.07.2017 -- dg -- comments resent to applicant.

None of my comments were addressed?

Ariana Hargrove
Assistant Chief/Fire Marshal
City of Rockwall | www.rockwall.com
Rockwall Fire Department
Office: 972-771-7774
ahargrove@rockwall.com

FIRE	Ariana Hargrove	12/7/2017	12/14/2017	12/7/2017		COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/7/2017 8:37 AM AA) Fire lanes shall be clearly indicated width, radii, and construction details. Update plans to reflect the 2015 I-codes An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. (1,000 gpm) Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. Location of Backflow prevention device on the fire sprinkler water supply line shall be indicated on the plans.							
FIRE	Ariana Hargrove	11/18/2017	11/25/2017	11/21/2017	3	COMMENTS	see comments
(11/21/2017 4:32 PM AA) Fire lanes shall be clearly indicated width, radii, and construction details. Update plans to reflect the 2015 I-codes An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. (1,000 gpm) Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. Location of Backflow prevention device on the fire sprinkler water supply line shall be indicated on the plans.							
GIS	Lance Singleton	11/18/2017	11/25/2017	11/22/2017	4	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/22/2017 9:43 AM LS) Address assignments will be: 2210 STATE HIGHWAY 276 (Gas Station), ROCKWALL, TX 75032 2220 STATE HIGHWAY 276 (Retail Strip), ROCKWALL, TX 75032 (*use ascending 1XX suite numbers such as 102, 104, 106 etc..)							
PLANNING	David Gonzales	12/7/2017	12/18/2017	12/20/2017	13	COMMENTS	See comments
See Engineering and Fire Department comments -- not addressed.							
PLANNING	David Gonzales	12/20/2017	12/27/2017	12/20/2017		COMMENTS	See comments

Comments to Address are on the Following Page

PLANNING COMMENTS -- Revised Plans - DAVID GONZALES - 12.20.2017

All staff comments are to be addressed for revised plans and resubmitted by Thursday, January 3, 2017. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Provide label for all site plan documents with "Case No. SP2017-040" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
*** As a note, all variances to the SH-276 OV and FM-549 OV Districts require approval by a 3/4 majority vote of City Council:

The following are considered to be a request to Sec. 6.13 & Sec. 6.14 (Overlay District Standards), of Article V, of the UDC:

1. A minimum of 20% natural (or quarried) stone is required on all facades. The south elevation of both buildings [i.e. Retail Center & Convenience Store] building indicates 12% and does not meet the standards for the OV districts. The north elevations are located at the rear of the property and would be block from view by a 6-foot masonry wall. The variance would allow for 12% stone on the rear elevations of both buildings and requries approval of a 3/4 majority vote of the City Council.

2. Building design is to be architecturally finished on all four (4) sides (i.e. same materials, detail, and features) with a row of trees at the rear. The front elevation of both building meet this requirement; however, the east & west elevations of the retail center does not meet this standard, nor does the remaining facades of the convenience store (i.e. south, east & west elevations). There is a row of trees behind the retail center; however no trees are indicated along the rear of the convenience. The variance would allow the retial center and convenience stores to be constructed as depicted on the elevations submitted. Futhermore, the approval would allow for no trees to be located behing the convenience store. This requries approval of a 3/4 majority vote of the City Council.

3. Building design is to provide Vertical and Horizontal articulation on all facades. Both buildings do not meet the intent of this requirement for the front and rear facades. (requires approval by a simple majority vote of City Council).

EXCEPTION TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 1.5.2, of Article V, of the UDC, The access area of all refuse storage areas for trash dumpsters shall be screened with an opaque gate and shall not face a public street unless otherwise approved during site plan approval process. The trash dumpster is located at the rear of the retail center and is facing FM-549; however, it is approximately 265-ft from the property line.

Please address the following Planning Comments for each plan of the following plans submitted:

Site Plan:
1. Provide trash dumpster enclosure detail indicating the following: Enclosure walls are to be a minimum of 8-ft in height (overlay district requirement) with matchin exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque. This revised plans did not provide the detail.
2. Dumpster location requires approval of the Planning and Zoning Commission -- not to face a public street.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
3. Provide label for all driveways as '24-ft firelane, public access, drainage & utility easements (as appropriate)' for entire site. I do not see the 24-ft firelane, public access easements on this revision (at a minimum). 4. Remove the box indicating 'Typical Paving Section'. Not to be on Site Plan submittal. Landscape Plan: 1. The plan as submitted meets or exceeds the intent of the UDC and the overlaydistrict standards as established. Photometric Plan: 1. Re-label the plan indicating 'Photometric Plan' and remove site plan from the heading. 2. With the exception relabeling the plan to Phototomeric Plan, the plan as submitted meets or exceeds the intent of the UDC and the overlay district standards as established. Building Elevations: 1. See compliance standards for all Variances and Exception as listed above. 2. Elevations require a recommendation of the Architectural Reivew Board (ARB) forwarded to the Planning and Zoning Commission. See scheduled meeting date anc timebelow to meet with the ARB regarding the revised elevations. The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: December 26, 2017 (5:00 p.m.) [For recommedation to P&Z or (Subsequent meeting if necessary)] Planning - Action: December 26, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] City Council - Action: January 2, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]							
PLANNING	David Gonzales	11/18/2017	11/25/2017	11/20/2017	2	COMMENTS	See comments

Discuss and consider a request by Sami Ibrahim of DFW Distributor Petroleum, Inc. for the approval of a site plan for a gas station on a 2.47-acre tract of land identified as Tracts 2-14 & 2-01 of the J. A. Ramsey Survey, Abstract 186, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and FM-549, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 11.20.2017

All staff comments are to be addressed and resubmitted by Tuesday, December 5, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2017-040" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
*** As a note, all variances to the SH-276 OV and FM-549 OV Districts require approval by a 3/4 majority vote of City Council:

The following are considered to be a request to Sec. 6.13 & Sec. 6.14 (Overlay District Standards), of Article V, of the UDC:

1. Secondary materials are not to exceed 10% on any facade. On both buildings, the front facade as submitted indicates the use of 31% EIFS and does not meet the standard establihed for the OV districts.
2. A minimum of 20% natural (or quarried) stone is required on all facades. The south elevation of the Retail Center building indicates 12% and does not meet the standards for the OV districts.
3. Building design is to be architecturally finished on all four (4) sides (i.e. same materials, detail, and features) with a row of trees at the rear. The front elevation of both building meet this requirement; however, the remaining facades for both buildings do not meet this standard (south, east & west elevations). Also, provide a row of trees at the rear of both buildings.
4. Building design is to provide Vertical and Horizontal articulation on all facades. Both buildings do not meet the intent of this requirement for the front and rear facades. (requires approval by a simple majority vote of City Council)

EXCEPTIONS TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 6.13 & Sec. 6.14, of Article V, of the UDC, a natural or quarried stone product is required on all facades.
The applicant is requesting the use of a cultured stone product (i.e. Dutch Quality Stone). The Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

* That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

* That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

* That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

* That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

* That the manufactured stone product shall have a minimum warranty of 75 years.

The request to allow for a cultured stone product requires a recommendation from the Architectural Review Board. Please provide a manufacures cut sheet/product description indicating compliance with the standards as listed above.

Please address the following Planning Comments for each plan submitted:

Site Plan:
1.Trash dumpster enclosure detail. Enclosure walls are to be a minimum of 8-ft in height with matching exterior materials as the primary building and includes a self-latching gate mechanism. Gate to be opaque. Provide Detail.
2. Re-label all easements as 24-ft firelane, public access, drainage & utility easements (as appropriate) for entire site.
3. Pole sige requries a separate permit through the building inspections department.

Landscape Plan:
1. Add tree icons to the Plant Schedule to easily identfy each tree species on the plan.
2. Minimum tree size within the overlay districts are four (4) inch trees. Change table to reflect 4-inches.
3. Overlay district standards require 2 large canopy trees (4-inch) per 100 linear feet within the landscape buffer. SH-276 requires a minimum of 9 - 4" trees. Provide one (1) additional tree.
4. Overlay district standards require 4 accent trees (4-ft height) per 100 linear feet within the landscape buffer. SH-276 & FM-549 do not indicate accent trees - provide the minimums required within each landscape buffer.
5. Provide one row large canopy trees at the rear of the the property.
6. Parking lot landscapeing requires 1 large canopy tree per 10 parking spaces. 84 parking spaces requires a minimum of 9 trees. Provide additional trees within the site.
7. Provide a row of shrubs along Hwy 276 and FM-549 for head light screening.
8. Will there be any additionallandscape materials around the building (e.g. flowers, shrubs, etc.)?

Photometric Plan:
1. Provide foot candle readings for the entire site to the property lines. Maximum intensity of the lighing is not to exceed 0.2-FC at the property lines. Will re-evaluate new plan for compliance.
2. Maximum overall height of the lighting pole standard is not to exceed 20-ft (includes base, light pole, and fixtures). Provide detail.
3. Maximum under canopy light levels are not to exceed 35-FC. Reduce canopy lighting. Also, all lighting fixtures are to be recessed into thecanopy.
4. Maximum light levels for the site not to exceed 20-FC in order to control glare. Reduce all light levels exceeding this standard.

Building Elevations:
1. See compliance standards for all Variances and Exception as listed above.
2. Dash in RTU's. Must be screened from rights-of-way and adjacent properties.
3. Elevation requires a recommendation of the Architectural Reivew Board (ARB). See scheduled meeting date below.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. Ifyou have any quesitons regarding this case, please feel free to contact DavidGonzales, AICP with thePlanning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: November 28, 2017 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: November 28, 2017 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board: December 12, 2017 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: December 12, 2017 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: December 18, 2017 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

NOTES:
1. ALL WORK MUST CONFORM TO THE CITY OF ROCKWALL &NCTCOG STANDARDS AND DETAILS.
2. ALL WORK ~~IN PUBLIC RIGHT-OF-WAY~~ SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS AND DETAILS.

All work shall conform to City of Rockwall Standards and Details and TXDOT

GENERAL NOTES:
1. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. FIRE LANES SHALL BE DESIGNED AS PER CITY STANDARDS.
4. ALL ELECTRICAL TRANSMISSION, DISTRIBUTION AND SERVICE LINES MUST BE UNDERGROUND.
5. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES ANS EASEMENT PRIOR TO START OF OPERATIONS. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. AREA UNDER THE CANOPY WILL DRAIN TO AN OIL/WATER SEPARATOR

LEGEND

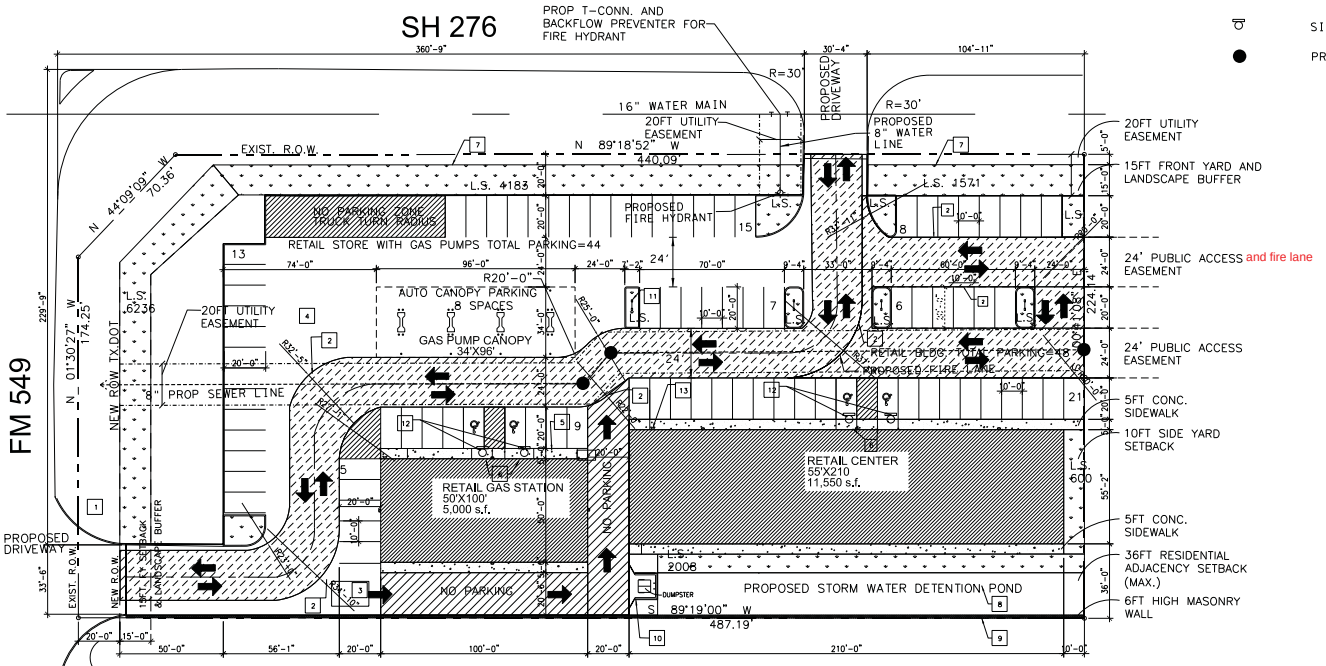
- PROPOSED BUILDINGS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CANOPY LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED WALL PACK
- PROPOSED 6FT HIGH MASONRY WALL
- FIRE HYDRANT
- SIGN POLE (HANDICAP PARKING SIGN)
- PROPOSED 4FT MANHOLE

N

SITE PLAN

GRAPHIC SCALE

0 15 30 60
(IN FEET)
1 inch = 30 ft.



TYPICAL PAVING SECTION

CONCRETE PAVEMENT:
6" -4000 PSI CLASS "C" CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W (Min 6.5 sack mix)
6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

FIRE LANE:
7" -4500 PSI CONCRETE PAVEMENT WITH #3 BAR AT 12" O.C.E.W (Min 7.5 sack mix)
6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

DUMPSTER:
7" -4000 PSI CONCRETE PAVEMENT WITH #3 BAR AT 18" O.C.E.W (Min 6.5 sack mix)
6" LIME STABILIZED SUBGRADE RECOMPACTED AT 98% STANDARD PROCTOR DENSITY AR OR NEAR OPTIMUM MOISTURE CONTENT.

KEYED NOTES

1. PROPOSED INGRESS/EGRESS LANE
2. MIN. 24FT WIDE FIRE LANE
3. PROPOSED OIL/WATER SEPARATOR
4. PROPOSED CONCRETE PAVING
5. PROPOSED 5FT CONCRETE SIDEWALK
6. PROPOSED ADA CURB RAMP SLOPE 1:12 MAX. FLARED SIDES SLOPE: 1:10 MAX.
7. PROPOSED LANDSCAPE AREA
8. PROPOSED LOCATION OF DETENTION POND
9. PROPOSED 6FT HIGH MASONRY WALL
10. PROPOSED DUMPSTER ENCLOSURE MATERIALS SHALL MATCH BUILDINGS
11. PROPOSED LIGHTING SEE FIXTURE SCHEDULE
12. PROPOSED HANDICAP SIGN
13. PROPOSED FIRE DEPT. CONNECTION (FDC)

SITE DATA:

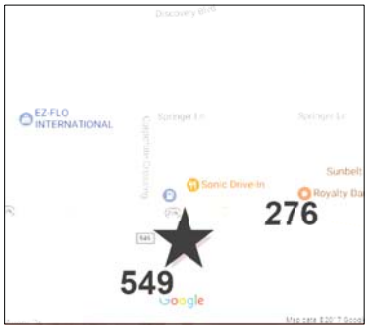
DEVELOPER: MODERN PYRAMIDS, INC.
11551 FOREST CENTRAL DRIVE SUITE 230
DALLAS, TEXAS-75243
PROJECT ADDRESS: HWY 276
(SE CORNER SH 276 & FM 549 ROCKWALL, TEXAS
ZONED: C (COMMERCIAL)
PROPERTY: LOT N/A, BLOCK N/A (2.47 ACRES)
FLOOR AREA RATIO:
TOTAL BUILDINGS AREA/PROPERTY AREA
16,550/107,687 S.F. = .15=15%
BUILDING USAGE:
PROPOSED CONVENIENT STORE WITH GAS PUMPS AND RETAIL CENTER
BUILDING CODES: 2015 I-CODES; 2011 NEC
RETAIL BUILDING HEIGHT: 24FT TOP OF PARAPET
GAS PUMP CANOPY HEIGHT: 16FT
REFER TO LANDSCAPE PLAN 107,687 S.F. x 15% = 16,153 S.F.
BOTH BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM

Need variance for detention with vertical walls

PARKING DATA:

RETAIL BUILDING: PROPOSED CONVENIENT STORE AND RETAIL CENTER

AREA UNDER ROOF BUILDINGS	16,550 S.F.
PARKING CALCULATIONS	1 SPACE PER 250 SF
PARKING REQUIRED (CODE)	67 SPACES
PARKING PROVIDED	92 SPACES
ACCESSIBLE PKG PROVIDED	2 VAN ACCESSIBLE SPACE
ACCESSIBLE PKG PROVIDED	4 REG. ACCESSIBLE SPACE



VICINITY MAP
NTS

NO.	DATE	REVISION
1	11-17-17	SITE PLAN APPLICATION

PRELIMINARY
NOT FOR CONSTRUCTION OR BIDDING PROCESS
PREPARED UNDER SUPERVISION OF
FIROZE SHAMS, P.E.
TEXAS REGISTRATION 97215

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

OWNER: DFW DISTRIBUTOR
PETROLIUM, INC.
ADDRESS: 11551 FOREST CENTRAL DR.
SUITE 230, DALLAS, TX 75243
214-319-9100

PROJECT TITLE:
FM 549/SH 276
PROJECT ADDRESS:
Vol. 1799, pg 302 ORRCT
ROCKWALL, TX 75032

SHEET TITLE
SITE PLAN
SHEET NO.
C-1

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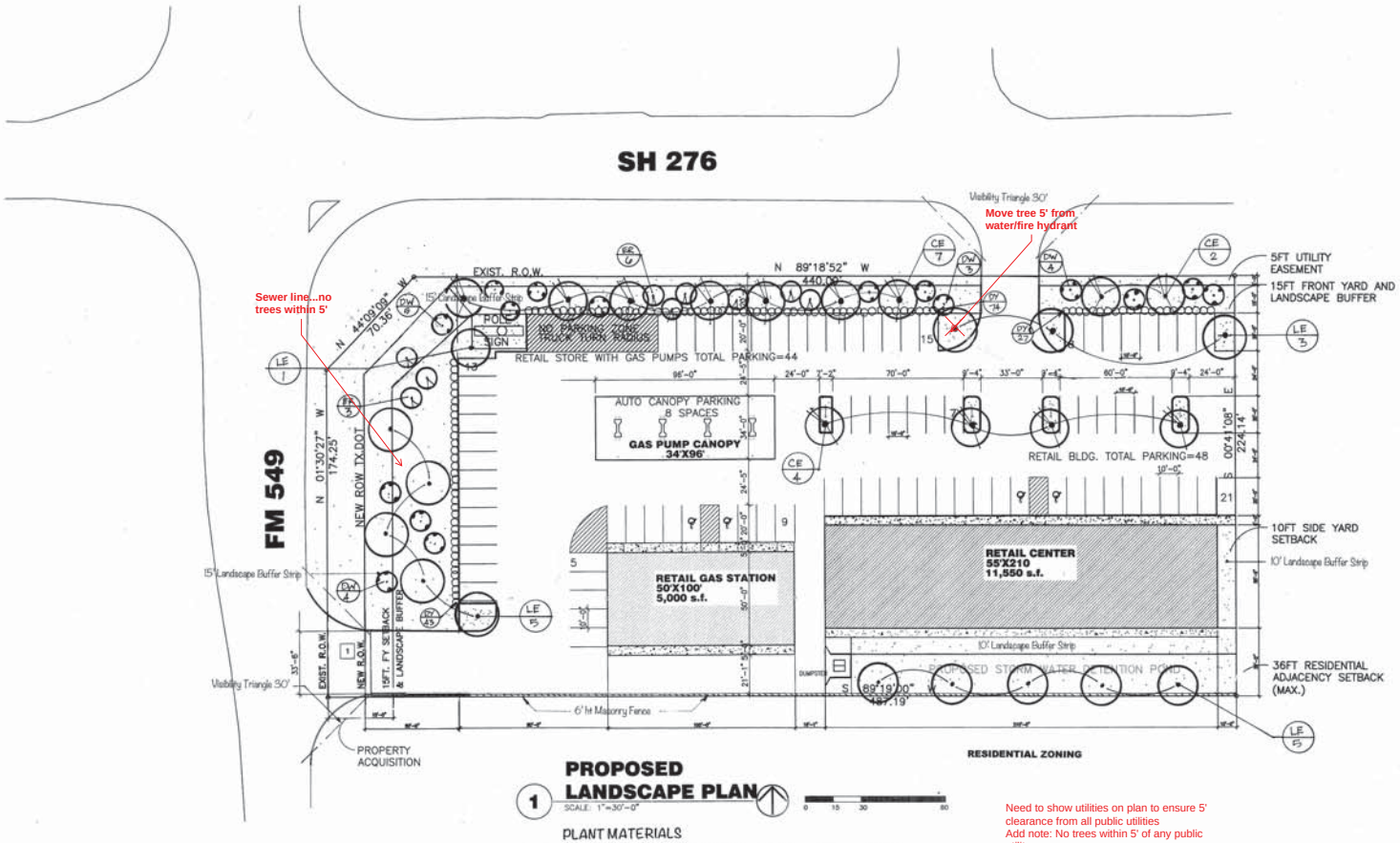

1 PROPOSED LANDSCAPE PLAN

SCALE: 1"=30'-0"

0 15 30 60

PLANT MATERIALS

Key	Common Name	Scientific Name	Quantity	Size	Specs
CE	Cedar elm	Ulmus crassifolia	15	4" cal	6/7' ht, 3-4' sp, b&b
LE	Lacebark Elm	Ulmus parvifolia	14	4" cal	6/7' ht, 3-4' sp, b&b
DW	Desert Willow	Chilopis linearis	16	4' ht.	2-3' sp, b&b
ER	Eastern Redbud	Cercis Canadensis	9	4' ht	2-3' sp, b&b
DY	Dwf. Yaupon Holly	Ilex vomitoria 'Nana'	144	5 gal.	36" ht, 36" o.c.
	Common Bermuda	Cynadon dactylon	as noted		solid sod

GENERAL NOTES:

Irrigation: Shall be provided to all landscape areas. Irrigation to provide 100% coverage to all planted areas. Irrigation to be maintained and kept operational at all times to provide for efficient water distribution.

Landscape Maintenance: The Owner, tenant, or agent shall be responsible for providing, protecting and maintaining all landscape in a healthy growing condition. Replacements to be made in a timely manner to ensure continuous performance per the landscape requirements, and within the warrantee period. All landscape areas to be kept free of debris and trash in accordance to applicable codes of the city.

SUSAN KLEIN LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL
2115 Flat Creek Dr Richardson, TX 75080 214-769-3228

Need to show utilities on plan to ensure 5' clearance from all public utilities
Add note: No trees within 5' of any public utilites

LANDSCAPE PLAN DATA

Site Landscape Area: 15% of total Site Area
15% of 107,687 sf = 16,153 sf required
27,507 sf provided

Landscape of Parking Lot:
1 tree/10 parking spaces required = 84 spaces provided
84/10 = 8.4 = 9 parking lot trees required & provided
1530 sf of landscape islands provided

Landscape Buffer Strip:
10' wide buffer required along street frontage
15' wide buffer strip provided
2 Canopy trees/100' of street frontage
SH276 - 440'/100 = 4.4 x 2 = 9 Canopy trees required/provided
FM549 - 174.25'/100' = 1.74 x 2 = 4 Canopy trees required/provided
4 Accent trees/100' of street frontage
SH276 - 440'/100' = 4.4 x 4 = 18 Accent trees required/provided
FM549 - 174.25'/100' = 1.74 x 4 = 7 Accent trees required/provided

10' wide landscape buffer strip provided along the perimeter of the proposed commercial building adjacent to Residential Zoning.

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	xxx	xxxxx
3		
4		

Consultant:
SUSAN J. KLEIN REGISTERED LANDSCAPE ARCHITECT 2508 STATE OF TEXAS

Owner:
DFW OIL PETROLEUM
11551 FOREST CENTRAL DRIVE
DALLAS TEXAS 75243

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR, PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS

Designer:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096
FAX: 972-429-8786

Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: 1"=30'-0"
Sheet: **LS-1**
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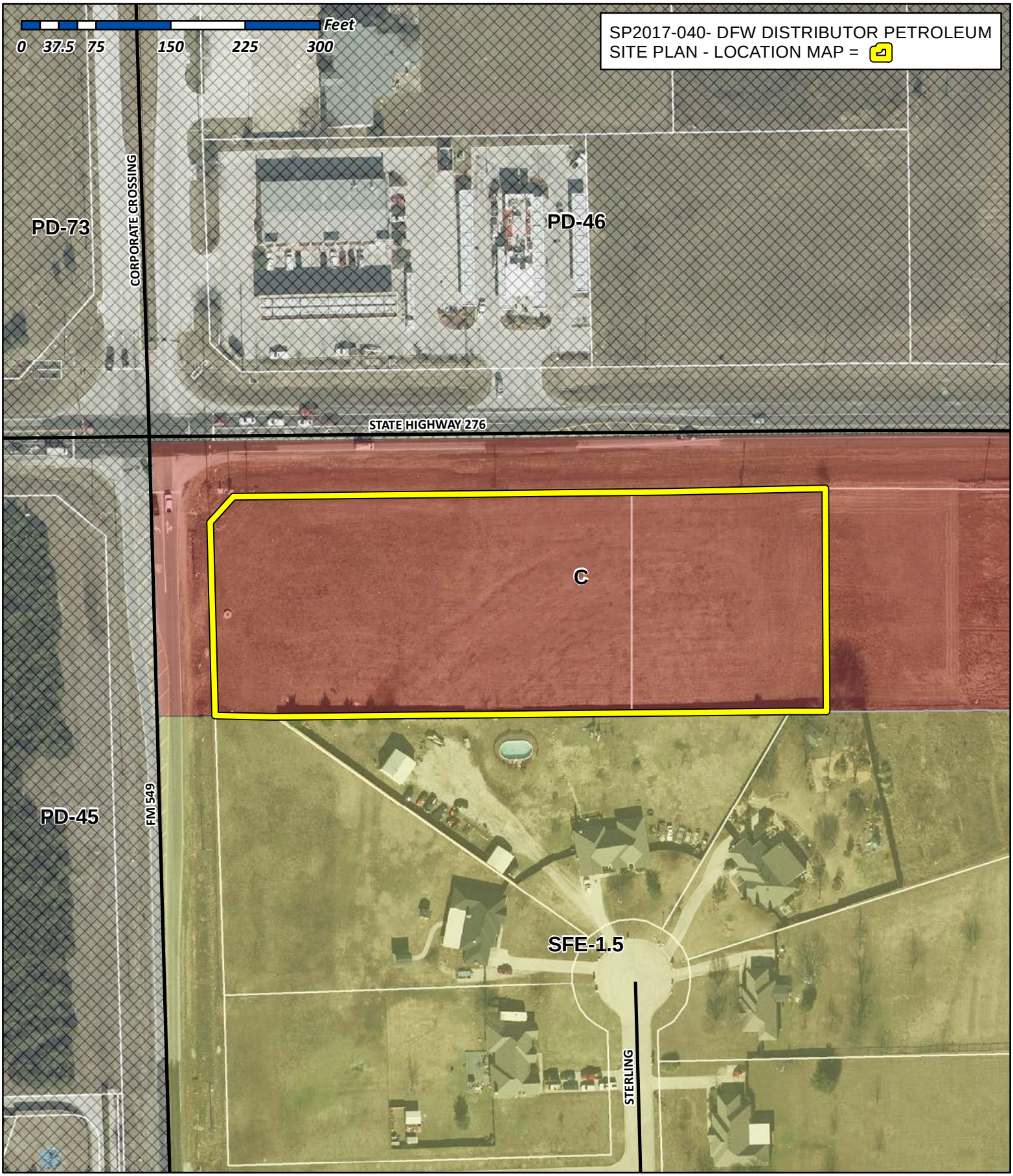

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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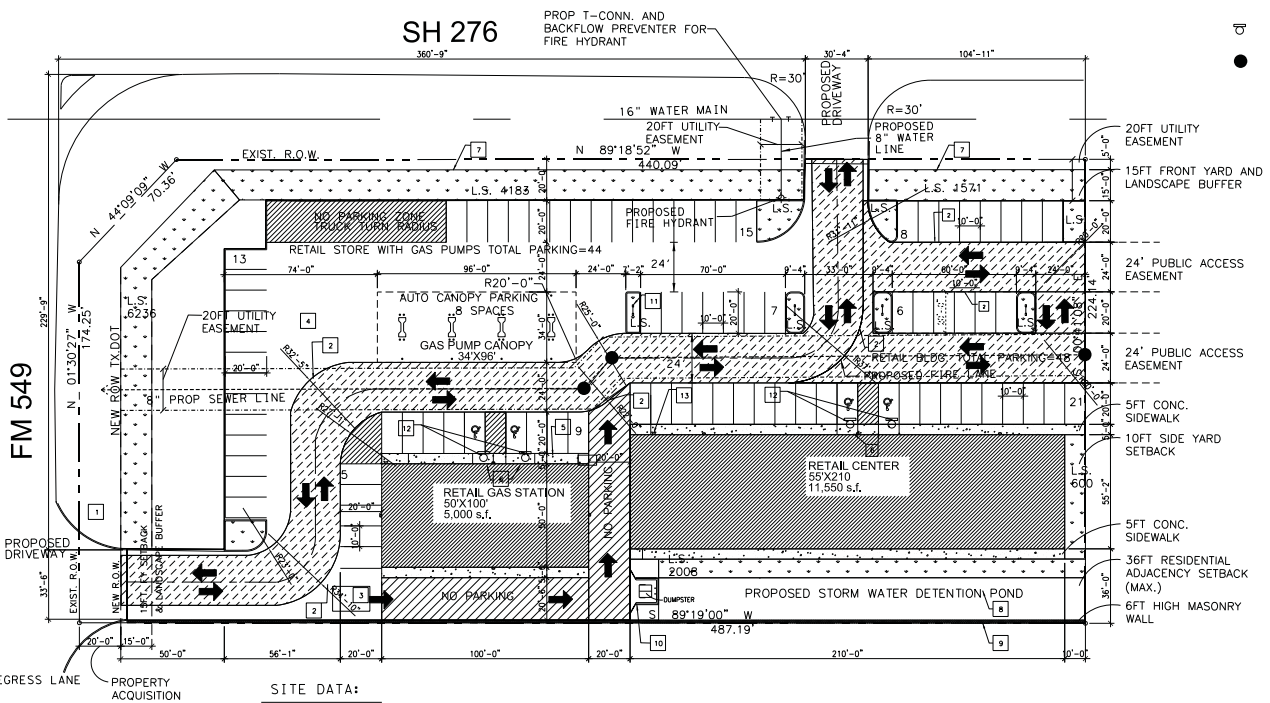

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- SIGN POLE (HANDICAP PARKING SIGN)
- PROPOSED 4FT MANHOLE

N

SITE PLAN

GRAPHIC SCALE

0 15 30 60
(IN FEET)
1 inch = 30 ft.

TYPICAL PAVING SECTION

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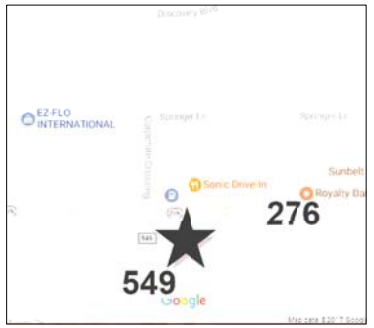

VICINITY MAP
NTS

NO.	DATE	REVISION
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NOT FOR CONSTRUCTION OR BIDDING PROCESS
PREPARED UNDER SUPERVISION OF
FIROZE SHAMS, P.E.
TEXAS REGISTRATION 97215

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

OWNER: DFW DISTRIBUTOR
PETROLIUM, INC.
ADDRESS: 11551 FOREST CENTRAL DR.
SUITE 230, DALLAS, TX 75243
214-319-9100

PROJECT TITLE:
FM 549/SH 276
PROJECT ADDRESS:
Vol. 1799, pg 302 ORRCT
ROCKWALL, TX 75032

SHEET TITLE
SITE PLAN
SHEET NO.
C-1

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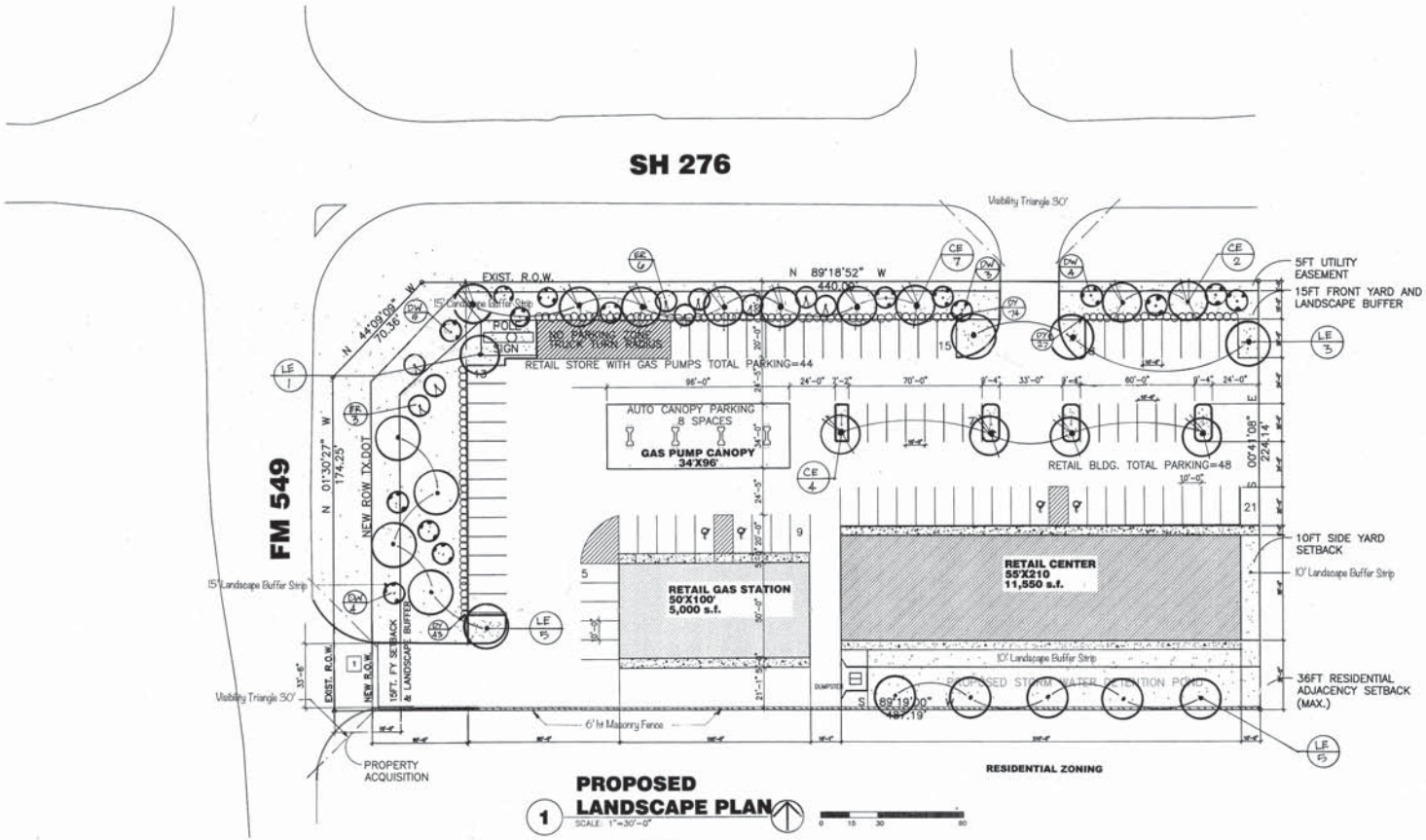

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Irrigation: Shall be provided to all landscape areas. Irrigation to provide 100% coverage to all planted areas. Irrigation to be maintained and kept operational at all times to provide for efficient water distribution.

Landscape Maintenance: The Owner, tenant, or agent shall be responsible for providing, protecting and maintaining all landscape in a healthy growing condition. Replacements to be made in a timely manner to ensure continuous performance per the landscape requirements, and within the warrantee period. All landscape areas to be kept free of debris and trash in accordance to applicable codes of the city.

SUSAN KLEIN LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE
RESIDENTIAL & COMMERCIAL
2115 Flat Creek Dr Richardson, TX 75080 214-769-3228

LANDSCAPE PLAN DATA

Site Landscape Area: 15% of total Site Area
15% of 107,687 sf = 16,153 sf required
27,507 sf provided

Landscape of Parking Lot:
1 tree/10 parking spaces required = 84 spaces provided
84/10 = 8.4 = 9 parking lot trees required & provided
1530 sf of landscape islands provided

Landscape Buffer Strip:
10' wide buffer required along street frontage
15' wide buffer strip provided
2 Canopy trees/100' of street frontage
SH276 - 440'/100 = 4.4 x 2 = 9 Canopy trees required/provided
FM549 - 174.25'/100' = 1.74 x 2 = 4 Canopy trees required/provided
4 Accent trees/100' of street frontage
SH276 - 440'/100' = 4.4 x 4 = 18 Accent trees required/provided
FM549 - 174.25'/100' = 1.74 x 4 = 7 Accent trees required/provided

10' wide landscape buffer strip provided along the perimeter of the proposed commercial building adjacent to Residential Zoning.

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	xxx	xxxxx
3		
4		

Consultant:

SUSAN J. KLEIN REGISTERED LANDSCAPE ARCHITECT 2508 STATE OF TEXAS

Owner:
DFW OIL PETROLEUM

11551 FOREST CENTRAL DRIVE
DALLAS TEXAS 75243

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR, PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS

Designer:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096
FAX: 972-429-8786

Drawn By: JAV
Checked By: JAV

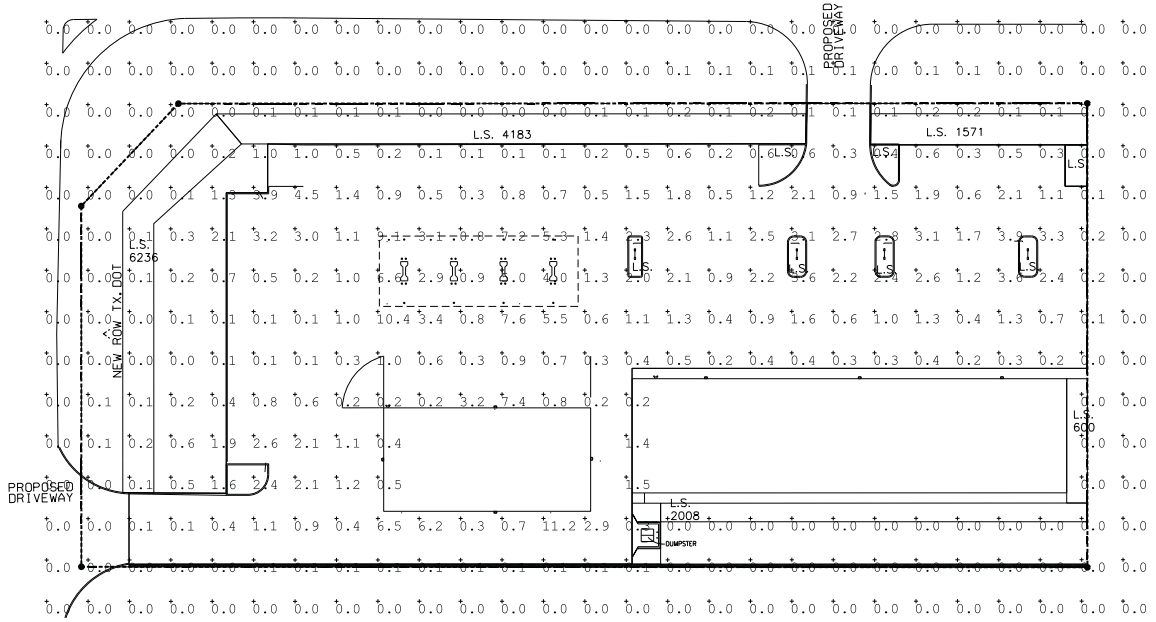
Project: 17-122

Date: 2017, NOVEMBER 17

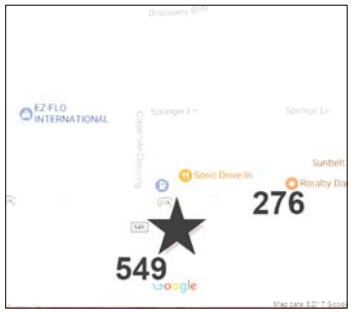
Scale: 1"=30'-0"

Sheet: **LS-1**

of.



ILLUMINATION FIXTURE SCHEDULE:				
LABEL	DESCRIPTION	QUANTITY	MOUNTING HEIGHT	LOCATION
A1	ARE-EDG-2M-xx-06-E-UL-xx(LED FIXTURE)	6	20'	PARKING AREA
C1	CPY250-AA-xx-F-A-UL_ITL76(LED FIXTURE)	4	16'	CANOPY GAS PUMP
C2	XSPWAx2MC-U_RESTL-2014-0(LED FIXTURE)	4	9'	BUILDING WALL MOUNT



VICINITY MAP
NTS

N

SITE PLAN

GRAPHIC SCALE

0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION
1	11-17-17	SITE PLAN APPLICATION

PRELIMINARY
NOT FOR CONSTRUCTION OR BIDDING PROCESS
PREPARED UNDER SUPERVISION OF
FIROZE SHAMS, P.E.
TEXAS REGISTRATION 97215

GLOBAL CIVIL SOLUTIONS, LLC
11551 FOREST CENTRAL DRIVE
SUITE 220
DALLAS, TX 75243
F-12801

OWNER: DFW DISTRIBUTOR
PETROLIUM, INC.
ADDRESS: 11551 FOREST CENTRAL DR.
SUITE 230, DALLAS, TX 75243
214-319-9100

PROJECT TITLE:
FM 549/SH 276
PROJECT ADDRESS:
Vol. 1799, pg 302 ORRCT
ROCKWALL, TX 75032

SHEET TITLE
PHOTOMETRIC PLAN
SHEET NO.
C-2

FILENAME: P:\Jobs\2017016-FM549+SH276\CADD\Civil\FM549_PHOTOMETRIC.dgn
PLOTTED: 12/18/2017 6:59:22 PM

RETAIL CENTER
BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA	PERCENT
NORTH ELEVATION FRONT	TOTAL	4843	100%
	STONE MASONRY	542	22%
	BRICK MASONRY	1359	39%
	EIFS	396	8%
	GLASS STOREFRONT	1038	21%
	METAL CANOPIES	500	10%
SOUTH ELEVATION REAR	TOTAL	4843	100%
	STONE MASONRY	562	12%
	BRICK MASONRY	4022	83%
	METAL DOORS	49	1%
	EIFS CROWN	210	4%
EAST ELEVATION	TOTAL	1335	100%
	STONE MASONRY	735	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%
WEST ELEVATION	TOTAL	1335	100%
	STONE MASONRY	735	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%

EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRYVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6080 JAVA
E-3 SW4081 SAFETY RED

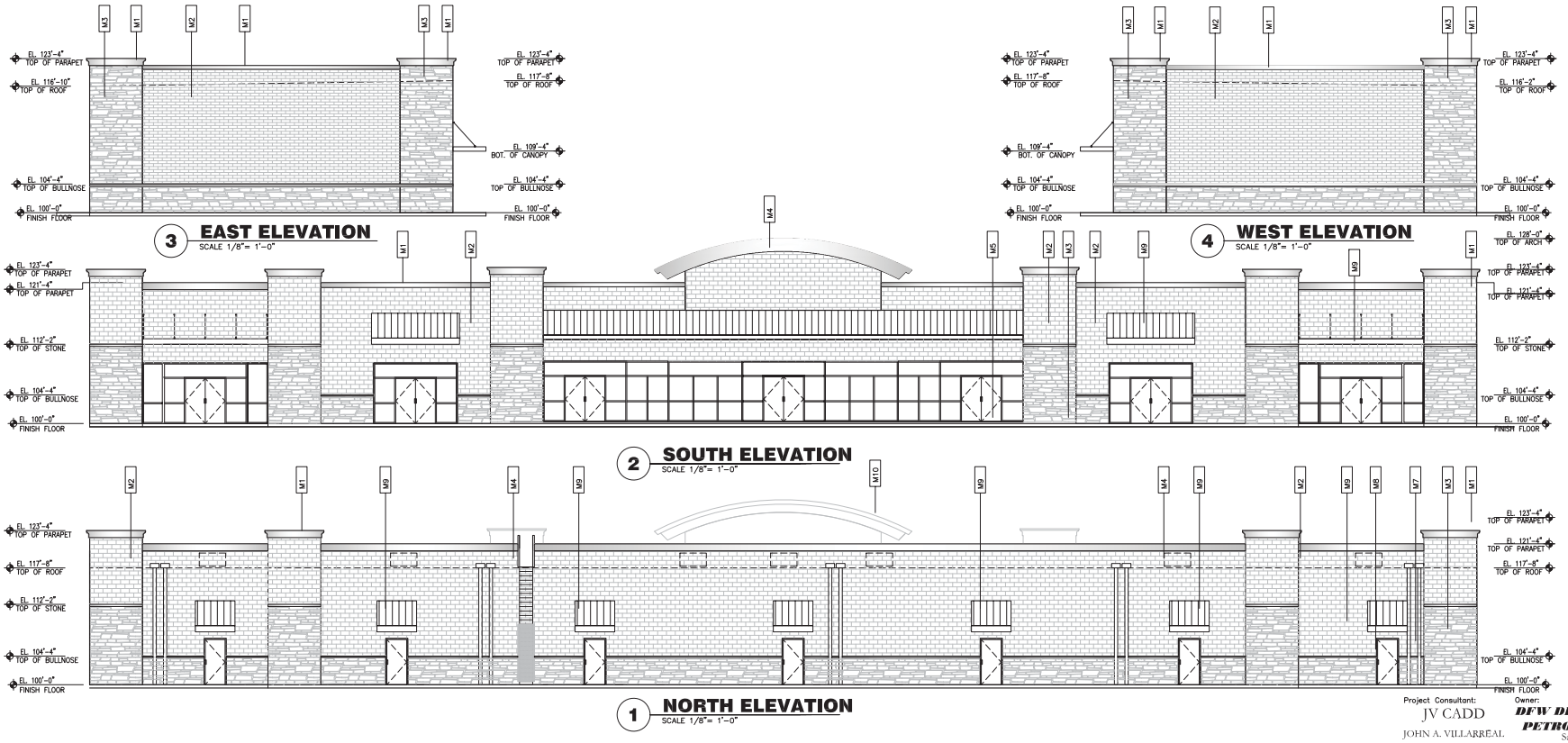
M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA



No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	Revised per Rockwall ARC Comments	12-5-17
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR, PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNERS & CERTIFICATION
JOHN A. VILLARREAL
CB 1109

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

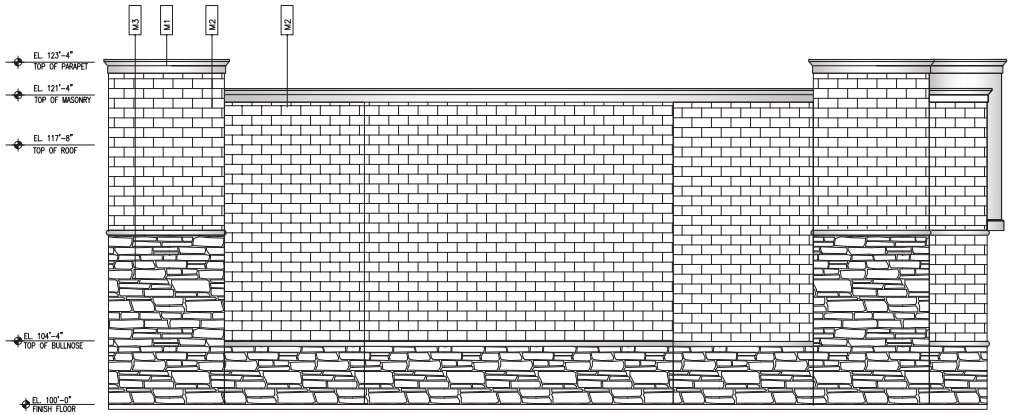
Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: AS INDICATED
Sheet: **A203**
of

CASE NO. SP2017-040

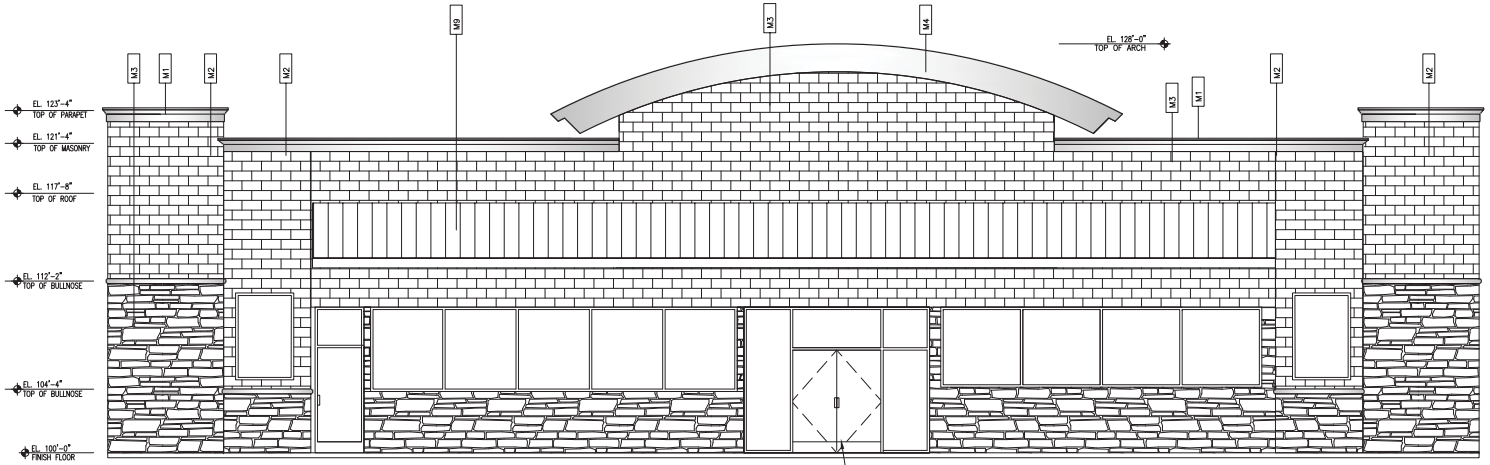
Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

Dec. 14, 2017 - 12:18pm - USER JAV-Cameroon
X:_2017 JV CADD Projects\17-122 Rockwall Site Plan Submittal\Exterior Elevations\17-122 Ext Elevs.dwg



2 EAST ELEVATION
SCALE 1/4"= 1'0"



1 NORTH ELEVATION
SCALE 1/4"= 1'0"

EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED

M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: GLOCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL.
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA

CONVENIENCE STORE
BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA	PERCENT
NORTH ELEVATION FRONT	TOTAL	2064	100%
	STONE MASONRY	433	39%
	BRICK MASONRY	970	39%
	EIFS	386	8%
	GLASS STOREFRONT	135	7%
	METAL CANOPIES	135	7%
SOUTH ELEVATION REAR	TOTAL	2064	100%
	STONE MASONRY	433	12%
	BRICK MASONRY	1713	83%
	METAL DOORS	21	1%
	EIFS CROWN	41	2%
EAST ELEVATION	TOTAL	1296	100%
	STONE MASONRY	673	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%
WEST ELEVATION	TOTAL	1296	100%
	STONE MASONRY	673	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%

No.	Revision/Issue	Date
4		
3	Revised per Rockwall ARC Comments	12-5-17
2	ISSUED FOR Site Plan Application	11-17-17
1		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNERS & CERTIFICATIONS
JOHN A. VILLARREAL
NO. 1008

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: AS INDICATED

Sheet
A201
of

CASE NO. SP2017-040

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

Dec 14, 2017 - 12:16pm - USER JAV-Gameroom
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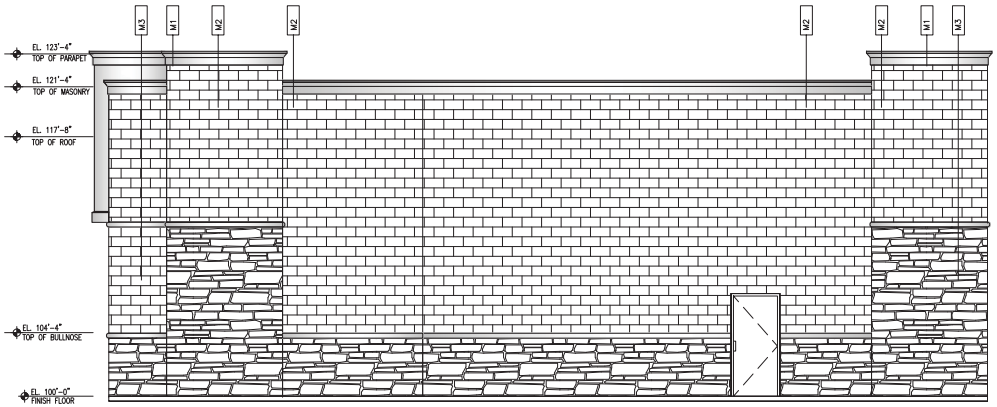

2 WEST ELEVATION
SCALE 1/4"= 1'-0"

EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6390 JAVA
E-3 SW4081 SAFETY RED

M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: YO 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1"
INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA

CONVENIENCE STORE
BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA	PERCENT
NORTH ELEVATION FRONT	TOTAL	2064	100%
	STONE MASONRY	433	39%
	BRICK MASONRY	970	39%
	EIFS	386	8%
	GLASS STOREFRONT	135	7%
	METAL CANOPIES	135	7%
SOUTH ELEVATION REAR	TOTAL	2064	100%
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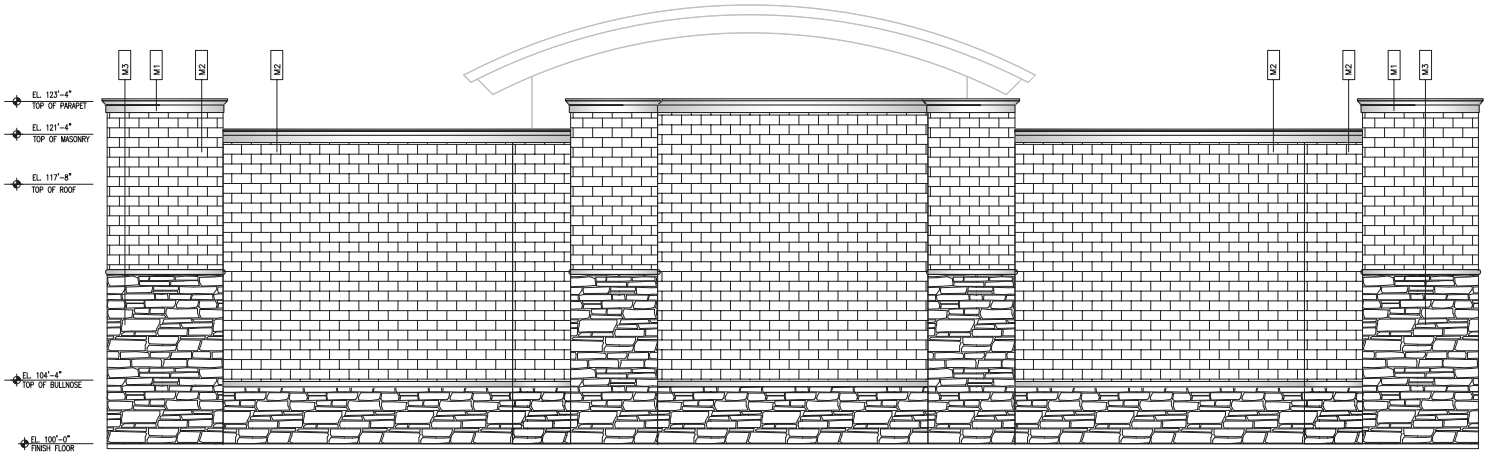
	BRICK MASONRY	1713	83%
	METAL DOORS	21	1%
	EIFS CROWN	41	2%
EAST ELEVATION	TOTAL	1296	100%
	STONE MASONRY	673	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%
WEST ELEVATION	TOTAL	1296	100%
	STONE MASONRY	673	51%
	BRICK MASONRY	600	45%
	EIFS	55	4%



1 SOUTH ELEVATION
SCALE 1/4"= 1'-0"

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	Revised per Rockwall ARC Comments	12-5-17
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
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D.F.W. DISTRIBUTOR, PETROLEUM INC.
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CERTIFIED PROFESSIONAL BUILDING DESIGNER
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JOHN A. VILLARREAL

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By:
JAV
Checked By:
JAV

Project
17-122

Date
2017, NOVEMBER 17

Scale
AS INDICATED

Sheet
A202
of .

CASE NO. SP2017-040

Dec 14, 2017 - 12:18pm - USER JAV-Gameroom
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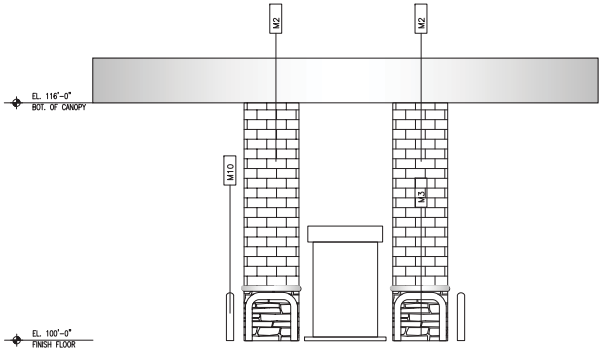
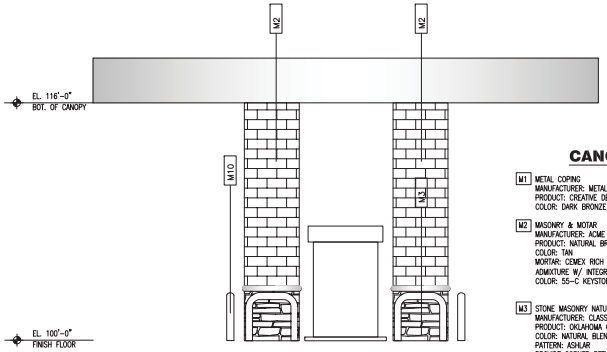


3 **EAST ELEVATION**
SCALE 1/4"= 1'0"



4 **WEST ELEVATION**
SCALE 1/4"= 1'0"

CANOPY EXTERIOR MATERIAL FINISHES

M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE

M2 MASONRY & MORTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE

M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED

M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

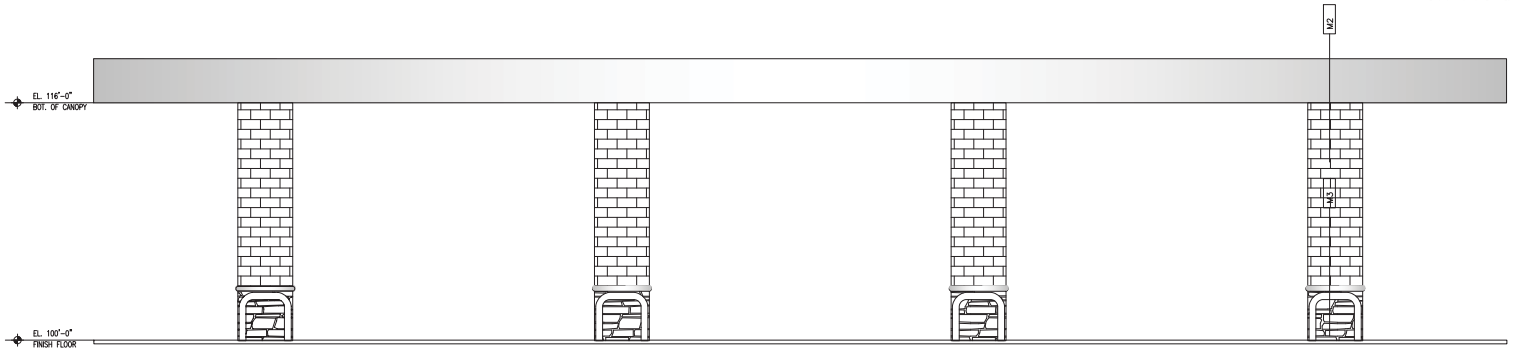
M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBRONZE (2) CLEAR + CLEAR
CAMTY: 1/2" AIR FILL

M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

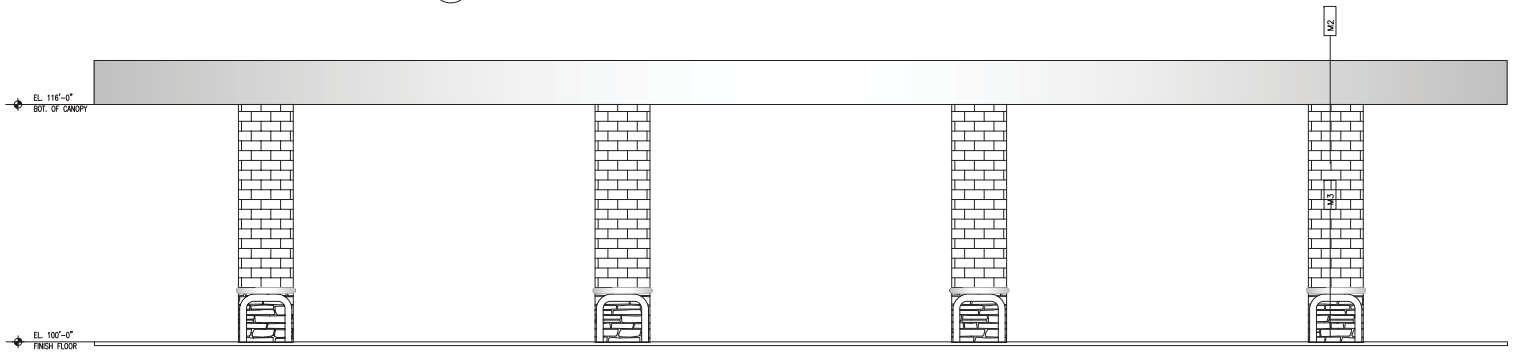
M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1" INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M9 CANTILEVER AND SUSPENDED CANOPIES SHALL BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL
MFG: MAPES CANOPIES, LINCOLN, NEBRASKA

M10 PAINTED BOLLARDS AND MISCELLANOUS
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PRO-INDUSTRIAL DTM ACRLIC
PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
TWO (2) COATS SHERWIN-WILLIAMS
PRO-INDUSTRIAL DTM ACRYLIC
COLOR: B66W311KG CK GRAY



2 **NORTH ELEVATION**
SCALE 1/4"= 1'0"



1 **SOUTH ELEVATION**
SCALE 1/4"= 1'0"

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	Revised per Rockwall ARC Comments	12-5-17
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNERS & CERTIFICATION
JOHN A. VILLARREAL
#4788

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

Drawn By: JAV
Checked By: JAV
Project: 17-122
Date: 2017, NOVEMBER 17
Scale: AS INDICATED

Sheet
A204
of .

CASE NO. SP2017-040

Dec 14, 2017 - 12:19pm - USER JAV-Cameroom
X:_2017 JV CADD Projects\17-122 Rockwall Site Plan Submittal\Exterior Elevations\17-122 Ext Elevs.dwg

COLOR SAMPLE BOARD



M1 METAL COPING
MANUFACTURER: METAL ERA
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE



M2 MASONRY & MOTAR
MANUFACTURER: ACME STANDARD BRICK
PRODUCT: NATURAL BRICK
COLOR: TAN

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLENT
COLOR: 55-C KEYSTONE



M3 STONE MASONRY NATURAL STONE
MANUFACTURER: CLASSIC STONE YARD, ROCKWALL , TEXAS
PRODUCT: OKLAHOMA QUARRY STONE
COLOR: NATURAL BLEND
PATTERN: ASHLAR
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE
TRIM AND SILLS



M4 EIFS
MANUFACTURER: DRIVIT
PRODUCT: 2" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW6115 TOTALLY TAN
E-2 SW6090 JAVA
E-3 SW4081 SAFETY RED



M5 PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL
UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS
SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW6095 TOASTY

M6 GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: PPG 1" INSULATING GLASS
SOLARBAN60 (2) CLEAR + CLEAR
CAVITY: 1/2" AIR FILL



M7 STOREFRONT
MANUFACTURER: KAWNEER
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1



M8 STOREFRONT DOORS
MANUFACTURER: KAWNEER OR APPROVAL EQUAL
PRODUCT: 350 MEDIUM STILE ENTRANCE WITH 1"
INSULATED, TEMPERED SAFETY GLASS AND 10" BOTTOM RAIL
COLOR: #40 DARK BRONZE ANODIZED, ARCHITECTURAL CLASS 1

M3 OPTIONAL: MASONRY ACME ROSE BRICK LEDGE



RETAIL CENTER BUILDING
FM 549 & SH 276



CONVENIENT STORE BUILDING
FM 549 & SH 276

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

CASE NO. 2017-040

Dec 06, 2017 - 2:26pm - USER JAV-Cameroon
X:_2017 JV CADD Projects\17-122 Rockwall Site Plan Submittal\Exterior Elevations\17-122 Ext Elevs.dwg

CPY Series

CPY250™ LED Canopy/Soffit Luminaire

Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91° [23mm] drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, low-medium bay general lighting, soffits

Performance Summary

- Made in the U.S.A. of U.S. and imported parts
- Initial Delivered Lumens: Up to 31,784
- Efficacy: Up to 142 LPW
- CRI: Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 300K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on ColorNext SolidGuard™ finish
- IP66 Rated Direct Mount only!
- Class I, Division 2 Hazardous Location for select models

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-installed

Direct Mount Luminaires
Canopy Upgrade Kits (1 Required, order separately)
- MA-KBC250W – for use with Jet-Fit(tm), 3"x6" [152mm] square
- MA-KBC250W – for use with Jet-Fit(tm), 6"x6" [152mm] square
- MA-KBC250W – for use with LCE Sidearm or Versatec, 10.25" [260mm] square
- MA-KBC250W – for use with 4in Canopy Sidearm or Big-4 Lite, 8"x8" [203mm] square
- MA-KBC250W – for use with Flare Max-N, 14.50" [368mm] square
- MA-KBC250W – for use with LCE Sidearm or 4M Versatec Clad, 23.25" [590mm] square, or 15.25" [388mm] X
- **Direct Mount Junction Box/Base Kit**
- MA-BKC-BOX – 6.5" [165mm] x 6.5" [165mm] NPT [mm] Base Kit
- Direct Mount Canopy Plate
- MA-KBC250PM – 24.17" [614mm] Heavy Plate Only [10 ga. wall]
- MA-KBC250PMTEM – 24.17" [614mm] Heavy Plate [10 ga. wall] w/12" [305mm] Stover Point [16 ga. steel]
- NOTE: Minimum canopy deck opening is larger than what is required for mounting the CPY250 luminaire. Minimum deck opening 8.19" x 11" [208mm x 279mm]
- MA-KBC250PMTEMX – 24.17" [614mm] Heavy Plate [10 ga. wall] w/16" [406mm] Stover Point [16 ga. steel]
- NOTE: Minimum canopy deck opening is larger than what is required for mounting the CPY250 luminaire. Minimum deck opening 12" x 16" [305mm x 406mm]

*Must specify color

Pendant Mount Luminaires
Pendant Mount Kits
- MA-PKBC250** – 4' [1219mm] pendant
- MA-PKBC250** – 8' [2438mm] pendant
- MA-PKBC250** – 12' [3658mm] pendant
- Includes two conduit fittings and 120 V NPT 4-pin threaded on two ends

Small Field Remote
- MA-REMSMRM
- For successful implementation of the proximity-enable small-sphere, a minimum of one field-tested remote is required

DM Mount







Weight

15.4 lbs. (6.9kg)

Ordering Information

Example: CPY250 = CHO-A-4L-W

CPY250	A						
Product	Version	Mounting	Optic	Input Power Designator*	Voltage	Color Options	Options
CPY250	A	DM Direct Mount PD Pendant	H 6.91" [23mm] Drop Lens F Flat Lens	A 120 B 208 C 240 D 277 E 347 F 480 G Triple	UL Universal 120-277V HV Universal 347-480V Designated only	WW 3000K NW 4000K CW 5700K Available with A, D, E & F Input Power Designators only	HS Shorting Cap SE Single Fuse DE Double Fuse Fuse Type MV Wire

CPY250	A	DM	H	A	UL	WW	HS

DCR 6-CPY Dimming
- Available with A, D, E & F Input Power Designators only
- Refer to Dimming spec sheet for details

EL Emergency battery backup
- Specify Input Power Designator
- Refer to EL spec sheet for details

FC Factory-installed Conduit Entry
- Not available with DM, HL, MSO or PWL options

HL Programmable Motion Sensor
- Available with A, D, E & F Input Power Designators only
- Available with UL voltage only
- Refer to HL spec sheet for details

MSO 4000K Sensor Ready
- Minimum 70 CRI
- Cree recommends use of luminaire in ambient temperatures of 10°C and above

PWP WSP 2.0 Certification
- Luminaire includes WSP certification mark
- Available with the DM mount only
- Not available with the HZ, HL or PWL options

SF Single Fuse (120, 277, 347 or 480V)

SRM Small Remote Motion Sensor
- Available with A, D, E & F Input Power Designators only
- Available with UL voltage only
- Refer to SRM spec sheet for details

TP Tamper Proof Screws

WBG Wire Guard

UL: lighting.cree.com/lighting T (800) 236-4808 F (262) 504-5418
Canada: www.cree.com/canada T (905) 470-1294 F (905) 890-7557

CREE

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Slip Arm (details on page 3). Includes a wall/glare guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

- Patented InterOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 300K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on ColorNext SolidGuard™ finish

*See http://lighting.cree.com/edge/warranty for warranty terms

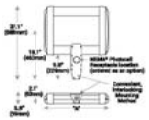
Accessories

Field-Installed

SCA-DM-DBL	Saddle (specify Bronze, Black or White)
SCA-DM-SGL	
SCA-DM-WM	Wall Mount Bracket
SCA-DM-PM	Pole Mount Bracket
SCA-DM-SM	Slipfitter Mounting Bracket

DA Mount





(D) Direct (#1)	Dia. "F"	Height
B	11.7" [298mm]	8.1in. [19cm]
C	11.7" [298mm]	8.1in. [19cm]
D	14.7" [373mm]	8.1in. [19cm]
E	14.7" [373mm]	8.1in. [19cm]
F	14.7" [373mm]	8.1in. [19cm]
G	20.1" [510mm]	8.1in. [19cm]
H	20.1" [510mm]	8.1in. [19cm]
J	20.1" [510mm]	8.1in. [19cm]

AA/UL/SA Mount - see page 33 for weight & dimensions

Ordering Information

Example: ARE-EDG-DA-A-12-U-LL-SV-350

Product	Optic	Mounting*	LED Count (qty)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	SR Short Rectangular MR Medium Rectangular LR Large Rectangular Type 2 Medium Type 3 Medium Type 4 Medium Type 5 Wide Type 5 Extra Wide Type R Medium Type 5 Medium	AA Adjustable Arm DA Direct Arm DL Direct Arm Long SA Slip Arm Available with Type 5 Wide, Type 5 Extra Wide, Type R Medium and Type 5 Medium optics only	08 12 16 20 24 28 32 36 40 44 48 52 56 60 64	L Universal 120-277V H Universal 347-480V	U Universal (120-277V) H 347V J 480V Available with 530 and 700 mA only	WW 3000K NW 4000K CW 5700K	350 350mA 530 530mA 700 700mA 1A0 1000mA Available with 350, 530 and 700 mA only	**Options** DCR 0-10V Dimming EL Emergency Battery Backup Refer to EL spec sheet for details FAO Field Adjustable Output HL Programmable Motion Sensor Refer to HL spec sheet for details PIR Motion Sensor PIR1FC Motion Sensor PIRH Motion Sensor PIRH1FC Motion Sensor SF Single Fuse SPD 10kV Surge Protection Refer to SPD spec sheet for details WBG Wire Guard

ARE-EDG	SR	AA	08	L	U	WW	350	SF

Footnotes:
- *Reference DA and AA mounting options when ordering pole mounting accessories.
- **NOTE: Pole adder may apply depending on configuration.

UL: www.cree.com/lighting T (800) 236-4808 F (262) 504-5418
Canada: www.cree.com/canada T (905) 470-1294 F (905) 890-7557

CREE

LR5-18L

6" LED Downlight

Product Description

The LR5-18L LED downlight delivers 1800 Lumens of exceptional 90+ CRI light while achieving 90 lumens per watt! This breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology, with an integrated driver and thermal management design. The LR5-18L is available in warm or neutral color temperatures and has a variety of trim options. It easily installs into Cree slim-can 6 LEN housings or may be retrofitted with a CLD5 adapter.

Applications: Commercial new construction and retrofit

Performance Summary

- 90Cree Cree TrueWhite® Technology
- Active Color Management
- Delivered Light Output, 1800 lumens
- Input Power: 20 watts
- CRI: 90
- CCT: 2700K, 3000K, 3500K, 4000K
- **Limited Warranty*:** 10 years
- **Lifetime:** Designed to last 50,000 hours
- **Shielding:** Dimmable to 5%
- Suitable for non-insulated ceilings only

Housing & Accessories

Reference Housing & Accessory documents for more details.

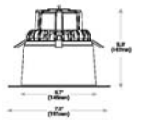
Trims

LTR-6W	TRIM-6W
LTRW-6W	Matte white flange
LTRWH-6W	LTRWH-6W
LTRWS-6W	Smooth white
LTRP-6W	LTRP-6W
Matte white anodized finish	Polished chrome reflector

Housing (Ordered as HOUS)

LEN	HOU
Commercial	Standard Cartridge Housing
IC4	IC4
New Construction	Cylindrical Steel Housing
IC4RA	IC4RA
Remodel	Cylindrical Steel Housing





Ordering Information

Example: LR6-18L-940-12DV-A-UH

LR6*	18L		12DV	A	UH
Series	Lumen Output	Color Temperature	Voltage	Version	Options
LR6*	18L 1800 lumen - 90 CRI	927 2700 kelvin 930 3000 kelvin 935 3500 kelvin 940 4000 kelvin ABR 4000 kelvin	12DV 120 Volt - 350mA Driver	A Standard	UH Deep Reveal - 37 Watt

*Reference housing and trim ordering for recommended fixtures.
**Luminaire does not ship with product but must be ordered for housing to operate.

Link: www.cree.com/lighting T (800) 236-4808 F (262) 504-5418
Canada: www.cree.com/canada T (905) 470-1294 F (905) 890-7557

CREE

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CPY250™ LED Canopy/Soffit Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- 10in. low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral, heat sink specifically designed for LED
- Flat lens is 0.125" tempered Soltre® glass
- Drop lens is 0.125" molded borosilicate glass
- Direct mount is available for use in single or double skin canopies with a minimum 6.5" [165mm] wide panels and a minimum .33 gauge, 0.030" [0.7mm] canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" [51mm to 102mm] round hole, is secured in place with self-sealing screws that provide a weather-tight seal and includes 3/4" [19mm] conduit entry for direct wire feed
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/8-3" standard [by others]
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit [by others] and secures with a 1/4"-20 set screw
- Exclusive Cree ColorSelect® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available

WEIGHT: 17.8 lbs. [8.1kg]

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V (A, B, D and E Input Power Designators only), 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 4kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA
- **Operating Temperature Range:** Applications Requiring Class 1 Division 2 Hazardous Location Ratings: -40°C – +25°C, 4-Input Power Designators: -40°C – +40°C (direct mount to pipework), -40°C – +45°C (direct mount to sheet metal/suspended) B & E Input Power Designators: -40°C – +25°C (pipework), -40°C – +40°C(direct metal/suspended), C Input Power Designator: -40°C – +40°C (pipework), -40°C – +40°C (direct metal/suspended), D Input Power Designators: -40°C – +5°C (direct metal/suspended)

WARNING: Exceeding maximum operating temperature may result in thermal fallback

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations when ordered with DM mount
- Suitable for damp locations when ordered with PC mount
- Suitable for wet locations when ordered with PC mount and HZ option
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- cULus and CLC Premium qualified versions available. Please refer to www.designlights.org/QPL for most current information
- Luminaire and finish exclusively tested to withstand 1,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy America(n) requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the HZ option. Not available with DM, HL, MSO* or PWL options. Consult factory for additional details.
- NSF Certified when ordered with DM mount. Not available with HZ, HL or PWL options. Refer to http://info.nsf.org/Certified/Food/ for additional details

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
A	82	84	0.69	0.40	0.36	0.30	0.24	0.18
B	114	114	0.96	0.57	0.49	0.42	0.33	0.24
C	43	N/A	0.36	0.21	0.19	0.17	N/A	N/A
D	143	145	1.20	0.71	0.62	0.53	0.44	0.33
E	143	145	1.20	0.70	0.61	0.53	0.43	0.33

*Nominal data at 25°C [77°F]. Actual wattage may differ by +/- 10% when operating between 10-40°C or 50-104°F.

Recommended CPY Series Lumen Maintenance Factors (LMF)*

Ambient	Input Power Designator	5khr Lumen Multiplier	25K hr Projected* LMF	50K hr Projected* LMF	75K hr Projected* LMF	100K hr Projected* LMF
5°C [41°F]	A & C	1.01	1.00	0.93	0.87	0.81
	D	1.01	1.00	0.95	0.90	0.85
	B & E	1.04	1.00	0.97	0.95	0.93*
10°C [50°F]	A & C	1.01	1.00	0.93	0.88	0.83
	D	1.00	1.00	0.96	0.91	0.86
	B & E	1.03	1.00	0.97	0.95	0.93*
15°C [59°F]	A & C	1.01	1.00	0.94	0.89	0.84
	D	1.00	1.00	0.96	0.92	0.88
	B & E	1.02	1.00	0.98	0.96	0.93*
20°C [68°F]	A & C	1.01	1.00	0.95	0.90	0.86
	D	1.00	1.00	0.97	0.93	0.89
	B & E	1.01	1.00	0.97	0.95	0.93*
25°C [77°F]	A & C	1.00	1.00	0.96	0.92	0.88
	D	1.00	1.00	0.97	0.94	0.91
	B & E	1.00	1.00	0.97	0.95	0.93*
30°C [86°F]	A & C	0.99	0.99	0.95	0.91	0.87
	D	0.99	0.99	0.96	0.93	0.90
	B & E	0.99	0.99	0.96	0.93	0.90*
35°C [95°F]	A & C	0.98	0.98	0.94	0.90	0.86
	D	0.98	0.98	0.95	0.92	0.89
	B & E	0.98	0.98	0.95	0.92	0.89*
40°C [104°F]	A & C	0.97	0.97	0.93	0.89	0.85
	D	0.97	0.97	0.94	0.91	0.88
	B & E	0.97	0.97	0.94	0.91	0.88*

*Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ temperature measurements. Extrapolation of data beyond 6 times the actual number of hours tested is not allowed per TM-21. Projected lumen maintenance values based on 4 or 6 times the actual number of hours tested are not to exceed the LM-80 extrapolation limit for the device under testing (DUT) or the published L70 value, whichever is less. Please refer to www.cree.com/lighting/tools-and-resources/warranty-and-reliability for more information.

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)*

Ambient	Initial LMF	25K hr Projected* LMF	50K hr Projected* LMF	75K hr Calculated* LMF	100K hr Calculated* LMF
10-25°C [50-77°F]	1.00	1.00	0.97	0.95	0.93
30°C [86°F]	0.99	0.99	0.96	0.93	0.90
40°C [104°F]	0.97	0.97	0.94	0.91	0.88
50°C [122°F]	0.96	0.96	0.92	0.89	0.86

*Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ temperature measurements. Extrapolation of data beyond 6 times the actual number of hours tested is not allowed per TM-21. Projected lumen maintenance values based on 4 or 6 times the actual number of hours tested are not to exceed the LM-80 extrapolation limit for the device under testing (DUT) or the published L70 value, whichever is less. Please refer to www.cree.com/lighting/tools-and-resources/warranty-and-reliability for more information.

UL: lighting.cree.com/lighting T (800) 236-4808 F (262) 504-5418
Canada: www.cree.com/canada T (905) 470-1294 F (905) 890-7557

CREE

Cree Edge™ LED Area/Flood Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- 10in. low profile, slide/plug and tool requirements
- Luminaire sides are rugged die cast aluminum with integral, weatherlight LED driver compartment and high performance aluminum heat sinks
- Slip and DL mount utilizes conservative interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-4" [76-102mm] diameter round pole and secures to pole with (2) 5/16-18 HEX bolts spaced at 2" [51mm] centers
- AA and DA mounts are rugged die cast aluminum and mount to 3" [3 inch] IP.D.S.P.P. [76mm] O.D. tenons
- Includes tool-less tilt adjustment
- Luminaire Color-Set ColorSelect® Finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, chemical degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 32

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts are rugged die cast aluminum and mount to 3" [3 inch] O.D.S.P.P. [76mm] O.D. tenons
- Includes tool-less tilt adjustment
- Luminaire Color-Set ColorSelect® Finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, chemical degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 32

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weather-light electrical box with terminal strips (120w-700w) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximum VA* (Series Current):** 31 (0.26Amp) 10mA, 60 (0.5A) 350mA and 40-80 (0.33-0.66a), 100-160 (0.83-1.33Amp)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P1 arm options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge test even-pass vibration standards when ordered with HA, TA and TS mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish exclusively tested to withstand 3,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or DNF option with 21 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

(D) Direct (#1)	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
B(Size)							
B	31	0.31	0.15	0.13	0.11	0.09	0.07
B	46	0.38	0.22	0.21	0.19	0.15	0.11
B	56	0.63	0.31	0.28	0.25	0.19	0.14
B	84	0.70	0.41	0.38	0.34	0.26	0.20
B	112	0.93	0.54	0.48	0.41	0.32	0.24
B	140	1.13	0.65	0.58	0.49	0.38	0.28
B	168	1.32	0.77	0.68	0.58	0.45	0.33
B	196	1.50	0.87	0.77	0.65	0.51	0.38
C(Size)							
B	31	0.29	0.16	0.13	0.11	0.10	0.10
B	46	0.36	0.24	0.21	0.19	0.17	0.16
B	56	0.60	0.31	0.28	0.25	0.20	0.20
B	84	0.66	0.41	0.38	0.34	0.28	0.28
B	112	0.88	0.54	0.48	0.41	0.35	0.35
B	140	1.06	0.65	0.58	0.49	0.41	0.41
B	168	1.24	0.77	0.68	0.58	0.48	0.48
B	196	1.41	0.87	0.77	0.65	0.54	0.54
D(Size)							
B	31	0.29	0.16	0.13	0.11	0.10	0.10
B	46	0.36	0.24	0.21	0.19	0.17	0.16
B	56	0.60	0.31	0.28	0.25	0.20	0.20
B	84	0.66	0.41	0.38	0.34	0.28	0.28
B	112	0.88	0.54	0.48	0.41	0.35	0.35
B	140	1.06	0.65	0.58	0.49	0.41	0.41
B	168	1.24	0.77	0.68	0.58	0.48	0.48
B	196	1.41	0.87	0.77	0.65	0.54	0.54
E(Size)							
B	31	0.31	0.15	0.13	0.11	0.10	0.10
B	46	0.38	0.22	0.21	0.19	0.17	0.16
B	56	0.63	0.31	0.28	0.25	0.20	0.20
B	84	0.70	0.41	0.38	0.34	0.28	0.28
B	112	0.93	0.54	0.48	0.41	0.35	0.35
B	140	1.13	0.65	0.58	0.49	0.41	0.41
B	168	1.32	0.77	0.68	0.58	0.48	0.48
B	196	1.50	0.87	0.77	0.65	0.54	0.54

*Nominal data at 25°C [77°F]. Actual wattage may differ by +/- 10% when operating between 120-480V or 50-60Hz.

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)*

Ambient	Initial LMF	25K hr Projected* LMF	50K hr Projected* LMF	75K hr Calculated* LMF	100K hr Calculated* LMF
10-25°C [50-77°F]	1.00	1.00	0.97	0.95	0.93
30°C [86°F]	0.99	0.99	0.96	0.93	0.90
40°C [104°F]	0.97	0.97	0.94	0.91	0.88
50°C [122°F]	0.96	0.96	0.92	0.89	0.86

*Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ temperature measurements. Extrapolation of data beyond 6 times the actual number of hours tested is not allowed per TM-21. Projected lumen maintenance values based on 4 or 6 times the actual number of hours tested are not to exceed the LM-80 extrapolation limit for the device under testing (DUT) or the published L70 value, whichever is less. Please refer to www.cree.com/lighting/tools-and-resources/warranty-and-reliability for more information.

UL: www.cree.com/lighting T (800) 236-4808 F (262) 504-5418
Canada: www.cree.com/canada T (905) 470-1294 F (905) 890-7557

CREE

LR6-18L

Product Specifications

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to promise high-quality white light, Cree TrueWhite® technology is a patented approach that delivers an exclusive combination of 90+ CRI, min-R9, light chromaticity tolerance, and lifelong color consistency, all while maintaining high luminous efficacy – a true no-compromise solution.

CONSTRUCTION & MATERIALS
- Durable all-aluminum housing protects the light source. Adjustable flip-door provides visual access for field cabling fit
- Thermal management system uses integral heat sink to conduct heat away from LEDs; for optimal performance, LED junction temperature stays below specified maximum even when installed in still, unventilated installations
- Suitable for non-insulated ceilings only
- One-piece aluminum lower reflector with matte finish white also conceals ring tool away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates 2.5 in. [64 mm] trims

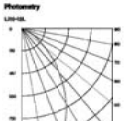
OPTICAL SYSTEM
- Unique combination of reflective and refractive optical components achieves a smooth, comfortable appearance while eliminating glare-ative, hot spots and shadowing gaps
- Carefully engineered together to optimize distribution, balancing the delivery of high-performance beam on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This minimizes the perception of hotspots on walls
- Deep set diffusing lens shields direct view of LEDs and provides greater visual cut-off

ELECTRICAL SYSTEM
- Integral, high-efficiency driver and power supply
- Power Factor: > 0.9
- Input Voltage: 120V, 50/60 HZ
- Dimming: Dimmable to 5% with certain (broadcast) dimmers*

REGULATORY & VOLUNTARY QUALIFICATIONS
- **ENERGY STAR® qualified**
- cULus Listed
- Exceeds California Title 24 high efficacy luminaire requirements
- Suitable for damp locations

*Reference www.cree.com/lighting for recommended dimmers

Photometry



Intensity Candlepower Summary	
Angle	Mean CP
0°	1459
5°	1456
15°	1397
25°	1249
35°	965
45°	569
55°	272
65°	104
75°	66
85°	21
90°	0

Zonal Lumen Summary			
Zone	Lumens	% Lamp	% Fix
0-30	474	40.4%	40.4%
0-40	826	70.4%	70.4%
0-60	987	84.1%	84.1%
0-90	1090	100%	100%

Reference www.cree.com/lighting for detailed photometric data.

Installation



- Designed to easily install in standard 6" housings from One and other manufacturer
- Quick-mount system utilizes a unique retention button. Simply attach socket to LR6-18L, then light to easily position and slide into housing

NOTE: Reference www.cree.com/lighting for detailed installation instructions. Reference www.cree.com/lighting for a list of compatible housings.

Application/Reference

Open Spaces

Mounting	Lumens	Wattage	LPW	mCP	Average FC
4'x4'				0.00	00
4'on Center	1800	20	90	0.01	01
6'x6'				0.00	15
6' on Center				0.00	15

Corridor

Spacing	Lumens	Wattage	LPW	mCP	Average FC
4' on Center	1800	20	90	0.00	20
6' on Center				0.00	15

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Canada: www.cree.com/canada T (905) 470-1294 F (905) 890-7557

CREE

No.	Revision/Issue	Date
1	ISSUED FOR Site Plan Application	11-17-17
2	Revised per Rockwall ARC Comments	12-5-17
3		
4		

Consultant

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

PROPOSED PROJECT:
FM 549 / SH 276
D.F.W. DISTRIBUTOR,
PETROLEUM INC.
Vol. 1799, pg 302 ORRCT
ROCKWALL, TEXAS 75087

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNING CERTIFICATION
JOHN A. VILLARREAL

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
PH: 972-429-9096

CASE NO. SP2017-040

Drawn By:
JAV
Checked By:
JAV

Project
17-122

Date
2017, NOVEMBER 17

Scale
AS INDICATED

Sheet
C-3
of .

Project Consultant:
JV CADD
JOHN A. VILLARREAL
P.O. Box 1264
Wylie, Texas 75098
972-429-9096

Owner:
DFW DISTRIBUTOR PETROLEUM, INC
Sami Ibrahim
11551 FOREST CENTRAL DRIVE, S-230
DALLAS TEXAS 75243
(214) 319-9100

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/26/2017

APPLICANT: Steven J. Goldberg *of Cogent Realty Advisors, LLC.*

AGENDA ITEM: **MIS2017-017;** Special Request – *Emma Jane & Sam Houston*

SUMMARY:

Discuss and consider a special request by Steven J. Goldberg of Cogent Realty Advisors, LLC for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of a single-family home on a 0.0172-acre tract of land identified as a portion of Lot 53 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the northwest corner of Emma Jane Road and Sam Houston Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a special request for the approval of a deviation from the minimum front yard setback and minimum lot depth for a property located within the Southside Residential Neighborhood Overlay (SRO) District and as stipulated by the Unified Development Code (UDC). The purpose for the request is to allow for the construction of a single family residential home as depicted on the proposed site plan. The property is situated at the northwest corner of Emma Jane Street and Sam Houston Street.

It should be noted that the *subject property* is considered to be a double frontage lot and requires a minimum setback of 20-ft along both frontages [*i.e. Emma Jane & Sam Houston*]. The proposed site plan submitted by the applicant shows that the *subject property* will have a single family home oriented towards Emma Jane Street, which would allow for a lot depth of less than 100-ft [*i.e. 49-ft 6 inches*]. The applicant has stated in his letter of request that the purpose for this orientation of the home is due to numerous utility service improvements [*i.e. utility poles, telephone connection box, fire hydrant, etc.*] located along the Sam Houston Street frontage. With this being said, the applicant is requesting a special exception to the minimum front yard setback adjacent to Emma Jane Street, requesting to reduce this setback from 20-feet to 10-feet. This is being requested due to the lot depth of approximately 49-feet. If both front yard setbacks were used, this would create an approximately 23-foot depth building envelop. With this being said, the applicant is requesting a special exception to the minimum lot depth to reduce it from 100-feet to 49-feet as depicted on the proposed site plan. Finally, the applicant is requesting to reduce the driveway length from the required 20-feet to 10-feet. The SRO requires a minimum of two (2) off-street parking spaces and states that "(a)n enclosed garage shall not be considered in meeting the off-street parking requirements."

The Southside Residential Overlay (SRO) District was created to provide flexibility necessary for the development of the Southside Neighborhood. According to Subsection 6.4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential properties located within the Southside Residential Neighborhood Overlay (SRO) District are subject to the following development standards:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*5,000 SF*	*X= 7,772 SF; In Conformance*
Minimum Lot Frontage	*50-Feet*	*X~156-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~49-Feet; Not In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=10-Feet; Not In Conformance*
Minimum Side Yard Setback	*6-Feet*[1]	*X=6-Feet; In Conformance*
Minimum number of off street parking spaces required	*Two (2)*[2]	*X=0; Not In Conformance*

NOTES: 1. Side setback is 6-feet for internal lots and 20-feet when abutting a street.
2. (a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
(b) All other uses: see article VI, Parking and Loading, of the Unified Development Code.

In addition, Section 6.4.D of Article V, *District Development Standards*, of the UDC grants the City Council the ability to grant, "…special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district [*i.e. Southside Residential Neighborhood Overlay (SRO) District*]." The approval of any such request shall preempt any underlying zoning restrictions stipulated by the UDC. The approvals of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) The property will need to be replatted prior to the issuance of building permits.

2) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

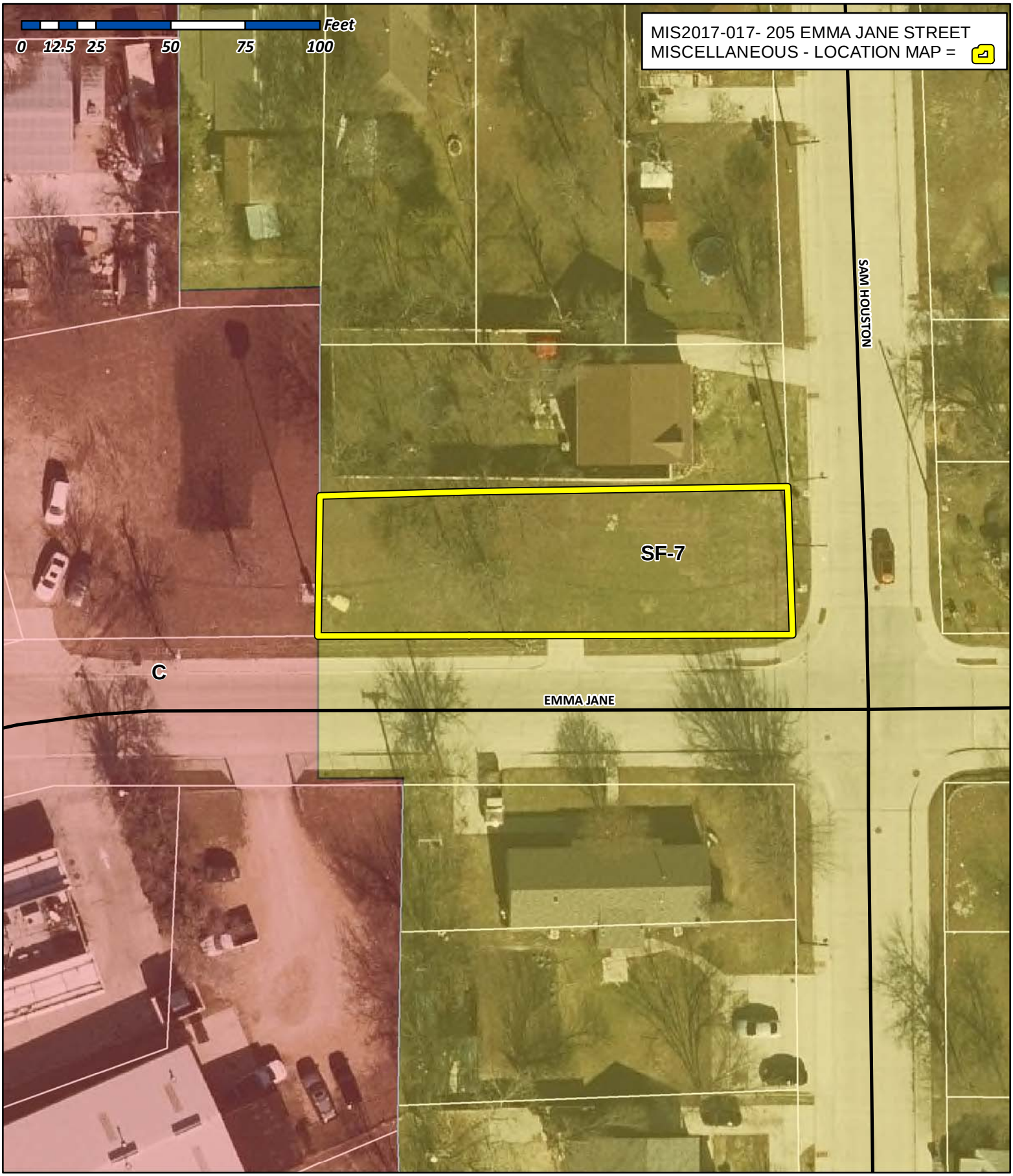
Project Plan Review History

Project Number	MIS2017-017	**Owner**	SCROGGS, CHARLES	**Applied**	12/19/2017 LM
Project Name	Special Exception - Setbacks	**Applicant**		**Approved**	
Type	MISCELLANEOUS			**Closed**	
Subtype	EXCEPTION OR WAIVER			**Expired**	
Status	STAFF REVIEW			**Status**	12/19/2017 LM

Site Address	**City, State Zip**	**Zoning**
EMMA	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CANUP	PT 53	NULL	PT 53	3230-0000-0053-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	12/20/2017	12/27/2017	12/20/2017		COMMENTS	See Comments
(12/20/2017 3:41 PM AW) Need to acknowledge that prior to building a home water, sewer, and roadway impact fees will need to be paid. Also acknowledge that the owner will need to construct the water and sewer services to the lot along with any fees associated with this construction. The sewer is in the middle of Sam Houston and to access the sewer, full panel replacement will be required.							
FIRE	Ariana Hargrove	12/20/2017	12/27/2017	12/20/2017		APPROVED	
PLANNING	David Gonzales	12/21/2017	12/28/2017	12/21/2017		COMMENTS	See comments
Must adhere to all Engineering, Building Inspection, and Fire Department standards.							



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

COGENT

December 15, 2017

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032

Re: Lot 53 Emma Jane Street (Northwest corner of Sam Houston and Emma Jane)
Rockwall, Texas 75032

Dear Mr. Miller:

We are requesting consideration of special request in furtherance of neighborhood preservation. The property of concern is situated at the northwest corner of Sam Houston and Emma Jane Streets and per the Rockwall Central Appraisal District consists of one parcel measuring 49.6 feet along Sam Houston Street by 159 feet along Emma Jane Street. Our desire is to develop the site with a single family detached residential dwelling unit with the front oriented toward Emma Jane Street.

As you will note in the attached photos, numerous utility service improvements including two wood utility poles with overhead lines, metal telephone connection box and fire hydrant exist along the parcel's Sam Houston Street frontage. We feel as though the aesthetics of any home built upon the subject parcel would be greatly enhanced if the front is oriented toward Emma Jane Street and away the unsightly utility improvements that line the site's frontage along Sam Houston Street.

In order to facilitate development of a house oriented toward Emma Jane Street, we are requesting various waivers to the requirements stipulated for property situated in the Southside Residential Neighborhood Overlay (SRO) District. Specifically, we are requesting special exceptions to the minimum lot depth requirement from 100 feet to 49.6 feet, waiver of the dual front yard setback requirement for the Emma Jane frontage from 20 feet to 10 feet and rear yard setback requirement from 10 feet to 6 feet. Furthermore, we are seeking approval to construct the house with a front entry garage that faces the street (as is typical of other existing and under construction houses in the immediate area). It is specifically noted that if the site was free of unsightly utility improvements and there were no impediments in orienting the house toward Sam Houston Street, we would not be seeking approval for most of the requested special exceptions noted above.

Attached please find photographs of the subject site, proposed site plan with requested setbacks and foot print of an approximate 1,800 square foot house oriented toward Emma Jane Street and sample front elevation for a home that could be built upon the subject site.

COGENT Realty Advisors, LLC
Real Estate Development, Consultation, Due Diligence
P.O. Box 25245, Dallas, Texas 75225
Tel: 214.212.9060

COGENT

We appreciate your consideration to the above noted items. Please do not hesitate to contact the undersigned with any questions.

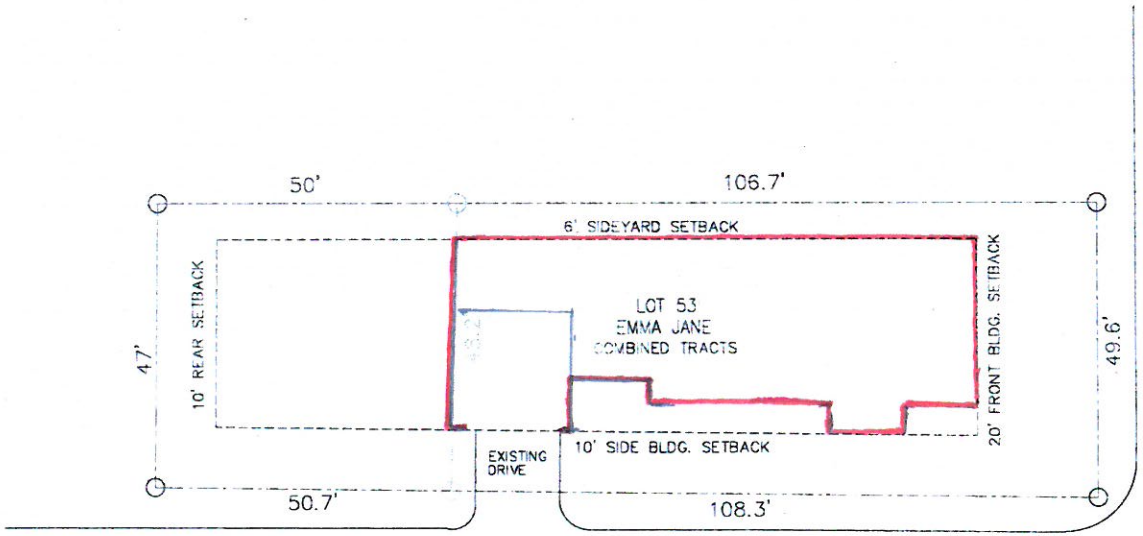
Respectfully submitted,

COGENT REALTY ADVISORS, LLC

By: Steven J. Goldberg
Manager

COGENT Realty Advisors, LLC
Real Estate Development, Consultation, Due Diligence
P.O. Box 25245, Dallas, Texas 75225
Tel: 214.212.9060

House Front Emma Jane



SAM HOUSTON STREET

EMMA JANE STREET

PROPOSED SITE PLAN

20 10 0 20 40

15 | 5 | 20 | 20

1" = 20'

CO-REGENT Builders

New Residence Project:

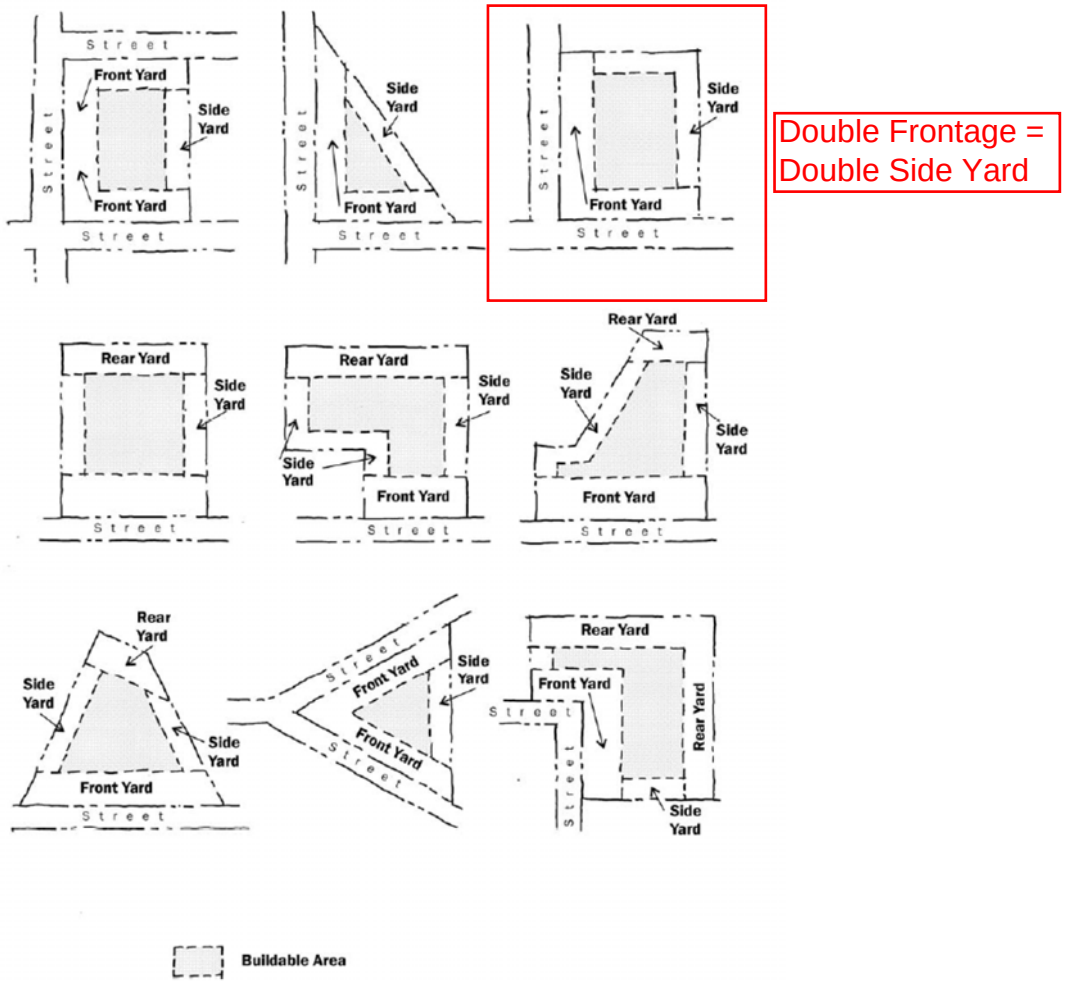
Private Residence
NEW BUILD Projects
LOT 53 EMMA JANE ST. @ HOUSTON ST. ROCKWALL, TX 75087

REVISION
ISSUE FOR OWNER REVIEW
12-06-2017

PS | DB
12-6-17
1753
1/8"
SP1

Sec. 1.3. - Lots with multiple frontages.

Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.



YARD LOCATION IN DIFFERENT SHAPED LOTS

PLAN #18-154



Photographs may show modified designs.

SUBJECT PROPERTY PHOTOGRAPHS

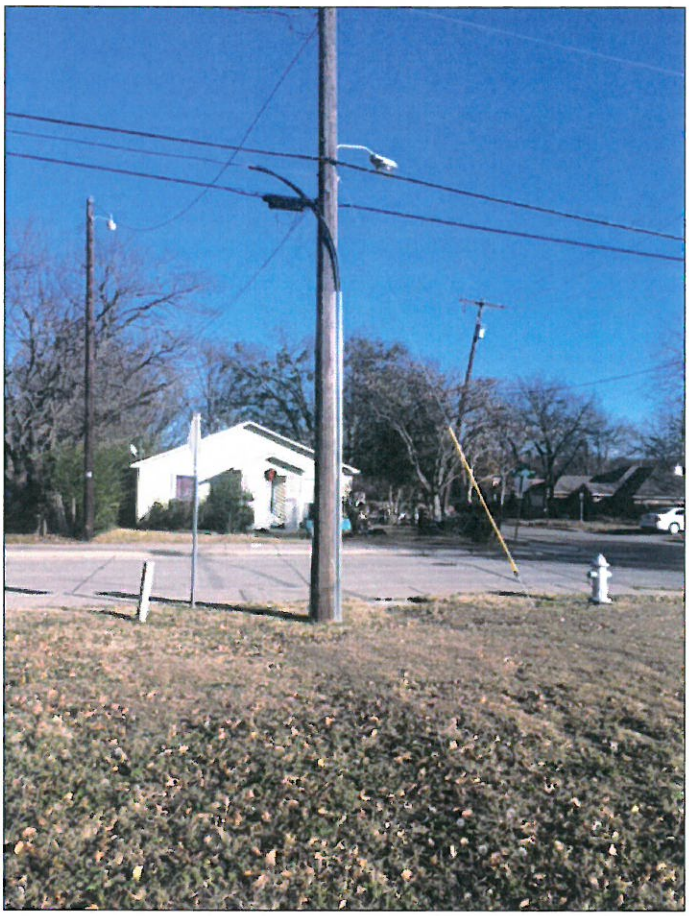


1. View of Subject Property Frontage along Sam Houston Street



2. View of Subject Frontage as Seen From Across Sam Houston

SUBJECT PROPERTY PHOTOGRAPHS



3. View Facing Sam Houston From Inside the Subject Site



4. View of Property Frontage Along Emma Jane

SUBJECT PROPERTY PHOTOGRAPHS



5. View of Subject Property Frontage Along Emma Jane



6. View of Neighboring Property Across Emma Jane

SUBJECT PROPERTY PHOTOGRAPHS



7. Neighboring Property



8. Neighboring Property

SUBJECT PROPERTY PHOTOGRAPHS



9. New Construction in Neighborhood



10. Recently Built House in Neighborhood

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 12/26/2017

APPLICANT: Peter Muhl; *Rockwall Habitat for Humanity*

AGENDA ITEM: **MIS2017-018***; Special Request for 801 Lamar Street*

SUMMARY:

Discuss and consider a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street, and take any action necessary.

CHARACTERISTICS OF REQUEST:

The applicant has submitted a special request for the approval of a deviation from the minimum lot size and minimum lot depth for a property in the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). The purpose of this request is to allow for the subject property to be subdivided for the construction of a single-family home on Lot 2. The subject property has an existing single-family home situated on it. The applicant has submitted a replat [*P2017-067*] to subdivide one (1) lot into two (2) lots for the construction of a second single-family home on Lot 2. The applicant is requesting a special exception to the minimum lot size to allow a reduction from 5,000 SF to 4,435 SF on Lot 2; Lot 1 conforms to the requirements stipulated in the Unified Development Code (UDC). Additionally, the applicant is requesting a special exception to the minimum lot depth to reduce it from 100-feet to 75-feet for Lots 1 and 2. Staff should note that the proposed single-family home is allowed by right in a Single-Family 7 (SF-7) District.

The Southside Residential Overlay (SRO) District was created to provide the flexibility necessary for infill and redevelopment within the Southside Neighborhood. According to Subsection 6.4, *Southside Residential Neighborhood Overlay (SRO) District,* of Section 6*, Overlay Districts,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), residential properties located within the Southside Residential Neighborhood Overlay (SRO) District are subject to the following development standards:

		Conformance to the Standards	
Ordinance Provisions	*Zoning District Standards*	*Lot 1*	*Lot 2*
Minimum Lot Area	*5,000 SF*	*X~5,312 SF; In Conformance*	*X~4,435 SF; Not In Conformance*
Minimum Lot Frontage	*50-Feet*	*X~130-Feet; In Conformance*	*X~58-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X~75-Feet; Not In Conformance*	*X~75-Feet; Not In Conformance*
Minimum Front Yard Setback	*20-Feet*	*X=20-Feet; In Conformance*	*X=20-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*6-Feet*	*X=6-Feet; In Conformance*	*X=6-Feet; In Conformance*

In addition, Section 6.4.D of Article V, *District Development Standards*, of the UDC allows the City Council the ability to grant, "…special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district [*i.e.*

Southside Residential Neighborhood Overlay (SRO) District]." The approval of any such request shall preempt any underlying zoning restrictions stipulated by the UDC. The approval of these requests are discretionary decisions for the Planning and Zoning Commission and City Council.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request staff would recommend the following conditions:

1) Prior to developing Lot 2, Lamar Street will need to be extended [*i.e. 20-foot reinforced concrete access*] to the south property line of Lot 2 in order to provide access.

2) Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History

Project Number	MIS2017-018	**Owner**	ROCKWALL, HABITAT FOR HUMANITY	**Applied**	12/19/2017 LM
Project Name	801 Lamar Street	**Applicant**	ROCKWALL, HABITAT FOR HUMANITY	**Approved**	
Type	MISCELLANEOUS			**Closed**	
Subtype	EXCEPTION OR WAIVER			**Expired**	
Status	STAFF REVIEW			**Status**	12/19/2017 LM

Site Address	**City, State Zip**	**Zoning**
LAMAR	ROCKWALL, TX 75087	

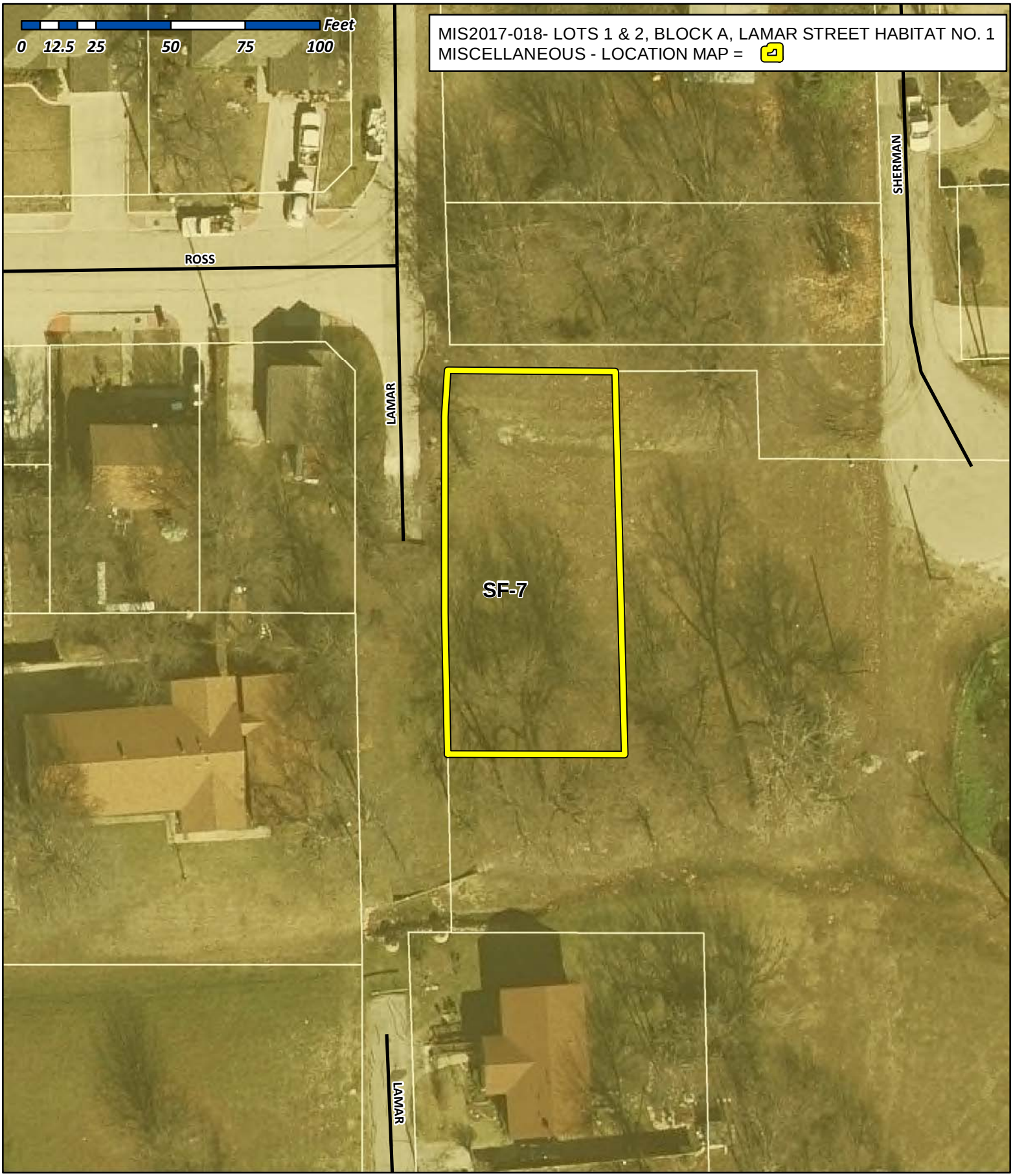
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	I	112	I	3140-0112-000I-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	12/20/2017	12/27/2017	12/20/2017		APPROVED	See Comment

(12/21/2017 9:29 AM AW)
Show 5' utility and drainage easement along the northern property line of lot 1
For lot 2 to build, Lamar Street will need to be 20' reinforced concrete access from Ross extended to the south property line of lot 2

FIRE	Ariana Hargrove	12/20/2017	12/27/2017	12/20/2017		APPROVED	
Planning Department	Korey Brooks	12/21/2017		12/21/2017		COMMENTS	Comments

MIS2017-018 801 Lamar Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments).
I.1 This is a request by Peter Muhl of Rockwall Habitat for Humanity for the approval of waivers to the requirements stipulated for the Southside Residential Neighborhood Overlay (SRO) District to allow the construction of two (2) single-family homes on a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (MIS2017-018) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Meeting for this case is December 26, 2017.
I.5 The projected City Council meeting date and subsequent approval for this request is January 2, 2018.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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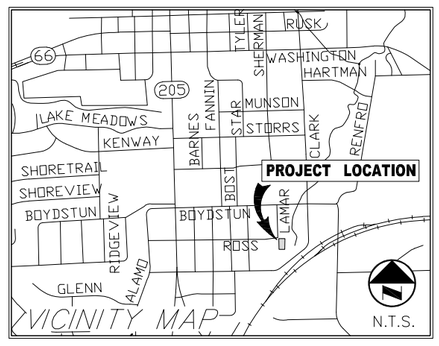

ROSS STREET
(50' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

NOTE:

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH CENTRAL ZONE (4202) (NAD 1983, CORS 96, EPOCH 2002)

THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°06'53" WITH A COMBINED FACTOR OF 0.9998538864

RDS – 5/8-INCH STEEL ROD WITH ORANGE CAP STAMPED "R-DELTA ENGINEERS" SET

XF – "X" SCRIBED IN CONCRETE FOUND

CSRF – STEEL ROD WITH YELLOW CAP STAMPED "RPLS 5034" FOUND

SRF – STEEL ROD FOUND

ROCKWALL HABITAT FOR HUMANITY
CC# 20080000403715

P.O.B.
X. 2,595,528.24
Y. 7,024,839.66

N 88°58'25"W
75.00'

1/2-INCH CSRF
EB

TEMP METER POLE

8" HACK

6" HACK

9" HACK

18" HACK

WVL

FH

SDMH

XF

AC

GM

OCO

EM

10" HACK

18" HACK

16" HACK

16" HACK

1/2-INCH SRF

LOT 1, BLOCK C

SANGER BROS' ADDITION
CAB. Q, SL. 100

LAMAR STREET
(20' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

130.00'

71.73'

LOT 1
BLOCK 1
5312-SF

13" HACK

WM

CALLED 0.22 ACRES
ROCKWALL HABITAT FOR HUMANITY
CC# 20090000421452

69.97'

130.00'

N 89°40'58"E
74.98'

RDS

RDS

N 00°19'02"W

58.27'

LOT 2
BLOCK 1
4435-SF

60.03'

S 00°19'02"E

18" ELM

12" HACK

12" HACK

1/2-INCH SRF

LOT 2, BLOCK C

1/2-INCH CSRF

N 88°58'25"W
75.00'

1/2-INCH CSRF
X. 2,595,603.94
Y. 7,024,708.33

ROCKWALL HABITAT FOR HUMANITY
CC# 20170000008236

GN

CONVERGENCE ANGLE
01° 06' 53"

0 5' 10' 20'

GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1

LAMAR STREET HABITAT No. 1

0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494-5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL HABITAT FOR HUMANITY, TEXAS, is the owner of a 0.22–acre tract of land situated within the City of Rockwall, in the N. M. Ballard Survey, Abstract No. 48, Rockwall County, Texas, and being all of the called 0.22–acre tract of land described in the Cash Warranty Deed executed on the 25th day of August, 2009, from Mary Madgelene Price, Individually and as Independent Executrix of the Estate of Ronnie Fulton Price Deceased, and accepted by Rockwall Habitat for Humanity, and filed under County Clerk File Number 20090000421452, in the County of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete on the easterly line of Lamar Street (20–foot right–of–way) dedicated in the Sanger Bros' Addition and recorded in Cabinet Q, at Page 100 of the Deed Records of Rockwall County, Texas, at the northwest corner of said Rockwall Habitat of Humanity Tract and at the southwest corner of a 0.14–acre tract land as described in a General Warranty Deed from Paul Ray Dabney to Rockwall Habitat for Humanity, dated August 15, 2008 and being recorded in County Clerk File Number 20080000403715, in the County of Rockwall, Texas, said "X" having coordinates of:
X= 2,595,528.24
Y= 7,024,839.66;

THENCE N 88°58'25"W with the common line between the said 0.14–acre tract and the said 0.22–acre tract a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the northeast corner of said 0.22–acre tract;

THENCE S 00°19'02"E a distance of 130.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the southeast corner of said 0.22–acre tract;

THENCE N 88°58'25"W a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found on the easterly right–of–way line of aforementioned Lamar Street;

THENCE N 00°19'02"W with the the said easterly right–of–way line of said Lamar Street for a distance of 130.00 feet to the PLACE OF BEGINNING and containing 0.22 acres of land.

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LAMAR STREET HABITAT No. 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have mortgage or lien interest in the LAMAR STREET HABITAT No. 1 subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accomidation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or paced upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I,my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

EXECUTED this the _____ day of _____, 2016.

_____ _____

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

_____
Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That I Wayne C. Terry, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

_____
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Director of Planning & Zoning City Engineer

ZONING: SF–7

OWNER: ROCKWALL HABITAT OF HUMANITY
357 East Tripp Rd.
Sunnyvale, TX 75182

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1
LAMAR STREET HABITAT No. 1
0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494–5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

City of Rockwall

Project Plan Review History

Project Number	Z2017-065	**Owner**	E, Z MART #77	**Applied**	12/15/2017 LM
Project Name	Chick-Fila-A	**Applicant**	WIER & ASSOCIATES	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	12/15/2017 LM

Site Address	**City, State Zip**	**Zoning**
1902 S GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MUCKLEROY ADDITION	2	A	2	4650-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/15/2017	12/22/2017	12/19/2017	4	APPROVED	
ENGINEERING	Amy Williams	12/15/2017	12/22/2017	12/20/2017	5	APPROVED	
FIRE	Ariana Hargrove	12/15/2017	12/22/2017	12/20/2017	5	APPROVED	
PLANNING	Korey Brooks	12/15/2017	12/22/2017	12/21/2017	6	COMMENTS	Comments

Z2017-065 Chick-Fil-A

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-065) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Worksession for this case is December 26, 2017. The Planning and Zoning Meeting for this case is January 9, 2018.

I.5 The projected City Council meeting date and subsequent approval for this request is January 16, 2018 and February 5, 2018.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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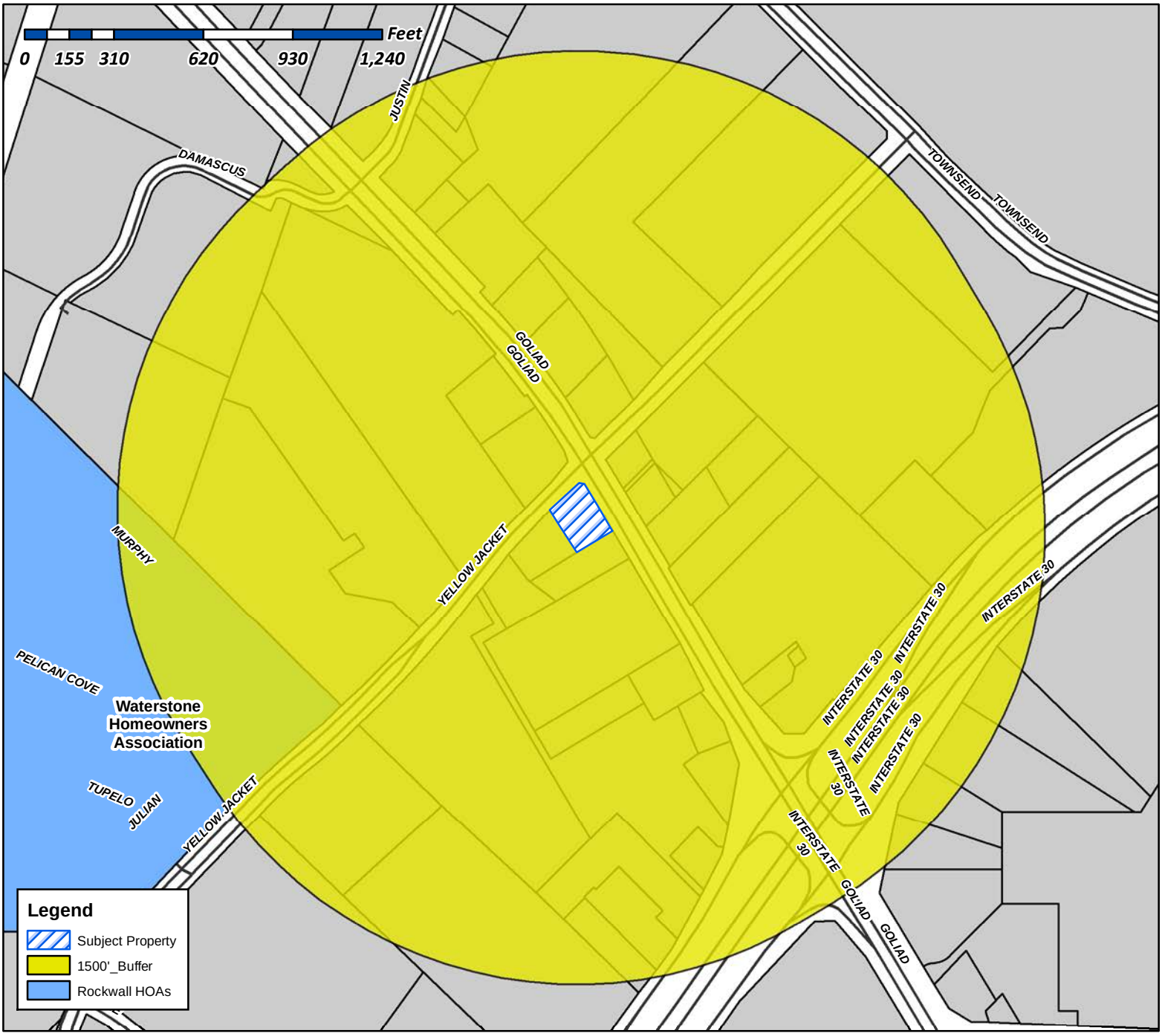
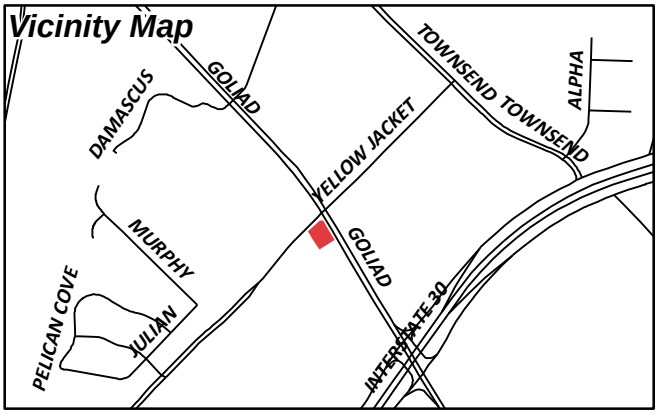


Case Number: Z2017-065
Case Name: SUP for Chick-Fil-A
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 S. Goliad Street



Date Created: 12/18/2017

For Questions on this Case Call (972) 771-7745

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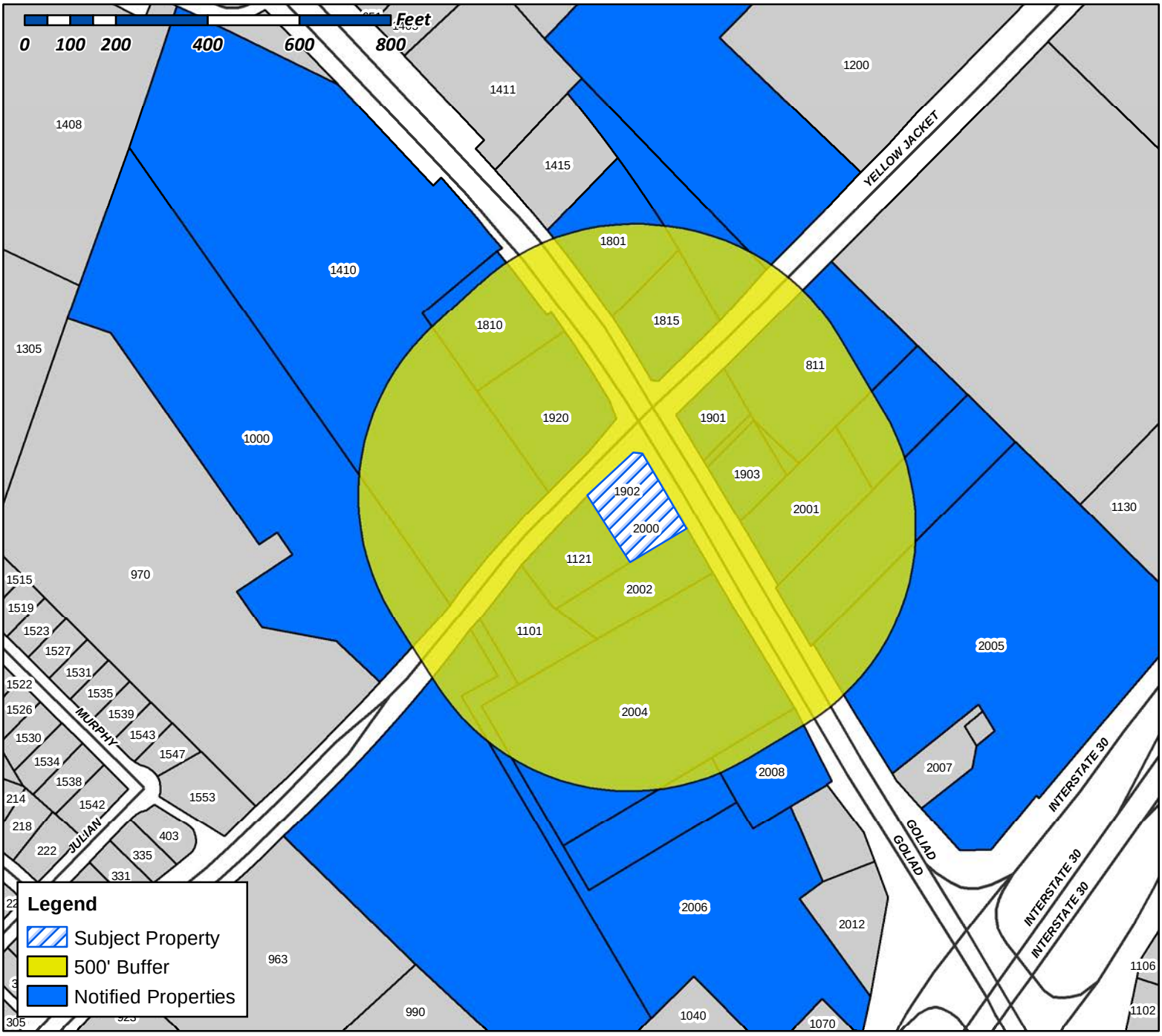
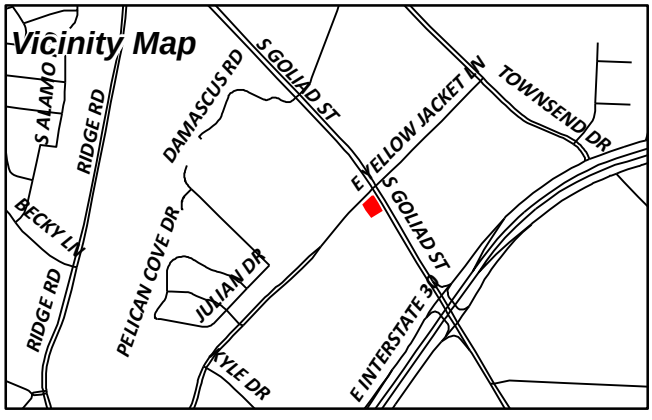


Case Number: Z2017-065
Case Name: SUP for Chick-Fil-A
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 1902 & 2000 South Goliad Street



Date Created: 12/18/2017
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 YELLOW JACKET LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1121 YELLOW JACKET LN
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
FINANCE OFFICE
1200 E YELLOW JACKET LN
ROCKWALL, TX 75087

B5HP ROCKWALL LLC
1300 E HWY 199
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE SUITE 270
BROOKFIELD, WI 53005

CURRENT RESIDENT
1410 S GOLIAD
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL
1422 MURPHY DR
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

ROCKWALL CENTRAL S/C II LTD
16475 DALLAS PARKWAY SUITE 800
ADDISON, TX 75001

CURRENT RESIDENT
1801 S GOLIAD
ROCKWALL, TX 75087

LONE STAR CHICKEN LP
1810 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1815 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1901 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1902 S GOLIAD
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

UHLIG JANET KAY &
JEFFERY DAVID JOLLEY
1903 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1920 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2000 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL VET CLINIC
C/O JOE LOFTIS
2001 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2002 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2006 S GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2008 S GOLIAD
ROCKWALL, TX 75087

LANDLOW LLC
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

RETAIL BUILDERS INC
3000 NE 63RD ST
OKLAHOMA CITY, OK 73121

RACETRAC PETROLEUM INC
3225 CUMBERLAND BLVD SE STE 100
ATLANTA, GA 30339

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

ROCK HOB LP
3305 BUCHANAN ST
WICHITA FALLS, TX 76308

WDOP SUB I LP
C/O THE MILESTONE GROUP LLC
5429 LBJ FREEWAY SUITE 800
DALLAS, TX 75240

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

RHOADS RHOADS AND COX
6905 ELLSWORTH AVE
DALLAS, TX 75214

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
811 YELLOW JACKET
ROCKWALL, TX 75087

E Z MART #77
PO BOX 1426
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC
PO BOX 852
WAXAHACHIE, TX 75168

BOOMPA LTD
PO BOX 999
ROCKWALL, TX 75087

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT

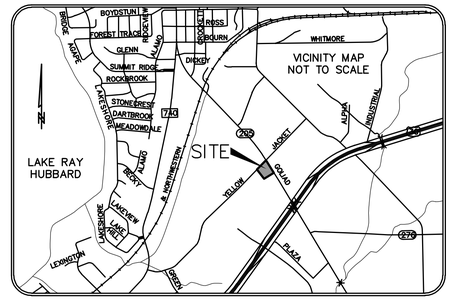
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.

ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



0 20 40 60
SCALE: 1"= 20'

* L E G E N D *

AC	AIR CONDITIONER
BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FO/LT	FIBER OPTIC VAULT
GM	GAS METER
GTMH	GREASE TRAP MANHOLE
GTS	GAS TEST STATION
GUY	GUY WIRE
GAS MW	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
RR TIE RW	RAIL ROAD TIE RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
580.97 TC	TOP OF CURB SPOT SHOT
580.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

ALTA/NSPS
LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

LOTS 1 AND 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

☐Preliminary
☐80% Submittal
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/15/2017
Drawn By : MTJ
Checked By: GAM

Sheet
CA-1.1

PRINTED: 11/15/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEWJ FILE: ALTA-SURVEY-17142.DWG

FIELD NOTES

TRACT 1:
BEING A TRACT OF LAND LOCATED IN THE J. CADLE SURVEY, ABSTRACT No. 65, ROCKWALL COUNTY, TEXAS, ALL OF LOT 1 AND A PORTION OF 2, BILLY PEOPLE'S ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 277, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF WEST YELLOWJACKET LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WEST CORNER OF SAID LOT 2;

THENCE N 45°05'27" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE AND THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 138.69 FEET TO A POINT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH GOLIAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 83°00'35" E, ALONG SAID RIGHT-OF-WAY CLIP, A DISTANCE OF 19.59 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET, AND THE NORTHEAST LINE OF SAID LOT 2, SAID POINT BEING THE EAST END OF SAID RIGHT-OF-WAY CLIP;

THENCE S 30°50'38" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET AND THE NORTHEAST LINE OF SAID LOT 2, AT A DISTANCE OF 94.11 FEET, PASSING THE EAST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 194.11 FEET TO A POINT BEING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, LORETTA ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET C, SLIDE 153, P.R.R.C.T.;

THENCE S 59°08'10" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLIAD STREET, ALONG THE SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1R MUCKLEROY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 185, P.R.R.C.T.;

THENCE N 30°50'38" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, ALONG THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 1R, AT A DISTANCE OF 100.00 FEET, PASSING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 2, BLOCK A, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, AT A DISTANCE OF 167.31 FEET, PASSING AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID LOT 1R, CONTINUING IN ALL A TOTAL DISTANCE OF 172.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.658 ACRES (28,662 SQUARE FEET) OF LAND, MORE OR LESS.

TITLE NOTES

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

10d. THE 25' BUILDING SETBACK LINE SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10e. THE UNIDENTIFIED 10'X10' EASEMENT SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10f. THE EASEMENT RECORDED IN VOL. 65, PG. 50, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

10g. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 46, PG. 41, D.R.R.C.T.

SURVEYOR'S NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

6. THE SUBJECT TRACT CONTAINS STRIPED PARKING SPACES, HOWEVER, AT THE TIME OF THE SURVEY, MANY STRIPES HAVE BECOME TOO OLD AND/OR DESTROYED AND FOR AN ACCURATE COUNT.

7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 04222, DATED OCTOBER, 10, 2017, THE SUBJECT TRACT IS ZONED "GR", GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.

8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

9. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

12. THE SUBJECT TRACT HAS ACCESS TO SOUTH GOLIAD STREET ALONG THE SOUTHEAST LINE AND EAST YELLOWJACKET LANE ALONG THE NORTH LINE.

13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

14. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

ZONING INFORMATION:
THE SUBJECT TRACT IS CURRENTLY ZONED "GR"
GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY

ADJACENT PROPERTIES ARE ZONED:

Front (NW):	GR	W Yellow Jacket Lane
Left Side (NE):	GR	S Goliad Street
Right Side (SW):	GR	Commercial
Rear (SE):	GR	Restaurant

MINIMUM LOT WIDTH IS N/A
MINIMUM LOT DEPTH IS N/A
MAXIMUM FLOOR AREA N/A.
MAXIMUM BUILDING HEIGHT IS 30 FEET.

BUILDING SETBACKS ARE:

Front: (W Yellow Jacket Ln)	15'
Front: (S Goliad Street)	25' (per SH 205 Overlay)
Right Side: (Commercial)	0'
Rear: (Restaurant)	0'

LANDSCAPE SETBACKS ARE:

Front: (W Yellow Jacket Ln)	10'
Left Side: (S Goliad Street)	20'
Right Side: (Commercial)	0'
Rear: (Restaurant)	0'

THE PARKING FORMULA FOR MINIMUM REQUIREMENTS:
one (1) space per each 100 square feet of gross floor area.

POLE SIGNS ARE NOT PERMITTED

CITY AND UTILITY PROVIDERS
(SET NOTE 7)

1) PLANNING DEPARTMENT
City of Rockwall Planning & Zoning Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. Ryan Miller
Phone: 972-772-6441

2) ZONING DEPARTMENT
City of Rockwall Planning & Zoning Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. Ryan Miller
Phone: 972-772-6441

3) SIGNS
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

4) BUILDING DEPARTMENT
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

5) FIRE MARSHAL
City of Rockwall Fire Department
Address: 101 East Quail Run, Rockwall, TX 75087
Contact: Ms. Ariana Hargrove (Chief Fire Marshal)
Phone: 972-771-7774

6) PLUMBING
City of Rockwall Building Department
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Mr. John Ankrum
Phone: 972-772-6774

7) HEALTH DEPARTMENT
KBK Food Safety Systems
Address: Address not required
Contact: Ms. Kelly Kirkpatrick
Phone: 214.202.1202

8) TRAFFIC ENGINEERING
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

9) SITE UTILITIES

i) SANITARY SEWER
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

ii) WATER
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

iii) STORM DRAINAGE
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

iv) EROSION CONTROL
City of Rockwall Public Works
Address: 385 S Goliad Street, Rockwall, TX 75087
Contact: Ms. Amy Williams
Phone: 972-771-7746

v) GAS UTILITY
Atmos Energy
Address: No address needed
Contact: Ms. Dinah Wood
Phone: 972-485-6277

vi) ELECTRIC
Oncor
Address: 1545 High Point Drive, Mesquite, TX 75149
Contact: Mr. Jason Escamilla
Phone: 972-216-8956

vii) TELEPHONE
ATT (Telephone)
Address: 2702 Wesley Street, Greenville, TX 75401
Contact: Mr. Chris Holmes
Phone: 903-457-2303

10) LANDLORD/DEVELOPER
Dynamic Development
Address: 1725 21 st Street, Santa Monica, CA 90404
Contact: Mr. Dan Porter
Phone: 940-218-6684

SURVEYOR'S STATEMENT

TO CHICK-FIL-A, INC, A GEORGIA CORPORATION, JEY INVESTMENTS, E Z MART #77, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 8, 9, 11, 13, 16, 17, 20, AND 21 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON OCTOBER 19TH, 2017.

DATE OF PLAT OR MAP: _____

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON OCTOBER 10, 2017. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

GREGG A.E. MADSEN, R.P.L.S.
STATE OF TEXAS No. 5798
E-MAIL: GreggM@WierAssociates.com

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALTA/NSPS
LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

LOTS 1 AND 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

☐Preliminary
☐80% Submittal
☐For Construction

Job No. : 17142
Store : #04222
Date : 11/15/2017
Drawn By : MTJ
Checked By: GAM

Sheet
CA-1.2

PRINTED: 11/15/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEWJ FILE: ALTA-SURVEY-17142.DWG

SITE DATA	
SITE ADDRESS	2000 S. GOLIAD STREET, ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	Commercial (C) District W/ SH 205 Overlay (SH205 OV) District
PROPOSED USE	Fast Food Restaurant, Drive-Thru Only
LOT AREA	0.656 Acres 28,562 Sq. Ft.
PROPOSED R.O.W. DEDICATION	706 Sq. Ft.±
TOTAL BUILDING AREA	2,173 Sq. Ft.±
LOT COVERAGE (AFTER R.O.W. DEDICATION)	8%
PERVIOUS AREA	5,636 Sq. Ft.± (20%)
IMPERVIOUS AREA	22,220 Sq. Ft.± (80%)
TOTAL PARKING REQUIRED	9 (1 stall/250 sf)
TOTAL PARKING PROVIDED	15
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	2

NOTE: THE EXISTING SITE HAS 2 EXISTING AND VACANT BUILDINGS, ASSOCIATED PAVEMENT, UTILITIES, AND ANCILLARY FEATURES WHICH ARE INTENDED TO BE DEMOLISHED AND CLEARED.

CAUTION ! !

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

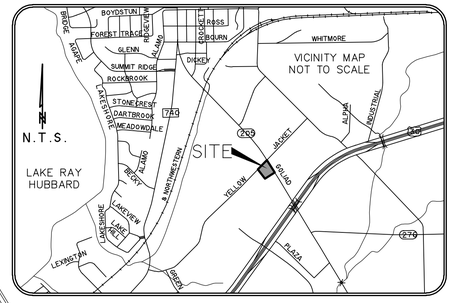
NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO SOUTH & WEST PROPERTY LINES.

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

SITE LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED FIRE LANE
- 5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN. 6.5 SACK MIX
- 6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN 6.5 SACK MIX
- 7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT, MIN 6.5 SACK MIX
- 10'- 3,600 PSI CONCRETE PAVEMENT, MIN 6.5 SACK MIX, #4 BARS AT 18" OCEW; 6' LIME STABILIZED SUBGRADE (MIN 27 LBS/SY)
- 10' CONTINUOUSLY REINFORCED CONCRETE PAVEMENT PER TXDOT STANDARDS OVER 4" ASPHALT CONCRETE PAVEMENT; 14' LIME STABILIZED SUBGRADE (WITH 7% LIME) (TO MATCH EX SH205 SECTION)
- W — PROPOSED 12" OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- SS — PROPOSED 12" OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- SD — PROPOSED STORM SEWER
- GI — PROPOSED GRATE INLET
- CI — PROPOSED CURB INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BFR — BARRIER FREE RAMP
- SDJB — STORM DRAIN JUNCTION BOX
- LIGHT POLE



VICINITY MAP
N.T.S.

LAYOUT NOTES

1	ENCLOSED STORAGE
2	12'x10' DUMPSTER ENCLOSURES
3	OIL & GRIT SEPARATOR
4	GREASE TRAP
5	ORDER POINT & MENU BOARD
6	COLUMN & FOOTING (TYPICAL)
7	RAISED CURB
8	CLEARANCE BAR
9	DRIVE-THRU WINDOW
10	MEAL DELIVERY CANOPY
11	DRIVE-THRU CANOPY
12	PROPOSED DOMESTIC METER
13	PROPOSED IRRIGATION METER
14	PROPOSED MONUMENT SIGN
15	PROPOSED FIRE HYDRANT
16	DRIVE-THRU PAVEMENT STRIPING
17	CURB NOTCH (TYPICAL)
18	PAVEMENT STRIPING
19	WALK-UP WINDOW
20	FLAGPOLE

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SNT	UNDERGROUND TELEPHONE SIGN
SNG	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT

ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5 SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.

ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #04222

2000 S. GOLIAD STREET
SW CORNER OF YELLOW JACKET & GOLIAD
LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION No. 1
CITY OF ROCKWALL, TEXAS
CASE # SP2017-037

SUBMITTAL DATE: 12/5/2017

OWNER (NORTH):
EZ MART #77
PO BOX 1426
TEXARKANA, TX 75501

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

OWNER (SOUTH):
JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION. BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randal Eardley, PE Texas Registration No. 104957 On Date Shown Below.

LOT 1 & LOT 2, BLOCK A
BILLY PEOPLES ADDITION
YELLOW JACKET LN. & GOLIAD ST.
ROCKWALL, TEXAS
STORE# 04222

STORE
SERIES
GEN3-LONG-DTO

SHEET TITLE
SITE PLAN

☐For Permit
☐For Bid
☐For Construction

Job No. : 17142
Store : #04222
Date : 12/4/2017
Drawn By : RRW
Checked By: PNA

Sheet
C-2

PRINTED: 12/4/2017 STB FILE: WIER-PAVING.STB LAST SAVED: 12/4/2017 2:14 PM SAVED BY: PRIYAA FILE: SITE PLAN 17142.DWG

EXTERIOR FINISH SCHEDULE

BR-1	**BRICK #1 (MODULAR SIZE)** ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	**EXTERIOR PAINT REFUSE ENCLOSURE** SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
EC-1	**PARAPET WALL COPING** DURDLAST/ EXCEPTIONAL METALS COLOR TO MATCH MP-1 COLOR - ED680 - CUSTOM	PT-9	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLASS FINISH
NP-1	**NICHIHA PANEL** ILLUMINATION - FIBER CEMENT PANEL W/ METALLIC FINISH COLOR- RED ED640- CUS	PT-10	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS, #SW7075 "WEB GRAY" SEMI-GLOSS ON METAL CHANNEL AND POST
NP-2	**NICHIHA PANEL** VINTAGE WOOD- FIBER CEMENT PANEL W/ WOOD FINISH COLOR- BARK	ST-1	**STOREFRONT** YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)
SN-1	**STONE VENEER** SALADO LIMESTONE SONOMA- COLOR: CARAMEL		



1 FRONT ELEVATION
NTS

MATERIALS:		
BRICK	30 SQFT	6%
STONE	282 SQFT	48%
FIBER CEMENT PANEL	271 SQFT	46%
FACADE NET SQFT	583 SQFT	100%



2 DRIVE-THRU ELEVATION
NTS

MATERIALS:		
BRICK	607 SQFT	37%
STONE	438 SQFT	27%
FIBER CEMENT PANEL	585 SQFT	36%
FACADE NET SQFT	1630 SQFT	100%

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

Seal

REGISTERED ARCHITECT GREGORY I. DASSEY 13282 STATE OF TEXAS

12-07-17

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management
14850 Quorum Dr. Suite 201
Dallas, Texas 75254
Phone: (972) 386-0338 Fax: (972) 386-0339

STORE
Yellow Jacket & Goliad

Rockwall, TX

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
Store : 04222
Date : 12-07-17
Drawn By : BN
Checked By: _____

Sheet
A-2.1

EXTERIOR FINISH SCHEDULE

BR-1	**BRICK #1 (MODULAR SIZE)** ACME BRICK COLOR- DRIFTWOOD VELOUR MORTAR: QUIKRETE 10H LIGHT BUFF	PT-7	**EXTERIOR PAINT REFUSE ENCLOSURE** SHERWIN WILLIAMS, #SW2807 'ROOKWOOD (MEDIUM BROWN)' SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS
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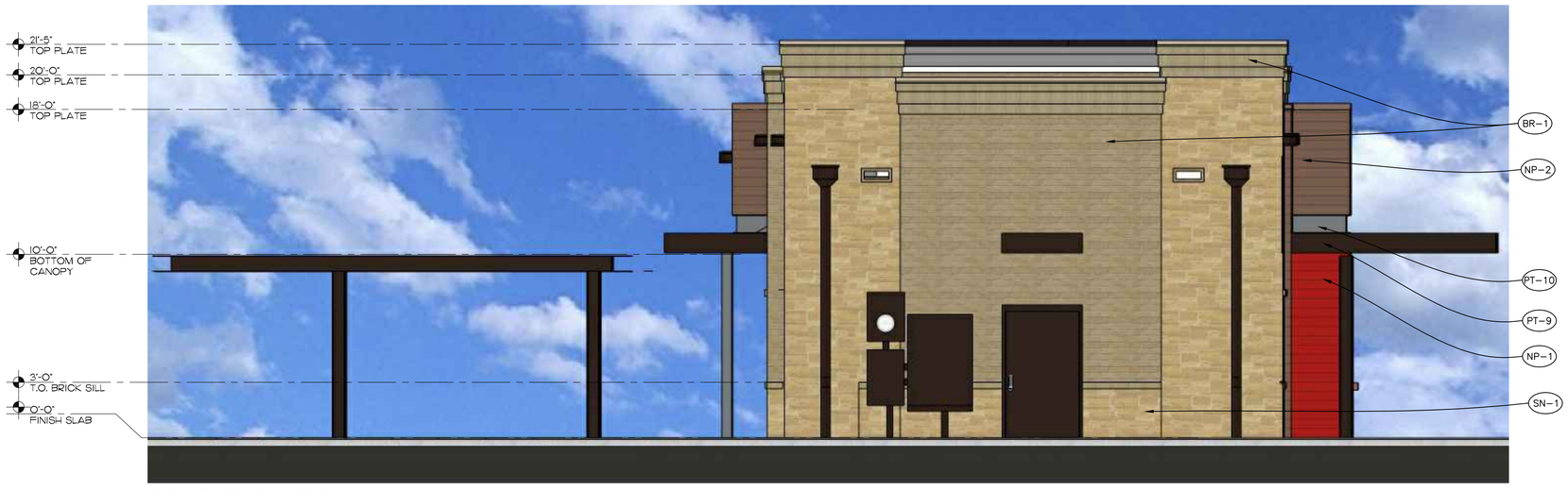
NP-1	**NICHIHA PANEL** ILLUMINATION - FIBER CEMENT PANEL W/ METALLIC FINISH COLOR- RED ED640- CUS	PT-10	**EXTERIOR PAINT MISCELLANEOUS METALS** SHERWIN WILLIAMS, #SW7075 'WEB GRAY' SEMI-GLOSS ON METAL CHANNEL AND POST
NP-2	**NICHIHA PANEL** VINTAGE WOOD- FIBER CEMENT PANEL W/ WOOD FINISH COLOR- BARK	ST-1	**STOREFRONT** YKK - YES 45 (YES 45 FS AT INTERIOR PLAY AREA LOCATIONS) COLOR - DARK BRONZE (MATTE)
SN-1	**STONE VENEER** SALADO LIMESTONE SONOMA- COLOR: CARAMEL		



1 SIDE ELEVATION

NTS

MATERIALS:		
BRICK	847 SQFT	53%
STONE	487 SQFT	31%
FIBER CEMENT PANEL	258 SQFT	16%
FACADE NET SQFT	1592 SQFT	100%



2 REAR ELEVATION

NTS

MATERIALS:		
BRICK	308 SQFT	54%
STONE	262 SQFT	46%
FIBER CEMENT PANEL	0 SQFT	0%
FACADE NET SQFT	570 SQFT	100%

Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

Seal

REGISTERED ARCHITECT GREGORY DASHIEL 13282 STATE OF TEXAS

12-07-17

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management
14850 Quorum Dr.
Dallas, Texas 75254
Phone: (972) 386-0338
Suite 201
Fax: (972) 386-0578

STORE
Yellow Jacket & Goliad

Rockwall, TX

SHEET TITLE
EXTERIOR ELEVATIONS

VERSION:
ISSUE DATE:

Job No. : 17151
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Sheet
A-2.2

CITY OF ROCKWALL

ORDINANCE NO. 18-XX
SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardlet, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through,* in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection *4.4, General Retail (GR) District,* Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-*

DRAFT ORDINANCE 02-20-18

through on the *Subject Property* and conformance to these stipulations is required for continued operations:

1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* and the concept building elevations shown in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF FEBRUARY, 2018.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

DRAFT ORDINANCE 02.05.18

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2018*

2nd Reading: *February 5, 2018*

DRAFT ORDINANCE 02.04.2018

Exhibit 'A':
Survey

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ORDINANCE
02.04.2018

Exhibit 'B':
Concept Plan

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ORDINANCE
02.04.2018

Exhibit 'C':
Concept Building Elevations

DRAFT
ORDINANCE
02.04.2018

City of Rockwall

Project Plan Review History

Project Number	Z2017-066	**Owner**	HYDE, TRENT D & DEBRA A	**Applied**	12/15/2017 LM
Project Name	SUP for 218 W. Quail Run Road	**Applicant**	HYDE, TRENT D & DEBRA A	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	STAFF REVIEW			**Status**	12/15/2017 LM

Site Address	**City, State Zip**	**Zoning**
218 W QUAIL RUN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BARZ ACRE	NULL	NULL	NULL	5290-1620-A001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/15/2017	12/22/2017				
ENGINEERING	Amy Williams	12/15/2017	12/22/2017	12/20/2017	5	APPROVED	
FIRE	Ariana Hargrove	12/15/2017	12/22/2017	12/20/2017	5	APPROVED	
PLANNING	Korey Brooks	12/15/2017	12/22/2017	12/21/2017	6	COMMENTS	Comments

Z2017-066 218 W. Quail Run

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Trent Hyde for the approval of a Specific Use Permit (SUP) to allow for a detached garage that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 0.830-acre tract of land identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 218 W. Quail Run Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2017-066) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Worksession for this case is December 26, 2017. The Planning and Zoning Meeting for this case is January 9, 2018.

I.5 The projected City Council meeting date and subsequent approval for this request is January 16, 2018 and February 5, 2018.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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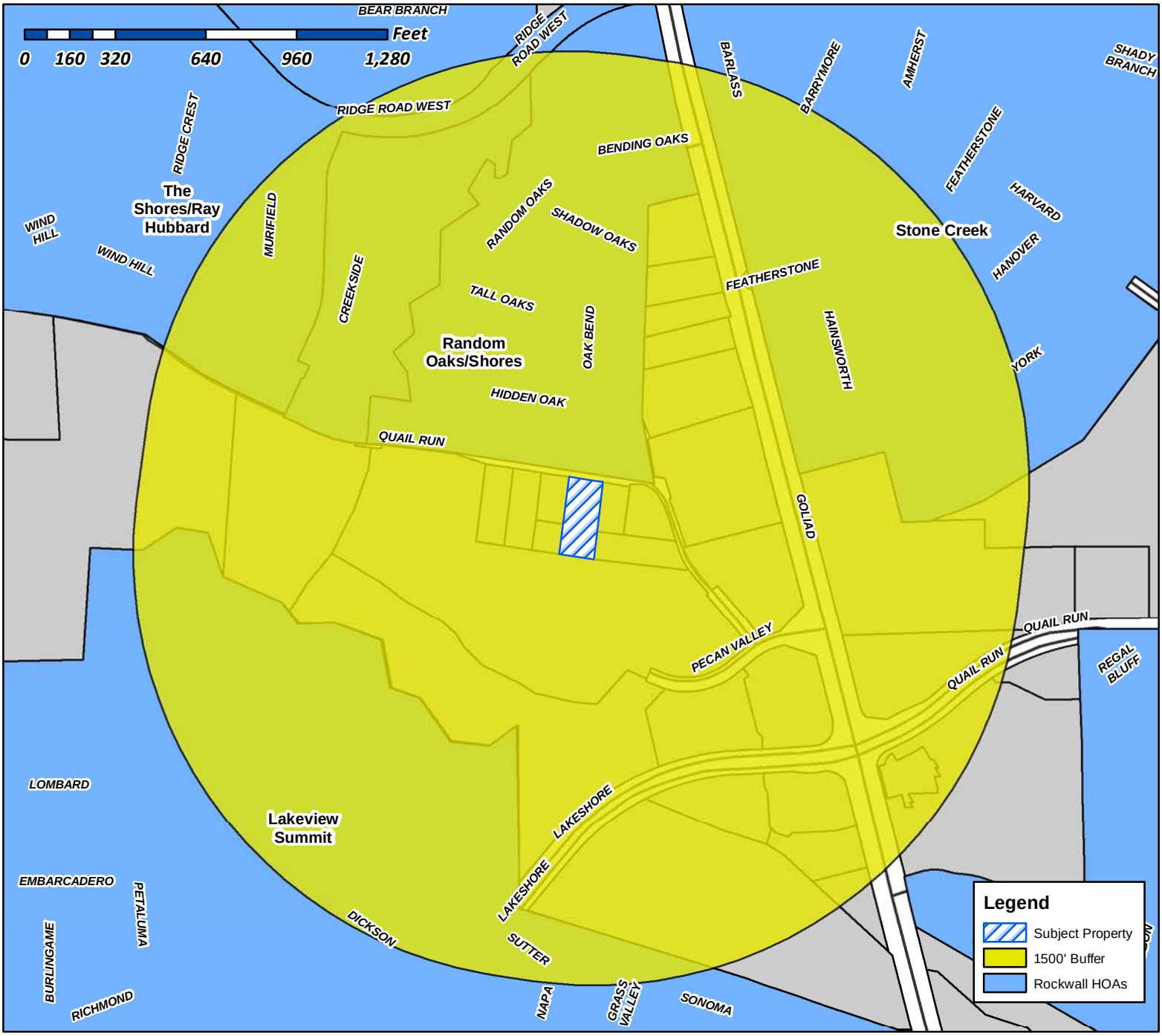
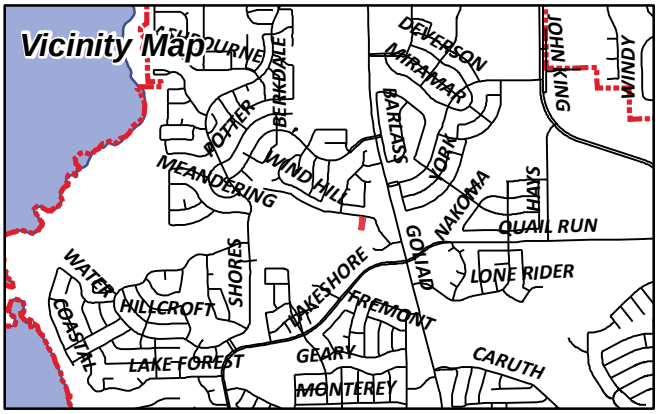


Case Number: Z2017-066
Case Name: SUP for 218 W. Quail Run Road
Case Type: SUP
Zoning: SF-10
Case Address: 218 W. Quail Run Road



Date Created: 12/19/2017
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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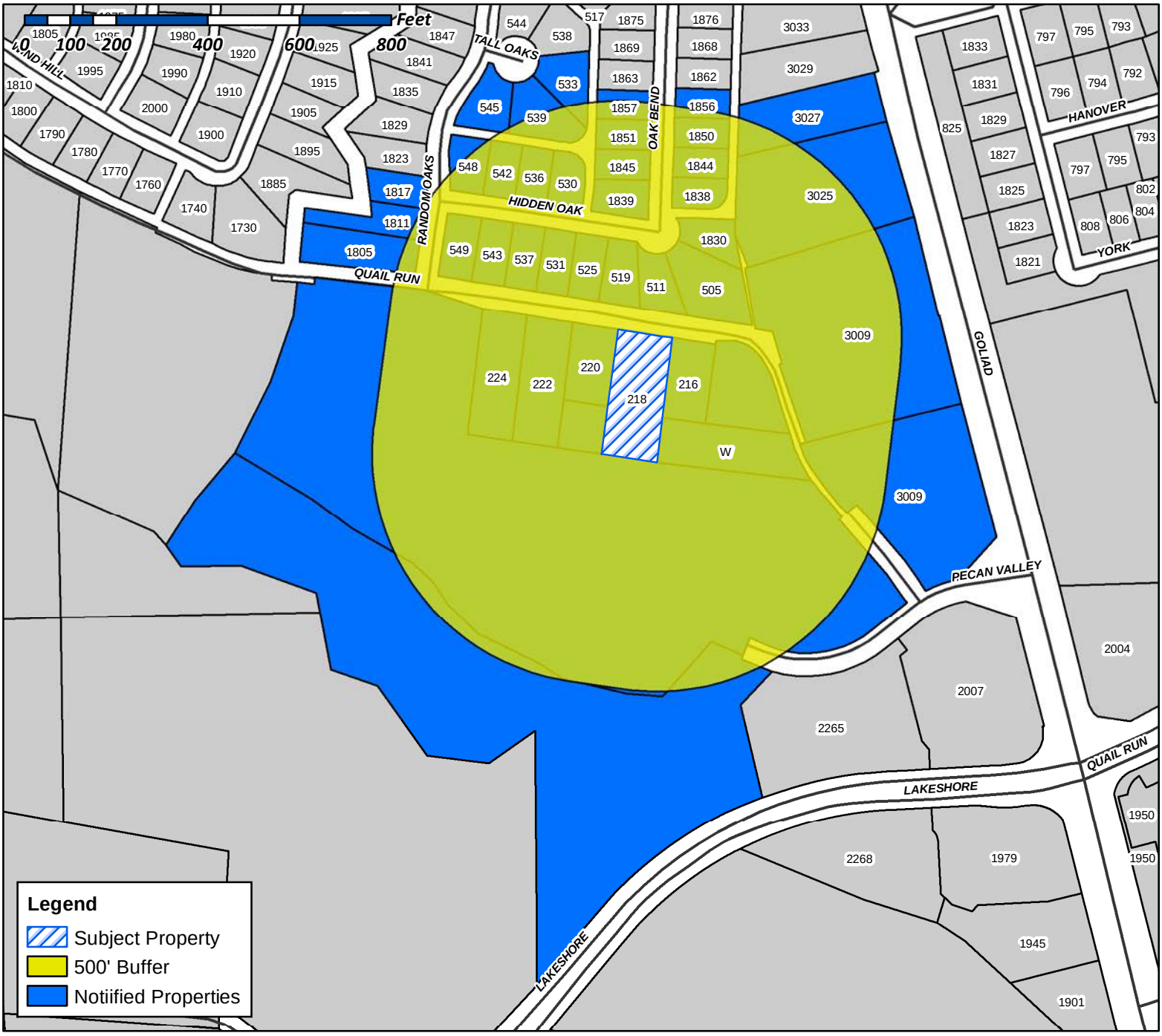
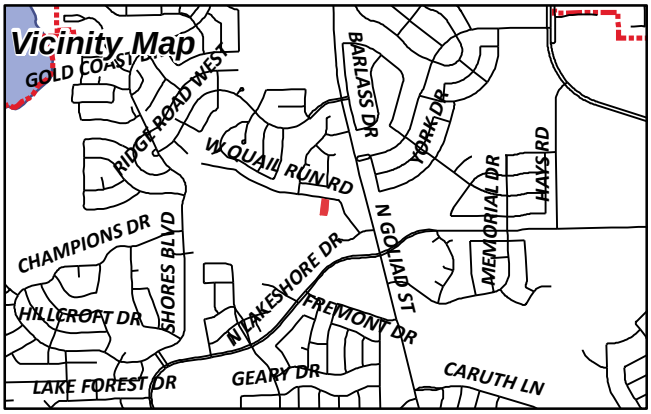


Case Number: Z2017-066
Case Name: SUP for 218 W. Quail Run Road
Case Type: SUP
Zoning: SF-10
Case Address: 218 W. Quail Run Road



Date Created: 12/19/2017
For Questions on this Case Call (972) 771-7745

PRETIUM SFR HOLDING LLC
C/O PRETIUM MORTGAGE CREDIT MANAGEMENT
120 SOUTH SIXTH STREET SUITE 2100
MINNEAPOLIS, MN 55402

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

REDMOND BRIAN AND NICOLE
1475 PLUMMER DR
ROCKWALL, TX 75087

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD
1811 RANDOM OAKS DR
ROCKWALL, TX 75087

MARINO ADRIAN AND JEANNIE
1817 RANDOM OAKS DR
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1839 OAK BEND DR
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA
1845 OAK BEND DR
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE
1851 OAK BEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1856 OAK BEND DR
ROCKWALL, TX 75087

RILEY JORI
1857 OAK BEND DR
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CANADA CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX
224 W QUAIL RUN RD
ROCKWALL, TX 75087

KHATER CHARLES J
2368 E FM 552
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A
530 HIDDEN OAK LN
ROCKWALL, TX 75087

HANKINS ANGELA &
MICHAEL ELDON WHIPPLE
531 HIDDEN OAK LN
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH
533 TALL OAKS PL
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA
536 HIDDEN OAK LN
ROCKWALL, TX 75087

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX 75087

WALN IRMA SUE
REVOCABLE LIVING TRUST
539 TALL OAKS PL
ROCKWALL, TX 75087

HAYES MELANIE S
542 HIDDEN OAK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
543 HIDDEN OAK LN
ROCKWALL, TX 75087

VASQUEZ GLORIA
545 TALL OAKS PL
ROCKWALL, TX 75087

CURRENT RESIDENT
548 HIDDEN OAK LN
ROCKWALL, TX 75087

GURSS JACK AND TAMERA
549 HIDDEN OAK LN
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

JENKINS BENJAMIN M & ANGELA K
P O BOX 2172
ROCKWALL, TX 75087

Trent Hyde
218 West Quail Run
Rockwall, TX 75087
214-924-9061 / 972-771-2292

September 13, 2017

To Whom It May Concern:

I, Trent Hyde, the property owner at 218 West Quail Run Road in Rockwall, Texas, is requesting permits to build a 700 square foot outdoor metal building to be used for additional storage at my residence.

Being that my property is almost an acre in size, I would like to construct this permanent building in my residential backyard.

Please provide your approval at your earliest convenience.

Thank you!

Trent Hyde

Trent Hyde

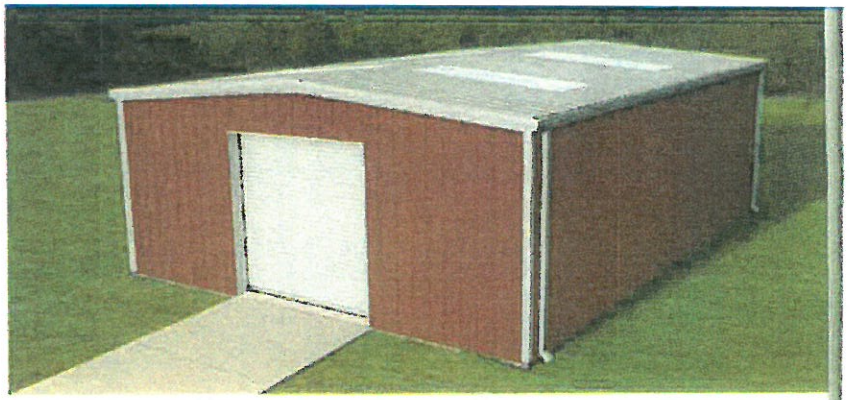


OPTIONAL ITEMS:

- Roll-up doors
- Windows
- Ridge vents
- Insulation
- Walk doors
- Additional colors







STANDARD SERIES KITS

Raising the bar for quality, flexibility and ease of assembly.

When considering quality and value, our Standard Series Kits are the finest pre-designed steel buildings you can buy. They're built of heavy-duty, 26-gauge commercial grade steel and set the standard for ease of assembly and flexibility. Whether you need a workshop, garage, barn or large storage space, you can't go wrong with the Standard Series. Available in six sizes, they can be assembled with bolts and screws – no welding required.

AVAILABLE SIZES

WORKSHOP
24' x 24' x 10' –
One 10' x 7'4" framed opening

GARAGE
24' x 30' x 11' –
One 16' x 8' framed opening

BIG WORKSHOP
30' x 40' x 12' –
One 10' x 10' framed opening

SMALL BARN
30' x 50' x 12' –
One 12' x 10' framed opening

BIG BARN
40' x 50' x 14' –
One 12' x 12' framed opening

BIG BARN XL
40' x 60' x 16' –
Two 14' x 14' framed openings

Note: Please check local building codes before ordering

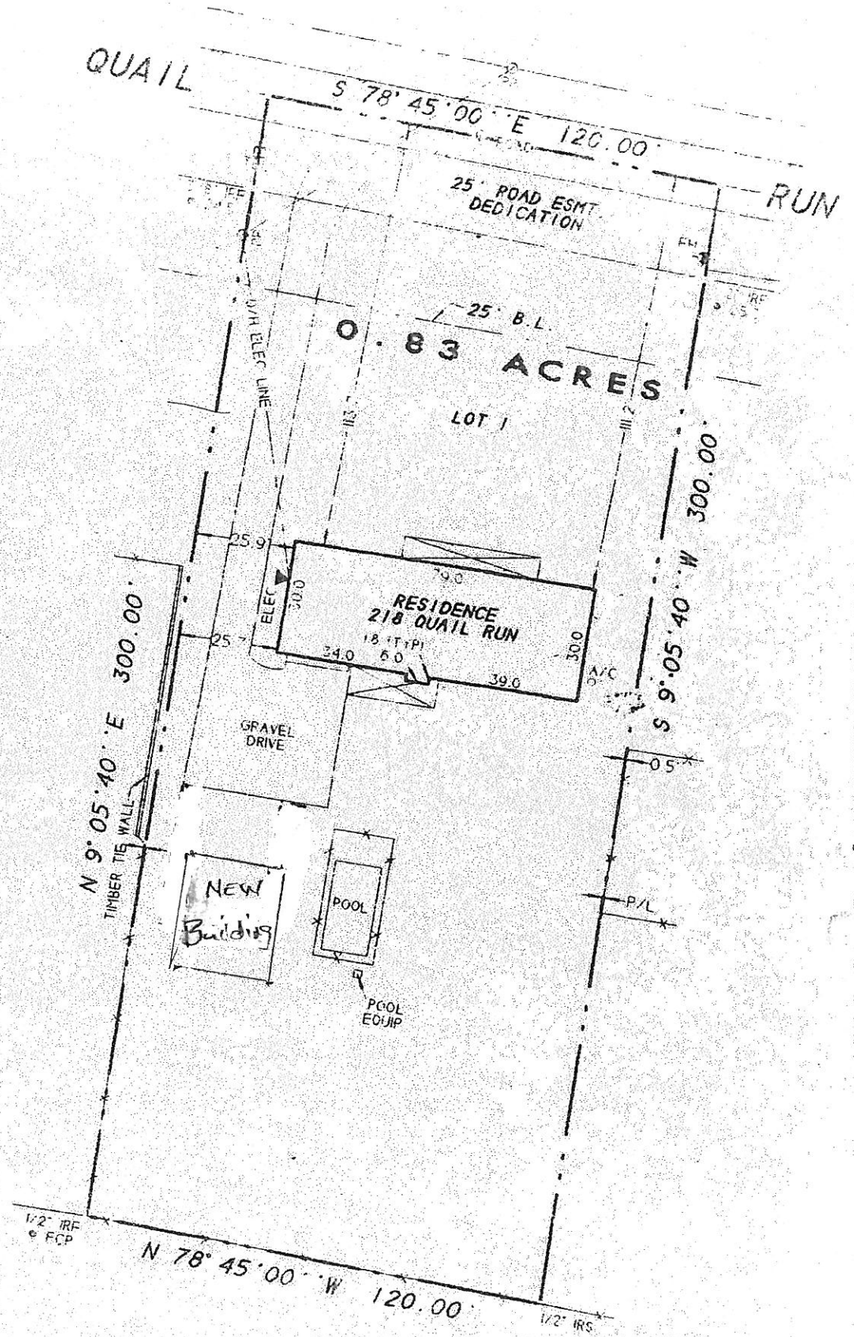
EACH KIT INCLUDES:

- Bolt-together frame
- Coldform end walls
- 26-gauge Galvalume roof with 20-year limited warranty
- 26-gauge colored walls with 30-year limited warranty (white, tan, light stone, light gray)
- Basic trim package
- Anchor bolt plans and erection drawings

LOAD OPTIONS AVAILABLE:

- Utility 20/10/115 mph frame load (IBC 12)
- Basic 20/20/140 mph frame load (IBC 12)
- TWI 20/10/120 mph frame load (IBC 06)
- Snow 20/30/130 mph frame load (IBC 12)
- Premium 20/10/150 mph frame load (IBC 12)

<< Roof: White; Walls: Charcoal; Trim: White; Roll-up Door: White; Top Left - Roof: Burnished Slate; Walls: Light Stone; Trim: Burnished Slate; Roll-up Door: Burnished Slate; Top Right - Roof: White; Walls: Rustic Red; Trim: White; Roll-up Door: White



DESCRIPTION

BEING LOT 1, of the WILSON ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 275, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A Flood Insurance Rate Map, Community Panel No. 480543 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100 - year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE COMPANY, GREAT WESTERN FINANCIAL, and TRENT & DEBRA HYDE at 218 QUAIL RUN, ROCKWALL, Texas, is true and correct, there are no visible or apparent encroachments, protrusions or conflicts from adjoining owners or easements (other than shown) and the same was surveyed by me on the ground the 10th day of February, 1999.

Harold D. Fetty III R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

SURVEY DATE 2.10.999
SCALE 1" = 40' FILE # 990225
CLIENT HYDE GF # 13039

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5448

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DETACHED GARAGE THAT DOES NOT MEET THE MINIMUM REQUIREMENTS, ON A 0.830-ACRE TRACT OF LAND ZONED SINGLE-FAMILY 10 (SF-10) DISTRICT AND IDENTIFIED AS THE WILSON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Trent Hyde for the approval for a Specific Use Permit (SUP) for the purpose of constructing a detached that does not meet the minimum masonry requirements as stipulated by the Unified Development Code (UDC), situated on 0.830-acre tract of land, zoned Single-Family 10 (SF-10) District, and being identified as the Wilson Addition, City of Rockwall, Rockwall County, Texas, addressed as 218 West Quail Run Road, and being more specifically depicted in *Exhibit 'A'*, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for the establishment of a metal detached garage that does not conform to the minimum masonry requirements and maximum size requirements for detached garages in a Single-Family 10 (SF-10) District as stipulated by Subsection *2.1.2, Residential and Lodging Use Conditions,* of Section 2, *Use Standards*, of Article IV*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 3.4*, Single-Family 10 (SF-10) District,* of Section 3*, Residential Districts*, of Article V*, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following operational conditions:

DRAFT ORDINANCE 09.26.18

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the construction of a detached garage on the subject property, and conformance to these operations is required for continued operation:

1) The detached garage shall generally conform to the site plan depicted in *Exhibit 'B'* and building elevations depicted in *Exhibit 'C'* of this ordinance.

2) The detached garage shall not exceed a maximum size of 900 SF.

3) The detached garage shall not exceed a maximum overall height of 15-feet.

4) The subject property shall have no more than two (2) accessory buildings.

5) The detached garage is subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (*$2,000.00*) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF FEBRUARY, 2018.

DRAFT ORDINANCE 02.05.18

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

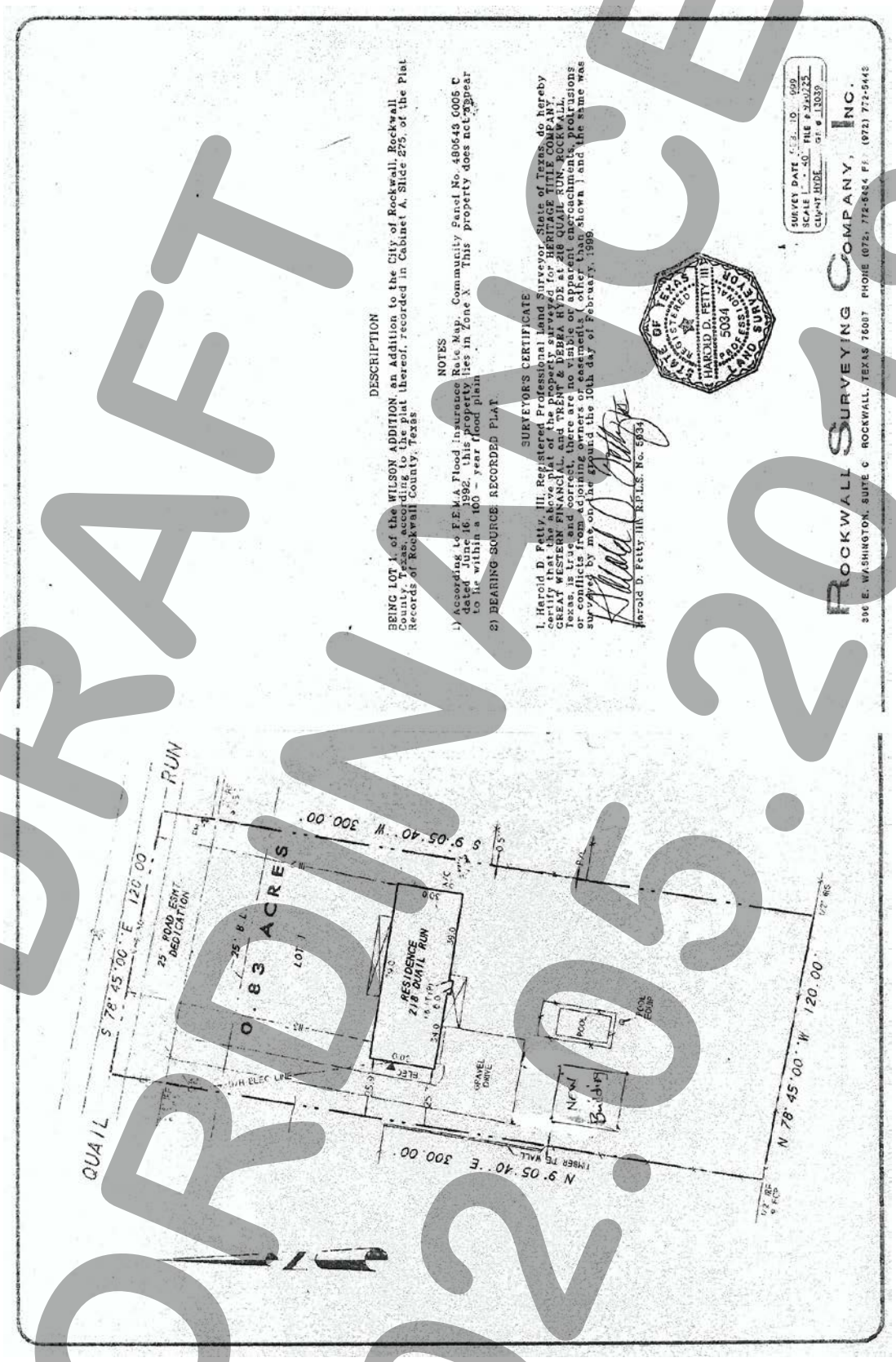
Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2018*

2nd Reading: *February 5, 2018*

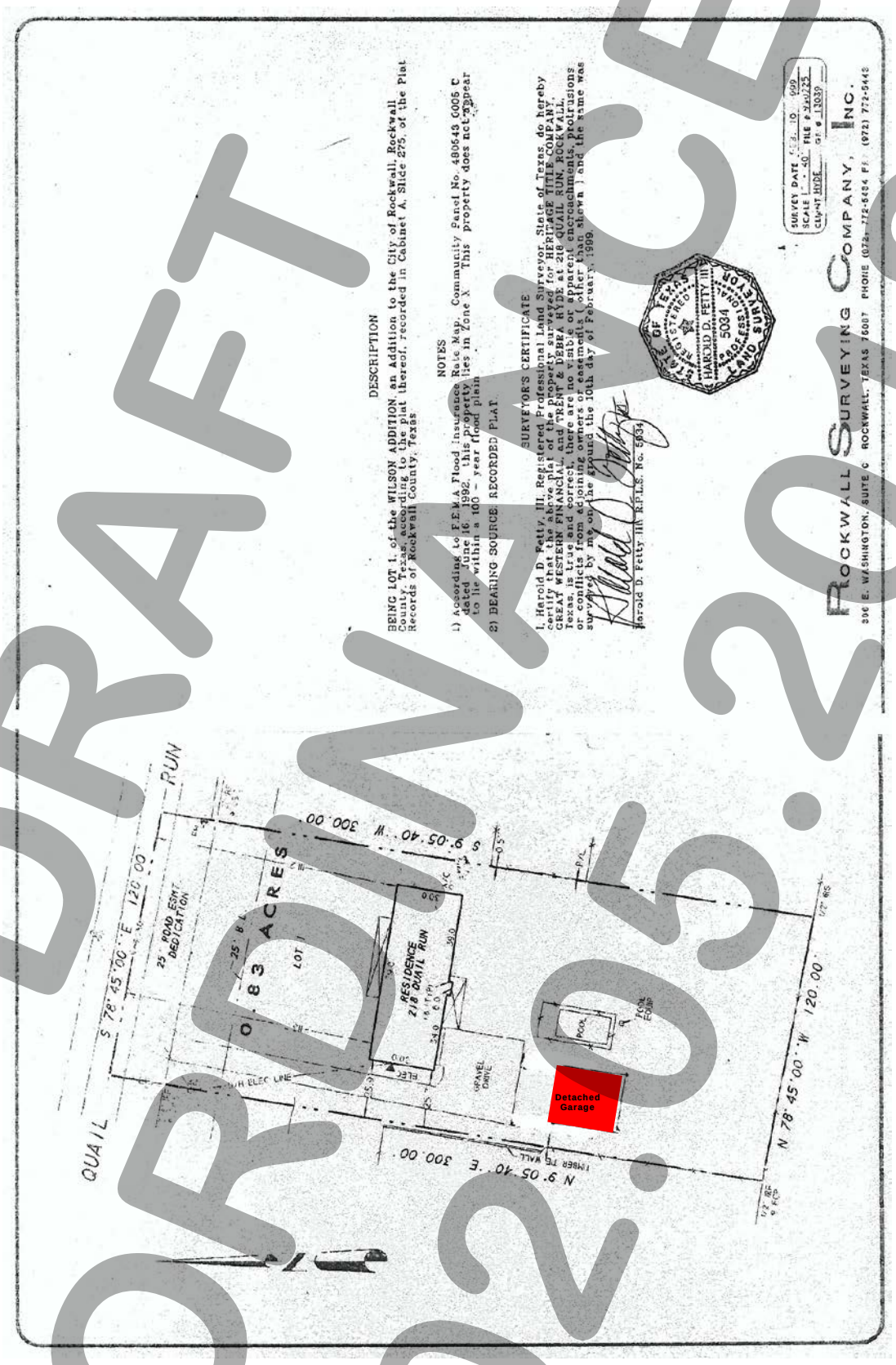
DRAFT ORDINANCE 02.05.2018

Exhibit 'A':
Survey



DRAFT ORDINANCE 02.05.2018

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 02.05.2018

Exhibit 'C':
Concept Building Elevations

DRAFT
ORDINANCE
02.05.2018

City of Rockwall

Project Plan Review History

Project Number	Z2017-067	**Owner**	MEYERS, STUART A & BRENDA S	**Applied**	12/15/2017 LM
Project Name	SUP for 302 W. Kaufman Street	**Applicant**	KATHERINE CRANE	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	STAFF REVIEW			**Status**	12/15/2017 LM

Site Address	**City, State Zip**	**Zoning**
302 W KAUFMAN ST	ROCKWALL, TX 75087	

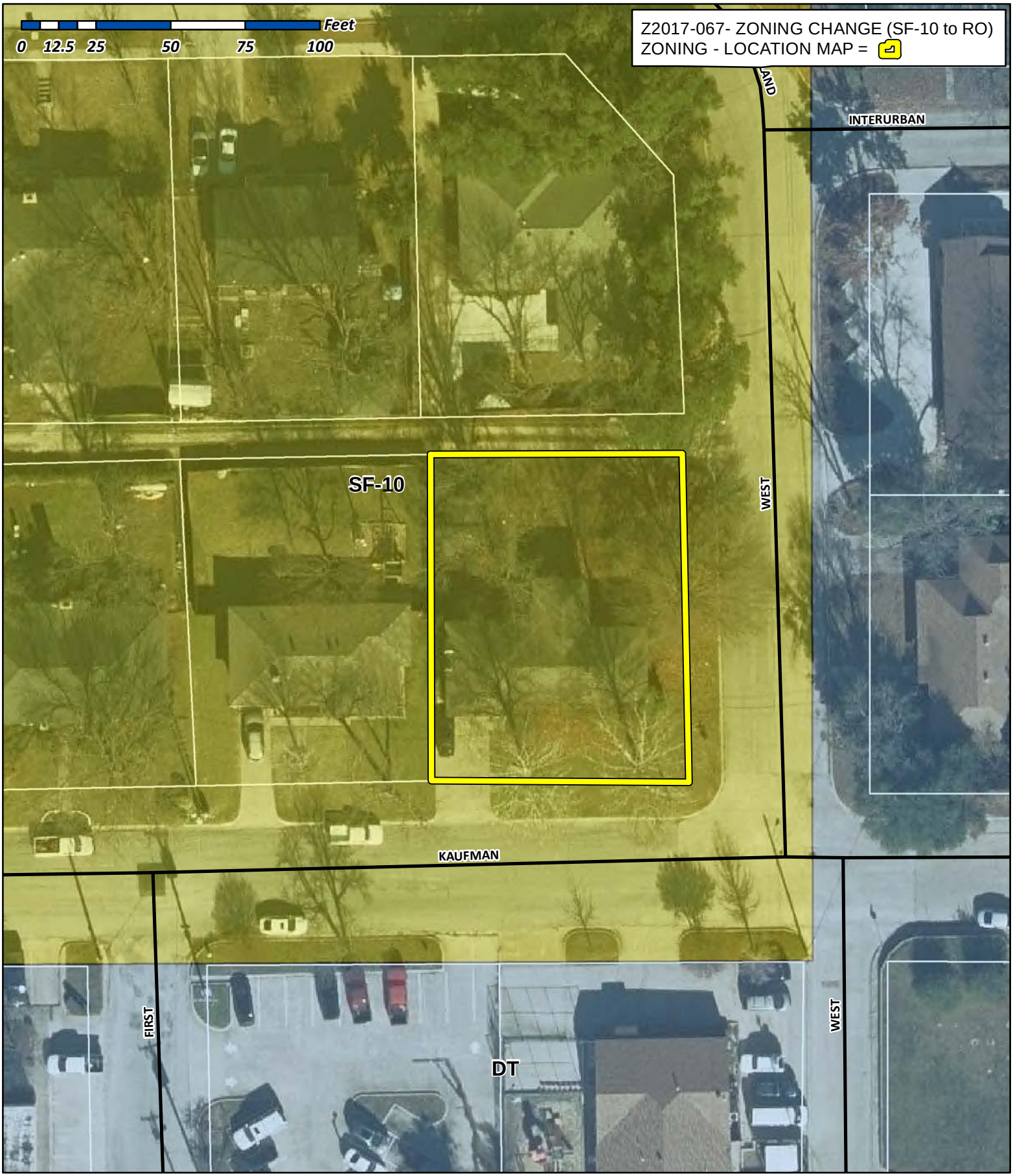
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HIGHWOOD	17	14	17	3950-0014-0017-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	12/15/2017	12/22/2017	12/20/2017	5	APPROVED	See Comments

(12/20/2017 8:08 AM AW)
If any building and/or parking/paving is added, detention will be required
No new parking to be allowed to back into Kaufman or West
Must meet all engineering standards

FIRE	Ariana Hargrove	12/15/2017	12/22/2017	12/20/2017	5	APPROVED	
PLANNING	Korey Brooks	12/15/2017	12/22/2017	12/21/2017	6	COMMENTS	Comments

Z2017-067 Zoning Change 302 W Kaufman Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments).
I.1 This is a request by Katherine Crane for the approval of a zoning change from a Single Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 302 W. Kaufman Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2017-067) in the lower right hand corner of all pages on future submittals.
I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Worksession for this case is December 26, 2017. The Planning and Zoning Meeting for this case is January 9, 2018.
I.5 The projected City Council meeting date and subsequent approval for this request is January 16, 2018 and February 5, 2018.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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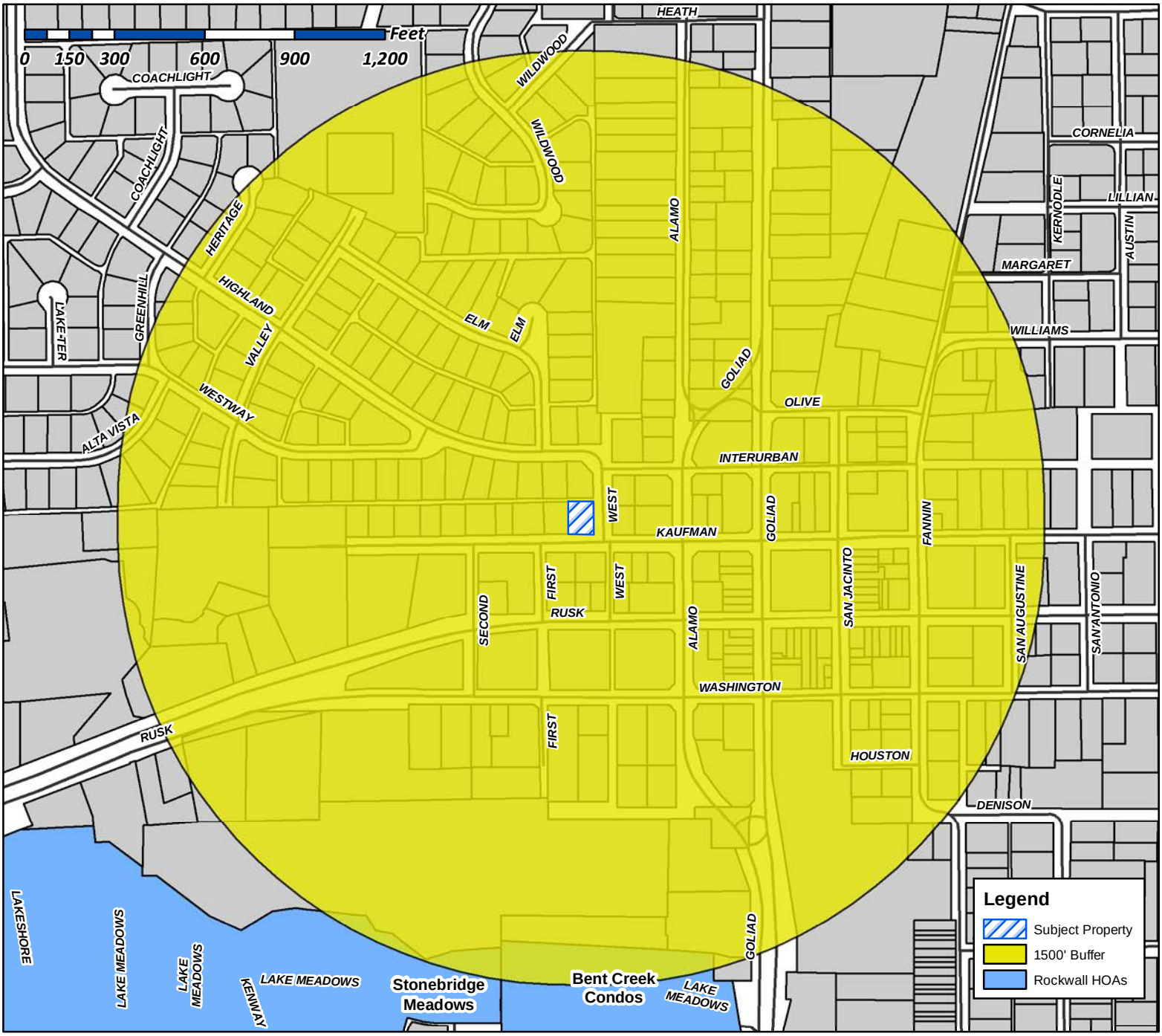
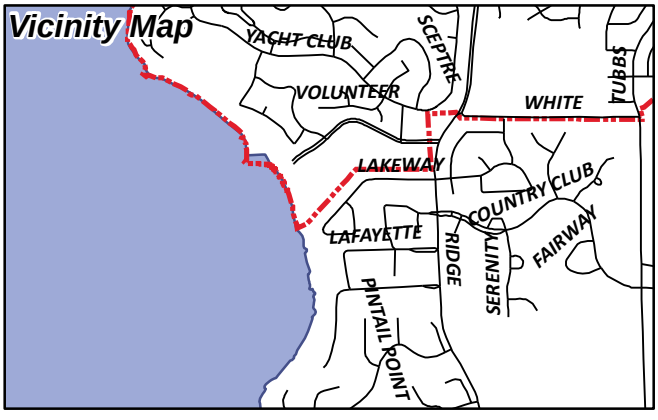


Case Number: Z2017-067
Case Name: Zoning Change (SF-10 to RO)
Case Type: Zoning
Zoning: SF-10 District
Case Address: 302 W. Kaufman Street



Date Created: 12/19/2017

For Questions on this Case Call (972) 771-7745

City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
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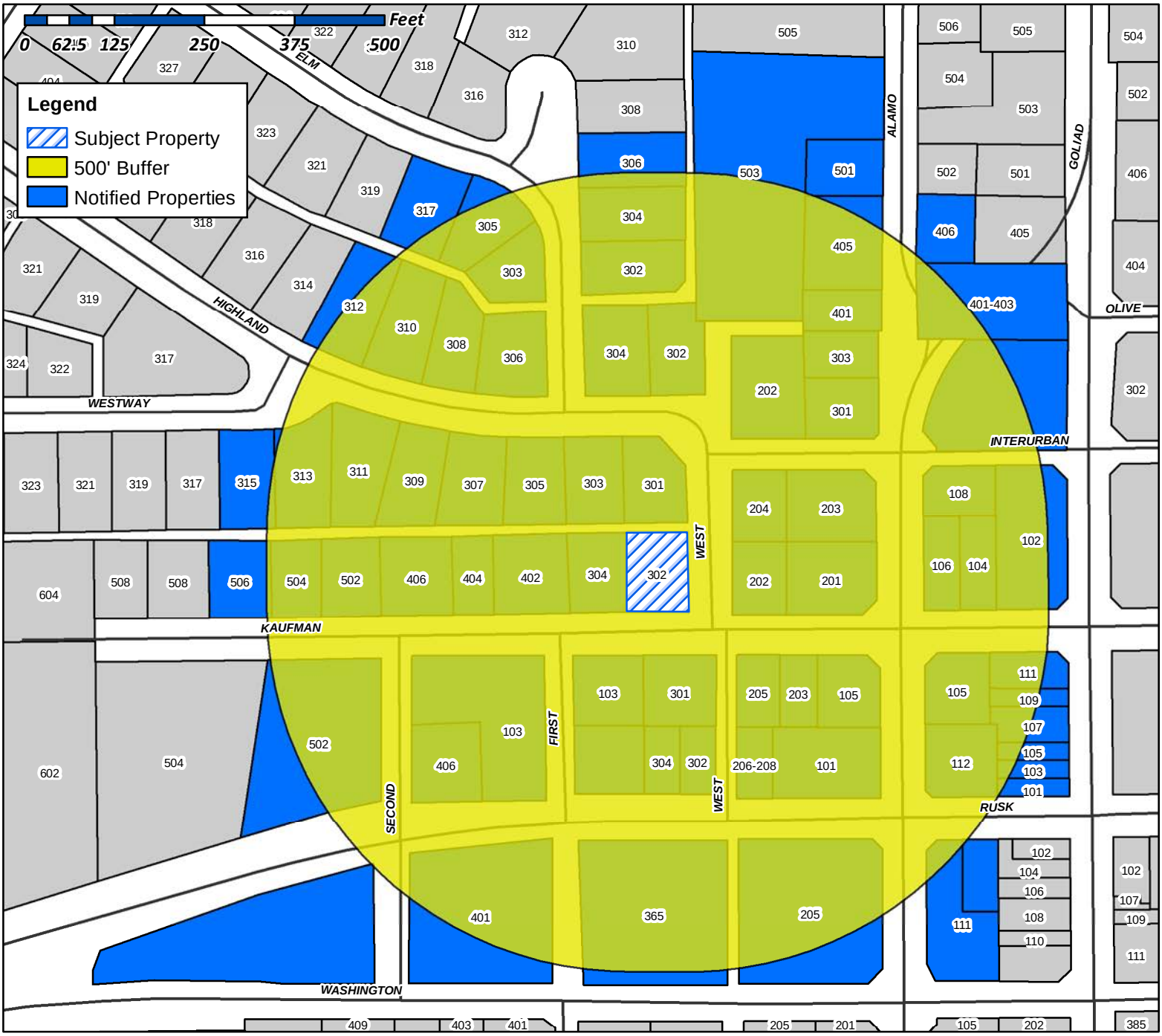

Case Number: Z2017-067
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Case Type: Zoning
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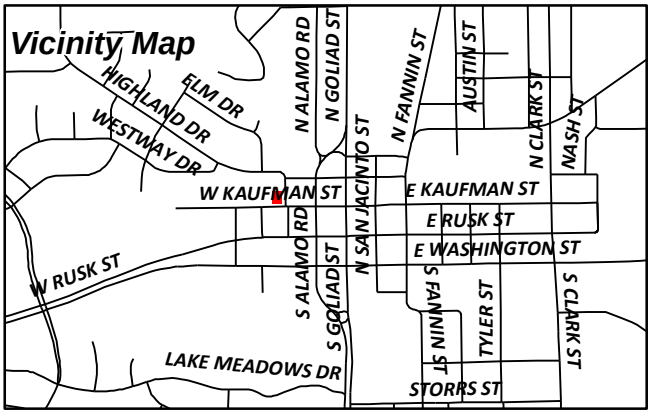

Date Created: 12/19/2017
For Questions on this Case Call (972) 771-7745

HEATH H N
101 N ALAMO RD
ROCKWALL, TX 75087

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

SKY 101 N GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SWIERCINSKY MICHAEL P AND
RDT ENTERPRISES INC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 103 N GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

WHITFIELD JAMES H & SHARON L
1235 ISLEMERE DR
ROCKWALL, TX 75087

SWGERTY AUTO GROUP LLC
1417 FOURTH ST
GRAHAM, TX 76450

CANO OSCAR & NANCY
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

BEN & BETTY HOLDINGS LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

105 N ALAMO LLC
1660 E FM 550
ROCKWALL, TX 75032

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

SEYMORE INVESTMENTS LLC
205 RUSH CREEK DRIVE
HEATH, TX 75032

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

SMITH WENDY
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

ANDERSON DEREK S & JENNIFER L
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND
ROCKWALL, TX 75087

CURRENT RESIDENT
306 HIGHLAND DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
307 HIGHLAND DR
ROCKWALL, 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
308 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
309 HIGHLAND DR
ROCKWALL, 75087

GRACE CLINE LIFE ESTATE
MARK CLINE
309 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
310 HIGHLAND DR
ROCKWALL, 75087

DAVIS ANGELA
310 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
311 HIGHLAND DR
ROCKWALL, 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
312 HIGHLAND DR
ROCKWALL, 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE SUITE 508
MINNEAPOLIS, MN 55414

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
313 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
314 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
315 HIGHLAND DR
ROCKWALL, 75087

HARVEY JAMES
315 WESTWAY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
316 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
317 HIGHLAND DR
ROCKWALL, 75087

FURGUSON RANDY & ANGELA &
DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

CURRENT RESIDENT
318 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
319 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
320 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
321 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
322 HIGHLAND DR
ROCKWALL, 75087

HOWERTON BARBARA D
322 SHEPARDS HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
323 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
324 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
325 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
326 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
327 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
328 HIGHLAND DR
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331 HIGHLAND DR
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341 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
342 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
343 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
344 HIGHLAND DR
ROCKWALL, 75087

CURRENT RESIDENT
345 HIGHLAND DR
ROCKWALL, 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

HARGIS JESSICA
3916 THORNDALE
ROCKWALL, TX 75087

PARKS PAIGE E
402 W KAUFMAN ST STE 100
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

ALLEN ROBERT G DDS
406 W RUSK ST
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
TIMOTHY M & STACY M ROSE
436 WYNDEMERE BLVD
HEATH, TX 75032

NALLS MILDRED
502 W KAUFMAN ST
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CRISP TOYIA M
504 WEST KAUFMAN ST
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

ASHLEY JUDY KAY
506 W KAUFMAN ST
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

ROCKWALL TRINITY REAL ESTATE LLC
9 EAST SHORE BLVD
HEATH, TX 75032

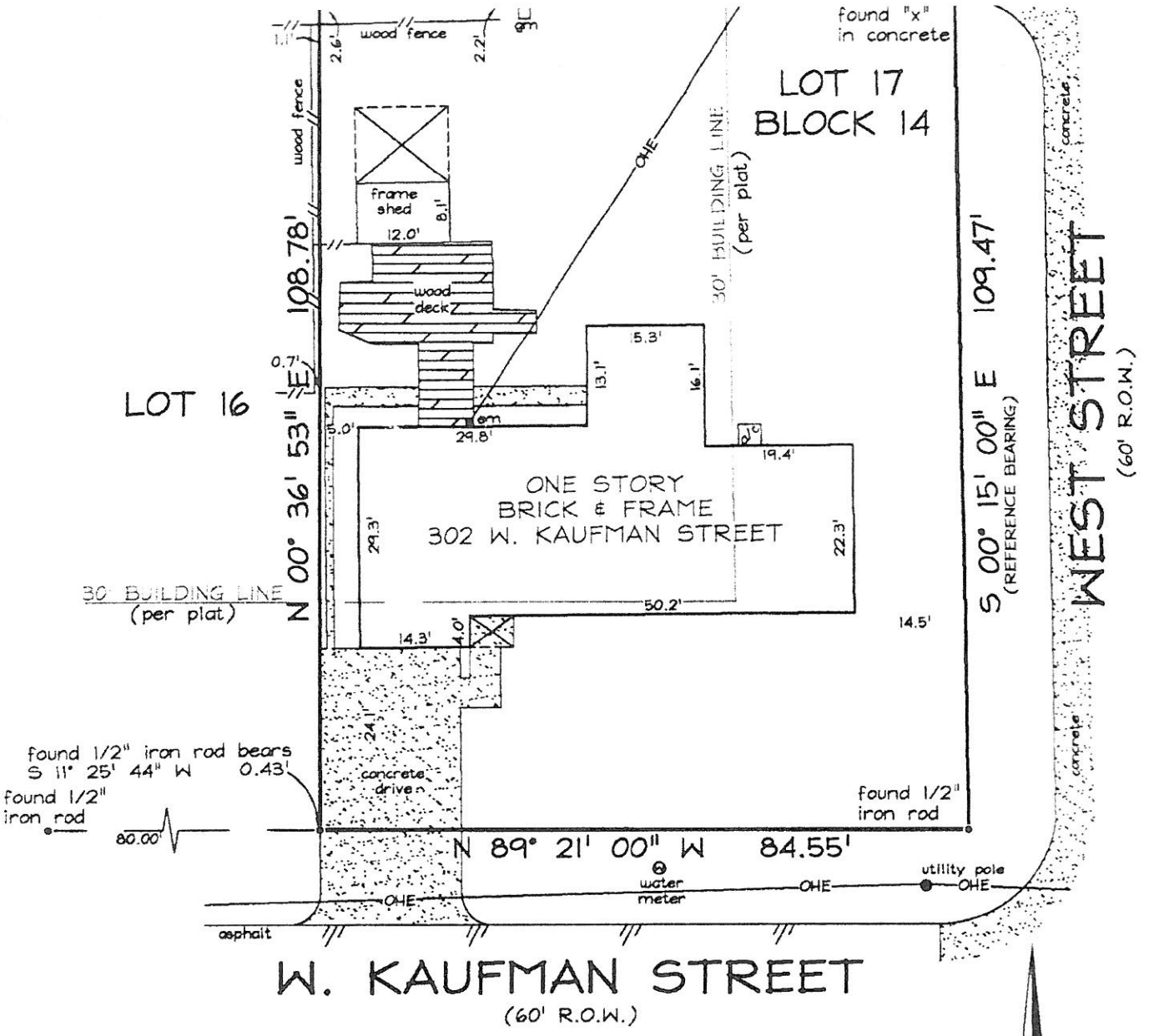
STATE HIGHWAY DEPT
I 30 RT 3 L L LOFLAND
ROCKWALL, TX 75087

ROCKWALL COUNTY HELPING HANDS INC
P O BOX 375
ROCKWALL, TX 75087

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

PIRTLE DAVID ETUX
PO BOX 1569
ROCKWALL, TX 75087

ROAN-NUNN MABEL PEGGY ESTATE
PO BOX 276
EMORY, TX 75440



NOTES:
BEARINGS ARE BASED ON PLAT.
THIS SURVEY IS NOT AFFECTED BY THE FOLLOWING:
(10b)-EASEMENT, VOL. 69, PG. 514, R.P.R.R.C.T.
(10c)-EASEMENT, VOL. 71, PG. 433, R.P.R.R.C.T.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
HOUSE EXTENDS BEYOND SOUTHERLY AND EASTERLY 30' BUILDING LINES AS SHOWN ABOVE.

0 10 15 20 30 40
SCALE IN FEET

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 302 W. KAUFMAN STREET, and Being Lot 17, Block 14, of HIGHWOOD ADDITION, FIRST SECTION, an Addition to the City of Rockwall, ROCKWALL County, Texas, according to the map or plat thereof recorded in Volume 50, Page 618, of the Plat Records of ROCKWALL County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0265 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY: **DATE:** _____

STATE OF TEXAS
REGISTERED

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A RESIDENTIAL-OFFICE (RO) DISTRICT FOR A 0.210-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17, BLOCK 14, HIGHWOOD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DEPICTED IN EXHIBIT *'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Katherine Crane for the approval of an amendment to the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to adopt a change in zoning from a Single-Family 10 (SF-10) District to a Residential-Office (RO) District for a 0.210-acre parcel of land identified as Lot 17, Block 14, Highwood Addition, City of Rockwall, Rockwall County, Texas, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family 10 (SF-10) District to a Residential-Office (RO) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Residential Office (RO) District* as stipulated by Subsection 4.2*, Residential-Office District,* of Section 4*, Commercial Districts,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

DRAFT ORDINANCE 04-08-18

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 5TH DAY OF FEBRUARY, 2018.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

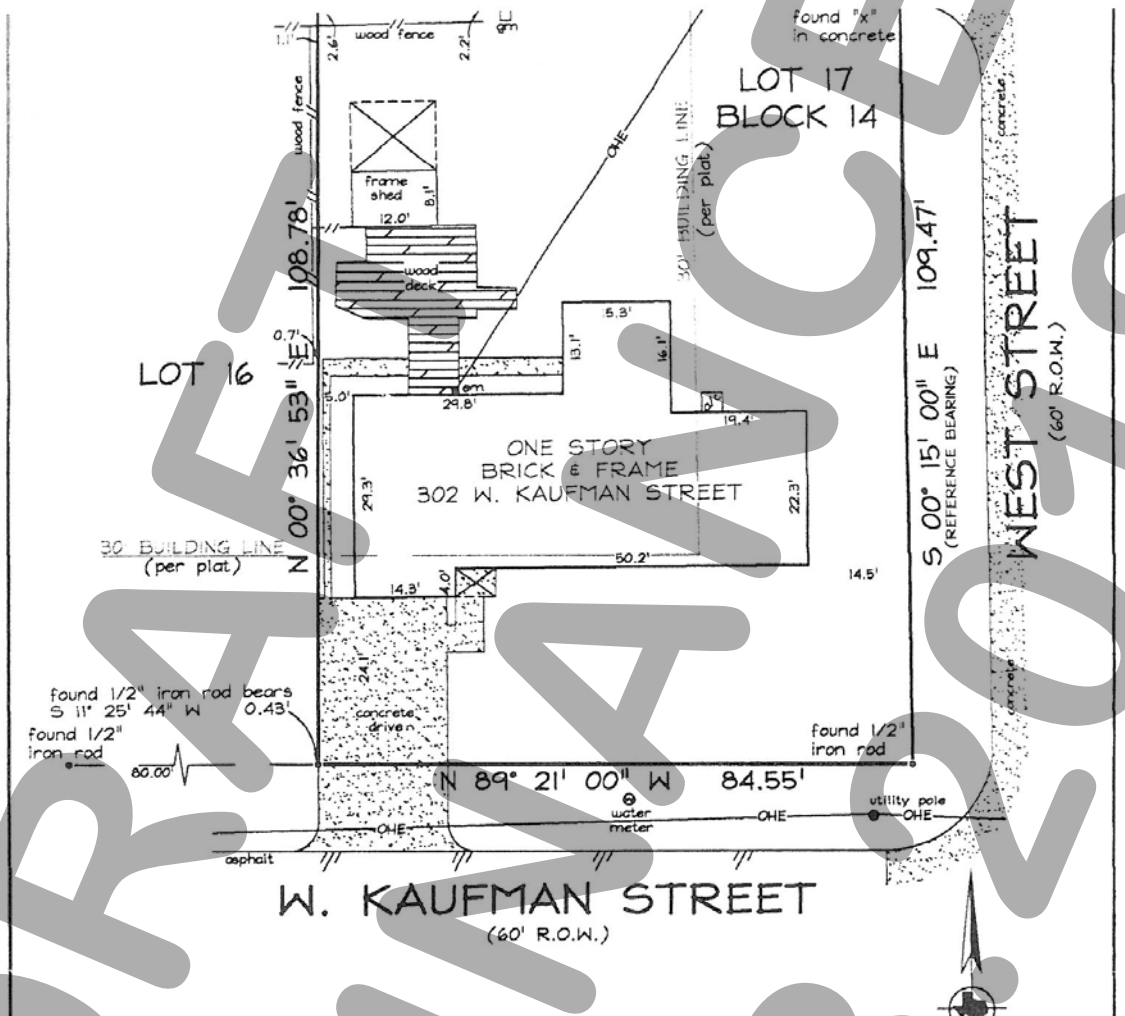
_____
Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2018*

2nd Reading: *February 5, 2018*

DRAFT ORDINANCE 02.08.2018

Exhibit 'A'
Survey



NOTES:
BEARINGS ARE BASED ON PLAT.
THIS SURVEY IS NOT AFFECTED BY THE FOLLOWING:
(10b)-EASEMENT, VOL. 69, PG. 514, R.P.R.R.C.T.
(10c)-EASEMENT, VOL. 71, PG. 433, R.P.R.R.C.T.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
HOUSE EXTENDS BEYOND SOUTHERLY AND EASTERLY 30' BUILDING LINES AS SHOWN ABOVE.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 302 W. KAUFMAN STREET, and Being Lot 17, Block 14, of HIGHWOOD ADDITION, FIRST SECTION, an Addition to the City of Rockwall, ROCKWALL County, Texas, according to the map or plat thereof recorded in Volume 50, Page 618, of the Plat Records of ROCKWALL County, Texas.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0265 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

ACCEPTED BY: **DATE:** _____

STATE OF TEXAS REGISTERED

DRAFT
02.08.2018

City of Rockwall

Project Plan Review History

Project Number	P2017-046	**Owner**	WWSW, PROPERTIES LLC	**Applied**	8/22/2017 LM
Project Name	Lots 1&2, Block A, Briones Addition	**Applicant**	THERESA BRIONES	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	STAFF REVIEW			**Status**	8/22/2017 LM

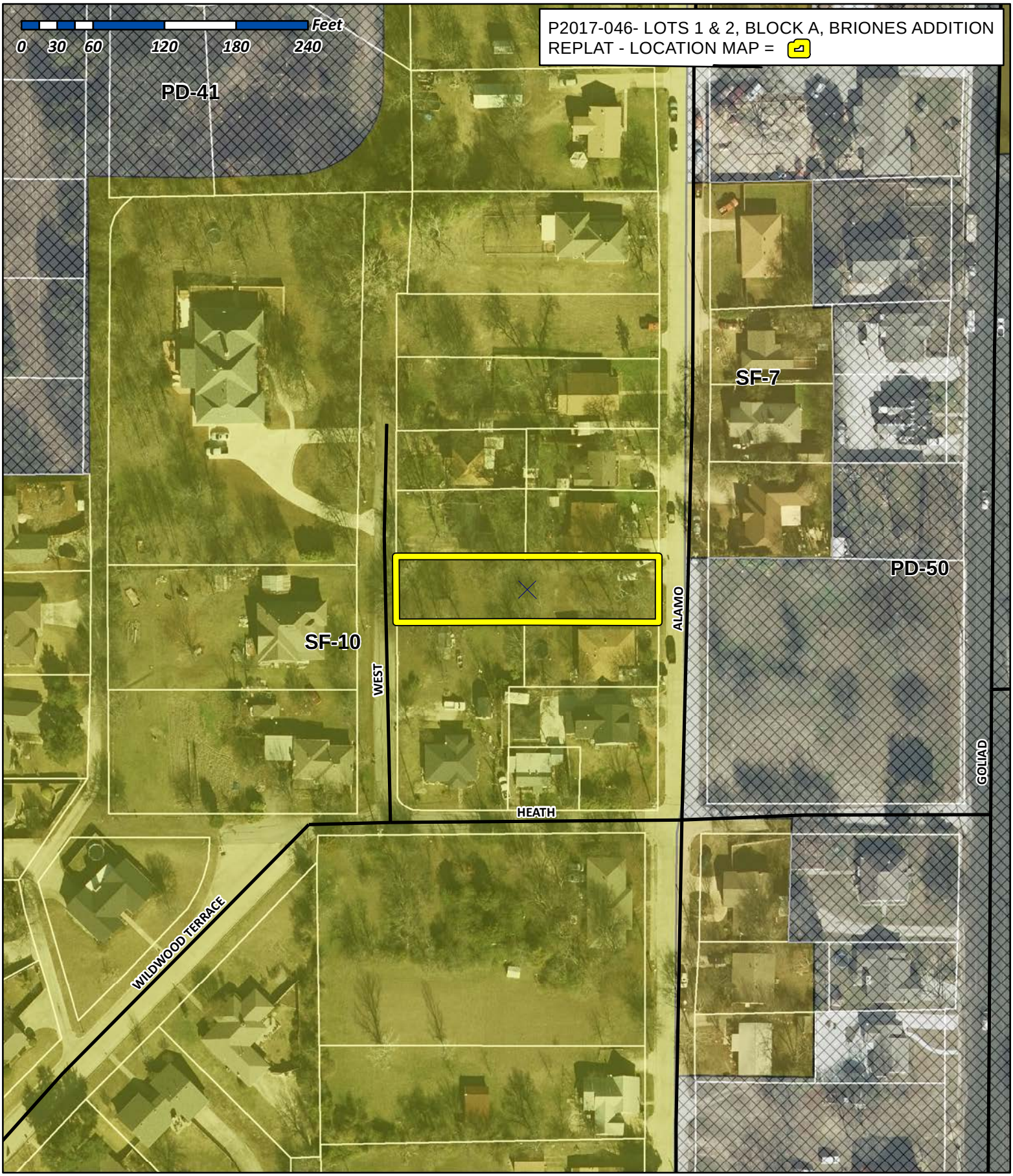
Site Address	**City, State Zip**	**Zoning**
905 N WEST RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	NULL	PART 7	NULL	3730-0007-0000-A0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	8/22/2017	8/29/2017				
ENGINEERING	Amy Williams	8/22/2017	8/29/2017				
FIRE	Ariana Hargrove	8/22/2017	8/29/2017				
GIS	Lance Singleton	8/22/2017	8/29/2017				
PLANNING	Korey Brooks	8/22/2017	8/29/2017	8/24/2017	2	COMMENTS	Comments

(8/24/2017 12:42 PM KB)
P2017-46 Lots 1 &2, Block A, Briones Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

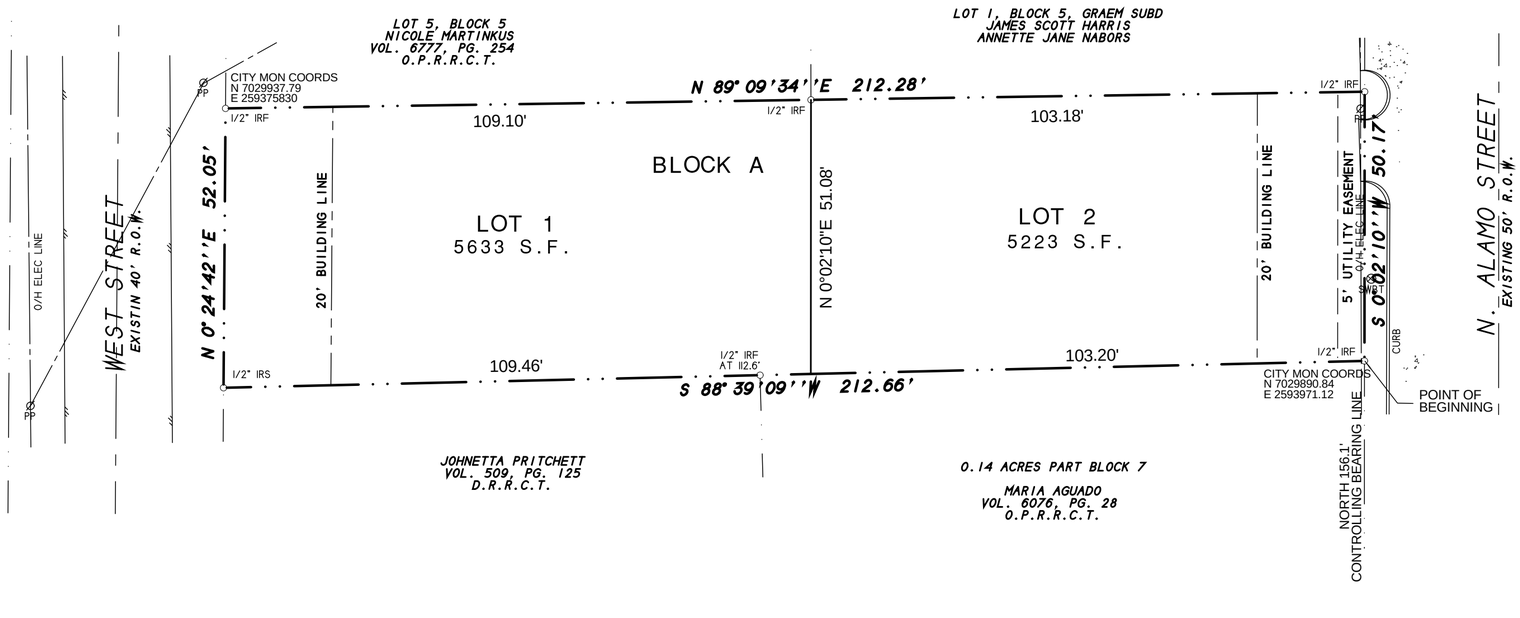
I.1 This is a request by Theresa Briones for the approval of a replat for Lots 1 & 2, Block A, Briones Addition being a 0.25-acre tract of land identified as a portion of Block 7, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 905 Alamo Street and 906 West Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (P2017-046) in the lower right hand corner of all pages on future submittals.
M.4 Please add General Note: "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by September 5, 2017. The Planning and Zoning Meeting for this case is August 29, 2017.
I.6 The City Council meeting date and subsequent approval for this plat is September 5, 2017

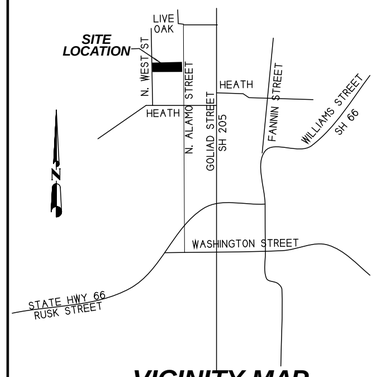


City of Rockwall

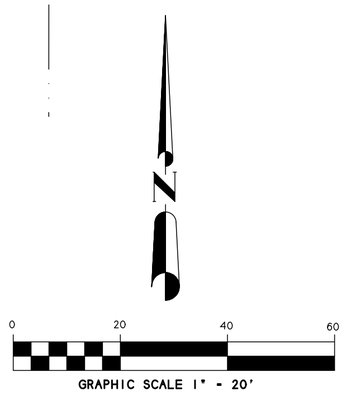
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
N.T.S.



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: STATE PLACE COORDINATES BASED ON ROCKWALL MONUMENT SYSTEM.

FINAL PLAT

BRIONES ADDITION
LOTS 1 AND 2, BLOCK A

10,856 S.F. OR 0.25 ACRES
BEING A REPLAT OF
PART OF BLOCK 7
GARNER ADDITION

A PART OF THE J.H.B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
RONALD & THERESA BRIONES
906 N. WEST STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SURVEY DATE APRIL 6, 2017
SCALE 1" = 20' FILE # 20150249-RP
CLIENT BRIONES

CITY CASE NO P2017-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Ronald Briones and Theresa Briones, BEING THE OWNER OF A TRACT OF land in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H.B. JONES SURVEY, ABSTRACT NO. 124, City of Rockwall, Rockwall County, Texas, and being a part of Block 7, Garner Addition, an Addition to the City of Rockwall, Texas, and being described in a Warranty deed from WWSW Properties, LLC to Ronald Briones and Theresa Briones, dated November 7, 2014 and being recorded in Document number 20140000016289 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street 50' R.O.W. said point being at the southeast corner of said tract, said point being NORTH, 156.1 feet from the intersection of said right-of-way line with the north right-of-way line of Heath Street, and also being the northeast corner of a tract of land as described in a Warranty deed to Maria Aguado, as recorded in Volume 6076, Page 28 of the Official Public Records of Rockwall County, Texas;

THENCE S. 88 deg. 39 min. 09 sec. W. along the south line of said tract, passing a 1/2" iron rod found at 112.60 feet and continuing for a total distance of 212.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the east right-of-way line fo West Street and at the southwest corner of said tract of land and at the northwest corner of a tract of land as described in a Deed to Johnetta Pritchett, as recorded in Volume 509, Page 125 of the Real Property Records of Rockwall County, Texas;

THENCE N. 00 deg. 24 min. 42 sec. E. along the east line of said West Street, a distance of 52.05 feet to a 1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Deed to Nicole Martinkus, as recorded in Volume 6777, Page 254, of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 09 min. 34 sec. E. along the south line of said Martinkus tract, at 103.10 feet pass a 1/2" iron rod found at the southeast corner of said and continuing for a total distance of 212.28 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Alamo Street;

THENCE S.00 deg. 02 min. 10 sec. W. along said right-of-way line, a distance of 50.17 feet to the POINT OF BEGINNING and containing 10,856 square feet or 0.25 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

_____
Ronald Briones

_____
Theresa Briones

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Briones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Theresa Briones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20__.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of BRIONES ADDITION, LOTS 1 AND 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

BRIONES ADDITION
LOTS 1 AND 2, BLOCK A

10,856 S.F. OR 0.25 ACRES
BEING A REPLAT OF
PART OF BLOCK 7
GARNER ADDITION

A PART OF THE J.H.B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
RONALD & THERESA BRIONES
906 N. WEST STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2

SURVEY DATE APRIL 6, 2017
SCALE 1" = 20' FILE # 20150249-RP
CLIENT BRIONES

CITY CASE NO P2017-

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2017-5-V

WHEREAS, the Board of Adjustment held a public hearing on the 9th day of November, 2017, to consider the application of Ronald and Theresa Briones, as owner for the tract of land described below, for a variance from the zoning, which requires a minimum 80' lot frontage and 10,000sf lot size and

WHEREAS, the applicant requested a variance from the said zoning to reduce the lot frontage from 80 feet to 50 feet and reduce the lot size from 10,000sf to 5000sf in order to subdivide the lot on Part 7, at 905 West St and

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to subdivide on said lot with a 50 foot lot frontage and 5000sf lot size.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 9th day of November, 2017.

ATTEST:

Vicky Morton
Secretary

APPROVED:

Chairman

City of Rockwall

Project Plan Review History

Project Number	P2017-066	**Owner**	GEORGE, & JULIA ROLAND LIVING TRUST	**Applied**	12/15/2017 LM
Project Name	Whisper Rock	**Applicant**	ENGINEERING CONCEPTS	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	12/15/2017 LM

Site Address	City, State Zip	Zoning
3231 RIDGE RD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
BENTON COURT	104	NULL	104	0207-0000-0104-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/15/2017	12/22/2017	12/19/2017	4	APPROVED	
ENGINEERING	Amy Williams	12/15/2017	12/22/2017	12/20/2017	5	COMMENTS	See Comments

(12/20/2017 9:31 AM AW)
See markups
-Retaining walls to be on one lot...not split on the property. If you want retaining wall easements they must be private easements and not to the City. The City doesn't maintain, repair, or replace walls.
-All easement to be a minimum of 20'
-Add drainage easement on lot 18
-20' off-site sewer easement can't be in drainage and/or detention easement
-Need 20' off-site drainage easement
-Add note: 7. Property owners responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.
-Paving must meet engineering standards
-All easements to be 20' minimum
-May need to detain prior to draining into TXDOT system
-Must meet TXDOT new drainage process for permitting
-Min. 20' off-site drainage and sewer easements required
- No utilities are allowed in detention and drainage easements
- All water and sewer mains to be 6' from back of curb
- All utilities and drainage to be centered in easement
- Add 2-45 degree bends in water line a the intersection of Street A and Street B
- TXDOT permit/TIA required

FIRE	Ariana Hargrove	12/15/2017	12/22/2017	12/20/2017	5	COMMENTS	see comment

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/20/2017 3:19 PM AA) Will need to provide an exhibt the shows the ability for the fire apparatus to make the turn around in the end of the roadway (including parking of vehicles, if allowed) or provide an approved full pavement cul-de-sac.							
GIS	Lance Singleton	12/15/2017	12/22/2017	12/20/2017	5	COMMENTS	See comments
(12/20/2017 8:28 AM LS) Please submit a cad (.dwg) file of the lot lines and road centerlines. Also submit proposed street names for review. Address will begin after those items are recieved.							
PLANNING	David Gonzales	12/15/2017	12/22/2017	12/18/2017	3	COMMENTS	See comments

Discuss and consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a preliminary plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.20.2017

The following staff comments are to be addressed and resubmitted no later than Wednesday, January 3, 2018. Please provide two FOLDED large copies [24" X 36"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements stipulated by the Planned Development District 47 (Ord. No. 99-17).

2. When revised, please resubmit the preliminary plat on 24" x 36" bonded paper for a subsequent review by staff.

3. The preliminary plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.

4. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. The treescape plan needs to be separate from the landscape plan. Provide a detail of all trees on the property per the treescape ordinance. Provide a tree list indicating trees to remain, trees being removed, tree type and inches. Provide how mitigation of removed trees will be accomplished. Approval of a final treescape plan will be required at final plat.

5. Provide labels for all open space area's indicating "Open Space - To Be Maintained by the HOA". Include total acres of open space area and assign it a lot number (e.g. Lot 1, Block X).

6. Correct Title Block by adding Lots 1-28, Block A and Zoned PD-47.

7. All residential lots are to meetthe standards established for an SF-10 zoning district (PD-47 requirement) with regard to the minimum lot frontage of 80-ft. The following curaliner lots do not appear to meet the minimum standard and must be a minimum of 80-ft at the build line: Lots 6, 7, 12, & 13. Delineate and label each of these lots meeting this standard.

8. All residential lots are to meet the standards established for an SF-10 zoning district (PD-47 requirement) with regard to the minimum lot area of 10,000 SF. The following lots do not appear to meet the minimum standard and requires adjustments to meet the 10,000 SF area standard: Lots 8, 9, 10, 11, 14, 15, 16, & 17. Delineate and label each of these lots meeting this standard.

9. Delineate and label visibility clips.

10. The preliminary plat shall conform to Park District No. 16 requirements and the recommendations made by the Parks Board at their regularly scheduled meeting on January 3, 2018.

11. Provide a label indicating "Case No. P2017-066" on the lower right corner on all pages of the revised preliminary plat submittal.

12. Submittal and approval of civil engineering plans prior to submittal of final plat.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

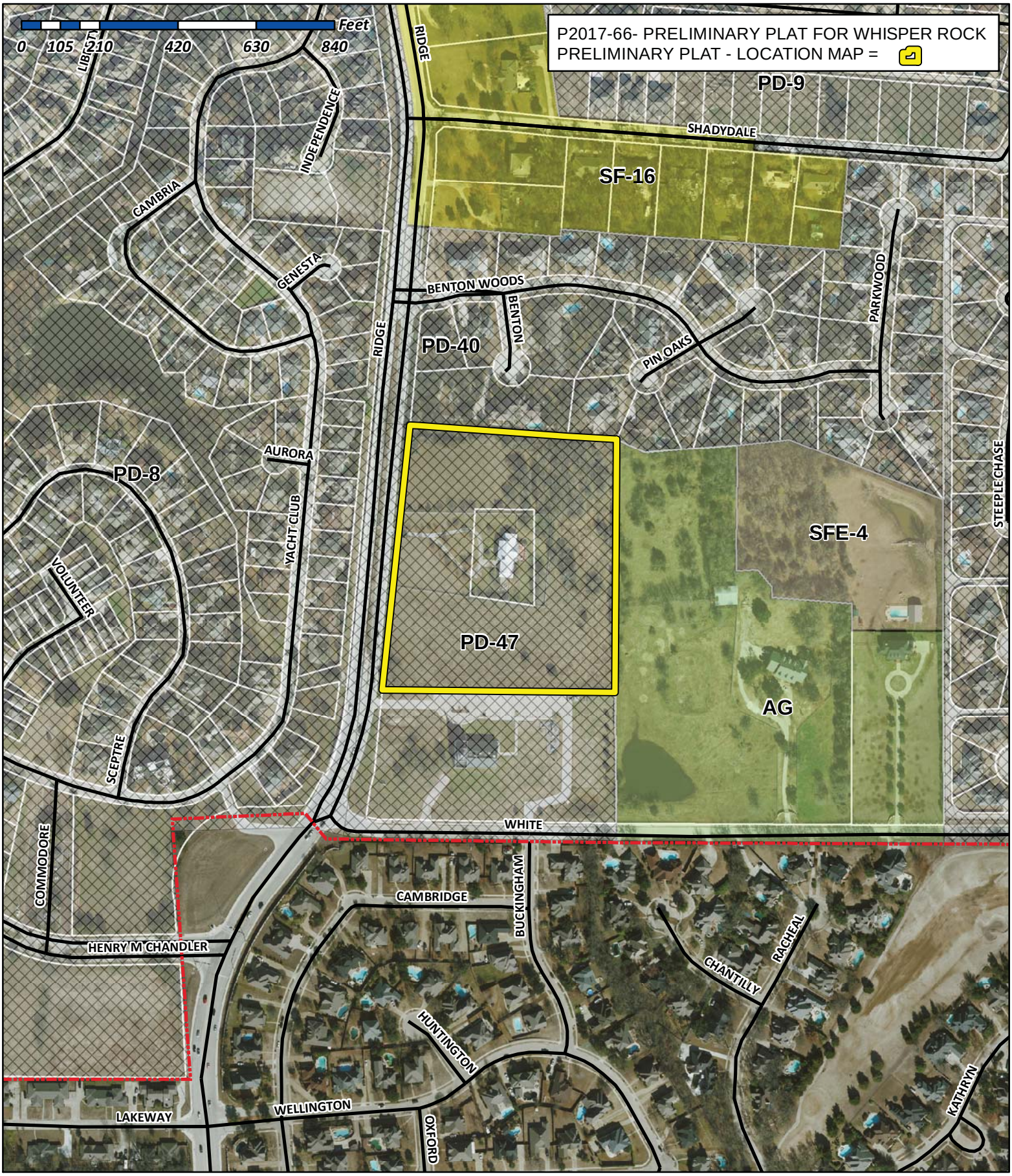
Please be sure that you and/or you representative are present for the following meetings. All meeting are held in the City's Council Chambers. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: December 26, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

Parks Board Meeting: January 3, 2017 (6:00 p.m.)

Planning - Regular Meeting: January 9, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)

City Council - Regular Meeting: January 16, 2018 (Tuesday at 6:00 p.m.) [City Council to take action]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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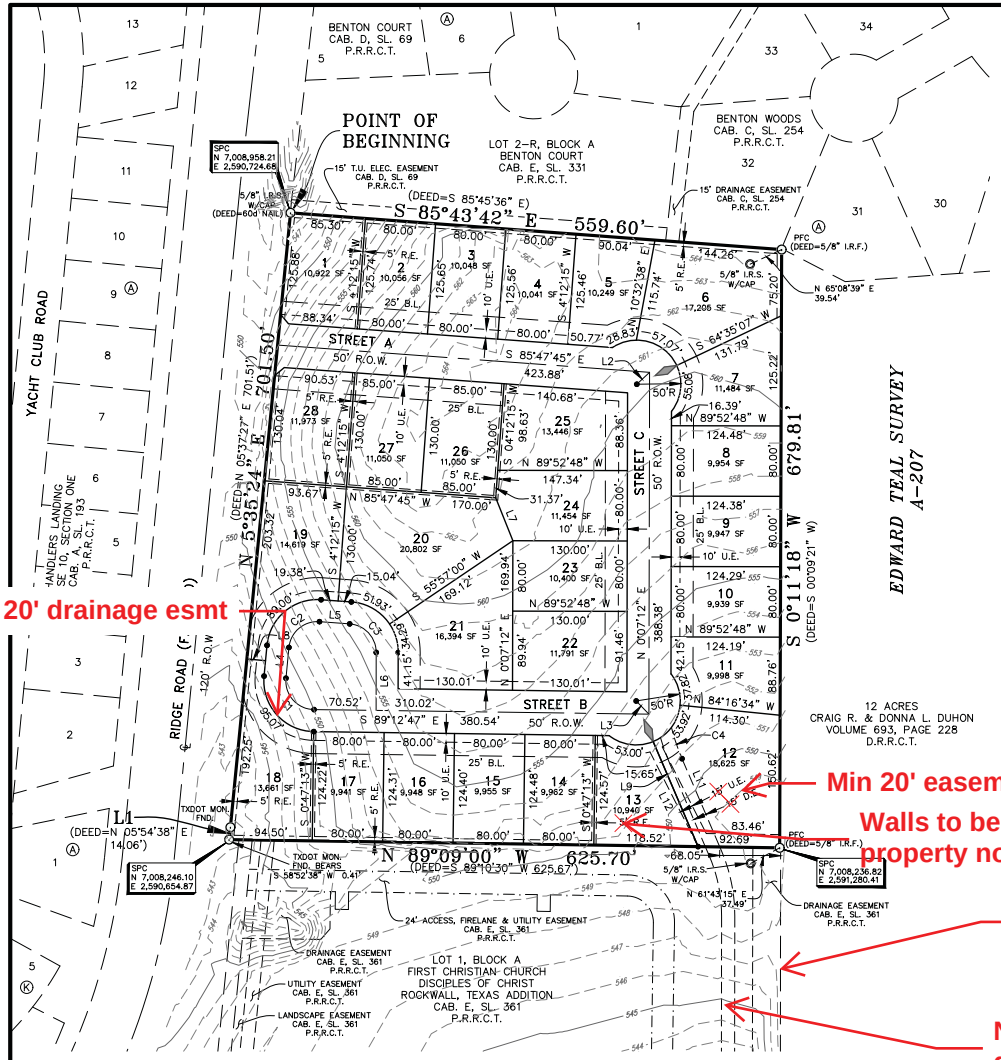
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
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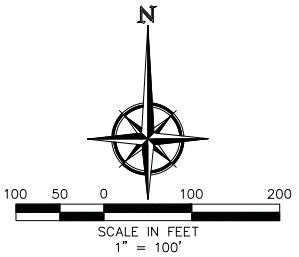

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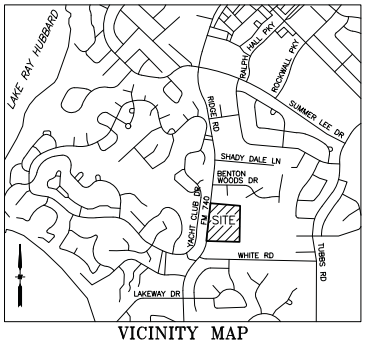
L12	S 26°56'47" E	120.65'

Retaining walls to be on one lot...not split on the property
If you want retaining wall easements they must be private easements and not to the City. The City doesn't maintain, repair, or replace walls.



VICINITY MAP
N.T.S.

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3231 RIDGE ROAD
ROCKWALL, TX 75032

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

PRELIMINARY PLAT

WHISPER ROCK

BEING

28 SINGLE FAMILY LOTS
9.477 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 13, 2017

02114\DWG\2114 Preliminary Plat.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GEORGE AND JULIA ROLAND, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to George R. Roland, and Julia M. Roland, Trustees of the George and Julia Roland Living Trust recorded in Volume 6642, Page 192, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 11 minutes 18 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4"TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 06 degrees 03 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.12 feet to a 3 1/4"TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,801 square feet or 9.477 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
WE, GEORGE AND JULIA ROLAND I, the undersigned owners of the land shown on this plat, and designated herein as the ROLAND FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROLAND FARMS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
BY: GEORGE ROLAND (OWNER)

_____
BY: JULIA ROLAND (OWNER)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared George Roland and Julia Roland, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that tney executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas
My Commission Expires:

FOR: _____ (LIEN HOLDER)

_____
BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas
My Commission Expires:

7. Property owners responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Preliminary Plat is released on December 14, 2017 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of , 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____ , 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY PLAT

WHISPER ROCK

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28 SINGLE FAMILY LOTS
9.477 ACRES

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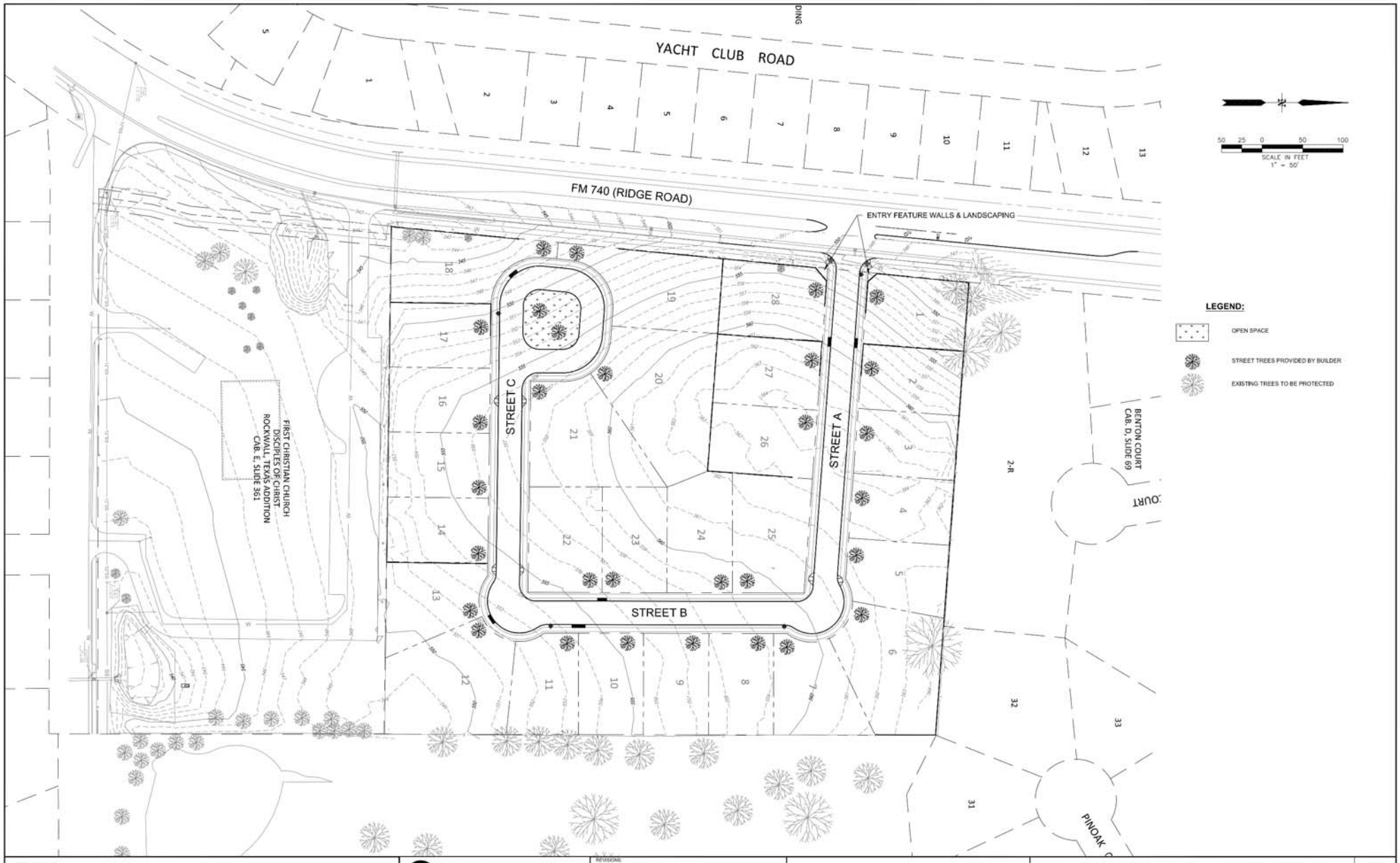

BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: JIM | DATE: December 13, 2017
CHECKED: TW | DATE:
PROJECT NO: 3551
DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

MATT ATKINS 93968 REGISTERED

TREESCAPE & LANDSCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
OF



DEVELOPED DRAINAGE AREA CALCULATIONS

DA	ACRES	C	TC	I100	Q100	DESCRIPTION
1	0.51	0.50	10	9.8	2.50	PROP. 10' CURB INLET
2	0.59	0.50	10	9.8	2.89	PROP. 10' CURB INLET
3	2.14	0.50	10	9.8	10.49	PROP. 10' CURB INLET
4	2.91	0.50	10	9.8	14.26	PROP. 15' CURB INLET
5	1.23	0.50	10	9.8	6.03	PROP. 10' CURB INLET
6	1.87	0.50	10	9.8	9.16	PROP. 10' CURB INLET

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS

BM = MONUMENT RESET #1
32± LF WEST OF FM 740 & SUMMER LEE DRIVE INTERSECTION, SOUTH SIDE OF SUMMER LEE DRIVE.
ELEV=567.704

BM = MONUMENT RO14
375± LF WEST OF RIDGE ROAD & HENRY M. CHANDLER DRIVE INTERSECTION, ON NORTH SIDE OF HENRY M. CHANDLER DRIVE.
ELEV=561.017

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REVISIONS:

DRAWN: JD DATE:
CHECKED: M.A. DATE: NOVEMBER 2017
PROJECT NO.: 02114
DWG FILE NAME: 2114 PRE-DA MAP.DWG

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MATT ATKINS
93968
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
11/10/2017

PRELIMINARY DRAINAGE AREA MAP
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CITY OF ROCKWALL
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SHEET
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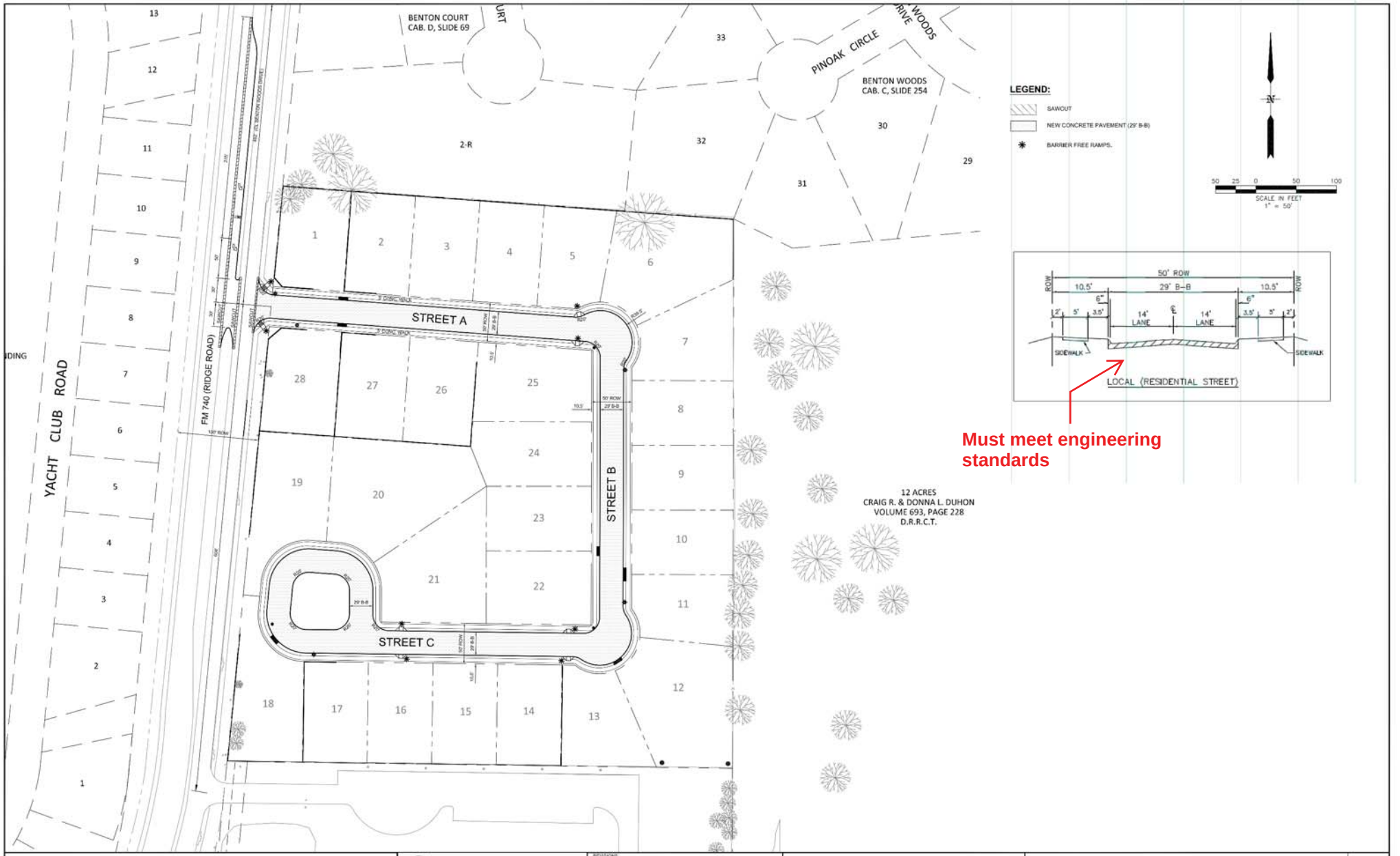

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PRELIMINARY PAVING PLAN
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CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
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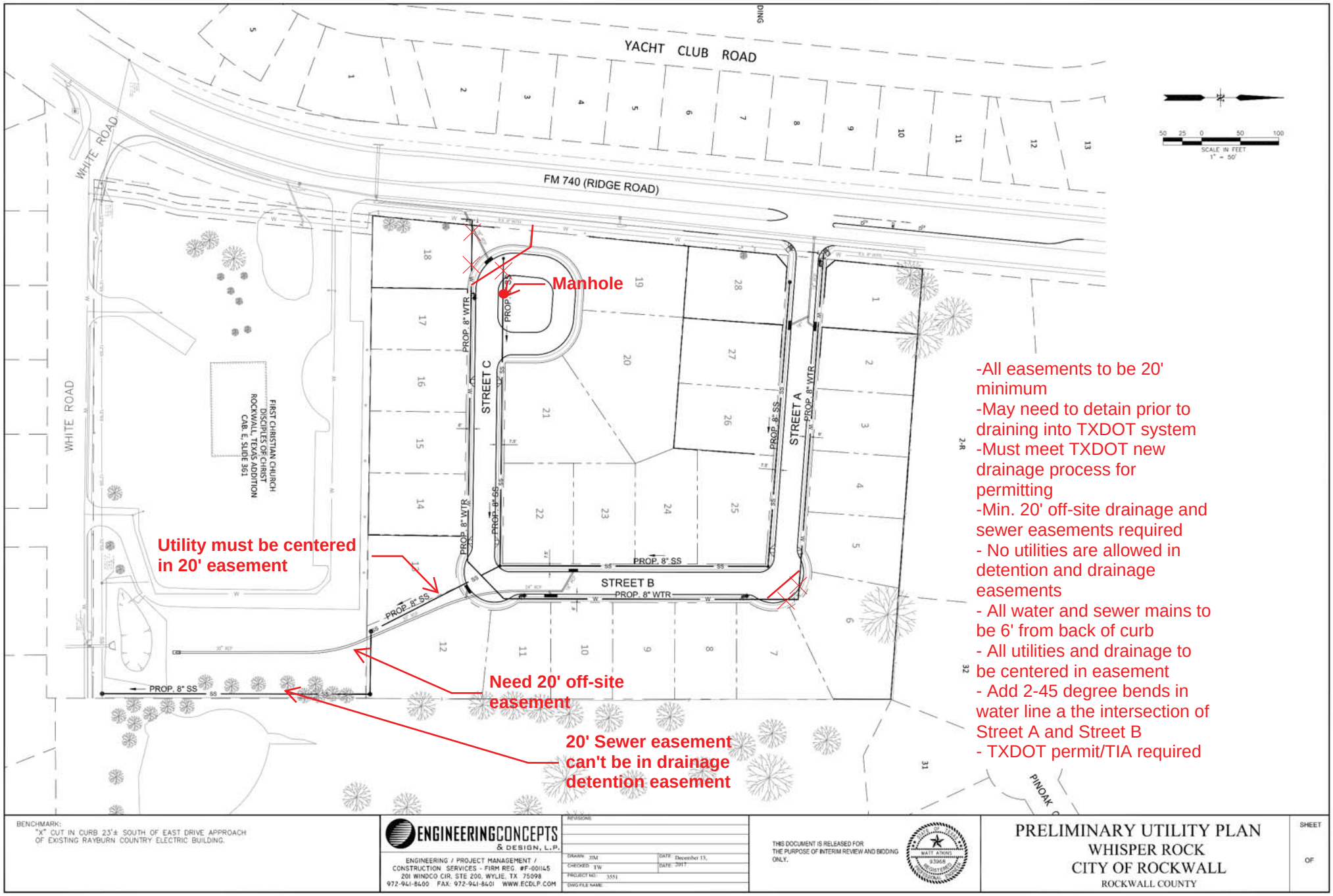

-All easements to be 20' minimum
-May need to detain prior to draining into TXDOT system
-Must meet TXDOT new drainage process for permitting
-Min. 20' off-site drainage and sewer easements required
- No utilities are allowed in detention and drainage easements
- All water and sewer mains to be 6' from back of curb
- All utilities and drainage to be centered in easement
- Add 2-45 degree bends in water line a the intersection of Street A and Street B
- TXDOT permit/TIA required

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PRELIMINARY UTILITY PLAN
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SHEET
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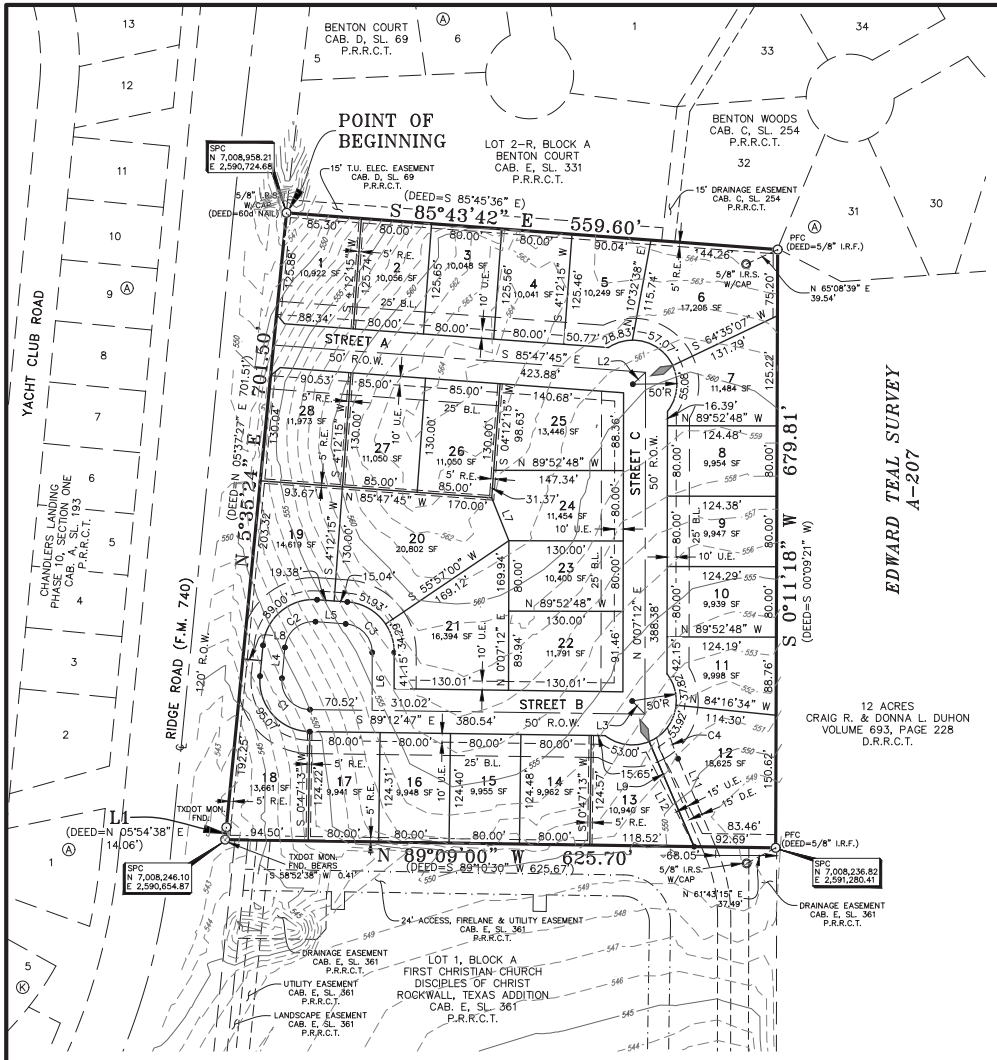

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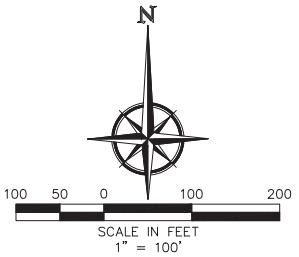

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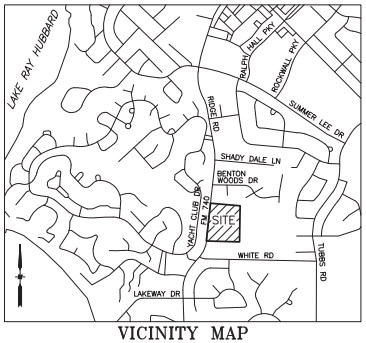

VICINITY MAP
N.T.S.

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02114\DWG\2114 Preliminary Plat.dwg

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GEORGE AND JULIA ROLAND, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to George R. Roland, and Julia M. Roland, Trustees of the George and Julia Roland Living Trust recorded in Volume 6642, Page 192, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 11 minutes 18 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8"iron rod with a yellow plastic cap stamped "RPLS 3963"set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 06 degrees 03 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.12 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,801 square feet or 9.477 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
WE, GEORGE AND JULIA ROLAND I, the undersigned owners of the land shown on this plat, and designated herein as the ROLAND FARMS, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROLAND FARMS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
BY: GEORGE ROLAND (OWNER)

_____
BY: JULIA ROLAND (OWNER)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared George Roland and Julia Roland, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that tney executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas
My Commission Expires:

FOR: _____ (LIEN HOLDER)

_____
BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____ , 2017.

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This Preliminary Plat is released on December 14, 2017 for review by the City and other parties for comments and progression to an approved Preliminary Plat.

_____
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
REGISTERED
ROBERT C. MYERS
3963
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

APPROVAL CERTIFICATE

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of , 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____ , 2017.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY PLAT

WHISPER ROCK

BEING

28 SINGLE FAMILY LOTS
9.477 ACRES

SITUATED IN THE

EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
GEORGE AND JULIA ROLAND
3231 RIDGE ROAD
ROCKWALL, TX 75032

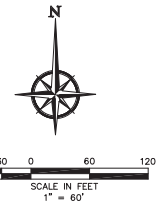
LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 426

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: DECEMBER 13, 2017

02114\DWG\2114 Preliminary Plat.dwg





DEVELOPED DRAINAGE AREA CALCULATIONS

DA	ACRES	C	TC	I100	Q100	DESCRIPTION
1	0.51	0.50	10	9.8	2.50	PROP. 10' CURB INLET
2	0.59	0.50	10	9.8	2.89	PROP. 10' CURB INLET
3	2.14	0.50	10	9.8	10.49	PROP. 10' CURB INLET
4	2.91	0.50	10	9.8	14.26	PROP. 15' CURB INLET
5	1.23	0.50	10	9.8	6.03	PROP. 10' CURB INLET
6	1.87	0.50	10	9.8	9.16	PROP. 10' CURB INLET

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS

BM = MONUMENT RESET #1
328 LF WEST OF FM 740 & SUMMER LEE DRIVE INTERSECTION. SOUTH SIDE OF SUMMER LEE DRIVE.
ELEV=567.704

BM = MONUMENT R014
375± LF WEST OF RIDGE ROAD & HENRY M CHANDLER DRIVE INSTERSECTION. ON NORTH SIDE OF HENRY M. CHANDLER DRIVE
ELEV=561.017

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

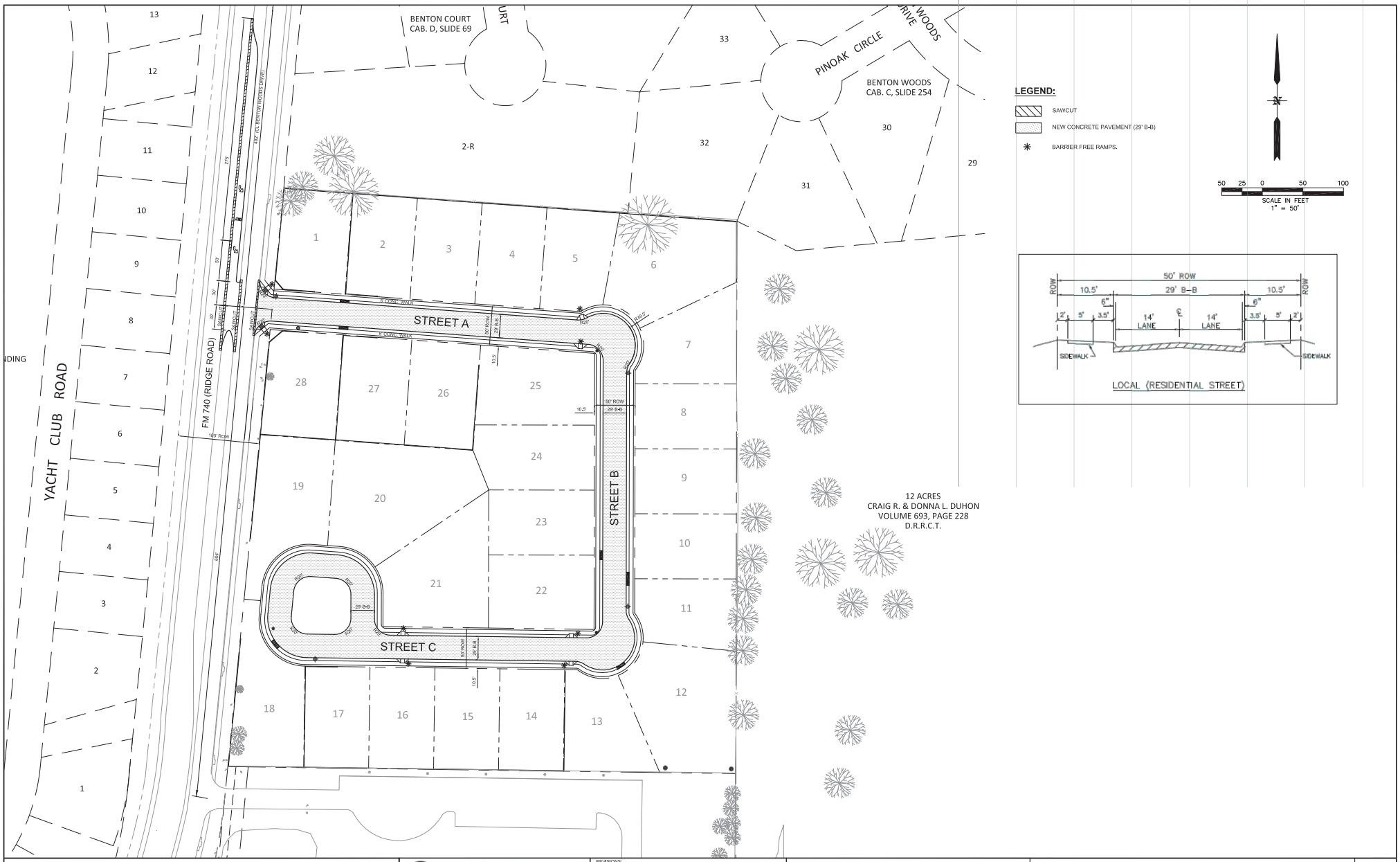
DRAWN: JD DATE:
CHECKED: M.A. DATE: NOVEMBER 2017
PROJECT NO.: 02114
DWG FILE NAME: 2114 PRE-DA MAP.DWG

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

STATE OF TEXAS
MATT ATKINS
93968
LICENSED PROFESSIONAL ENGINEER
11/20/2017

PRELIMINARY DRAINAGE AREA MAP
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
OF



BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

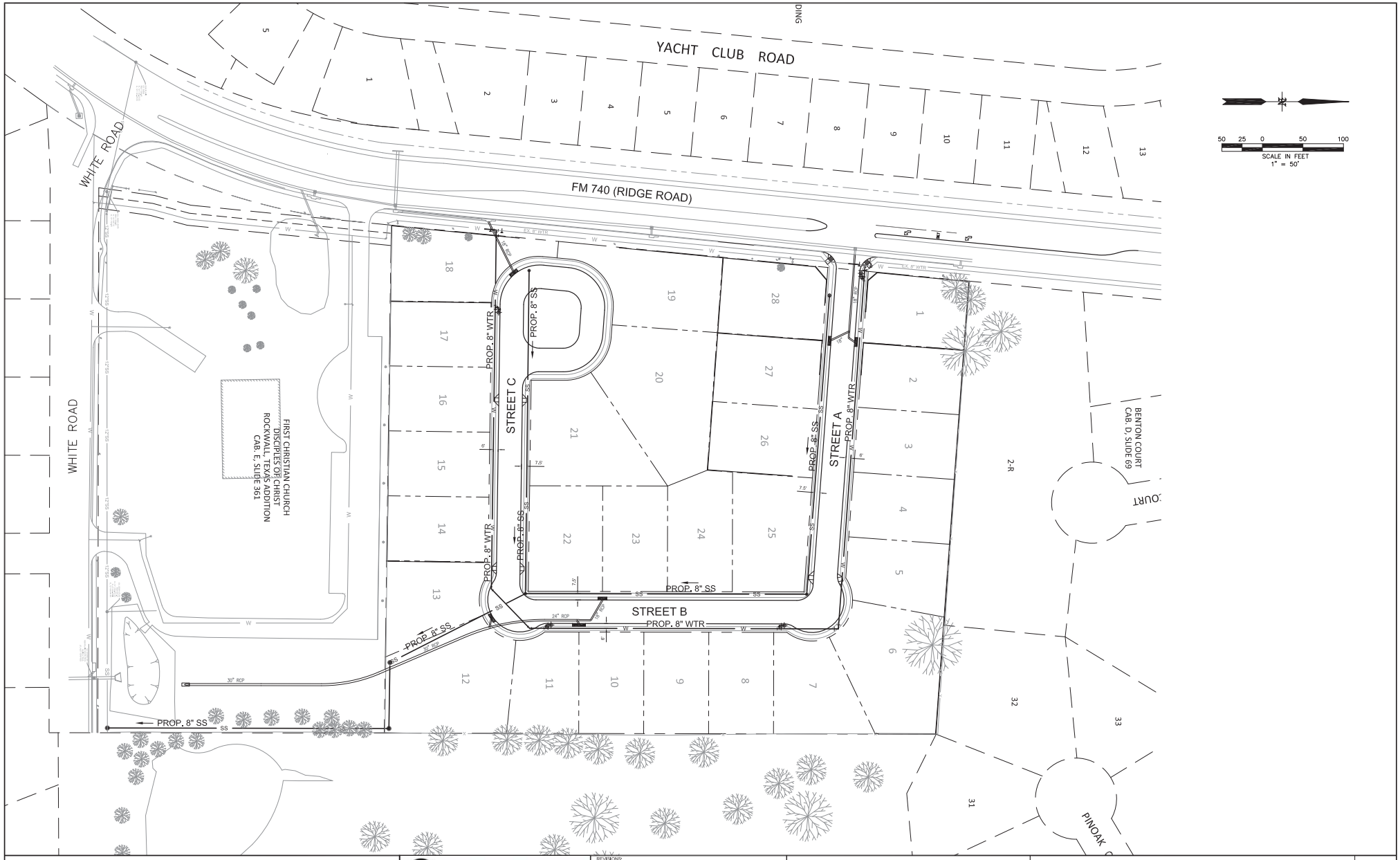
DRAWN: JIM | DATE: December 13, 2017
CHECKED: TW | DATE:
PROJECT NO.: 3551
DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

MATT ATKINS 93968 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PAVING PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
OF



BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH
OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

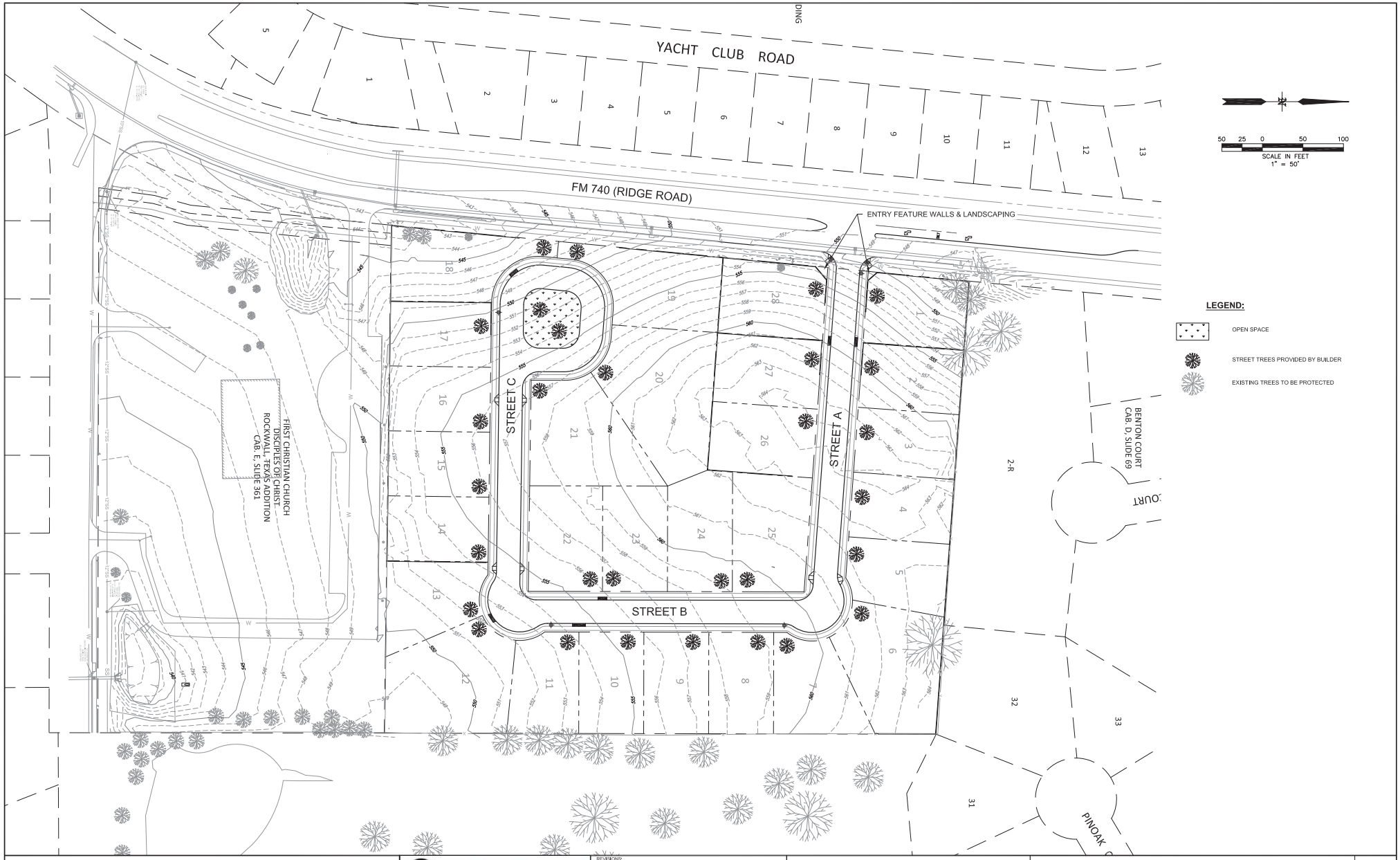
DRAWN: JIM	DATE: December 13,
CHECKED: TW	DATE: 2017
PROJECT NO.: 3551	
DWG FILE NAME:	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

MATT ATKINS 93968 REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY UTILITY PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
OF



BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH
OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: JIM
CHECKED: TW
DATE: December 13, 2017
PROJECT NO.: 3551
DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

MATT ATKINS 93968 REGISTERED LANDSCAPE ARCHITECT

TREESCAPE & LANDSCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
OF

City of Rockwall

Project Plan Review History

Project Number	P2017-067	**Owner**	ROCKWALL, HABITAT FOR HUMANITY	**Applied**	12/18/2017 LM
Project Name	801 Lamar Street	**Applicant**	R-DELTA ENGINEERS, INC	**Approved**	
Type	PLAT			**Closed**	
Subtype	AMENDING			**Expired**	
Status	STAFF REVIEW			**Status**	12/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
LAMAR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	I	112	I	3140-0112-000I-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/18/2017	12/25/2017	12/19/2017	1	APPROVED	
ENGINEERING	Amy Williams	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See Comment
(12/20/2017 10:52 AM AW) Show 5' utility and drainage easement along the northern property line of lot 1 For lot 2 to build, Lamar Street will need to be 20' reinforced concrete access from Ross extended to the south property line of lot 2							
FIRE	Ariana Hargrove	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	see comment
(12/20/2017 3:25 PM AA) Fire apparatus access will need to be provided to any furture developement.							
GIS	Lance Singleton	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
PLANNING	Korey Brooks	12/18/2017	12/25/2017	12/21/2017	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2017-67 Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Blake Sudduth of R-Delta Engineers, Inc. on behalf of Peter Muhl of Rockwall Habitat for Humanity for the approval of a replat for Lots 1 & 2, Block A, Lamar Street Habitat No. 1 Addition being a 0.22-acre parcel of land identified as Lot I, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 801 Lamar Street,

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-067) in the lower right hand corner of all pages on future submittals.

M.4 This is not a “Minor Plat” This is a Replat.

M.5 Please use the standard City Signature Block. The signature block shown is for administratively approved plats.

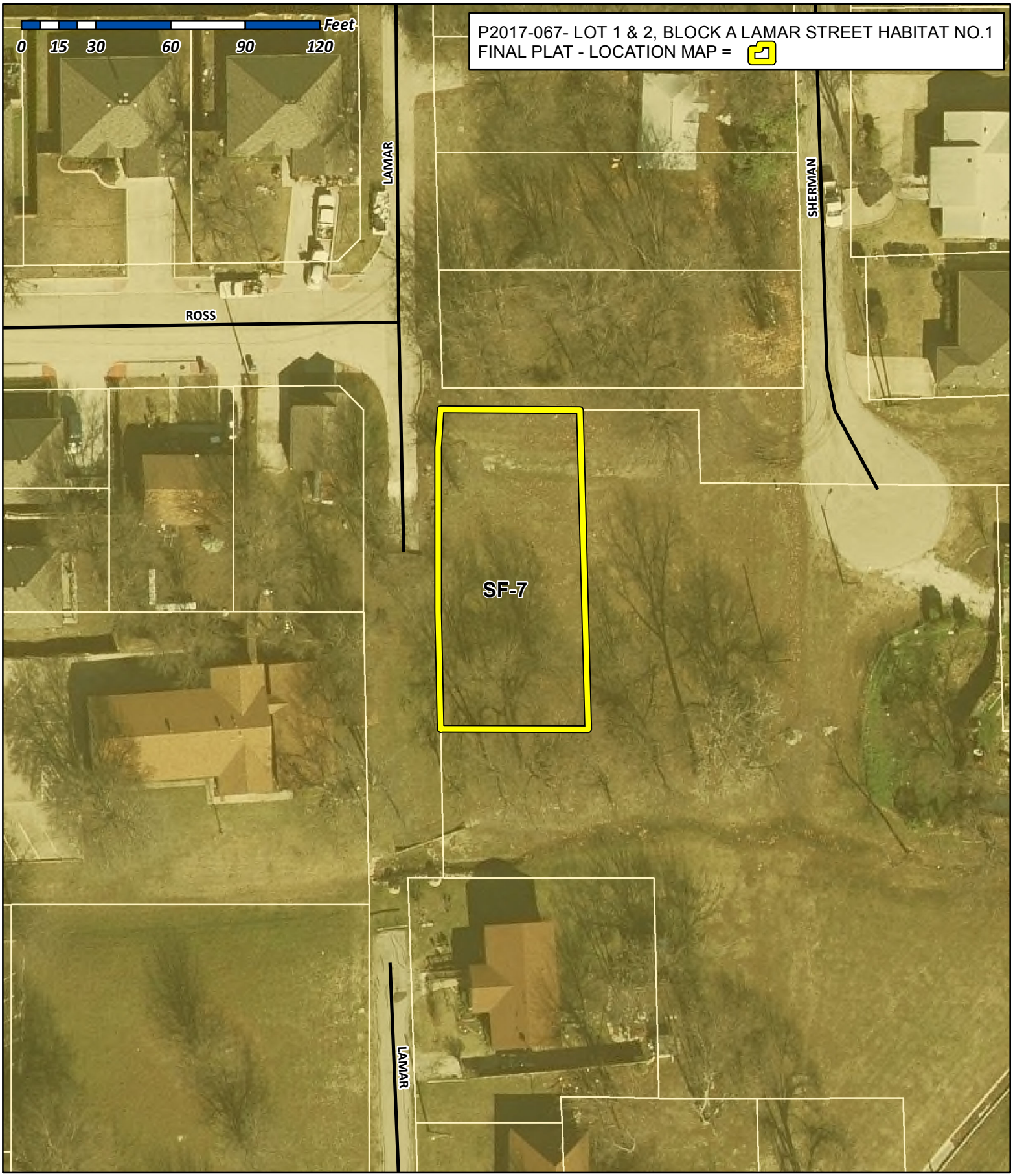
M.6 You will need a special exception to lot size for Lot 2. Min area is 5,000 SF

M.7 You will need a special exception to lot depth for both lots. Min depth is 100-feet

M.8 You will need to extend Lamar Street with 20-foot reinforce concrete to the end of the property line of Lot 2.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2018. The Planning and Zoning Worksession for this case is December 26, 2017. The Planning and Zoning Meeting for this case is January 9, 2018. The Park Board Meeting for this case is January 2, 2018

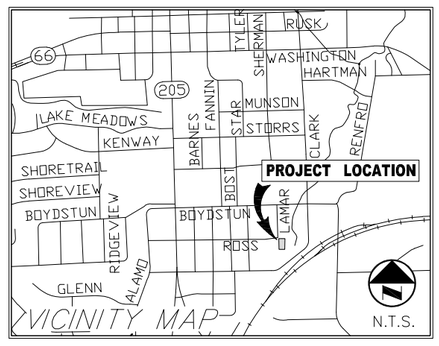
I.10 The projected City Council meeting date and subsequent approval for this plat is January 16, 2018.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



ROSS STREET
(50' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

NOTE:

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) NORTH CENTRAL ZONE (4202) (NAD 1983, CORS 96, EPOCH 2002)

THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°06'53" WITH A COMBINED FACTOR OF 0.9998538864

RDS – 5/8-INCH STEEL ROD WITH ORANGE CAP STAMPED "R-DELTA ENGINEERS" SET

XF – "X" SCRIBED IN CONCRETE FOUND

CSRF – STEEL ROD WITH YELLOW CAP STAMPED "RPLS 5034" FOUND

SRF – STEEL ROD FOUND

ROCKWALL HABITAT FOR HUMANITY
CC# 20080000403715

P.O.B.
X. 2,595,528.24
Y. 7,024,839.66

N 88°58'25"W
75.00'

1/2-INCH CSRF
EB

1/2-INCH SRF

SDMH
XF
WVL
FH
18" HACK
WVL
6" HACK
AC
9" HACK
GM
OCO
TEMP METER POLE
8" HACK
EM
10" HACK
18" HACK
16" HACK
16" HACK

LOT 1, BLOCK C

SANGER BROS' ADDITION
CAB. Q, SL. 100

LAMAR STREET
(20' RIGHT-OF-WAY)
(CAB. Q, SL. 100)

130.00'
71.73'
13" HACK
WM

LOT 1
BLOCK 1
5312-SF

69.97'

CALLED 0.22 ACRES
ROCKWALL HABITAT FOR HUMANITY
CC# 20090000421452

N 89°40'58"E
74.98'
RDS
RDS

130.00'

N 00°19'02"W
58.27'

LOT 2
BLOCK 1
4435-SF

60.03'
S 00°19'02"E

LOT 2, BLOCK C

18" ELM
12" HACK
12" HACK

1/2-INCH CSRF
N 88°58'25"W
75.00'
1/2-INCH CSRF
X. 2,595,603.94
Y. 7,024,708.33

ROCKWALL HABITAT FOR HUMANITY
CC# 20170000008236

GN
CONVERGENCE ANGLE
01° 06' 53"

0 5' 10' 20'
GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1
LAMAR STREET HABITAT No. 1
0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494-5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL HABITAT FOR HUMANITY, TEXAS, is the owner of a 0.22–acre tract of land situated within the City of Rockwall, in the N. M. Ballard Survey, Abstract No. 48, Rockwall County, Texas, and being all of the called 0.22–acre tract of land described in the Cash Warranty Deed executed on the 25th day of August, 2009, from Mary Madgelene Price, Individually and as Independent Executrix of the Estate of Ronnie Fulton Price Deceased, and accepted by Rockwall Habitat for Humanity, and filed under County Clerk File Number 20090000421452, in the County of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete on the easterly line of Lamar Street (20–foot right–of–way) dedicated in the Sanger Bros' Addition and recorded in Cabinet Q, at Page 100 of the Deed Records of Rockwall County, Texas, at the northwest corner of said Rockwall Habitat of Humanity Tract and at the southwest corner of a 0.14–acre tract land as described in a General Warranty Deed from Paul Ray Dabney to Rockwall Habitat for Humanity, dated August 15, 2008 and being recorded in County Clerk File Number 20080000403715, in the County of Rockwall, Texas, said "X" having coordinates of:
X= 2,595,528.24
Y= 7,024,839.66;

THENCE N 88°58'25"W with the common line between the said 0.14–acre tract and the said 0.22–acre tract a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the northeast corner of said 0.22–acre tract;

THENCE S 00°19'02"E a distance of 130.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found marking the southeast corner of said 0.22–acre tract;

THENCE N 88°58'25"W a distance of 75.00 feet to a 1/2–inch steel rod with yellow cap stamped "RPLS 5034" found on the easterly right–of–way line of aforementioned Lamar Street;

THENCE N 00°19'02"W with the the said easterly right–of–way line of said Lamar Street for a distance of 130.00 feet to the PLACE OF BEGINNING and containing 0.22 acres of land.

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the LAMAR STREET HABITAT No. 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have mortgage or lien interest in the LAMAR STREET HABITAT No. 1 subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accomidation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or paced upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I,my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

EXECUTED this the _____ day of _____, 2016.

_____ _____

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

_____
Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That I Wayne C. Terry, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly places under my personal supervision.

_____
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184

APPROVED

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

_____ _____
Director of Planning & Zoning City Engineer

ZONING: SF–7

OWNER: ROCKWALL HABITAT OF HUMANITY
357 East Tripp Rd.
Sunnyvale, TX 75182

MINOR PLAT
of
LOT 1 AND 2, BLOCK 1
LAMAR STREET HABITAT No. 1
0.22 ACRES
SITUATED IN THE
N. M. BALLARD SURVEY – ABSTRACT NO. 48,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

R-DELTA ENGINEERS, INC.
ENGINEERS, LAND PLANNERS AND LAND SURVEYORS
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494–5031 On the Web at WWW.RDELTA.COM

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	
WAL	WCT	1"=10'	DEC 2017	2384 PLAT.dwg

City of Rockwall

Project Plan Review History

Project Number	P2017-073	**Owner**	CITY, OF ROCKWALL	**Applied**	12/19/2017 LM
Project Name	Fannin Addition	**Applicant**		**Approved**	
Type	PLAT			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/19/2017 LM

Site Address	**City, State Zip**	**Zoning**
FANNIN	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
B F BOYDSTON	AA	122 PT	AA	3140-0122-00AA-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/19/2017	12/26/2017				
ENGINEERING	Amy Williams	12/19/2017	12/26/2017	12/20/2017	1	COMMENTS	See Comment
(12/20/2017 2:40 PM AW) Line L1=15' not 7.73'							
FIRE	Ariana Hargrove	12/19/2017	12/26/2017	12/20/2017	1	APPROVED	
GIS	Lance Singleton	12/19/2017	12/26/2017	12/20/2017	1	APPROVED	
PLANNING	Korey Brooks	12/19/2017	12/26/2017	12/21/2017	2	COMMENTS	Comments

P2017-73 Lots 1, 2, & 3, Fannin Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

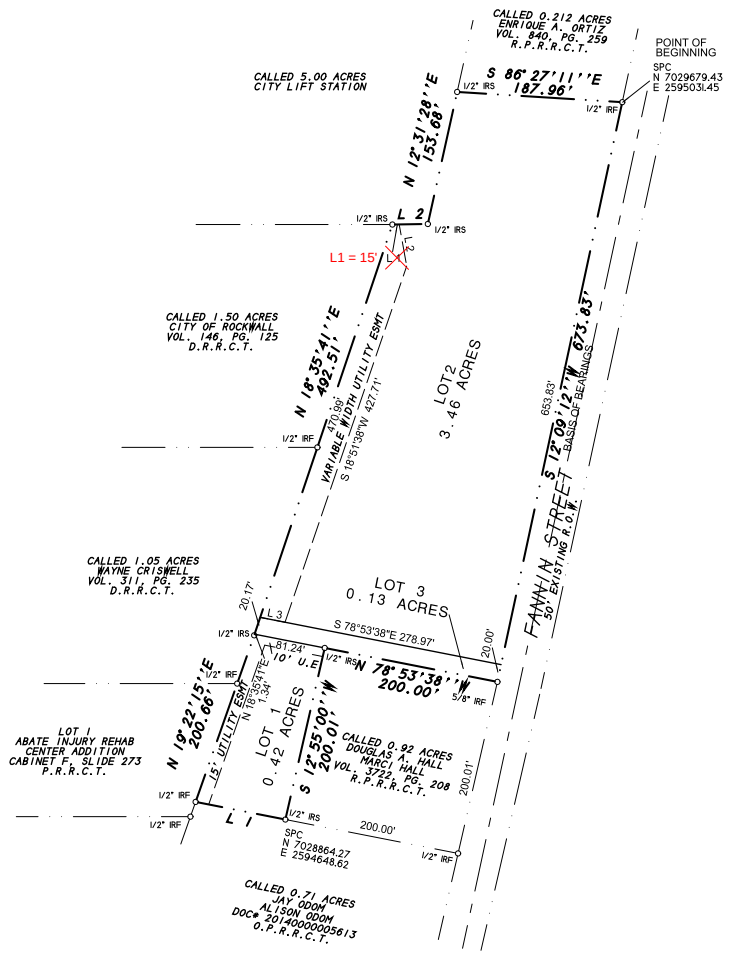
I.1 This is a city initiated request for the approval of a final plat for Lots 1, 2 & 3, Block A, Fannin Addition being a 4.01-acre tract of land identified as a portion of Lot AA, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, generally located on the west side of Fannin Street south of the intersection of Fanning Street and Heath Street.

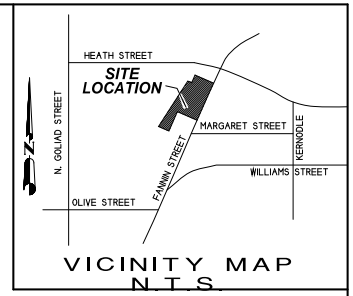
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2017-073) in the lower right hand corner of all pages on future submittals.

I.4 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 2, 2017. The Planning and Zoning Meeting for this case is December 26, 2017.

I.5 The projected City Council meeting date and subsequent approval for this plat is January 2, 2018.

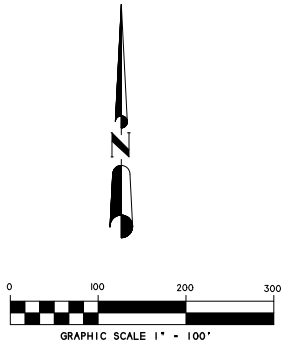




BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 78°53'38"W	103.94'
2	N 89°05'44"E	40.29'

VARIABLE WIDTH EASEMENT LINE TABE		
Line	Bearing	Distance
1	N 89°05'44"E	7.73'
2	S 10°13'14"E	48.08'
3	N 78°53'38"W	28.73'

L1 = 15'



CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

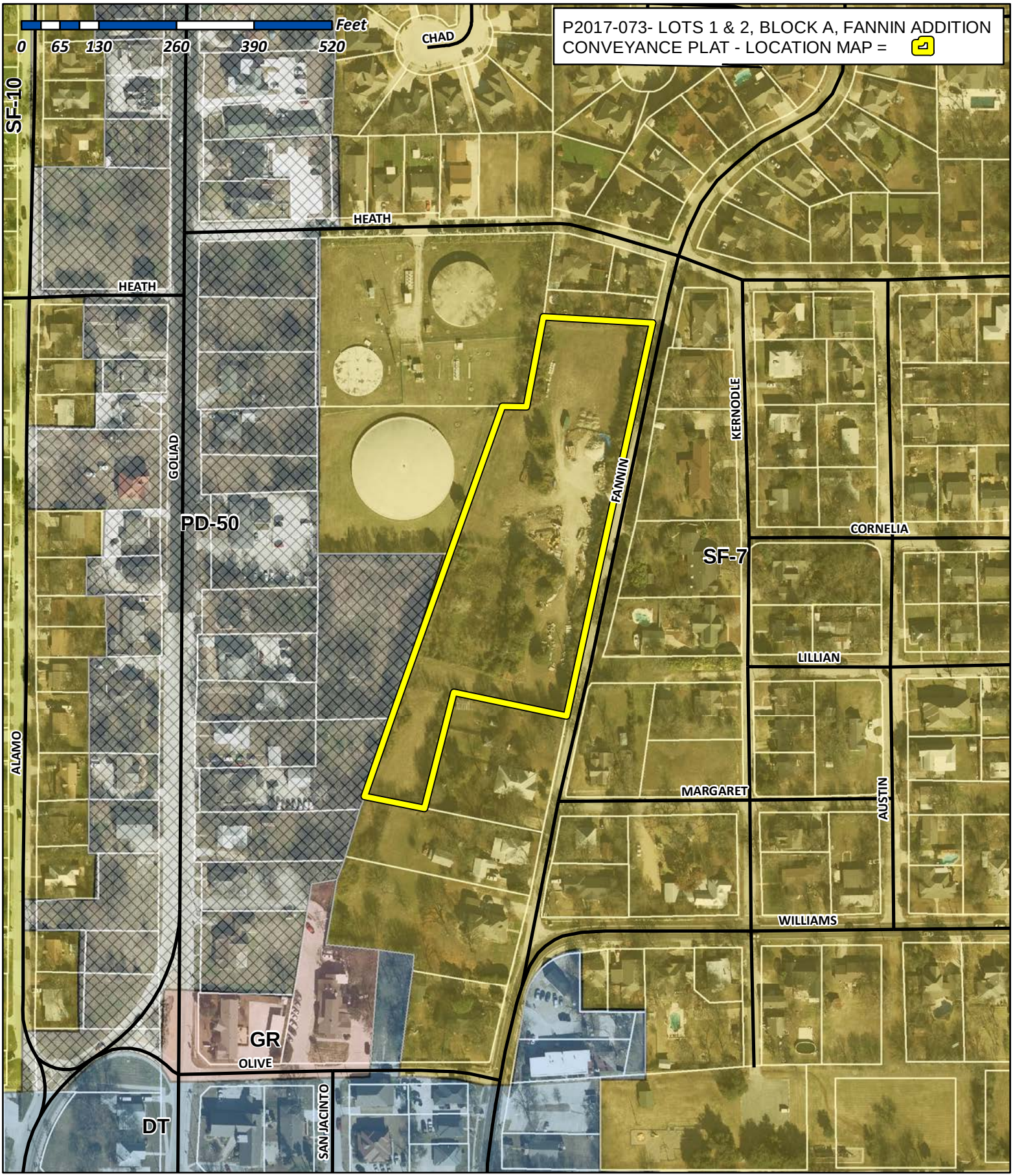
NOTES
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

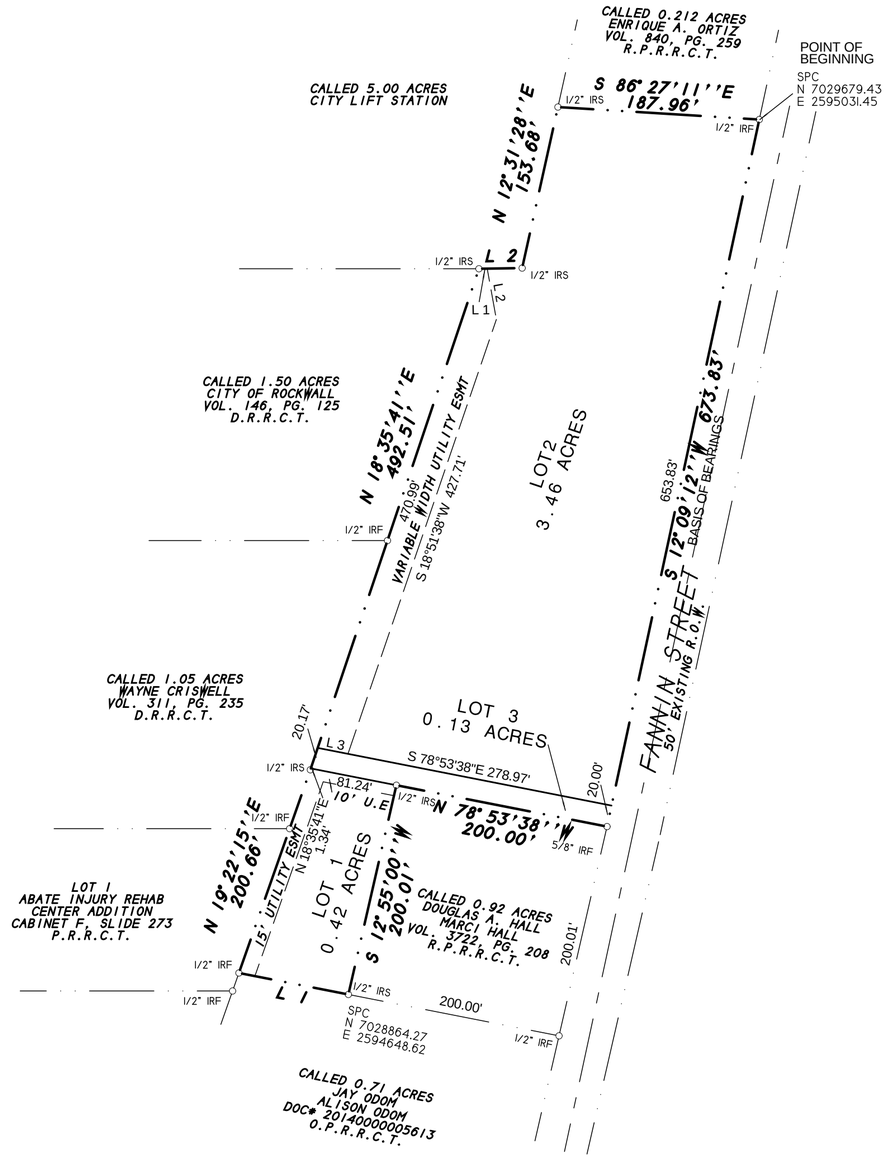
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BOUNDARY LINE TABLE		
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2	N 89°05'44"E	40.29'

VARIABLE WIDTH EASEMENT LINE TABE		
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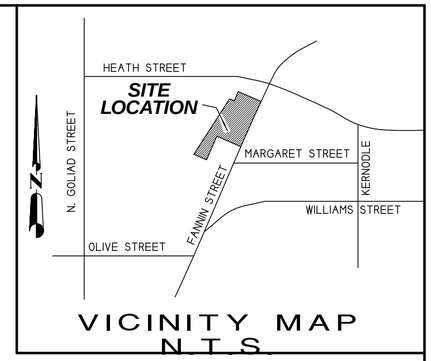


VICINITY MAP
N.T.S.

N

0 100 200 300

GRAPHIC SCALE 1" = 100'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, City of Rockwall, Texas, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 3.998 tract of land as described in a Warranty deed to Cityof Rockwall, Texas, as recorded in Volume 237, Page 426 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" ion rod found for corner in the west right-of-way line of Fannin Street, at the northeast corner of of said 3.998 acres tract of land and also at the southeast corner of a 0.212 acres tract of land as described in a Deed to Enrique A. Ortiz, as recorded in Volume 840, Page 259 of the Real Property Records of Rockwall County, Texas;

THENCE S. 12 deg. 09 min. 12 sec. W. along the west right-of-way line of Fannin Street, a distance of 673.83 feet to a 5/8" iron rod found for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distance of 200.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 78 deg. 53 min. 38 sec. W. a distacne of 103.94 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 200.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 492.51 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 89 deg. 05 min. 44 sec. E. a distance of 40.29 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 12 deg. 31 min. 28 sec. E. a distance of 153.68 to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 86 deg. 26 min. 11 sec. E. a distance of 187.96 feet to the POINT OF BEGINNING and containing 174,707 square feet or 4.01 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as FANNIN ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in FANNIN ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
for the City of Rockwall, Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of FANNIN ADDITION an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

CONVEYANCE PLAT

FANNIN ADDITION

4.01 ACRES OR 174,707 S.F.
(3 LOTS)

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRS IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE NOVEMBER 20, 2017
SCALE 1" = 100' FILE # 20170403PP
CLIENT ROCKWALL

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

City of Rockwall

Project Plan Review History

Project Number	P2017-068	**Owner**	CULLINS, JANE	**Applied**	12/18/2017 LM
Project Name	Ladera Rockwall	**Applicant**	G&A CONSULTANTS	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	STAFF REVIEW			**Status**	12/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
FM1141/JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	5	NULL	5	0122-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/18/2017	12/25/2017	12/19/2017	1	APPROVED	
ENGINEERING	Amy Williams	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See Comments

(12/20/2017 1:49 PM AW)
See markups
Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)
Need to show and label the erosion hazard setback. The sewer line can be in the erosion setback
Need 12.5' utility easement where ever the water line is constructed along the private streets
Detention ponds to be in a drainage and detention easement at the 2' free board elevation
No utilities in drainage and detention easement
10' easement along SH 66
20' easement along John King
All mutual access easements will need to be fire lane as well
Add note to the plat that the property owner/HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easment
Label flood plain/drainage easement to be maintained by the property owner/HOA
Main entrance to be 24' wide paving each direction
TXDOT permit and TIA
May need an acceleration lane due to driveway close to the crest of SH 66...dangerous
No trees to be planted within 5' of any public utility (water, etc.) so trees in front of the houses, along John King, and SH 66 will need to be moved

Need wetland/WOUS determination on the pond

FIRE	Ariana Hargrove	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	see comment

(12/20/2017 3:30 PM AA)
Fire Lane shall be indicated on the plat as an easement.

GIS	Lance Singleton	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/20/2017 8:47 AM LS) 1. We will need 1 additional street name for the most southern street segment off of SH66. 2. Should read North John King Blvd and State Hwy 66. 3. Tie two corners to State Plane Coordinate System (NAD83 North Central TX 4202) and provide closure report. 4. Submit a CAD (.dwg) file of lot lines and road centerlines so addressing can begin. 5. Check w/ USPS for centralized mail delivery system requirements.							
PLANNING	David Gonzales	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of a preliminary plat for Lot 1, Block A, Ladera Rockwall being a 28.011-acre tract of land identified as Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development 85 (PD-85) District, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District , located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.20.2017

The following staff comments are to be addressed and resubmitted no later than Wednesday, January 3, 2018. Please provide two FOLDED large copies [24" X 36"] and one PDF version for a subsequent review by staff:

1. The preliminary plat shall conform to all requirements stipulated by the Planned Development District 47 (Ord. No. 99-17).

2. The preliminary plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.

3. Proposed street names to be approved by the GIS Department.

4. A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits. The treescape plan submitted does not indicate the location of trees on the property, the tree type, size in inches, whether removed or saved. Provide a detail of all trees on the property per the treescape ordinance.

5. In order to determine the overall mitigation of the site, provide a tree list indicating trees to remain, trees being removed, tree type and inches of each tree. Indicate the overall mitigation balance due (if any) for the trees being removed. Approval of a final treescape plan will be required at final plat.

6. Provide labels for all open space area's and indicating "Open Space - To Be Maintained by the HOA".

7. All residential units are to meet the standards established in PD-85 [Ord. No. 17-55] for unit mix/composition. Provide a table indicating the unit mix/compostion and label each of the units dimensions and minimum square footage meeting these standards and on the Preliminary Site Plan.

8. Tie at least two (2) corners to city monumentation.

10. The preliminary plat shall conform to Park District No. 8 requirements and the recommendations made by the Parks Board at their regularly scheduled meeting on January 3, 2018.

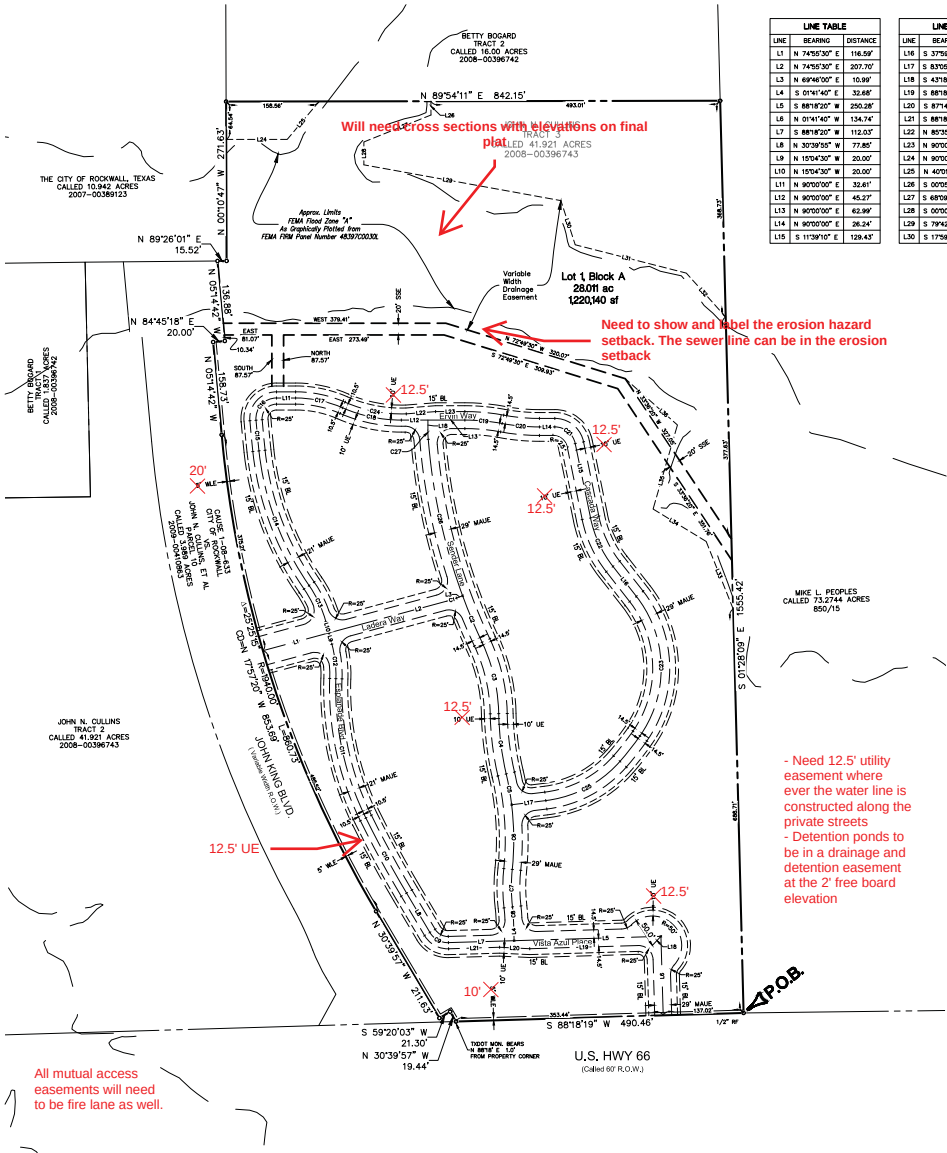
11. Provide a label indicating "Case No. P2017-068" on the lower right corner on all pages of the revised preliminary plat submittal.

12. Submittal and approval of civil engineering plans prior to submittal of final plat.

Please be sure that you and/or you representative are present for the following meetings. All meeting are held in the City's Council Chambers. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: December 26, 2017 (6:00 p.m.) [applicant to present case to P&Z for discussion].

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Parks Board Meeting: January 3, 2017 (6:00 p.m.)							
Planning - Regular Meeting: January 9, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)							
City Council - Regular Meeting: January 16, 2018 (Tuesday at 6:00 p.m.) [City Council to take action]							



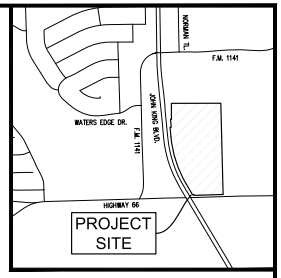
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°55'30" E	116.59'
L2	N 74°56'30" E	207.70'
L3	N 69°46'00" E	10.99'
L4	S 01°41'40" E	32.68'
L5	S 88°18'20" W	250.28'
L6	N 01°41'40" W	134.74'
L7	S 88°18'20" W	112.03'
L8	N 30°39'55" W	77.85'
L9	N 15°04'30" W	20.00'
L10	N 15°04'30" W	20.00'
L11	N 90°00'00" E	32.61'
L12	N 90°00'00" E	45.27'
L13	N 90°00'00" E	62.99'
L14	N 90°00'00" E	26.24'
L15	S 11°39'10" E	129.43'

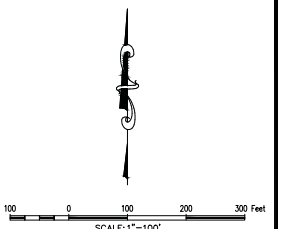
LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 37°59'40" E	64.63'
L17	S 83°05'06" W	58.72'
L18	S 43°18'20" W	21.21'
L19	S 88°18'20" W	184.57'
L20	S 87°14'00" E	51.43'
L21	S 88°18'20" W	86.98'
L22	N 85°35'40" E	50.16'
L23	N 90°00'00" E	49.86'
L24	N 90°00'00" E	103.94'
L25	N 40°01'10" E	84.62'
L26	S 00°05'49" E	23.54'
L27	S 68°09'25" W	123.26'
L28	S 00°00'00" E	39.04'
L29	S 79°42'45" E	341.31'
L30	S 17°59'40" E	79.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 75°41'50" E	195.47'
L32	S 41°54'50" E	100.50'
L33	N 21°48'55" W	124.07'
L34	N 58°35'20" W	106.04'
L35	N 16°09'40" E	149.19'
L36	N 48°25'45" W	118.98'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C2	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C3	300.00'	24°01'25"	125.79'	N 13°08'47" E, 124.87'
C4	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C5	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C6	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C7	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C8	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'
C10	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C11	500.00'	28°03'41"	245.46'	S 12°09'41" E, 243.01'
C12	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C13	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C14	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C15	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C17	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C18	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C19	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C20	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C21	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C23	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C24	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C25	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'





LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Preliminary Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2017.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared Pat O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

_____
Notary Public

My commission expires the _____ day of _____, 2017.

Recommended for Preliminary Approval

_____ _____
Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

_____ _____
Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, REPLAT 03/15/17

_____
W. Thad Murley III
Texas Registration No. 5802

PRELIMINARY PLAT
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 12/14/2017 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
201 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.490.3919
Contact: John Delin

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
LS	=	LANDSCAPE

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83..

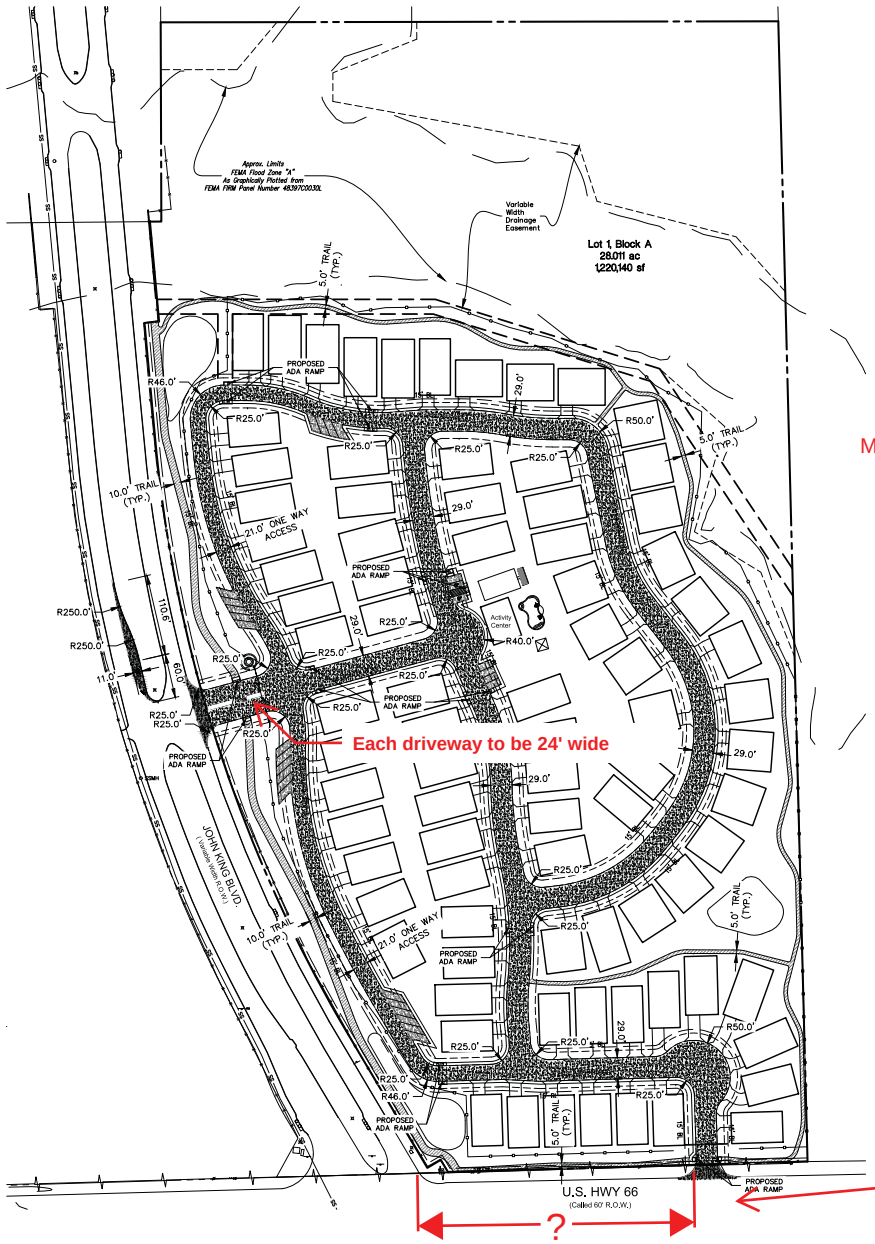
2. This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No. 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

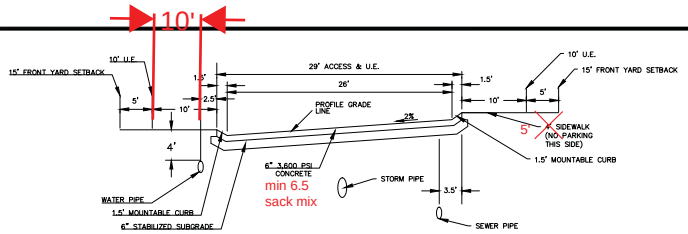
4. No flood zone area analysis has been performed on the subject property G&A Consultants.

5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.

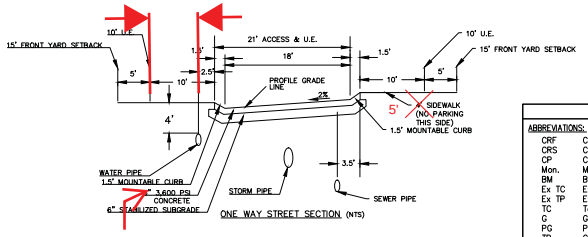
File: J:\2017\17191\Drawings\Plats\17191 PP.dwg
Plotted: 12/15/2017 8:51 AM, by Michael Gaudet, Owner



May need an acceleration lane due to driveway close to the crest of SH 66...dangerous

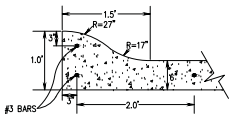


PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK



ONE WAY STREET SECTION (NTS)

Min 6.5 sack mix



MOUNTABLE CURB & GUTTER

PAVING SPECIFICATIONS:

5' MULTI USE TRAIL:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY min 6.5 sack mix

PARKING SECTION:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. min 6.5 sack mix

STREET SECTION:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE OR APPROVED EQUAL min 6.5 sack mix

R.O.W./TURN LANE:
9" 5,000 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE OR APPROVED EQUAL min 7.5 sack mix



GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED.

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
	Contours	
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

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Ph. 817.480.8918
Contact: John Dalin

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TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

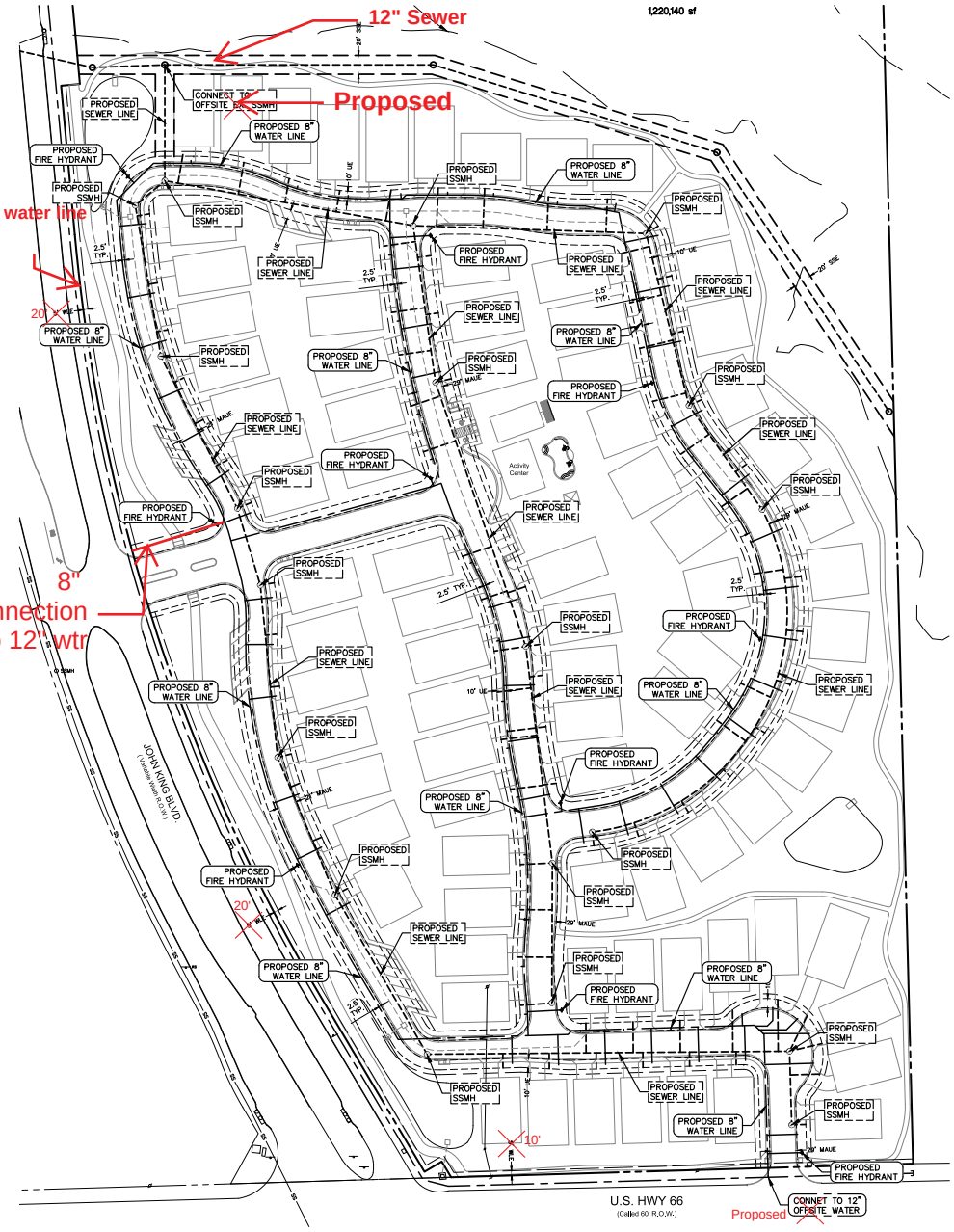
PRELIMINARY SITE PLAN

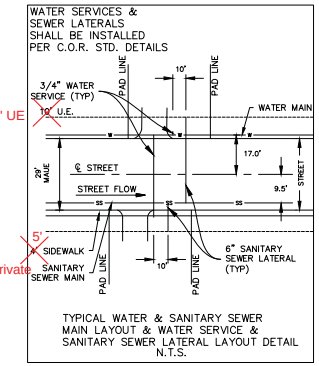
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #96898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1" = 80'
Revisions:

17191

P2

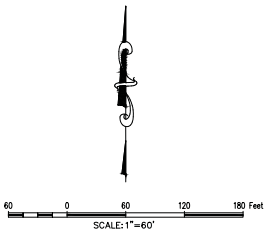




TYPICAL WATER & SANITARY SEWER MAIN LAYOUT & WATER SERVICE & SANITARY SEWER LATERAL LAYOUT DETAIL
N.T.S.

- All utility easements for water that are along the private streets need to be 12.5'. City needs 20' total width of utility easement for each utility

- Make sure the 12" along John King is in a 20' easement outside of the right-of-way and centered in the easement



LEGEND

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	Wood Fence	
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	Wire Fence	
	Masonry Wall	
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LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY WATER & SANITARY SEWER PLAN

PRELIMINARY PLANS

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G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #96898
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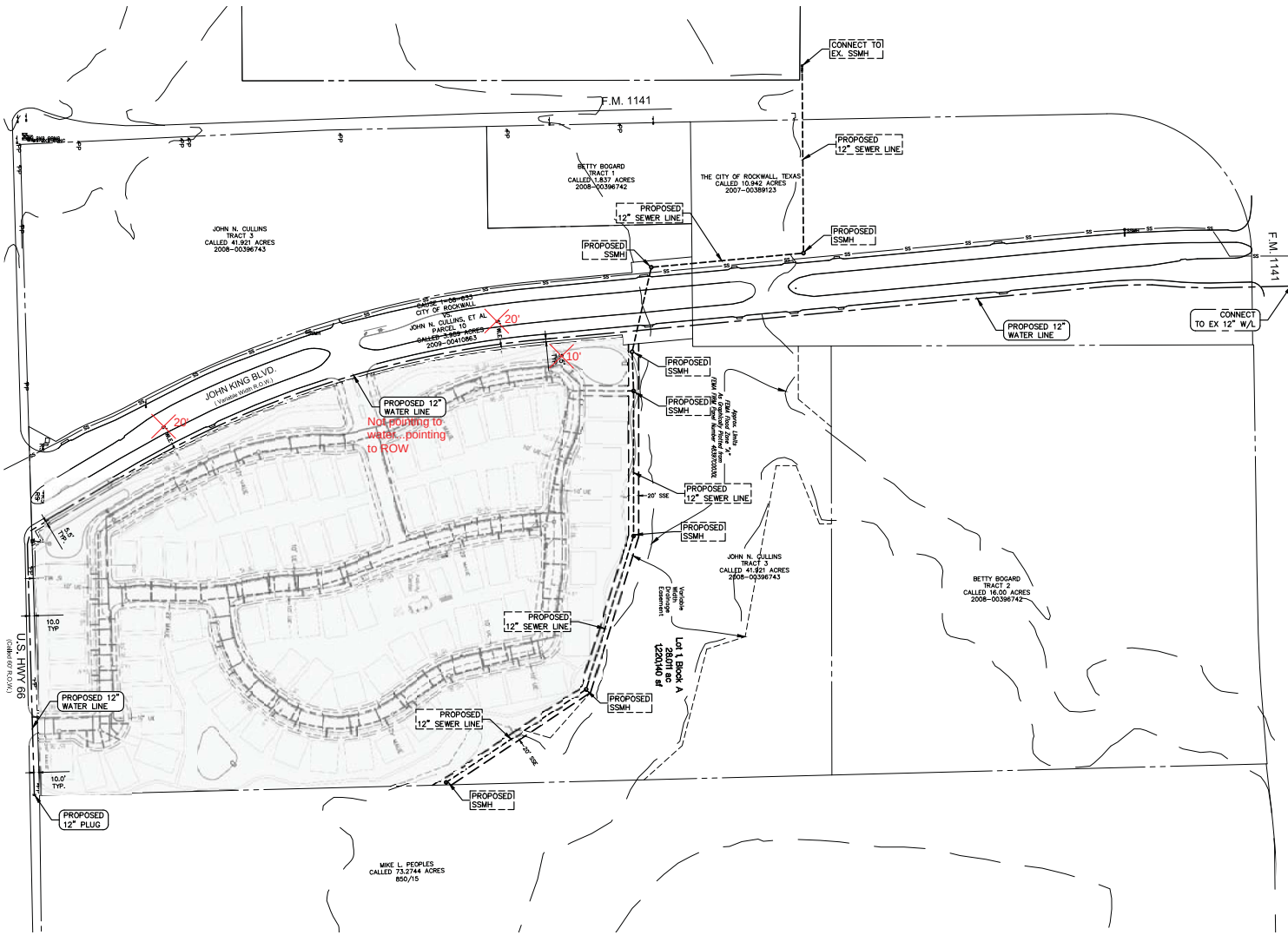

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Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY OFFSITE UTILITY PLAN

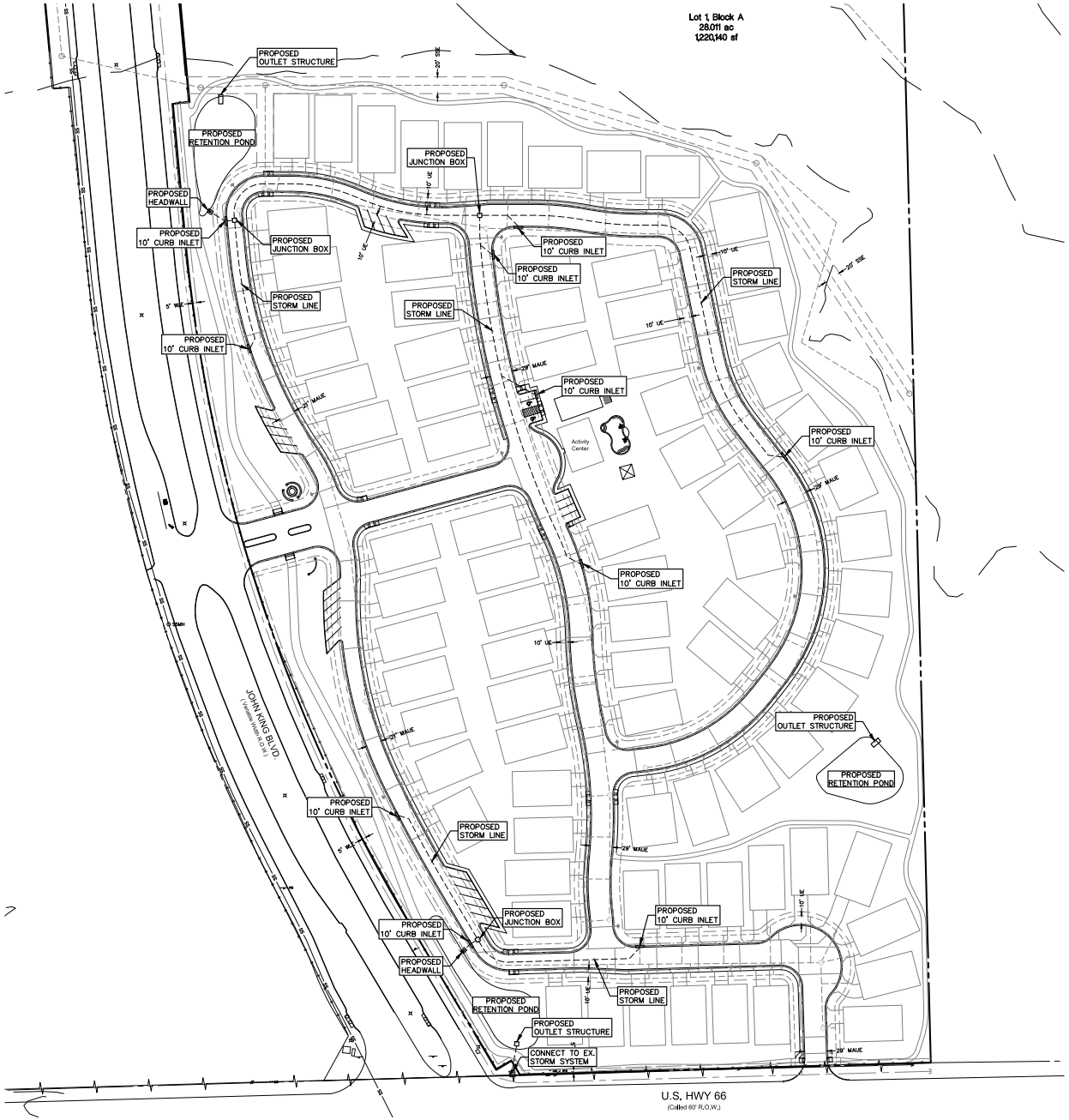
PRELIMINARY PLANS

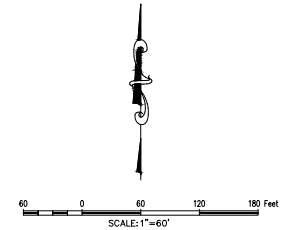
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1"=100'
Revisions:

17191

P4





LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
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TW	Grade at Top of Wall	WLE	Waterline Easement
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RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
PH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

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TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY STORM SEWER PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1"=60'
Revisions:

17191

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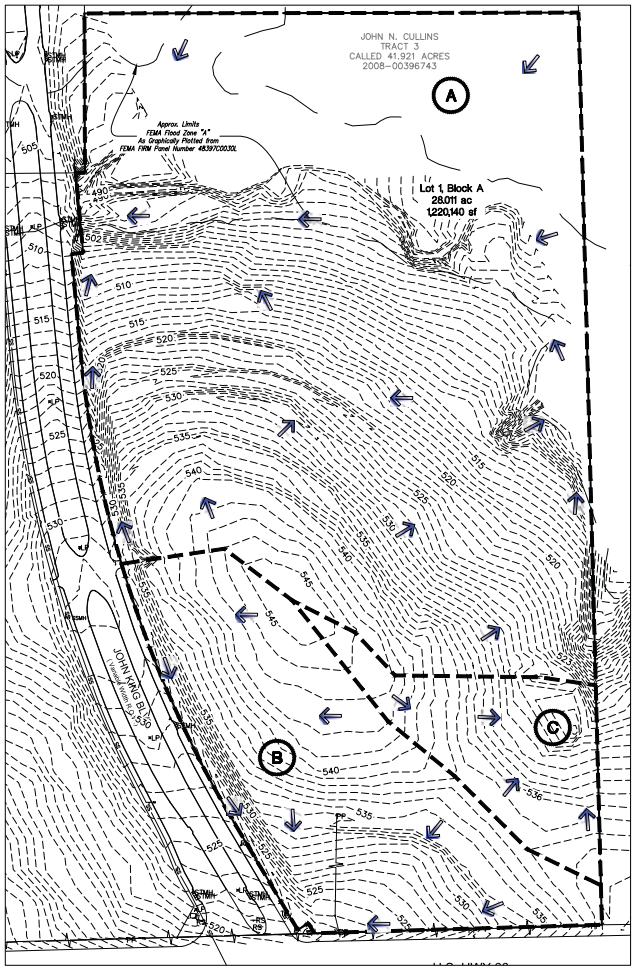
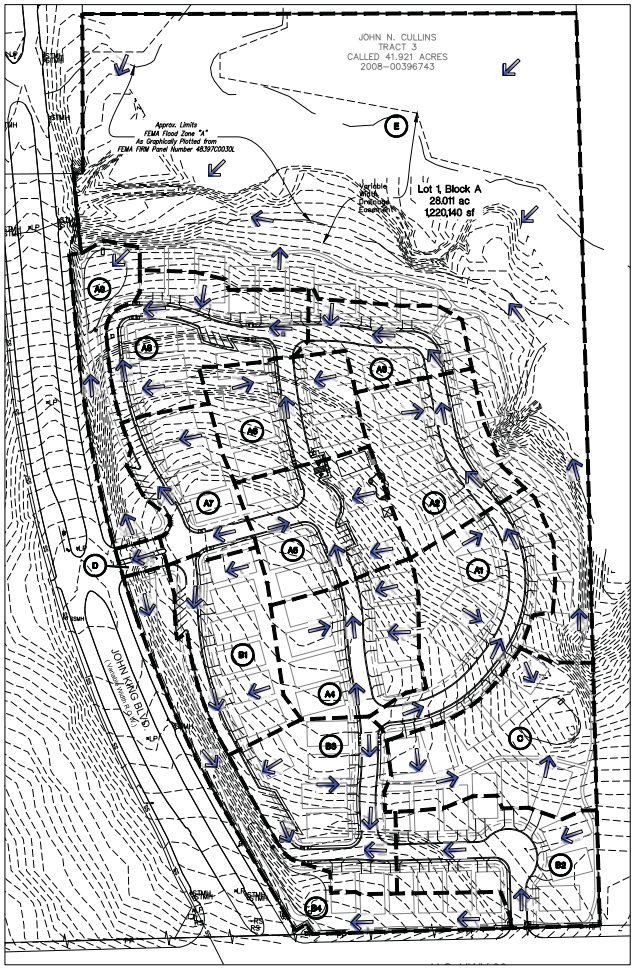


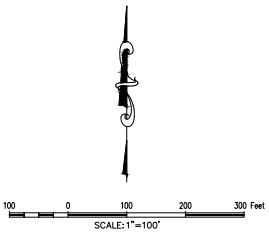
EXSITING DRAINAGE AREA MAP
SCALE 1"=100'

EXISTING DRAINAGE AREA																
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A	20.28	0.40	8.11	15	4.50	5.50	6.50	7.50	8.10	9.00	44.62	52.73	60.84	65.71	73.01	Sheet flows to existing floodplain
B	5.66	0.40	2.26	15	4.50	5.50	6.50	7.50	8.10	9.00	12.45	14.72	16.98	18.34	20.38	Sheet flows to existing grate inlet
C	2.08	0.40	0.83	15	4.50	5.50	6.50	7.50	8.10	9.00	4.58	5.41	6.24	6.74	7.49	Sheet flows to existing pond
Totals	28.02										61.64	72.85	84.06	90.78	100.9	



PROPOSED DRAINAGE AREA MAP
SCALE 1"=100'

PROPOSED DRAINAGE AREA											Q=C*A*I					
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A1	1.57	0.70	1.10	10	5.30	6.10	7.10	8.30	9.00	9.80	6.70	7.80	9.12	9.89	10.77	Sheet flows to storm system to detention pond
A2	1.23	0.70	0.86	10	5.30	6.10	7.10	8.30	9.00	9.80	5.25	6.11	7.15	7.75	8.44	Sheet flows to storm system to detention pond
A3	0.74	0.70	0.52	10	5.30	6.10	7.10	8.30	9.00	9.80	3.16	3.68	4.30	4.66	5.08	Sheet flows to storm system to detention pond
A4	1.22	0.70	0.85	10	5.30	6.10	7.10	8.30	9.00	9.80	5.21	6.06	7.09	7.69	8.37	Sheet flows to storm system to detention pond
A5	1.17	0.70	0.82	10	5.30	6.10	7.10	8.30	9.00	9.80	5.00	5.81	6.80	7.37	8.03	Sheet flows to storm system to detention pond
A6	1.05	0.70	0.74	10	5.30	6.10	7.10	8.30	9.00	9.80	4.48	5.22	6.10	6.62	7.20	Sheet flows to storm system to detention pond
A7	0.88	0.70	0.62	10	5.30	6.10	7.10	8.30	9.00	9.80	3.76	4.37	5.11	5.54	6.04	Sheet flows to storm system to detention pond
A8	1.33	0.70	0.93	10	5.30	6.10	7.10	8.30	9.00	9.80	5.68	6.61	7.73	8.38	9.12	Sheet flows to storm system to detention pond
A9	0.86	0.70	0.60	10	5.30	6.10	7.10	8.30	9.00	9.80	3.67	4.27	5.00	5.42	5.90	Sheet flows to detention pond
B1	1.10	0.70	0.77	10	5.30	6.10	7.10	8.30	9.00	9.80	4.70	5.47	6.39	6.93	7.55	Sheet flows to storm system to detention pond
B2	1.35	0.70	0.95	10	5.30	6.10	7.10	8.30	9.00	9.80	5.76	6.71	7.84	8.51	9.26	Sheet flows to storm system to detention pond
B3	1.39	0.70	0.97	10	5.30	6.10	7.10	8.30	9.00	9.80	5.94	6.91	8.08	8.76	9.54	Sheet flows to storm system to detention pond
B4	1.40	0.70	0.98	10	5.30	6.10	7.10	8.30	9.00	9.80	5.98	6.96	8.13	8.82	9.60	Sheet flows to detention pond
C	1.62	0.70	1.13	10	5.30	6.10	7.10	8.30	9.00	9.80	6.92	8.05	9.41	10.21	11.11	Sheet flows to detention pond
D	0.09	0.90	0.08	10	5.30	6.10	7.10	8.30	9.00	9.80	0.49	0.58	0.67	0.73	0.79	Sheet flows to John King Blvd.
E	11.02	0.40	4.41	10	5.30	6.10	7.10	8.30	9.00	9.80	26.89	31.30	36.59	39.67	43.20	Sheet flows to existing floodplain
Totals	28.02										99.59	115.91	135.51	146.93	159.99	



GENERAL NOTES

1. ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY DRAINAGE AREA MAPS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #96898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1" =100'
Revisions:

17191

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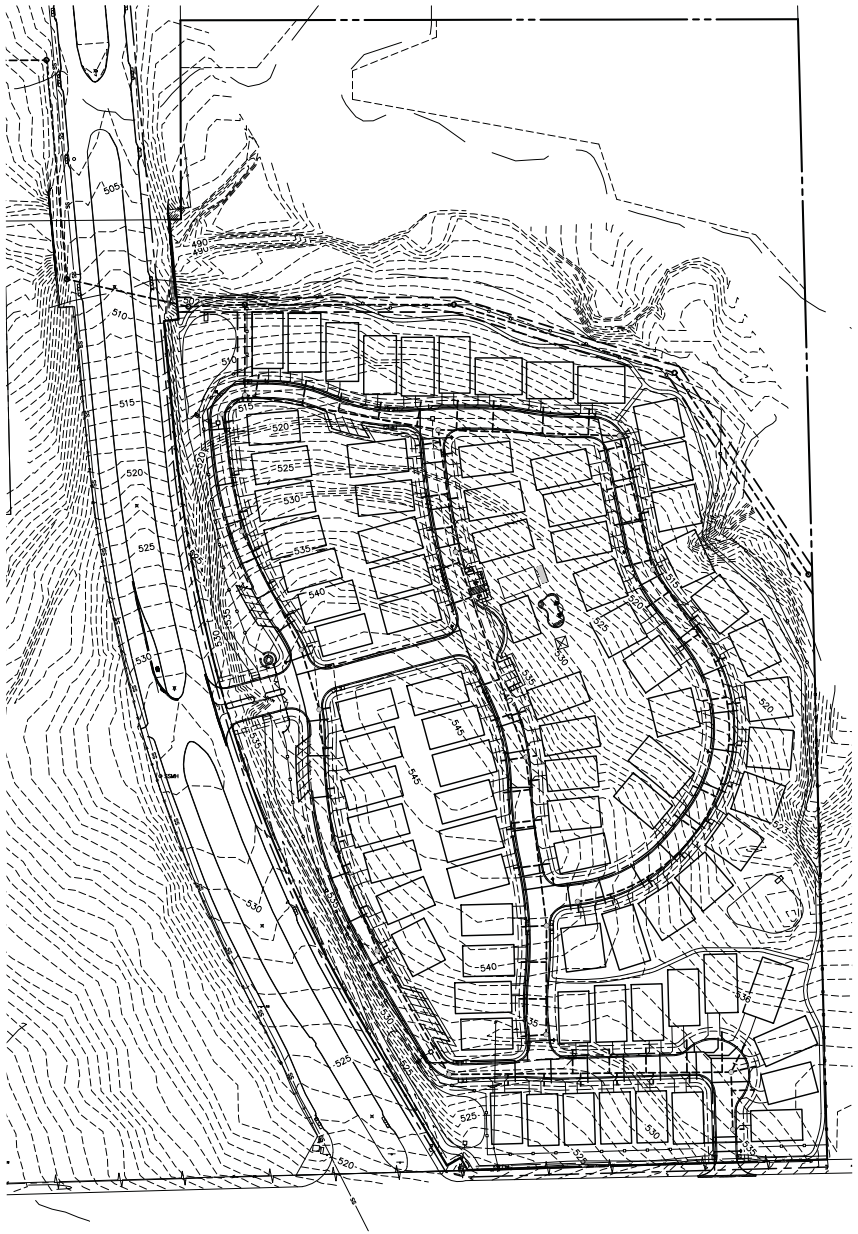


SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO BE REMOVED

PROTECTED TREE TO REMAIN

PROTECTED TREE TO BE REMOVED

TREE PROTECTION FENCING (TPF)

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

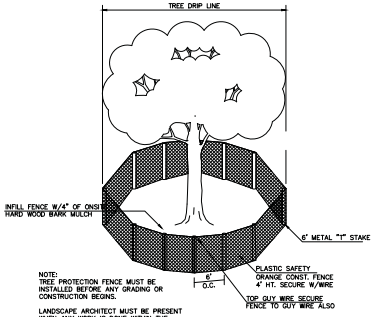
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "1" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, It shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



TREE PROTECTION

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. PREPARED BY RON STEWART LANDSCAPE ARCHITECT DATED 12/15/2017

RON STEWART 791 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT

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TBPE Firm No. 1758 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
26.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

Drawn By: VK
Date: 12/15/2017
Scale: 1"=80'
Revisions:

17191

PT1.0

Rw_2.2017\17191\dwg\landscape\17191_PLOT SHEETS.DWG, PT_TS
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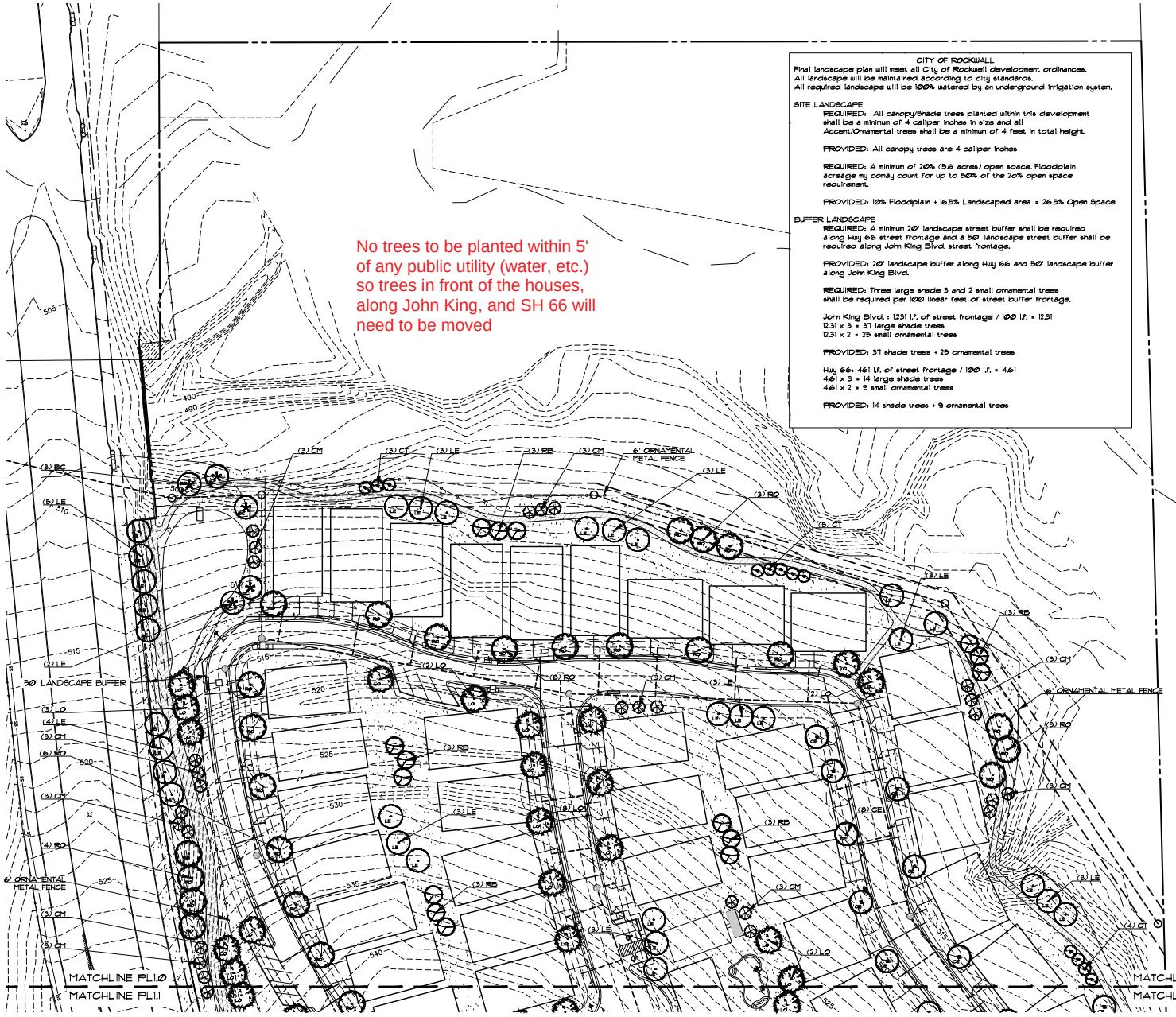

CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: All canopy/Shade trees planted within this development shall be a minimum of 4 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are 4 caliper inches

REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage may comay count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

BUFFER LANDSCAPE

REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.

PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.

REQUIRED: Three large shade 3 and 2 small ornamental trees shall be required per 100 linear feet of street buffer frontage.

John King Blvd. : 1,231 l.f. of street frontage / 100 l.f. = 12.31
12.31 x 3 = 37 large shade trees
12.31 x 2 = 25 small ornamental trees

PROVIDED: 37 shade trees + 25 ornamental trees

Hwy 66: 461 l.f. of street frontage / 100 l.f. = 4.61
4.61 x 3 = 14 large shade trees
4.61 x 2 = 9 small ornamental trees

PROVIDED: 14 shade trees + 9 ornamental trees

NORTH

40 0 40 80 120 Feet
SCALE: 1" = 40'

LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (RO) RED OAK — Quercus shumardii
- (LE) LACEBARK ELM — Ulmus parvifolia
- (CE) CEDAR ELM — Ulmus crassifolia
- (BC) BALD CYPRESS — Taxodium distichum
- (RB) RED BUD — Cercis canadensis
- (CM) CRAPEMYRTLE — Lagerstroemia Indica
- (CT) CHASTETREE — Vitex agnus-castus
- ENHANCED LANDSCAPE
- BERMUDA SOD

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 12/15/2017

RON STEWART 791 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT

OWNER/DEVELOPER
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
263.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN

Drawn By: VC
Date: 12/15/2017
Scale: 1" = 40'
Revisions:

17191

PL1.0

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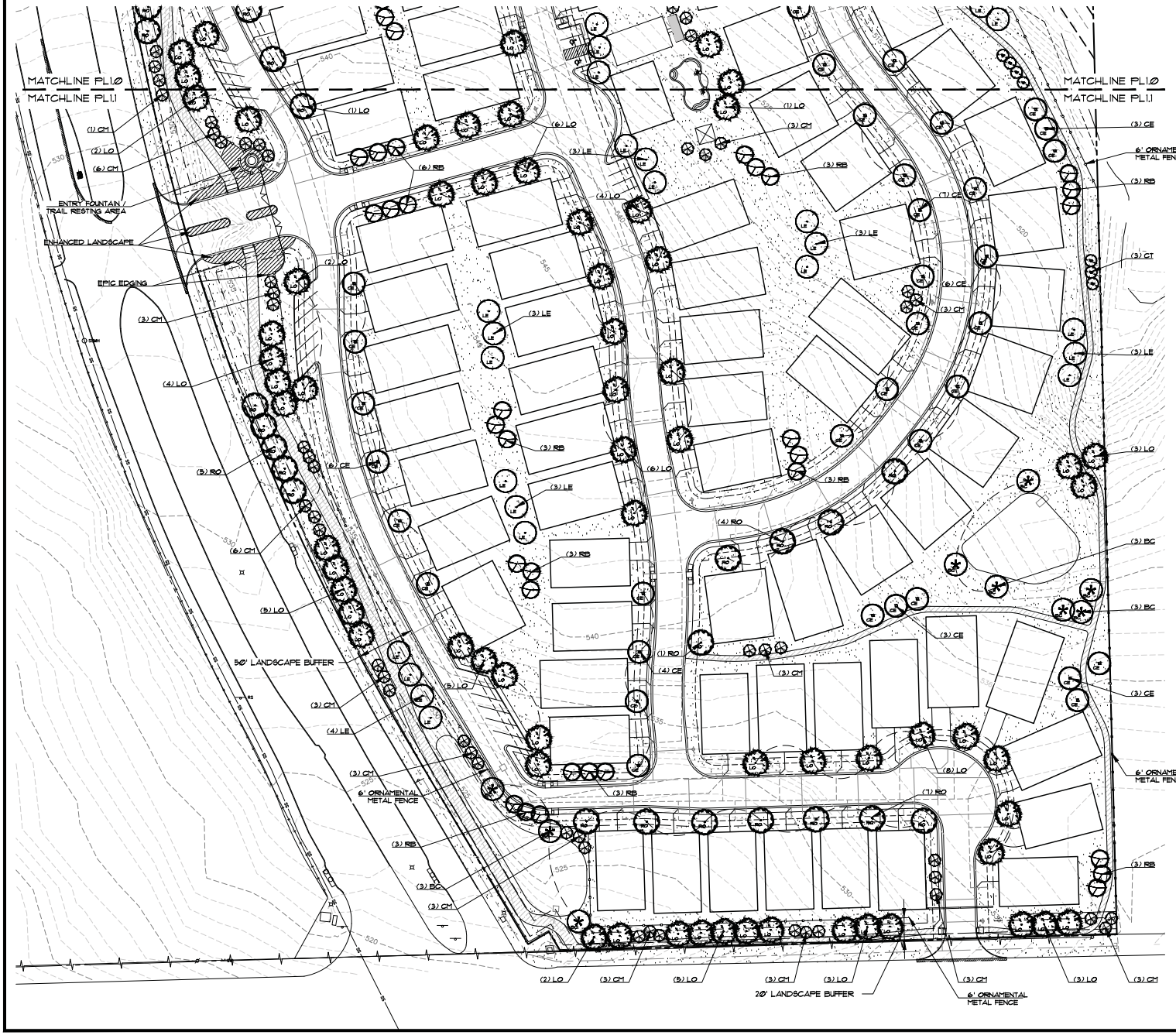

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RON STEWART LANDSCAPE ARCHITECT
DATED 12/15/2017

RESIDENTIAL CIVIL/ENGINEERING PLANNING
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LADERA ROCKWALL

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Lot 1, Block A
28.011 Acres
in the
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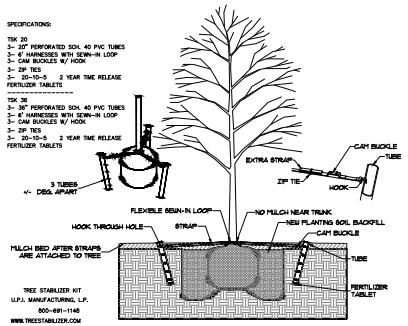
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN

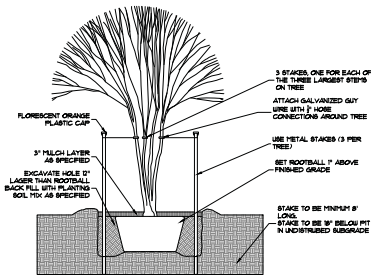
Drawn By: VC
Date: 12/15/2017
Scale: 1"=40'
Revisions:

17191

PL1.1

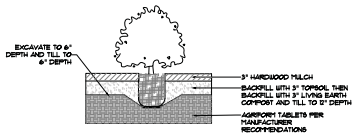


1. TREE STAKING
NOT TO SCALE

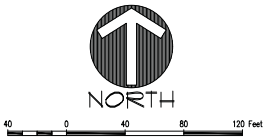


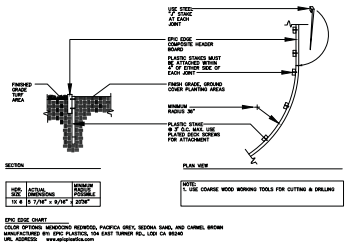
NOTE: ALL THORNLESS MESQUITE TREES TO BE STAKED AS ORNAMENTAL OR MULTI TRUNK TREES.

2. ORNAMENTAL TREE STAKING
NOT TO SCALE



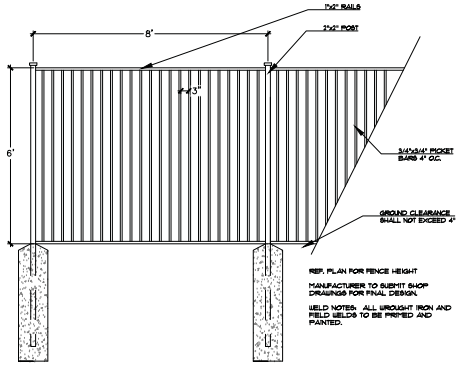
3. SHRUB DETAIL
NOT TO SCALE





NOM. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 4	5 7/16" x 3/16"	20'36"

4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



5. ORNAMENTAL METAL FENCE
1/2"=1'

LANDSCAPE NOTES:
1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
79	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
42	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
49	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
40	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	BALD CYPRESS	Taxodium distichum	3" cal.	10'-12'	Per Plan	Single Trunk
45	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Full
73	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Full
15	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Full

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76262
Ph. 817.430.8918
Contact: John Dein

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 12/15/2017
RON A. STEWART 791 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT

CONSULTANTS, LLC
111 Hillside Drive • Greenville, TX 75401
P: 972.438.9712 • F: 972.438.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1738 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
28.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

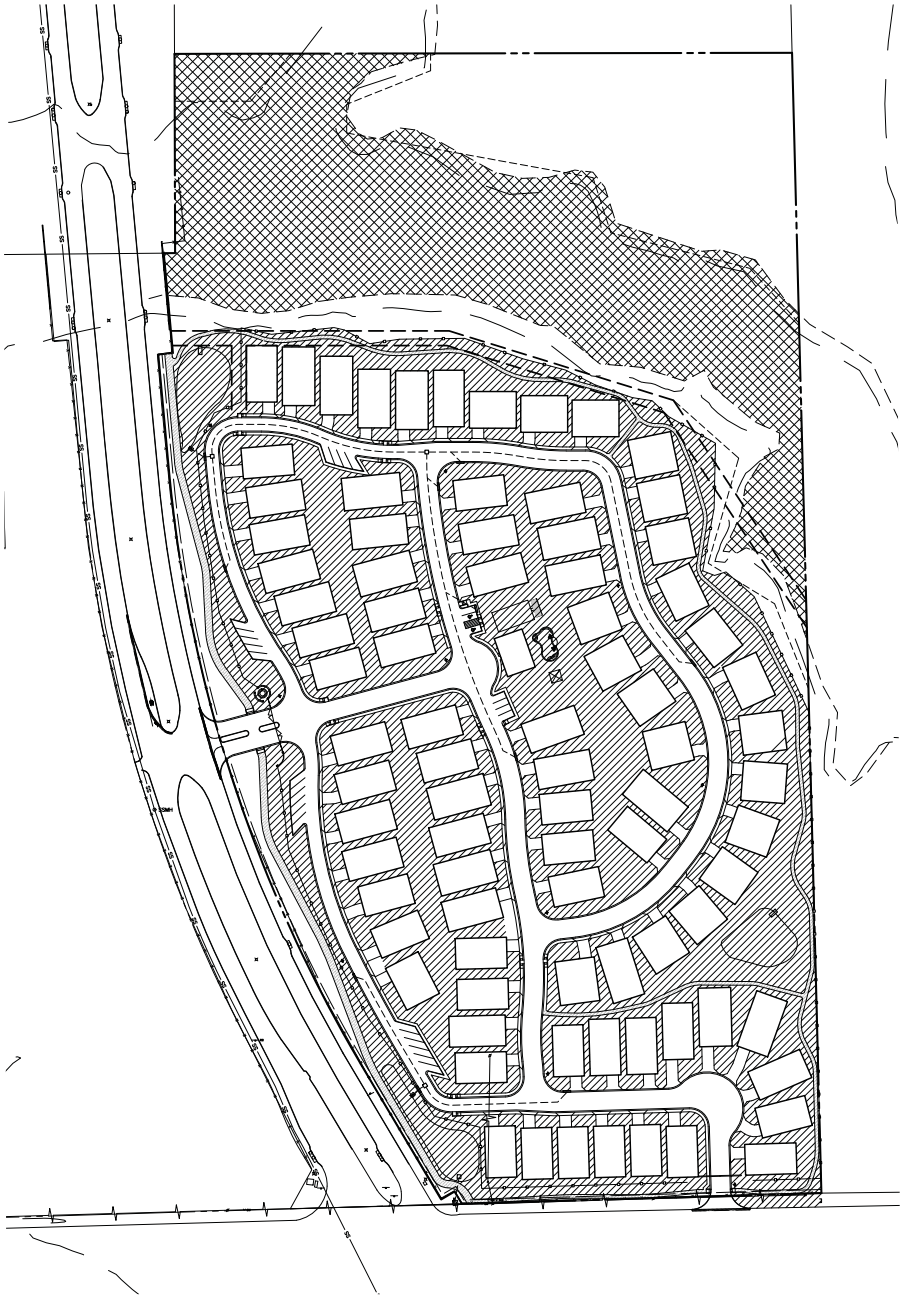
PRELIMINARY LANDSCAPE DETAILS

Drawn By: VC
Date: 12/15/2017
Scale: 1" = 40'
Revisions:

17191

PL1.2

File: S:\2017\17191\Drawings\Site Plan\SP SHEETS\TSK SP 1.0
Plotted: 12/15/2017 8:17 AM, by Holly Cruz Scale: 12/15/2017 8:16 AM, by HollyCruz



LEGEND

	OPEN SPACE
	FLOOD PLAIN (7.8 acres)

OPEN SPACE ORDINANCE
CITY OF ROCKWALL

REQUIRED: A minimum of 20% open space. Floodplain acreage my co may count for up to 50% of the 20% open space requirement.

28 acres total area x 0.2 = 5.6 acres open space
5.6 acres open space x 0.5 = 2.8 acres flood plain

PROVIDED: 2.8 acres Floodplain (10%) + 7.7 acres Landscaped area (27%) = 10.6 acres (37%) Open Space

NORTH

80 0 80 160 240 Feet
SCALE: 1"=80'

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.8818
Contact: John Delin

CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY OPEN SPACE PLAN

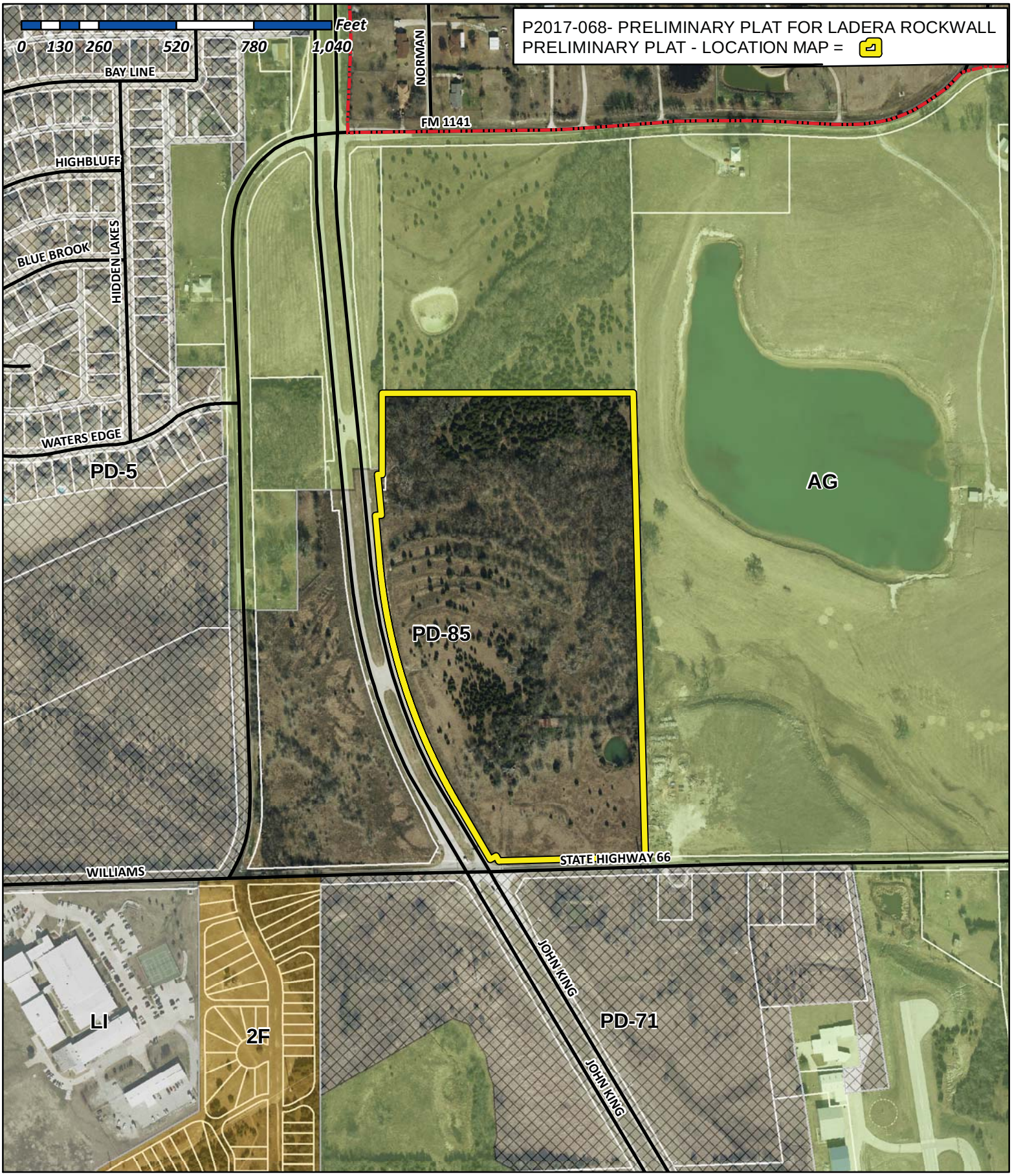
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 12/15/2017

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS

Drawn By: VC
Date: 12/15/2017
Scale: 1"=80'
Revisions:

17191

PL2.0



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

December 15, 2017

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Ladera Rockwall – Preliminary Plat Application Letter of Intent
G&A Job Number: 17191

Mr. Miller,

Please accept this letter, on behalf of Integrity Group, as an explanation of the proposed application. We are submitting a Preliminary Plat application for review and approval on approximately 28 acres on the eastern edge Rockwall. The property is generally located along John King Blvd, directly north of Highway 66 and east of 1141.

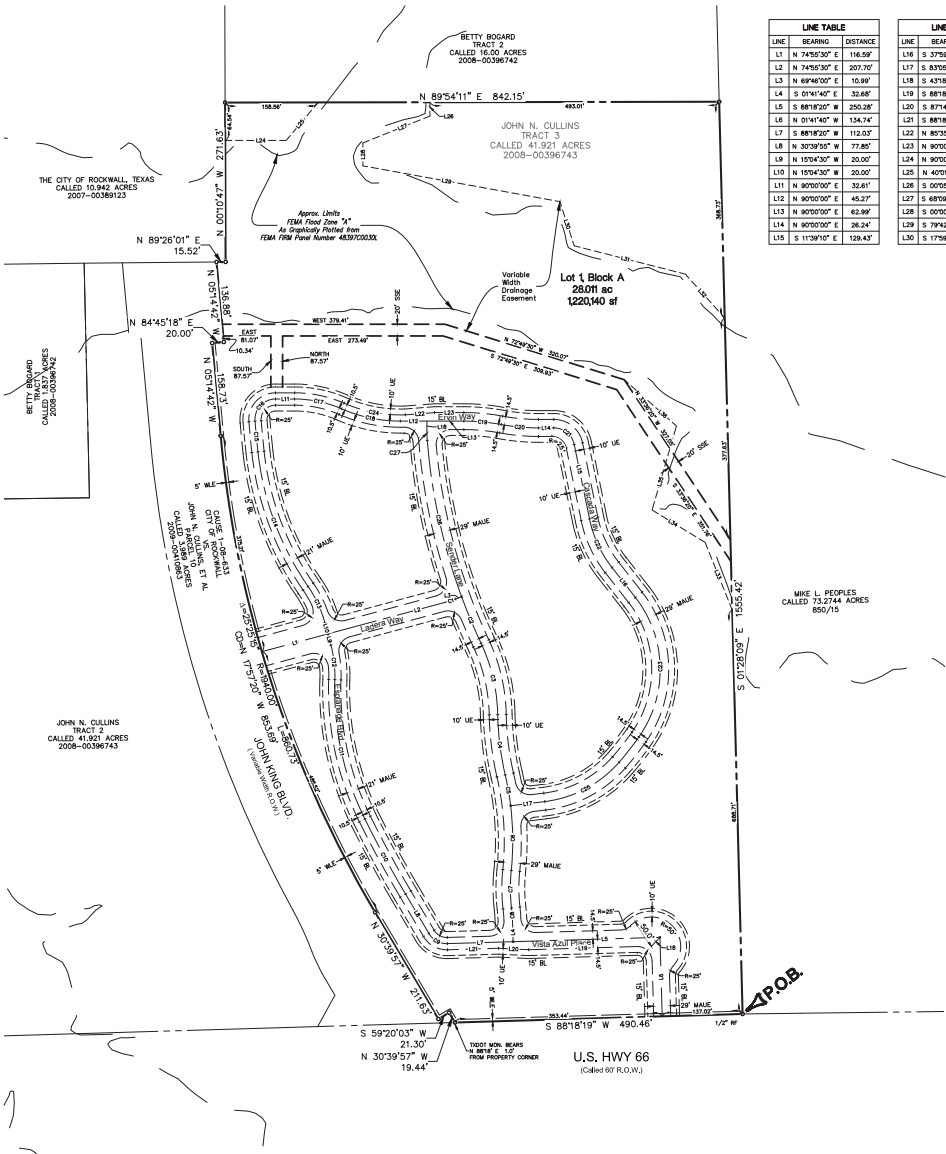
Ladera Rockwall will be completed in one phase, and with this submittal we show the offsite utilities that will be required.

We are also conducting a flood study to determine the effects of the improvements to John King Blvd, and this flood line will be depicted once completed.

Sincerely,

Michael Duval, E.I.T.

cc. Mr. John Delin, Integrity Group, LLC
Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC



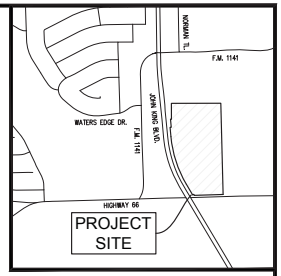
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°55'30" E	116.59'
L2	N 74°55'30" E	207.70'
L3	N 69°46'00" E	10.99'
L4	S 01°41'40" E	32.68'
L5	S 88°18'20" W	250.28'
L6	N 01°41'40" W	134.74'
L7	S 88°18'20" W	112.03'
L8	N 30°39'55" W	77.85'
L9	N 15°04'30" W	20.00'
L10	N 15°04'30" W	20.00'
L11	N 90°00'00" E	32.61'
L12	N 90°00'00" E	45.27'
L13	N 90°00'00" E	62.99'
L14	N 90°00'00" E	26.24'
L15	S 11°39'10" E	129.43'

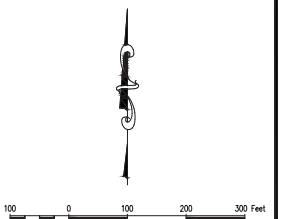
LINE TABLE		
LINE	BEARING	DISTANCE
L16	S 37°59'40" E	64.63'
L17	S 83°05'06" W	58.72'
L18	S 43°18'20" W	21.21'
L19	S 88°18'20" W	184.57'
L20	S 87°14'00" E	51.43'
L21	S 88°18'20" W	86.98'
L22	N 85°35'40" E	50.16'
L23	N 90°00'00" E	49.86'
L24	N 90°00'00" E	103.94'
L25	N 40°01'10" E	84.62'
L26	S 00°05'49" E	23.54'
L27	S 68°09'25" W	123.26'
L28	S 00°00'00" E	39.04'
L29	S 79°42'45" E	341.31'
L30	S 17°59'40" E	79.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S 76°41'50" E	195.47'
L32	S 41°54'50" E	100.50'
L33	N 21°48'55" W	124.07'
L34	N 58°35'20" W	106.04'
L35	N 16°09'40" E	149.19'
L36	N 48°25'45" W	118.98'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C2	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C3	300.00'	24°01'25"	125.79'	N 13°08'47" E, 124.87'
C4	500.00'	11°53'17"	103.74'	S 07°54'43" E, 103.56'
C5	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C6	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C7	300.00'	12°13'03"	63.97'	S 05°21'06" E, 63.85'
C8	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C9	35.50'	61°01'45"	37.81'	S 61°10'47" E, 36.05'
C10	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C11	500.00'	28°03'41"	245.46'	S 12°09'41" E, 243.01'
C12	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C13	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C14	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C15	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C17	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C18	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C19	350.00'	10°27'46"	63.91'	N 84°45'07" W, 63.82'
C20	350.00'	10°27'46"	63.91'	S 84°45'07" E, 63.82'
C21	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C22	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C23	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C24	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C25	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C26	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'





LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and being the southwest corner of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°0'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 1555.42 feet to the POINT OF BEGINNING and containing approximately 28.011 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Preliminary Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2017.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared Pat O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

_____
Notary Public

My commission expires the _____ day of _____, 2017.

Recommended for Preliminary Approval

_____ _____
Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

_____ _____
Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, R.P.L.S. 5802 12/15/17

_____
W. Thad Murley III
Texas Registration No. 5802

PRELIMINARY PLAT
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
LS	=	LANDSCAPE

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83..

2. This survey was prepared in connection with the real estate transaction related to Republic Title, G.F. No. 1002-225611-RTT, and G.F. No. 1002-225512-RTT effective October 25, 2017. Any other use thereof is prohibited.

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. No flood zone area analysis has been performed on the subject property G&A Consultants.

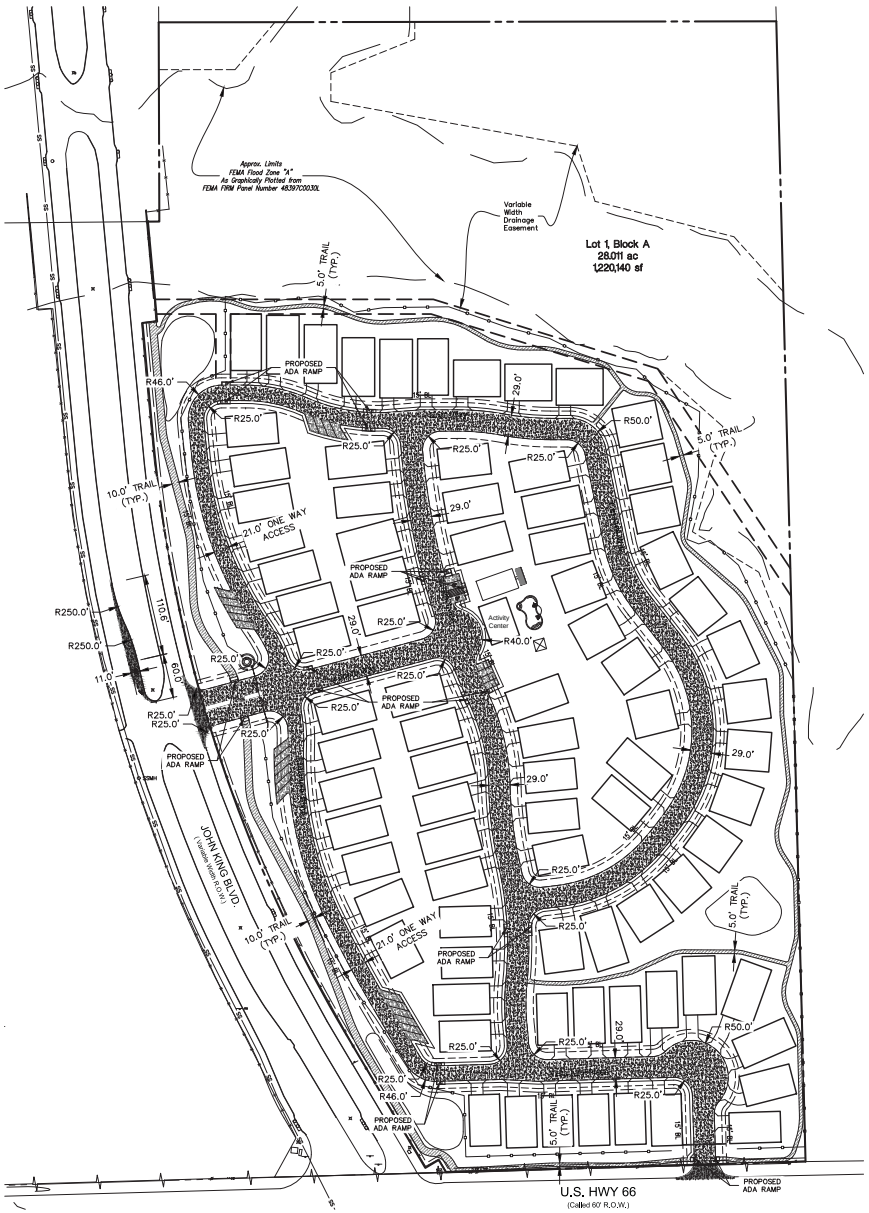
5. All property corners are 1/2" rebar set with cap stamped "G&A CONSULTANTS", unless otherwise noted.

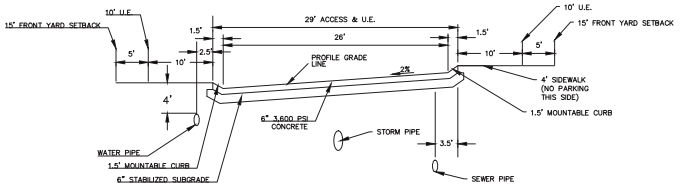
CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 12/14/2017 SCALE: 1"=100' JOB. No. 17191

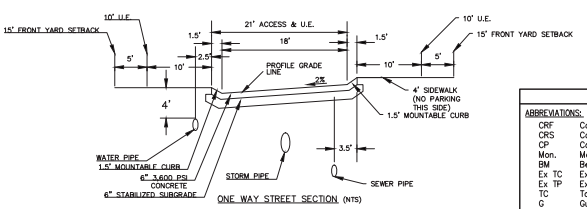
OWNER/DEVELOPER
RW LADERA, LLC.
201 W. BYRON NELSON
BLVD. STE. 104
ROANOKE, TX. 76262
Ph. 817.493.3919
Contact: John Delin

File: S:\2017\17191\Drawings\Plat\Plat 17191 PP.DWG
Plotted: 12/15/2017 8:51 AM, by Michael Gould Scale: 12/15/2017 8:51 AM, by Michael





PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK



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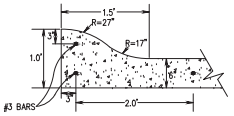

MOUNTABLE CURB & GUTTER

PAVING SPECIFICATIONS:

5' MULTI USE TRAIL:
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY

PARKING SECTION:
5" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.

STREET SECTION:
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE OR APPROVED EQUAL

R.O.W./TURN LANE:
9" 5,000 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" LIME STABILIZED SUBGRADE OR APPROVED EQUAL



GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED.

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500 501
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
RW LADERA, LLC.
901 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.480.8918
Contact: John Dalin

CONSULTANTS, LLC
111 Wildlife Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPLS Firm No. 10047700 TBPE Firm No. 1798

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #96898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1" = 80'
Revisions:

17191

P2

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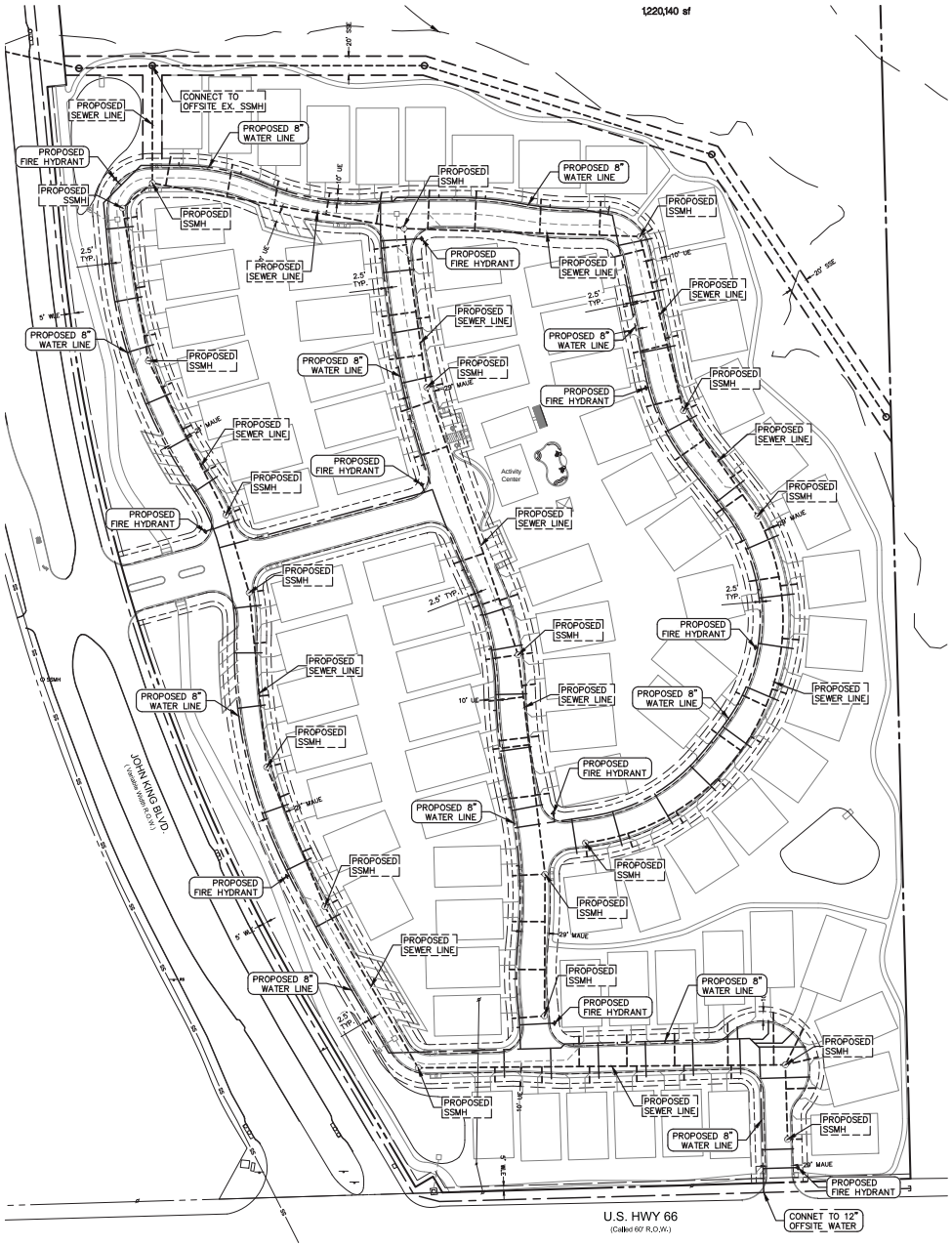
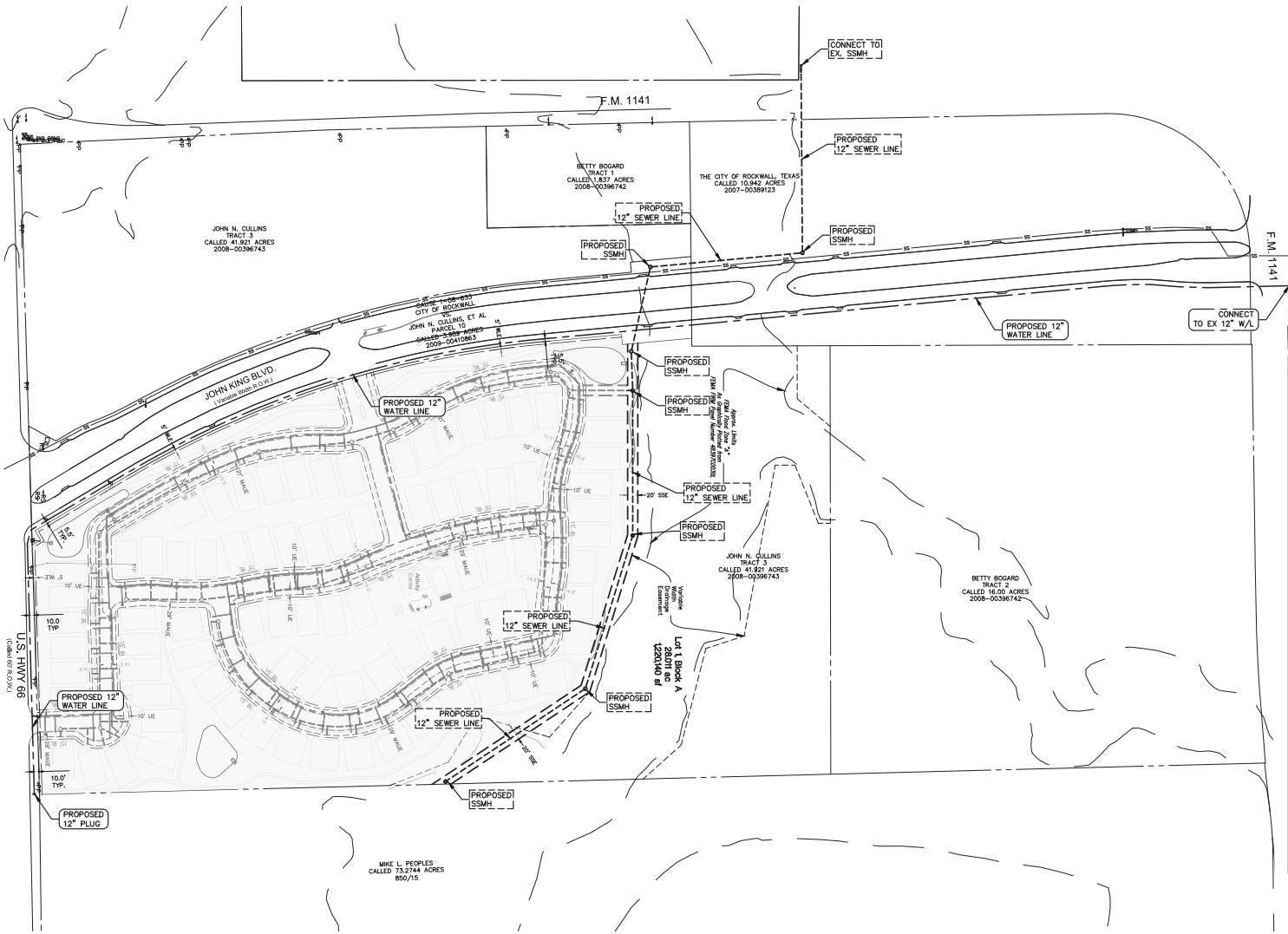

1,220,140 sf
CONNECT TO OFFSITE EX. SSMH
PROPOSED SEWER LINE
PROPOSED 8" WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED SSMH
PROPOSED 8" WATER LINE
PROPOSED SEW



LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.490.3818
Contact: John Delin

GEOTECHNICAL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY OFFSITE UTILITY PLAN

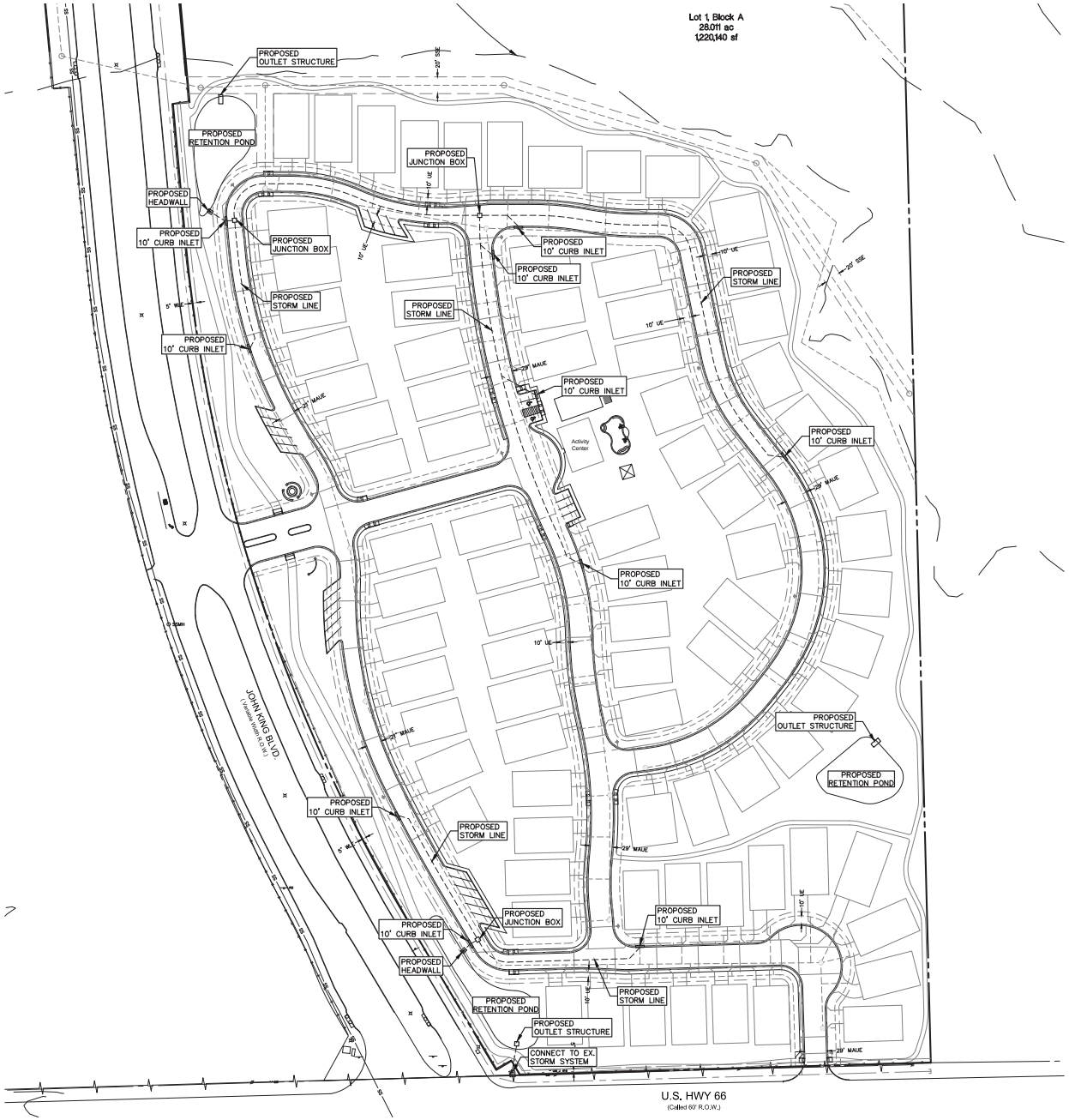
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1"=100'
Revisions:

17191

P4



60 0 60 120 180 Feet

SCALE: 1"=60'

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 501	Contours	500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
PH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3818
Contact: John Dalin

CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY STORM SEWER PLAN

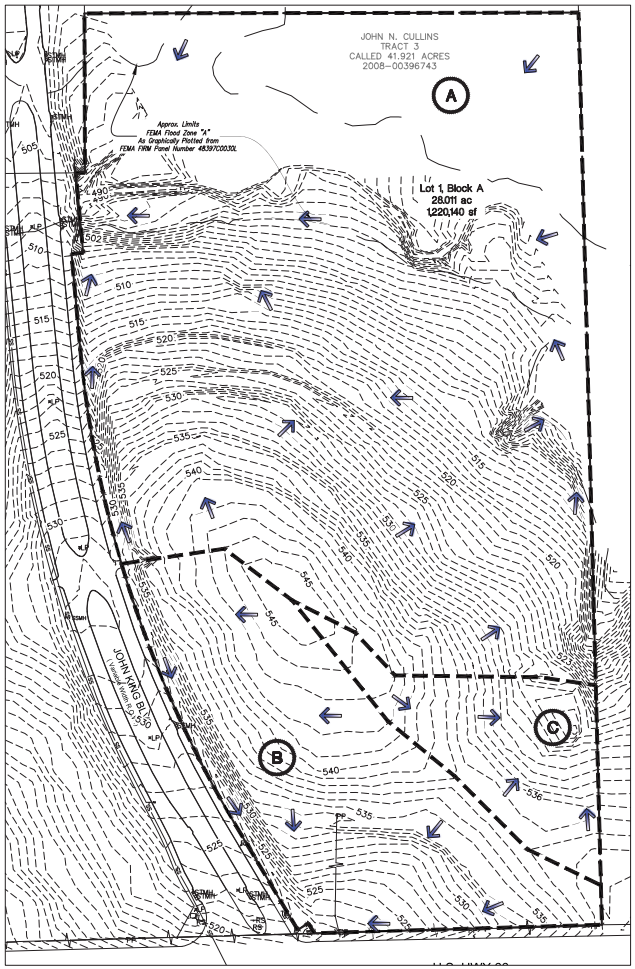
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1"=60'
Revisions:

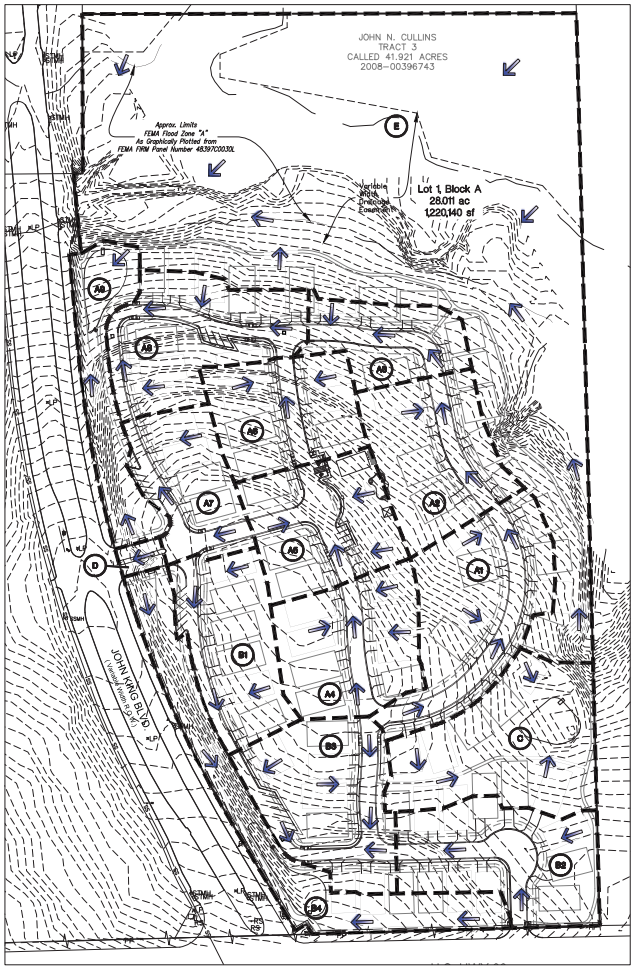
17191

P5



EXSITING DRAINAGE AREA MAP
SCALE 1"=100'

EXISTING DRAINAGE AREA																
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A	20.28	0.40	8.11	15	4.50	5.50	6.50	7.50	8.10	9.00	44.62	52.73	60.84	65.71	73.01	Sheet flows to existing floodplain
B	5.66	0.40	2.26	15	4.50	5.50	6.50	7.50	8.10	9.00	12.45	14.72	16.98	18.34	20.38	Sheet flows to existing grate inlet
C	2.08	0.40	0.83	15	4.50	5.50	6.50	7.50	8.10	9.00	4.58	5.41	6.24	6.74	7.49	Sheet flows to existing pond
Totals	28.02										61.64	72.85	84.06	90.78	100.9	



PROPOSED DRAINAGE AREA MAP
SCALE 1"=100'

PROPOSED DRAINAGE AREA											Q=C*A*I					
Area	Acreage	C	C*A	TC	I2	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	Comments
A1	1.57	0.70	1.10	10	5.30	6.10	7.10	8.30	9.00	9.80	6.70	7.80	9.12	9.89	10.77	Sheet flows to storm system to detention pond
A2	1.23	0.70	0.86	10	5.30	6.10	7.10	8.30	9.00	9.80	5.25	6.11	7.15	7.75	8.44	Sheet flows to storm system to detention pond
A3	0.74	0.70	0.52	10	5.30	6.10	7.10	8.30	9.00	9.80	3.16	3.68	4.30	4.66	5.08	Sheet flows to storm system to detention pond
A4	1.22	0.70	0.85	10	5.30	6.10	7.10	8.30	9.00	9.80	5.21	6.06	7.09	7.69	8.37	Sheet flows to storm system to detention pond
A5	1.17	0.70	0.82	10	5.30	6.10	7.10	8.30	9.00	9.80	5.00	5.81	6.80	7.37	8.03	Sheet flows to storm system to detention pond
A6	1.05	0.70	0.74	10	5.30	6.10	7.10	8.30	9.00	9.80	4.48	5.22	6.10	6.62	7.20	Sheet flows to storm system to detention pond
A7	0.88	0.70	0.62	10	5.30	6.10	7.10	8.30	9.00	9.80	3.76	4.37	5.11	5.54	6.04	Sheet flows to storm system to detention pond
A8	1.33	0.70	0.93	10	5.30	6.10	7.10	8.30	9.00	9.80	5.68	6.61	7.73	8.38	9.12	Sheet flows to storm system to detention pond
A9	0.86	0.70	0.60	10	5.30	6.10	7.10	8.30	9.00	9.80	3.67	4.27	5.00	5.42	5.90	Sheet flows to detention pond
B1	1.10	0.70	0.77	10	5.30	6.10	7.10	8.30	9.00	9.80	4.70	5.47	6.39	6.93	7.55	Sheet flows to storm system to detention pond
B2	1.35	0.70	0.95	10	5.30	6.10	7.10	8.30	9.00	9.80	5.76	6.71	7.84	8.51	9.26	Sheet flows to storm system to detention pond
B3	1.39	0.70	0.97	10	5.30	6.10	7.10	8.30	9.00	9.80	5.94	6.91	8.08	8.76	9.54	Sheet flows to storm system to detention pond
B4	1.40	0.70	0.98	10	5.30	6.10	7.10	8.30	9.00	9.80	5.98	6.96	8.13	8.82	9.60	Sheet flows to detention pond
C	1.62	0.70	1.13	10	5.30	6.10	7.10	8.30	9.00	9.80	6.92	8.05	9.41	10.21	11.11	Sheet flows to detention pond
D	0.09	0.90	0.08	10	5.30	6.10	7.10	8.30	9.00	9.80	0.49	0.58	0.67	0.73	0.79	Sheet flows to John King Blvd.
E	11.02	0.40	4.41	10	5.30	6.10	7.10	8.30	9.00	9.80	26.89	31.30	36.59	39.67	43.20	Sheet flows to existing floodplain
Totals	28.02										99.59	115.91	135.51	146.93	159.99	

100 0 100 200 300 Feet
SCALE: 1"=100'

GENERAL NOTES

1. ALL EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER
RW LADERA, LLC.
901 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.480.8918
Contact: John Delin

GA CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
P 972.436.9712 • F 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P 940.240.1012 • F 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10017700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
LADERA ROCKWALL
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY DRAINAGE AREA MAPS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #96898
DATE 12/15/2017

Drawn By: AM
Date: 12/15/2017
Scale: 1" =100'
Revisions:

17191

P6

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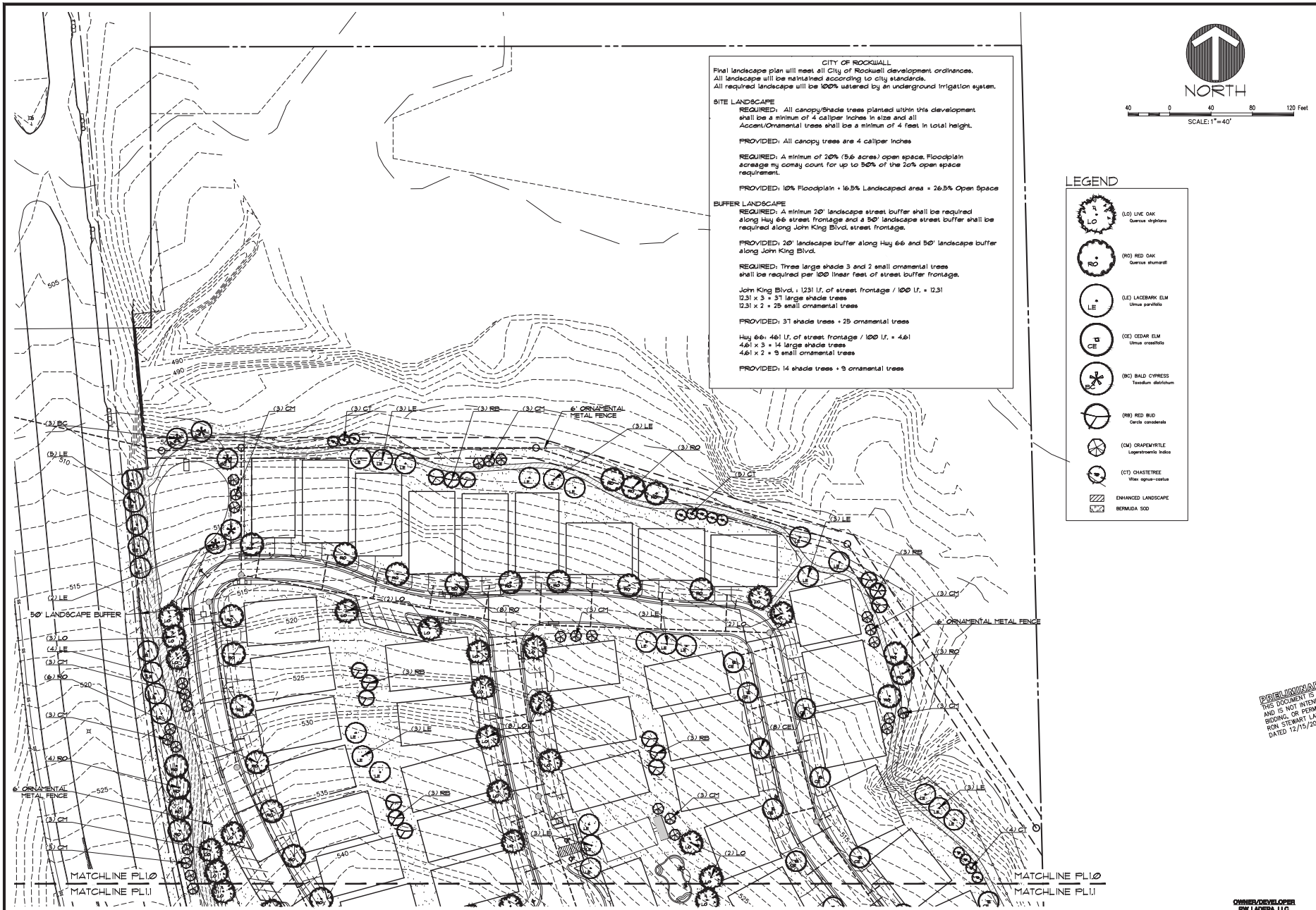

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76262
Ph. 817.430.8918
Contact: John Dein

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 12/15/2017

RON STEWART 791 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT

CONSULTANTS, LLC
111 Wilshire Drive • Denton, TX 76207
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
283.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN

Drawn By: VC
Date: 12/15/2017
Scale: 1" = 40'
Revisions:

17191

PL1.0

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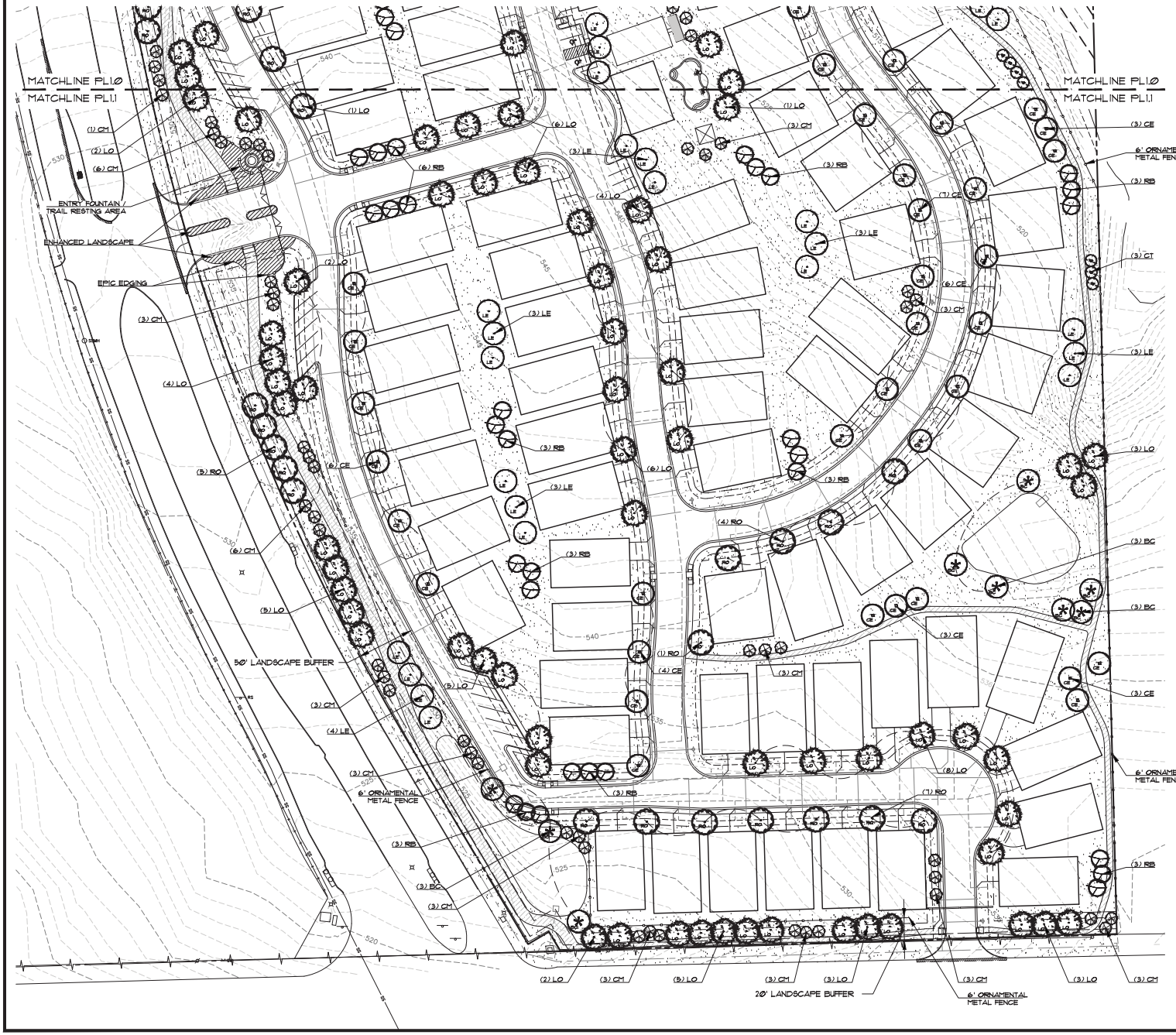

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76262
Ph. 817.430.8018
Contact: John Dein

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. RONALD LANDSCAPE #791 RON STEWART LANDSCAPE ARCHITECT DATED 12/15/2017

RONALD STEWART #791 STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT

GA CONSULTANTS, LLC
LAND PLANNING LANDSCAPE ARCHITECTURE
111 Westlake Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
LADERA ROCKWALL
Lot 1, Block A
23.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLAN

Drawn By: VC
Date: 12/15/2017
Scale: 1"=40'
Revisions:

17191

PL1.1

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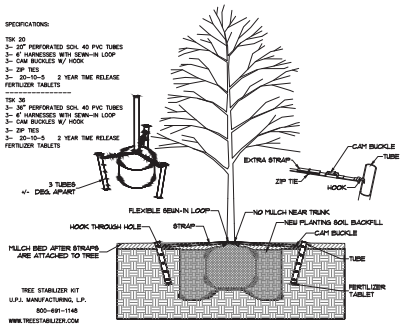
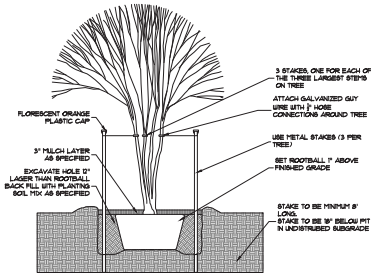
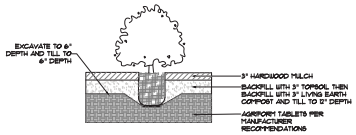


1. TREE STAKING
NOT TO SCALE

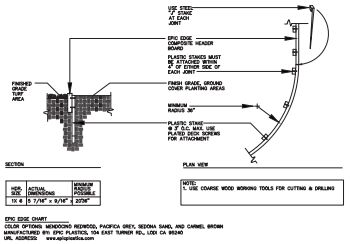


2. ORNAMENTAL TREE STAKING
NOT TO SCALE

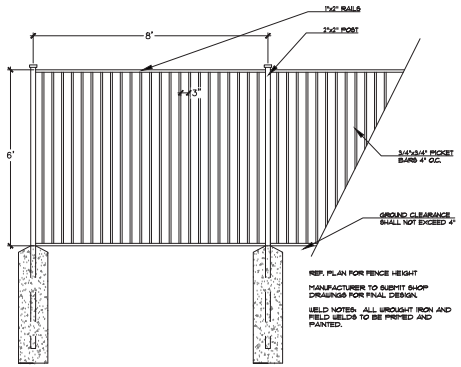


3. SHRUB DETAIL
NOT TO SCALE





4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



5. ORNAMENTAL METAL FENCE
1/2"=1'

LANDSCAPE NOTES:
1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
79	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
42	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
49	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
40	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	BALD CYPRESS	Taxodium distichum	3" cal.	10'-12'	Per Plan	Single Trunk
45	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Full
73	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Full
15	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Full

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW, AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. LICENSED LANDSCAPE ARCHITECT RON STEWART LANDSCAPE ARCHITECT DATED 12/15/2017

RON STEWART 2791 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS

OWNER/DEVELOPER
RW LADERA, LLC.
301 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76262
Ph. 817.430.8818
Contact: John Dein

CONSULTANTS, LLC
111 Wilshire Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPLS Firm No. 10047700
TBPE Firm No. 1798

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
28.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

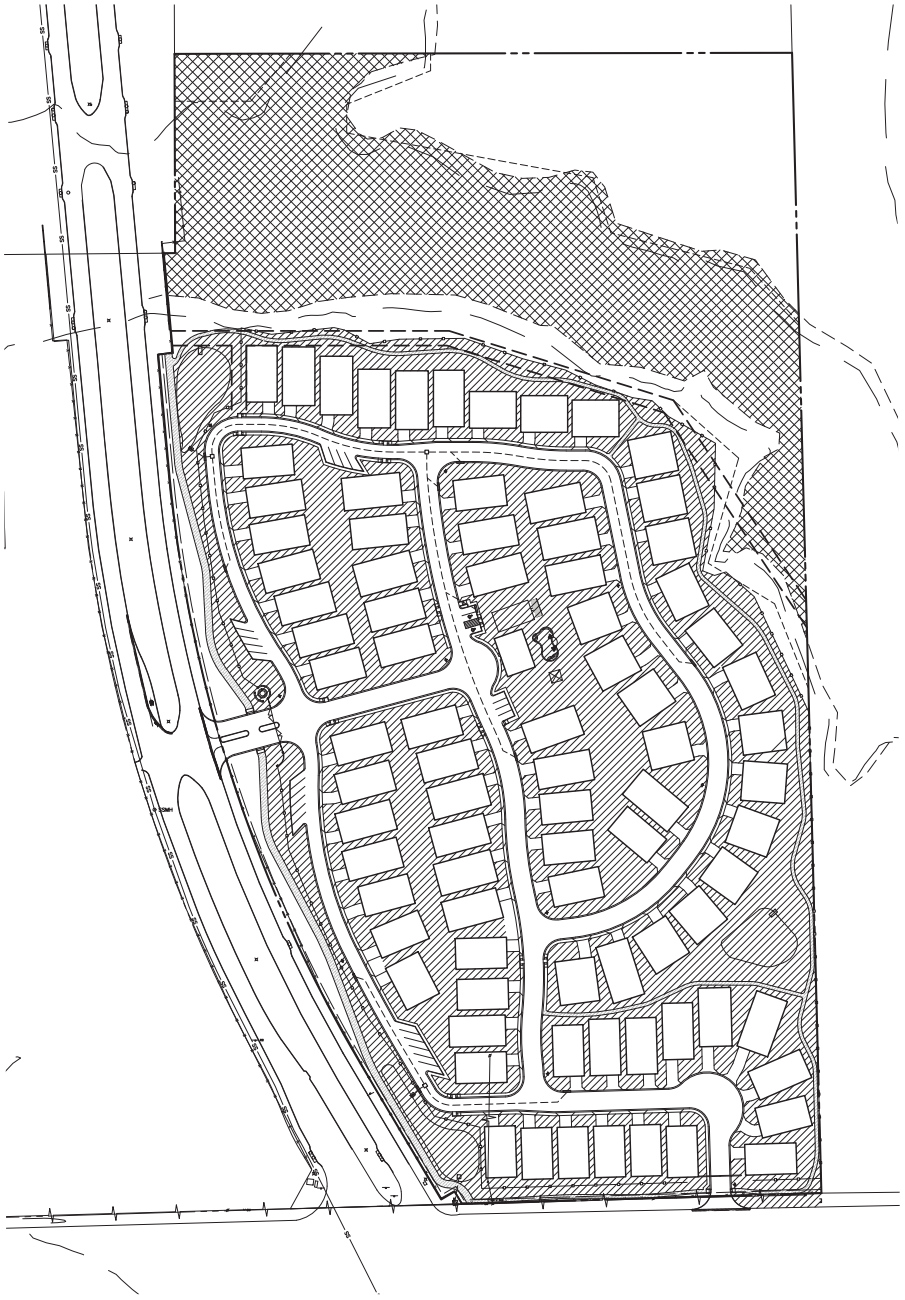
PRELIMINARY LANDSCAPE DETAILS

Drawn By: VC
Date: 12/15/2017
Scale: 1"=40'
Revisions:

17191

PL1.2

File: S:\2017\17191\Drawings\Plots\17191 PRELIM PLAN.dwg
Plotted: 12/15/2017 8:17 AM, by Vicky Cruz Saved: 12/15/2017 8:16 AM, by vicky



LEGEND

	OPEN SPACE
	FLOOD PLAIN (7.8 acres)

OPEN SPACE ORDINANCE
CITY OF ROCKWALL

REQUIRED: A minimum of 20% open space. Floodplain acreage my co may count for up to 50% of the 20% open space requirement.

28 acres total area x 0.2 = 5.6 acres open space
5.6 acres open space x 0.5 = 2.8 acres flood plain

PROVIDED: 2.8 acres Floodplain (10%) + 7.7 acres Landscaped area (27%) = 10.6 acres (37%) Open Space

NORTH

80 0 80 160 240 Feet
SCALE: 1"=80'

CONSULTANTS, LLC
111 Hillside Drive • Lewisville, TX 75057
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LADERA ROCKWALL

LADERA ROCKWALL
Lot 1, Block A
28.011 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY OPEN SPACE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 12/15/2017

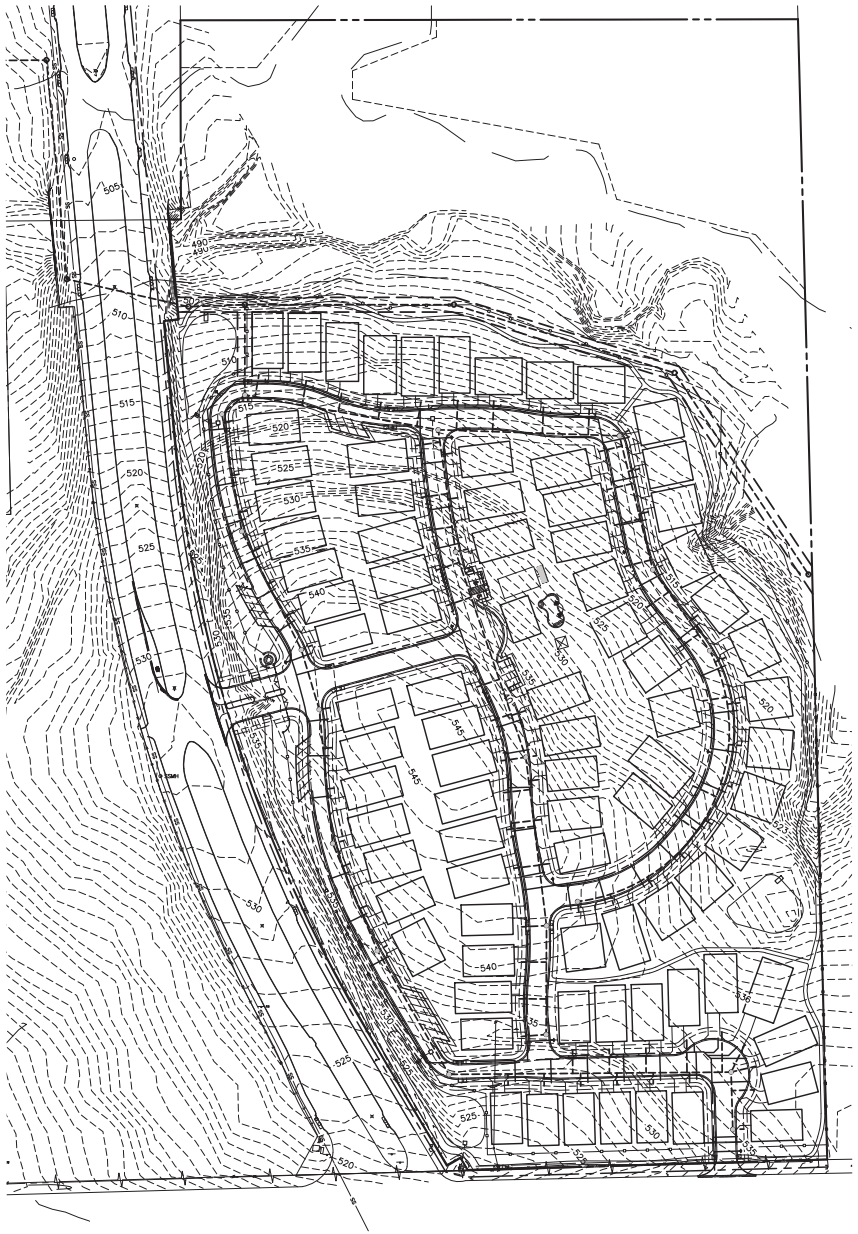
REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS

Drawn By: VC
Date: 12/15/2017
Scale: 1"=80'
Revisions:

17191

PL2.0

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.8818
Contact: John Delin



SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO BE REMOVED

PROTECTED TREE TO REMAIN

PROTECTED TREE TO BE REMOVED

TREE PROTECTION FENCING (TPF)

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

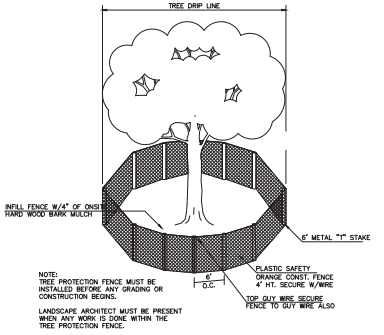
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "1" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



TREE PROTECTION

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 12/15/2017

RON STEWART 791 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS

OWNER/DEVELOPER
RW LADERA, LLC.
901 W. BYRON NELSON BLVD, STE. 104
ROANOKE, TX 76262
Ph. 817.430.8918
Contact: John Dein

CONSULTANTS, LLC
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TBPLS Firm No. 10047700
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LADERA ROCKWALL

LADERA ROCKWALL
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Lot 1, Block A
28.01 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY

Drawn By: VG
Date: 12/15/2017
Scale: 1"=80'
Revisions:

17191

PT1.0

File: S:\2017\17191\Drawings\Site Plan\SP 17191.dwg, SP TS
Plotted: 12/15/2017 8:17 AM, by Holly Cruz Saved: 12/15/2017 8:15 AM, by Holly

City of Rockwall

Project Plan Review History

Project Number	P2017-070	**Owner**	WHITTLE, ROBERT S	**Applied**	12/18/2017 LM
Project Name	The Highlands	**Applicant**	FC CUNY CORPORATION	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	STAFF REVIEW			**Status**	12/18/2017 LM

Site Address	**City, State Zip**	**Zoning**
FM1141 AND HWY 66	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CARUTH LAKE PH 5	2	NULL	2	0122-0000-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/18/2017	12/25/2017	12/19/2017	1	APPROVED	
ENGINEERING	Amy Williams	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See Comments

(12/20/2017 2:23 PM AW)
See markups
Add 10' utility easements to the front of each lot
Side yard setbacks?
Tie 2 corners to City monumentation (x,y)
Need to add all 20' sewer and drainage easements
Need to show and label the detention and drainage easement
Lot 4 doesn't look correct per engineering plans
Need off-site sewer easement prior to final plat mylars. Will need to have the filing information on the plat.
Need to show minimum finished floor on all lots adjacent to flood plain
Need to show and label the flood plain cross sections with elevations
Need to move the lot line so that the erosion hazard setback is not in the lots but still needs to show it has an "item" on the plat in the drainage, utility, and flood plain easement
Need to add a note: Property owner/HOA is responsible for all maintenance, repair, and replacement of all systems in the detention and drainage easements.
Need to show gas easement. Will need a letter of approval from the gas company prior to engineering approval.

FIRE	Ariana Hargrove	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	
GIS	Lance Singleton	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/20/2017 8:54 AM LS) 1. Submit proposed street names for review. 2. Tie two corners to State Plane Coordinate System (NAD83 North Central TX 4202) 4. Submit a CAD (.dwg) file of lot lines and road centerlines so addressing can begin. 5. Check w/ USPS for centralized mail delivery system requirements.							
PLANNING	David Gonzales	12/18/2017	12/25/2017	12/21/2017	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Robert S. Whittle for the approval of a final plat for the Highlands Subdivision containing 46 single-family residential lots on a 11.655-acre tract of land identified as Tract 2 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.20.2017

The following staff comments are to be addressed and resubmitted (as a preliminary plat) no later than Wednesday, January 3, 2018. Please provide two FOLDED large copies [18" X 24"] and one PDF version for a subsequent review by staff:

1. The final plat shall conform to all requirements stipulated by the PD Ordinance (PD-5) as amended.
2. The final plat shall conform to all standards and requirements of the Planning, Engineering and Fire Departments.
3. A treescape plan for the entire development shall be submitted and approved at final plan. Resubmit the treescape indicating all trees to be removed from the site and ghost in the lot lines to better delineate where the trees are located.
4. Provide a label indicating the width of the lot at the build line meeting the minimum 50-ft lot frontage for the following Lots: 2, 3, 6, 15, 20, 24, 25, 26, 33, & 34, of Block A (must be a minimum of 50-ft lot frontage at the build line for curvilinear lots).
5. The final plat shall conform to Park District No. 9 requirements and the recommendations made by the Parks Board from the May 2, 2017 meeting as listed below, and at their regularly scheduled meeting to be held on January 3, 2018:

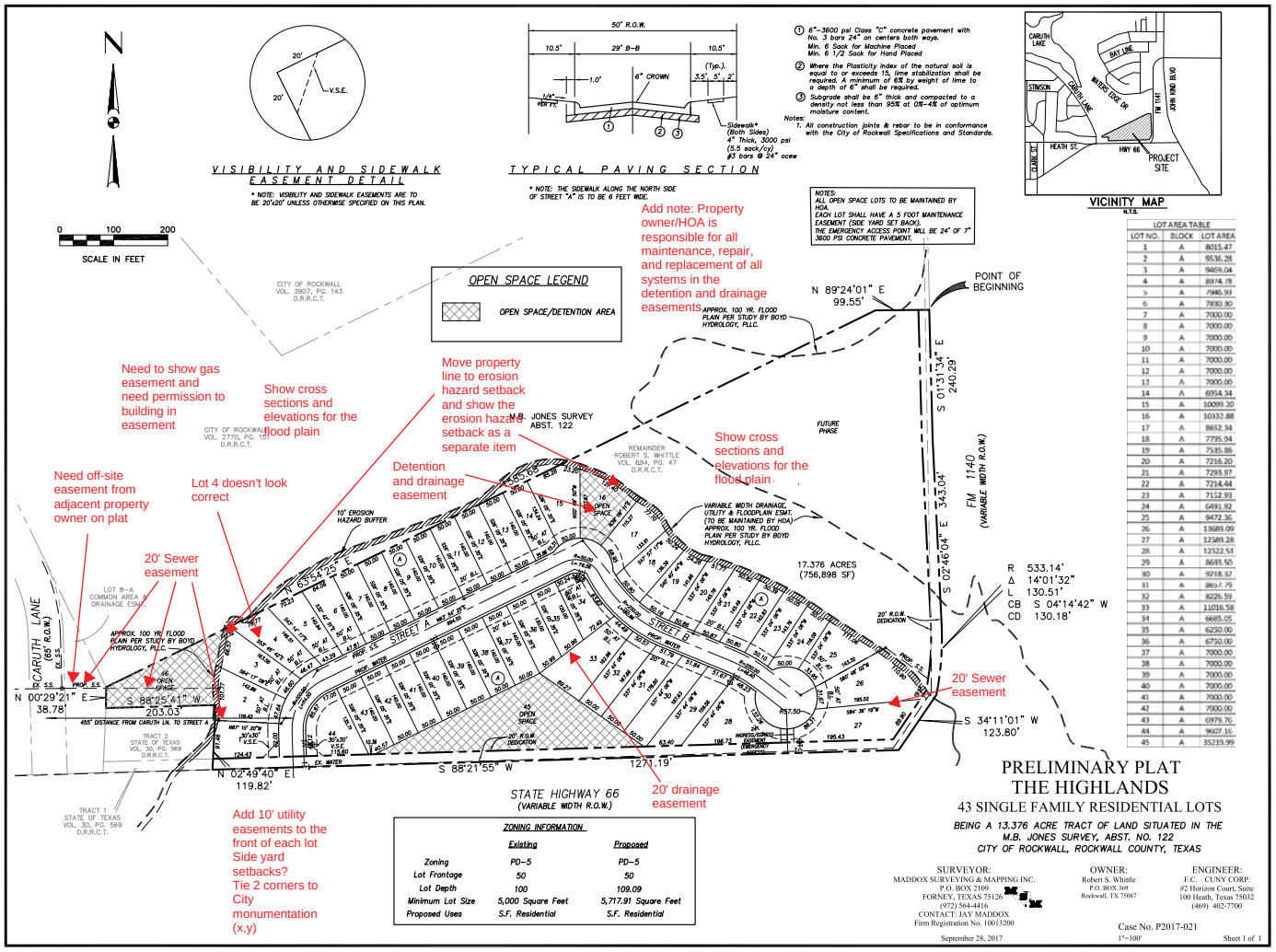
• The development will include a public trail dedication and construction along the north side of “street A” along the westside of FM 1141 in the area indicated as open space adjacent to the northern most parcel in addition to allowing a public access and trail easement in the area north of “street A’ within the flood plain and the adjacent areas indicated as open space and connecting to the City’s existing trail system per the Parks Master Plan.
• The proposed trail system shall be a minimum of eight (8) feet wide and be constructed with concrete. Where this is not possible the trail system may be a minimum of six (6) feet wide and be constructed with concrete. This trail system should be depicted on the preliminary plat.
• Playground equipment shall meet or exceed all ASTM and CPSC playground safety guidelines for design, installation, fall zones and maintenance.
• Cash-in-lieu of land fees shall be paid at the time of final plat.
• The preliminary plat should indicate that all private parkland, opens space, and playground equipment is to be maintained by the HOA, and that the trails and playground shall remain open to the public.
• The developer must provide proof that the trail and playground amenity costs meet or exceed the required pro-rata equipment fees at the time of final plat in accordance with the Mandatory Park Land Dedication Ordinance.

6. Provide a label indicating "Case No. P2017-070" on the lower right corner on all pages of the revised final plat submittal.
7. Submittal and approval of civil engineering plans prior to submittal of final plat.
8. Provide labels for all open space areas indicating "To Be Maintained by HOA."
9. Provide calculation for square footage and area of the dedicated right-of-way along SH-66.
10. Change on dates on page 2 to indicate year ‘2018’.

Staff would recommend that someone be present for the following meeting dates. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: December 26, 2017 (6:00 p.m.) [Applicant to present case to P&Z for discussion].

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Parks Board Meeting: January 3, 2018 (6:00 p.m.)							
Planning - Regular Meeting: January 9, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)							
City Council - Regular Meeting: January 16, 2018 (6:00 p.m.) [City Council to take action]							



LOT AREA TABLE		
LOT NO.	BLOCK	LOT AREA
1	A	8015.47
2	A	9536.28
3	A	9469.04
4	A	8974.78
5	A	7946.93
6	A	7930.30
7	A	7000.00
8	A	7000.00
9	A	7000.00
10	A	7000.00
11	A	7000.00
12	A	7000.00
13	A	7000.00
14	A	6954.34
15	A	10099.20
16	A	10332.88
17	A	8652.34
18	A	7795.94
19	A	7535.86
20	A	7216.20
21	A	7293.97
22	A	7214.44
23	A	7152.93
24	A	6491.92
25	A	9472.36
26	A	13689.09
27	A	12589.28
28	A	12322.51
29	A	8691.50
30	A	9218.37
31	A	8697.79
32	A	8226.59
33	A	11016.58
34	A	6685.05
35	A	6250.00
36	A	6750.00
37	A	7000.00
38	A	7000.00
39	A	7000.00
40	A	7000.00
41	A	7000.00
42	A	7000.00
43	A	6979.76
44	A	9607.16
45	A	35219.99

ZONING INFORMATION		
	Existing	Proposed
Zoning	PD-5	PD-5
Lot Frontage	50	50
Lot Depth	100	109.09
Minimum Lot Size	5,000 Square Feet	5,717.91 Square Feet
Proposed Uses	S.F. Residential	S.F. Residential

PRELIMINARY PLAT
THE HIGHLANDS
43 SINGLE FAMILY RESIDENTIAL LOTS

BEING A 13.376 ACRE TRACT OF LAND SITUATED IN THE M.B. JONES SURVEY, ABST. NO. 122 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

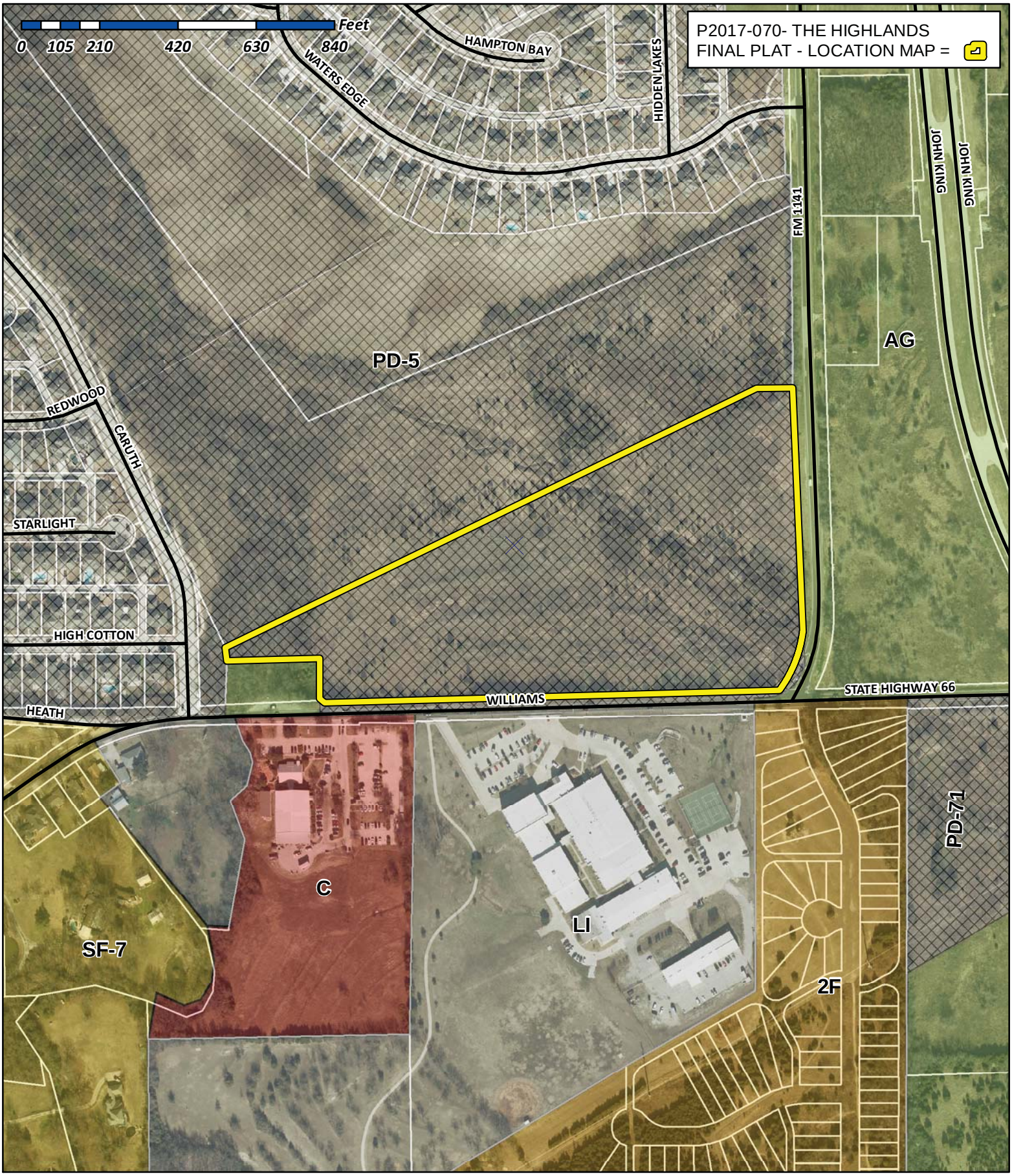
SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
Robert S. Whittle
P.O. BOX 369
Rockwall, TX 75087

ENGINEER:
F.C. CUNY CORP.
#2 Horizon Court, Suite 100 Heath, Texas 75032
(469) 402-7700

Case No. P2017-021

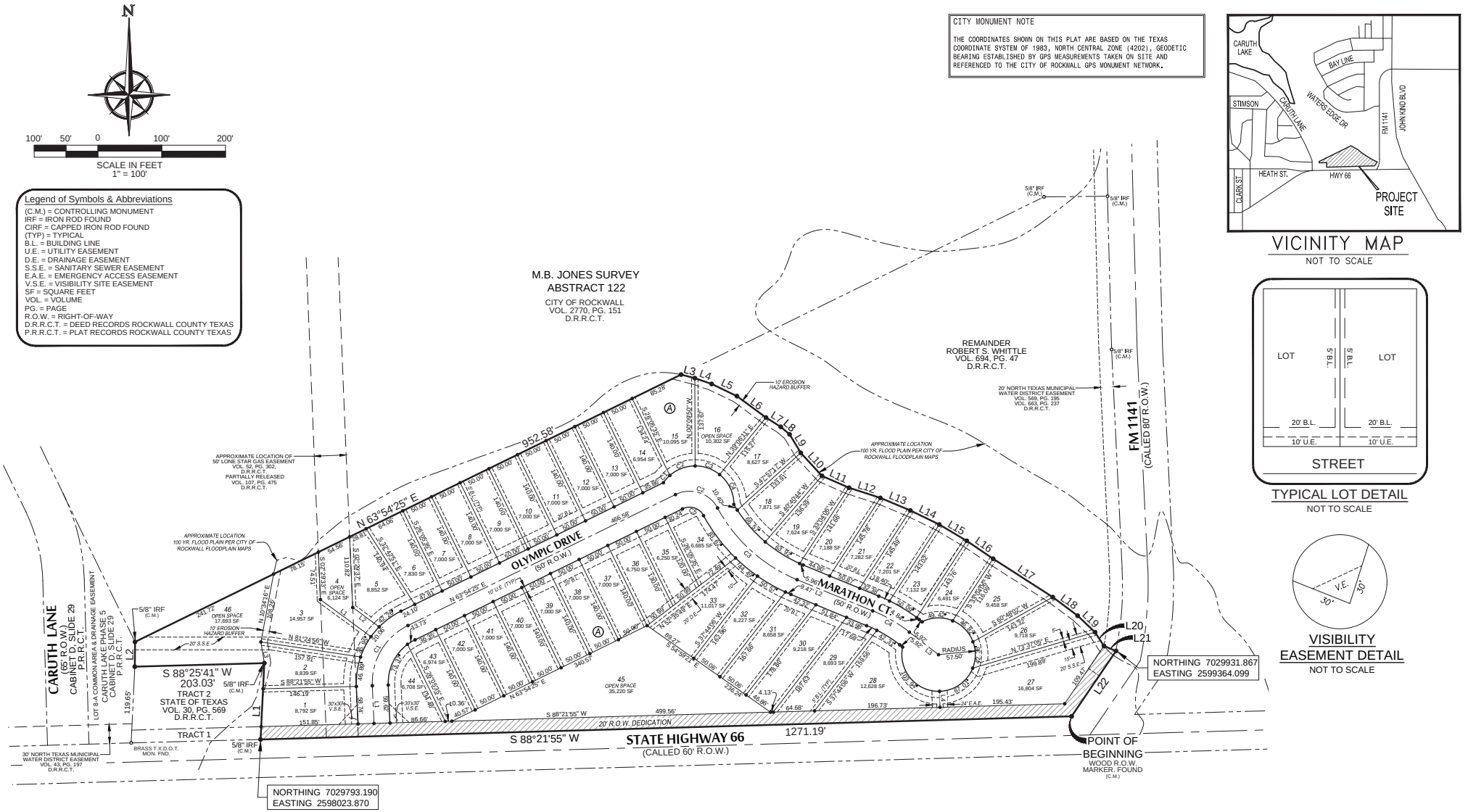
September 28, 2017 | 1"=100' | Sheet 1 of 1



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°38'04" W	59.18'
L2	S 67°33'56" E	128.15'
L3	S 52°17'20" E	57.71'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 53°45'42" E	98.17'
L2	S 53°45'42" E	51.40'
L3	S 09°15'48" E	33.54'
L4	S 01°38'05" E	25.00'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.50'	14°29'53"	15.31'	N 41°43'59" E	15.27'
C2	60.50'	40°51'15"	43.14'	N 69°24'33" E	42.23'
C3	60.50'	39°16'01"	41.46'	S 70°31'49" E	40.66'
C4	60.50'	50°41'09"	53.52'	S 25°33'15" E	51.79'
C5	25.00'	87°43'43"	38.28'	N 72°13'43" W	34.65'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	66°32'29"	116.14'	N 30°38'10" E	109.72'
C2	50.00'	87°43'43"	76.56'	S 72°13'43" E	69.30'
C3	250.00'	39°12'04"	171.05'	S 47°57'54" E	167.73'
C4	250.00'	15°16'36"	66.66'	S 59°55'38" E	66.46'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°49'40" E	119.82'
L2	N 00°29'21" E	38.78'
L3	S 75°35'32" E	22.29'
L4	S 70°44'53" E	27.78'
L5	S 64°23'19" E	44.01'
L6	S 53°34'24" E	56.57'
L7	S 57°49'01" E	27.38'
L8	S 49°39'42" E	18.09'
L9	S 31°07'46" E	33.96'
L10	S 42°38'26" E	49.05'
L11	S 66°20'25" E	46.25'
L12	S 71°57'43" E	51.77'
L13	S 67°14'43" E	50.82'
L14	S 64°06'26" E	50.39'
L15	S 59°21'50" E	50.05'
L16	S 55°43'58" E	50.01'
L17	S 57°12'14" E	111.06'
L18	S 53°20'36" E	48.73'
L19	S 46°28'44" E	37.54'
L20	S 32°58'31" E	25.68'
L21	S 67°23'26" E	20.42'
L22	S 34°11'01" W	123.80'

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM of 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. ALL CORNERS ARE 5/8" IRON RODS WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND ZONE "A" NO BASE FLOOD ELEVATION DETERMINED ACCORDING TO MAP NO. 48397C0030 L AND 48397C0040 L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FINAL PLAT

THE HIGHLANDS

BLOCK A, LOTS 1-46

42 RESIDENTIAL LOTS AND 4 COMMON AREAS

11.655 ACRES

SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Engineer:
F.C. CUNY CORP.
#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm Reg. No. 10013200

Owner:
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

MSM Project No. 17-1762 12-13-2017 SHEET 1 OF 2

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as THE HIGHLANDS to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in THE HIGHLANDS addition have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Robert S. Whittle

_____
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Robert S. Whittle is the owner of a tract of land located in the M.B. Jones Survey, Abstract No. 122, Rockwall County, Texas, and being a portion of a tract of land described by deed to Robert S. Whittle recorded in Volume 694, Page 47 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a Wood R.O.W. marker found at the intersection of the north line of State Highway 66, (a called 60' R.O.W.) and the west line of F.M. 1141, (a called 80' R.O.W.);

THENCE South 88 degrees 21 minutes 55 seconds West, along the north line of said State Highway 66, a distance of 1271.19 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land described by deed to the State of Texas (called Tract 1 for right-of-way purposes) recorded in Volume 30, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE North 02 degrees 49 minutes 40 seconds East, along said State of Texas tract, a distance of 119.82 feet to a 5/8 inch iron rod found for the northeast corner of said State of Texas tract (called Tract 2 for Roadside Park purposes);

THENCE South 88 degrees 25 minutes 41 seconds West, along the north line of said Tract 2, a distance of 203.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430 set for corner lying on the east line of Lot 8-A, Common Area and Drainage Easement shown on Caruth Lake Phase 5, an addition to the City of Rockwall recorded in Cabinet D, Slide 29 of the Plat Records of Rockwall County, Texas;

THENCE North 00 degrees 29 minutes 21 seconds East, along the east line of said Lot 8-A, a distance of 38.78 feet to a 5/8 inch iron rod found for the south corner of tract of land described by deed to the City of Rockwall recorded in Volume 2770, Page 151 of the Deed Records of Rockwall County, Texas;

THENCE North 63 degrees 54 minutes 25 seconds East, along the southeast line of said City of Rockwall tract, a distance of 952.58 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

THENCE departing the southeast line of said City of Rockwall tract and through the interior of said Whittle tract the following courses and distances;

South 75 degrees 35 minutes 32 seconds East, a distance of 22.29 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 70 degrees 44 minutes 53 seconds East, a distance of 27.78 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 64 degrees 23 minutes 19 seconds East, a distance of 44.01 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 53 degrees 34 minutes 24 seconds East, a distance of 56.57 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 57 degrees 49 minutes 01 seconds East, a distance of 27.38 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 49 degrees 39 minutes 42 seconds East, a distance of 18.09 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 31 degrees 07 minutes 46 seconds East, a distance of 33.96 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 42 degrees 38 minutes 26 seconds East, a distance of 49.05 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 66 degrees 20 minutes 25 seconds East, a distance of 46.25 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 71 degrees 57 minutes 43 seconds East, a distance of 51.77 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 67 degrees 14 minutes 43 seconds East, a distance of 50.82 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 64 degrees 06 minutes 26 seconds East, a distance of 50.39 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 59 degrees 21 minutes 50 seconds East, a distance of 50.05 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 55 degrees 43 minutes 58 seconds East, a distance of 50.01 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 57 degrees 12 minutes 14 seconds East, a distance of 111.06 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 53 degrees 20 minutes 36 seconds East, a distance of 48.73 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 46 degrees 28 minutes 44 seconds East, a distance of 37.54 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 32 degrees 58 minutes 31 seconds East, a distance of 25.68 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner;

South 67 degrees 23 minutes 26 seconds East, a distance of 20.42 feet to a 5/8 inch iron rod with cap stamped "R.P.LS. 5430" set for corner lying on the aforementioned west line of F.M. 1141;

THENCE South 34 degrees 11 minutes 01 seconds West along the west line of said F.M. 1141, a distance of 123.80 feet to the POINT OF BEGINNING containing 507,711 square Feet, or 11.655 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2017.

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of THE HIGHLANDS, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2017.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

FINAL PLAT

THE HIGHLANDS

BLOCK A, LOTS 1-46
42 RESIDENTIAL LOTS AND 4 COMMON AREAS
11.655 ACRES

SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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#2 Horizon Court, Suite
100 Heath, Texas 75032
(469) 402-7700

Surveyor:
MADDOX SURVEYING & MAPPING INC.
P.O. Box 2109
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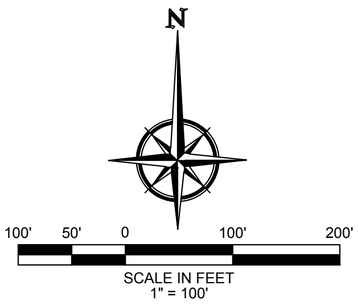
Firm Reg. No. 10013200

Owner:
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087

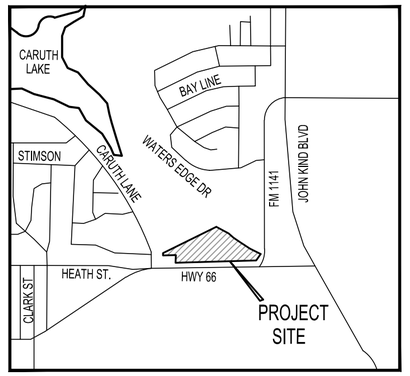


Legend of Symbols & Abbreviations

(C.M.) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
(TYP) = TYPICAL
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
E.A.E. = EMERGENCY ACCESS EASEMENT
V.S.E. = VISIBILITY SITE EASEMENT
SF = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
= TREES TO BE PROTECTED DURING CONSTRUCTION
= TREES TO BE REMOVED DURING CONSTRUCTION

CITY MONUMENT NOTE

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.



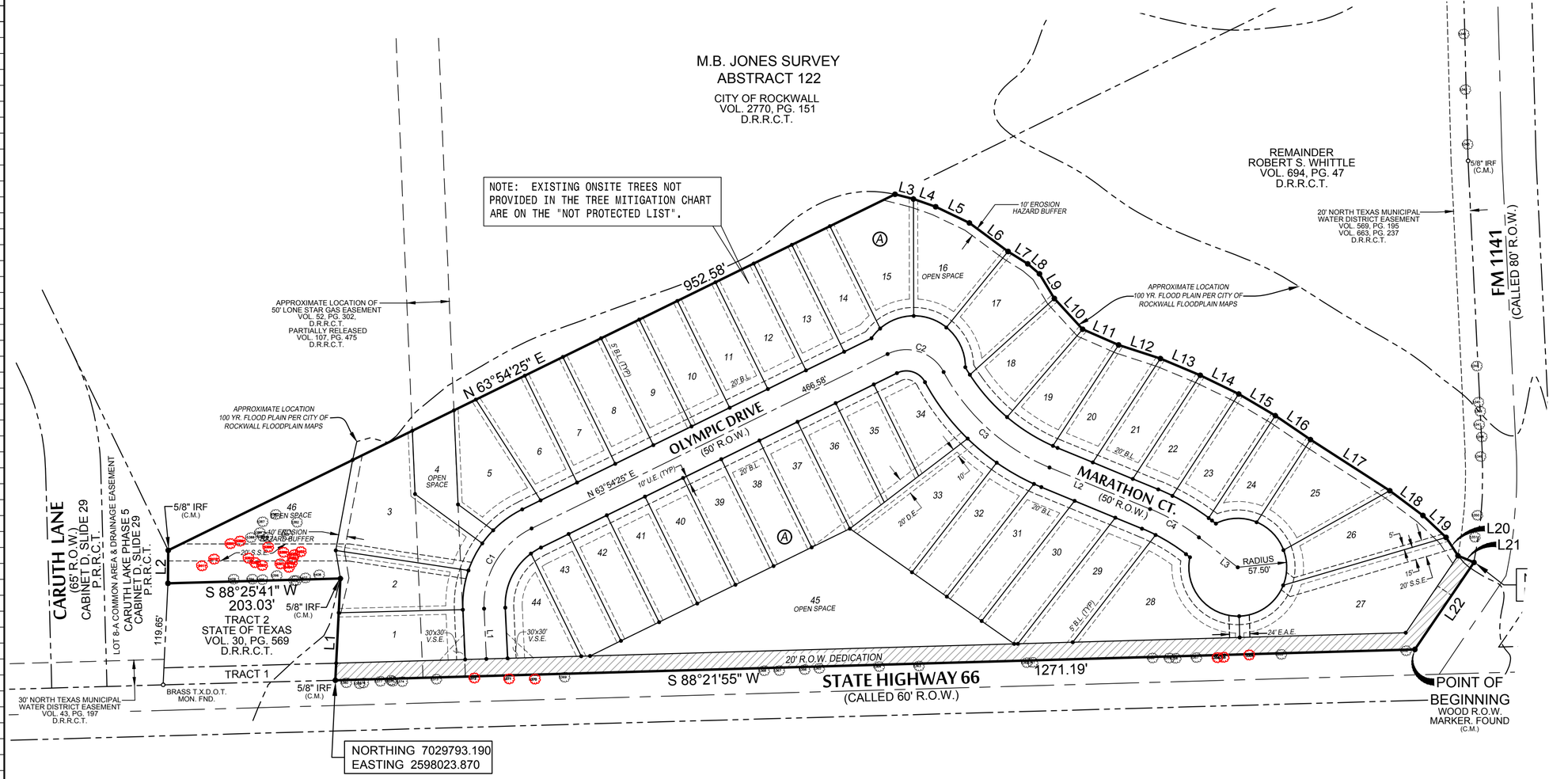
VICINITY MAP

NOT TO SCALE

TREE MITIGATION CHART *

Tag#	Diameter	Type	TO BE REMOVED?	REPLACEMENT DIA.
#5341	5	CEDAR ELM	NO	0
#5342	4	CEDAR ELM	NO	0
#5343	6	CEDAR ELM	NO	0
#5344	12	HACKBERRY	NO	0
#5345	24	HACKBERRY	NO	0
#5346	20	HACKBERRY	NO	0
#5347	12	HACKBERRY	NO	0
#5348	16	HACKBERRY	NO	0
#5349	14	HACKBERRY	NO	0
#5350	12	HACKBERRY	NO	0
#5351	6	CEDAR ELM	NO	0
#5352	16	HACKBERRY	NO	0
#5353	20	HACKBERRY	NO	0
#5354	18	HACKBERRY	YES	9
#5355	18	HACKBERRY	YES	9
#5356	14	HACKBERRY	YES	7
#5357	12	HACKBERRY	NO	0
#5358	20	HACKBERRY	NO	0
#5359	12	HACKBERRY	NO	0
#5360	12	HACKBERRY	NO	0
#5361	16	HACKBERRY	NO	0
#5362	12	CEDAR ELM	NO	0
#5363	24	HACKBERRY	NO	0
#5364	12	HACKBERRY	NO	0
#5365	10	CEDAR ELM	NO	0
#5366	14	CEDAR ELM	NO	0
#5367	24	OAK	NO	0
#5368	12	HACKBERRY	NO	0
#5369	16	OAK	NO	0
#5370	8	OAK	YES	8
#5371	6	CEDAR ELM	YES	6
#5372	8	CEDAR ELM	YES	8
#5373	10	CEDAR ELM	NO	0
#5374	16	OAK	NO	0
#5375	16	OAK	NO	0
#5376	6	OAK	NO	0
#5377	14	OAK	NO	0
#5378	12	HACKBERRY	NO	0
#5379	12	HACKBERRY	NO	0
#5380	12	OAK	NO	0
#5381	24	OAK	NO	0
#5382	12	CEDAR ELM	NO	0
#5383	30	ELM	NO	0
#5384	4	ELM	NO	0
#5385	6	ELM	NO	0
#5386	8	ELM	NO	0
#5387	16	ELM	NO	0
#5388	10	ELM	NO	0
#5389	8	ELM	YES	8
#5390	16	ELM	YES	16
#5391	8	ELM	YES	8
#5392	6	ELM	YES	6
#5393	14	ELM	YES	14
#5394	14	ELM	NO	0
#5395	20	ELM	NO	0
#5396	18	ELM	NO	0
#5397	18	ELM	YES	18
#5398	12	ELM	YES	12
#5399	6	ELM	YES	6
#5400	6	ELM	YES	6
#5401	6	ELM	YES	6
#5402	6	ELM	YES	6
#5403	6	ELM	YES	6
#5404	6	ELM	YES	6
#5405	12	ELM	NO	0
#5406	16	ELM	NO	0
#5407	16	ELM	NO	0
#5408	48	ELM	NO	0
#5409	14	ELM	NO	0
#5410	12	ELM	YES	12
#5411	12	ELM	YES	12
TOTAL CALIPER INCHES TO BE REPLACED==>				189

* NOTE: ONSITE TREES NOT PROVIDED IN THE TREE MITIGATION CHART ARE ON THE "NOT PROTECTED LIST".



TREE MITIGATION NOTE

1. THERE WILL BE A MINIMUM OF TWO, THREE INCH (3") CALIPER TREES PLANTED PER LOT ON LOTS 1-45. ALL TREES PLANTED ARE TO BE FROM THE LIST OF CANOPY AND ACCENT TREES PROVIDED IN ARTICLE 9, SECTION 7.D OF THE CITY OF ROCKWALL UNIFIED LAND DEVELOPMENT CODE.

TREE MITIGATION COMPARISON CHART	
CALIPER INCHES OF TREES TO BE REMOVED	CALIPER INCHES OF TREES TO BE PLANTED
189	270

TREESCAPE PLAN

THE HIGHLANDS

BLOCK A, LOTS 1-46
42 RESIDENTIAL LOTS AND 4 COMMON AREAS
11.655 ACRES

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Owner:
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P.O. BOX 2109
Rockwall, Texas 75087

MSM Project No. 17-1762 | 12-13-2017 | SHEET 1 OF 1

City of Rockwall

Project Plan Review History

Project Number	SP2017-041	**Owner**	RAYBURN COUNTRY ELECTRIC COOPERATIVE	**Applied**	12/15/2017 LM
Project Name	950 Sids Road	**Applicant**	RAYBURN COUNTRY ELECTRIC COOPERATIVE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/15/2017 LM

Site Address	**City, State Zip**	**Zoning**
950 SIDS RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RAYBURN COUNTRY ADDITION	2	A	2	4733-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/15/2017	12/22/2017	12/19/2017	4	APPROVED	
ENGINEERING	Amy Williams	12/15/2017	12/22/2017	12/20/2017	5	COMMENTS	See Comments

(12/20/2017 4:44 PM AW)
See Markups
4% engineering inspection fees
Impact fees
$170,162.51 to be paid in proportionality on Sids or build 24' of roadway along the property
Mims lift station pro-rata = $401.89/acre for the additional acreage over 2.792 acres
Water/Sewer line to be 10' from edge of easement (centered in 20' easement)
Fire hydrants to have 5' clear around (see markup)
Need to show existing flood plain with elevations until new flood study is approved
Fuel area drainage to drain to oil/water separator prior to storm
Test existing paving strength to be able to use as fire lane
Add note: No trees within 5' of any public utility
Need to show trees in detention area
Need to show public utilities on landscape plan to ensure 5' clearance

FIRE	Ariana Hargrove	12/15/2017	12/22/2017	12/20/2017	5	APPROVED	
GIS	Lance Singleton	12/15/2017	12/22/2017	12/20/2017	5	COMMENTS	See comments

(12/20/2017 9:02 AM LS)
Please let staff know if you would prefer individual addresses issued for the new buildings or if you would prefer campus addressing (i.e. 980 Sids Rd, Buildings, A, B, and C)

PLANNING	David Gonzales	12/15/2017	12/22/2017	12/20/2017	5	COMMENTS	See comments

Discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a site plan for an addition to an existing facility on an 18.875-acre tract of land identified as Lots 1, 2 & 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) and Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Wednesday, January 3, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2017-042" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

VARIANCES AND EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:
** The following requests require approval by a simple majority vote of Council**

1. Sec. 6.5.B. Table 3, of Art. VI, of the UDC requires a minimum parking standard of one (1) parking space for each 300 square feet of the gross building area for an office use and one (1) park space for each 1,000 SF of gross building area for a warehouse use. The applicant is providing 69 parking spaces with the remainder [i.e. 65 parking spaces] to be considered for future needs of the operation and requires a variance to the standards as prescribed in the UDC to allow for the future parking to be installed at a later date.

2. Sec. 4.1.A.1, of Art. V, of the UDC – requires exterior walls to consist of 90 percent masonry materials…and shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior…The applicant is using tilt-up wall construction for both buildings and exceeds the 50% use of a cementaceous product on the following elevations as follows: a) Office – south elevation = 66.7% & east elevation = 67.1% and b) Warehouse – north = 59.2%, south = 82.4%, east = 79%, and west = 54%. Exceptions to this requirement may be permitted on a case by case basis by the council upon submission and approval of elevation drawings.

3. Sec. 5.12.C, of Art. VIII, of the UDC requires detention basins to be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

Please address the following Planning Comments for each plan and resubmit revised plans by date requested above:

Site Plan:
1. Re-label all firelanes as "24-ft Firelane, Public Access & Utility Easement".
2. Parking calculations are based on gross building area. There is a conflict between the table and building footprint. Correct table or label of building footprint for the gross area of each building and provide correct parking calculations. Parking required based on the building footprint = 134 spaces. If this amount does to increase by seven (7) spaces, provide the additions parking on the site plan meeting this standard.
3. Based on the parking provided, a variance will be required in order to reduce the minimum amount required. Provide a schedule as to when these parking spaces

will be installed. Variance Required.
4. Delineate and label the required landscape buffer strip along Sids Road.
5. Sec. 2.1.10.1outside storage and/or outside display, of Art. IV, of the UDC requires outdoor storage to be screened to the height of what is being stored from streets and public open space, and from abutting residentially zoned districts, and from an NS, GR, C, DT or RT district. Provide detail of screening fence.

Landscape Plan:
1. Article VIII, Sec. 5.12,C. - requires a minimum of 1 tree per 750 sq. ft. of dry area within the detention pond. Label the detention pond area. Provide the required trees for this area or a variance will be required for not meeting this standard.
2. Delineate and label the required landscape buffer along Sids Road.
3. Provide three (3) caliper inch trees spaced at a minimum of 50-ft intervals along Sids Road.

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 20-ft includes pole, base, fixtures, etc.) per the standards of the UDC. Provide lighting pole detail.
2. In order to reduce glare, foot candle readings are not to exceed 0.2-FC at the property lines. The readings along the east property line exceed this standard. Reduce to meet the UDC standard of 0.2-FC or less.
3. Provide a heavier gray scale that illustrates the property line on plan.

Building Elevations:
1. All mechanical equipment requires screening from rights-of-way and adjacent properties. Indicate location of units and provide detail of screening mechanism to be used.
2. The following requires approval by the City Council as indicated above:
A) To allow for the use of concrete tilt-up wall construction (cementaceous product)
3. The CMU lightweight block is prohibited by the UDC. Provide a different material for mechanical equipment yard.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

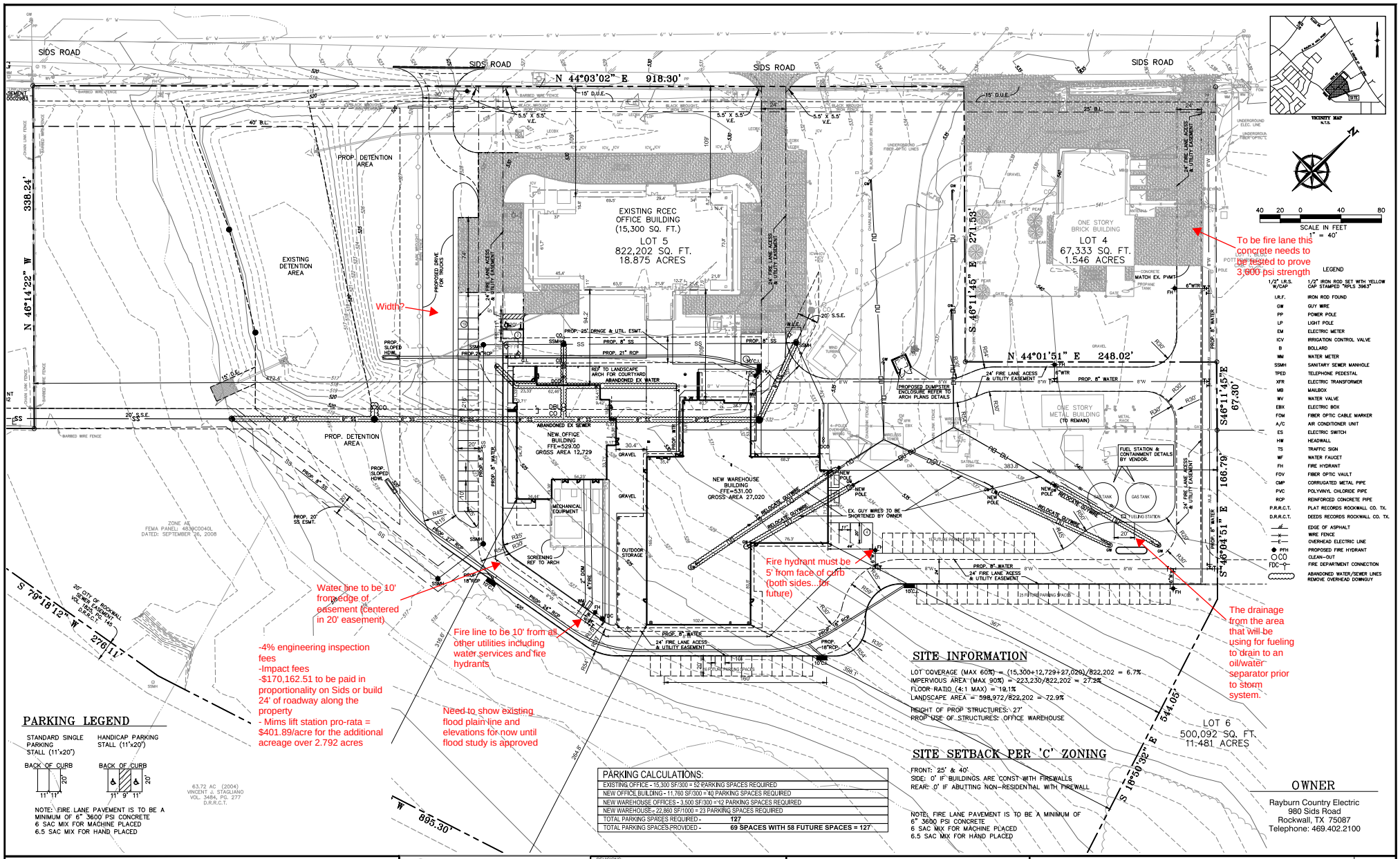
Planning - Work Session: December 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for Discussion]

Architectural Review Board: December 26, 2017 (5:00 p.m.) [Recommendations to applicant for Subsequent meeting]

Planning - Action: January 9, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

Architectural Review Board: January 9, 2017 (5:00 p.m.) [Recommendation to P&Z or (Subsequent meeting if necessary)]

City Council - Action: Tuesday, January 16, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]



PARKING LEGEND

STANDARD SINGLE PARKING STALL (11'x20')

HANDICAP PARKING STALL (11'x20')

BACK OF CURB

BACK OF CURB

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

SITE INFORMATION

LOT COVERAGE (MAX 60%) = (15,300+12,729+27,020)/822,202 = 6.7%
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FLOOR RATIO (4:1 MAX) = 19.1%
LANDSCAPE AREA = 598,972/822,202 = 72.9%

HEIGHT OF PROP STRUCTURES: 27'
PROP USE OF STRUCTURES: OFFICE WAREHOUSE

SITE SETBACK PER 'C' ZONING

FRONT: 25' & 40'
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
6 SAC MIX FOR MACHINE PLACED
6.5 SAC MIX FOR HAND PLACED

PARKING CALCULATIONS:	
EXISTING OFFICE - 15,300 SF/300 = 52 PARKING SPACES REQUIRED	
NEW OFFICE BUILDING - 11,760 SF/300 = 40 PARKING SPACES REQUIRED	
NEW WAREHOUSE OFFICES - 3,500 SF/300 = 12 PARKING SPACES REQUIRED	
NEW WAREHOUSE - 22,860 SF/1000 = 23 PARKING SPACES REQUIRED	
TOTAL PARKING SPACES REQUIRED -	127
TOTAL PARKING SPACES PROVIDED -	69 SPACES WITH 58 FUTURE SPACES = 127

OWNER

Rayburn Country Electric
980 Sids Road
Rockwall, TX 75087
Telephone: 469.402.2100

BENCHMARK:
"X" CUT IN CURB 23'± SOUTH OF EAST DRIVE APPROACH OF EXISTING RAYBURN COUNTRY ELECTRIC BUILDING.

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00114.5
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

DRAWN: TONY | DATE: DEC. 15, 2017
CHECKED: TW | DATE:
PROJECT NO.: 3560
DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

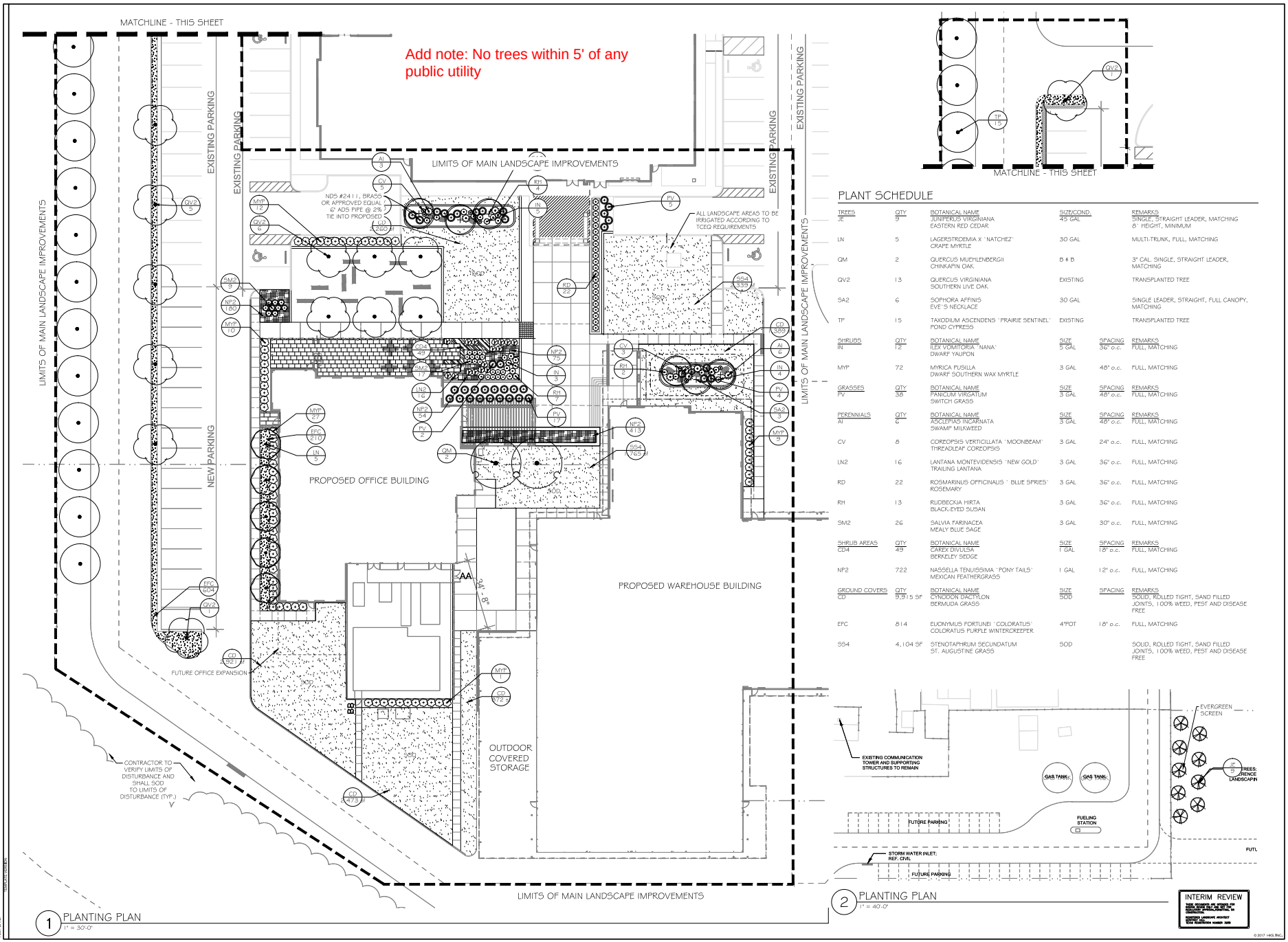
STATE OF TEXAS — TODD D. WINTTERS — 87084 — REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
RAYBURN ELECTRIC COOP. PHASE 2
LOT 2, BLK 1 RAYBURN COUNTRY ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 04 OF 16

Need to show trees in detention area

Need to show public utilities to ensure 5' clearance



PLANT SCHEDULE

	QTY	BOTANICAL NAME	SIZE/COND.		REMARKS
TREES					
JE	9	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL		SINGLE, STRAIGHT LEADER, MATCHING 8' HEIGHT, MINIMUM
LN	5	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	30 GAL		MULTI-TRUNK, FULL, MATCHING
QM	2	QUERCUS MUEHLENBERGII CHINKAPIN OAK	B & B		3" CAL. SINGLE, STRAIGHT LEADER, MATCHING
QV2	13	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	EXISTING		TRANSPLANTED TREE
SA2	6	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL		SINGLE LEADER, STRAIGHT, FULL CANOPY, MATCHING
TP	15	TAXODIUM ASCENDENS 'PRAIRIE SENTINEL' POND CYPRESS	EXISTING		TRANSPLANTED TREE
SHRUBS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
IN	12	ILEX VOMITORIA 'NANA' DWARF YAUPON	5 GAL	36" o.c.	FULL, MATCHING
MYP	72	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	3 GAL	48" o.c.	FULL, MATCHING
GRASSES	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
PV	38	PANICUM VIRGATUM SWITCH GRASS	3 GAL	48" o.c.	FULL, MATCHING
PERENNIALS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
AI	6	ASCLEPIAS INCARNATA SWAMP MILKWEED	3 GAL	48" o.c.	FULL, MATCHING
CV	8	COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS	3 GAL	24" o.c.	FULL, MATCHING
LN2	16	LANTANA MONTEVIDENSIS 'NEW GOLD' TRAILING LANTANA	3 GAL	36" o.c.	FULL, MATCHING
RD	22	ROSMARINUS OFFICINALIS 'BLUE SPIRES' ROSEMARY	3 GAL	36" o.c.	FULL, MATCHING
RH	13	RUDBECKIA HIRTA BLACK-EYED SUSAN	3 GAL	36" o.c.	FULL, MATCHING
SM2	26	SALVIA FARINACEA MEALY BLUE SAGE	3 GAL	30" o.c.	FULL, MATCHING
SHRUB AREAS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
CD4	49	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.	FULL, MATCHING
NP2	722	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	12" o.c.	FULL, MATCHING
GROUND COVERS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
CD	9,915 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
EFC	814	EUONYMUS FORTUNEI 'COLORATUS' COLORATUS PURPLE WINTERCREEPER	4"POT	18" o.c.	FULL, MATCHING
SS4	4,104 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

LANDSCAPE ARCHITECT
PACHECOKOCH
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231

STRUCTURAL ENGINEER
BROCKETTE DAVIS DRAKE
4144 NORTH CENTRAL EXPY SUITE 1100
DALLAS, TX 75204

MEP ENGINEERS
DUNHAM ASSOCIATES, INC.
50 SOUTH SIXTH STREET / SUITE 1100
MINNEAPOLIS, MINNESOTA 55402

TELECOM / AV
TELIOS
146 PAYNE STREET
DALLAS, TX 75207

Rayburn Electric Cooperative

OWNER
RAYBURN ELECTRIC COOPERATIVE
PO BOX 32
ROCKWALL, TX 75087

CIVIL ENGINEER
ENGINEERING CONCEPTS AND DESIGN, L.P.
201 WINDCO CIRCLE, STE.200
WYLIE, TEXAS 75098

SECURITY
KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

KEY PLAN

REVISION NO. | DESCRIPTION | DATE

HKS PROJECT NUMBER
21353

DATE
4 DECEMBER, 2017

ISSUE
90% CD SET

SHEET TITLE
PLANTING PLAN

SHEET NO.
L3.1

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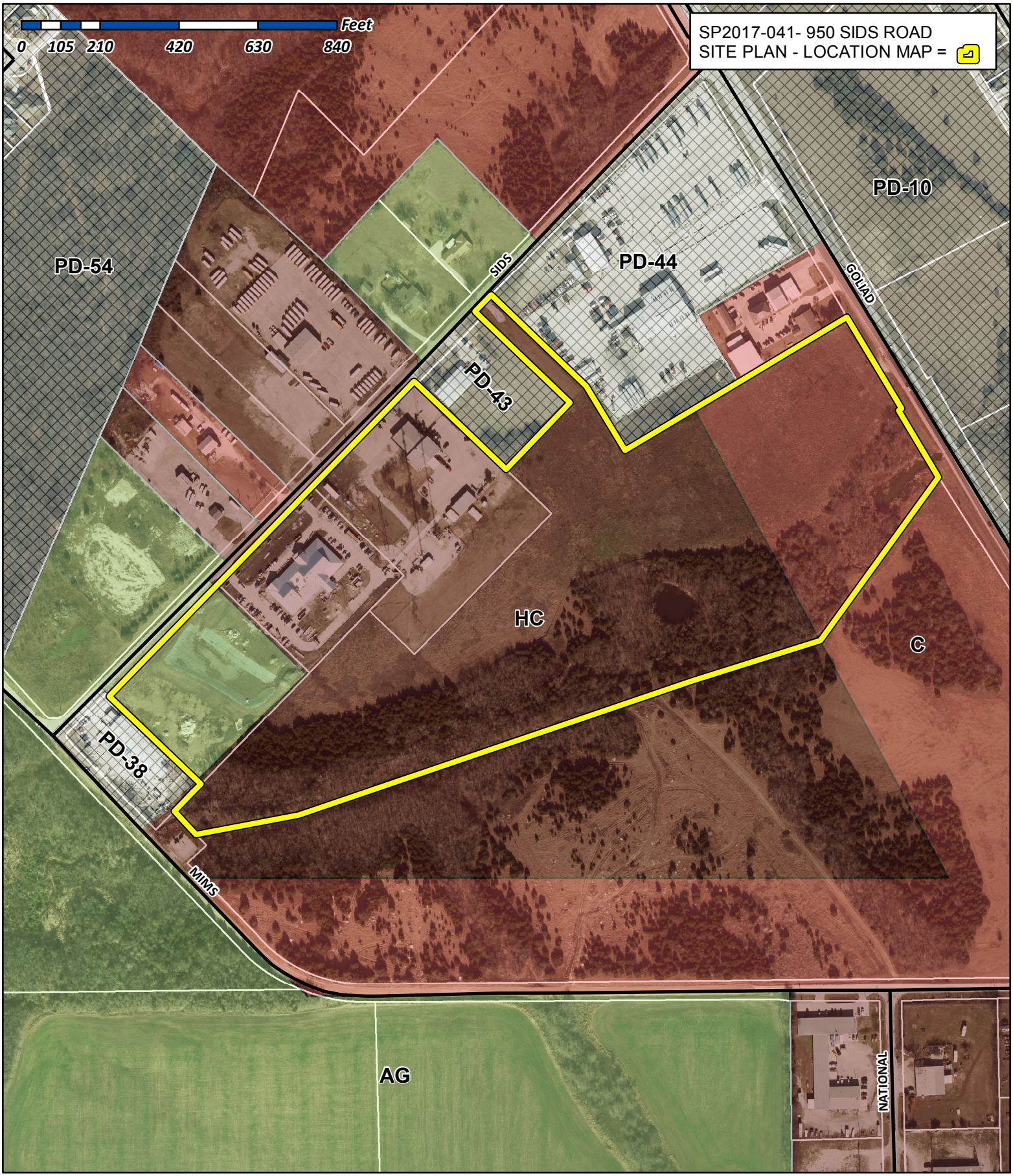

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

SIDS ROAD

N 44°03'02" E 918.30'

SIDS ROAD

SIDS ROAD

SIDS ROAD

N 46°14'22" W 338.24'

S 46°11'45" E 271.53'

N 44°01'51" E 248.02'

S 46°11'45"E 67.30'

S 46°04'51" E 166.79'

S 79°18'12" W 276.11'

S 71°09'28" W 895.30'

S 18°50'32" E 544.05'

EXISTING RCEC OFFICE BUILDING (15,300 SQ. FT.)

LOT 5
822,202 SQ. FT.
18.875 ACRES

ONE STORY BRICK BUILDING

LOT 4
67,333 SQ. FT.
1.546 ACRES

ONE STORY METAL BUILDING (TO REMAIN)

NEW OFFICE BUILDING
FFE=529.00
GROSS AREA 12,729

NEW WAREHOUSE BUILDING
FFE=531.00
GROSS AREA 27,020

LOT 6
500,092 SQ. FT.
11.481 ACRES

LOT 1, BLOC
POTT SHRIGLEY
CAB. C, SL
P.R.R.C.T.

EXISTING DETENTION AREA

PROP. DETENTION AREA

PROP. DETENTION AREA

PROPOSED DRIVE FOR TRUCKS

24' FIRE LANE ACESS & UTILITY EASEMENT

PROP. 25' DRNGE & UTIL. ESMT.

PROP. 8" SS

PROP. 21" RCP

PROP. 24" RCP

PROP. 18" RCP

PROP. 27" RCP

PROP. SLOPED HDWL

REF. TO LANDSCAPE ARCH FOR COURTYARD

ABANDONED EX WATER

ABANDONED EX SEWER

PROP. 8" WATER

PROP. WTR

PROP. 6" WATER

PROP. 20' SS ESMT.

20' S.S.E.

20' S.S.S.E.

15' D.U.E.

30' U.E.

W.L.E.

5.5' X 5.5' V.E.

PROPOSED DUMPSTER ENCLOSURE REFER TO ARCH PLANS DETAILS

MECHANICAL EQUIPMENT

SCREENING REF TO ARCH

OUTDOOR STORAGE

GRAVEL

WIND TURBINE

WIRELESS TOWER

SATELLITE DISH

GAS TANKS

FUEL STATION & CONTAINMENT DETAILS BY VENDOR.

FUEL STATION

NEW POLE

EX. GUY WIRES TO BE SHORTENED BY OWNER

RELOCATE GUYWIRE

15 FUTURE PARKING SPACES

25 FUTURE PARKING SPACES

16 FUTURE PARKING SPACES

MATCH EX. PVMT

6"WTR

PROPANE TANK

CONCRETE

ANTENNA

MB

UNDERGROUND FIBER OPTIC LINES

UNDERGROUND ELEC. LINE

UNDERGROUND FIBER OPTIC LINE

ZONE AE
FEMA PANEL: 4839C0040L
DATED: SEPTEMBER 26, 2008

ZONE A
FEMA PANEL: 4839C0040L
DATED: SEPTEMBER 26, 2008

20' CITY OF ROCKWALL SEWER EASEMENT VOL. 182, PG. 145 D.R.R.C.T.

63.72 AC. (2004)
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

316.6'

264.8'

367'

398.1'

160'

102.4'

76.3'

68.3'

383.8'

472.4'

216'

338.24'

271.53'

67.30'

166.79'

544.05'

VICINITY MAP
N.T.S.

SITE

SCALE IN FEET
1" = 40'

40 20 0 40 80

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
GW	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
ICV	IRRIGATION CONTROL VALVE
B	BOLLARD
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
XFR	ELECTRIC TRANSFORMER
MB	MAILBOX
WV	WATER VALVE
EBX	ELECTRIC BOX
FOM	FIBER OPTIC CABLE MARKER
A/C	AIR CONDITIONER UNIT
ES	ELECTRIC SWITCH
HW	HEADWALL
TS	TRAFFIC SIGN
WF	WATER FAUCET
FH	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
P.R.R.C.T.	PLAT RECORDS ROCKWALL CO. TX.
D.R.R.C.T.	DEEDS RECORDS ROCKWALL CO. TX.
	EDGE OF ASPHALT
	WIRE FENCE
	OVERHEAD ELECTRIC LINE
PFH	PROPOSED FIRE HYDRANT
CO	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTION
	ABANDONED WATER/SEWER LINES REMOVE OVERHEAD DOWNGUY

PARKING LEGEND

STANDARD SINGLE PARKING STALL (11'x20')

BACK OF CURB

11' 11' 20'

HANDICAP PARKING STALL (11'x20')

BACK OF CURB

11' 9' 11' 20'

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE
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6.5 SAC MIX FOR HAND PLACED

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ENGINEERINGCONCEPTS & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

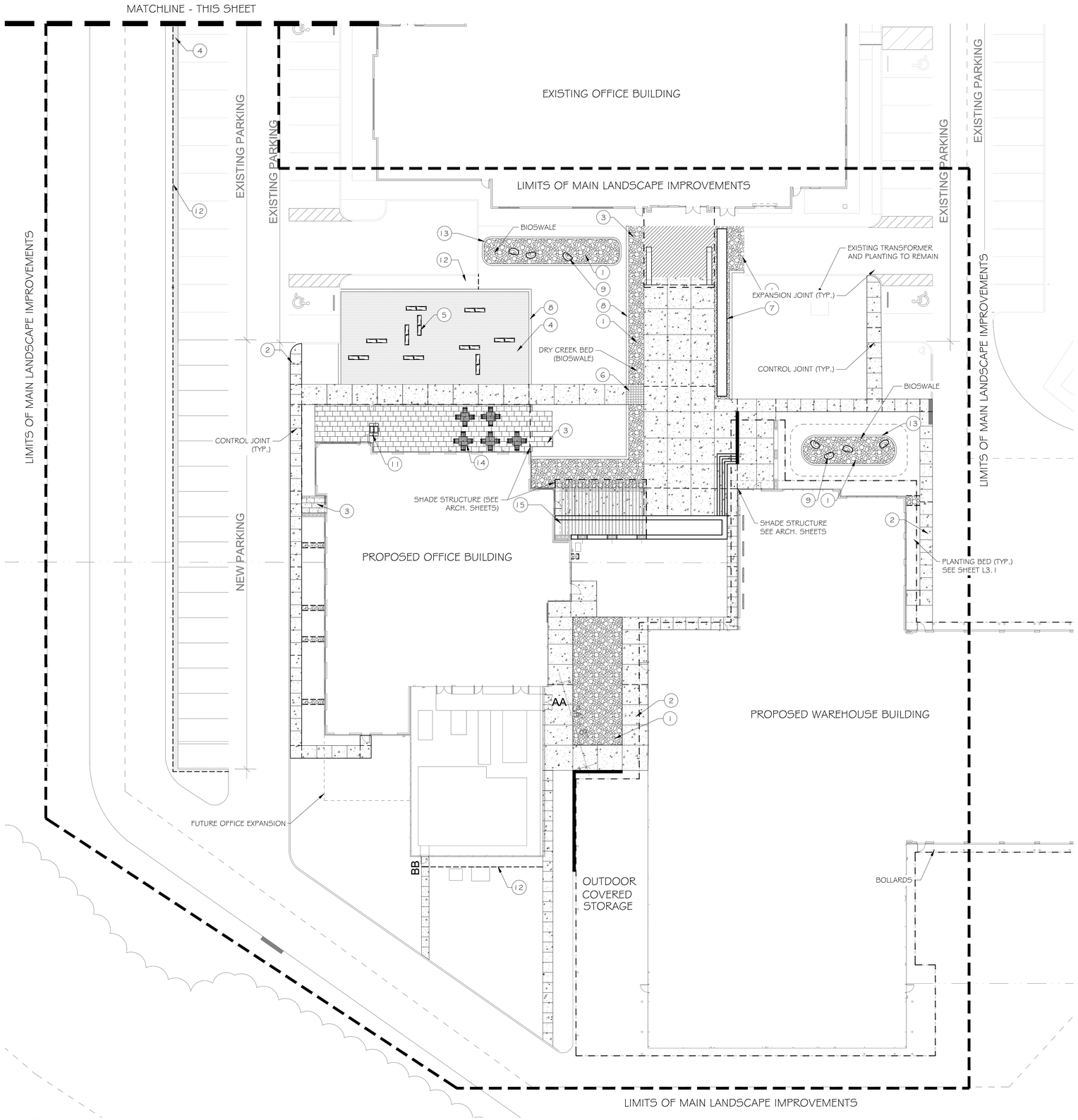
DRAWN: TONY | DATE: DEC. 15, 2017
CHECKED: TW | DATE:
PROJECT NO.: 3560
DWG FILE NAME:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.

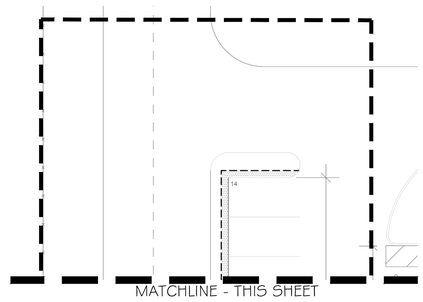
STATE OF TEXAS
TODD D. WINTERS
87085
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
RAYBURN ELECTRIC COOP. PHASE 2
LOT 2, BL 1 RAYBURN COUNTRY ADDITION
CITY OF ROCWALL, ROCWALL COUNTY, TEXAS

SHEET 04 OF 16



1 LAYOUT PLAN
1" = 30'-0"



LAYOUT & DIMENSION GENERAL NOTES

1. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
2. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION OR INSTALLATION. NOTIFICATION SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO REVIEW.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
4. THE CONTRACTOR SHALL EXAMINE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
5. ALL DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. HANDICAP RAMPS TO BE LOCATED AND INSTALLED AS SHOWN IN DRAWINGS. CONTRACTOR SHALL ENSURE THAT ALL TAS/ADA GUIDELINES ARE FOLLOWED.
7. REINFORCEMENT SHALL BE PROVIDED IN THE CONCRETE IMPROVEMENTS AS SHOWN WITHIN THE CONSTRUCTION DETAILS AND SPECIFICATIONS AND SHALL BE INSTALLED CONTINUOUS THROUGH CONTROL JOINTS, AND PER DETAIL DRAWINGS FOR THE EXPANSION JOINTS.
8. EXPANSION JOINT AND CONTROL JOINT SPACING SHALL BE LOCATED AS SHOWN ON PLANS AND DETAILS.
9. CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT WHERE PROPOSED CONCRETE MEETS EXISTING WALKS OR CURBS.
10. GRADING IMPROVEMENTS HAVE BEEN DESIGNED WITH THE INTENT OF THE FOLLOWING GUIDELINES:
    - ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% IN THE DIRECTION OF THE DOWNHILL SIDE.
    - THE RUNNING SLOPE OF THE WALKS SHALL BE NO GREATER THAN 5%.
    - ALL GRADES SHALL BE FINISHED TO A SMOOTH, FLOWING CONTOUR, MAINTAINING FLOW PATTERNS THAT ALLOW THE WATER TO FLOW FROM PLANTED AREAS, ACROSS PAVED AREAS TO DRAINAGE COLLECTION POINTS AS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
11. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
12. THE CONTRACTOR IS TO LOCATE, DOCUMENT, AND PROTECT ALL CONTROL BENCH MARKS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
13. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
14. IF DISCREPANCIES BETWEEN PLANS, SPECIFICATIONS AND MATERIAL/FURNISHING SCHEDULES SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY ANSWER WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION.

HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	MINI COBBLE (2"-4") BY DFW STONE SUPPLY OR APPROVED EQUAL 3" DEPTH	5/L1.2
2	4" REINFORCED PEDESTRIAN CONCRETE BROOM FINISH	1/L1.2
3	SAWN CUT STONE 2'X3'X3" MATTED FINISH, NATURAL CONTRACTOR SHALL PROVIDE MOCK-UP	2/L1.2
4	NON-STABILIZED DECOMPOSED GRANITE BY DFW STONE SUPPLY OR APPROVED EQUAL	3/L1.2
5	LEUDER BLOCK (LIMESTONE) 18"W"X9"L 18" H BY DFW STONE SUPPLY OR APPROVED EQUAL	4/L1.2
6	CUSTOM GRATE `JANIS` POWDER COAT WITH BAKED ON OIL FINISH BY IRON AGE DESIGNS OR APPROVED EQUAL	10/L1.2
7	CORTEN PLANTER CONTRACTOR TO SUBMIT SHOP DRAWING	8/L1.2
8	12" CONCRETE MOW CURB	5/L3.2
9	DECORATIVE LANDSCAPE BOULDERS 3'X3'X3' (SANDSTONE) BY DFW STONE SUPPLY OR APPROVED EQUAL	
11	RELOCATED GRILL, EMBEDED IN 3` HEIGHT WALL VENEER TO MATCH BUILDING	
12	STEEL EDGING	7/L3.2
13	8" CONCRETE MOW CURB @ BIOSWALE	6/L3.2
14	ANOVA BH1840SB [42"] SQUARE TABLE WITH BAMBOO PLANKS AND FOUR SWIVEL SEATS, PORTABLE/ SURFACE MOUNT	

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER KOCH
TEXAS REGISTRATION NUMBER 3208

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HKS

ARCHITECT
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350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

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SECURITY
KELLTECH SYSTEMS
2810 CANTON STREET
DALLAS, TEXAS 75226

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

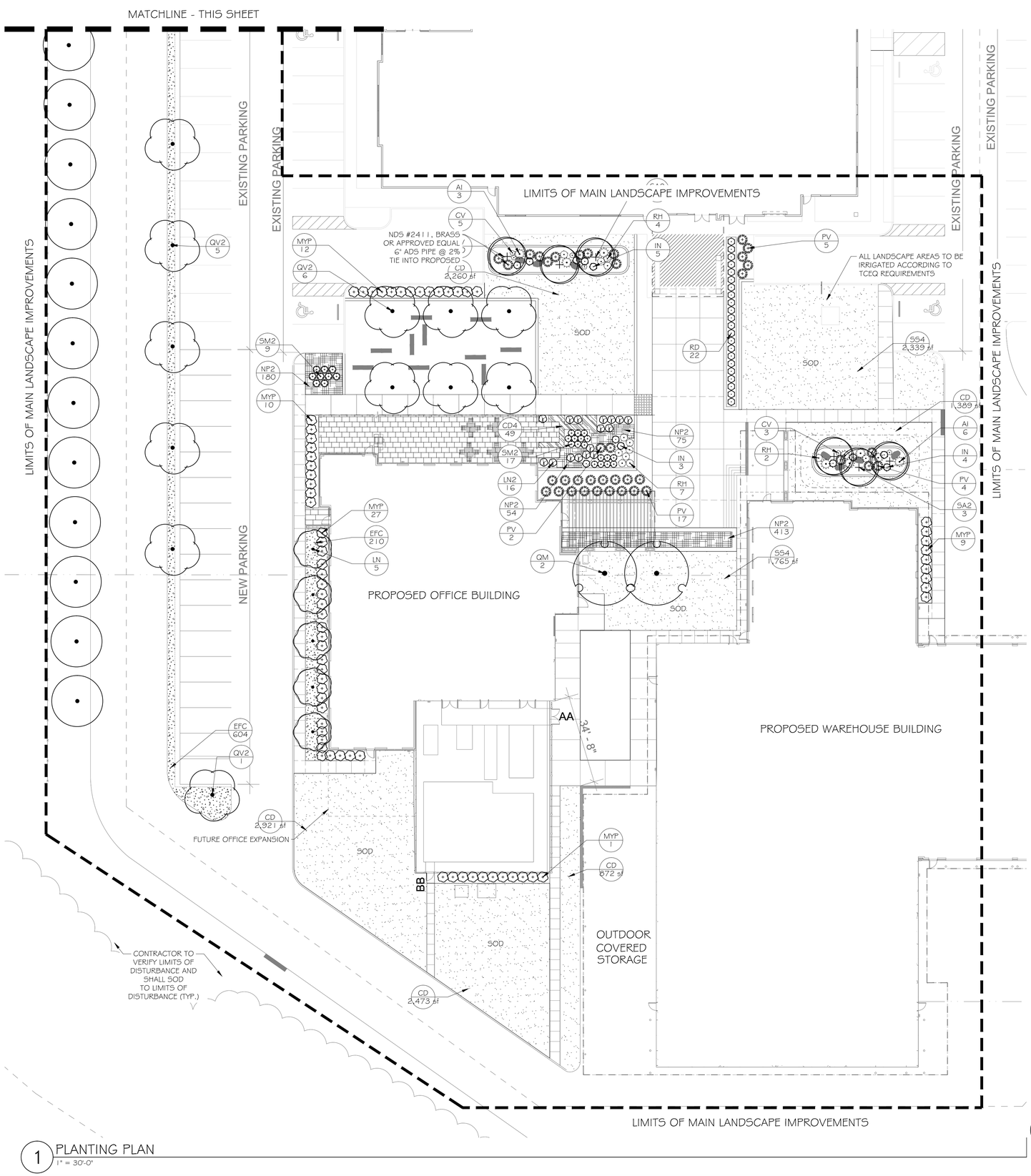
DATE
4 DECEMBER, 2017

ISSUE
90% CD SET

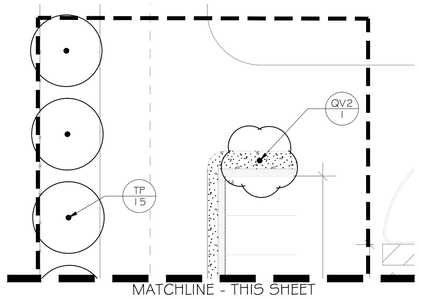
SHEET TITLE
LAYOUT PLAN

SHEET NO.
L1.1

PLOT DATE:
TEMPLATE VERSION:



1 PLANTING PLAN
1" = 30'-0"



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	SIZE/COND.	REMARKS
JE	9	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL	SINGLE, STRAIGHT LEADER, MATCHING 8` HEIGHT, MINIMUM
LN	5	LAGERSTROEMIA X `NATCHEZ` CRAPE MYRTLE	30 GAL	MULTI-TRUNK, FULL, MATCHING
QM	2	QUERCUS MUEHLENBERGII CHINKAPIN OAK	B & B	3" CAL. SINGLE, STRAIGHT LEADER, MATCHING
QV2	13	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	EXISTING	TRANSPLANTED TREE
SA2	6	SOPHORA AFFINIS EVE'S NECKLACE	30 GAL	SINGLE LEADER, STRAIGHT, FULL CANOPY, MATCHING
TP	15	TAXODIUM ASCENDENS `PRAIRIE SENTINEL` POND CYPRESS	EXISTING	TRANSPLANTED TREE

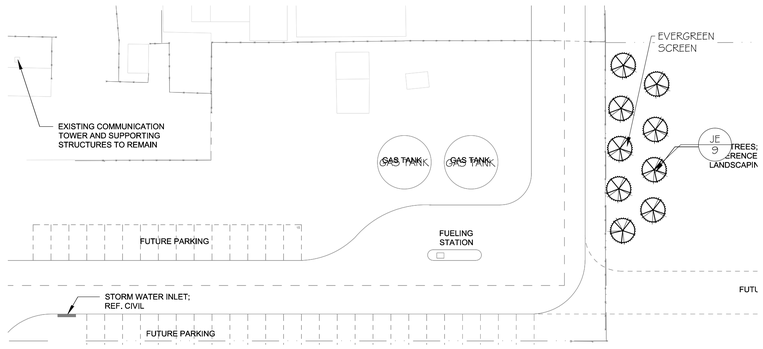
SHRUBS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
IN	12	ILEX VOMITORIA `NANA` DWARF YAUPON	5 GAL	36" o.c.	FULL, MATCHING
MYP	72	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	3 GAL	48" o.c.	FULL, MATCHING

GRASSES	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
PV	38	PANICUM VIRGATUM SWITCH GRASS	3 GAL	48" o.c.	FULL, MATCHING

PERENNIALS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
AI	6	ASCLEPIAS INCARNATA SWAMP MILKWEED	3 GAL	48" o.c.	FULL, MATCHING
CV	8	COREOPSIS VERTICILLATA `MOONBEAM` THREADLEAF COREOPSIS	3 GAL	24" o.c.	FULL, MATCHING
LN2	16	LANTANA MONTEVIDENSIS `NEW GOLD` TRAILING LANTANA	3 GAL	36" o.c.	FULL, MATCHING
RD	22	ROSMARINUS OFFICINALIS ` BLUE SPRIES` ROSEMARY	3 GAL	36" o.c.	FULL, MATCHING
RH	13	RUDBECKIA HIRTA BLACK-EYED SUSAN	3 GAL	36" o.c.	FULL, MATCHING
SM2	26	SALVIA FARINACEA MEALY BLUE SAGE	3 GAL	30" o.c.	FULL, MATCHING

SHRUB AREAS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
CD4	49	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.	FULL, MATCHING
NP2	722	NASSELLA TENUISSIMA `PONY TAILS` MEXICAN FEATHERGRASS	1 GAL	12" o.c.	FULL, MATCHING

GROUND COVERS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
CD	9,915 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
EFC	814	EUONYMUS FORTUNEI `COLORATUS` COLORATUS PURPLE WINTERCREEPER	4"POT	18" o.c.	FULL, MATCHING
SS4	4,104 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE



2 PLANTING PLAN
1" = 40'-0"

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
GEOFFREY HALL
TEXAS REGISTRATION NUMBER 3208

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KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
21353

DATE
4 DECEMBER, 2017

ISSUE
90% CD SET

SHEET TITLE
PLANTING PLAN

SHEET NO.
L3.1

LANDSCAPE REQUIREMENTS TABLE

SITE DATA - CITY OF ROCKWALL (OFFICE)		
GROSS LOT AREA: (MAIN LANDSCAPE IMPROVEMENTS): 136,730 SF		
MANDATORY REQUIREMENTS	REQUIRED	PROVIDED
LANDSCAPE BUFFER STRIP	N/A	N/A
SCREENING OF OFF STREET LOADING DOCKS	N/A	N/A
ACCEPTABLE LANDSCAPE MATERIALS		
*LARGE TREES MINIMUM 3" CALIPER, SHRUBS MINIMUM 3 GAL.	YES	YES
SCREENING FROM RESIDENTIAL USES	N/A	N/A
STREET LANDSCAPING / R.O.W. LANDSCAPING	N/A	N/A
PARKING LOT LANDSCAPING		
ANY PARKING LOT MORE THAN TWO ROWS OF SPACES SHALL HAVE A MINIMUM OF 5 PERCENT OF INTERIOR LOT LANDSCAPING (8,257 SF X .05)	413 SF	2,014 SF
MINIMUM SQUARE FOOTAGE OF LANDSCAPING: 10 PERCENT (136,730 SF X .10) = 13,673 SF	13,673 SF	25,380 SF

*ALL TREES ARE TRANSPLANT TREES. SEE SHEET LO.1 TREESCAPE PLAN

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP 2/3 OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. IF DISCREPANCIES WITH THE PLAN AND PLANTING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY CONFLICTS BETWEEN UNDERGROUND UTILITIES & PLANTING, THE PROJECT LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE CONFLICT AND PROVIDE A SOLUTION BEFORE PLANTING MATERIAL IS INSTALLED.
11. ALL TREES TO BE MATCHED, WELL BRANCHING AND WITH A STRONG CENTRAL LEADER.
12. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSATISFACTORY PLANTS INCLUDING UNAPPROVED SUBSTITUTIONS, DEAD OR DYING PLANTS, AND/OR UNDER SIZED PLANTS PRIOR TO SUBSTANTIAL COMPLETION.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM
14. 14. ALL PLANT BEDS GREATER THAN 10:1 SLOPE OR RECEIVING SHEET DRAINAGE, TO HAVE 2"-4" DIA COBBLE MULCH. ALL OTHER AREAS TO RECEIVE CEDAR MULCH.

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
GEOFFREY HALL
TEXAS REGISTRATION NUMBER 3208

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KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
21353

DATE
4 DECEMBER, 2017

ISSUE
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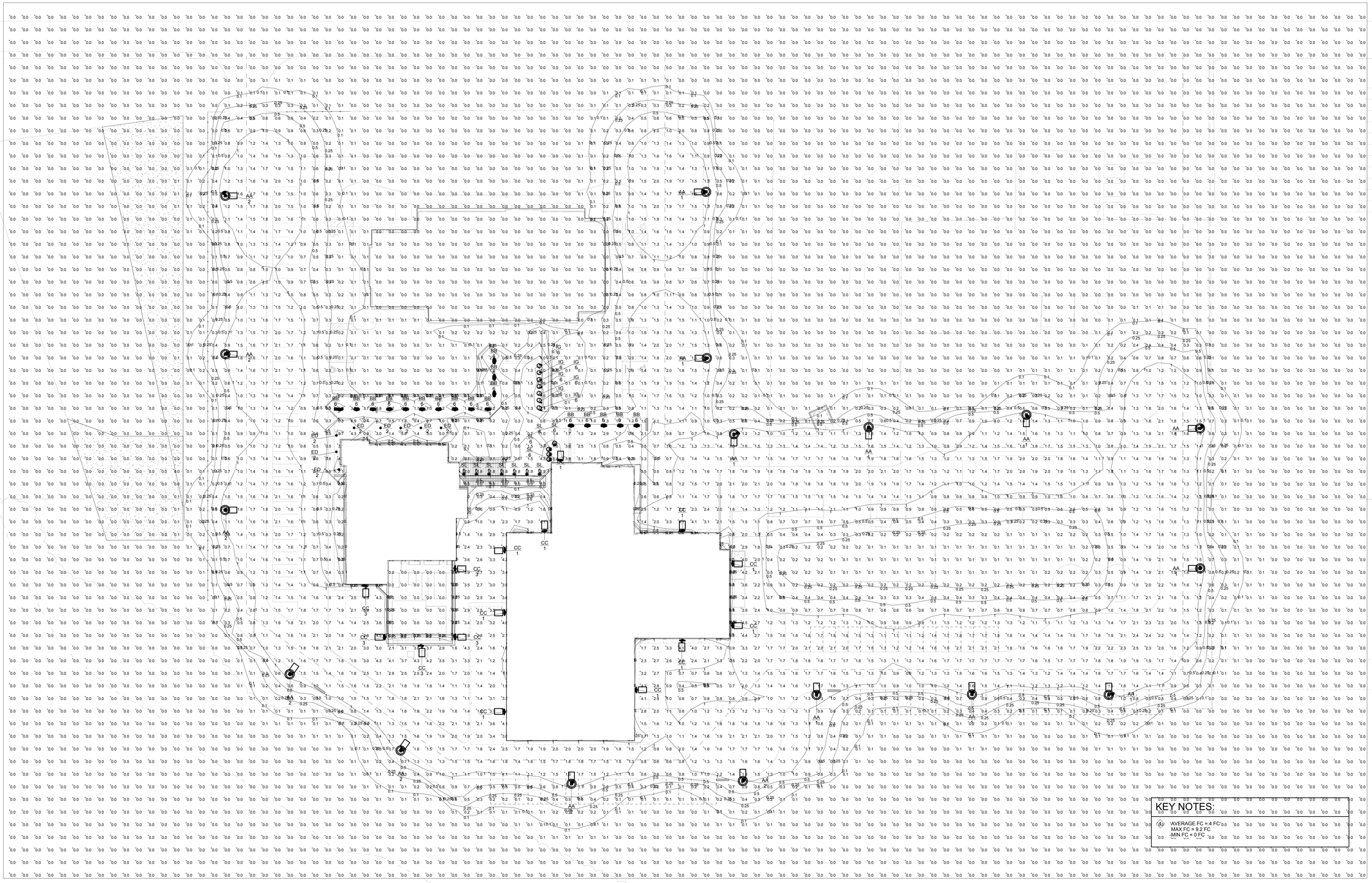
SHEET TITLE
PLANTING PLAN NOTES

SHEET NO.
L3.2



1 SITE ELECTRICAL - LIGHTING FOOT CANDELS
1" = 30'-0"

FIXTURE LETTER	FIXTURE STYLE	VOLTAGE	MOUNTING	LAMPS		BALLAST/ DRIVER	FIXTURE MAX VA	CONTROL MEDIA (LENS, LOUVER, ETC.)	MANUFACTURER'S SERIES NUMBER	FIXTURE DESCRIPTION	POLE DESCRIPTION								BASE DESCRIPTION						NOTES
				TYPE	COLOR						POLE LENGTH	POLE SHAPE	POLE MATERIAL	POLE COLOR/ FINISH	FIXTURE MOUNTING	SUPPORTS CCTV CAMERA (EPA RATING)	SUPPORTS FLAG OR BANNER (EPA RATING)	INTEGRAL DUPLEX RECEPTACLE	VIBRATION DAMPERS	FOUNDATION	BASE HEIGHT ABOVE GRADE	BASE DEPTH BELOW GRADE	BASE DIAMETER	VERTICAL REBARS	REBAR TIES	
AA	POLE MOUNT LIGHT - SINGLE HEAD	277V	POLE	LED 12882 MIN/LUM	4000 K	-	134	PRECISION MOLDED ACRYLIC FORWARD THROW LENS WITH HOUSE SIDE SHIELD. FULL CUT OFF.	LITHONIA CSX1 LED 60C OR APPROVED EQUAL	FULL CUT OFF POLE MOUNTED SITE LIGHT. BROWN.	30'	SQUARE		BROWN	BOLTED	NO	NO	NO	NO	-	-	-	-	-	-	1
BB	ROUND BOLLARD	277V	GROUND	LED 800 MIN/LUM	4000 K	-	16	ASYMETRIC OPTIC, 360 DEGREE	LITHONIA KBD8 LED 12C OR APPROVED EQUAL	350mA DRIVER, FULL CUT OFF BOLLARD MOUNTED FIXTURE, BROWN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CC	BUILDING MOUNT LIGHT	277V	BUILDING	LED 4300 MIN/LUM	4000 K	-	36	TYPE 2 SHORT OPTIC	LITHONIA DSXW2 LED 20C OR APPROVED EQUAL	350 Ma DRIVER, FULL CUT OFF BUILDING MOUNTED FIXTURE, BROWN.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
ED	6" DIAMETER RECESSED DOWNLIGHT	277V	RECESSED	LED 700 MIN/LUM	4000 K	-	11	WEATHER PROOF TRIM	PRESCOLITE #LF6 SERIES; ATLANTIC #LED6 SERIES; WILLIAMS #L60 SERIES	6" DOWNLIGHT, DAMP LOCATION, IC RATED WITH WEATHER PROOF TRIM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IG	ROUND INGRADE FIXTURE	277V	RECESSED CONCRETE WALK WAY	LED 400 MIN/LUM	4000 K	-	10	FLAT CLEAR LENS, ANTI-SLIP, WIDE FLOOD	HYDREL PDX7 OR APPROVED EQUAL	OUTDOOR LED ROUND INGRADE FIXTURE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SL	ROUND STEP LIGHT	277V	RECESSED IN WALL	LED 400 MIN/LUM	4000 K	-	10	POLYCARBONITE LENS	LITHONIA OLSR OR APPROVED EQUAL	OUTDOOR LED ROUND STEP LIGHT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

PLOT DATE: 12/15/2017 2:27:17 PM TEMPLATE VERSION: 3.0.0.20170823

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20 DECEMBER 2017

STATE OF TEXAS
JAY ROHKOHL
88008
LICENSED
PROFESSIONAL ENGINEER

Firm License No. F-1115

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

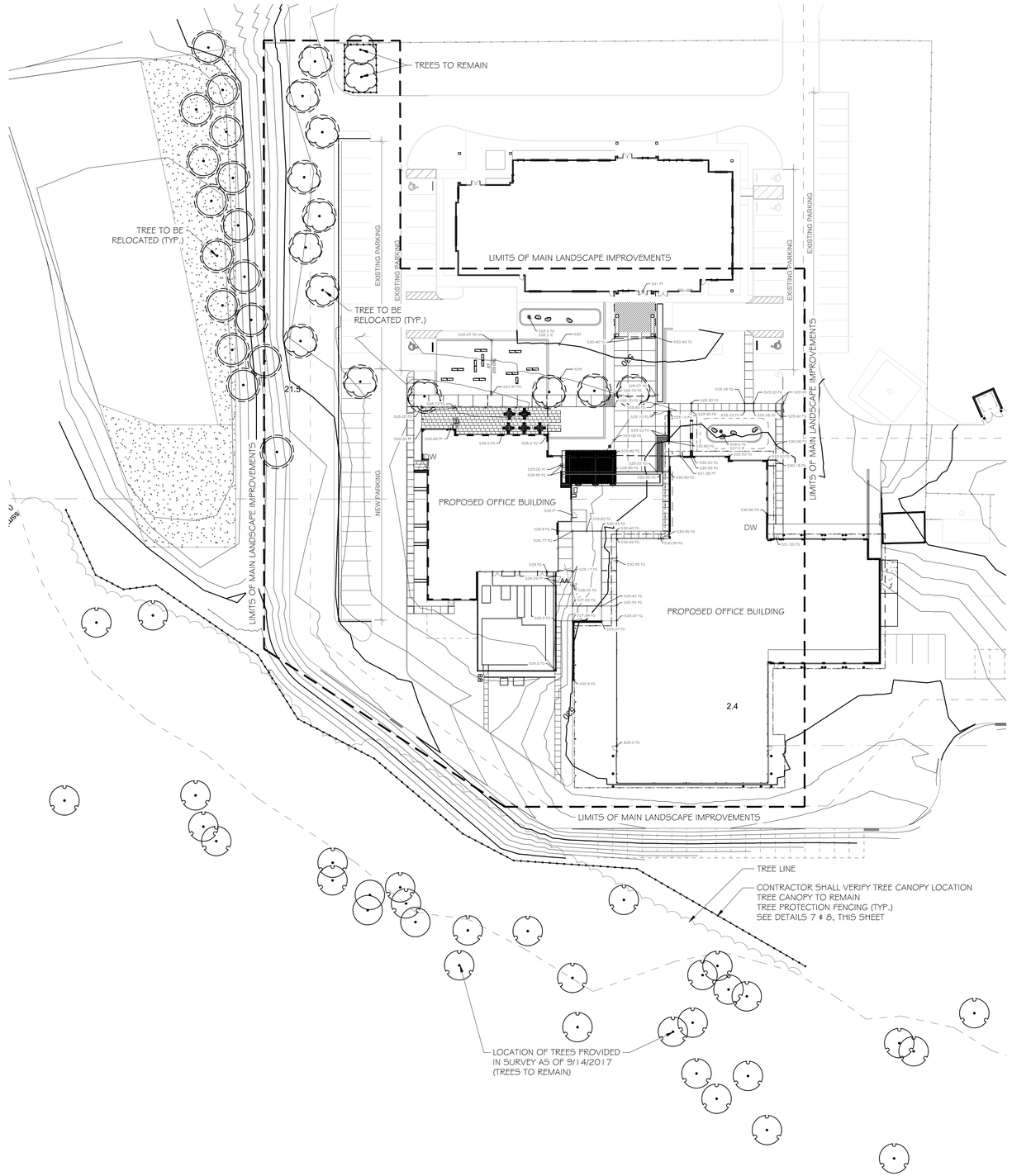
HKS PROJECT NUMBER
21353

DATE
20 DECEMBER 2017

ISSUE
ISSUED FOR PERMIT

SHEET TITLE
SITE PLAN - LIGHTING PHOTOMETRICS

SHEET NO.
E1.31



LEGEND

- TREES PROVIDED IN SURVEY AS OF 9/14/2017 (TREES TO REMAIN)
- TAXODIUM DISTICHUM POND CYPRESS ±3" - TO BE TRANSPLANTED SEE SHEET L3.1 FOR LOCATIONS
- QUERCUS VIRGINIANA LIVE OAK ±3" - TO BE TRANSPLANTED SEE SHEET L3.1 FOR LOCATIONS
- TREE PROTECTION FENCING SEE THIS SHEET FOR DETAILS

0 15 30 60 90

GRAPHIC SCALE IN FEET

TREE PRESERVATION GENERAL NOTES

1. PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.

   A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

   B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

   C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

   D. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF CLEARING UNDERBRUSH, ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

   E. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ADMINISTRATOR.

   F. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.

2. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ADMINISTRATOR.

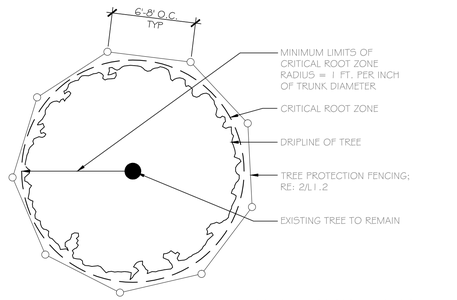
3. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING WITHOUT LIMITATION RESIDENTIAL, COMMERCIAL, AND MUNICIPAL/PUBLIC DOMAIN PROJECTS).

   A. PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

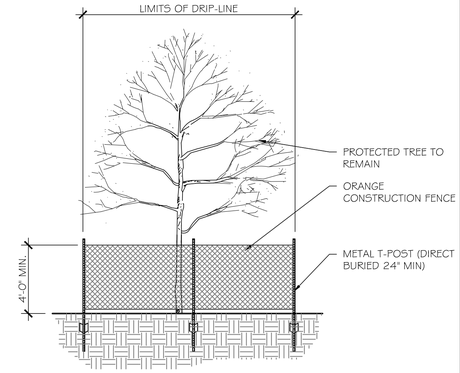
   B. TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.

   C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.

4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.



1 TREESCAPE PLAN
1" = 40'-0"

1 TREE PROTECTION FENCING - PLAN VIEW
N.T.S

2 TREE PROTECTION FENCING
3/4" = 1'-0"

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KEY PLAN

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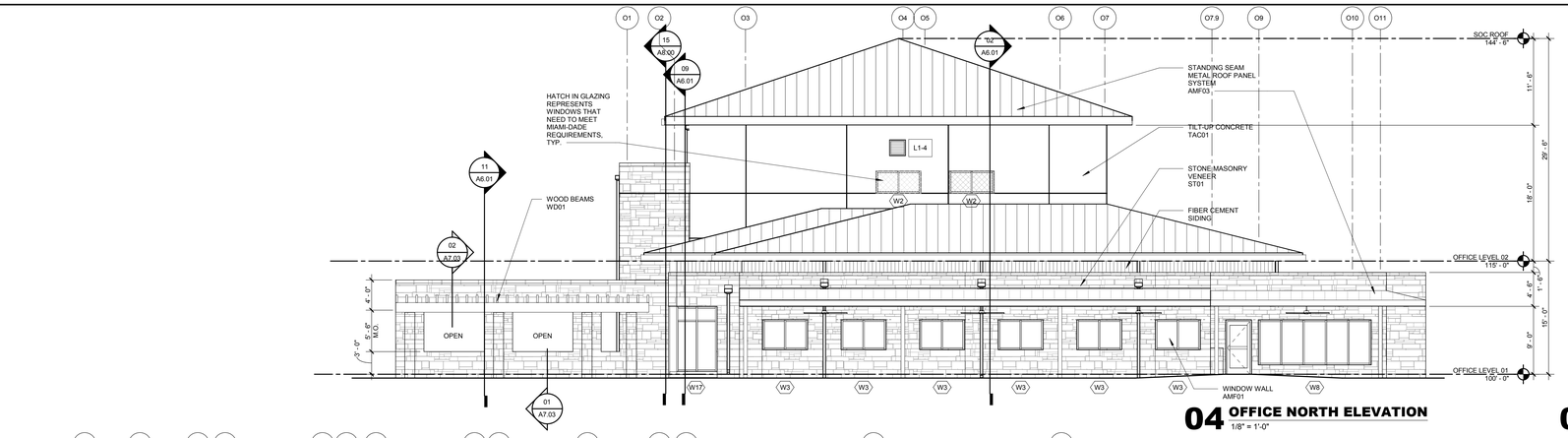
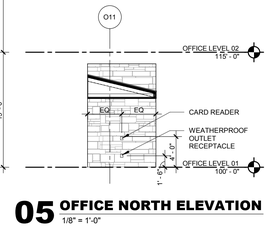
SHEET TITLE
TREESCAPE PLAN

SHEET NO.
L0.1



04 OFFICE NORTH ELEVATION
1/8" = 1'-0"



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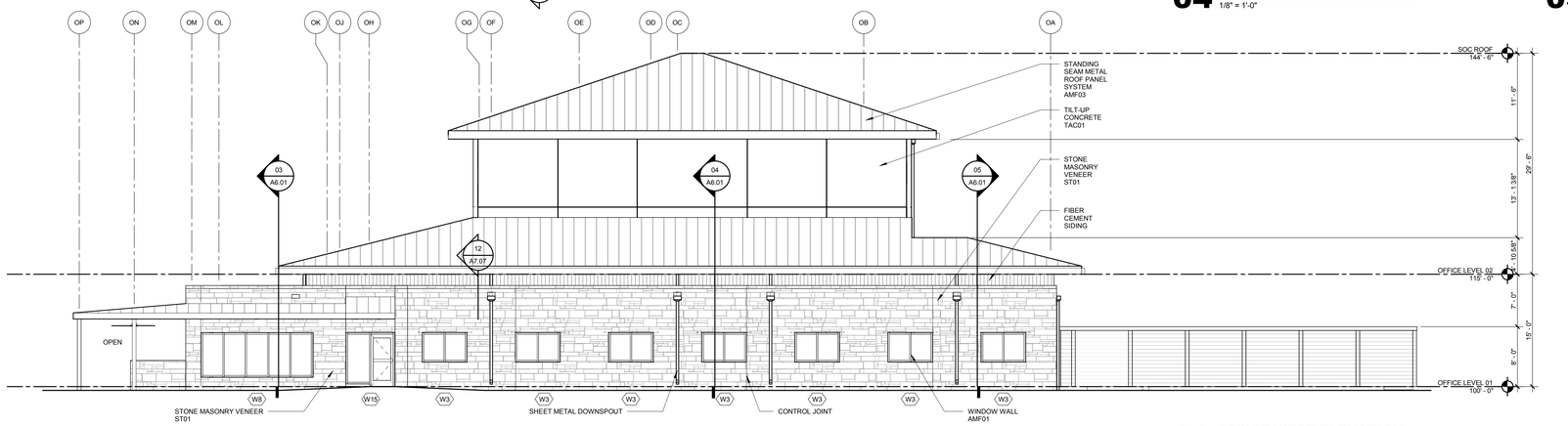
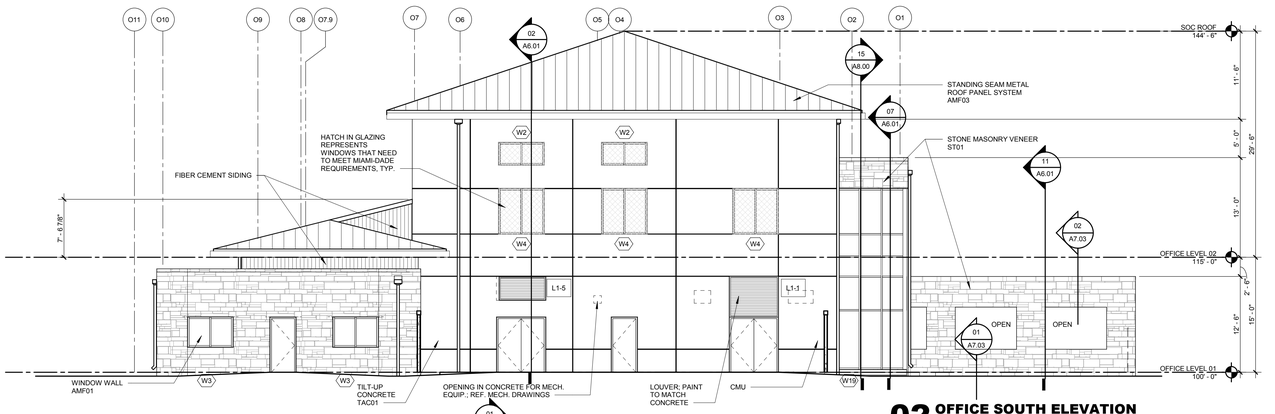
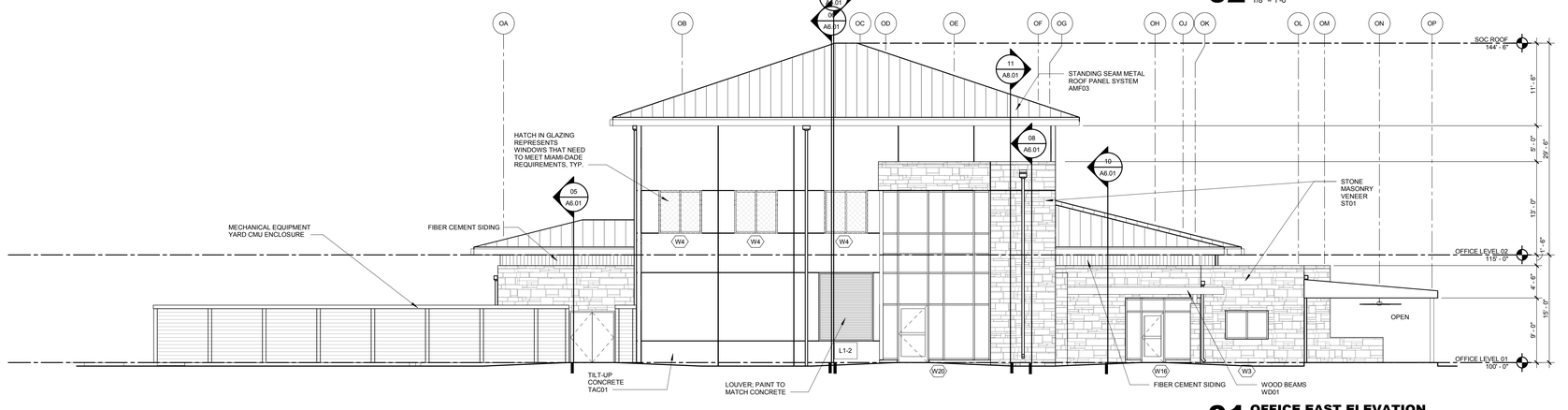


03 OFFICE WEST ELEVATION
1/8" = 1'-0"



02 OFFICE SOUTH ELEVATION
1/8" = 1'-0"



01 OFFICE EAST ELEVATION
1/8" = 1'-0"

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SHEET TITLE
OFFICE ELEVATIONS

SHEET NO.
A5.01

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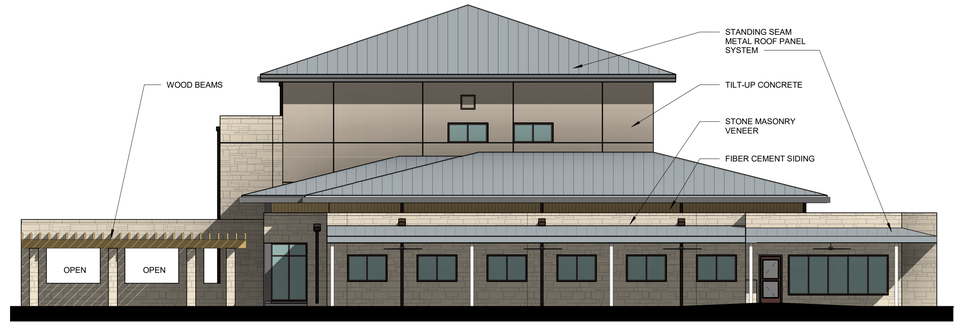
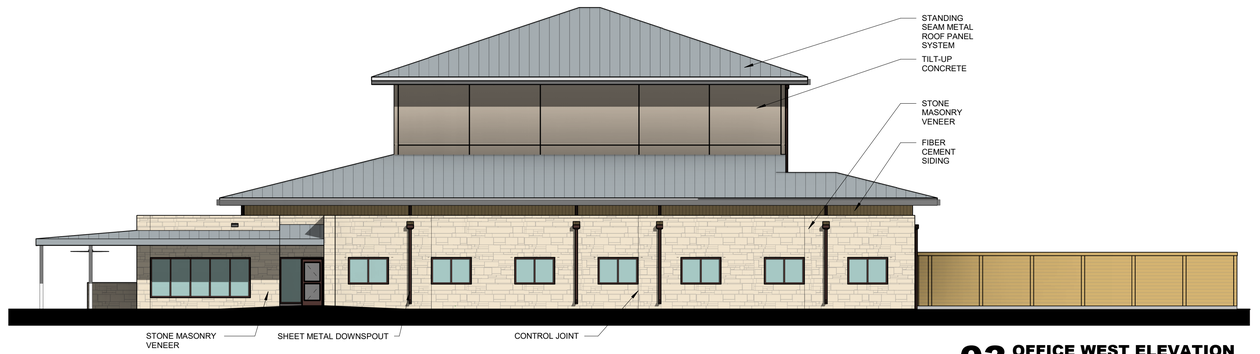
OFFICE ELEVATION MATERIAL CALCULATIONS

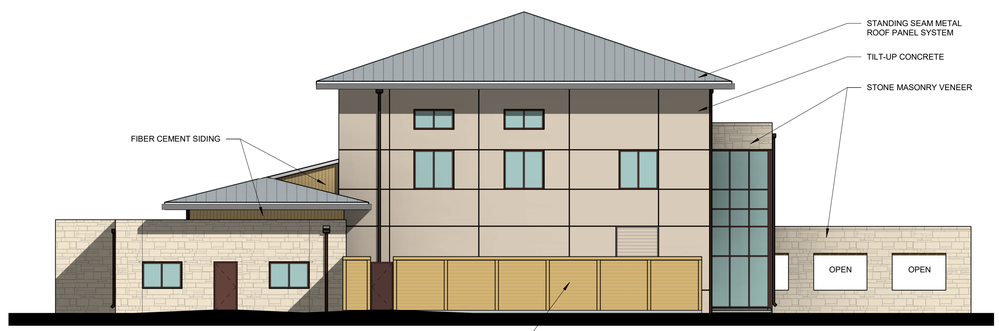
	MATERIAL:	AMOUNT (SF):	% REQUIRED:	% PROVIDED:
NORTH:				
	CONCRETE	619	N/A	30.2
	FIBER CEMENT (WOOD)	116	N/A	5.7
	WOOD	50	N/A	2.4
	STONE	1264	90	61.7
	TOTAL:	2049		100
WEST:				
	CONCRETE	637	N/A	26.4
	FIBER CEMENT (WOOD)	516	N/A	21.4
	WOOD	0	N/A	0.0
	STONE	1259	90	52.2
	TOTAL:	2412		100
SOUTH:				
	CONCRETE	1234	N/A	48.8
	FIBER CEMENT (WOOD)	453	N/A	17.9
	WOOD	0	N/A	0.0
	STONE	843	90	33.3
	TOTAL:	2530		100
EAST:				
	CONCRETE	1069	N/A	44.8
	FIBER CEMENT (WOOD)	532	N/A	22.3
	WOOD	22	N/A	0.9
	STONE	765	90	32.0
	TOTAL:	2388		100



04 OFFICE NORTH ELEVATION
3/32" = 1'-0"



03 OFFICE WEST ELEVATION
3/32" = 1'-0"



02 OFFICE SOUTH ELEVATION
3/32" = 1'-0"



01 OFFICE EAST ELEVATION
3/32" = 1'-0"

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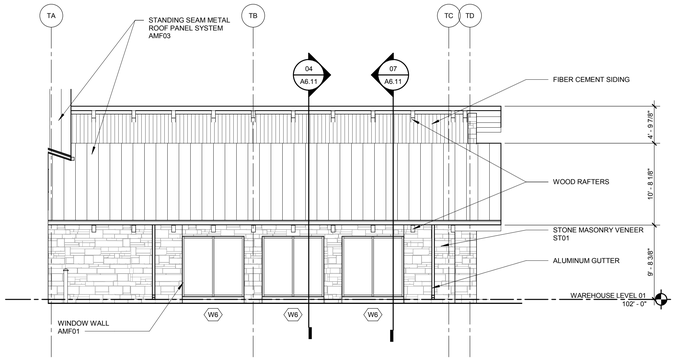
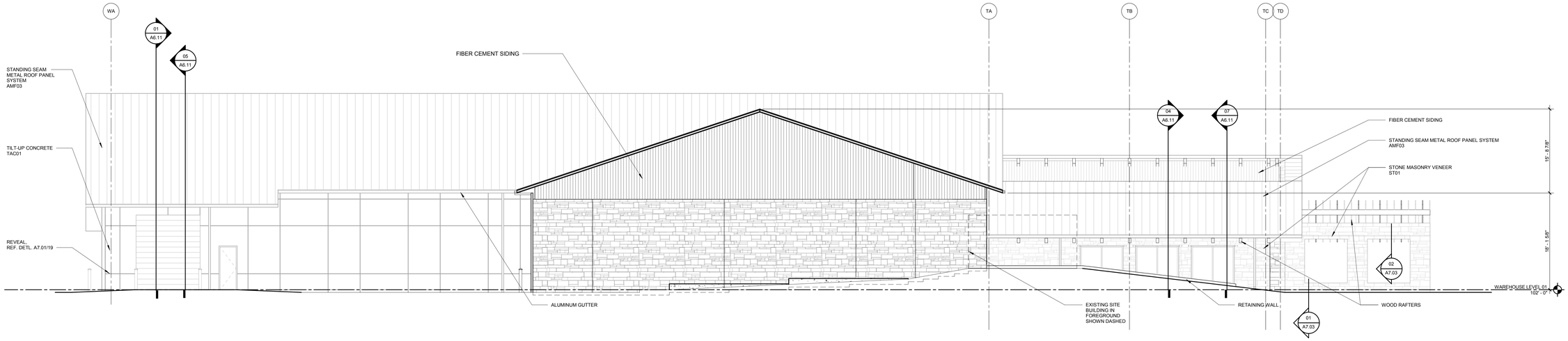


03 WAREHOUSE EAST ELEVATION
1/8" = 1'-0"



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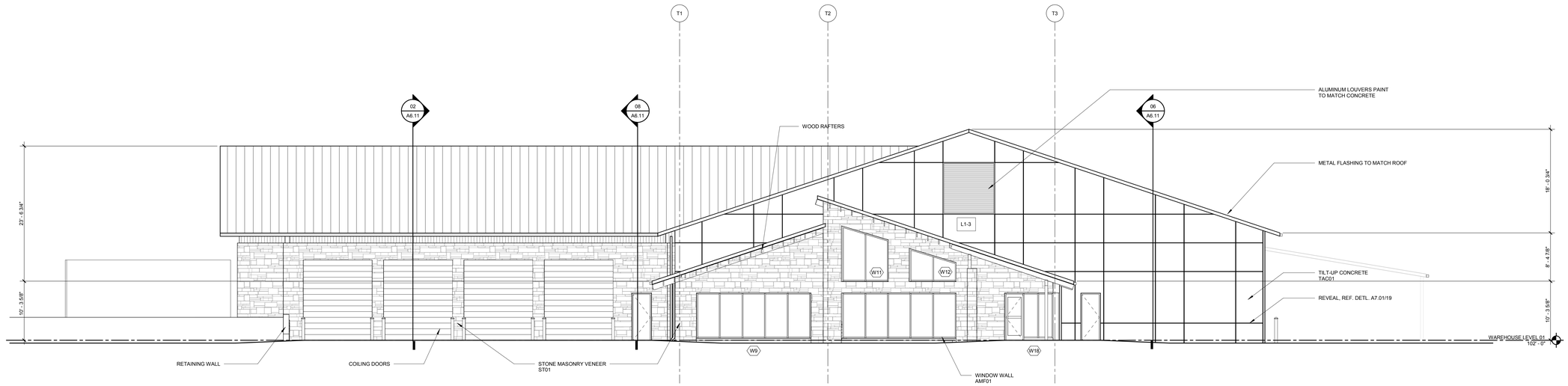

01 WAREHOUSE NORTH ELEVATION
1/8" = 1'-0"

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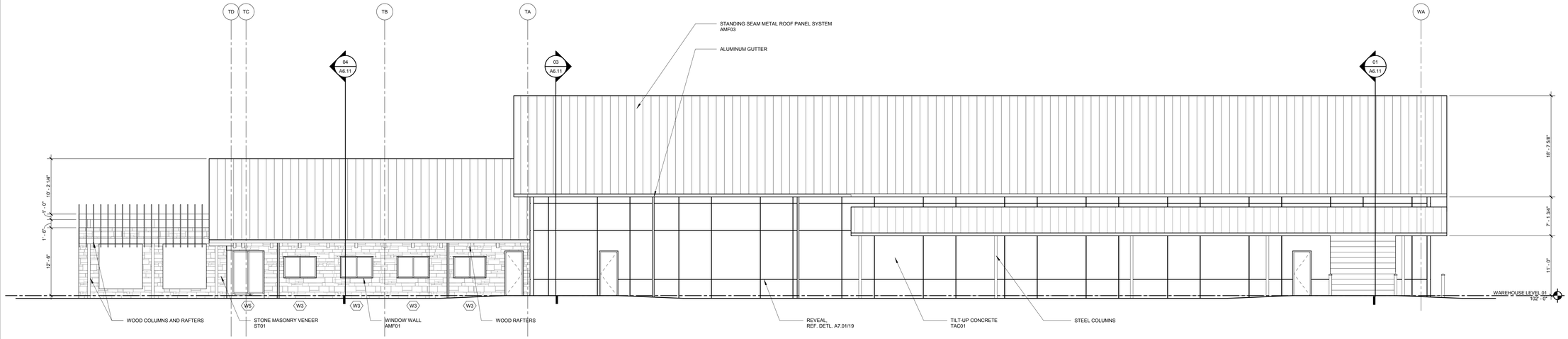
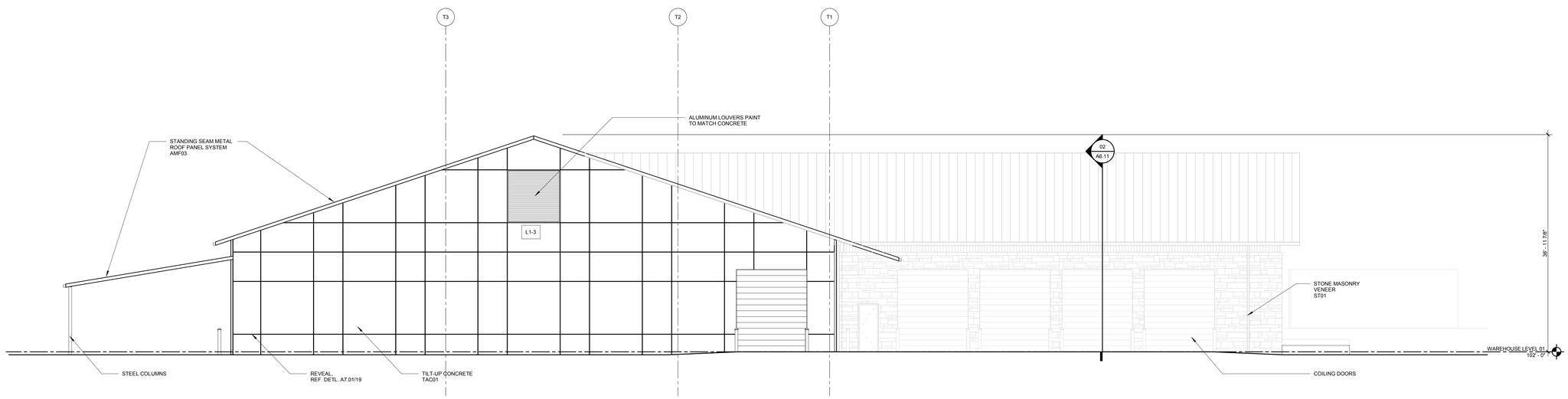


02 WAREHOUSE WEST ELEVATION
1/8" = 1'-0"



01 WAREHOUSE SOUTH ELEVATION
1/8" = 1'-0"

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SHEET TITLE
WAREHOUSE ELEVATIONS

SHEET NO.
A5.12

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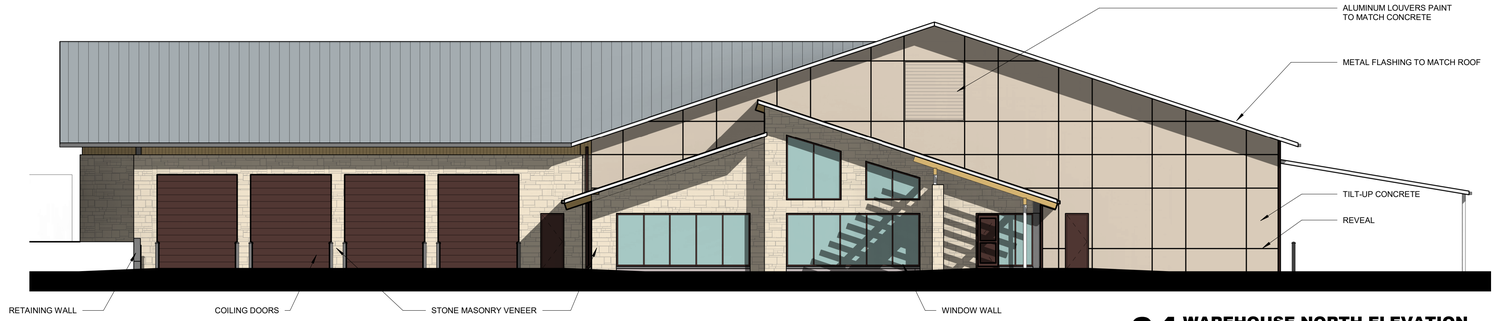
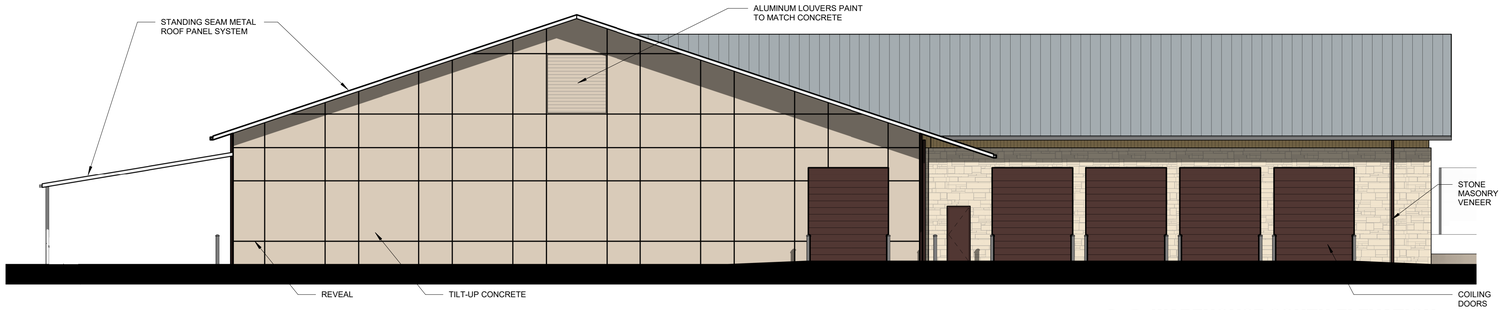
WAREHOUSE ELEVATION MATERIAL CALCULATIONS

	MATERIAL:	AMOUNT (SF):	% REQUIRED:	% PROVIDED:
NORTH:				
	CONCRETE	1551	N/A	56.3
	FIBER CEMENT (WOOD)	81	N/A	2.9
	WOOD	19	N/A	0.7
	STONE	1105	90	40.1
	TOTAL:	2756		100
SOUTH:				
	CONCRETE	2585	N/A	79.8
	FIBER CEMENT (WOOD)	84	N/A	2.6
	WOOD	0	N/A	0.0
	STONE	571	90	17.6
	TOTAL:	3240		100
WEST:				
	CONCRETE	2253	N/A	79.0
	FIBER CEMENT (WOOD)	0	N/A	0.0
	WOOD	78	N/A	2.7
	STONE	520	90	18.2
	TOTAL:	2851		100
EAST:				
	CONCRETE	1185	N/A	29.8
	FIBER CEMENT (WOOD)	962	N/A	24.2
	WOOD	49	N/A	1.2
	STONE	1777	90	44.7
	TOTAL:	3973		100



04 WAREHOUSE NORTH ELEVATION
3/32" = 1'-0"



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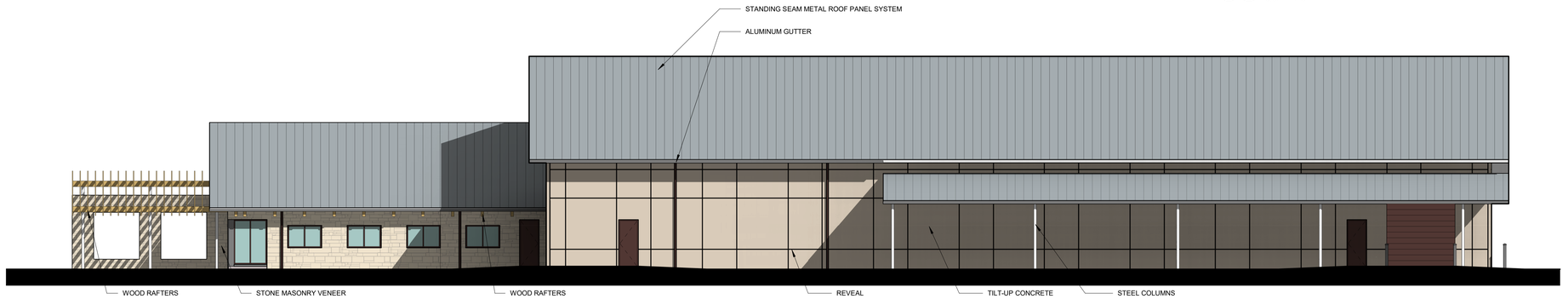

02 WAREHOUSE WEST ELEVATION
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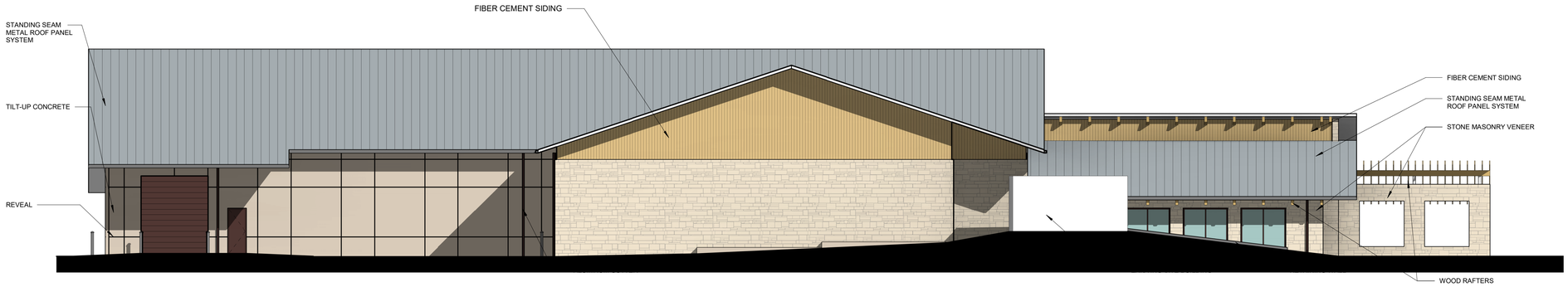

01 WAREHOUSE EAST ELEVATION
3/32" = 1'-0"

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WAREHOUSE ELEVATIONS

SHEET NO.
PA5.11



CSX1 LED
LED Area Luminaire

Catalog Number

Notes

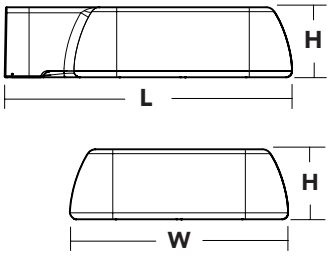
Type

Hit the Tab key or mouse over the page to see all interactive elements.

CONTOUR SERIES

Specifications

EPA:	0.7 ft² (0.07 m²)
Length:	23-1/2" (59.7 cm)
Width:	18-1/2" (46.9cm)
Height:	5-7/8" (14.9 cm)
Weight (max):	37 lbs (16.8 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C							
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** *(required)*
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket **Shipped Separately** [2] SPUMBA Square pole universal mounting adaptor [3] RPUMBA Round pole universal mounting adaptor [3] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [4]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [5] DMG 0-10V dimming driver (no controls) [6] HS House-side shield [2] SF Single fuse (120, 277, 347V) [7] DF Double fuse (208, 240, 480V) [7] DS Dual switching [8,9] BL30 Bi-level switched dimming, nominal 30% [9,10] BL50 Bi-level switched dimming, nominal 50% [9,10] **Shipped separately** [2] VG Vandal guard BS Bird-deterrant spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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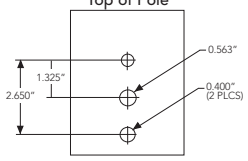
Ordering Information

Drilling

Template #8



CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [11]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [11]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [11]
DSHORT SBK U	Shorting cap [11]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [4]
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U	House-side shield (includes 2 shields)
CSX1VG U	Vandal guard accessory
CSX1BS U	Bird-deterrent spikes accessory

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. 1.5 G vibration load rating per ANCI C136.31.
4. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
5. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745.
6. Not available with 347 or 480V.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
8. Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR or DMG.
9. Requires an additional switched line.
10. Dimming driver standard. MVOLT only. Not available with DCR.
11. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C	700 mA	134	T2M	15,590	3	0	3	116	15,687	3	0	3	117
			T3M	16,502	3	0	3	123	16,605	3	0	3	124
			T4M	16,479	2	0	3	123	16,582	3	0	3	124
			T5M	16,539	4	0	2	123	16,643	4	0	2	124
			TFTM	16,710	2	0	3	125	16,814	2	0	3	125
	1000 mA	209	T2M	21,048	3	0	3	101	21,180	3	0	3	101
			T3M	22,279	3	0	3	107	22,418	3	0	4	107
			T4M	22,248	3	0	4	106	22,387	3	0	4	107
			T5M	22,330	5	0	3	107	22,469	5	0	3	108
			TFTM	22,560	3	0	3	108	22,701	3	0	4	109

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **CSX1 LED 60C** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	134W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

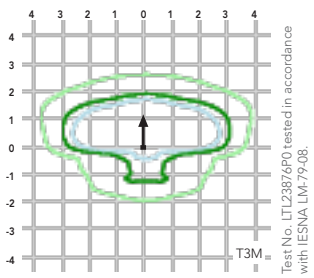
Photometric Diagrams

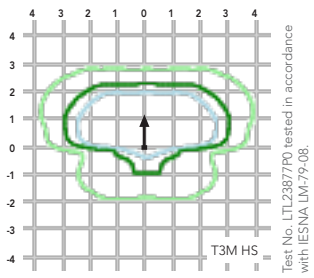
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSX1 homepage.

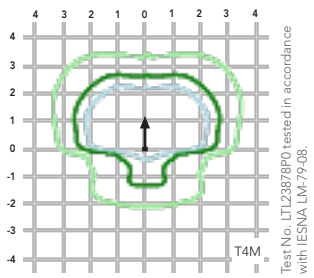
Isofootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').

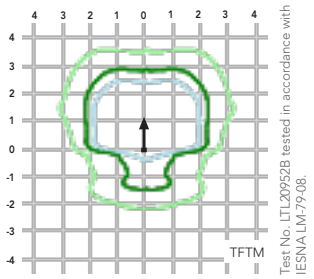
LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc









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FEATURES & SPECIFICATIONS

INTENDED USE
The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION
Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (70 CRI) or optional 5000 K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver designed to have a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS
CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. **U.S. Patent No. D632830. U.S. Patent No. D653,382 S.**

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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KBA8 LED
LED Specification Bollard

Catalog Number

Notes

Type

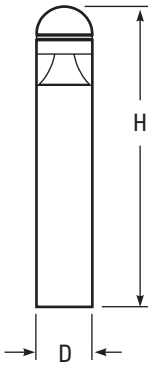
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

8" Round *(20.3 cm)*

Height: 42" *(106.7 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
KBA8 LED	**Asymmetric** 12C 12 LEDs [1] **Symmetric** 16C 16 LEDs [2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup [6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white **Striping [9]** SDDB Dark bronze SDWH White SDBL Black SDNA Natural aluminum SDTG Tennis green SDBR Bright red SDBUA Dark blue SDYLB Yellow

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBA8 LED [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.
9. Striping is available only in the colors listed.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
12C	350mA	16	ASY	1,126	1	1	1	70	1,210	1	1	1	76	1,217	1	1	1	76					
	530 mA	22	ASY	1,622	1	1	1	74	1,741	1	1	1	79	1,752	1	1	1	80					
	700mA	30	ASY	2,050	1	1	1	68	2,201	1	1	1	73	2,215	1	1	1	74					
	Amber 450	16	ASY																324	0	1	0	20
16C	350mA	20	SYM	1,527	1	0	0	76	1,640	1	0	0	82	1,650	1	0	0	83					
	530 mA	28	SYM	2,186	1	0	0	78	2,348	1	0	1	84	2,362	1	0	1	84					
	700mA	39	SYM	2,744	1	0	1	70	2,947	1	0	1	76	2,965	2	0	1	76					
	Amber 450	20	SYM																374	0	0	0	19

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

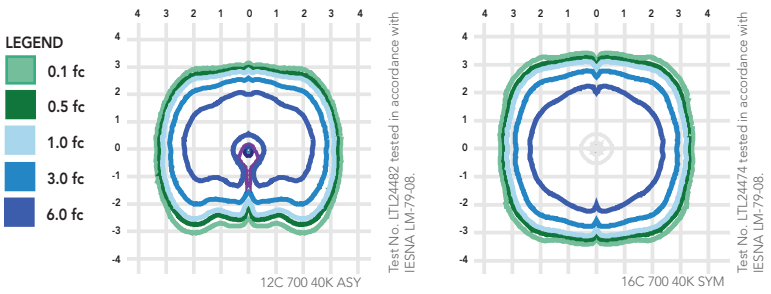
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBA8 Bollard homepage.

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION
One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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DSXW2 Wallpack

D-Series LED Wall Luminaire, Size 2

More Lumens. Greater Heights.

Delivering more than 11,000 lumens, the D-Series LED Wall Size 2 is a high-output, wall-mounted luminaire that is powerful but precise, producing sites that make a distinct impression with dramatic results. The luminaire is designed for mounting heights of up to 30 feet and provides enhanced flexibility for luminaire placement and area-specific light levels.

Key Features:

- Energy savings up to 76% vs. comparable metal halide luminaires; saves more than $153 per luminaire, per year over 400W metal halide
- Choice of six optics allows for exceptional versatility while delivering incredible uniformity and increased luminaire spacing
- 20+ years expected service life (with lumen maintenance of L87/100,000 hours)
- Optional passive infrared motion sensor with adjustable bi-level dimming
- Acuity Controls ROAM® compatible for wireless control and monitoring



DSXW2 LED

Quick Facts:

- Replaces 175W – 400W metal halide wallpacks
- Lumen packages from 1,673 – 11,351 lumens
- Up to 125 lumens per watt
- Available in 3000K, 4000K, 5000K & Amber CCT
- Weight: 21 lbs

Learn more about our outdoor solutions at www.acuitybrands.com

D-Series LED Wall Luminaire, Size 2

Ordering Information

EXAMPLE: DSXW2 LED 30C 1000 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	Performance Package	Distribution	Voltage	Mounting	Control Options	Other Options	Finish *(required)*
DSXW2 LED	**LEDs** 20C 20 LEDs (two engines) 30C 30 LEDs (three engines) **Drive current** 350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) **Color temperature** 30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT 120 208 240 277 347 480	**Shipped included** (blank) Surface mounting bracket **Shipped separately** BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type PER NEMA twist-lock receptacle only (no controls DMG 0-10V dimming driver (no controls) DCR 0 Dimmable and controllable via ROAM® (no controls) PIRH 180° motion/ambient light sensor, 15-30' mtg ht PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc	**Shipped installed** SF Single fuse (120, 277, OR 347V) DF Double fuse (208, 240, 480V) HS House-side shield SPD Separate surge protection **Shipped separately** BSW Bird-deterrent spikes WG Wire guard VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Wall Luminaire Accessories
Ordered and shipped separately.



DSXW1WG U
Wire guard



DSXWHS U
House-side shields



DSXWBSW U
Bird-deterrent spikes

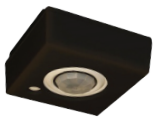


DSXW1VG U
Vandal guard

Additional Accessories

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)
SC U	Shorting cap
DSXW2BBW DDBXD U	Back box accessory (specify finish)

Control Options



Motion Sensor



NEMA Twist Lock Receptacle



ROAM



DSXW2 LED

Please use the spec sheet at www.acuitybrands.com when ordering to ensure component compatibility for your desired configuration.

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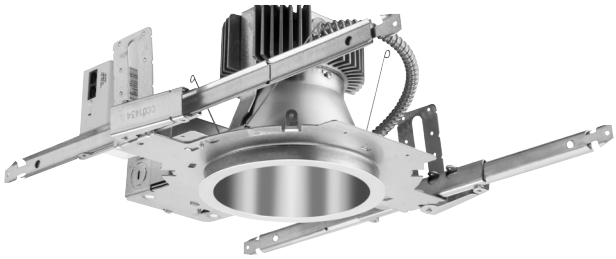
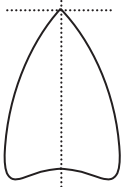
gotham®

Luminaire Type:
Catalog Number (autopopulated):





Gotham Architectural Downlighting
LED Downlights

6" Evo®
Downlight

Solid-State Lighting

C.E.C. TITLE 20 COMPLIANT | ENERGY STAR | 2015 PROGRESS Report SELECTION

FEATURES

OPTICAL SYSTEM
- Self-flanged or flangeless semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture
- Injection molded mud ring includedwith flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration.

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling. ENERGY STAR® certified product.

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

ORDERING INFORMATION

A+ Capable options indicated by this color background.

EXAMPLE: EVO 35/10 6AR MWD LSS MVOLT EZ1

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Trim Style	Distribution	Finish	Voltage
EVO	**27/** 2700 K **30/** 3000 K **35/** 3500 K **40/** 4000 K **50/** 5000 K	**10** 1000 lumens **15** 1500 lumens **20** 2000 lumens **25** 2500 lumens **30** 3000 lumens **35** 3500 lumens **40** 4000 lumens **45** 4500 lumens	**6AR** Clear **6PR** Pewter **6WTR** Wheat **6GR** Gold **6WR**[1] White **6BR**[1] Black **6WRAMF**[1] White anti-microbial	(blank) Self-flanged **FL** Flangeless	**VND** Very narrow (0.5 s/mh) **ND** Narrow (0.7 s/mh) **MD** Medium (0.9 s/mh) **MWD** Medium wide (1.0 s/mh) **WD** Wide (1.2 s/mh)	**LSS** Semi-specular **LD** Matte-diffuse **LS** Specular	**MVOLT** **120** **277** **347**[2]

Driver[3]	
EZ10	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.
EZ1	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.
EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.
EDAB	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.
EDXB	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.
EXA1	XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.
EXAB	XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.
ECOS2[4,5]	Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000.
ECOS3[4]	Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 4500.

Options			
SF	Single fuse. Specify 120V or 277V.	**BGTD**	Bodine generator transfer device. Specify 120V or 277V.
TRW[6]	White painted flange	**CRI90**	High CRI (90+)
TRBL[7]	Black painted flange	**CP**[10]	Chicago plenum. Specify 120V or 277V.
EL[8]	Emergency battery pack with integral test switch, CEC compliant	**RRL__**	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
ELR[8]	Emergency battery pack with remote test switch, CEC compliant		
NPS80EZ[5]	nLight® dimming pack controls 0-10V eldoLED drivers.		
NPS80EZER[5,9]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.		

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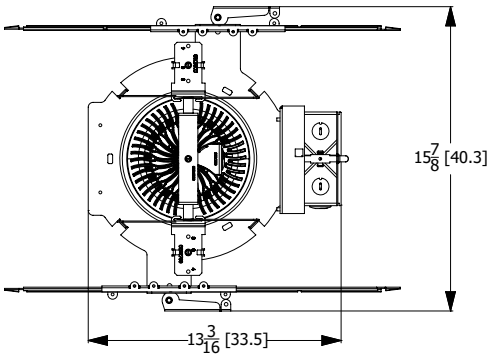
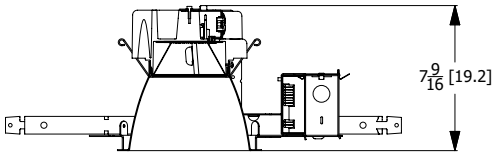
DIMENSIONAL DATA

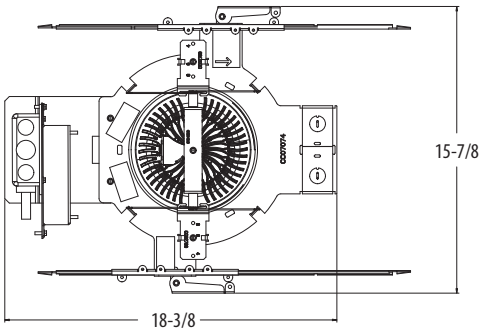
All dimensions are inches (centimeters) unless otherwise noted.

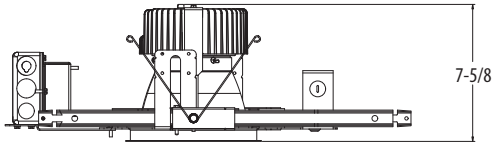




Aperture: 6-1/4" (15.9)
Ceiling Opening: 7-1/8" (18.1) self-flanged
7-1/4" (18.4) flangeless
Overlap trim: 7-1/2" (19.1)

DIMENSIONS FOR CHICAGO PLENUM





ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
1000	1,059	11.8	90.1
1500	1,572	18.5	85.0
2000	2,058	23.2	88.9
2500	2,612	29.5	88.5
3000	3,077	36.6	84.1
3500	3,591	42.1	85.3
4000	4,046	48.1	84.2
4500	4,555	46.9	97.1

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
1000	9.6	1000
1500	9.6	1000
2000	9.6	1000
2500	9.6	1000
3000	9.6	1000
3500	9.6	1000
4000	9.6	1000
4500	9.6	1000

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190.
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to TECH-200.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

NOTES

ORDERING NOTES

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to TECH-240 for compatible dimmers.
4. Not available with nLight® and XPoint options.
5. Specify voltage. ECOS2 not available in 277V.
6. Not available with white reflector. Not applicable with FL option.
7. Not available with black reflector. Not applicable with FL option.
8. For dimensional changes, refer to TECH-140. Not available with 347V.
9. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
10. ELR not available. CP & ECOS2 - 3000 lumen max. CP & ECOS3 - 4000 lumen max. CP, ECOS2/ECOS3 & EL - 2000 lumen max.

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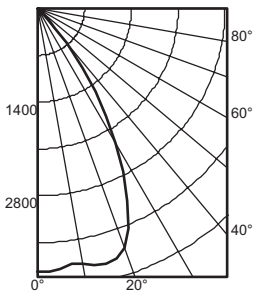
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor

EVO 35/40 6AR LS

INPUT WATTS: 48.1, DELIVERED LUMENS: 4046, LM/W=84.1 , 1.03 S/MH, TEST NO. LTL27768



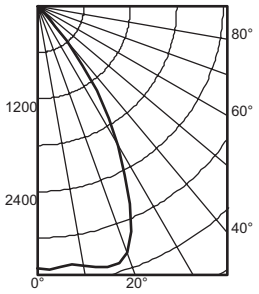
	Ave	Lumens
0	3935	
5	3901	371
15	3944	1106
25	3172	1427
35	1508	926
45	221	203
55	6	10
65	2	2
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2904.3	71.8
0° - 40°	3830.0	94.7
0° - 60°	4043.4	99.9
0° - 90°	4046.3	100.0
90° - 180°	0.0	0.0
0° - 180°	4046.3	*100.0
*Efficiency		

pf	80%			20% 70%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	68	77	72	68
7	74	68	64	73	68	64	72	67	63
8	70	64	60	69	63	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

EVO 35/35 6AR LS

INPUT WATTS: 42.1, DELIVERED LUMENS: 3591, LM/W=85.3, 1.05 S/MH, TEST NO. LTL27767



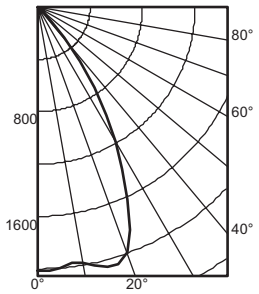
	Ave	Lumens
0	3400	
5	3390	324
15	3497	981
25	2830	1274
35	1335	820
45	193	177
55	5	9
65	2	2
75	1	1
85	1	1
90	1	

Zone	Lumens	% Lamp
0° - 30°	2579.3	71.8
0° - 40°	3399.8	94.7
0° - 60°	3586.3	99.9
0° - 90°	3590.5	100.0
90° - 180°	0.0	0.0
0° - 180°	3590.5	*100.0
*Efficiency		

pf	80%			20% 70%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	72	68	77	72	68
7	74	68	64	73	68	64	72	67	63
8	70	64	60	69	63	59	68	63	59
9	66	60	56	65	60	56	64	59	55
10	62	56	52	62	56	52	61	56	52

EVO 35/20 6AR LS

INPUT WATTS: 23.2, DELIVERED LUMENS: 2058, LM/W=88.7, 1.02 S/MH, TEST NO. LTL27777



	Ave	Lumens
0	2018	
5	1997	190
15	2053	576
25	1618	733
35	749	459
45	105	94
55	3	5
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1498.5	72.8
0° - 40°	1958.0	95.1
0° - 60°	2056.6	99.9
0° - 90°	2058.3	100.0
90° - 180°	0.0	0.0
0° - 180°	2058.3	*100.0
*Efficiency		

pf	80%			20% 70%			50%		
pc									
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	107	105	105	103	101
2	103	99	96	102	98	95	98	95	93
3	96	92	88	95	91	87	92	89	86
4	90	85	81	89	84	80	87	83	79
5	84	79	74	83	78	74	82	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	64
8	70	64	60	69	64	60	68	63	60
9	66	60	56	66	60	56	65	60	56
10	62	57	53	62	56	53	61	56	53

LUMEN OUTPUT MULTIPLIER - CRI	
CRI	**FACTOR**
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	**FACTOR**
5000 K	1.101
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	**CLEAR (AR)**	**PEWTER (PR)**	**WHEAT (WTR)**	**GOLD (GR)**	**WHITE (WR/WRAMF)**	**BLACK (BR)**
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

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gotham®

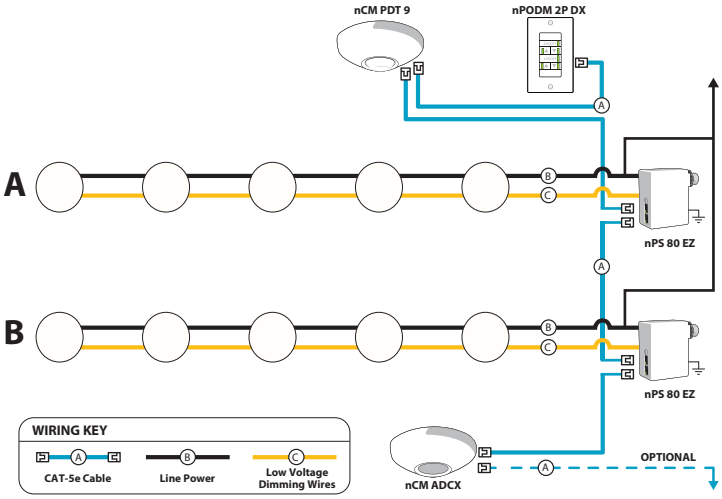
Choose Wall Controls.
nLIGHT o ers multiple styles of wall controls – each with varying features and user experience.



Push-Button WallPod
Traditional tactile buttons and LED user feedback



Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE
Group Fixture Control*
*Application diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.

WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model number**	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model number**
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

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HYDREL
An AcuityBrands Company

SUITABLE FOR WET LOCATIONS IP68

PARADOX

ARCHITECTURAL IN-GRADE MONOCHROMATIC LED

DESCRIPTION:

Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for up lighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

SPECIFICATIONS:

DOOR MATERIAL: Die cast bronze or stainless steel.

HOUSING: Compression molded polyester with patent pending internal direct access junction box for through-branch wiring. Internal junction box provides 44in^3 volume to ensure proper seal during installation. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments. The housing has a side-car configuration and houses the lamp and power module components as well as the lens/ door finishing section.

SOURCE TYPE:
LED: Monochromatic LEDs, 12W.

VOLTAGE: See ordering guide.

LIGHT DISTRIBUTION: See Ordering Guide.

LENS/SEAL: Tempered clear flat borosilicate glass. The patent pending door / lens seal uses proprietary knife edge technology to secure the assembly to the housing. Three captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

CONDUIT ENTRIES: Two molded ¾" NPT side entries standard, bottom hubs are molded with a ¾" NPT membrane knockout.

ACCESSORIES: Decorative rock-guard, internal glare control, anti-slip lenses available. See ordering guide for complete list of accessories.

POWER MODULE: Integrally mounted modular LED driver, prewired with quick connectors for easy installation and maintenance.

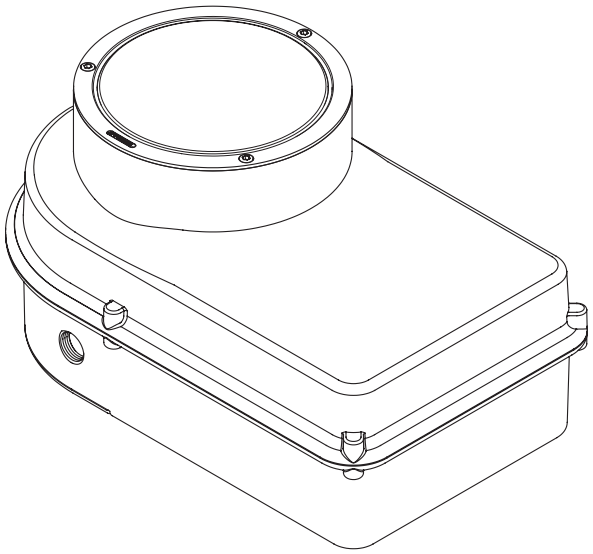
FINISH: Natural bronze or stainless steel with a brushed finish. Bronze doors may be painted. Contact factory for color options.

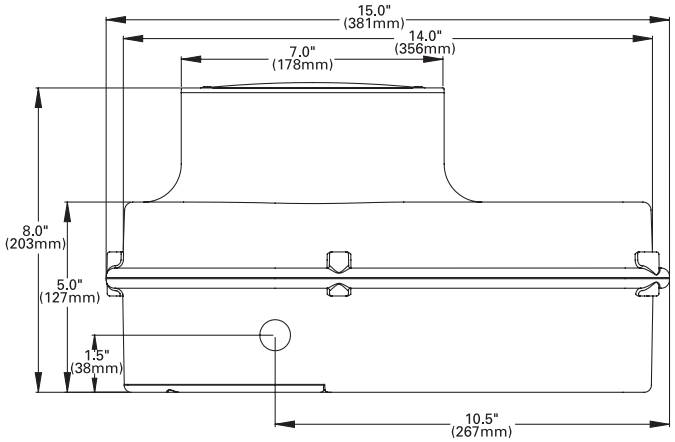
LISTING: U.L., C.U.L

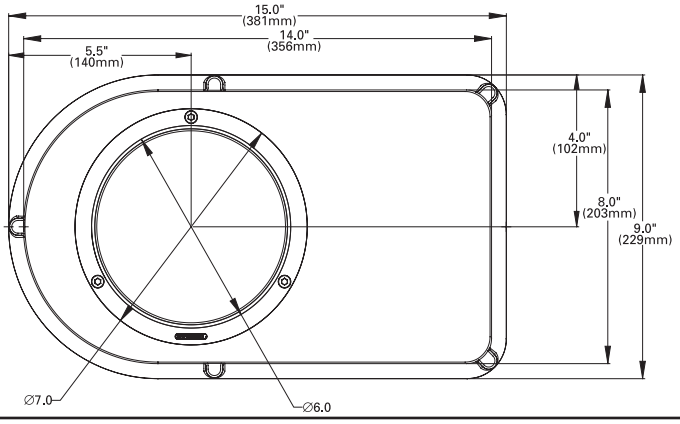
TYPE	JOB NAME

PART NO.

Model	Material	Lamp Type	LED Color	Voltage	Distribution
Lens	Conduit	Accessories		Lamp	Listing







APPROVALS

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Revised 11/12/09
PDX7_LED

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

20660 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 866.533.9901
Fax: 866.533.5291
www.hydrel.com

PDX7 ORDERING INFORMATION

60 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.

_____ ___ _____ _____ _____ ___ _____ _____ _____ ___ _____

EXAMPLE:

PDX7 B 12LED CLW MVOLT SP FLC 34S IHL LPI

***Model**
- ☐ **PDX7**

***LED Array**
- ☐ **12LED**

***LED Color**
- ☐ **CLW** Cool White
- ☐ **CLWHO** Cool White High Output
- ☐ **WMW** Warm White
- ☐ **AMB** Amber
- ☐ **BLU** Blue
- ☐ **GRN** Green
- ☐ **RED** Red
- ☐ **RBL** Royal Blue

***Light Distribution**
- ☐ **SP** Spot, clear flat lens
- ☐ **MFL** Medium flood, clear flat lens
- ☐ **WFL** Wide flood, clear flat lens
- ☐ **LSD** Linear Spread Distribution

***Conduit Entries**
- ☐ **34S** Two 3/4"NPT Side (Standard)

***Material**
- ☐ **SS** Stainless Steel
- ☐ **BSS**[1] Brushed Stainless Steel
- ☐ **B** Bronze

***Voltage**
- ☐ **MVOLT (120-277V)**

***Lens**
- ☐ **FLC** Flat lens clear
- ☐ **FLCAS**[1] Flat Lens Clear, Anti-Slip
- ☐ **FLCSR**[1] Flat Lens Frosted, Slip Resistant

Accessories

Internal
- ☐ **IHL** Honeycomb Louver

External
- ☐ **RG** Decorative Rock guard

***Lamp**
- ☐ **LPI** LED array Included

***Required Categories**

Notes:

[1] Not available with Decorative Rock Guard.

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Revised 11/12/09
PDX7_LED

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PDX7 ORDERING INFORMATION

50 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.

EXAMPLE:

PDX7	B	12LED	CLW	MVOLT	SP	FLC	25S	IHL	LPI	IEC

***Model**
- ☐ **PDX7**

***LED Array**
- ☐ **12LED**

***LED Color**
- ☐ **CLW** Cool White
- ☐ **CLWHO** Cool White - High Output
- ☐ **WMW** Warm White
- ☐ **AMB** Amber
- ☐ **BLU** Blue
- ☐ **GRN** Green
- ☐ **RED** Red
- ☐ **RBL** Royal Blue

***Light Distribution**
- ☐ **SP** Spot, clear flat lens
- ☐ **MFL** Medium flood, clear flat lens
- ☐ **WFL** Wide flood, clear flat lens
- ☐ **LSD** Linear Spread Distribution

***Conduit Entries**
- ☐ **25S** Two 25mm Side

Listing
- ☐ **IEC** International Electrotechnical Commission.

***Material**
- ☐ **SS** Stainless Steel
- ☐ **BSS**[1] Brushed Stainless Steel
- ☐ **B** Bronze

***Voltage**
- ☐ **MVOLT (120-277V)**

***Lens**
- ☐ **FLC** Flat lens clear
- ☐ **FLCAS**[1] Flat Lens Clear, Anti-Slip
- ☐ **FLCSR**[1] Flat Lens Frosted, Slip Resistant

Accessories

Internal
- ☐ **IHL** Honeycomb Louver

External
- ☐ **RG** Decorative Rock guard

***Lamp**
- ☐ **LPI** LED array Included

***Required Categories**

Notes:

[1] Not available with Decorative Rock Guard.

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PDX7_LED

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Phone: 866.533.9901
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www.hydrel.com

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V.

Operating temperature -30ºC to 40ºC.

1KV surge protection standard.

INSTALLATION

Surface mount to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty.

Full warranty terms located at www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Outdoor General Purpose

OLSR & OLSS

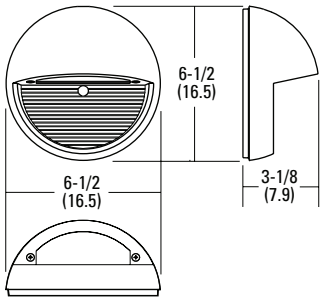
LED STEP LIGHT

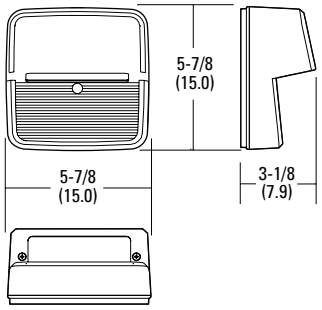




Specifications

All dimensions are inches (centimeters)





ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

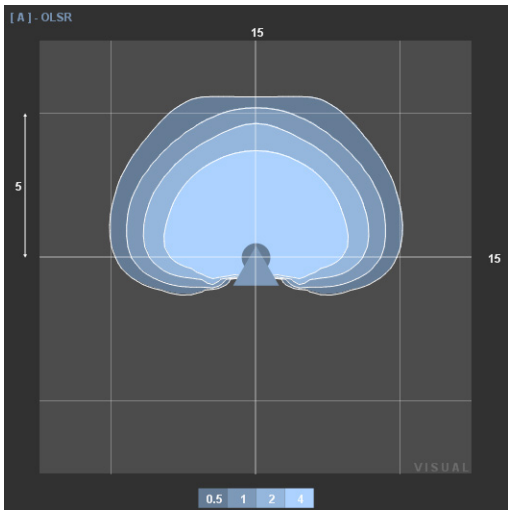
Example: OLSS DDB

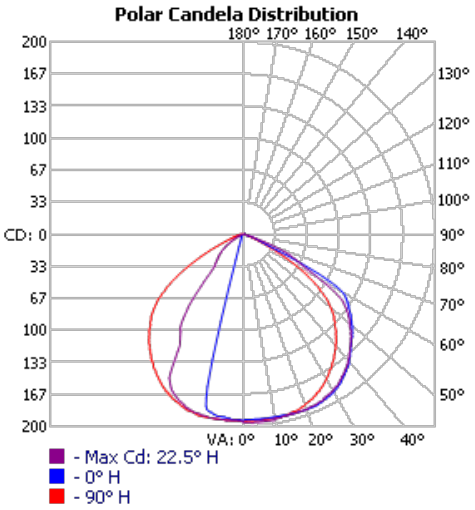
Series		Color temperature (CCT)		Voltage		Finish	
OLSR	Step light round	(blank)	4000K	(blank)	MVOLT (120V-277V)	DDB	Dark bronze
OLSS	Step light square					WH	White

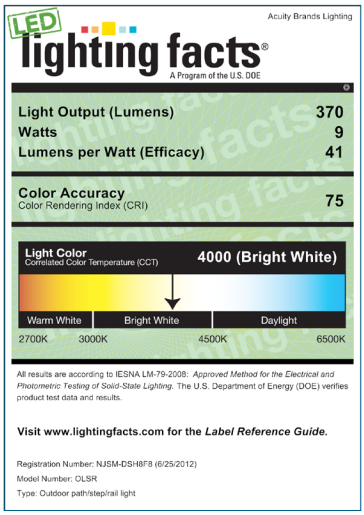
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product,visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

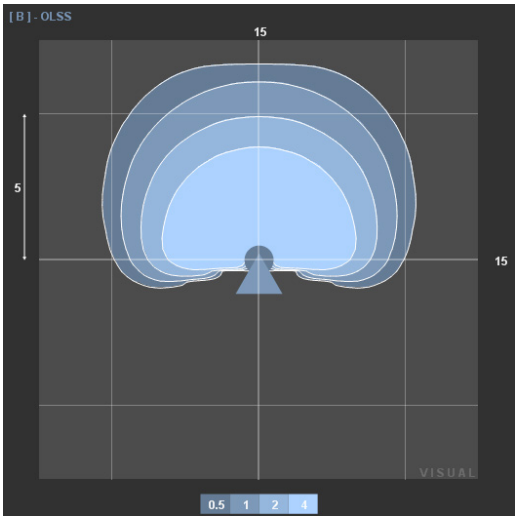
OLSR

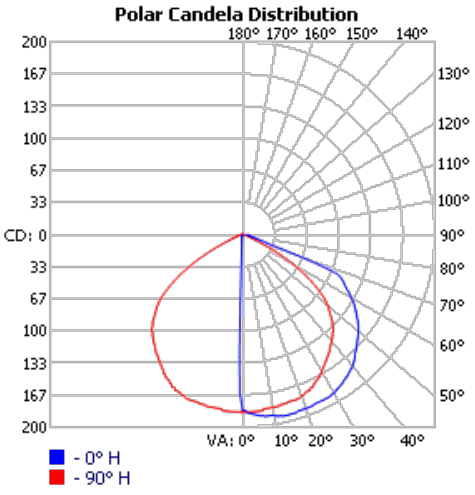


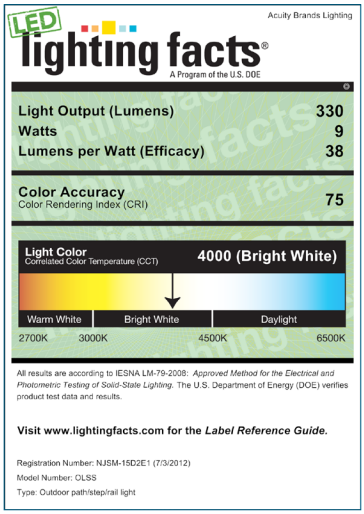




OLSS







LITHONIA LIGHTING®
An AcuityBrands Company
DECORATIVE INDOOR & OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 1-800-279-8041 Fax: 770-860-3903 www.lithonia.com© 2012-2013 Acuity Brands Lighting, Inc. All rights reserved. Rev. 10/30/13

City of Rockwall

Project Plan Review History

Project Number	SP2017-042	**Owner**	HITT, FAMILY LIMITED PARTNERSHIP	**Applied**	12/18/2017 LM
Project Name	Lollicup	**Applicant**	CLAYCO CONSTRUCTION	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	STAFF REVIEW			**Status**	12/18/2017 LM

Site Address	City, State Zip	Zoning
3201 CAPITAL BLVD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL TECHNOLOGY PARK, PHASE 2	2-1	NULL	2-1	0125-0000-0002-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	12/18/2017	12/25/2017	12/19/2017	1	APPROVED	
ENGINEERING	Amy Williams	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See Comments
(12/20/2017 3:06 PM AW) See Markup Where is the sewer service? Sewer pro-rata = $2773.07/acre Impact fees 4% engineering inspection fees Water lines to be in 20' easements Move water line away from the building on the east side No structures in easements...see markup Need to have a cul-de-sac or hammerhead turn around for dead end parking Medians with fire hydrants to be a minimum of 10' wide (face to face) South portion lot needs to be labeled as owned by REDC Add note on landscape plan: No trees within 5' of any public utility" Move all trees away from public utilities Landscape plan paving doesn't match the site plan (there are no medians shown in the truck parking areas)							
FIRE	Ariana Hargrove	12/18/2017	12/25/2017				
GIS	Lance Singleton	12/18/2017	12/25/2017	12/20/2017	2	APPROVED	See comments
(12/20/2017 9:08 AM LS) Address asiignment will be: 3201 Capital Blvd, Rockwall, TX 75032							
PLANNING	David Gonzales	12/18/2017	12/25/2017	12/20/2017	2	COMMENTS	See comments

Discuss and consider a request by Bob Leimberg of Clayco Construction on behalf of Alan Yu of Lollicup USA, Inc. for the approval of a site plan for a manufacturing facility on a 34.23-acre tract of land identified as a portion of Lot 1, Block A, Rockwall, Technology Park, Phase 2 and Tract 2-01 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southeast corner of the intersection of Corporate Crossing [FM-3549] and Capital Boulevard, situated within the FM-549 Overlay (FM-549 OV) District, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Wednesday, January 3, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2017-042" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

VARIANCES AND EXCEPTIONS FOR THE CITY COUNCIL TO CONSIDER:
*** As a note, all variances to the FM-549 OV District require approval by a 3/4 majority vote of City Council:

The following are considered to be a request to Sec. 6.13 (FM-549 OV), of Article V, of the UDC:

1. Sec. 6.13. C.1 requires a minimum of 20% natural (or quarried) stone on all facades. The proposed building elevations do not indicate the use of stone on any facade. The variance would allow for not meeting the stone requirement for all facades and requires approval of a 3/4 majority vote of the City Council.

2. Sec 6.13.4 requires all building more than 100,000 SF to be designed with no less than seven (7) architectural elements per the overlay district standards. This requires approval of a 3/4 majority vote of the City Council.

3. Sec. 6.13.7 requires loading and service areas facing FM-549 to include additional screening with a minimum 10-ft solid screening wall to minimize the views of the loading docks and spaces from any public rights-of-way. A variance to allow for the use of landscape screening (i.e. Eastern Red Cedars) along the parking/loading dock area generally located on the west side of the property. This requires approval of a 3/4 majority vote of the City Council.

VARIANCES AND EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:
** The following requests require approval by a simple majority vote of Council**

1. Sec. 5.1.A.1, of Art. V, of the UDC – requires exterior walls to consist of 90 percent masonry materials…on walls which are visible from a public street or open space, including a minimum of 20 percent stone. Exceptions to this requirement, including allowing for concrete tilt-up walls, may be permitted on a case by case basis by the council upon submission and approval of elevation drawings.

2. Sec.5.1.C.a & .b of the UDC requires building designs to provide Vertical and Horizontal articulation on all facades. Both buildings do not meet the intent of this requirement for the front and rear facades and requires a variance to these standards.

3. Sec. 6.5.B. Table 3, of Art. VI, of the UDC requires a minimum parking standard of one (1) parking space for each 500 square feet of building area or 0.75 for each employee on the largest shift, whichever is greater. The applicant is requesting to reduce the amount of parking required by providing 215 parking spaces and

requires a variance to the standards as prescribed in the UDC.

4. Sec. 5.12.C, of Art. VIII, of the UDC requires detention basins to be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

EXCEPTION TO THE UDC TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION:

1. Per Sec. 1.5.2, of Article V, of the UDC, The access area of all refuse storage areas for trash dumpsters shall be screened with an opaque gate and shall not face a public street unless otherwise approved during site plan approval process.

Where is the dumpster enclosure located? Will this exception be requested?

Please address the following Planning Comments for each plan and resubmit revised plans by date requested above:

Site Plan:
1. Re-label all firelanes as "24-ft Firelane, Public Access and Utility Easement" as appropriate.
2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 8-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.
3. Based on the buildings' footprint, an exception to the horizontal articulation standards is required. See variance section above.
4. Based on the parking provided, a variance will be required in order to reduce the minimum amount required. See variance request above.
5. Approval of an exception by the City Council is required in order to construct the building with tilt-up wall construction. See exception above.
6. All exterior signage requires approval of a separate permit through the building inspections department.
7. Delineate and label the required landscape buffer strips along all roadways.

Landscape Plan:
1. Article VIII, Sec. 5.12,C. - requires a minimum of 1 tree per 750 sq. ft. of dry area within the detention pond. Label the detention pond area. Provide the required trees for this area or a variance will be required for not meeting this standard.
2. Provide eastern red cedars (or another species of tree) as screening for the loading/parking area ofthe tractor/trailers along the west area of the property that faces FM-549 as a variance to allow for not meeting the10-ft screening wall standard of the FM-549 OV.
3. Delineate and label the required landscape buffer along Capital Blvd., Corporate Crossing an Discovery Blvd.
4. Where are the required trees along Corporate Crossing? See the FM-549 OV standards. Provide a minimum of three (3) – four (4) caliper inch trees and two (2) accent trees per 100 linear feet along this property line.
5. Provide three (3) caliper inch trees spaced at a minimum of 50-ft intervals along Discovery Blvd.
6. What does the label “No Mow – Native Seed Mix” mean? These areas are intended to not be mowed? Provide explanation.

Treescape Plan:
1. Tree No. 36 (34” Bois D’Arc) is not considered a protected tree; therefore mitigation is not required for this tree. Correct Replacement Caliper Inch chart to indicate a total of 259.5 inches [and total inches being removed to 502”]. Provide an overall mitigation balance due of 118.5 inches [i.e. 259.5” – 141” provided on site = 118.5” due].

Photometric Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. The lighting pole standards are not to exceed a maximum overall height of 20-ft includes pole, base, fixtures, etc.) per the FM-549 OV standards. Provide detail.
2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used.
2. Are there any other architectural elements being incorporated with the building [e.g. accents (other than paint), articulated elements, stamped concrete walls, etc?
The FM-549 OV requires a minimum of seven (7) elements be incorporated with the design of the building. See variance request above.
5. Vertical and horizontal articulation is required on all facades. Based on elevations submitted, this requires approval of a variance by City Council for not meeting the minimum standards.
6. The following requires approval by the City Council as indicated above:
A) To allow for the use of concrete tilt-up wall construction, and
B) To allow for not meeting the 20% stone requirement for all facades visible from a public street or open space.
7. Provide the overall height of each façade.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

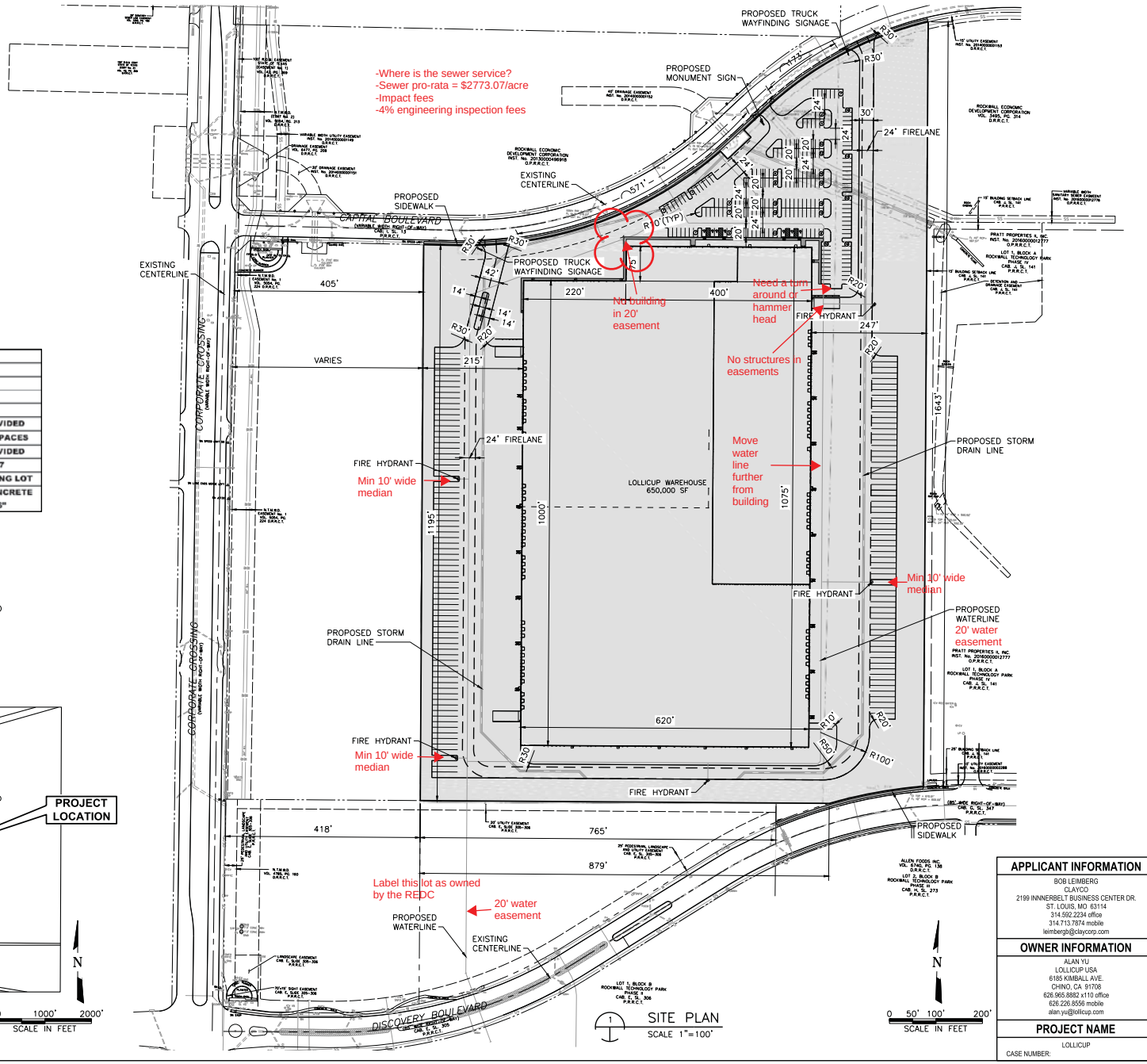
Planning - Work Session: December 26, 2017 (6:00p.m.) [Applicant to present case to P&Z for Discussion]

Architectural Review Board: December 26, 2017 (5:00 p.m.) [Recommendations to applicant for Subsequent meeting]

Planning - Action: January 9, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

Architectural Review Board: January 9, 2017 (5:00 p.m.) [Recommendation to P&Z or (Subsequent meeting if necessary)]

City Council - Action: Tuesday, January 16, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

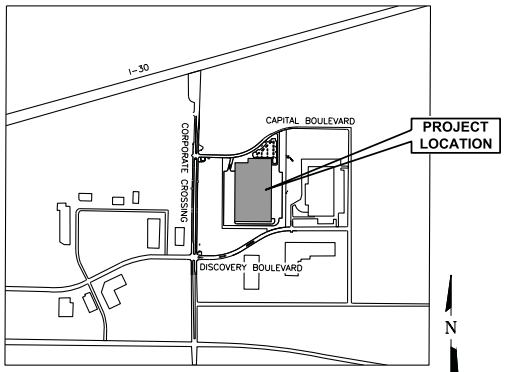


DATA TABLE

SITE PLAN INFORMATION		
SECTION 2.1		
TOTAL LOT AREA	34.23 AC	
BUILDING AREA	650,000 SF	
SECTION 2.2		
PARKING SPACES	REQUIRED	PROVIDED
	VARIANCE	215 SPACES
ADA SPACES	REQUIRED	PROVIDED
	7	7
DEPTHS/TYPES	TRUCK DRIVE/PARKING	PARKING LOT
PAVEMENT	8" CONCRETE	6" CONCRETE
LIME STABILIZATION	6"	6"

LEGEND

- (2) PARKING SPACE QUANTITY
- 24' FIRELANE
- PROPOSED LOT TO BE PLATTED DURING DESIGN (34.23 AC)
- PROPOSED 5' SIDEWALK



VICINITY MAP

0 1000' 2000'
SCALE IN FEET

SITE PLAN
SCALE 1"=100'

0 50' 100' 200'
SCALE IN FEET

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PROJECT NAME

LOLLICUP

CASE NUMBER:

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: BRETT M. BRISTOW P.E. TEXAS NO: 101000 ON DATE: 12/15/2017 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

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ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
SITE PLAN

DRAWING NO.
C-01

Forum # 601-03049 Consult.# 101-03049

12/12/2017 1:31:05 PM

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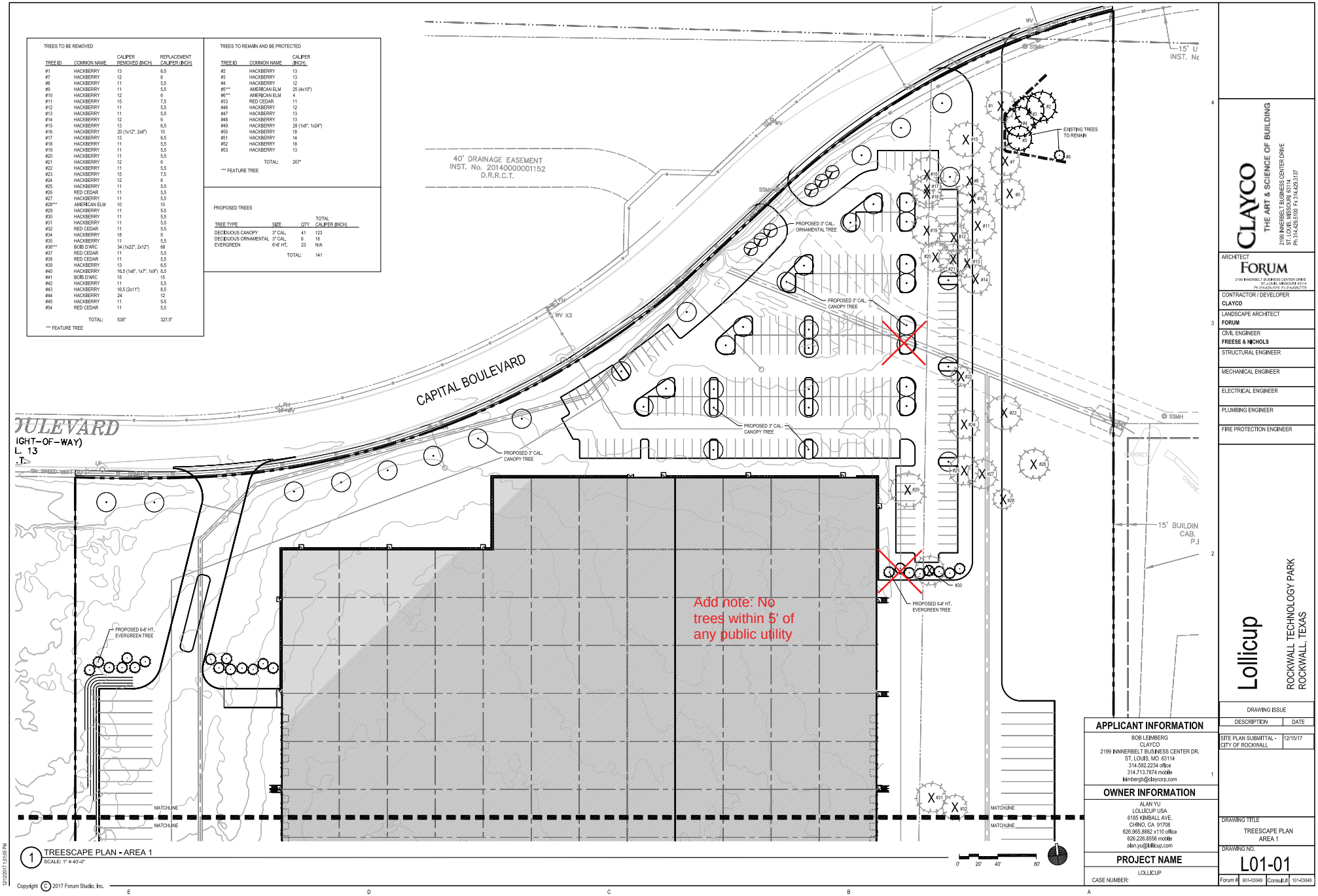

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ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

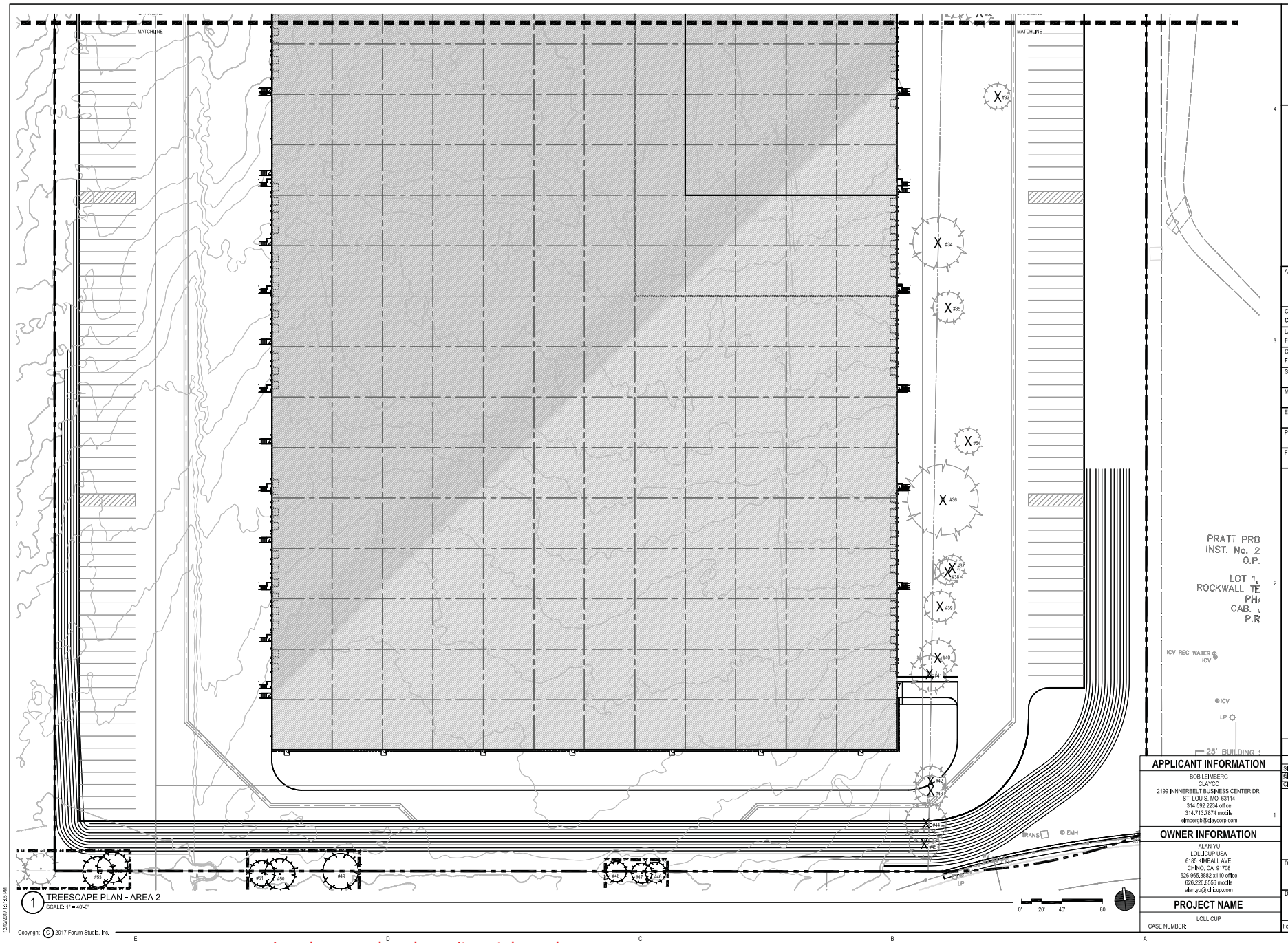
DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
TREESCAPE PLAN
AREA 1

DRAWING NO.
L01-01

Forum # 601-03049 Consult.# 101-03049



1 TREESCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

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E D C B A

Landscape plan doesn't match paving on site plan...parking shows medians with fire hydrants

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ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

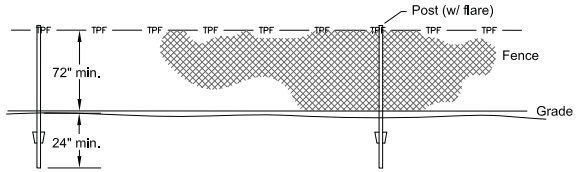
DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL -	12/15/17
SITE PLAN SUBMITTAL -	12/15/17
CITY OF ROCKWALL	

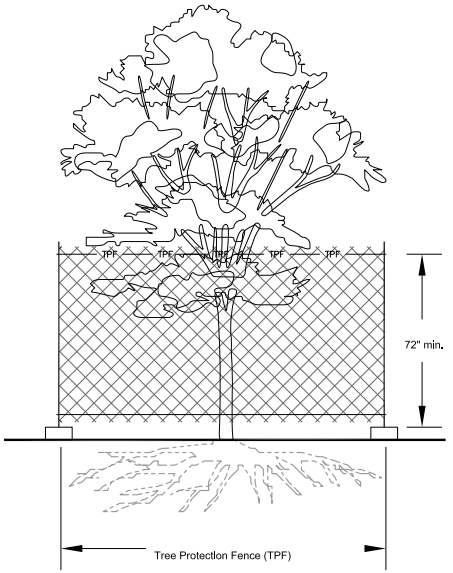
DRAWING TITLE
TREESCAPE PLAN
AREA 2

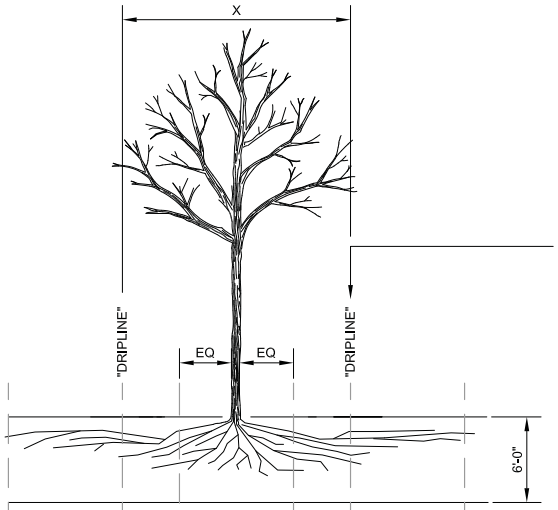
DRAWING NO.
L01-02

Forum # 601-03049 Consult # 101-03049



TREE PROTECTION FENCE
N.T.S.





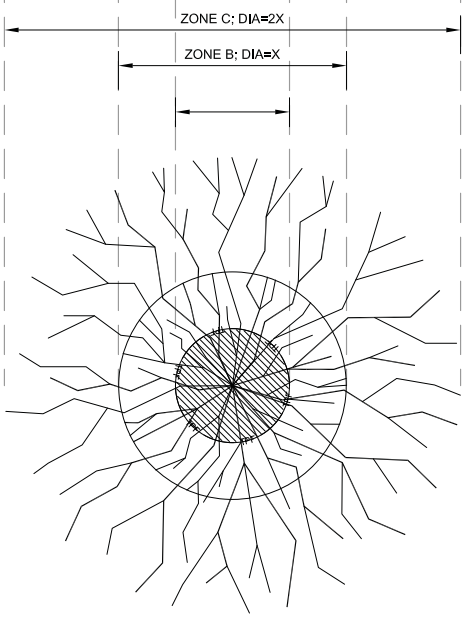
ELEVATION

FENCING/ROOT PROTECTION

- Fencing to be provided and maintained as specified per plan
- Engineer's approval required for use/access within zone b. permission for use/access requires surface protection for all unfenced, unpaved surfaces within zone b

* SURFACE PROTECTION MEASURES

1. Mulch layer, 6"-8"depth
2. 3/4"plywood
3. Steel plates



PLAN VIEW

TRENCHING / EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. No disturbance allowed without site-specific inspection and approval of methods to minimize root damage
2. Severance of roots larger than 2" diameter requires engineer's approval
3. Tunneling required to install lines 3'-0" below grade or deeper

ZONE B (DRIPLINE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures required trenching allowed as follows:

- Excavation by hand or with hand-driven trencher may be required
- Limit trench width. do not disturb Zone A maintain 2/3 or more of Zone B in undisturbed condition
- Tunneling may be required for trenches deeper than 3'-0"

ZONE C (FEEDER ROOT ZONE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures may be required trenching with heavy equipment allowed as follows:

- Minimize trench width
- Maintain 2/3 or more of Zone C in undisturbed condition

TREE PROTECTION NOTES:

1 Critical Root Zone is the minimum area of a tree's root zone that should be protected. It is calculated by multiplying the tree's diameter (in inches) by 1.5 to determine the radius of the protected area. (i.e. Tree Protection fencing should be located in a circle around the tree at the radius shown.)

2 Structural Critical Root Distance is the minimum distance that any root severance can occur. Severing roots any closer will greatly increase the chance of catastrophic tree failure due to loss of supporting roots. The distance is based on Coder, K. 1996. Construction Damage Assessments: Trees and Sites. University of Georgia, October, 1996. (Tool #8).

3 Action Item includes any required tree protection action to be taken including the following:

- **OK** - Tree is adequate distance away from construction activity that no protection measures are required.
- **TBR** - To Be Removed
- **Fence xx** - Construction fencing will be installed prior to any grading or construction activity. See the map version of the Tree Protection Plan for specific location. The xx refers to radius minimum and maximum distance from tree to fence. The fence will delineate an area that is considered the "Tree Protection Zone". While fence is in place there should be no grading, equipment access, material storage, or root disturbance of any kind within the "Tree Protection Zone" delineated by the fencing. Fencing will be 72" tall chain-link fence that is adequately supported without sagging. Fencing will remain in place for the duration of the grading associated with the installation of new stormwater pipe. It can only be moved to permit the installation of new soil near and around trees as indicated and only with permission of City Arborist.
- **Mulch -** Apply an 8-10 inch deep layer of wood chips around the tree at a radius equal to the "Critical Root Zone Radius". Do not pile up wood chips at the tree's base. Mulch only needs to be applied where equipment traffic is required that will impact the the tree's critical root zone. Mulch layer will reduce soil compaction and rutting. An additional layer of 3/4" plywood, plastic, or rubberized material may be needed on top of mulch to reduce compaction. Remove chips after project completion without damaging the original grade and without damaging roots that may be present underneath.

NOTES:

Tree Protection During Construction

A three- to six-foot high temporary fence shall be placed at dripline of tree to be saved, or a distance of 15' from the trunk, whichever is greater. The fence shall completely encircle the tree(s) or as shown on plans. Install fence posts using pier blocks if appropriate. Avoid driving posts or stakes into major roots. Fencing may extend beyond dripline or 15' if plan design allows. Owner may permit alternative fencing methods if site prohibits installation of pier blocks (steep slopes, soft soils, etc.).

Treatment of Roots Exposed During Construction
For roots over 1" in diameter damaged during construction; make a clean, straight cut to remove damaged portion of root. all exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible. Work within protection fence shall be done manually. No excavation, stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

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ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO.
L01-03

Forum # 601-03049 Consult. # 101-03049

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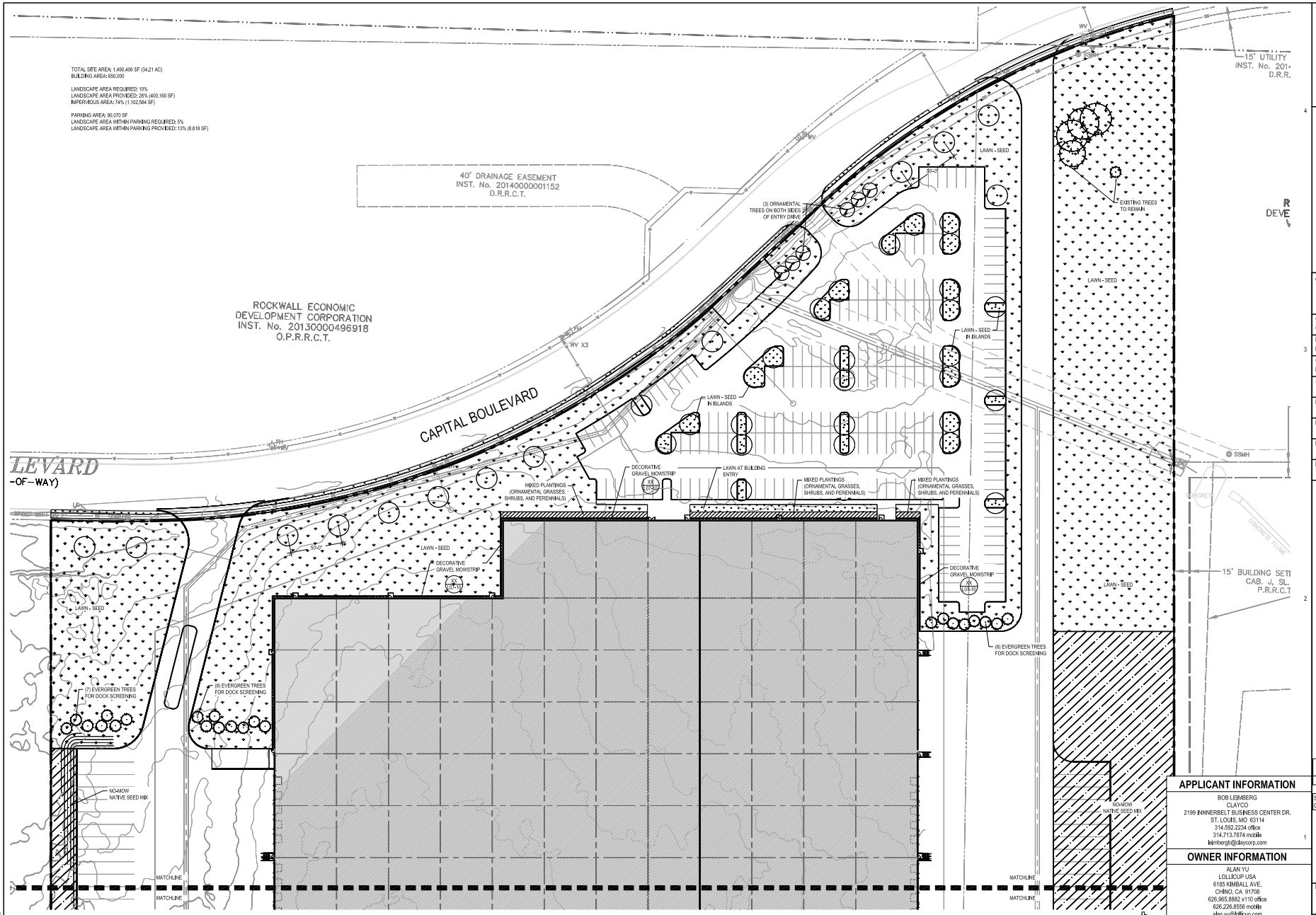

1 LANDSCAPE PLAN - AREA 1
SCALE: 1" = 40'-0"

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FIRE PROTECTION ENGINEER

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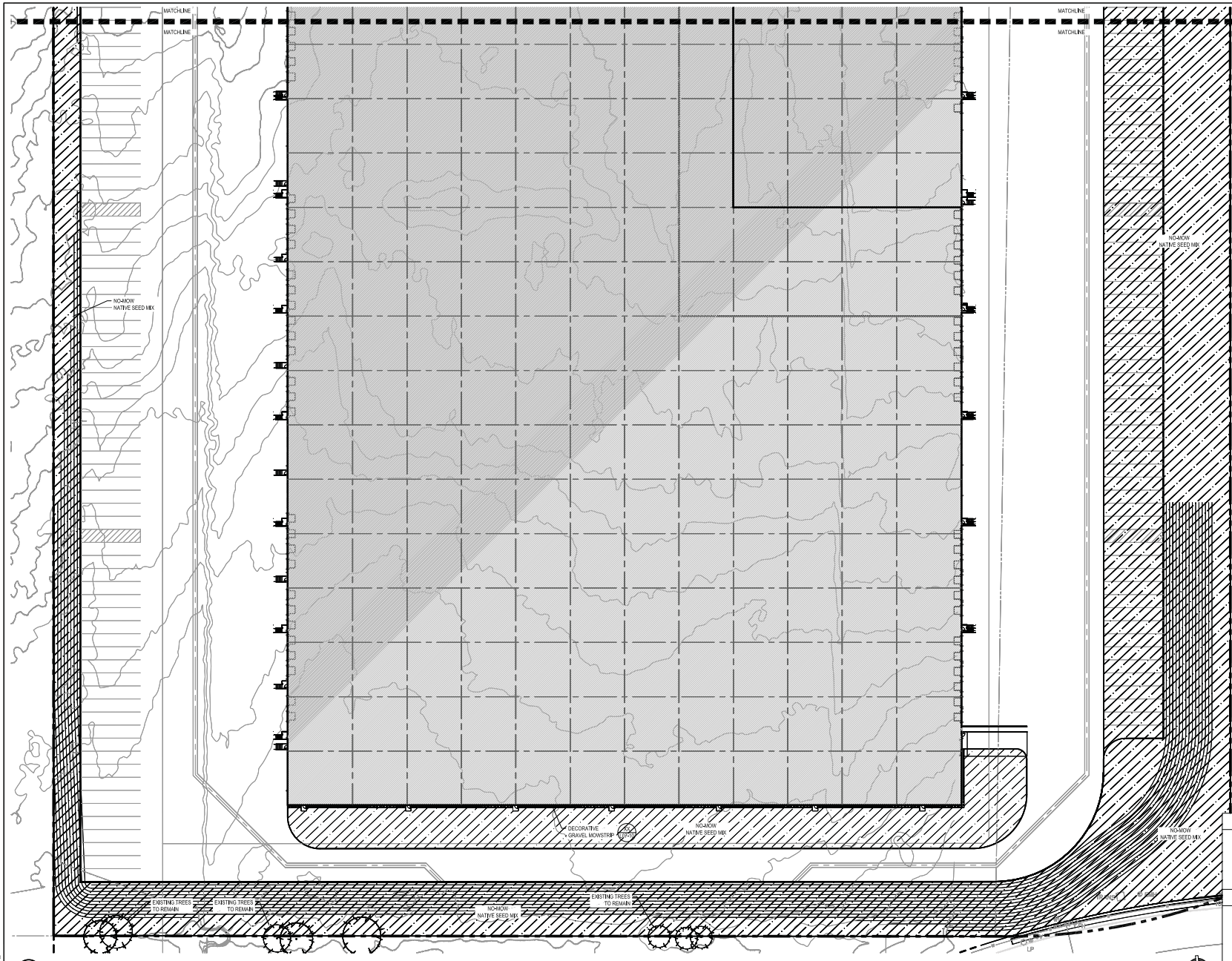
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
LANDSCAPE PLAN
AREA 1

DRAWING NO.
L07-01

Forum # 601-03049 Consult # 101-03049



1 LANDSCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

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E D C B A

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FORUM

CIVIL ENGINEER
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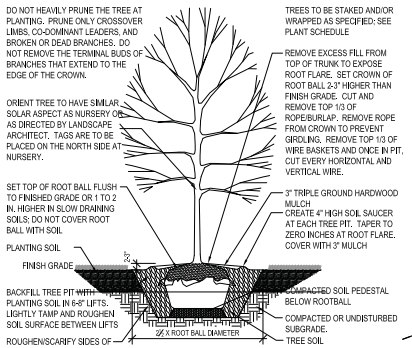
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

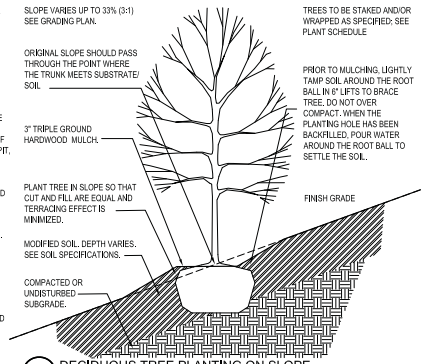
DRAWING TITLE
LANDSCAPE PLAN
AREA 2

DRAWING NO.
L07-02

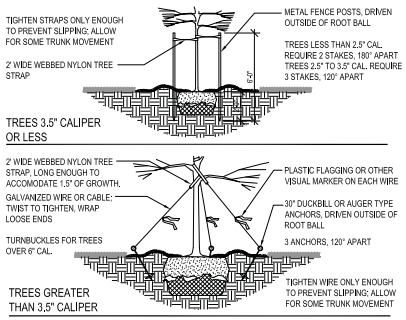
Forum # 601-03049 Consult # 101-03049



D3 DECIDUOUS TREE PLANTING
1/4" = 1'-0"

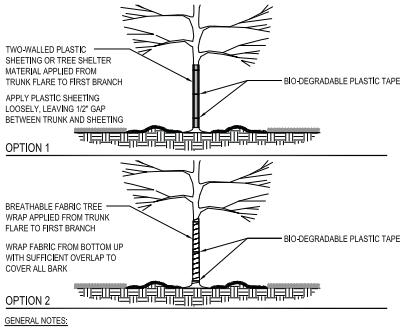


G8 DECIDUOUS TREE PLANTING ON SLOPE
1/4" = 1'-0"



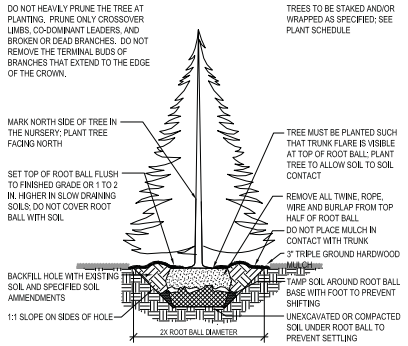
GENERAL NOTES:
1. TREES TO BE STAKED ONLY AS SPECIFIED. SEE PLANT SCHEDULE.
2. STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

B3 TREE STAKING
1/4" = 1'-0"

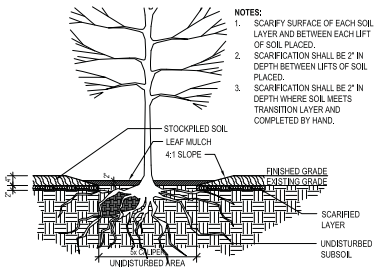


GENERAL NOTES:
1. TREES TO BE WRAPPED ONLY AS SPECIFIED, SEE PLANT SCHEDULE.
2. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

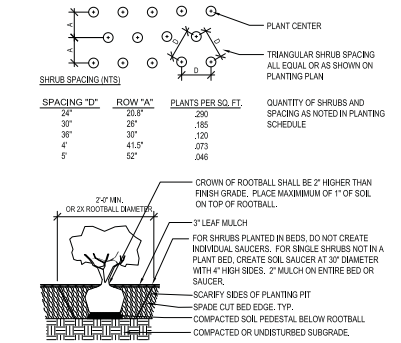
A3 TREE WRAPPING
1/4" = 1'-0"



D2 EVERGREEN TREE PLANTING
1/4" = 1'-0"

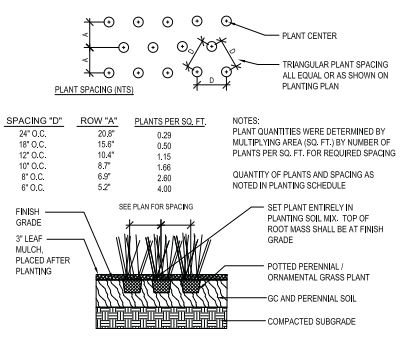


C2 EXISTING TREES IN LAWN AREAS
1" = 1'-0"



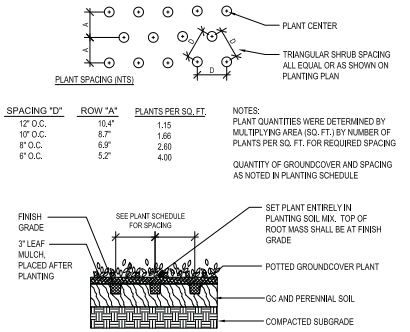
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
24"	20.8"	.290
30"	26"	.185
36"	30"	.120
4'	41.5"	.073
5'	52"	.046

B2 SHRUB PLANTING
1/4" = 1'-0"



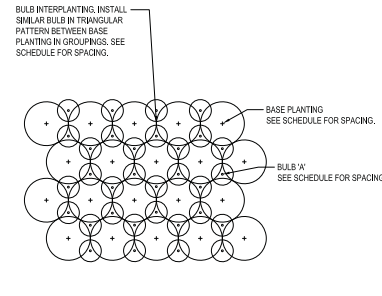
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
24" O.C.	20.8"	0.29
18" O.C.	15.6"	0.50
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60
6" O.C.	5.2"	4.00

A2 PERENNIAL AND ORNAMENTAL GRASS PLANTING
1/2" = 1'-0"

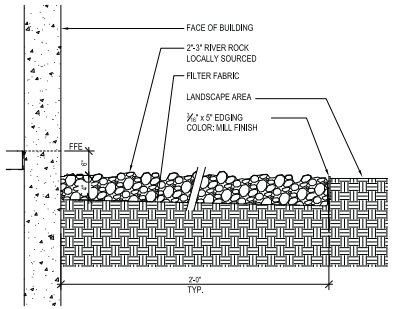


SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60
6" O.C.	5.2"	4.00

D1 GROUND COVER PLANTING
1/2" = 1'-0"



C1 INTERMINGLED PERENNIAL/GRASS & BULB PLANTING
1/2" = 1'-0"



B1 GRAVEL MOW STRIP
3/4" = 1'-0"

PLANTING PLAN NOTES

1. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
2. ALL PROVIDED PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE CITY OF MAPLEWOOD IN WRITING OF ANY PLANT MATERIALS THAT DO NOT MEET SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
6. THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
7. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
8. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
9. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
10. PROVIDE AND INSTALL LOCALLY AVAILABLE LEAF MULCH IN ALL MIXED PLANTING BEDS CONTAINING SHRUBS, AND PERENNIAL/ORNAMENTAL GRASSES.
11. PROVIDE TRIPLE GROUND LEAF MULCH AROUND BASE OF ALL TREES, UNLESS PLANTED IN A MIXED PLANTING BED.

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ROCKWALL, TEXAS

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DRAWING TITLE
LANDSCAPE DETAILS

DRAWING NO.
L07-10

Forum # 601-03049 | Consult.# 101-03049

12/22/2017 13:08 PM

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E D C B A

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NS-1
NATIVE SEED MIX 1

SHORT MEADOW MIX		% by weight
Schizachyrium scoparium	Little Bluestem	
Panicum virgatm	Switchgrass	
Sporobolus compositus	Tall Dropseed	
Tridens flavus	Purple Top	
Bouteloua curtipendula	Side Oats Grama	
Baptisia australis	Blue False Indigo	
Dalea purpurea	Purple Prairie Clover	
Rudbeckia hirta	Black-eyed Susan	
Coreopsis lanceolata	Lance Leaved Coreopsis	
Cassia fasciculata	Partridge Pea	
Dalea candida	White Prairie Clover	
Eryngium yuccifolium	Rattlesnake Master	
Helianthus helianthoides	False Sunflower	
Liatris spicata	Spiked Blazing Star	
Monarda fistulosa	Bergamot	
Parthenium integrifolium	Wild Quinine	
Ratibida pinnata	Greyheaded Coneflower	
Solidago rigida	Rigid Goldenrod	
Aster laevis	Smooth Aster	
Gaillardia pulchella	Indian Blanket	
Solidago nemoralis	Gray Goldenrod	

LAWN SEED MIX

FULL SUN - PART SUN

NATIVE TURF BLEND

BUFFALO GRASS

BLUE GRAMA

CURLY MESQUITE

PLANT SCHEDULE

DECIDUOUS TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC RU	-	Acer rubrum	October Glory	Red Maple	3" Cal.	B & B	45+	D3 / L07-10	Tree Wrap Required
AC SA	-	Acer saccharum	Caddo	Sugar Maple	3" Cal.	B & B	30'-35'+	D3 / L07-10	Tree Wrap Required
CA IL	-	Carya illinoinensis		Pecan	3" Cal.	B & B	45+	D3 / L07-10	
FR TE	-	Fraxinus texensis		Texas Ash	3" Cal.	B & B	45+	D3 / L07-10	
QU B	-	Quercus buckleyi		Texas Red Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU FA	-	Quercus falcata		Southern Red Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU MA	-	Quercus macrocarpa		Bur Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU MU	-	Quercus muehlenbergii		Chinquapin Oak	3" Cal.	B & B	45+	D3 / L07-10	
QU VI	-	Quercus virginiana		Live Oak	3" Cal.	B & B	45+	D3 / L07-10	
RH LA	-	Rhus lanceolata		Flameleaf Sumac	3" Cal.	B & B	45+	D3 / L07-10	
TA DI	-	Taxodium distichum		Bald Cypress	10-12 Ht.	B & B	45+	D3 / L07-10	
UL PA	-	Ulmus parvifolia	Emer II ALLEE	Lacebark Elm	3" Cal.	B & B	45+	D3 / L07-10	
UL CR	-	Ulmus crassifolia		Cedar Elm	3" Cal.	B & B	45+	D3 / L07-10	

DECIDUOUS UNDERSTORY TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC TR	-	Acer truncatum		Shantung Maple	3" Cal.	B & B	25' - 35'	D3 / L07-10	
CE CA	-	Cercis canadensis		Eastern Redbud	3" Cal.	B & B	20' - 30'	D3 / L07-10	
CH LI	-	Chilopsis linearis		Desert Willow	8-10' Ht.	B & B	15' - 20'	D3 / L07-10	
CR MO	-	Crataegus mollis		Downy Hawthorn	3" Cal.	B & B	20'-30'	D3 / L07-10	
IL DE	-	Ilex decidua		Possumhaw Holly	6-8' Ht.	B & B	10'-12'	D3 / L07-10	Multi-Stem
IL VO	-	Ilex vomitoria		Yapon Holly	6-8' Ht.	B & B	10'-20'	D3 / L07-10	Multi-Stem
MA GR	-	Magnolia grandiflora	Little Gem	Large-flowered Magnolia	8-10' Ht.	B & B	15' - 20'	D3 / L07-10	
SO AF	-	Sophora affinis		Eve's Necklace	3" Cal.	B & B	15-35'	D3 / L07-10	
UN SP	-	Ungnadia speciosa		Mexican Buckeye	8-10' Ht.	B & B	15'-30'	D3 / L07-10	Multi-Stem

EVERGREEN TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
CU LE	-	Cupressocyparis leylandii		Leyland Cypress	6-8' Ht.	B & B	45+	D2 / L07-10	
JU VI	-	Juniperus virginiana	Canaertii	Eastern Red Cedar	6-8' Ht.	B & B	45+	D2 / L07-10	
PI EL	-	Pinus eldarica		Afghan Pine	6-8' Ht.	B & B	45+	D2 / L07-10	

EVERGREEN SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
bu ja	-	Buxus japonica		Japanese Boxwood	24" Ht.	Container	36" O.C.		
ilco	-	Ilex comuta	Burfordii Nana	Dwarf Burford Holly	24" Ht.	Container	36" O.C.		
ju ch	-	Juniperus chinensis	Grey Owl	Juniper	24" Ht.	Container	36" O.C.		

DECIDUOUS SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ch ja	-	Chaenomeles japonica		Japanese Quince	18" Ht.	Container	48" O.C.		
ro of	-	Rosmarinus officinalis		Rosemary	24" Ht.	Container	36" O.C.		
il vi	-	Ilex virginica	Little Henry	Virginia Sweetspire	18" Ht.	Container	30" O.C.		
ma tr	-	Mahonia trifoliolata		Agarita	18" Ht.	Container	48" O.C.		
pa la	-	Pavonia lasiopetala		Mexican Oregano	24" Ht.	Container	36" O.C.		
po la	-	Poliomentha longiflora		Mexican Oregano	24" Ht.	Container	36" O.C.		
ra in	-	Raphiolepis indica		Indian Hawthorn	24" Ht.	Container	48" O.C.		

ORNAMENTAL GRASSES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
pa	-	Panicum virgatum	Shenandoah	Prairie Dropseed	1 GAL	Container	36" O.C.		
pe	-	Pennisetum alopecuroides	Hamelin	Fountain Grass	1 GAL	Container	24" O.C.		
sp	-	Sporobolus heterolepis		Prairie Dropseed	1 GAL	Container	24" O.C.		

HERBACEOUS PERENNIALS & GROUNDCOVERS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ca	-	Callirhoe involucrata		Winecups	1 Quart	Container	24" O.C.		
co	-	Calylophus berlandtersp. pinifolius		Sundrops	1 Quart	Container	24" O.C.		
ep	-	Engelmannia pertenensa		Cutleaf Daisy	1 Quart	Container	18" O.C.		
gl	-	Glandularia bipinnatifida		Purple Prairie Verbena	1 Quart	Container	18" O.C.		
li	-	Liatris mucronata		Blazing Star	1 Quart	Container	18" O.C.		
me	-	Melampodium leucanthum		Blackfoot Daisy	1 Quart	Container	18" O.C.		
oe	-	Oenothera speciosa		Pink Evening Primrose	1 Quart	Container	18" O.C.		
pc	-	Penstemon cobaea		Foxglove Penstemon	1 Quart	Container	18" O.C.		
sa	-	Salvia farinacea		Mealy Blue Sage	1 Quart	Container	18" O.C.		
th	-	Thelesperma filifolium		Stiff Greenthread	1 Quart	Container	18" O.C.		
ve	-	Verbena texana		Texas Vervain	1 Quart	Container	18" O.C.		

MULCHING NOTES:
ALL STAND ALONE DECIDUOUS AND EVERGREEN TREES TO RECEIVE TRIPLE GROUND HARDWOOD MULCH.
ALL MIXED PLANTING BEDS TO RECEIVE LEAF MULCH.
REFER TO DETAILS FOR MULCH DEPTH.

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ROCKWALL, TEXAS

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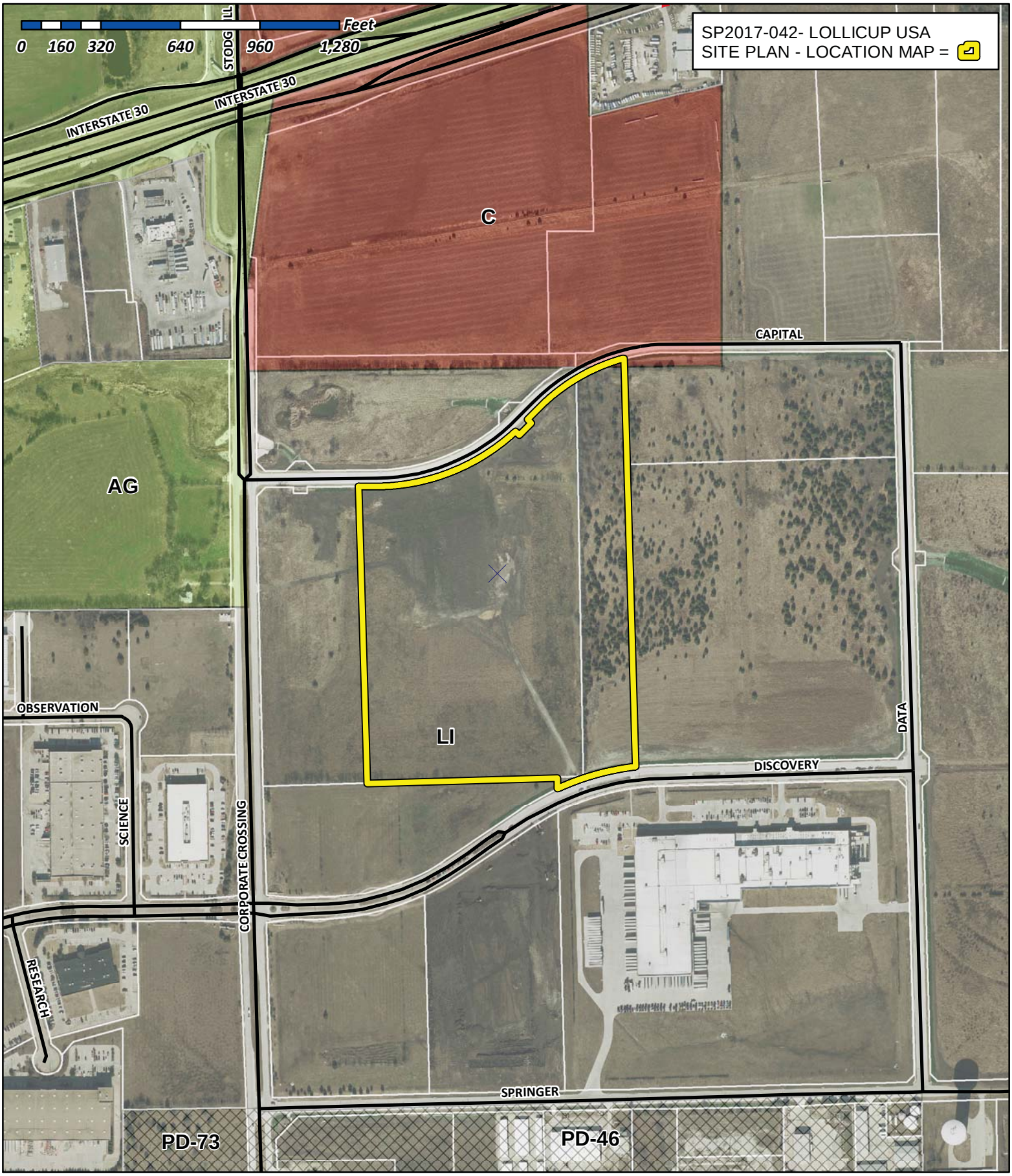

City of Rockwall

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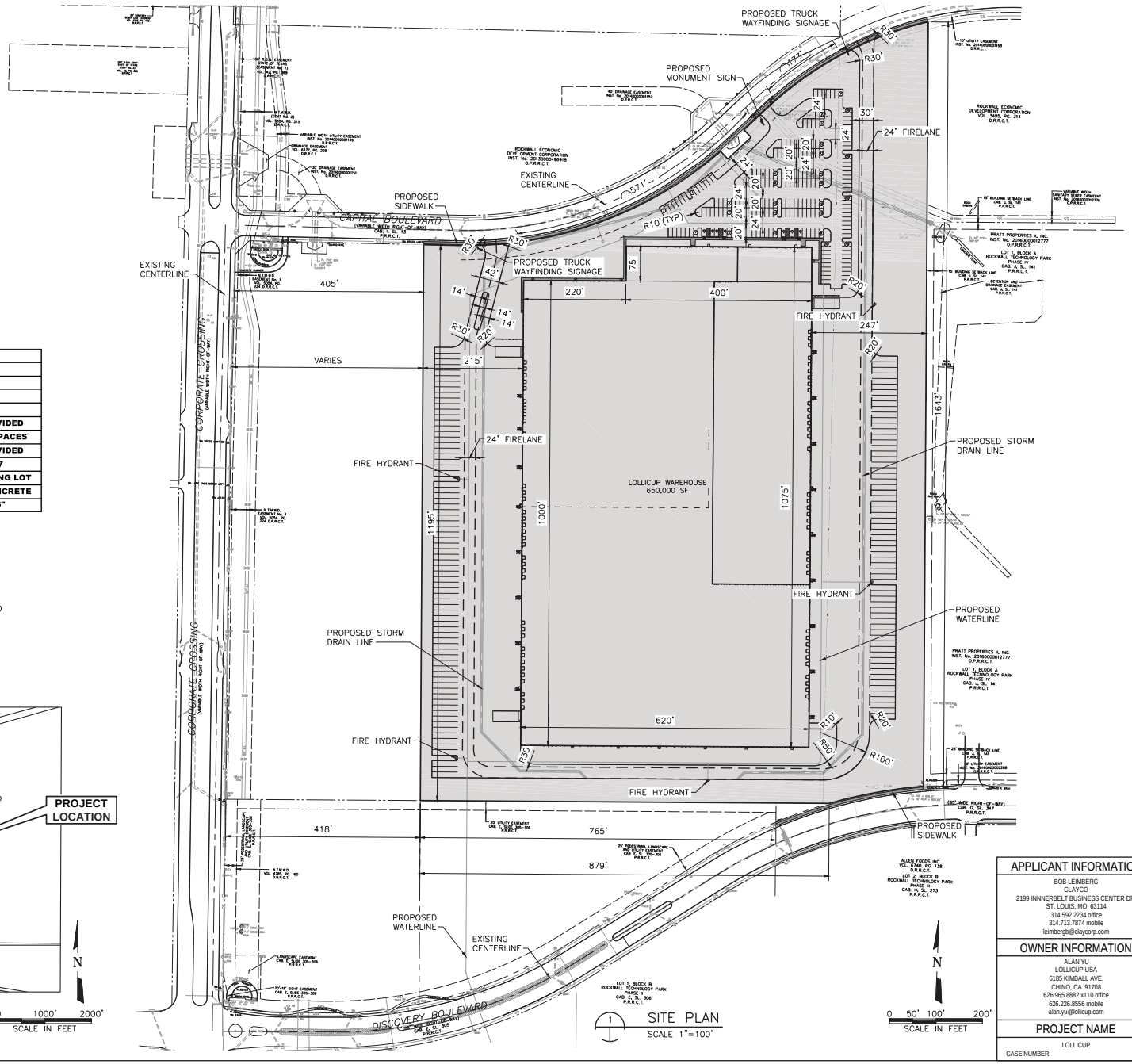
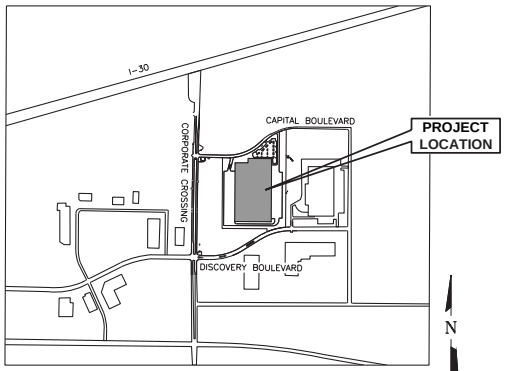


DATA TABLE

SITE PLAN INFORMATION		
SECTION 2.1		
TOTAL LOT AREA	34.23 AC	
BUILDING AREA	650,000 SF	
SECTION 2.2		
PARKING SPACES	REQUIRED	PROVIDED
	VARIANCE	215 SPACES
ADA SPACES	REQUIRED	PROVIDED
	7	7
DEPTHS/TYPES	TRUCK DRIVE/PARKING	PARKING LOT
PAVEMENT	8" CONCRETE	6" CONCRETE
LIME STABILIZATION	6"	6"

LEGEND

- (2) PARKING SPACE QUANTITY
- 24' FIRELANE
- PROPOSED LOT TO BE PLATTED DURING DESIGN (34.23 AC)
- PROPOSED 5' SIDEWALK



VICINITY MAP

0 1000' 2000'
SCALE IN FEET

1 SITE PLAN
SCALE 1"=100'

N
0 50' 100' 200'
SCALE IN FEET

NOT FOR CONSTRUCTION

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DRAWING TITLE
SITE PLAN

DRAWING NO.
C-01

Forum # 601-03049 Consult.# 101-03049

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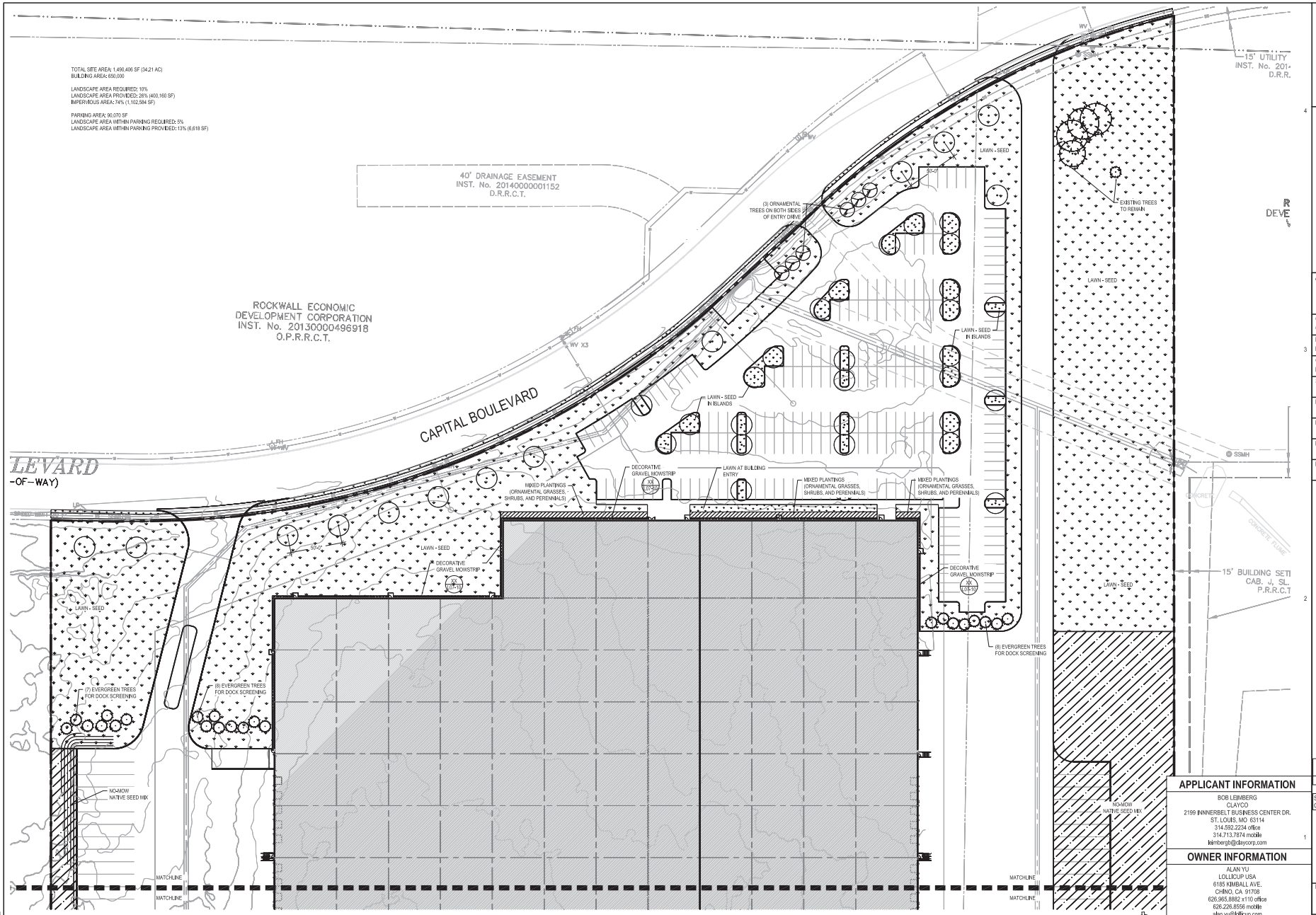

1 LANDSCAPE PLAN - AREA 1
SCALE: 1" = 40'-0"

12/22/2017 13:08 PM

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FORUM

CIVIL ENGINEER
FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup

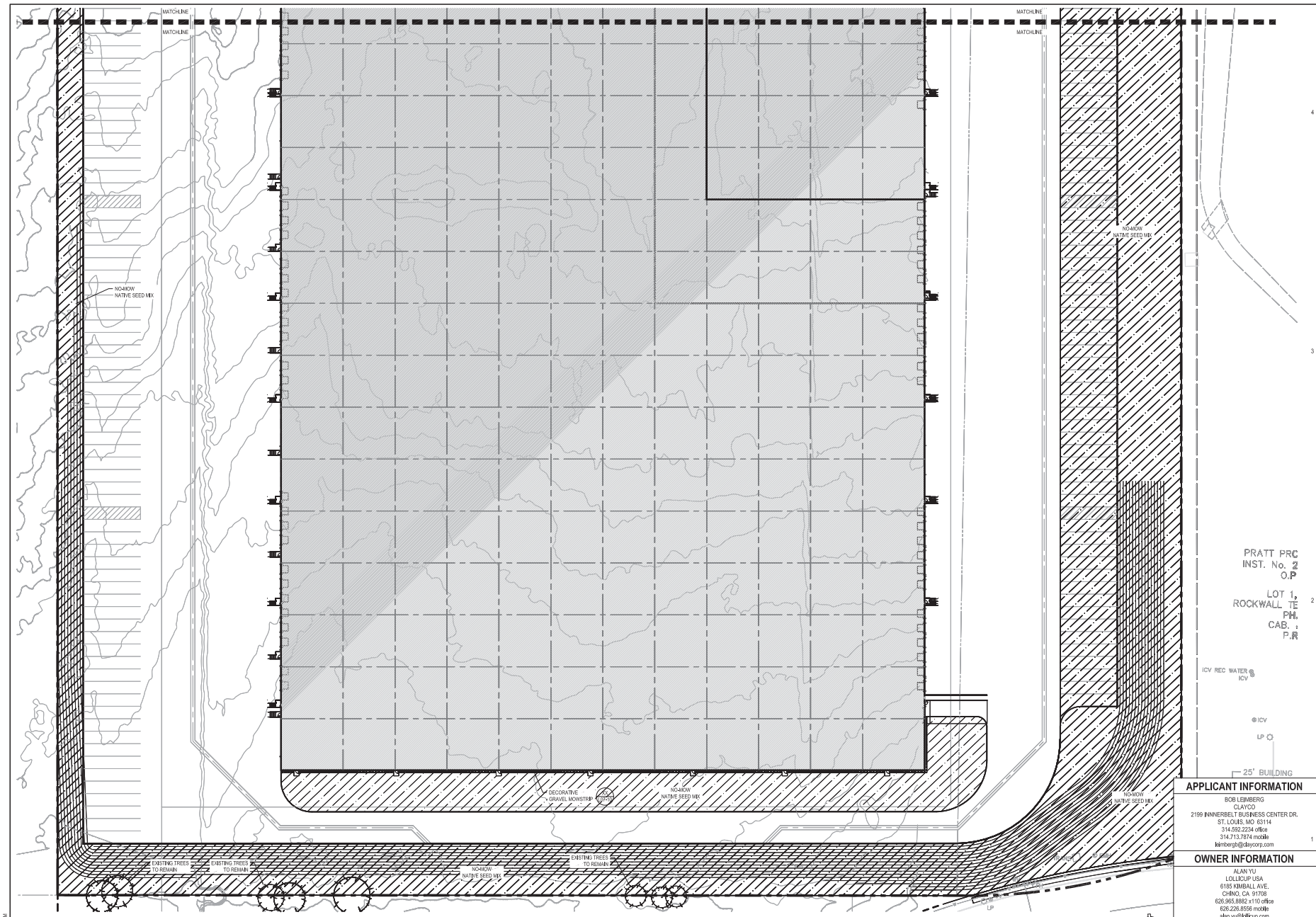
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
LANDSCAPE PLAN
AREA 1

DRAWING NO.
L07-01

Forum # 601-03049 Consult # 101-03049



1 LANDSCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

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ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

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ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

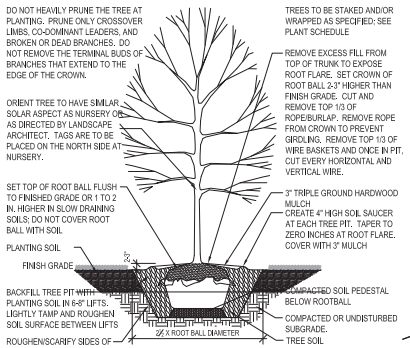
DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

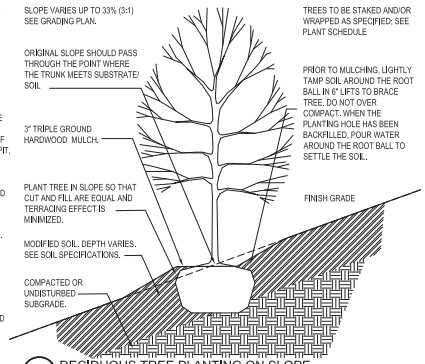
DRAWING TITLE
LANDSCAPE PLAN
AREA 2

DRAWING NO.
L07-02

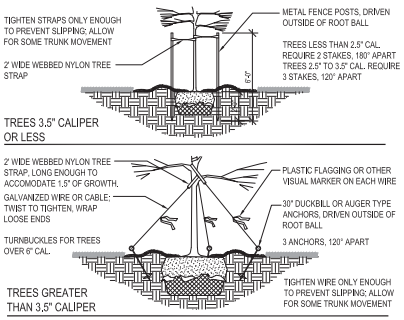
Forum # 601-03049 Consult.# 101-03049



D3 DECIDUOUS TREE PLANTING
1/4" = 1'-0"

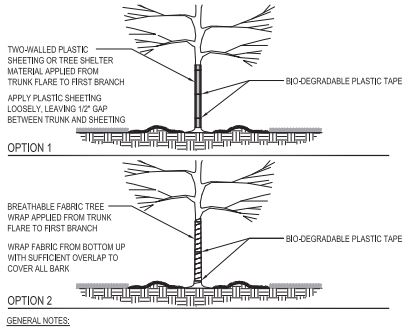


G8 DECIDUOUS TREE PLANTING ON SLOPE
1/4" = 1'-0"



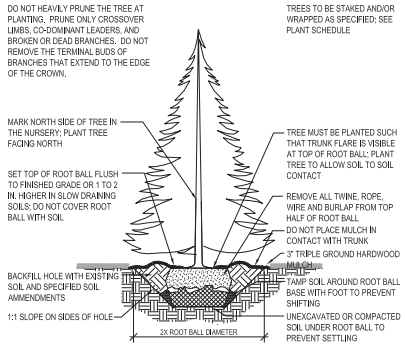
GENERAL NOTES:
1. TREES TO BE STAKED ONLY AS SPECIFIED. SEE PLANT SCHEDULE.
2. STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

B3 TREE STAKING
1/4" = 1'-0"

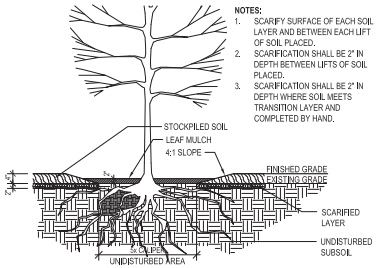


GENERAL NOTES:
1. TREES TO BE WRAPPED ONLY AS SPECIFIED, SEE PLANT SCHEDULE.
2. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

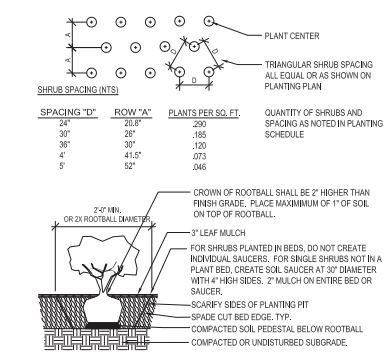
A3 TREE WRAPPING
1/4" = 1'-0"



D2 EVERGREEN TREE PLANTING
1/4" = 1'-0"

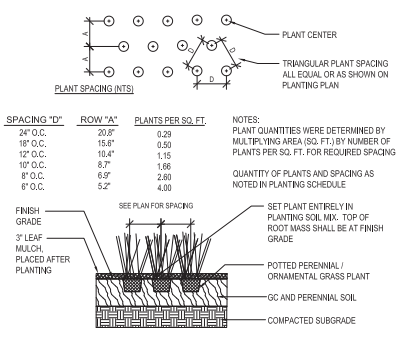


C2 EXISTING TREES IN LAWN AREAS
1" = 1'-0"



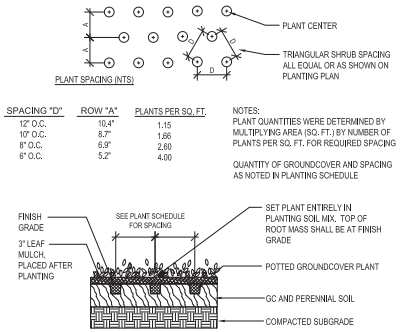
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
24"	20.8"	.290
30"	26"	.185
36"	30"	.120
4'	41.5"	.073
5'	52"	.046

B2 SHRUB PLANTING
1/4" = 1'-0"



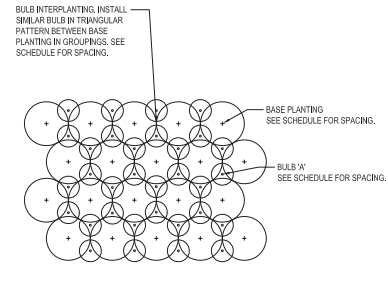
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
24" O.C.	20.8"	0.29
18" O.C.	15.6"	0.50
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60
6" O.C.	5.2"	4.00

A2 PERENNIAL AND ORNAMENTAL GRASS PLANTING
1/2" = 1'-0"

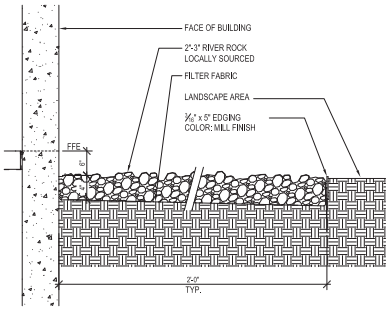


SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60
6" O.C.	5.2"	4.00

D1 GROUND COVER PLANTING
1/2" = 1'-0"



C1 INTERMINGLED PERENNIAL/GRASS & BULB PLANTING
1/2" = 1'-0"



B1 GRAVEL MOW STRIP
3/4" = 1'-0"

PLANTING PLAN NOTES

1. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
2. ALL PROVIDED PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE CITY OF MAPLEWOOD IN WRITING OF ANY PLANT MATERIALS THAT DO NOT MEET SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
6. THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
7. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
8. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
9. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
10. PROVIDE AND INSTALL LOCALLY AVAILABLE LEAF MULCH IN ALL MIXED PLANTING BEDS CONTAINING SHRUBS, AND PERENNIAL/ORNAMENTAL GRASSES.
11. PROVIDE TRIPLE GROUND LEAF MULCH AROUND BASE OF ALL TREES, UNLESS PLANTED IN A MIXED PLANTING BED.

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ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE	
DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING NO.
L07-10

Forum # 601-03049 | Consult.# 101-03049

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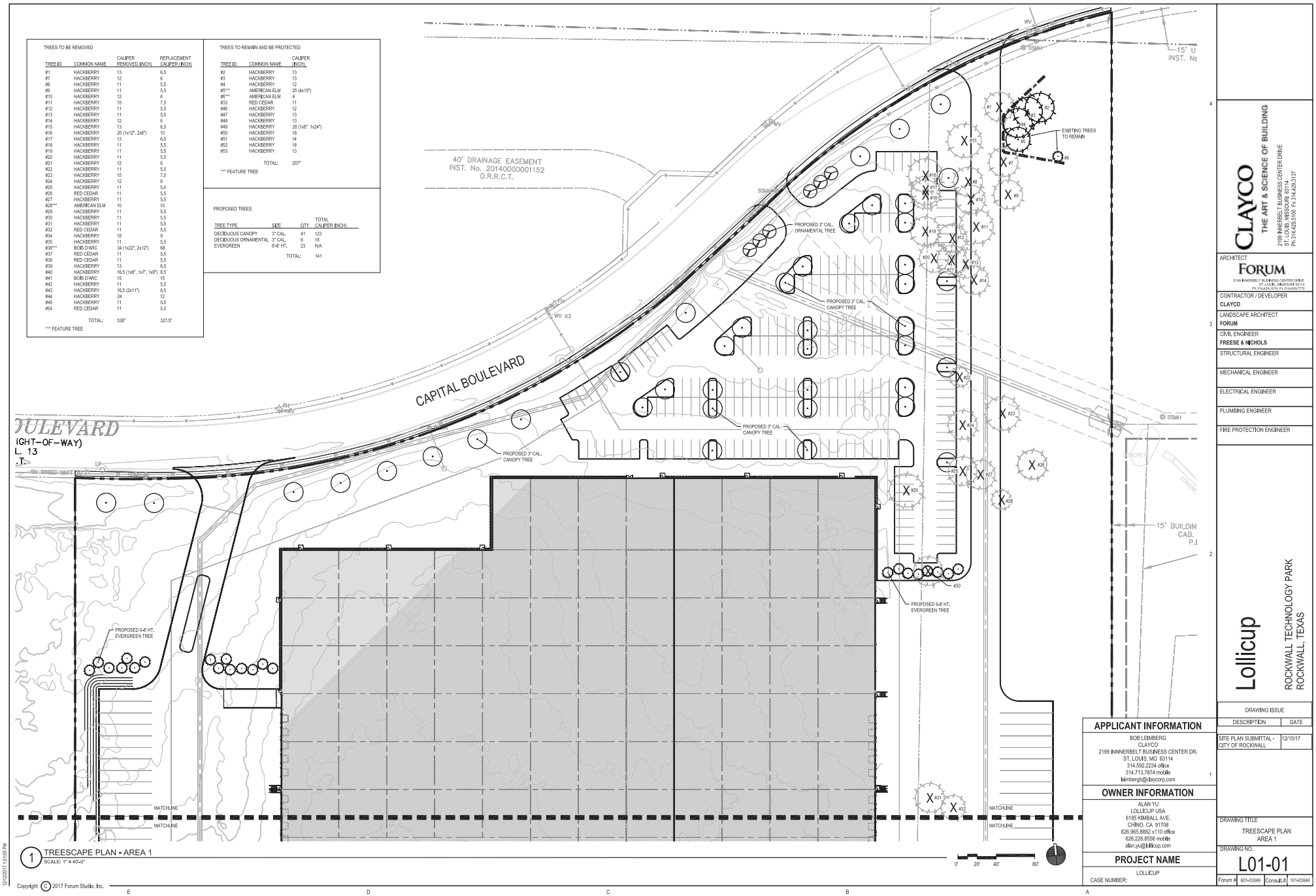

TREES TO BE REMOVED

TREE ID	COMMON NAME	CALIPER REMOVED (INCH)	REPLACEMENT CALIPER (INCH)
#1	HACKBERRY	13	6.5
#7	HACKBERRY	12	6
#8	HACKBERRY	11	5.5
#9	HACKBERRY	11	5.5
#10	HACKBERRY	12	6
#11	HACKBERRY	15	7.5
#12	HACKBERRY	11	5.5
#13	HACKBERRY	11	5.5
#14	HACKBERRY	12	6
#15	HACKBERRY	13	6.5
#16	HACKBERRY	20 (1x12", 2x8")	10
#17	HACKBERRY	13	6.5
#18	HACKBERRY	11	5.5
#19	HACKBERRY	11	5.5
#20	HACKBERRY	11	5.5
#21	HACKBERRY	12	6
#22	HACKBERRY	11	5.5
#23	HACKBERRY	15	7.5
#24	HACKBERRY	12	6
#25	HACKBERRY	11	5.5
#26	RED CEDAR	11	5.5
#27	HACKBERRY	11	5.5
#28***	AMERICAN ELM	10	10
#29	HACKBERRY	11	5.5
#30	HACKBERRY	11	5.5
#31	HACKBERRY	11	5.5
#32	RED CEDAR	11	5.5
#34	HACKBERRY	18	9
#35	HACKBERRY	11	5.5
#36***	BOIS D'ARC	34 (1x22", 2x12")	68
#37	RED CEDAR	11	5.5
#38	RED CEDAR	11	5.5
#39	HACKBERRY	13	6.5
#40	HACKBERRY	16.5 (1x8", 1x7", 1x5")	8.5
#41	BOIS D'ARC	15	15
#42	HACKBERRY	11	5.5
#43	HACKBERRY	16.5 (2x11")	8.5
#44	HACKBERRY	24	12
#45	HACKBERRY	11	5.5
#54	RED CEDAR	11	5.5
	TOTAL:	538"	327.5"

*** FEATURE TREE

TREES TO REMAIN AND BE PROTECTED

TREE ID	COMMON NAME	CALIPER (INCH)
#2	HACKBERRY	13
#3	HACKBERRY	13
#4	HACKBERRY	12
#5***	AMERICAN ELM	25 (4x10")
#6***	AMERICAN ELM	4
#33	RED CEDAR	11
#46	HACKBERRY	12
#47	HACKBERRY	13
#48	HACKBERRY	13
#49	HACKBERRY	28 (1x8", 1x24")
#50	HACKBERRY	18
#51	HACKBERRY	14
#52	HACKBERRY	18
#53	HACKBERRY	13
	TOTAL:	207"

*** FEATURE TREE

PROPOSED TREES

TREE TYPE	SIZE	QTY	TOTAL CALIPER (INCH)
DECIDUOUS CANOPY	3" CAL.	41	123
DECIDUOUS ORNAMENTAL	3" CAL.	6	18
EVERGREEN	6'-8' HT.	23	N/A
	TOTAL:		141

1 TREESCAPE PLAN - AREA 1
SCALE: 1" = 40'-0"

0' 20' 40' 80'

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ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

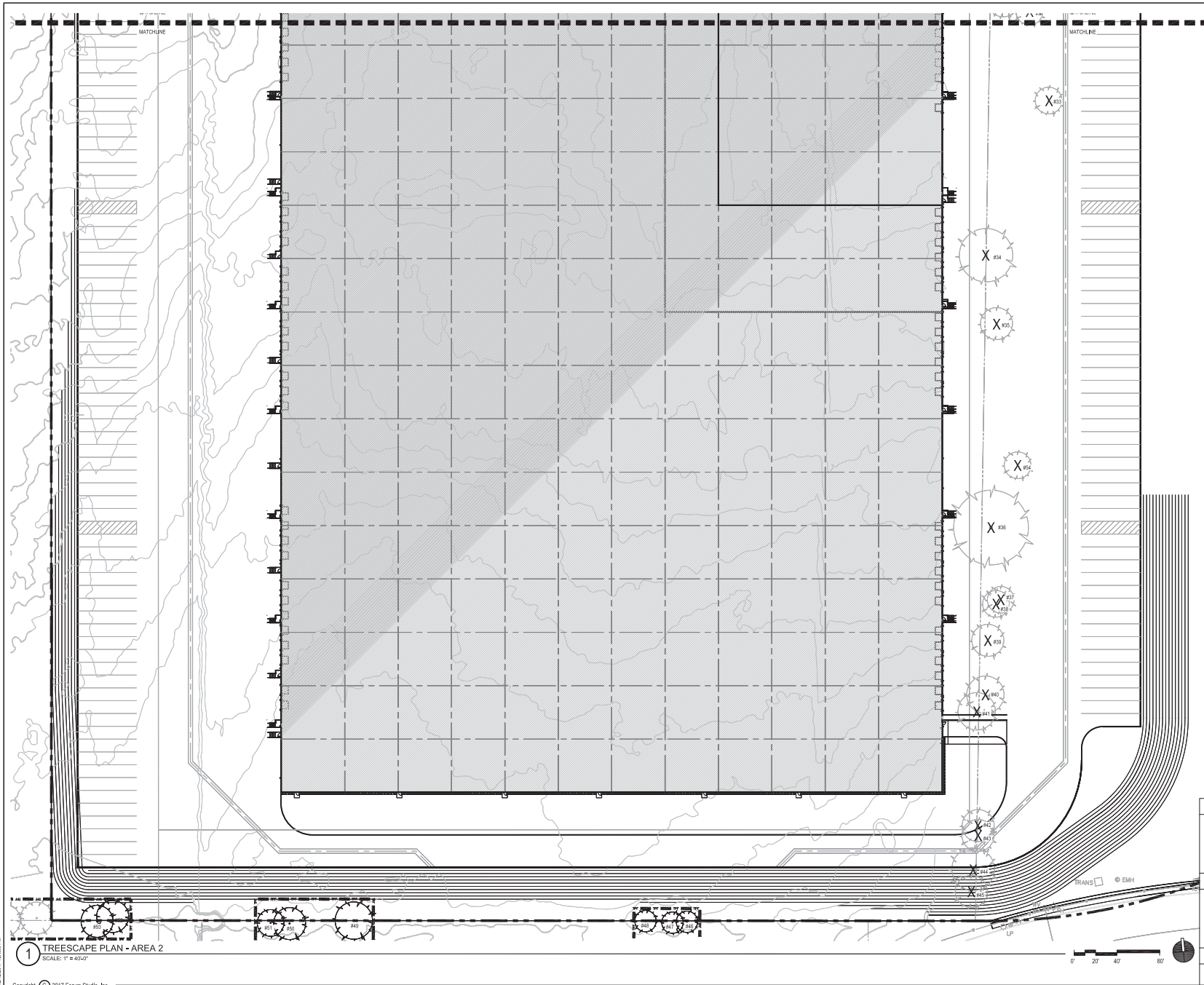
DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
TREESCAPE PLAN
AREA 1

DRAWING NO.
L01-01

Forum # 601-03049 Consult # 101-03049



1 TREESCAPE PLAN - AREA 2
SCALE: 1" = 40'-0"

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ROCKWALL, TEXAS

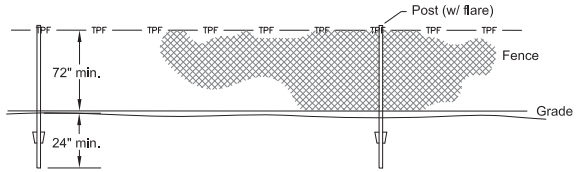
DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL -	12/15/17
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

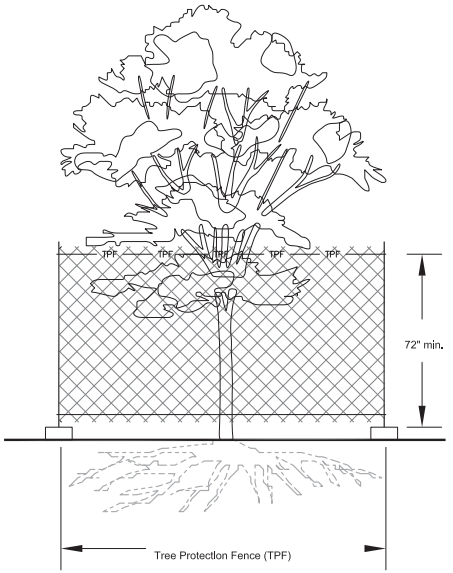
DRAWING TITLE
TREESCAPE PLAN
AREA 2

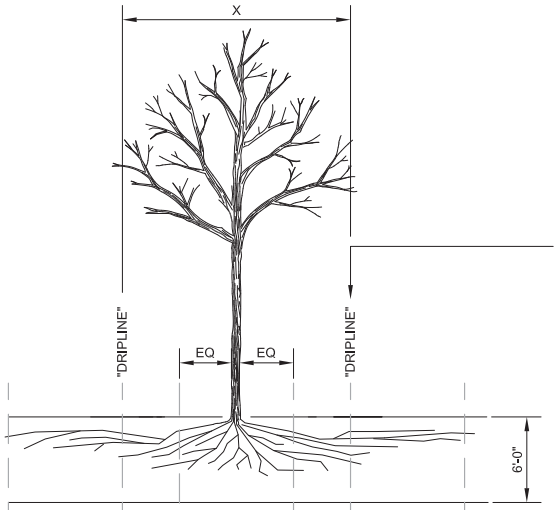
DRAWING NO.
L01-02

Forum # 601-03049 Consult.# 101-03049



TREE PROTECTION FENCE
N.T.S.





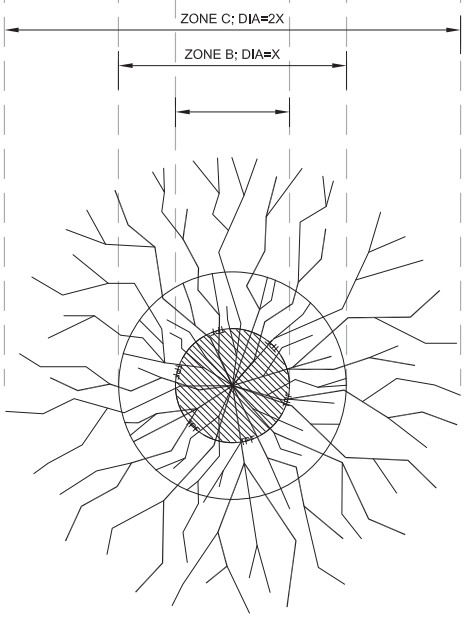
ELEVATION

FENCING/ROOT PROTECTION

- Fencing to be provided and maintained as specified per plan
- Engineer's approval required for use/access within zone b. permission for use/access requires surface protection for all unfenced, unpaved surfaces within zone b

* SURFACE PROTECTION MEASURES

1. Mulch layer, 6"-8"depth
2. 3/4"plywood
3. Steel plates



PLAN VIEW

TRENCHING / EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. No disturbance allowed without site-specific inspection and approval of methods to minimize root damage
2. Severance of roots larger than 2" diameter requires engineer's approval
3. Tunneling required to install lines 3'-0" below grade or deeper

ZONE B (DRIPLINE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures required trenching allowed as follows:

- Excavation by hand or with hand-driven trencher may be required
- Limit trench width. do not disturb Zone A maintain 2/3 or more of Zone B in undisturbed condition
- Tunneling may be required for trenches deeper than 3'-0"

ZONE C (FEEDER ROOT ZONE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures may be required trenching with heavy equipment allowed as follows:

- Minimize trench width
- Maintain 2/3 or more of Zone C in undisturbed condition

TREE PROTECTION NOTES:

1 Critical Root Zone is the minimum area of a tree's root zone that should be protected. It is calculated by multiplying the tree's diameter (in inches) by 1.5 to determine the radius of the protected area. (i.e. Tree Protection fencing should be located in a circle around the tree at the radius shown.)

2 Structural Critical Root Distance is the minimum distance that any root severance can occur. Severing roots any closer will greatly increase the chance of catastrophic tree failure due to loss of supporting roots. The distance is based on Coder, K. 1996. Construction Damage Assessments: Trees and Sites. University of Georgia, October, 1996. (Tool #8).

3 Action Item includes any required tree protection action to be taken including the following:

- **OK** - Tree is adequate distance away from construction activity that no protection measures are required.
- **TBR** - To Be Removed
- **Fence xx** - Construction fencing will be installed prior to any grading or construction activity. See the map version of the Tree Protection Plan for specific location. The xx refers to radius minimum and maximum distance from tree to fence. The fence will delineate an area that is considered the "Tree Protection Zone". While fence is in place there should be no grading, equipment access, material storage, or root disturbance of any kind within the "Tree Protection Zone" delineated by the fencing. Fencing will be 72" tall chain-link fence that is adequately supported without sagging. Fencing will remain in place for the duration of the grading associated with the installation of new stormwater pipe. It can only be moved to permit the installation of new soil near and around trees as indicated and only with permission of City Arborist.
- **Mulch -** Apply an 8-10 inch deep layer of wood chips around the tree at a radius equal to the "Critical Root Zone Radius". Do not pile up wood chips at the tree's base. Mulch only needs to be applied where equipment traffic is required that will impact the the tree's critical root zone. Mulch layer will reduce soil compaction and rutting. An additional layer of 3/4" plywood, plastic, or rubberized material may be needed on top of mulch to reduce compaction. Remove chips after project completion without damaging the original grade and without damaging roots that may be present underneath.

NOTES:

Tree Protection During Construction

A three- to six-foot high temporary fence shall be placed at dripline of tree to be saved, or a distance of 15' from the trunk, whichever is greater. The fence shall completely encircle the tree(s) or as shown on plans. Install fence posts using pier blocks if appropriate. Avoid driving posts or stakes into major roots. Fencing may extend beyond dripline or 15' If plan design allows. Owner may permit alternative fencing methods if site prohibits installation of pier blocks (steep slopes, soft soils, etc.).

Treatment of Roots Exposed During Construction
For roots over 1" in diameter damaged during construction; make a clean, straight cut to remove damaged portion of root. all exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible. Work within protection fence shall be done manually. No excavation, stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

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PROJECT NAME
LOLLICUP
CASE NUMBER:

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FORUM

CIVIL ENGINEER
FREESE & NICHOLS

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO.
L01-03

Forum # 601-03049 Consult.# 101-03049

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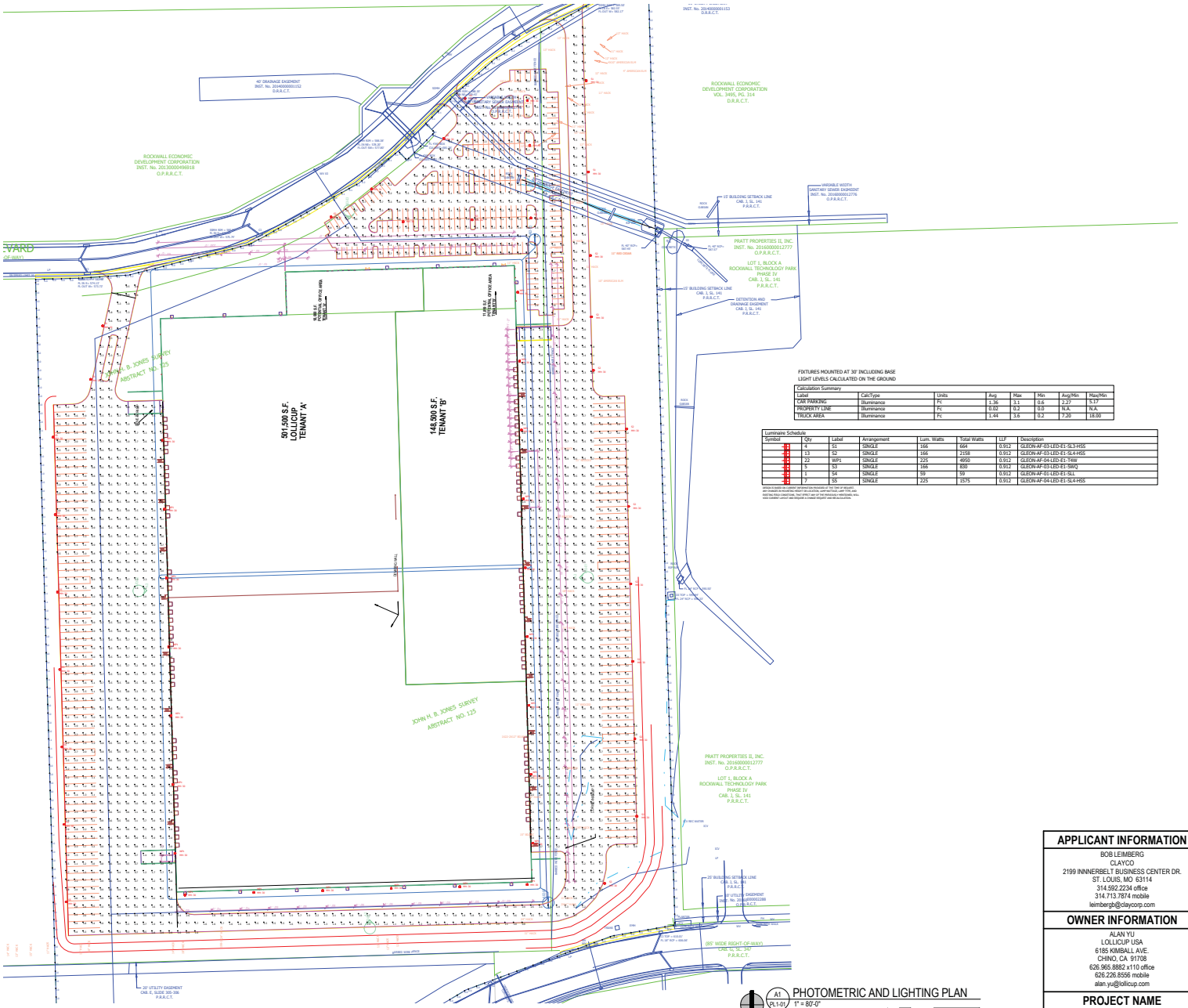

LEGEND

SITE PLAN INFORMATION		
SECTION 2.1		
TOTAL LOT AREA	34.23 AC	
BUILDING AREA	650,000 SF	
SECTION 2.2		
PARKING SPACES	REQUIRED	PROVIDED
	VARIANCE	215 SPACES
ADA SPACES	REQUIRED	PROVIDED
	7	7
PAVEMENT DEPTH	TRUCK DRIVE/PARKING	PARKING LOT
	8" CONCRETE	6" CONCRETE
LIME STABILIZATION	6"	6"

FIXTURES MOUNTED AT 30' INCLUDING BASE
LIGHT LEVELS CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CAR PARKING	Illuminance	Fc	1.36	3.1	0.6	2.27	5.17
PROPERTY LINE	Illuminance	Fc	0.52	0.2	0.0	N.A.	N.A.
TRUCK AREA	Illuminance	Fc	1.44	3.6	0.2	7.20	18.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	4	S1	SINGLE	166	664	0.912	GLEON-AF-03-LED-E1-SL3-HSS
	13	S2	SINGLE	166	2158	0.912	GLEON-AF-03-LED-E1-SL4-HSS
	22	WP1	SINGLE	225	4950	0.912	GLEON-AF-04-LED-E1-T4W
	5	S3	SINGLE	166	830	0.912	GLEON-AF-03-LED-E1-SWQ
	1	S4	SINGLE	59	59	0.912	GLEON-AF-01-LED-E1-SLL
	7	S5	SINGLE	225	1575	0.912	GLEON-AF-04-LED-E1-SL4-HSS

SPEED IS BASED ON CURRENT INFORMATION AVAILABLE AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP FACTOR, LAMP TYPE AND/OR LUMINAIRE TYPE MAY AFFECT THE SPEED AND/OR LIGHT LEVELS. ANY CHANGES FROM CURRENT LAYOUT AND REQUEST A CHANGE REQUEST AND RE-CALCULATION.

A1 / P1.1-01 PHOTOMETRIC AND LIGHTING PLAN
1" = 80'-0"
0' 40' 80' 160'

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ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE:
PHOTOMETRIC AND LIGHTING PLAN

DRAWING NO.
PL1-01

Forum # 601-03049 Consult.#

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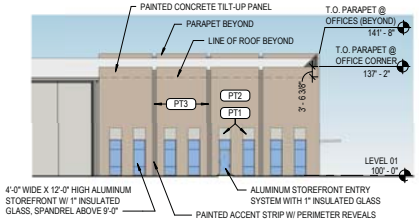
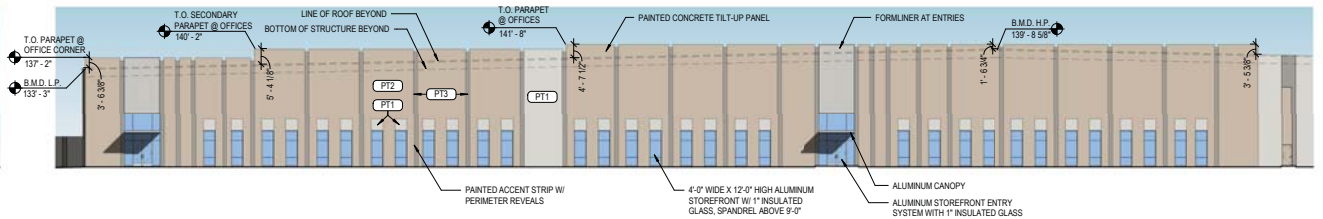


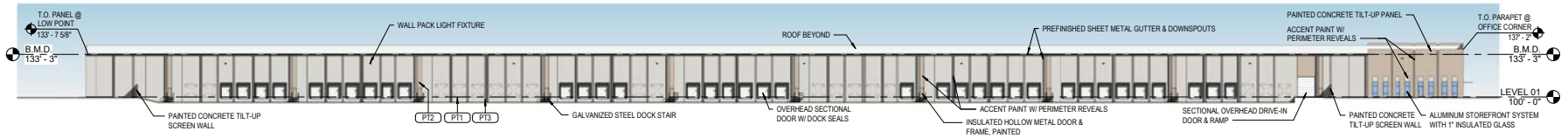
ENLARGED ELEVATION - EAST

0' 10' 20' 40'



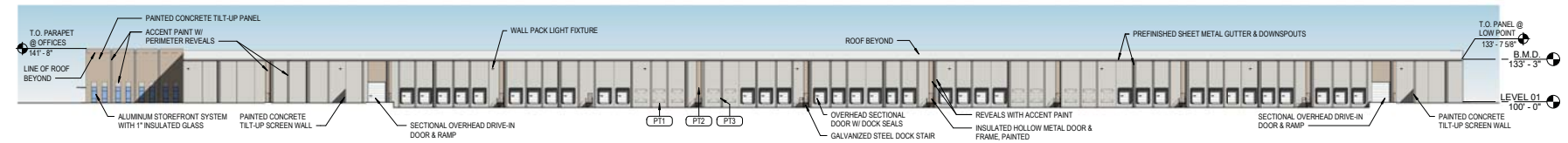
ENLARGED ELEVATION - NORTH

0' 10' 20' 40'



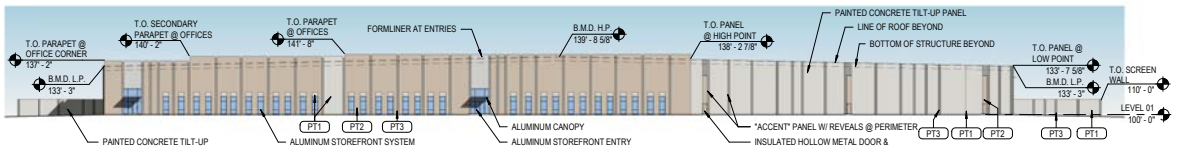
ELEVATION - EAST

0' 20' 40' 80'



ELEVATION - WEST

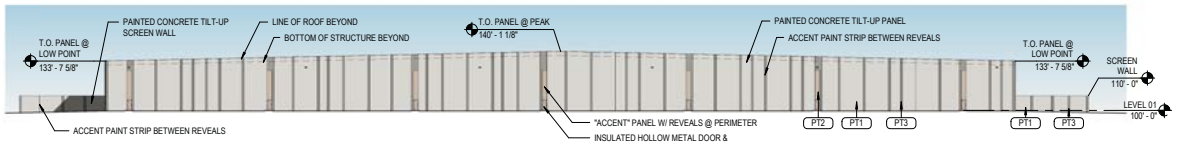
0' 20' 40' 80'



ELEVATION - NORTH

FRONTS CAPITAL BLVD.

0' 20' 40' 80'



ELEVATION - SOUTH

FACES DISCOVERY BLVD. (DOES NOT DIRECTLY FRONT DISCOVERY)

0' 20' 40' 80'

BUILDING MATERIAL QUANTITIES

EAST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	90	35,985
STOREFRONT SYSTEMS	<1	384
OVERHEAD DOORS	9	3,464
HOLLOW METAL DOORS & FRAMES	<1	336
TOTAL FACADE	100	40,169

WEST ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	90	35,687
STOREFRONT SYSTEMS	<1	384
OVERHEAD DOORS	9	3,464
HOLLOW METAL DOORS & FRAMES	<1	336
TOTAL FACADE	100	39,871

NORTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	92	22,273
STOREFRONT SYSTEMS	8	1,976
HOLLOW METAL DOORS & FRAMES	<1	72
TOTAL FACADE	100	24,321

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

SOUTH ELEVATION

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	99	22,895
HOLLOW METAL DOORS & FRAMES	1	168
TOTAL FACADE	100	23,063

SCREEN WALL EAST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	543

SCREEN WALL WEST

MATERIAL	% FACADE	AREA (S.F.)
CONCRETE TILT-UP, PAINTED	100	658

ROOF

45 MIL WHITE TPO OVER RIGID INSULATION

BUILDING MATERIALS

EXTERIOR WALLS
TILT-UP CONCRETE PANELS: SITE CAST, REINFORCED, UN-INSULATED CONCRETE TILT-UP PANELS - PAINTED

ROOFING
45-MIL SINGLE PLY MECHANICALLY FASTENED TPO OVER R-20 ROOF INSULATION. COLOR: WHITE

SHEET METAL
"KYNAR" FINISHED ALUMINUM SHEET METAL GUTTERS & DOWNSPOUTS. MANUFACTURER: UNACLAD OR EQUAL, COLOR: SLATE GRAY

CANOPY
CLEAR ANODIZED ALUMINUM CANOPY AT MAIN OFFICE ENTRANCES

HOLLOW METAL DOORS & FRAMES
18 GAUGE, 1 3/4" THICK FLUSH PANELS, INSULATED, PAINTED.

OVERHEAD DOORS
9'x10' MANUALLY OPERATED VERTICAL LIFT INSULATED SECTIONAL DOCK DOORS. COLOR: WHITE

14'x16' ELECTRICALLY OPERATED SECTIONAL DRIVE-IN DOORS. COLOR: WHITE

STOREFRONT SYSTEMS
2" WIDE x 4 1/2" DEEP ALUMINUM FRAMED STOREFRONT SYSTEM WITH 1" INSULATED GLASS. COLOR: CLEAR ANODIZED

PAINT
SMOOTH TEXTURED 2-COAT ELASTOMERIC SYSTEM ON TILT-UP PANELS
PT1: SW 7648 BIG CHILL (OVERALL COLOR)
PT2: SW 7037 BALANCED BEIGE (ACCENT, OFFICE AREA WALLS, HOLLOW METAL DOORS)
PT3: SW 7673 PEWTER CAST (ACCENT)

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PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

Lollicup

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS

DRAWING ISSUE

DESCRIPTION	DATE
SITE PLAN SUBMITTAL - CITY OF ROCKWALL	12/15/17

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3-01

Forum # 601-03049 Consult.# 101-03049

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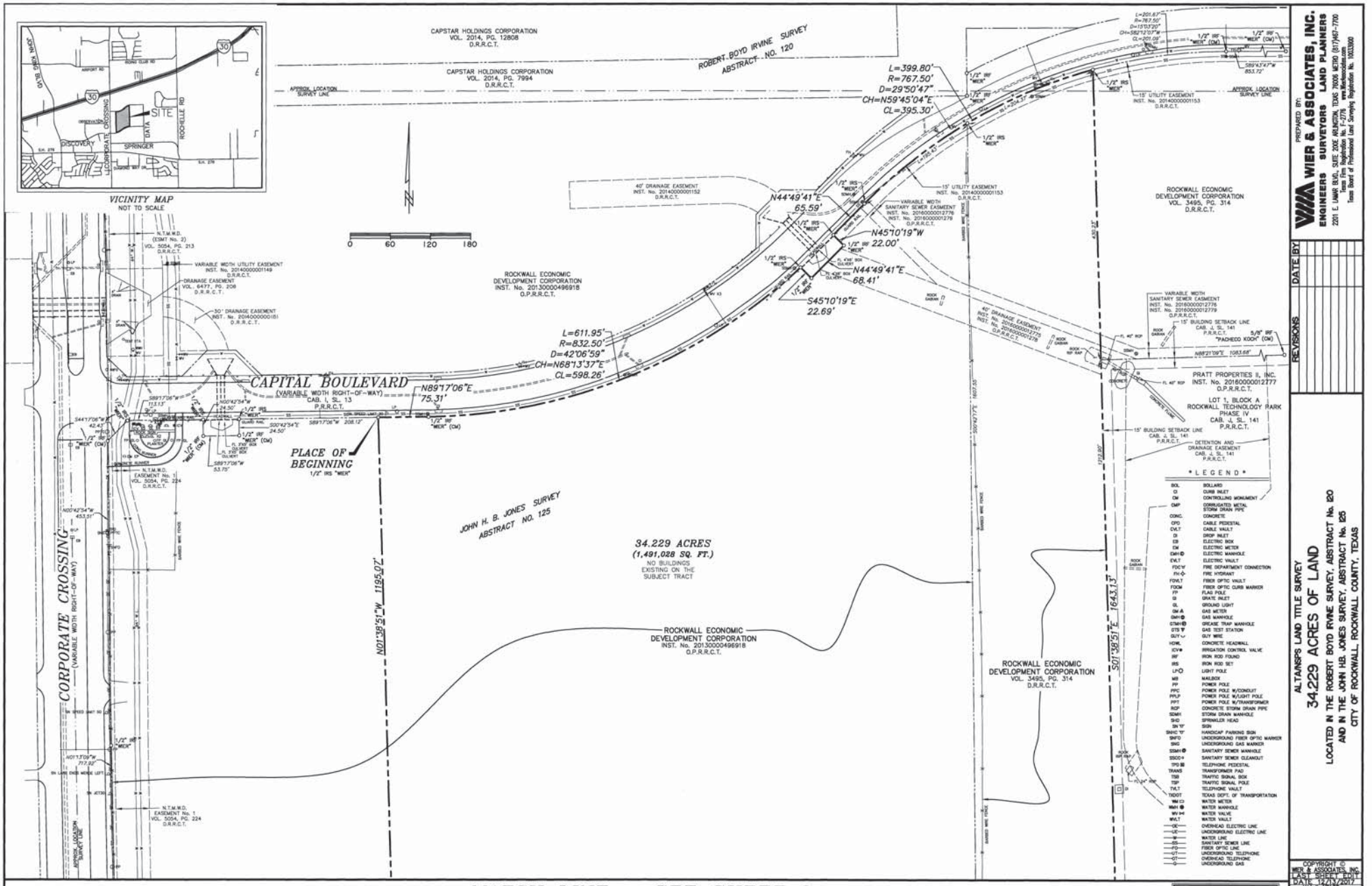
CLAYCO
THE ART & SCIENCE OF BUILDING

LOLLICUP® USA, INC.

LOLLICUP Rockwall, TX
RENDERING 12.15.2017

FORUM



MATCH LINE – SEE SHEET 2

ALTA/NSPS LAND TITLE SURVEY

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 100323-00

DATE BY
REVISIONS

ALTA/NSPS LAND TITLE SURVEY
34.229 ACRES OF LAND
LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120
AND IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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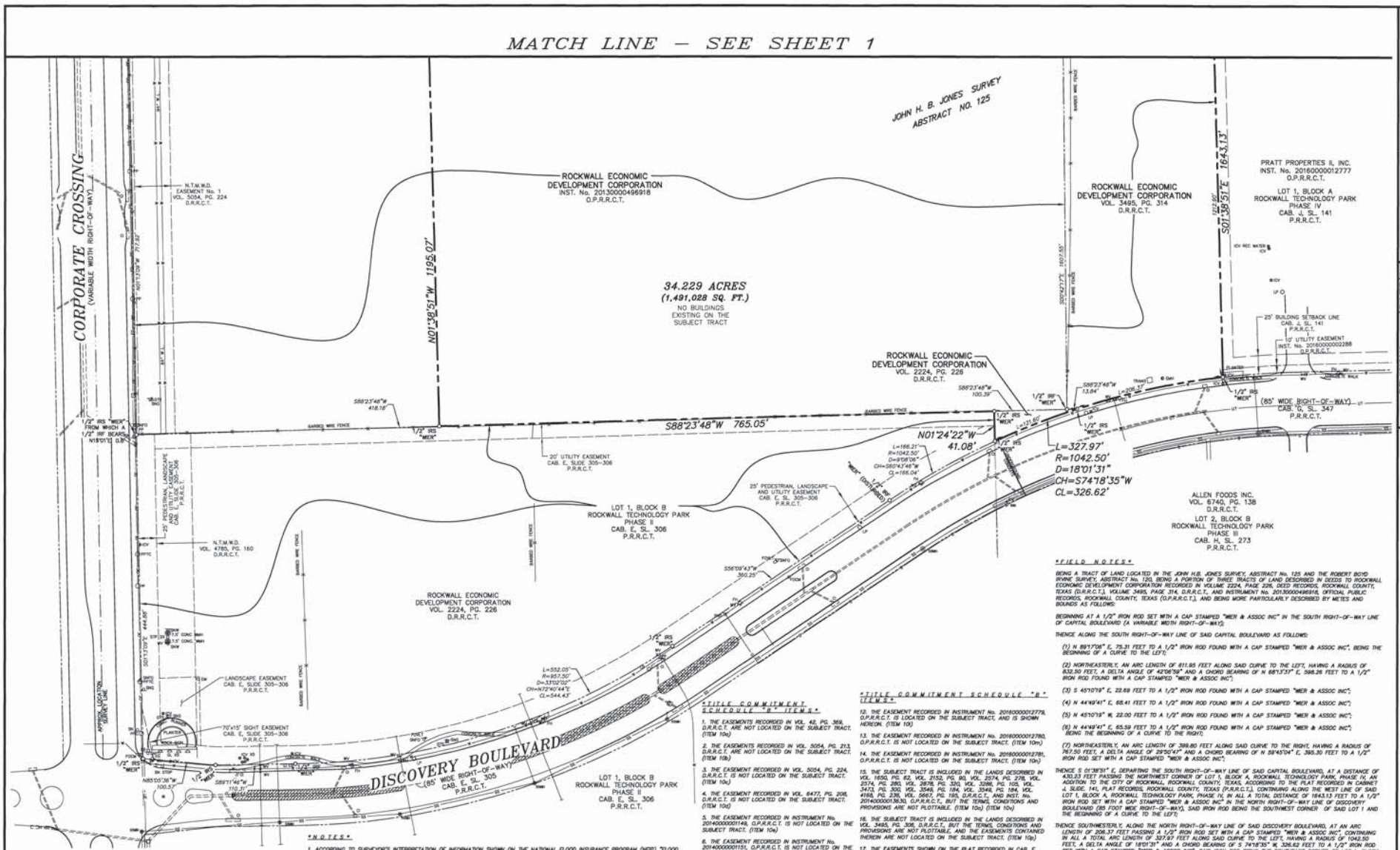
LAST SURVEY EDIT DATE: 12/13/2017
W.A.# 17136

SHEET NO.
1 OF 2

ALTA/NSPS
LAND TITLE SURVEY

PRINTED: 12/13/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 12/13/2017 4:55 PM SAVED BY: MATTHEWJ FILE: ALTA-LOLLIOP-17136.DWG



SURVEYOR'S STATEMENT

TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, A TEXAS NON-PROFIT CORPORATION, GLOBAL WELLS INVESTMENT GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, AND RANGER TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 11, 13, & 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON OCTOBER 19TH, 2017.

DATE OF PLAT OR MAP: 12/13/17

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: Aaron.S@WierAssociates.com

NOTES

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY RANGER TITLE COMPANY, GF. No. R1716518, EFFECTIVE DATE NOVEMBER 22, 2017, ISSUE DATE NOVEMBER 30, 2017.
6. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.

TITLE COMMITMENT SCHEDULE "B" ITEMS

1. THE EASEMENTS RECORDED IN VOL. 42, PG. 369, D.R.R.C.T. ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10a)
2. THE EASEMENTS RECORDED IN VOL. 5054, PG. 213, D.R.R.C.T. ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10b)
3. THE EASEMENT RECORDED IN VOL. 5054, PG. 224, D.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10c)
4. THE EASEMENT RECORDED IN VOL. 6472, PG. 208, D.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10d)
5. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001149, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10e)
6. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001151, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10f)
7. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001152, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10g)
8. THE EASEMENT RECORDED IN INSTRUMENT No. 20140000001153, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10h)
9. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012775, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10i)
10. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012776, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10j)
11. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012778, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10k)

TITLE COMMITMENT SCHEDULE "B" ITEMS

12. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012779, O.P.R.R.C.T. IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON. (ITEM 10l)
13. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012780, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10m)
14. THE EASEMENT RECORDED IN INSTRUMENT No. 20160000012781, O.P.R.R.C.T. IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10n)
15. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN VOL. 1650, PG. 62, VOL. 2152, PG. 80, VOL. 2574, PG. 278, VOL. 2574, PG. 280, VOL. 2878, PG. 320, VOL. 3286, PG. 105, VOL. 3413, PG. 300, VOL. 3548, PG. 184, VOL. 3548, PG. 184, VOL. 4188, PG. 236, VOL. 5667, PG. 195, D.R.R.C.T., AND INST. No. 20140000001630, O.P.R.R.C.T., BUT THE TERMS, CONDITIONS AND PROVISIONS ARE NOT PLOTTABLE. (ITEM 10o) (ITEM 10o)
16. THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN VOL. 3495, PG. 306, D.R.R.C.T., BUT THE TERMS, CONDITIONS AND PROVISIONS ARE NOT PLOTTABLE. AND THE EASEMENTS CONTAINED THEREIN ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10p)
17. THE EASEMENTS SHOWN ON THE PLAT RECORDED IN CAB. E, SL. 305, P.R.R.C.T., ARE NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10q)
18. THE EASEMENT RECORDED IN VOL. 33, PG. 78, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10r)
19. THE EASEMENT RECORDED IN VOL. 44, PG. 92, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10s)
20. THE EASEMENT RECORDED IN VOL. 75, PG. 598, D.R.R.C.T., AND AMENDED VOL. 3628, PG. 258, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10t)
21. THE EASEMENT RECORDED IN VOL. 4785, PG. 168, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT. (ITEM 10u)
22. THE SUBJECT TRACT IS NOT INCLUDED IN THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 47, PG. 368, D.R.R.C.T. (ITEM 10w)
23. A PORTION OF THE SUBJECT TRACT IS INCLUDED IN THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 2224, PG. 226, D.R.R.C.T. (ITEM 10x)

FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125 AND THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120, BEING A PORTION OF THREE TRACTS OF LAND DESCRIBED IN DEEDS TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), VOLUME 3495, PAGE 314, D.R.R.C.T., AND INSTRUMENT No. 20130000496918, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD AS FOLLOWS:

(1) N 89°17'08" E, 75.21 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

(2) NORTHEASTERLY, AN ARC LENGTH OF 611.65 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 832.50 FEET, A DELTA ANGLE OF 42°06'39" AND A CHORD BEARING OF N 68°13'37" E, 598.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(3) S 45°10'19" E, 22.69 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(4) N 44°49'41" E, 65.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(5) N 45°10'19" W, 22.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

(6) N 44°49'41" E, 65.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(7) NORTHEASTERLY, AN ARC LENGTH OF 399.80 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 787.50 FEET, A DELTA ANGLE OF 29°05'47" AND A CHORD BEARING OF N 59°45'04" E, 395.30 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 01°38'51" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CAPITAL BOULEVARD, AT A DISTANCE OF 430.33 FEET PASSING THE NORTHWEST CORNER OF LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET J, SLIDE 141, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PHASE IV, IN ALL A TOTAL DISTANCE OF 1643.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, AT AN ARC LENGTH OF 206.37 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", CONTINUING IN ALL A TOTAL ARC LENGTH OF 327.97 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 18°01'31" AND A CHORD BEARING OF S 74°18'35" W, 326.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 305, P.R.R.C.T.;

THENCE N 01°24'22" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 41.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II;

THENCE S 88°23'48" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 765.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 01°38'51" W, DEPARTING THE NORTH LINE OF SAID LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II, A DISTANCE OF 1195.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 34.229 ACRES (1,491,028 SQUARE FEET) OF LAND, MORE OR LESS.

ALTA/NSPS LAND TITLE SURVEY

PREPARED BY:
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ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 100530-00

REVISIONS	DATE	BY

ALTA/NSPS LAND TITLE SURVEY
34.229 ACRES OF LAND
LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT No. 120
AND IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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LAST SHEET EDIT DATE: 12/13/2017
W.A.# 17136
SHEET NO. 2 OF 2

PRINTED: 12/13/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 12/13/2017 4:55 PM SAVED BY: MATTHEWJ FILE: ALTA-LOLLIQUP-17136.DWG